

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
FEBRUARY 13, 2024**

- 10. APPLICATION:** **Z24-024**
- Location:** **4970 LINDORA DR. 43232**, being 0.92± acres located at the southeast corner of Lindora Drive and Carbondale Drive (010-002548; Greater South East Area Commission).
- Existing Zoning:** C-4, Commercial District.
- Request:** L-AR-1, Limited Apartment Residential District (H-35).
- Proposed Use:** Multi-unit residential development.
- Applicant(s):** Tijen Incorporated, LLC, c/o Dave Perry, Agent; David Perry Company, Inc.; 411 East Town Street, First Floor; Columbus, OH 43215, and Ronald J. O'Brien, Atty; Zeiger Tigges and Little, LLP; 41 South High Street, 3500 Huntington Center; Columbus, OH 43215.
- Property Owner(s):** Tijen Incorporated, LLC; 4970 Lindora Drive, Columbus, OH 43232.
- Planner:** Phil Ashear; 614-645-9625; PJAshear@columbus.gov

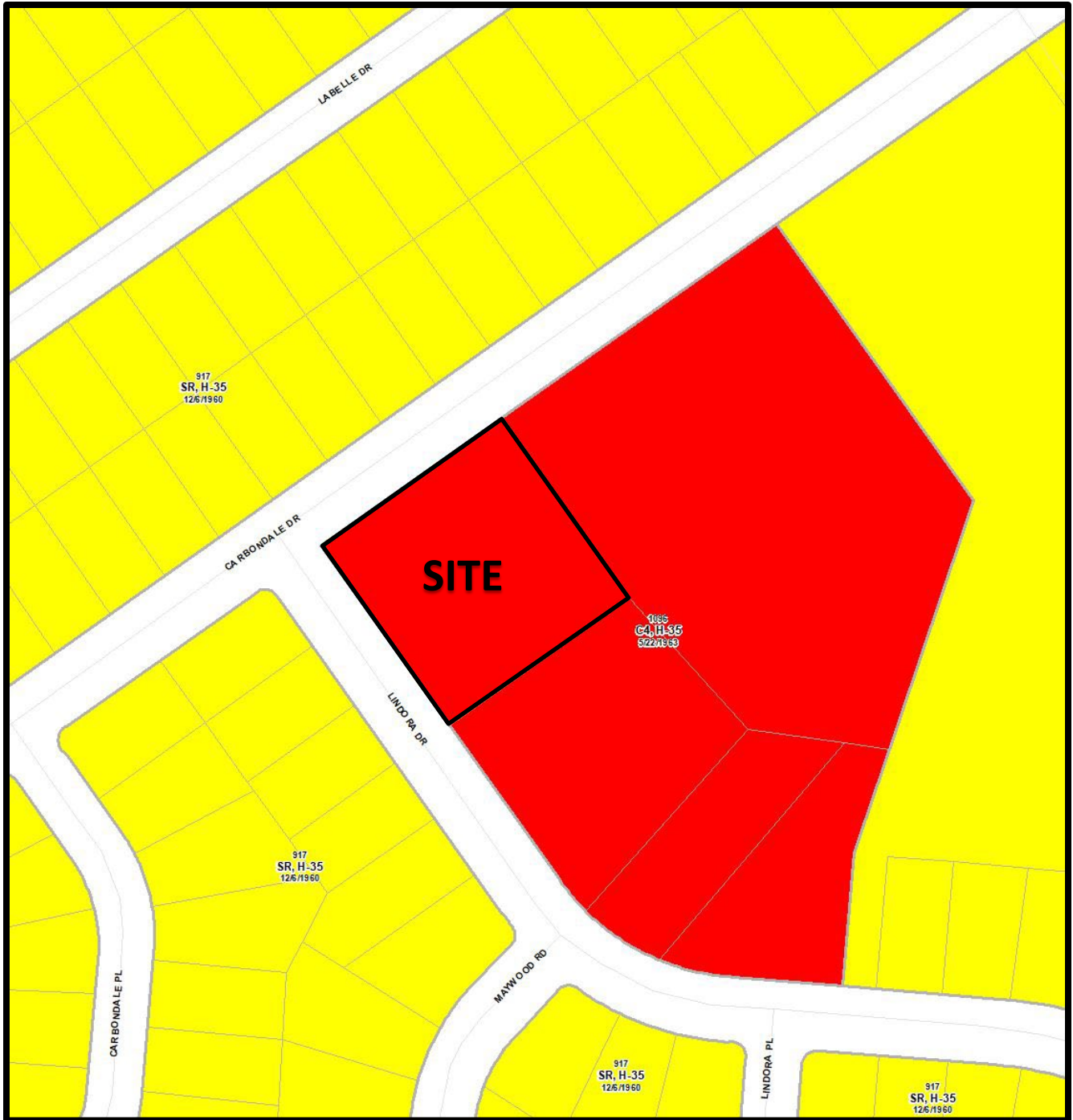
BACKGROUND:

- This case was heard and tabled at the January 9, 2025 Development Commission meeting. Revisions since that meeting include: an updated site plan showing additional landscaping, a reduced parking setback along Lindora Drive, and other minor changes, and an updated limitation text reflecting those changes, both documents dated February 4, 2025.
- The 0.92± acre site consists of one undeveloped parcel in the C-4, Commercial District. The applicant requests the L-AR-1, Limited Apartment Residential District to allow for a 24-unit 20-unit apartment building.
- To the north and west of the site are single-unit dwellings in the SR, Suburban Residential District. To the east is parkland in the C-4, Commercial District and SR, Suburban Residential District. To the south are commercial uses in the C-4, Commercial District and single-unit dwellings in the SR, Suburban Residential District.
- The site is within the planning boundaries of the *South East Land Use Plan* (2018), which recommends "Mixed Use 1 (<24 du/ac)" land uses at this location. The site is also subject to complete adoption of *Columbus Citywide Planning Policies* (C2P2) Design Guidelines (2018).
- The site is located within the boundaries of the Greater South East Area Commission, whose recommendation is for disapproval.
- The limitation text includes standards for building height, a maximum of 24 20 apartment units, building setbacks, traffic access, landscaping and screening requirements, and a commitment to develop the site in general conformance with the submitted site plan.

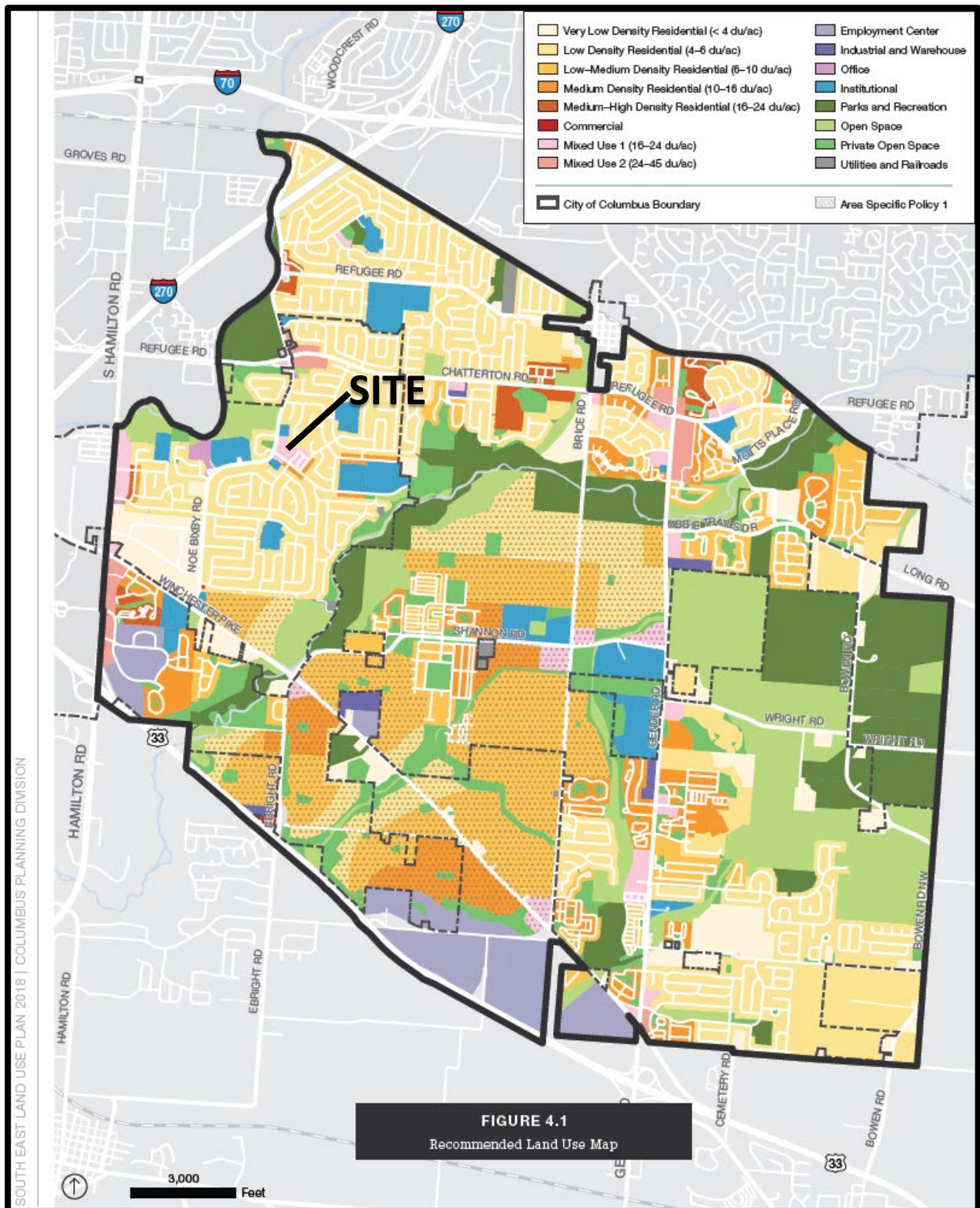
- Concurrent Council variance CV24-075 has been filed requesting to reduce the required landscaping and screening, parking setback, and number of parking spaces. That request will be heard by City Council and will not be considered at this Development Commission meeting.

CITY DEPARTMENTS' RECOMMENDATION: Approval

The requested L-AR-1, Limited Apartment Residential District will allow a ~~24-unit~~ 20-unit apartment building that is consistent with the *South East Land Use Plan's* (2018) recommendation of "Mixed Use 1 (<24 du/ac)" land uses at this location. Staff finds the submitted site plan and conceptual building elevations to be consistent with *Columbus Citywide Planning Policies* (C2P2) Design Guidelines and the proposal will further the City's objective of creating more housing.



Z24-024
C-4 to L-AR-1
4970 Lindora Dr.
Approximately 0.92 acres



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C-4 to L-AR-1
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C-4 to L-AR-1
4970 Lindora Dr.
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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	<u>Z24-024 & CV24-075</u>
Address	<u>4970 LINDORA DR</u>
Group Name	<u>GREATER SOUTH EAST AREA COMM</u>
Meeting Date	<u>10/22/2024</u>
Specify Case Type	<input type="checkbox"/> BZA Variance / Special Permit <input checked="" type="checkbox"/> Council Variance <input checked="" type="checkbox"/> Rezoning <input type="checkbox"/> Graphics Variance / Plan / Special Permit
Recommendation (Check only one)	<input type="checkbox"/> Approval <input checked="" type="checkbox"/> Disapproval

LIST BASIS FOR RECOMMENDATION:

-Over 100 residents opposed the project from the initial Zoning Committee meeting on 9/18/2024 to the vote on 10/22/2024.

-The Zoning Committee unanimously recommended disapproval.

-The project does not align with the new Eastland Community Plan.

Major Issues:


-It seeks to increase density in a traditionally single-family neighborhood.

-Community members believe the parcel should remain commercial to maintain the residential area's integrity.

-Existing parking issues are intensified during youth league events on the adjacent grassy area.

-Proposed changes were minimal, only removing one unit for community office space and an undisclosed financial contribution.

-Existing apartments are on the outskirts along Refugee and Noe Bixby with a bus line, while this project would intrude further into the middle of a single-family residential area presenting first mile/last mile challenges

Vote	<u>0 AYES, 5 NAYS - Unanimous Disapproval</u>
Signature of Authorized Representative	<u></u> <small>Digitally signed by Mark Harper Date: 2024.10.23 19:04:54 -04'00'</small>
Recommending Group Title	<u>Mark Harper, Zoning Chair</u>
Daytime Phone Number	<u>419-975-9138, Phone Number for Constituents</u>

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

DEPARTMENT OF BUILDING
AND ZONING SERVICES

MEETING DATE: FEBRUARY 13, 2025

Application #: Z24-024		Requested District: L-AR-1 (H-35)		Address: 4970 LINDORA DR. (43232)			
Length of Testimony: <u>50</u> <u>6:10 → 7:00</u>		Motion to Vote: <u>314</u> Second: <u>81</u>		Staff Position: <input checked="" type="checkbox"/> Approval <input type="checkbox"/> Disapproval <input type="checkbox"/> Conditional Approval			
# Speakers Support: <u>4</u> Opposition: <u>4</u>		Development Commission Vote: <u>5</u> Yes <u>1</u> No <u>0</u> Abstain		Area Comm/ Civic Assoc: <input type="checkbox"/> Approval <input checked="" type="checkbox"/> Disapproval <input type="checkbox"/> Conditional Approval			
Position Y=Yes N=No (write out ABSENT or ABSTAIN)	<u>Y</u> Fitzpatrick	<u>Y</u> Ingwersen	<u>NO</u> Keyes-Shanklin	<u>Y</u> Golden	<u>Y</u> Conroy	<u>Y</u> Onwukwe	<u>ABSENT</u> Carey
+ = Positive or Proper - = Negative or Improper							
Land Use		+	+	+	+	+	
Use Controls							
Density or Number of Units		+	+	+		+	
Lot Size							
Scale		+	+	+	+	+	
Environmental Considerations							
Emissions							
Landscaping or Site Plans					-		
Buffering or Setbacks							
Traffic Related Commitments							
Other Infrastructure Commitments							
Compliance with City Plans							
Timeliness of Text Submission							
Area or Civic Assoc. Recommendation							
Governmental or Public Input							
MEMBER COMMENTS:							
FITZPATRICK: THIS APPLICATION IS A <u>LESSER</u> <u>INTENSITY</u> THAN THE EXISTING <u>C-4</u> <u>COMMERCIAL</u> <u>ZONE</u> <u>WOULD</u> <u>ALLOW</u> .							
INGWERSEN: <u>OK DOWN ZONE</u>							
KEYES-SHANKLIN: Please ensure to work w/area commission. This allows for a smoother pathway to success for everyone.							
GOLDEN: Appropriate land use, arch design Needs work to confirm with neighborhood.							
CONROY: Use is appropriate. Commercial would be better but hasn't happened							
ONWUKWE: <u>Good Down Zoning</u>							
CAREY:							

Rezoning Application

DEPARTMENT OF BUILDING
AND ZONING SERVICES

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

PROJECT DISCLOSURE STATEMENT

APPLICATION #: Z24-024

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 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:

For Example: Name of Business or individual
 Contact name and number
 Business or individual's address; City, State, Zip Code
 Number of Columbus-based employees

1. Tijen Incorporated, LLC; 5945 Cooper Road, Westerville, OH 43081 Number of Columbus-based employees: One (1) Contact: Elias Nduati, (614) 446-3531	2. ----- ----- -----
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

20th

day of

June

, in the year

2025

SIGNATURE OF NOTARY PUBLIC

MaryAlice Wolf

Notary Seal Here

My Commission Expires



MaryAlice Wolf
Notary Public, State of Ohio
My Commission Expires:
October 24, 2028

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