

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JUNE 11, 2020**

- 9. APPLICATION: Z20-042**
- Location:** **762 MT. VERNON AVE. (43203)**, being 0.81± acres located at the northeast corner of Mt. Vernon Avenue and Hamilton Avenue (010-033094 and 11 others; Near East Area Commission).
- Existing Zoning:** R-2F, Residential District.
- Request:** AR-1, Apartment Residential District (H-35).
- Proposed Use.** Multi-unit residential development.
- Applicant(s):** Kelley Companies; c/o Dave Perry, Agent; David Perry Company, Inc.; 411 East Town Street, 1st Floor; Columbus, OH 43215; and Michael Kelley, Atty.; 175 S. Third Street, Ste. 1020; Columbus, OH 43215.
- Property Owner(s):** Shiloh Baptist Church of Columbus et al; c/o Michael Kelley, Atty.; 175 S. Third Street, Ste. 1020; Columbus, OH 43215.
- Planner:** Shannon Pine; 614-645-2208; spine@columbus.gov

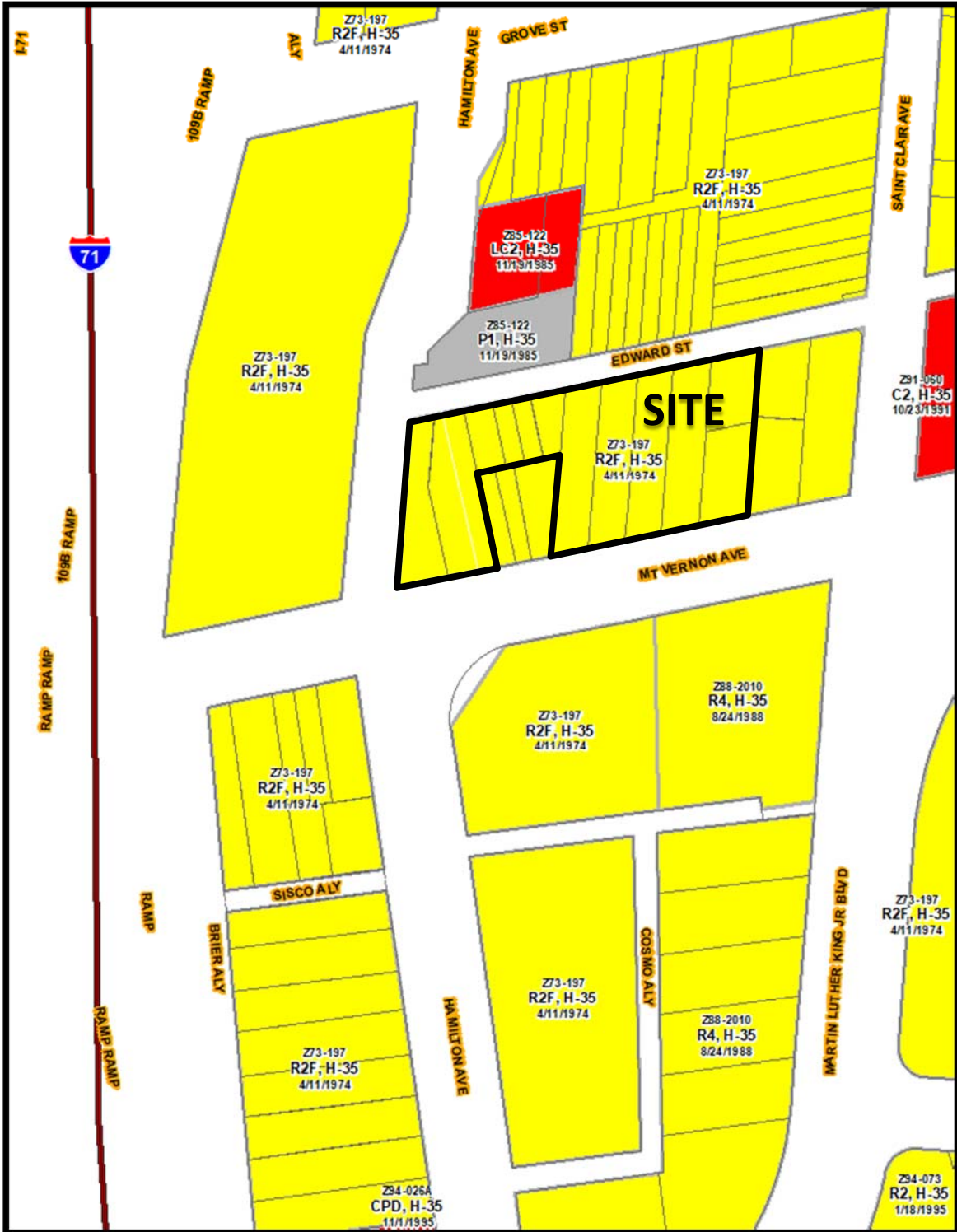
BACKGROUND:

- The site consists of twelve parcels developed with a parking lot and single-unit dwelling in the R-2F, Residential District. The requested AR-1, Apartment Residential District will permit a new multi-unit residential development.
- The site surrounds three attached single-unit dwellings in the in the R-2F, Residential District. To the north is a parking lot in the P-1 Private Parking District, and undeveloped lots in the R-2F, Residential District. To the east is a fraternal organization in the R-2F, Residential District as approved by CV02-061. To the south across Mt. Vernon Avenue is a townhouse development in the R-2F and R-4, Residential districts as approved by CV07-030A. To the southwest is a 0.63-acre site pending zoning to the AR-3, Apartment Residential District (Z19-100). To the west across Hamilton Avenue is a church in the in the R-2F, Residential District.
- Concurrent CV20-048 proposes a 31-unit apartment building, and includes variances for reduced parking lot landscaping and screening, parking setback, and side yards. That request will be heard by City Council and will not be considered at this Development Commission meeting.
- The site is located within the boundaries of the *Near East Area Plan (2005)*, which does not contain a land use recommendation for this location. The Plan does support the development of new infill housing that contributes to a walkable and diverse neighborhood that is compatible with existing architecture in the area and with the Plan's housing design guidelines.

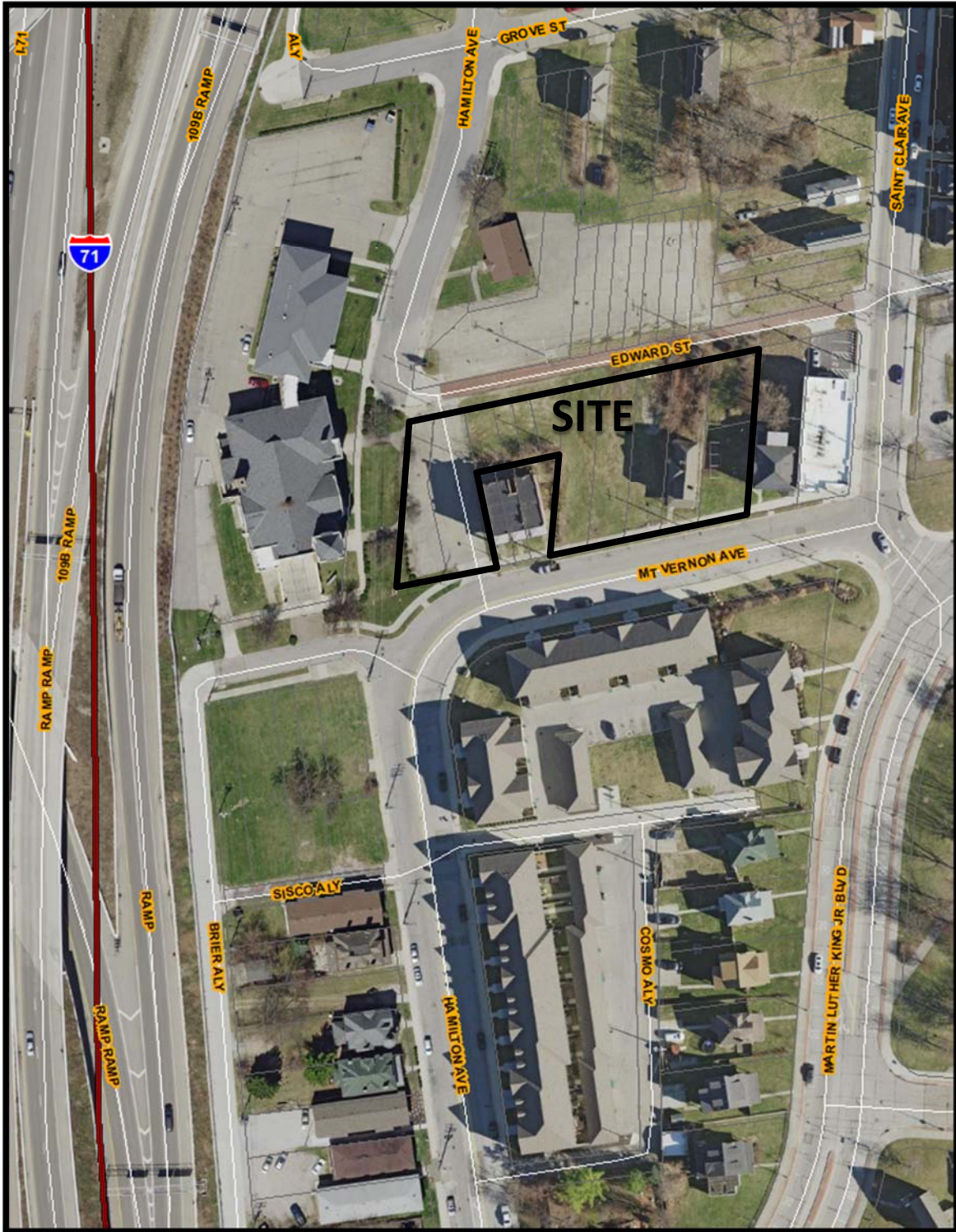
- The site is located within the boundaries of the Near East Area Commission, whose recommendation is pending their June 11, 2020 full Commission meeting.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested AR-1, Apartment Residential District will allow a multi-unit residential development that is compatible with the established development pattern of the area. The *Near East Area Plan* supports the development of new infill housing that contributes to a walkable and diverse neighborhood that is compatible with existing architecture in the area and with the Plan's housing design guidelines. As such, the Planning Division has requested building elevations for the concurrent Council variance to review in accordance with the design guidelines.



Z20-042
762 Mt. Vernon Ave.
Approximately 0.81 acres
R-2F to AR-1



Z20-042
762 Mt. Vernon Ave.
Approximately 0.81 acres
R-2F to AR-1

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

Case Number: Z20-042 / CV20-048

Address: 762 Mount Vernon Avenue

Group Name: Near East Area Commission

Meeting Date: June 11, 2020

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

Recommendation: Approval
(Check only one and list basis for recommendation below) Disapproval

NOTES:

Vote: 10-0-0

Signature of Authorized Representative: *Kathleen Dr. Bully*
SIGNATURE

CHAIR NEAR EAST AREA COMM
RECOMMENDING GROUP TITLE

614-582-3053
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.



DEPARTMENT OF BUILDING AND ZONING SERVICES

Rezoning Application

111 North Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • www.columbus.gov • zoninginfo@columbus.gov

PROJECT DISCLOSURE STATEMENT

All parties having a 5% or more interest in the project that is the subject of this application should be listed. THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

APPLICATION #: Z20-042

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Michael Kelley
of (COMPLETE ADDRESS) Shiloh Development Partnership, LLC, 175 S Third St, Ste 1020, Columbus 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 (include contact name and number)
Business or individual's address; City, State Zip Code
Number of Columbus based employees
(Limited to 3 lines per box)

Table with 4 columns and 2 rows containing project details such as 'Shiloh Baptist Church of Columbus' and 'Shiloh Development Partnership, LLC'.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Michael W. Kelley

Subscribed to me in my presence and before me this 12th day of March, in the year 2020

SIGNATURE OF NOTARY PUBLIC

MaryAlice Wolf

My Commission Expires:

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

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



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 all checks payable to the Columbus City Treasurer