

**STAFF REPORT
DEVELOPMENT COMMISSION
SPECIAL ZONING MEETING
CITY OF COLUMBUS, OHIO
JULY 9, 2020**

- 11. APPLICATION: Z20-040**
Location: **27 W. JENKINS AVE. (43207)**, being 2.53± acres located at the southwest corner of West Jenkins Avenue and South Wall Street; 170± feet west of South High Street (010-021364; Columbus Southside Area Commission).
Existing Zoning: M, Manufacturing District.
Request: AR-1, Apartment Residential District (H-35).
Proposed Use. Multi-unit residential development.
Applicant(s): Woda Cooper Companies, Inc., c/o Dave Perry, Agent; David Perry Company, Inc.; 411 East Town Street, First Floor; Columbus, OH 43215, and Donald Plank, Atty.; Plank Law Firm; 411 East Town Street, Second Floor; Columbus, OH 43215.
Property Owner(s): Jenkins Street Lofts Limited Partnership, c/o Dave Perry, Agent; David Perry Company, Inc.; 411 East Town Street, First Floor; Columbus, OH 43215
Planner: Shannon Pine; 614-645-2208; spine@columbus.gov

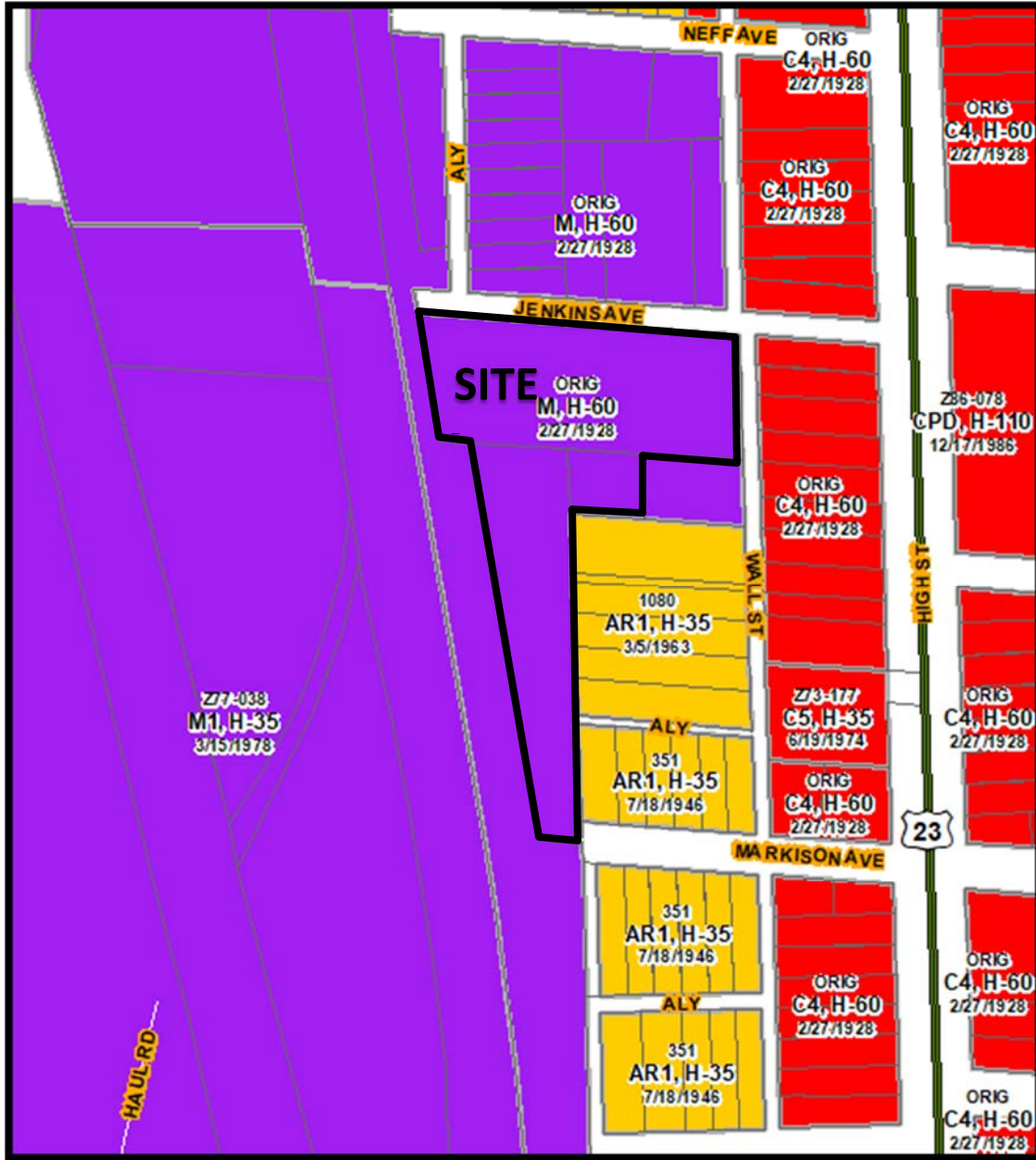
BACKGROUND:

- The site consists of one parcel developed with an industrial facility zoned in the M, Manufacturing District. Ordinance #0275-2019 (CV18-097) has been approved for a 60-unit apartment building at this site. Staff supported the Council variance to assist in the state funding application process, subject to the filing of a rezoning application to an appropriate zoning district. The requested AR-1, Apartment Residential district will permit multi-unit residential development consistent with the Council variance approved by City Council.
- North of the site is an industrial building in the M, Manufacturing District. South of the site is a five-unit dwelling in the M, Manufacturing District, and a variety of single- and two-unit dwellings in the AR-1, Apartment Residential District. East of the site is an eating and drinking establishment and two-unit dwellings in the C-4, Commercial District. West of the site is railroad right-of-way in the M, Manufacturing District.
- The site is within the boundaries of the *South Side Plan* (2014), which recommends “Neighborhood Mixed Use” at this location. Additionally, the Plan includes early adoption of the *Columbus Citywide Planning Policies (C2P2) Design Guidelines* (2018), which recommend the use of high quality and durable building materials, as well as front facades that provide aesthetic appeal through appropriate use and placement of doors and windows.
- The site is located within the boundaries of the Columbus Southside Area Commission, whose recommendation is for approval.

- Concurrent CV20-046 has been filed and includes variances to building height, landscaping and screening, and a parking reduction from 90 spaces to 62 spaces for a 60-unit apartment building. Additionally, the site will be developed in accordance with an associated site plan. That request will be heard by City Council and will not be considered at this Development Commission meeting.

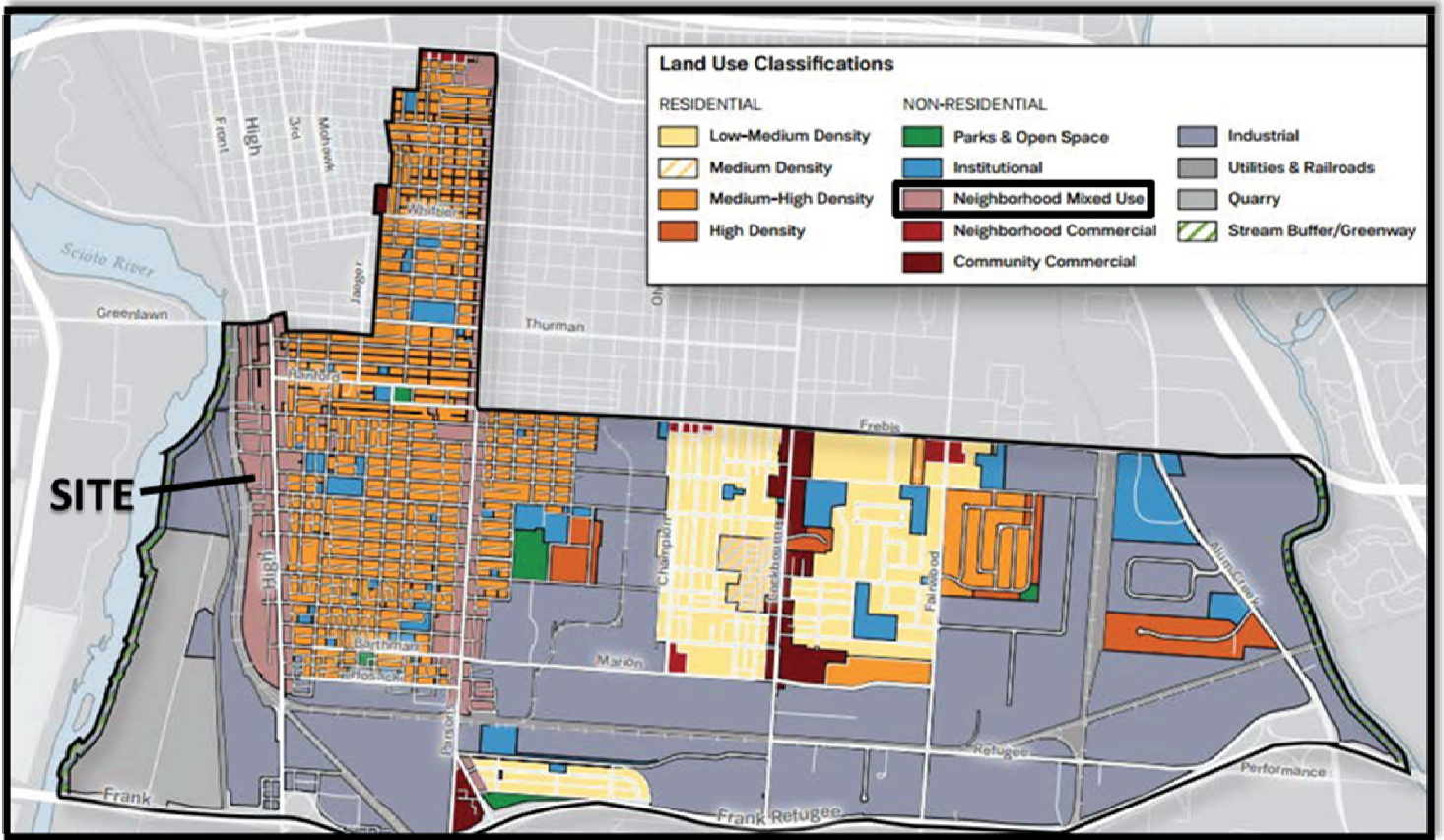
CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested AR-1, Apartment Residential District will permit a multi-unit residential development consisting of a 60-unit apartment building. The proposed AR-1 district is consistent with the both the land use recommendation of the *South Side Plan*, and similar recent residential infill developments in urban neighborhoods. C2P2 Design Guidelines recommend the use of high quality and durable building materials, as well as front facades that provide aesthetic appeal through appropriate use and placement of doors and windows. As such, the Planning Division has requested building elevations for the concurrent Council variance to review in accordance with the Guidelines.



Z20-040
27 W. Jenkins Ave.
Approximately 2.53 acres
M to AR-1

Southside Plan (2014)



Z20-040
27 W. Jenkins Ave.
Approximately 2.53 acres
M to AR-1



Z20-040
27 W. Jenkins Ave.
Approximately 2.53 acres
M to AR-1



DEPARTMENT OF BUILDING AND ZONING SERVICES

Standardized Recommendation Form

111 N. Front Street, Columbus, Ohio 43215

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

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW (PLEASE PRINT)

Case Number: Z20-040, CV20-046

Address: 27 W. Jenkins Avenue

Group Name: Columbus Southside Area Commisison

Meeting Date: May 26, 2020

Specify Case Type: [] BZA Variance / Special Permit [x] Council Variance [x] Rezoning [] Graphics Variance / Plan / Special Permit

Recommendation: (Check only one and list basis for recommendation below) [x] Approval [] Disapproval

NOTES:

Vote: _____

Signature of Authorized Representative: _____

SIGNATURE [Handwritten Signature] RECOMMENDING GROUP TITLE SOUTHSIDE AREA COMMISSION DAY TIME PHONE NUMBER 614-285-4901 X1100

Please e-mail this form to the assigned planner within 48 hours of your meeting day; or FAX to Zoning at 614-645-2463; or MAIL to: Assigned Planner, City of Columbus, Department of Building & Zoning Services, 111 N. Front St, Columbus, OH 43215.



DEPARTMENT OF BUILDING AND ZONING SERVICES

Rezoning Application

111 North Front Street, Columbus, Ohio 43215
Phone: 614-645-4522 • www.columbus.gov • zoninginfo@columbus.gov

PROJECT DISCLOSURE STATEMENT

All parties having a 5% or more interest in the project that is the subject of this application should be listed. THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

APPLICATION #: Z20 - 040

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 (include contact name and number)
Business or individual's address; City, State Zip Code
Number of Columbus based employees
(Limited to 3 lines per box)

Table with 4 columns for listing parties with interest in the project, including details like name, address, and employee count.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Handwritten signature of Donald Plank

Subscribed to me in my presence and before me this 2nd day of November, in the year 2020

SIGNATURE OF NOTARY PUBLIC

Handwritten signature of MaryAlice Wolf

My Commission Expires:

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

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



PLEASE NOTE: Incomplete information will result in the rejection of this submittal. Applications must be submitted by appointment. Call 614-645-4522 to schedule. Please make all checks payable to the Columbus City Treasurer