

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
AUGUST 11, 2022**

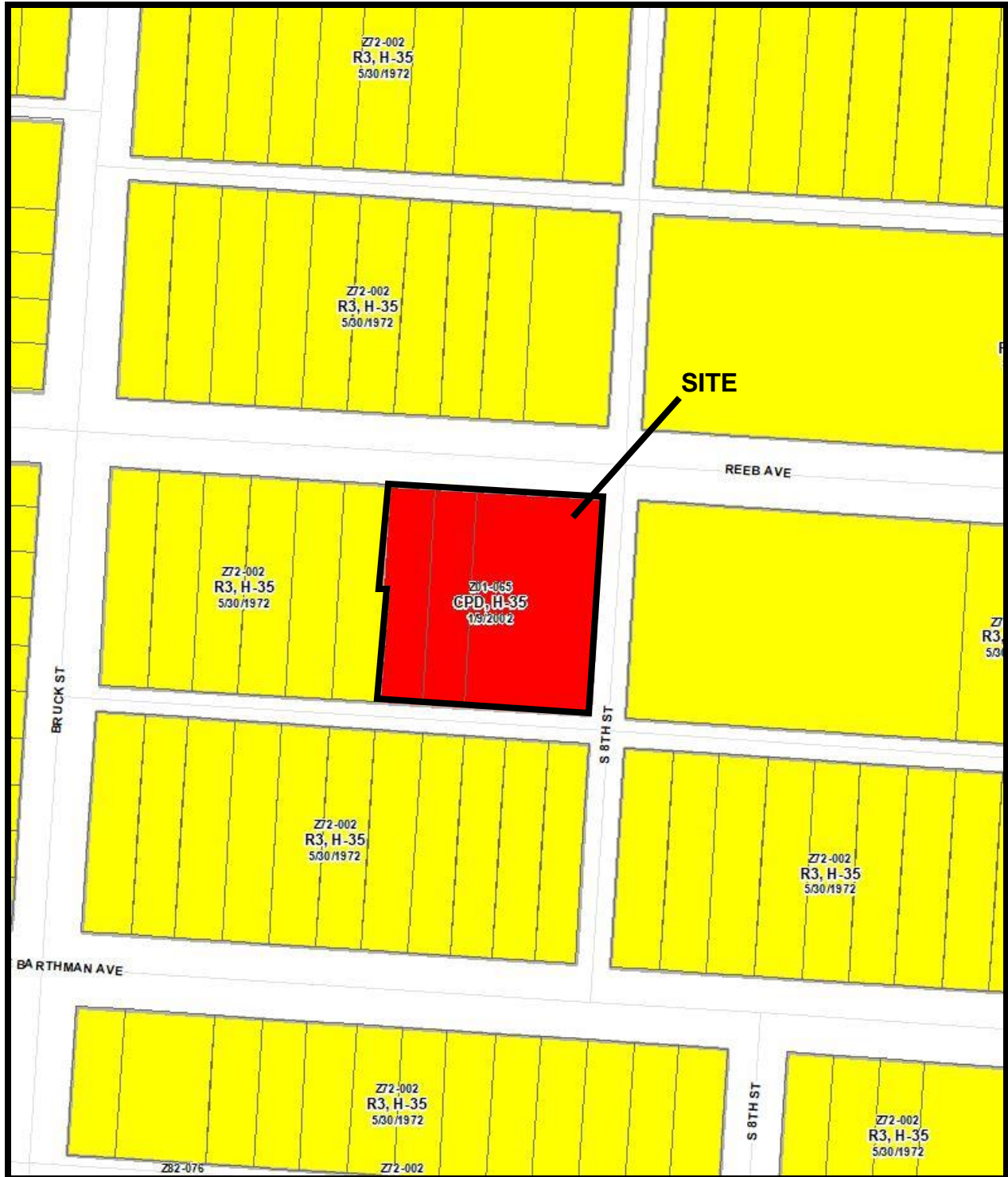
4.     **APPLICATION:**           **Z22-003**  
       **Location:**           **245 REEB AVE. (43207)**, being 0.51± acres located at the southwest corner of Reeb Avenue and South 8<sup>th</sup> Street (010-006809, 010-056044, & 010-021472; Columbus Southside Area Commission).  
  
       **Existing Zoning;**       CPD, Commercial Planned Development District.  
       **Request:**               R-2F, Residential District (H-35).  
       **Proposed Use:**       Two-unit dwelling development.  
       **Applicant(s):**       Healthy Rental Homes; c/o Elizabeth Seedorf, Atty.; 52 East Gay Street; Columbus, OH 43215.  
       **Property Owner(s):** City of Columbus, Ohio; 845 Parsons Avenue; Columbus, OH 43206.  
       **Planner:**             Joseph Rose; 614-645-3526; [jmrose@columbus.gov](mailto:jmrose@columbus.gov)

**BACKGROUND:**

- The site consists of three parcels totaling 0.51± acres zoned in the CPD, Commercial Planned Development District all of which are undeveloped. One of the parcels was formerly developed with the Southside Learning and Development Center which has recently been demolished. The requested R-2F, Residential District will permit two-unit dwelling development.
- To the north of the site are single- and two-unit dwellings in the R-3, Residential District. To the south and west are single-unit dwellings in the R-3, Residential District. To the east is a religious facility in the R-3, Residential District.
- The site is within the planning boundaries of the *South Side Plan* (2014), which recommends “Institutional” land uses at this location. The Plan includes the adoption of the *Columbus Citywide Planning Policies* (C2P2) Design Guidelines (2018).
- The site is located within the boundaries of the Columbus South Side Area Commission, whose recommendation is for approval.
- Concurrent CV22-003 has been filed and proposes for four new lots each containing a two-unit dwelling. Variances to reduce the maximum and minimum side yards, the minimum lot width, and the lot area are requested. That request will be heard by City Council and will not be considered at this Development Commission meeting.

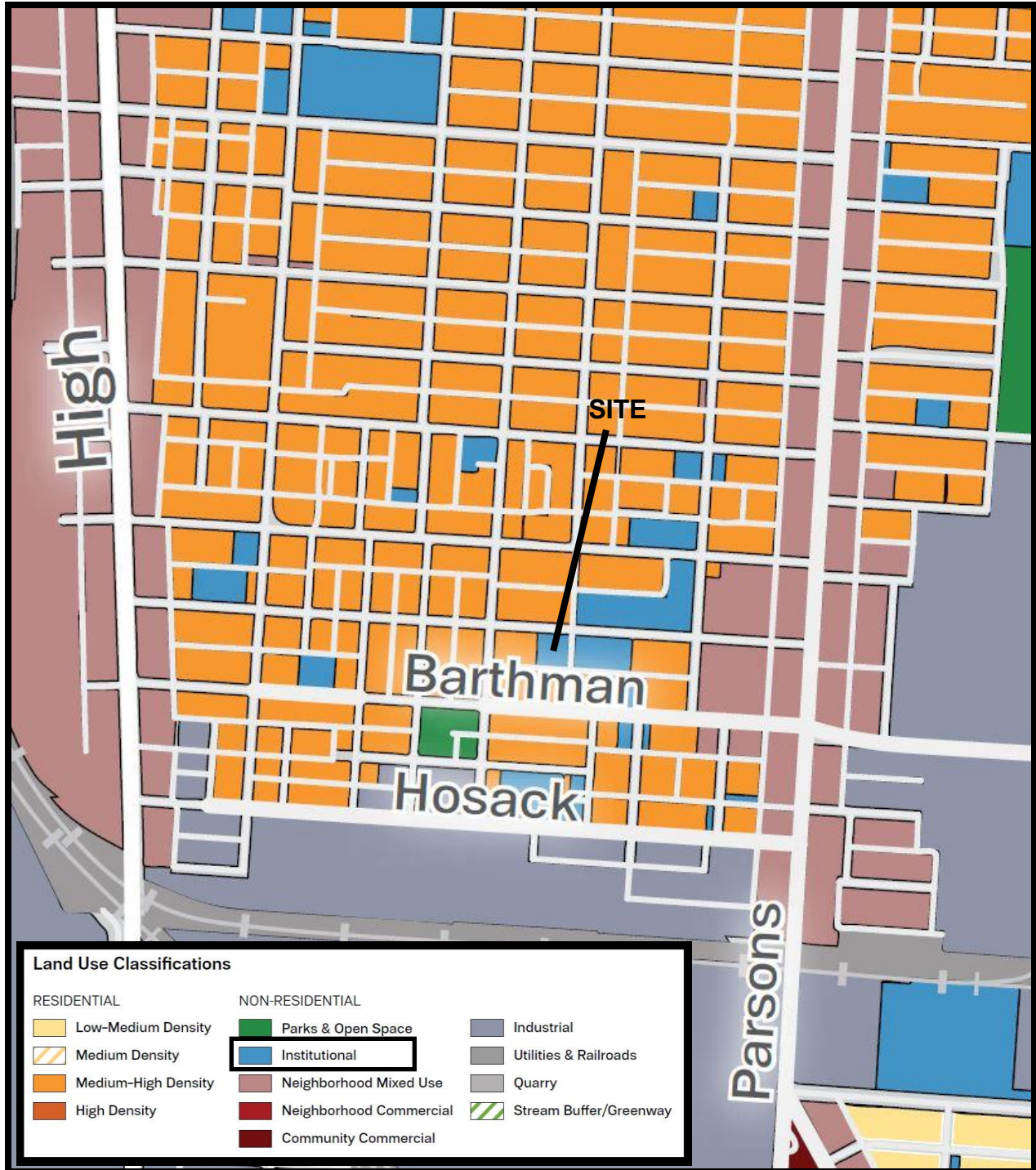
**CITY DEPARTMENTS’ RECOMMENDATION:** Approval

The requested R-2F, Residential District will permit the development of four two-unit dwellings. While the residential use is inconsistent with the *South Side Plan’s* (2014) institutional recommendation, the residential use is compatible with the surrounding development pattern. Planning Division staff are supportive of the use while noting previous comments requesting preservation of the structure at 255 Reeb Avenue, consistent with Plan guidelines and C2P2 Design Guidelines.



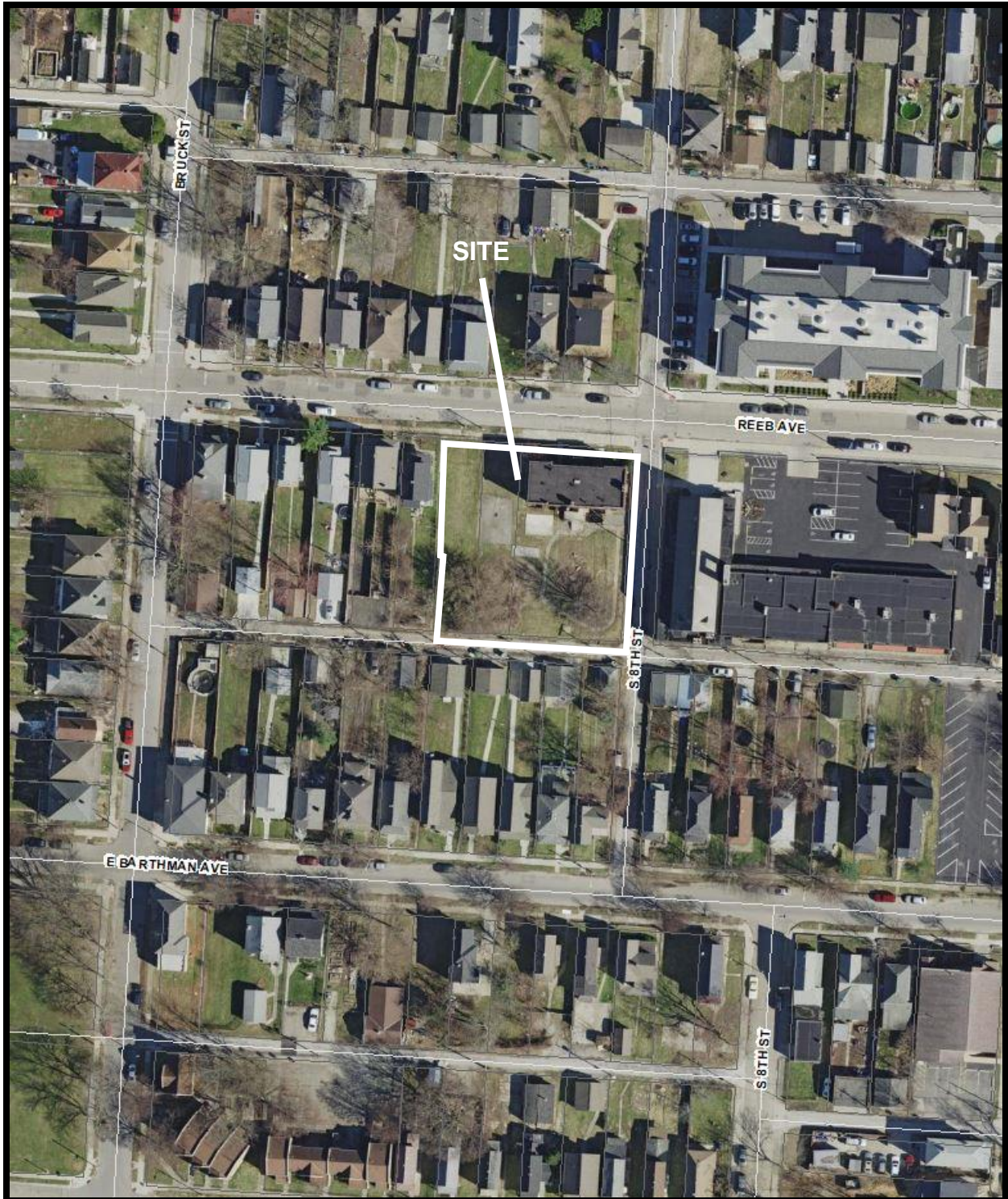
Z22-003  
245 Reeb Ave.  
Approximately .51 acres  
CPD to R-2F

South Side Plan (2014) – “Institutional” Recommended



Z22-003  
245 Reeb Ave.  
Approximately .51 acres  
CPD to R-2F





Z22-003  
245 Reeb Ave.  
Approximately .51 acres  
CPD to R-2F



## Standardized Recommendation Form

111 N Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

**FOR USE BY: AREA COMMISSION / NEIGHBORHOOD GROUP**  
(PLEASE PRINT)

Case Number 222-003

Address 245 Reub Ave

Group Name Columbus South Side Area Commission

Meeting Date May 26, 2022

Specify Case Type

- ☐ BZA Variance / Special Permit
- ☐ Council Variance
- ☒ Rezoning
- ☐ Graphics Variance / Plan / Special Permit

Recommendation (Check only one)

- ☒ Approval
- ☐ Disapproval

**LIST BASIS FOR RECOMMENDATION:**

Vote

Signature of Authorized Representative

Recommending Group Title

Daytime Phone Number

[Signature]

South Side Area Commission

614-285-4901 x1100

Please e-mail this form to the assigned planner within 48 hours of meeting day; OR FAX to Zoning at (614) 645-2463; OR MAIL to: Zoning, City of Columbus, Department of Building & Zoning Services, 111 N Front Street, Columbus, Ohio 43215.



## Rezoning Application

111 N Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

### PROJECT DISCLOSURE STATEMENT

APPLICATION #: Z22-003

Parties having a 5% or more interest in the project that is the subject of this application.

**THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED.** Do not indicate 'NONE' in the space provided.

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Elizabeth Seedorf, Esq.

of (COMPLETE ADDRESS) 52 East Gay Street, Columbus, Ohio 43215

deposes and states that (he/she) is the APPLICANT, AGENT, OR DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application in the following format:

Name of Business or individual (including contact name and number)

Business or individual's address; City, State, Zip Code


Number of Columbus-based employees

(Limited to 3 lines per box)

1. Healthy Rental Homes LLC PO Box 77499 Columbus, Ohio 43207	2.
3.	4.

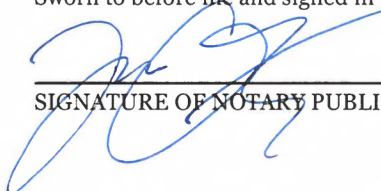
☐ Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT



Sworn to before me and signed in my presence this 23 day of August, in the year 2022

SIGNATURE OF NOTARY PUBLIC



My Commission Expires

12/11/2024

Notary Seal Here



**Daniel Chastant**  
Notary Public, State of Ohio  
My Commission Expires  
December 11, 2024

***This Project Disclosure Statement expires six (6) months after date of notarization.***