

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
NOVEMBER 14, 2024**

1. **APPLICATION:** [Z23-070](#)  
**Location:** **897 E. MOUND ST. (43205)**, being 1.06± acres located on the south side of Mound Street, 90± feet east of Andrew Street (010-045527, 010-057084, part of 010-057080, and part of 010-010517; Near East Area Commission).  
**Existing Zoning:** R-2F, Residential District.  
**Request:** AR-2, Apartment Residential District (H-35).  
**Proposed Use:** Multi-unit residential development.  
**Applicant(s):** Community Housing Network, c/o Dave Perry, Agent; David Perry Company, Inc.; 411 East Town Street, First Floor; Columbus, OH 43215, and Donald Plank, Atty.; 411 East Town Street, Second Floor; Columbus, OH 43215.  
**Property Owner(s):** City of Columbus – Land Bank, c/o John Turner; 845 Parsons Avenue; Columbus, OH 43206.  
**Planner:** Alyssa Saltzman; 614-645-9625; [ADSaltzman@columbus.gov](mailto:ADSaltzman@columbus.gov)

**BACKGROUND:**

- The site consists of four undeveloped parcels, two full parcels and two partial parcels, all in the R-2F, Residential District. The applicant requests the AR-2, Apartment Residential District to multi-unit residential development. This property is subject to Ordinance #0062-2024 (CV23-117), passed on January 8, 2024, which was conditioned this follow-up rezoning request.
- North, south, east, and west of the site there are a mix of single, double, and multi-unit dwellings, all in the R-2F, Residential District.
- The site is within the planning boundaries of the *Near East Area Plan* (2005), which does not have a specific land use at this location.
- The site is located within the boundaries of the Near East Area Commission whose recommendation is for approval.
- Concurrent Council variance CV24-103 has been filed which includes variances to increase the building height, reduce parking lot screening requirements, reduce the required parking, reduce the building setback from East Mound Street, and reduce the minimum side yard. That request will be heard by City Council and will not be considered at this Development Commission meeting.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval.

The proposed AR-2, Apartment Residential District will allow multi-unit residential uses on the site. While the *Near East Area Plan* does not have a recommended land use for this location, staff recognize the site's proximity to Nationwide Children's Hospital, a major employment center, and East Main Street, a transit oriented mixed-use corridor, as reasons to support multi-unit residential land use at this location. Additionally, this rezoning request fulfills a commitment with the previously approved Council variance, Ordinance #0062-2024 (CV23-117).



Z23-070 & CV24-103  
R-2F to AR-2  
897 East Mound Street  
Approximately 1.06 acres



Z23-070 & CV24-103  
R-2F to AR-2  
897 East Mound Street  
Approximately 1.06 acres

# Standardized Recommendation Form

DEPARTMENT OF BUILDING  
AND ZONING SERVICES

111 N Front Street, Columbus, Ohio 43215  
Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

**FOR USE BY: AREA COMMISSION / NEIGHBORHOOD GROUP**  
(PLEASE PRINT)

Case Number Z23-070 & CV24-103

Address 897 EAST MOUND STREET

Group Name NEAR EAST AREA COMMISSION

Meeting Date 10/10/2024

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

Recommendation  
(Check only one)

Approval  
 Disapproval

**LIST BASIS FOR RECOMMENDATION:**

Vote

Signature of Authorized Representative

Recommending Group Title

Daytime Phone Number

9/10/2  
[Signature]  
Chair  
614-403-2225

Please e-mail this form to the assigned planner within 48 hours of meeting day; OR MAIL to: Zoning, City of Columbus, Department of Building & Zoning Services, 111 N Front Street, Columbus, Ohio 43215.

