

**STAFF REPORT**  
**DEVELOPMENT COMMISSION**  
**ZONING MEETING**  
**CITY OF COLUMBUS, OHIO**  
**FEBRUARY 11, 2021**

<b>14. APPLICATION:</b>	<b>Z20-086</b>
<b>Location:</b>	<b>88 E. 9TH AVE. (43201)</b> , being 1.20± acres located at the northwest corner of East Ninth Avenue and Section Alley (010-046095 & 12 others; University Area Commission & University Impact District Review Board).
<b>Existing Zoning:</b>	R-4, Residential District and CPD, Commercial Planned Development District.
<b>Request:</b>	AR-3, Apartment Residential District (H-60).
<b>Proposed Use:</b>	Multi-unit residential development.
<b>Applicant(s):</b>	Parallel Company; c/o Dave Perry, Agent; David Perry Company, 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.
<b>Property Owner(s):</b>	Silver, Ltd., et al; c/o Wayne Garland; 34 West Ninth Avenue; Columbus, OH 43201.
<b>Planner:</b>	Tim Dietrich; 614-645-6665; <a href="mailto:tedietrich@columbus.gov">tedietrich@columbus.gov</a>

**BACKGROUND:**

- The site consists of nine parcels developed with single-unit, two-unit, and four-unit dwellings in the R-4, Residential District and four undeveloped parcels in the CPD, Commercial Planned Development District. The requested AR-3, Apartment Residential District will permit multi-unit residential development.
- North of the site are a variety of residential structures in the AR-4, Apartment Residential District. South of the site are multi-unit residential developments in the CPD, Commercial Planned Development District. East of the site is a four-unit dwelling and an office/charitable organization in the C-4 Commercial District. West of the site is a multi-unit residential development and parking structure in the CPD, Commercial Planned Development District.
- Concurrent CV20-101 has been filed and includes variances to the building height, vision clearance, density, landscaped area and treatment, lot coverage, building lines, building separation and size, and floor area ratio for a proposed 143-unit apartment building. Additionally a parking reduction variance from 480 required to 143 provided parking spaces is included. That request will be heard by City Council and will not be considered at this Development Commission meeting.
- The site is within the planning boundaries of the *University District Plan* (2015), which recommends “Higher Intensity Residential” land uses at this location. The site is also subject to the University District Zoning Overlay (UDZO).

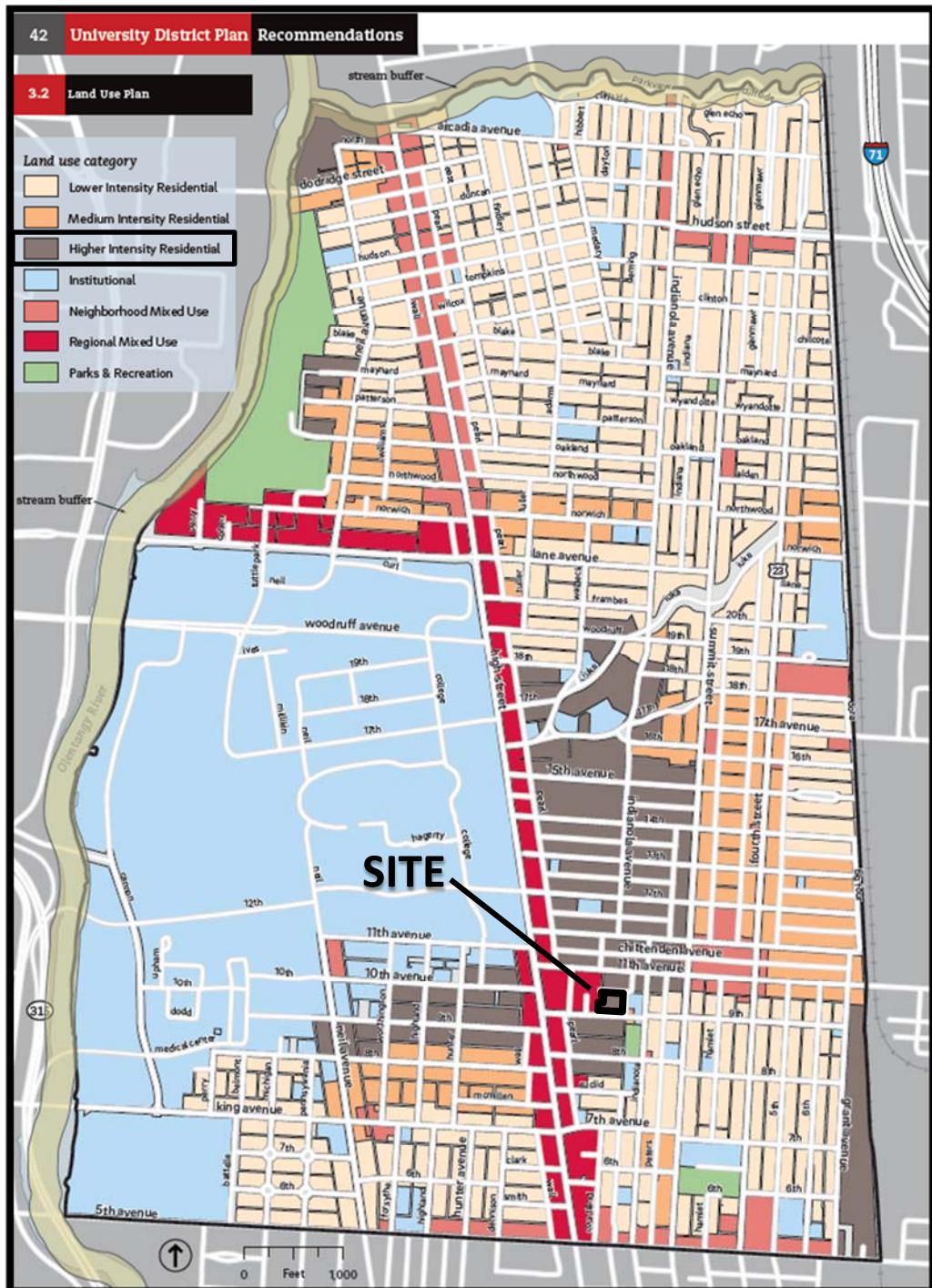
- The site is located within the boundaries of the University Area Commission and the University Impact District Review Board, whose recommendations are both for approval.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval.

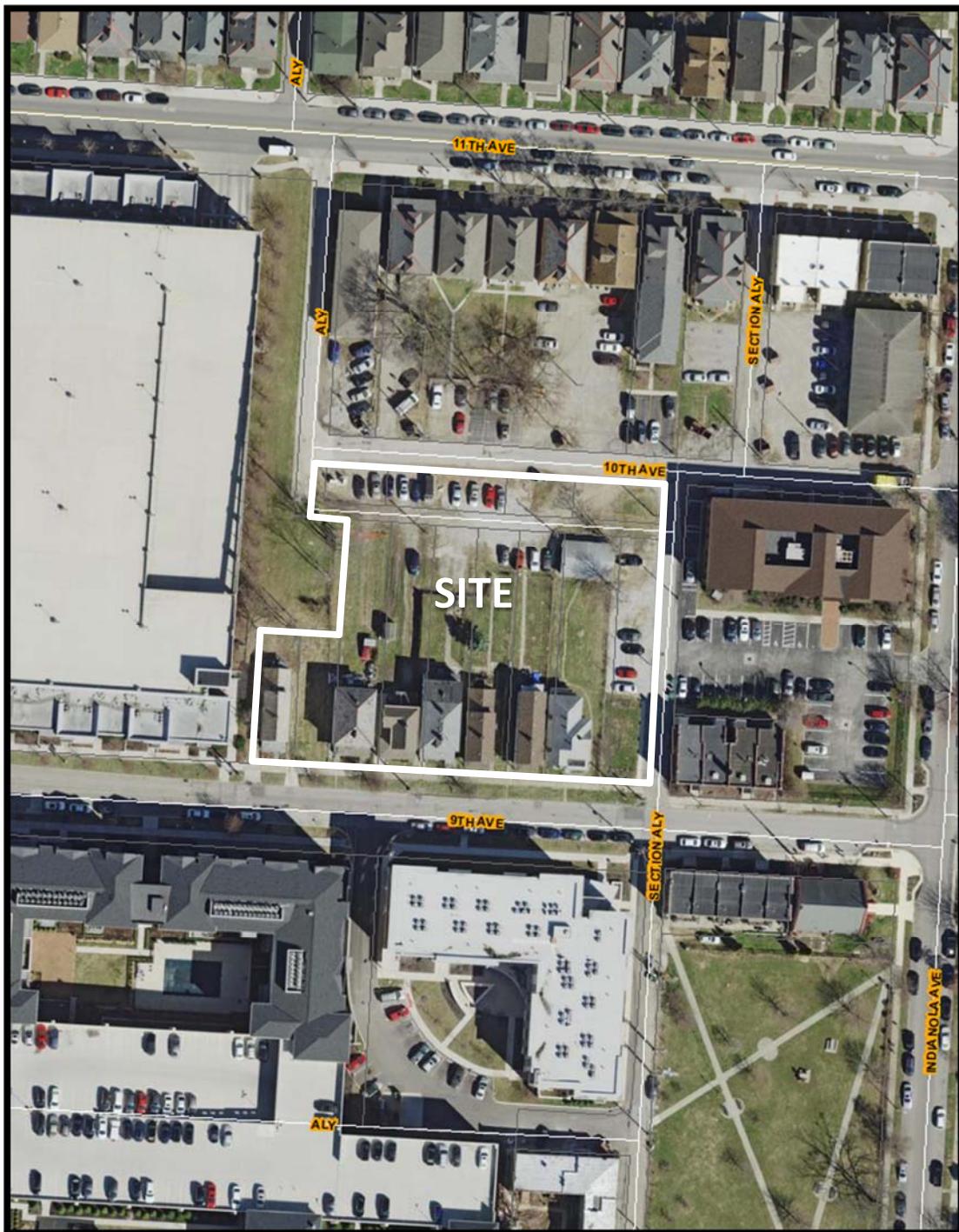
The proposed AR-3, Apartment Residential District will permit the site to be redeveloped with a multi-unit residential development. This request is consistent with the recommendation of the *University District Plan* for “Higher Intensity Residential” land uses at this location, and is compatible with adjacent high density and mixed-use developments. Additionally, the final design will require approval from the University Impact District Review Board.



Z20-086  
88 E. 9<sup>th</sup> Ave.  
Approximately 1.20 acres  
R-4 & CPD to AR-3



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88 E. 9<sup>th</sup> Ave.  
Approximately 1.20 acres  
R-4 & CPD to AR-3

THE CITY OF  
**COLUMBUS**  
ANDREW J. GINTHER, MAYOR

DEPARTMENT OF BUILDING  
AND ZONING SERVICES

## Standardized Recommendation Form

111 N. Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • [www.columbus.gov/bzs](http://www.columbus.gov/bzs) • [zoninginfo@columbus.gov](mailto:zoninginfo@columbus.gov)

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

Case Number: Z20-086 / CV20-101

Address: 88 E 9th Avenue

Group Name: University Area Commission

Meeting Date: December 16, 2020

Specify Case Type:

- BZA Variance / Special Permit
- Council Variance
- Rezoning
- Graphics Variance / Plan / Special Permit

Recommendation:

(Check only one and list basis  
for recommendation below)

- Approval
- Disapproval

### NOTES:

Vote: 11 yes, 6 no, 1 abstain

Signature of Authorized Representative:

Brimley, William

SIGNATURE

UAC ZONING CHAIR

RECOMMENDING GROUP TITLE

614-560-5785

DAYTIME PHONE NUMBER

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.

## RECOMMENDATION

Zoning/ cv case no. **Z20-086, CV20-101**  
 property address **88 E. 9<sup>th</sup> Ave.**  
 hearing date **January 23<sup>rd</sup>, 2020**  
 applicant **Dave Perry, Parallel**  
 issue date **February 1, 2021**

This is a recommendation to the appropriate regulatory body as identified per City Code. It is not a zoning clearance or a building permit. This document does not relieve the applicant from the responsibility of filing for and obtaining any required zoning clearance and/or building permit from the City of Columbus Department of Building & Zoning Services (614-645-4522 / 111 North Front Street, First Floor) and following all other applicable codes and ordinances of the City of Columbus.

The University Impact District Review Board hereby certifies that the application for the above referenced property and a copy of this Recommendation are on file with the City of Columbus Planning Division within the Development of Department. The Board has reviewed the application and taken the following action(s) in accordance with Columbus City Code 3325.115.

## Variance or Zoning Change Request

- Rezoning
- Parking Variance
- Change of Use
- Lot Split

- Graphics
- Special permit
- Setbacks
- Other

## TYPE(S) OF ACTION(S) REQUESTED:

Rezone to AR-3

Variances to:

3325.901 (A), Density, to reduce lot area per dwelling unit from 700 sf to 366 sf.

3325.903 (A), Landscaped Area and Treatment, to reduce landscaping area behind the most rear portion of the building from 5% of lot area to 0%.

3325.905 (A)(B), Maximum lot coverage, to increase permitted lot coverage from 30% to 92% and to remove existing 10" caliper trees without replacement on the parcel (street trees to be provided).

3325.907, Parking, to reduce calculated parking from 432 to 143 spaces.

3325.909 (A)(B) Building Lines, to reduce the calculated building setback line based on building to the east and west from 6.5 feet to 2 feet, as depicted on the site plan and to reduce the minimum rear setback from 2 feet to 1 foot.

3325.911(C), Building Separation and Size, to increase the maximum building size from 10,200 sf to 228,202 +/- sf (5 story).

3325.913, Maximum Floor Area Ration, to increase FAR from .8 to 3.33.

3325.915, Height, to permit a 60 foot building height.

3321.07 (B), Landscaping, to reduce tree planting from 15 to 0 (street trees to be provided)

**RECOMMENDATION:**

- SUPPORT REQUESTED VARIANCES OR ZONING CHANGE       DO NOT SUPPORT REQUESTED VARIANCE OR ZONING CHANGE       NO ACTION TAKEN

THIS RECOMMENDATION IS FOR CONSIDERATION BY THE DESIGNATED REGULATORY AUTHORITY FOR THE ACTION(S) REQUESTED AS INDICATED.

A handwritten signature in black ink, appearing to read "Patrick Holland". The signature is fluid and cursive, with "Patrick" on the left and "Holland" on the right, connected by a single line.

Patrick Holland  
University Impact District Review Board, Staff

## PROJECT DISCLOSURE STATEMENT

Application No.: Z20-086STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn Donald Plank of Plank Law Firm, 411 East Town Street, Floor 2, Columbus, OH 43215 deposes and states that he is the 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:

Sliver Ltd, 34 W Ninth Avenue, Columbus, OH 43201 Number of Columbus based employees: 0 Contact: Wayne Garland, (614)329-4412	84 E Ninth LLC, 222 E 11 <sup>th</sup> Ave, Columbus, OH 43201 Number of Columbus based employees: 0 Contact: Tom Heilman, (614)582-9877
Hassey Michael TR (The Hassey Family Preservation Trust May 31, 2016) 5473 Worthington Forest Place E, Columbus, OH 43229 Number of Columbus based employees: 0 Contact: Jay Blazek, Attorney, (614)554-6457	Community Housing Network, Inc. 1680 Watermark Dr, Columbus, OH 43215 Number of Columbus based employees: 93 Contact: Samantha Shuler, (614)487-6700
Parallel Company, 506 W 7 <sup>th</sup> Avenue, Suite 1, Austin, TX 78701 Number of Columbus based employees: 0 Contact: Kristen Penrod, (512)265-1130	<i>this space intentionally left blank</i>

SIGNATURE OF AFFIANT

Donald PlankSubscribed to me in my presence and before me this 16<sup>th</sup> day of February, in the year 2021

SIGNATURE OF NOTARY PUBLIC

MaryAlice Wolf

My Commission Expires:

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

Notary Seal Here



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