

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
AUGUST 11, 2016**

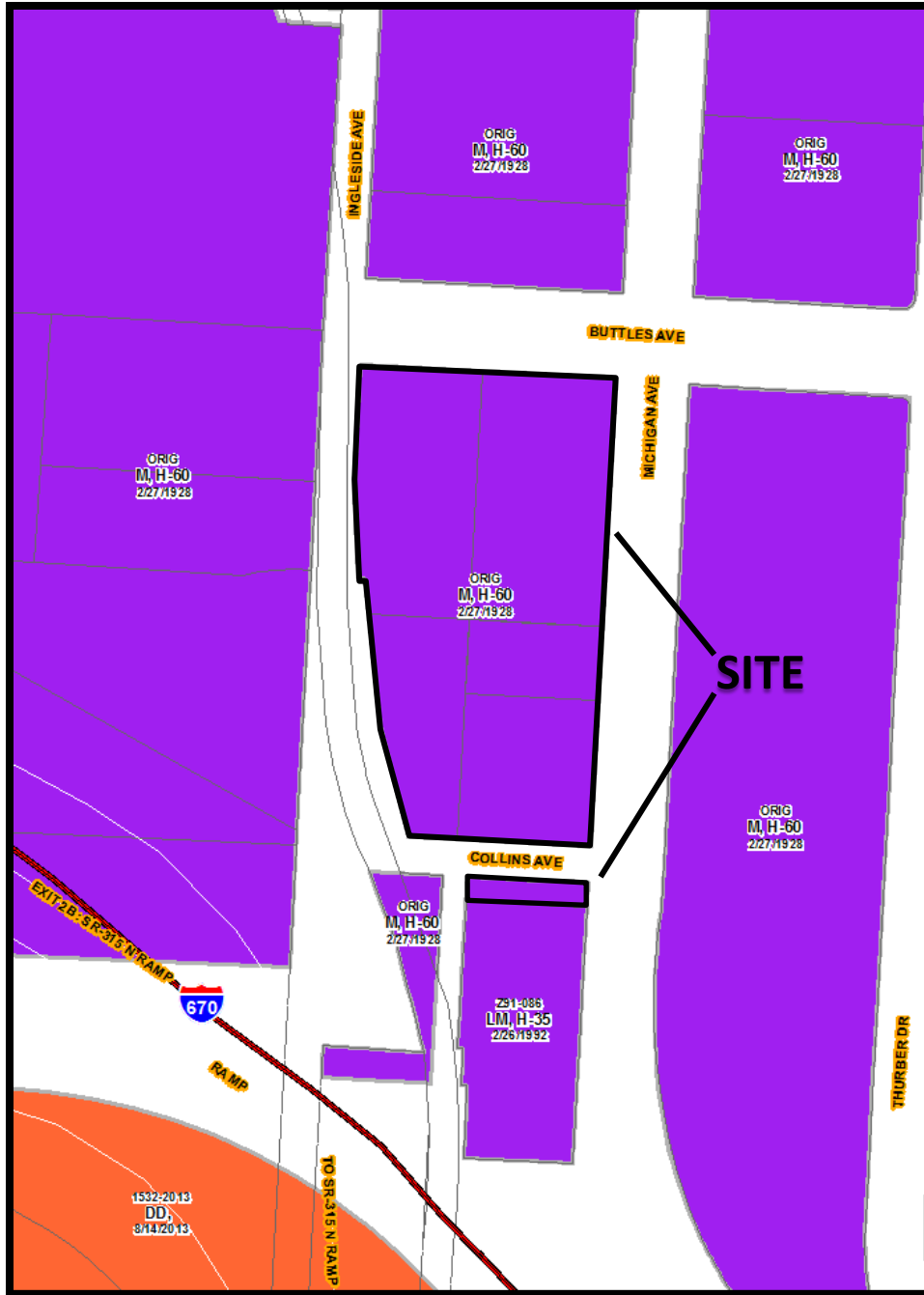
- 3. APPLICATION: Z16-024**
- Location:** **815 MICHIGAN AVENUE (43215)**, being 1.73± acres located at the southwest corner of Michigan and Buttles Avenues (010-038523 and 5 others; Harrison West Society).
- Existing Zoning:** M, Manufacturing District.
- Request:** AR-1, Apartment Residential District.
- Proposed Use:** Multi-unit residential development.
- Applicant(s):** Evergreen Ventures, LLC; c/o Jackson B. Reynolds, III, Atty.; 37 West Broad Street, Suite 460; Columbus, OH 43215.
- Property Owner(s):** City Pointe North, Ltd.; 76 Fourth Street North, Unit 2058; St. Petersburg, FL 33731.
- Planner:** Tim Dietrich; 614-645-6665; [tedietrich@columbus.gov](mailto:tedietrich@columbus.gov)  
Shannon Pine; 614-645-2208; [spine@columbus.gov](mailto:spine@columbus.gov)

**BACKGROUND:**

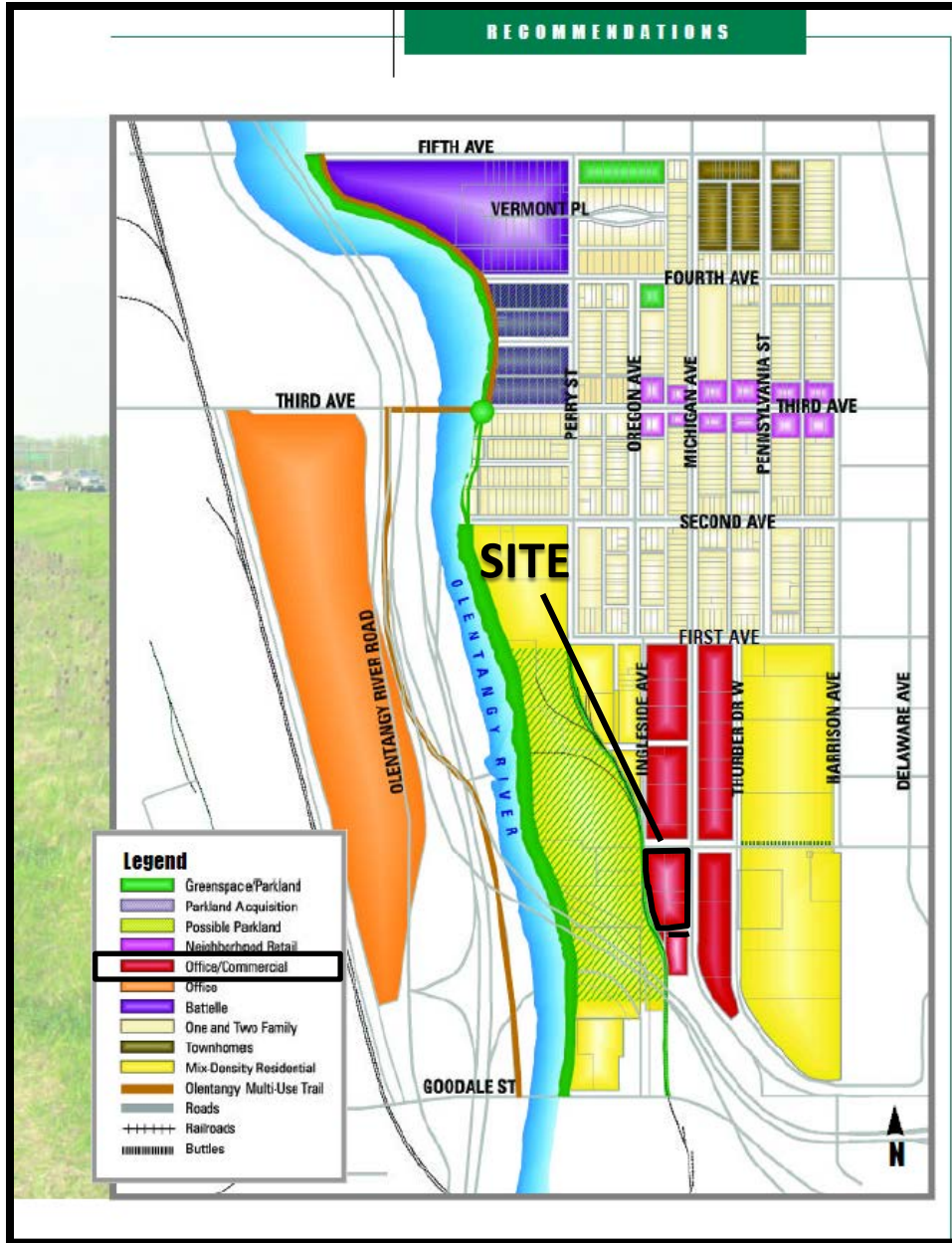
- The 1.73± acre site consists of six parcels zoned M, Manufacturing District, and is developed with an industrial/office building. The applicant is requesting to rezone all six parcels to the AR-1, Apartment Residential District to allow construction of six apartment buildings totaling 33 dwelling-units, with a density of 19.08 units/acre.
- North of the site is an industrial/office building zoned in the M, Manufacturing District. To the east is an extended stay hotel development zoned in the M, Manufacturing District. To the south is a parking lot zoned in the L-M, Limited Manufacturing District. To the west is an industrial/office building zoned in the M, Manufacturing District.
- The site is located within the planning area of the Harrison West Plan (2005), which recommends office/commercial uses for this location. Staff recognizes that proposed development is not consistent with the office/commercial recommendation; however the existing residential use to the east, as well as recent infill and redevelopment in the area is comparable to this request.
- The site is located within the boundaries of the Harrison West Society, whose recommendation was for approval, but the written recommendation had not been received at the time this report was finalized.
- Companion Council Variance (CV16-033) has been filed to reduce required perimeter yard, building setback lines along Michigan Avenue, and vision clearance at the corner of Michigan and Buttles Avenues. That request will be heard by City Council and will not be considered at this Development Commission meeting.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval.

While Staff recognizes that the proposed use and zoning does not match the *Harrison West Plan's* recommendation for office/commercial land uses, but with the existing presence of multi-unit residential uses to the east and recent residential redevelopment of former manufacturing sites in the neighborhood, Staff finds the proposed use and zoning to be compatible with the established development pattern of the area.



Z16-024  
815 Michigan Ave  
Approximately 1.73 acres  
M to AR-1



Z16-024  
815 Michigan Ave  
Approximately 1.73 acres  
M to AR-1



Z16-024  
815 Michigan Ave  
Approximately 1.73 acres  
M to AR-1

**From:** [Jacob Sukosd](#)  
**To:** [Dietrich, Timothy E.](#)  
**Cc:** [Pine, Shannon L.](#)  
**Subject:** Re: Z16-024 & CV16-033 Harrison West Recommendation  
**Date:** Monday, August 08, 2016 12:19:41 PM

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Tim,

The Harrison West Society voted 11-2 in favor of the requested variances and re-zoning. The only condition was that the applicant's architect work with the Society on the design of the amenity space that abuts the bike trail that runs adjacent to this development.

Please let me know if you have any questions.

Jacob Sukosd  
Harrison West Society  
Chair, Planning and Development Committee

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**From:** Dietrich, Timothy E. <TEDietrich@columbus.gov>  
**Sent:** Friday, August 5, 2016 3:37 PM  
**To:** 'Jacob Sukosd'  
**Cc:** Pine, Shannon L.  
**Subject:** Z16-024 & CV16-033 Harrison West Recommendation

Good Afternoon Jacob,

The rezoning request at 815 Michigan Ave, case # Z16-024 is scheduled for Development Commission on August 11, 2016. I need Harrison West Society's recommendation on the proposal for the Staff Report that will be presented to the Development Commission members the night of the meeting. If you could send that recommendation to me that would be great. This case also had a concurrent Council variance, case # CV16-033, which should have also been presented and afforded a recommendation.

Thank you so much.

Sincerely,

Tim Dietrich

Planner I

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**City of COLUMBUS**  
**Department of Building & Zoning Services**  
*Zoning/Council Activities Section*



# Rezoning Application

DEPARTMENT OF BUILDING  
AND ZONING SERVICES

757 Carolyn Avenue, Columbus, Ohio 43224  
Phone: 614-645-7433 • www.bzs.columbus.gov

## 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 # 216-024

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jackson B. Reynolds, III  
of (COMPLETE ADDRESS) 37 West Broad Street, Suite 460, 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

<p>1. Evergreen Ventures LLC P.O. Box 10153 Tampa, FL 33679 0 employees Jeff Craft (813) 484-1788</p>	<p>2. City Pointe North Ltd. 76 4th Street North, Unit 2058 St. Petersburg, FL 33731 0 employees Jeff Craft (813) 484-1788</p>
<p>3.</p>	<p>4.</p>

SIGNATURE OF AFFIANT *Jackson B. Reynolds III*

Sworn to before me and signed in my presence this 25<sup>th</sup> day of October, in the year 2016

*Natalie C. Timmons*  
SIGNATURE OF NOTARY PUBLIC

9/4/2020  
My Commission Expires \_\_\_\_\_  
Notary Seal Here



Natalie C. Timmons  
Notary Public, State of Ohio  
My Commission Expires 09-04-2020



Natalie C. Timmons  
Notary Public, State of Ohio  
My Commission Expires 09-04-2020

*My Project Disclosure expires six (6) months after the date of this application.*

**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 checks payable to the Columbus City Treasurer