

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
NOVEMBER 8, 2012**

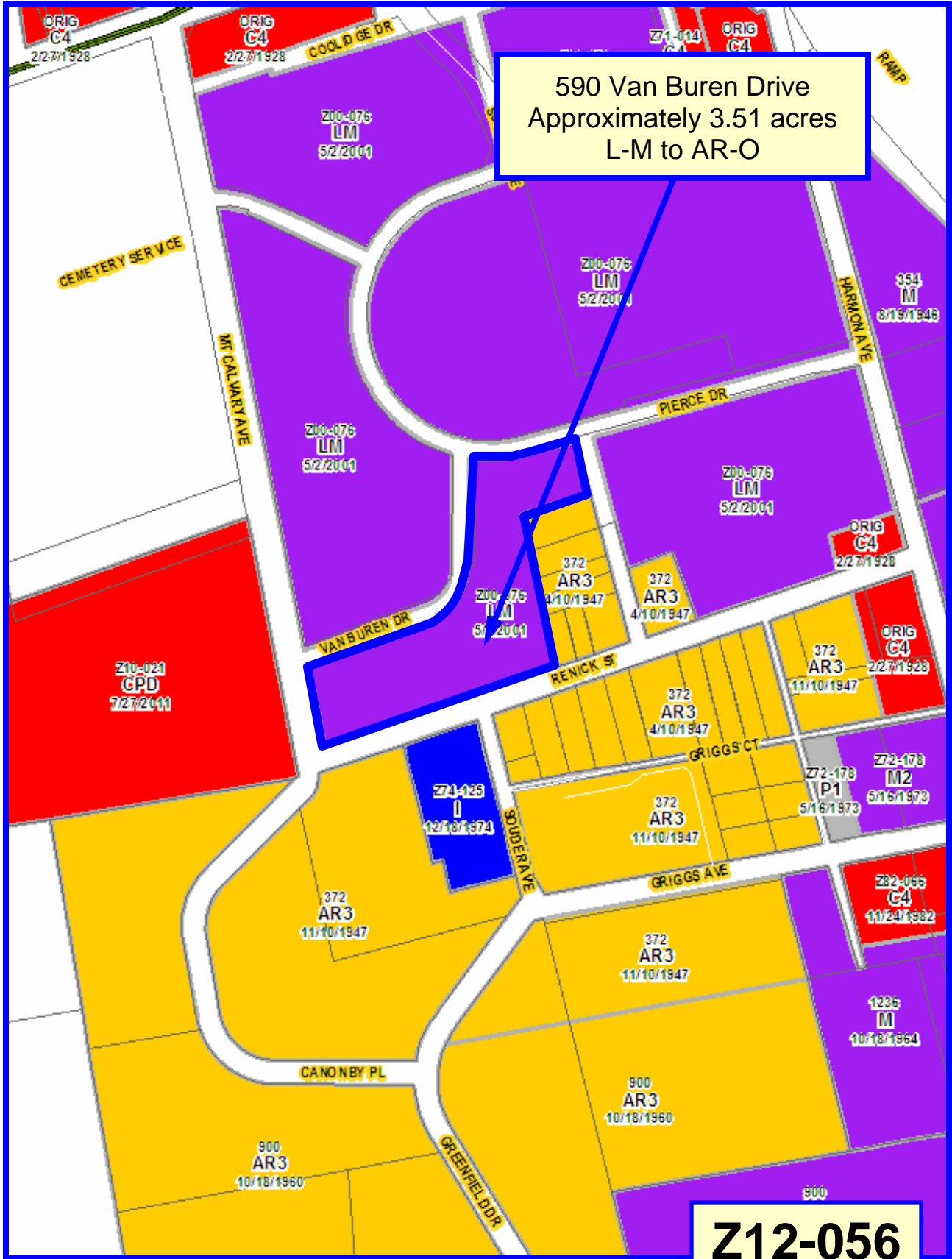
1.    **APPLICATION:**               **Z12-056 (12335-00000-00565)**  
       **Location:**               **590 VAN BUREN DRIVE (43223)**, being 3.52± acres located at the southeast corner of Van Buren Drive and Mount Calvary Avenue (010-284122; Franklinton Area Commission).  
       **Existing Zoning:**       L-M, Limited Manufacturing District.  
       **Request:**                 AR-O Apartment Residential Office District.  
       **Proposed Use:**         Multi-unit residential development.  
       **Applicant(s):**         Volunteers of America; c/o Jackson B. Reynolds, III, Atty.; Smith and Hale LLC; 37 West Broad Street, Suite 725; Columbus, Ohio 43215.  
       **Property Owner(s):**   City of Columbus Land Bank Office; c/o John Turner; 109 North Front Street; Columbus, OH 43215.  
       **Planner:**                 Shannon Pine, 645-2208, [spine@columbus.gov](mailto:spine@columbus.gov)

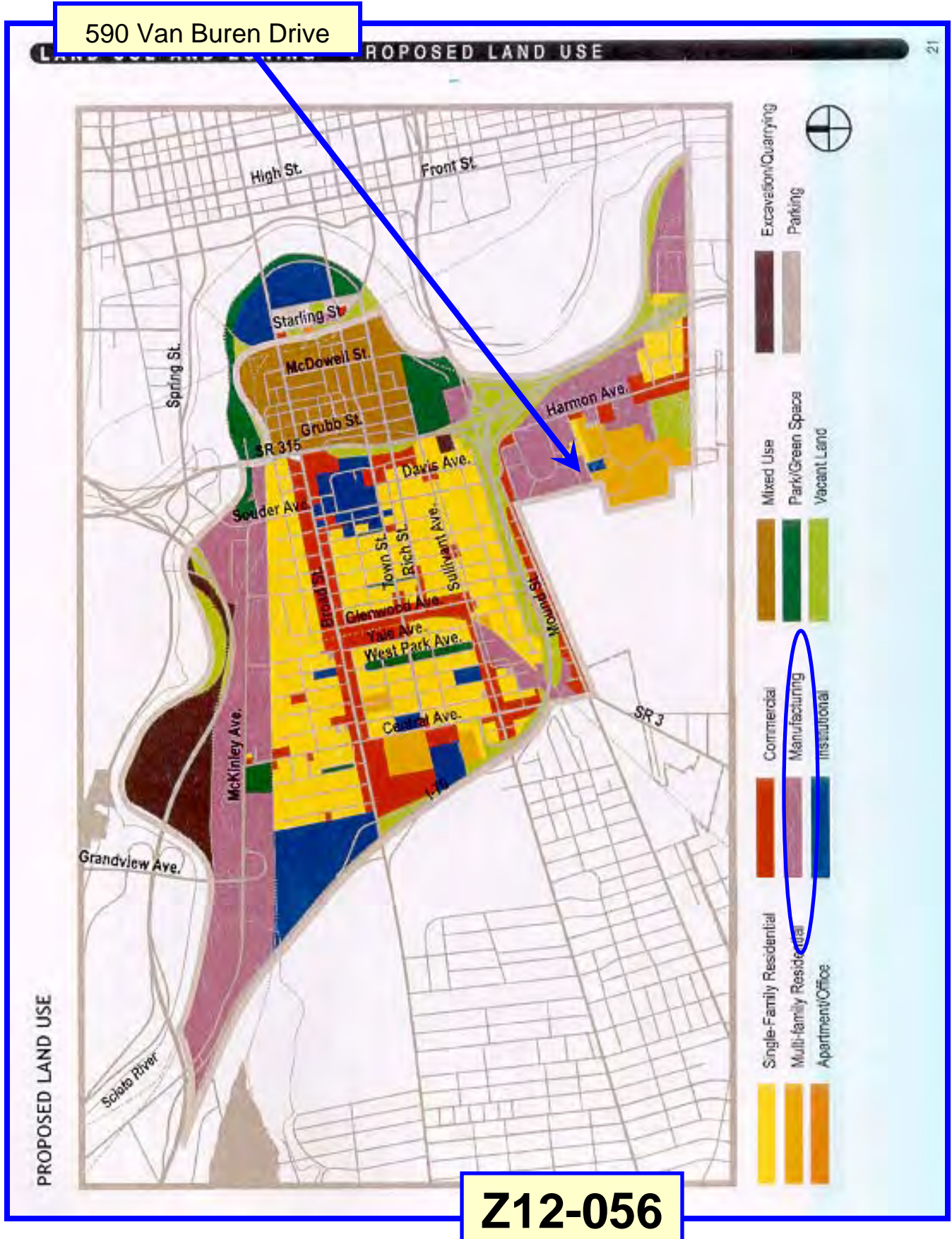
**BACKGROUND:**

- o The 3.52± acre site is undeveloped and zoned in the L-M, Limited Manufacturing District, and fronts on five public streets. The applicant requests the AR-O Apartment Residential Office District to allow the construction of a 100-unit apartment building. Due to the irregular shape of the site and number of street frontages, the applicant has filed a companion Council Variance (CV12-048) to vary the building setbacks, increase the building height, and reduce the number of required parking spaces.
- o To the north and east are industrial/office developments in the L-M, Limited Manufacturing District, and also to the east are single-unit dwellings in the AR-3, Apartment Residential District. To the south are a senior housing development in the AR-3, Apartment Residential and I, Institutional Districts, and a church in the AR-3, Apartment Residential District. To the west is a vacant spectator sports complex in the CPD, Commercial Planned Development District.
- o The site is located within the planning area of *The Franklinton Plan* (2003), which recommends industrial uses for this location. The proposal can be supported considering the site's configuration has proven challenging for industrial uses. The site is immediately north of multi-unit residential uses and would result in compatible development on both sides of Renick Street. In addition, the AR-O designation could allow office development if the multi-unit residential use is discontinued.
- o The site is located within the boundaries of the Franklinton Area Commission whose recommendation is for approval of the requested AR-O District.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval.

The AR-O Apartment Residential Office District will allow the construction of a 100-unit apartment building. Staff can support the proposal considering the site's configuration has proven challenging for industrial uses. Also, the site is immediately north of multi-unit residential uses and would result in compatible development on both sides of Renick Street. Furthermore, the AR-O designation could allow office development if the multi-unit residential use is discontinued.









590 Van Buren Drive  
Approximately 3.51 acres  
L-M to AR-O

**Z12-056**





# REZONING APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services  
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • [www.columbus.gov](http://www.columbus.gov)

## STANDARDIZED RECOMMENDATION FORM

FOR USE BY: AREA COMMISSIONS / CIVIC ASSOCIATIONS / ACCORD PARTNERS

GROUP NAME Frankinton A.C. MEETING DATE 10/9/12  
CASE NUMBER 712-0570/12355-00000-00565 Case Type  Council Variance  Rezoning  
ZONING ADDRESS 590 Van Buren APPLICANT \_\_\_\_\_  
PERSON[S] REPRESENTING APPLICANT AT MEETING \_\_\_\_\_

### CONDITIONS REQUESTED BY GROUP (Add continuation sheet if needed)

Area Commission see note at the bottom.

### Applicant Response

	Yes	No
1. _____	<input type="checkbox"/>	<input type="checkbox"/>
2. _____	<input type="checkbox"/>	<input type="checkbox"/>
3. _____	<input type="checkbox"/>	<input type="checkbox"/>
4. _____	<input type="checkbox"/>	<input type="checkbox"/>
5. _____	<input type="checkbox"/>	<input type="checkbox"/>
6. _____	<input type="checkbox"/>	<input type="checkbox"/>
7. _____	<input type="checkbox"/>	<input type="checkbox"/>
8. _____	<input type="checkbox"/>	<input type="checkbox"/>

### Recommendations

Approval  Disapproval  Conditional approval (list conditions and applicant response above)

Explain the basis for the Approval, Disapproval or Conditional Approval below (Add continuation sheet if needed.)

FAR VOTE 10/9/12  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Recommending Commission / Association / Accord Partner Vote: For X Against \_\_\_\_\_

Signature / Title of Authorized Representative [Signature], chair

Daytime Phone Number 614-638-3653

**NOTE TO AREA COMMISSIONS:** Ordinances sent Council will contain only recommendations for "Approval" or "Disapproval". Recommendations for "Conditional Approval" will be treated as "Disapproval". If, at the time the ordinance is sent to Council, any condition that has checked "No" on the *Standardized Recommendation Form* has not been resolved as documented in writing by the recommending body or party.

**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



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## PROJECT DISCLOSURE STATEMENT

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.

APPLICATION # 212-056

STATE OF OHIO  
 COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jackson B. Reynolds, III  
 of (COMPLETE ADDRESS) 37 W. Broad St. #725, 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
- Business or individual's address
- Address of corporate headquarters
- City, State, Zip
- Number of Columbus based employees
- Contact name and number

1. City of Columbus-Land Bank Office 109 N. Front St. Columbus, OH 43215 John Turner- 645-5263	2. Volunteers of America 1776 E. Broad St. Columbus, OH 43203 Suzanne Seifert- 253-6100
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

*Jackson B. Reynolds III*

Subscribed to me in my presence and before me this 21<sup>st</sup> day of September, in the year 2012

SIGNATURE OF NOTARY PUBLIC

*David Hodge*  
 does not expire

My Commission Expires:



**DAVID L. HODGE**  
 ATTORNEY AT LAW  
 Notary Public, State of Ohio  
 My Commission Has No Expiration  
 Section 147.03 R.C.  
*This Project Disclosure Statement expires six months after date of notarization.*

**PLEASE NOTE:** incomplete information will result in the rejection of this submittal.  
 For all questions regarding this form and fees please call: 614-645-4522  
 Please make all checks payable to the Columbus City Treasurer