

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
MARCH 9, 2023**

1. **APPLICATION:** **Z22-093**
Location: **2600 LAUFFER RAVINES DR. (43231)**, being 1.66± acres located on the north and south side of Lauffer Ravine Drive, 145± feet east of Lauffer Road (600-175624; Northland Community Council).
Existing Zoning: C-2, Commercial District.
Request: AR-12, Apartment Residential District (H-35).
Proposed Use: Multi-unit residential development.
Applicant(s): W. Investment Re, LLC; c/o Samuel Oasis, Agent; P.O Box 20026; Columbus, OH 43220.
Property Owner(s): Ammar Mohammed Ghiath; 6143 Dublin Road; Dublin, OH 43017.
Planner: Joe Rose; 614-645-3526; jmrose@columbus.gov

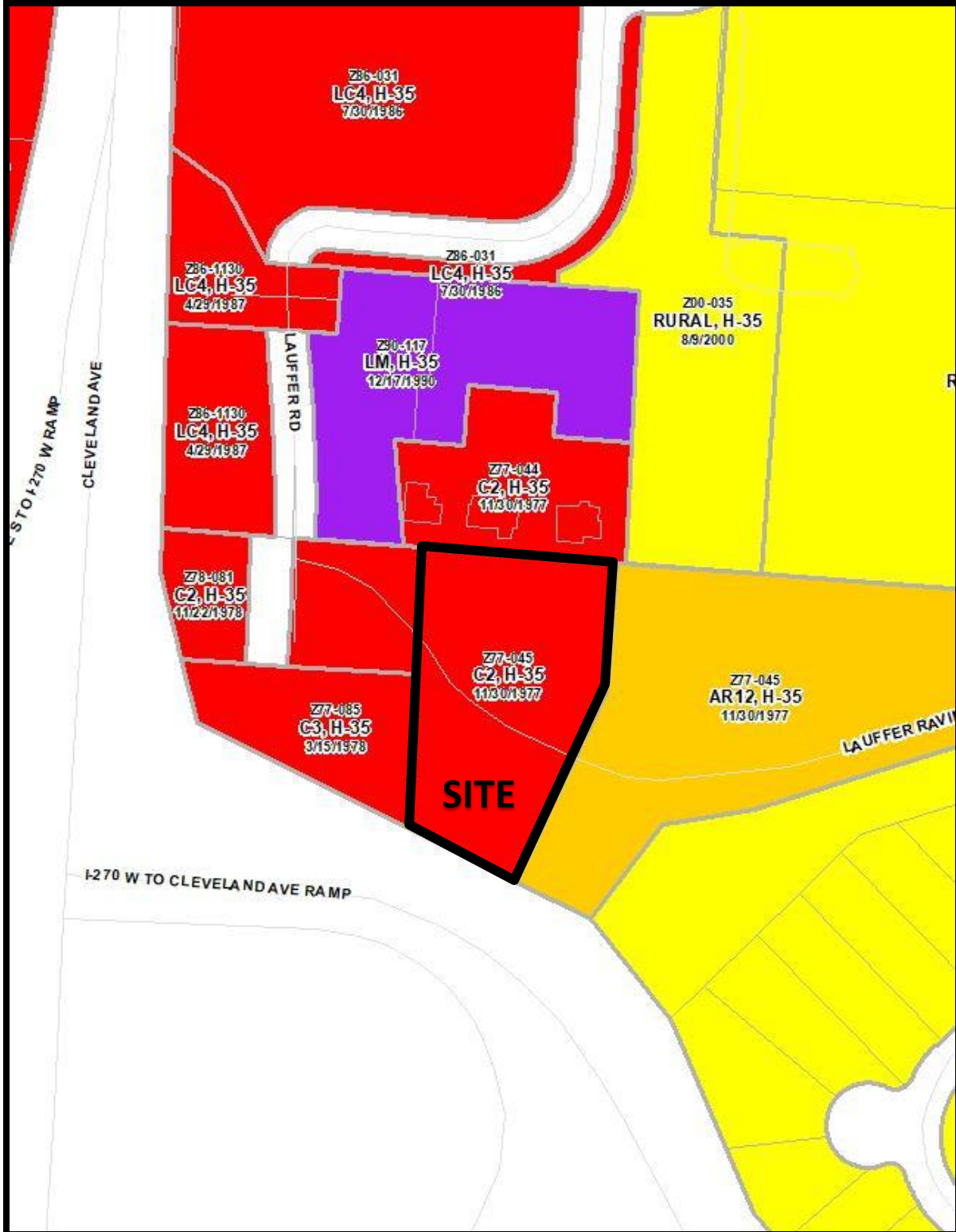
BACKGROUND:

- The 1.66± acre site consists of one undeveloped parcel in the C-2, Commercial District and was part of a 52.60± acre rezoning in 1977 that included commercial, multi-unit residential, and single-unit residential development. The requested AR-12, Apartment Residential District will permit a multi-unit residential development at this location with an allowable density of up to 12 dwelling units per acre.
- To the north are office buildings in the C-2, Commercial District. To the south is right-of-way for Interstate 270. To the east is a multi-unit residential development in the AR-12, Apartment Residential District. To the west is an office building in the C-3, Commercial District and undeveloped land in the C-2, Commercial District.
- The site is within the planning area of the *Northland I Area Plan* (2014), which recommends “Office” land uses at this location.
- The site is located within the boundaries of the Northland Community Council, whose recommendation is for approval.

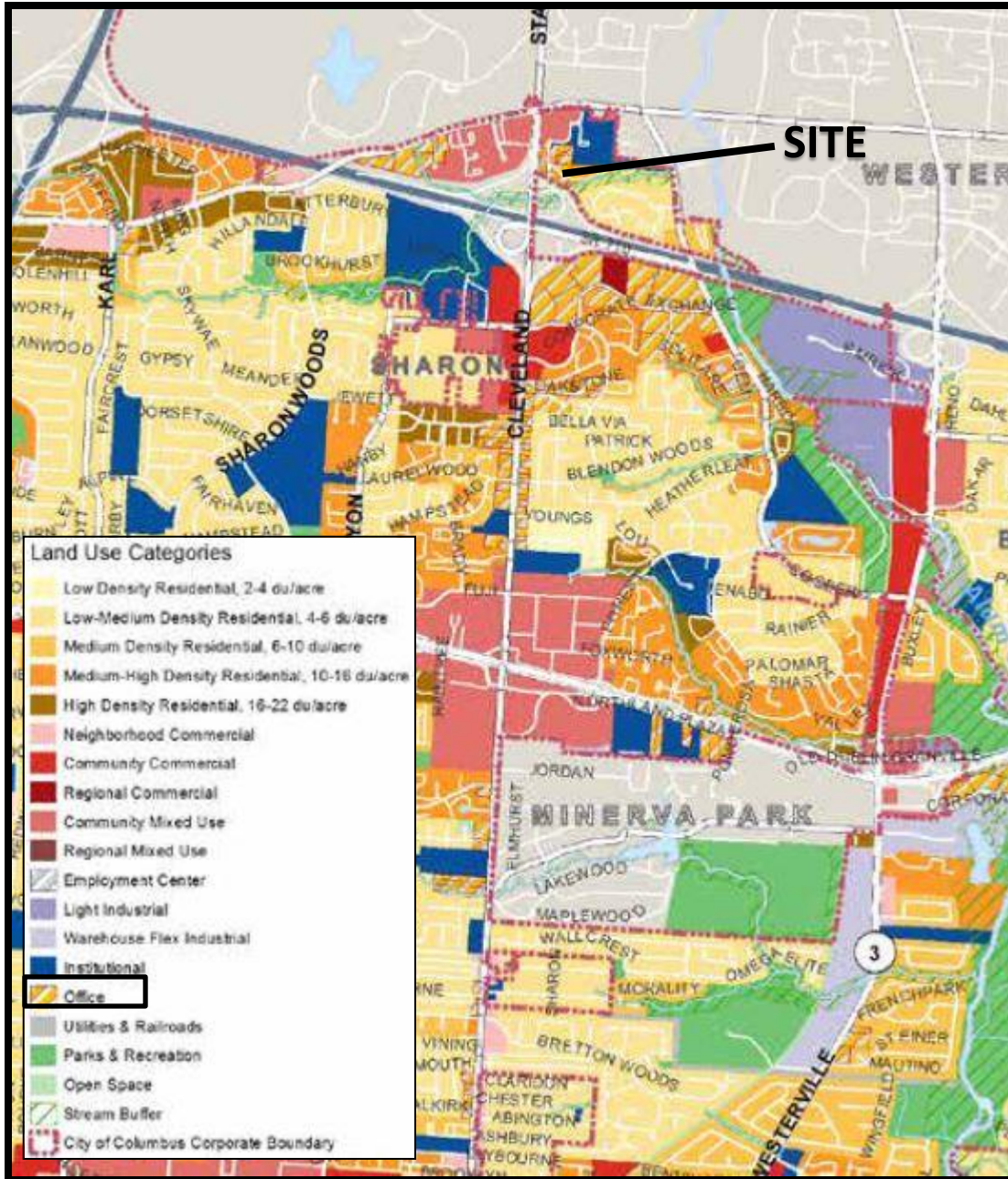
CITY DEPARTMENTS’ RECOMMENDATION: Conditional Approval.

The requested AR-12, Apartment Residential District will permit a multi-unit residential development at this location that is consistent with the multi-unit residential land use in the surrounding area. While the *Northland I Area Plan* (2014) includes a recommendation for “Office” land uses, Staff recognize the residential nature of Lauffer Ravines Drive and is supportive of the proposed use. The Plan’s design guidelines state that buildings should be compatible with development in the surrounding area and should include a consistent level of detailing and finishing. ~~Additionally, all areas of a development should be landscaped to match its surroundings with a mix of deciduous, ornamental, and evergreen plant material. Planning~~

~~Division therefore requests a site plan and building elevations to determine consistency with surrounding developments. The Department of Recreation and Parks also requests trees along the frontage and within parking lot islands, and notes that plant material within existing waterways and its corridors be protected along with any wetlands that are identified. Staff's recommendation will be updated to approval upon the receipt and review of the requested materials to the satisfaction of City Departments. All City Department concerns have been resolved.~~



Z22-093
2600 Lauffer Ravines Dr.
Approximately 1.66 acres
C-2 to AR-12



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2600 Lauffer Ravines Dr.
Approximately 1.66 acres
C-2 to AR-12



Northland Community Council
Development Committee

Report

January 25, 2023 6:30 PM
Franklin County Job and Family Services
(Use south entrance)
1721 Northland Park Avenue (43229)

Meeting Called to Order: 6:30 pm by co-chairs **Dave Paul and Bill Logan**

Members represented:

Voting: (15): Albany Park (APHA), Asherton Grove (AGCA), Cooperwoods (CWCA), Devonshire (DCA), Elevate Northland (EN), Forest Park (FPCA), Karmel Woodward Park (KWPCA), Maize Morse Tri-Area (MMTACA), North Village (NVHA), Northland Alliance (NA), Northland Area Business Association (NABA), Preston Commons (PCHA), Rolling Ridge (RRSHA), Salem (SCA), Sharon Woods (SWCA).

Case #1 Application #Z22-093 (Rezone 1.660 AC± currently undeveloped from C2 to AR-12 to permit the construction of a 3-story apartment building with 20 18 units at 12 du/AC)

Samuel Oasis *representing*
W Investment Re, LLC
2600 Lauffer Ravines Dr, 43231 (PID 600-175624) Rose

- *The Committee approved (14-1) a motion (by EN, second by SCA) to **RECOMMEND APPROVAL WITH ONE (1) CONDITION:***
 - That the application be revised to correctly state the applicant’s intention to build 18 rather than 20 residential units.

Case #2 Application #Z22-083/CV22-109 (Rezone 1.722 AC± zoned C3 and AR-O to AR-O to permit the use of a former hotel property containing 82 units for long-term, permanent supportive housing under lease to Homefull; concurrent variances from §3333.04 to maintain an existing vehicular easement across the property, and to maintain the existing billboard on the site; and from §3312.49 to reduce required parking spaces to the existing 106 from the 123 required without variance for this use.)

Lianna Barbu/Community Shelter Board *representing*
Bethwell Raore/Pumzika LLC
1289 E Dublin-Granville Rd, 43229 (PID 000429) Dietrich

- *The Committee approved (15-0) a motion (by FPCA, second by PCHA) to **RECOMMEND DISAPPROVAL** of the applications.*

Executive Session 9:25 pm

Meeting Adjourned 10:00 pm

PROJECT DISCLOSURE STATEMENT

APPLICATION #: 222-093

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) Samuel S. Ogris
of (COMPLETE ADDRESS) P.O. Box 20026, Col OH 43220
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 (including contact name and number)
Business or individual's address; City, State, Zip Code
Number of Columbus-based employees
(Limited to 3 lines per box)

| | |
|--|----|
| 1. W Investment RE, LLC 2748 Eleanor Way Lewis Center, OH 43035 0 Employees | 2. |
| 3. | 4. |

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT Samuel S. Ogris

Sworn to before me and signed in my presence this 25 day of May, in the year 2023

Heather K. Pummell
SIGNATURE OF NOTARY PUBLIC

My Commission Expires October 26, 2026
Notary Seal Here



HEATHER K. PUMMELL
Notary Public, State of Ohio
My Commission Expires
October 26, 2026
COMMISSION: 2021-RE-839353

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