

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
MAY 11, 2023**

- 6. APPLICATION:** [Z23-016](#)
- Location:** **3245 MORSE RD. (43224)**, being 1.98± acres located on the south side of Morse Road, 130± west of Dunbridge Street (Part of 010-005553; Northeast Area Commission).
- Existing Zoning:** C-4, Commercial District; L-C-4, Limited Commercial District; & AR-12, Apartment Residential District.
- Request:** AR-1, Apartment Residential District (H-60).
- Proposed Use:** Multi-unit residential development.
- Applicant(s):** Community Housing Network; c/o Dave Perry, Agent; David Perry Co., Inc.; 411 East Town Street, 1st Floor, Columbus, OH 43215; and Donald Plank, Atty.; Plank Law Firm; 411 East Town Street, 2nd Floor; Columbus, OH 43215.
- Property Owner(s):** Western Insurance Company; c/o Tina Zinkgraf; 250 East 200 South, Suite 1250; Salt Lake City, UT 84111.
- Planner:** Joe Rose; 614-645-3526; jmrose@columbus.gov

BACKGROUND:

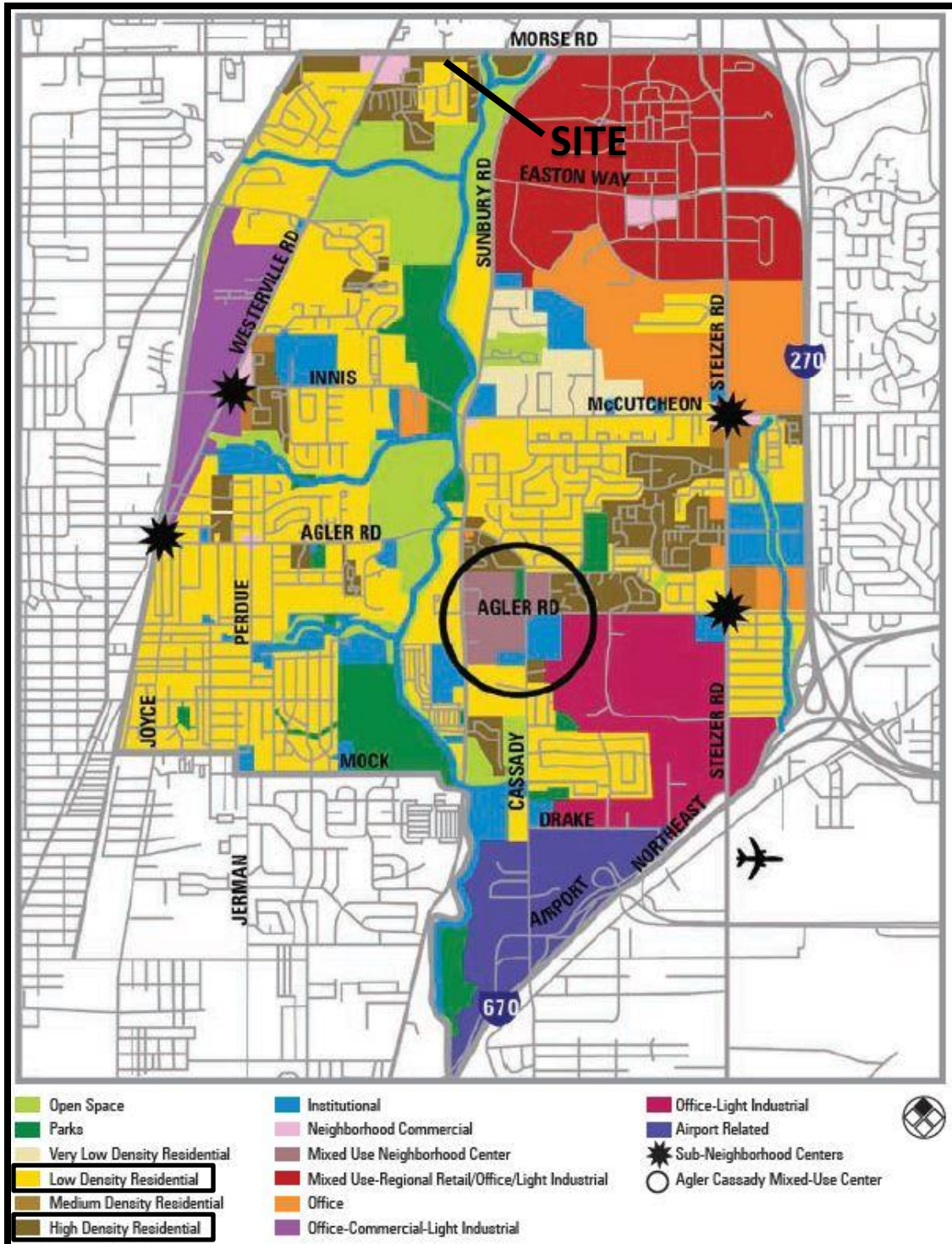
- The site consists of a 1.98± acre portion of a larger parcel. The subject site is mostly undeveloped with a former single-unit dwelling unit in the C-4, Commercial, L-C-4, Limited Commercial, and AR-12, Apartment Residential Districts. The requested AR-1, Apartment Residential District will permit a multi-unit residential development at this location.
- To the north of the site is a multi-unit residential development in the ARLD, Apartment Residential District. To the south are single-unit dwellings in the R-2, Residential District. To the west is a multi-unit residential development in the L-ARLD, Limited Apartment Residential District. To the east is a car wash in the CPD, Commercial Planned Development District.
- Concurrent CV23-023 has been filed demonstrating a four story 60-unit apartment building, and includes variances for fronting and to reduce the minimum number of required parking spaces from 90 to 20 spaces provided. That request will be heard by City Council and will not be considered at this Development Commission meeting.
- The site is within the planning area of the *Northeast Area Plan (2007)*, which recommends “Low Density and High Density Residential” land uses at this location.
- The site is located within the boundaries of the Northeast Area Commission, whose recommendation had not been received at the time this staff report was finalized.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested AR-1, Apartment Residential District will permit a multi-unit residential development in conjunction with concurrent variance #CV23-023 at this location. While the *Northeast Area Plan* includes a recommendation for both low and high density residential land uses, Staff notes that the site is located on a high intensity transit corridor and the proposed use is compatible with the adjacent multi-unit residential development to the west, and consider these to be a mitigating factors for the requested higher density within the portion of the site recommended low density residential. While the Department of Public Service requires that a sidewalk connection be provided to the adjacent multi-unit development, Staff supports the requested rezoning as the sidewalk connection can be resolved with the concurrent variance #CV23-023.



Z23-016
3245 Morse Road
Approximately 1.98 acres
C-4, L-C-4, & AR-12 to AR-1



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3245 Morse Road
Approximately 1.98 acres
C-4, L-C-4, & AR-12 to AR-1



Z23-016
3245 Morse Road
Approximately 1.98 acres
C-4, L-C-4, & AR-12 to AR-1



ANDREW J. GINTHER, MAYOR

Standardized Recommendation Form

DEPARTMENT OF BUILDING AND ZONING SERVICES

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 Z23-016 & CV23-023

Address 3245 MORSE ROAD

Group Name NORTHEAST AREA COMMISSION

Meeting Date May 17, 2023

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:

Concerning Z23-016:
Commission approved rezone from C-4, L-C-4 and AR-12 to AR-1, Apartment Residential.

Concerning CV23-023:
1) Commission approved Section 3312.49(B), Minimum Numbers of parking spaces required, to reduce parking from 90 spaces (1.5 spaces/DU) to 20 spaces (0.22 space/DU) for 60 dwelling units.
2) Commission approved Section 3333.16, Fronting, to permit an apartment building without frontage on a public street.
This commission found that the applicant has developed and currently operates hundreds of similar housing units and the hardship is justified. The reduction of parking spaces supports the past experience that the need of the required parking spaces is not there for this special population.

Vote 6 yes, 0 no

Signature of Authorized Representative Commissioner Elenora Moore

Recommending Group Title Northeast Area Commission

Daytime Phone Number 614-519-2195

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

DEPARTMENT OF BUILDING
AND ZONING SERVICES

111 N Front Street, Columbus, Ohio 43215
Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

PROJECT DISCLOSURE STATEMENT

APPLICATION #: Z23- 016

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) Donald Plank
of (COMPLETE ADDRESS) Plank Law Firm, 411 East Town Street, Floor 2, Columbus, OH 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. Western Insurance Co;250 E 200 South, Ste1250, Salt Lake City, UT 84111; # Cols-based emps: Zero (0) Contact: Tina Zinkgraf, (509) 990-2007	2. Community Housing Network; 1680 Watermark Dr, Columbus, OH 43215; # Cols-based emps: 114 Contact: Laurie Sutherland, (614) 906-3418
3. -----	4. -----

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT Donald Plank

Sworn to before me and signed in my presence this 21st day of February in the year 2023

MaryAlice Wolf
SIGNATURE OF NOTARY PUBLIC

My Commission Expires

Notary Seal Here



MaryAlice Wolf
Notary Public, State of Ohio
My Commission Expires October 24, 2023

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