

VICINITY MAP

**SITE DATA**

EXISTING ZONING: RUD-4  
 PROPOSED ZONING: PUD-4  
 TOTAL ACRES: 28.88 ACRES  
 GROSS ACRES: 28.88 ACRES  
 NET ACRES: 13.26 ACRES  
 GROSS DENSITY: 344 UNITS/ACRE  
 NET DENSITY: 335 UNITS/ACRE  
 TOTAL NUMBER OF UNITS: 78  
 DIRECT MULTI-FAMILY UNITS: 40  
 INDIVIDUAL UNITS: 38  
 GROSS DENSITY: 344 UNITS/ACRE  
 NET DENSITY: 335 UNITS/ACRE

LOT SIZES: 10,000 SQ. FT. MINIMUM LOT FRONTAGE OF 100 FEET MINIMUM FRONT YARD SETBACK OF 10 FEET MINIMUM SIDE YARD SETBACK OF 5 FEET MINIMUM REAR YARD SETBACK OF 10 FEET MINIMUM LOT AREA SHALL BE 5,000 SQ. FT.

**LANDSCAPING**  
 STREET TREES (7' CALIPERS) REQUIRED: PROVIDED  
 SINGLE-FAMILY: 40 FT PER LOT 40  
 MULTI-FAMILY: 23  
 SITE TREES (7' CALIPERS) 4 FT PER 10 LOTS 4  
 MULTI-FAMILY: 4 FT PER 10 UNITS 4

**REVISIONS**

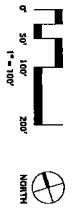
NO.	DATE	DESCRIPTION
01.13.2017		
16183		

REVISIONS: CITY OF COLUMBUS, DEVELOPMENT, CITY OF COLUMBUS OR PRIVATE OWNER

This site plan may be slightly adjusted to reflect engineering, topographical, or other data recognized as the case. The site plan is not to be construed as a guarantee of any kind. The City of Columbus, Ohio, Department of Public Works, Department of Engineering, and Department of Planning and Zoning are not responsible for any errors or omissions in this site plan. The City of Columbus, Ohio, Department of Public Works, Department of Engineering, and Department of Planning and Zoning are not responsible for any errors or omissions in this site plan.

**Daniel R. Runk** DATE: 1-13-17  
 Daniel R. Runk 1/13/17  
 Donald Frank, Attorney

Z16 - 083



NO.	DATE	DESCRIPTION
01.13.2017		
16183		

PUD DEVELOPMENT PLAN  
 2180 EAKIN ROAD

COLUMBUS HOUSING PARTNERSHIP, INC.  
 DBA I HOMEPORT  
 2180 EAKIN ROAD, COLUMBUS, OHIO

**EDGE** PLANNING ARCHITECTURAL  
 200 WEST SPRING STREET, SUITE 300  
 COLUMBUS, OH 43215  
 P: 614-446-1247  
 www.edge.com

Z16-083 Final Received 1/13/2017

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
JANUARY 12, 2017**

- 4. APPLICATION: Z16-083**
- Location:** **2180 EAKIN ROAD (43223)**, being 20.88± acres located on the north side of Eakin Road, 120± feet east of Whitethorne Avenue (570-105105, 570-105106, and 010-264091; Greater Hilltop Area Commission).
- Existing Zoning:** PUD-6, Planned Unit Development District.
- Request:** PUD-4, Planned Unit Development District.
- Proposed Use:** Mixed-residential development.
- Applicant(s):** Columbus Housing Partnership, LLC (DBA Homeport); c/o Dave Perry, Agent; David Perry Company, Inc.; 423 East Town Street, 2<sup>nd</sup> Floor; Columbus, OH 43215; and Donald Plank, Atty.; Plank Law Firm; 423 East Town Street, 2<sup>nd</sup> Floor; Columbus, OH 43215.
- Property Owner(s):** Columbus/Franklin County Affordable Housing Trust Corporation; c/o Dave Perry, Agent; David Perry Company, Inc.; 423 East Town Street, 2<sup>nd</sup> Floor; Columbus, OH 43215; and Donald Plank, Atty.; Plank Law Firm; 423 East Town Street, 2<sup>nd</sup> Floor; Columbus, OH 43215.
- Planner:** Shannon Pine; 614-645-2208; [spine@columbus.gov](mailto:spine@columbus.gov)

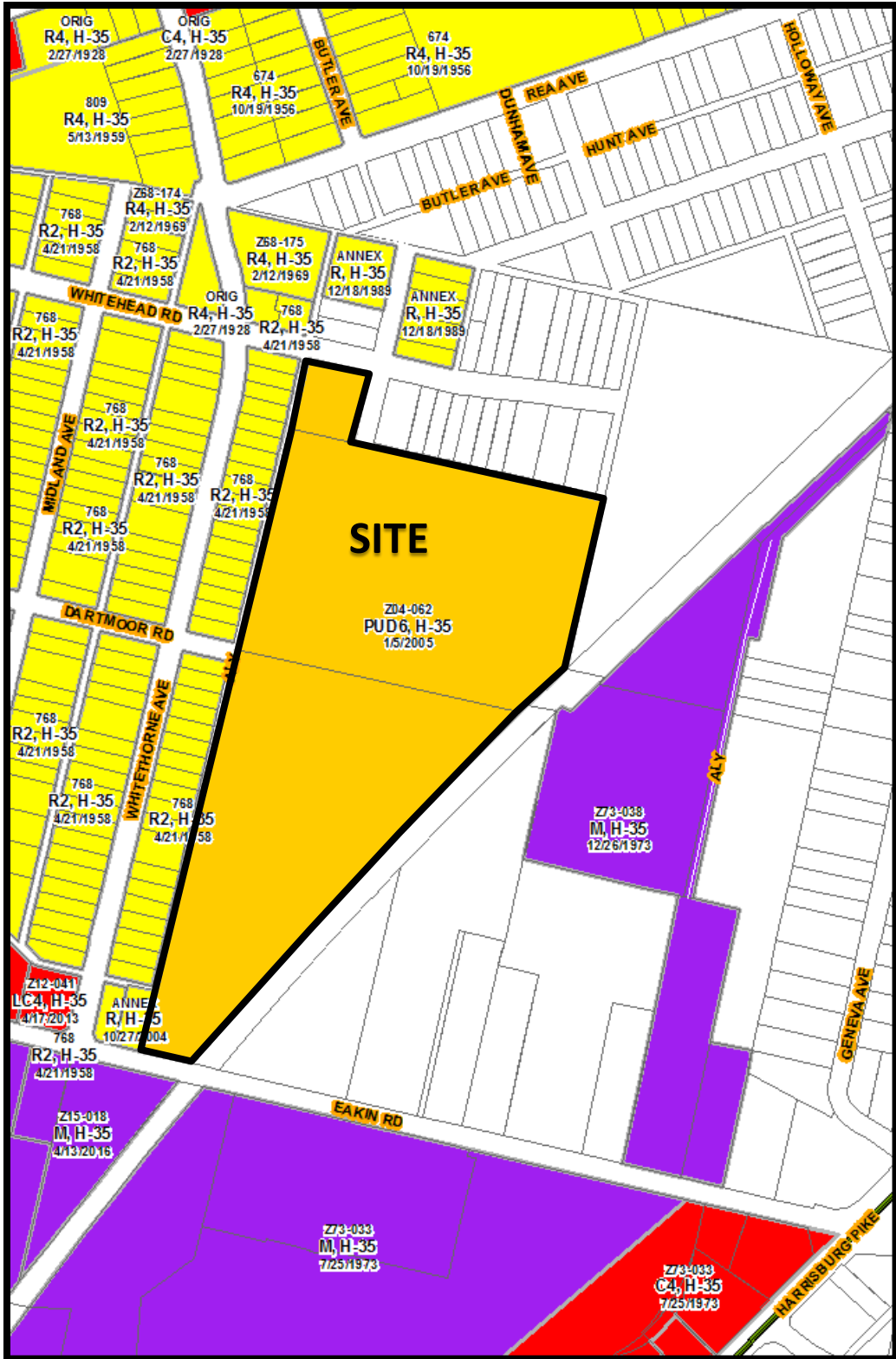
**BACKGROUND:**

- The 20.88± acre site is undeveloped, and is zoned PUD-6, Planned Unit Development District permitting 68 single-unit dwellings and 28 apartment units at a net density of 5.34 units/acre with 3.23 acres of open space. The requested PUD-4, Planned Unit Development District will permit 40 single-unit dwellings and 36 apartment units at a net density of 3.95 units/acre with 7.7 acres of provided open space, and includes both private and public streets.
- The site is bordered by single-unit residential development to the north in Franklin Township, railroad tracks to the east, a construction company to the south in the M-2, Manufacturing District, and single-unit residential development to the west in the R-2, Residential District.
- The site lies within the planning area of the *Greater Hilltop Plan Amendment (2010)*, which recommends “Medium Density Mixed Residential” for this location.
- The site lies within the boundaries of the Greater Hilltop Area Commission whose recommendation is for approval of the requested PUD-4 district, but the written response had not been received upon completion of this report.

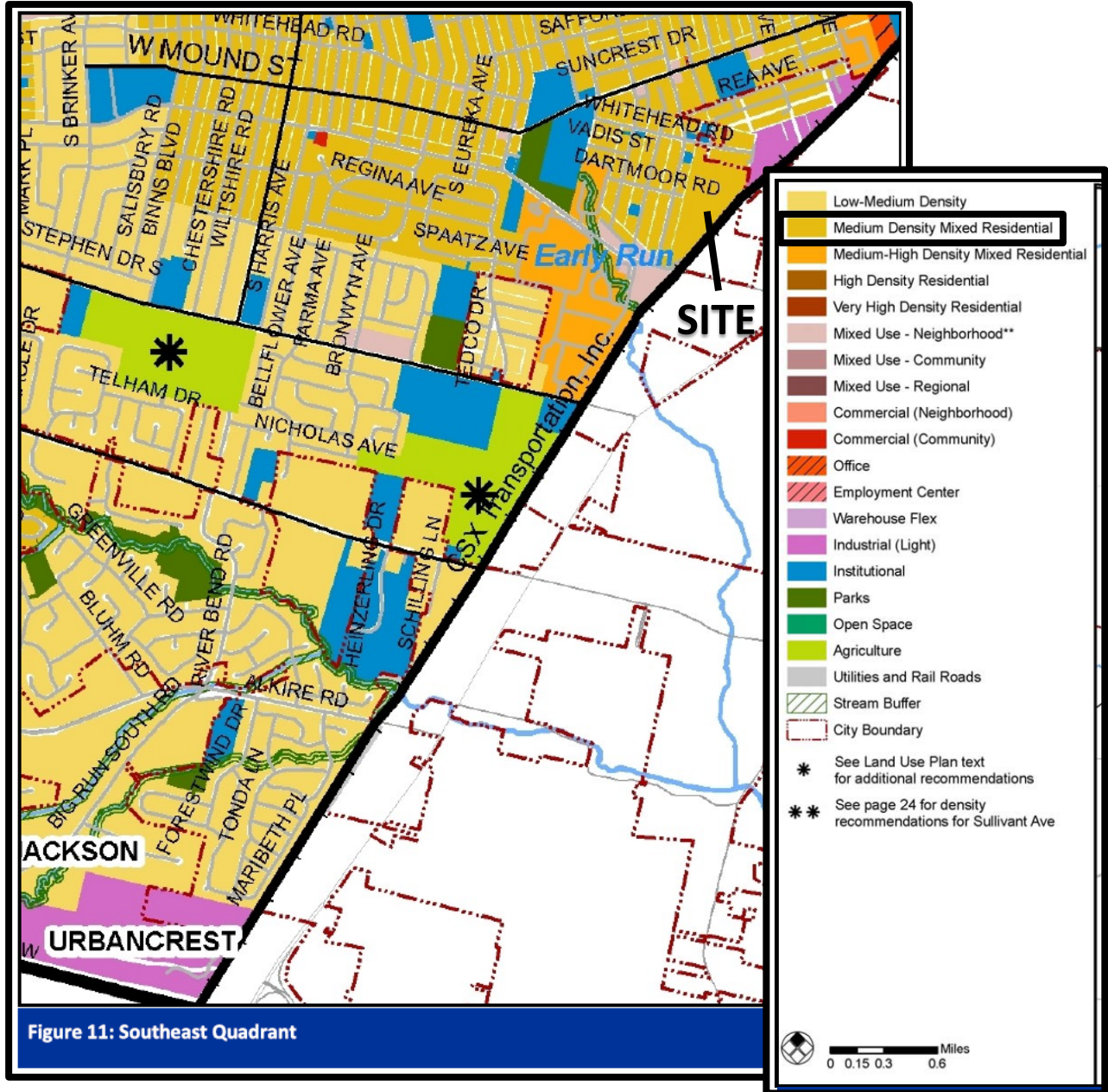
- The submitted PUD plan and data table illustrate the proposed development. The development text includes use restrictions, and setback, access and tree preservation provisions. A variance to permit the single-unit dwelling lots to be 45 feet wide at the street frontage is incorporated into the request.
- The *Columbus Thoroughfare Plan* identifies Eakin Road as a C arterial requiring a minimum of 30 feet of right-of-way from centerline.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval.

The requested PUD-4, Planned Unit Development District would permit 40 single-unit dwellings and 36 apartment units at a net density of 3.95 units/acre with 7.7 acres of provided open space. The request is compatible with the surrounding residential development pattern, and is consistent with the land use recommendation of the *Greater Hilltop Plan Amendment*.



Z16-083  
2180 Eakin Road  
Approximately 20.88 acres  
PUD-6 to PUD-4



Z16-083  
 2180 Eakin Road  
 Approximately 20.88 acres  
 PUD-6 to PUD-4



Z16-083  
2180 Eakin Road  
Approximately 20.88 acres  
PUD-6 to PUD-4



DEPARTMENT OF BUILDING AND ZONING SERVICES

STANDARDIZED RECOMMENDATION FORM

Department of Building & Zoning Services

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224-3218

Phone: 614-645-7433 www.columbus.gov

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW

Case Number: 216-083

Address: 2180 EAKIN ROAD, 43223

Group Name: GREATER HILLTOP AREA COMMISSION

Meeting Date: 1/3/2017

- Specify Case Type: BZA Variance / Special Permit, Council Variance, Rezoning, Graphics Variance / Plan / Special Permit

- Recommendation: Approval, Disapproval

NOTES:

Vote: FOR = 12 AGAINST = 1 ABSTAIN = 1

Signature of Authorized Representative: [Signature]

CO-CHAIR ZONING COMMITTEE

614-653-7653

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, 757 Carolyn Avenue, Columbus, OH 43224.



DEPARTMENT OF BUILDING AND ZONING SERVICES

REZONING APPLICATION

Department of Building & Zoning Services

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224-3218

Phone: 614-645-7433 www.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 # 216-083

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Donald Plank (Plank Law Firm)
of (COMPLETE ADDRESS) 423 East Town Street, 2nd Floor Columbus, Ohio 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

Table with 2 columns and 2 rows containing details for Columbus Housing Partnership, Inc. and Columbus/Franklin County Affordable Trust Corporation.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Handwritten signature of Donald Plank

Subscribed to me in my presence and before me this 23rd day of November, in the year 2016

SIGNATURE OF NOTARY PUBLIC

Handwritten signature of Stacy L. Danza

My Commission Expires:

Handwritten date 11-5-2018

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



PLEASE provide complete information will result in the rejection of this submittal.
Applicants are not to be admitted by appointment. Call 614-645-4522 to schedule.
My Commission Expires 11-05-2018
Fees payable to the Columbus City Treasurer