

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
AUGUST 12, 2021**

- 2. APPLICATION: Z21-039**
- Location:** **2299 RIVER OAKS DRIVE (43228)**, being 19.09± acres located at the northeast corner of River Oaks Drive and Dublin Road (560-239130; West Scioto Area Commission).
- Existing Zoning:** L-AR-12, Limited Apartment Residential District.
- Request:** L-ARLD, Limited Apartment Residential District (H-35).
- Proposed Use:** Conform existing apartment complex to facilitate a lot split.
- Applicant(s):** River Oaks Apartment Management, LLC; c/o David Hodge, Atty.; 8000 Walton Parkway, Suite 260; New Albany, OH 43054.
- Property Owner(s):** Lawrence S. Connor, Trustee, et al. 10510 Springboro Pike; Miamisburg, OH 45342.
- Planner:** Kelsey Priebe; 614-645-1341; krpriebe@columbus.gov

BACKGROUND:

- The 19.08± acre site is zoned L-AR-12, Limited Apartment Residential District, and developed with an apartment complex. The requested L-ARLD, Limited Apartment Residential District will conform existing conditions within the apartment complex to facilitate a lot split of 5 acres on the eastern side of the site, with the future parcel not subject to this rezoning request.
- To the north, south, and east of the site is industrial development in the M, Manufacturing District. To the west are single-unit dwellings in the L-R-2, Limited Residential District.
- The site is within the boundaries of the *Trabue-Roberts Area Plan* (2011), which recommends “Medium-High Density Mixed Residential” land uses at this location. The Plan also states that new development, redevelopment, and expansion proposals should be consistent with the subarea’s (Mill Run) proposed land use map. The land use map at this location recommends the five acres to remain as greenspace.
- The site is located within the boundaries of the West Scioto Area Commission, whose recommendation is for approval.
- The limitation text commits to a site plan and includes provisions for density, setbacks, traffic commitments, and building design.
- The *Columbus Multimodal Thoroughfare Plan* identifies this portion of Dublin as a Suburban Community Connector requiring 100 feet of right-of-way.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested L-ARLD, Limited Apartment Residential District will conform existing conditions within the apartment complex to facilitate a lot split of 5 acres on the eastern side of the site, with the future parcel not subject to this rezoning request. As the request will facilitate a lot split with no other changes proposed and the use remains consistent with the recommendations of the *Trabue-Roberts Area Plan*, staff is in support.



Z21-039
2299 River Oaks Drive
Approximately 19.09 acres
L-AR-12 to L-ARLD



Z21-039
2299 River Oaks Drive
Approximately 19.09 acres
L-AR-12 to L-ARLD

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 / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW
(PLEASE PRINT)

Case Number _____

Address _____

Group Name _____

Meeting Date _____

Specify Case Type **BZA Variance / Special Permit**
 Council Variance
 Rezoning
 Graphics Variance / Plan / Special Permit

Recommendation **Approval**
(Check only one) **Disapproval**

LIST BASIS FOR RECOMMENDATION:

Vote _____

Signature of Authorized Representative _____

Recommending Group Title _____

Daytime Phone Number _____

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

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PROJECT DISCLOSURE STATEMENT

APPLICATION #: Z21-039

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) David Hodge
of (COMPLETE ADDRESS) 8000 Walton Pkwy., Ste. 260, New Albany, OH 43054
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. Please see Attachment.	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT David Hodge

Sworn to before me and signed in my presence this 20 day of April, in the year 2021

[Signature]
SIGNATURE OF NOTARY PUBLIC

NA
My Commission Expires

Notary Seal Here

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

Z21-039

River Oaks Rezoning Application
Attachment to Ownership Affidavit

Name: Lawrence S. Connor, Trustee of the Third Amended and Restated Agreement of Trust for Lawrence S. Connor dated 1/16/2018

Contact Name and Phone Number: Kevin Hyland, 937-350-3451

Address: 10510 Springboro Pike, Miamisburg, OH 45342

No. Columbus Based Employees: 0

Name: LSC Holdings, LLC

Contact Name and Phone Number: Kevin Hyland, 937-350-3451

Address: 10510 Springboro Pike, Miamisburg, OH 45342

No. Columbus Based Employees: 0

Name: The Connor Group Real Estate Income & Growth Fund X, LLC

Contact Name and Phone Number: Kevin Hyland, 937-350-3451

Address: 10510 Springboro Pike, Miamisburg, OH 45342

No. Columbus Based Employees: 0

Name: Mount Everest Group, LLC

Contact Name and Phone Number: Kevin Hyland, 937-350-3451

Address: 10510 Springboro Pike, Miamisburg, OH 45342

No. Columbus Based Employees: 0