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

1. APPLICATION: <u>Z23-070</u>

**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; <u>ADSaltzman@columbus.gov</u>

#### **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



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## **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)

(I LEASE I KINI)		
Case Number	Z23-070 & CV24-103	
Address	897 EAST MOUND STREET	
Group Name	NEAR EAST AREA COMMISSION	11,100
<b>Meeting Date</b>	10/10/2024	
Specify Case Type	<ul> <li>□ BZA Variance / Special Permit</li> <li>☑ Council Variance</li> <li>☑ Rezoning</li> <li>□ Graphics Variance / Plan / Special Permit</li> </ul>	
Recommendation (Check only one)	Approval  Disapproval	
LIST BASIS FOR RECO	COMMENDATION:	*
		:
Vote	9/2/2	
Signature of Authoriz	ized Representative	
Recommending Grou	up Title Chair	
Daytime Phone Num	nber 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.

# THE CITY OF COLUMBUS

### **Rezoning Application**

DEPARTMENT OF BUILDING AND ZONING SERVICES

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

AND ZONING SERVICES	
PROJECT DISCLOSURE STATEMENT	APPLICATION #: Z23-070
Parties having a 5% or more interest in the project that is the subj	
THIS PAGE MUST BE FILLED OUT COMPLETELY AND I	NOTARIZED. Do not indicate 'NONE' in the space provided.
STATE OF OHIO COUNTY OF FRANKLIN	
Being first duly cautioned and sworn (NAME) Donald Plan	nk
of (COMPLETE ADDRESS) Plank Law Firm, 411 East 7	Гоwn Street, Floor 2, Columbus, ОН 43215
deposes and states that they are the APPLICANT, AGENT, OR DL	ULY AUTHORIZED ATTORNEY FOR SAME and the following is a
list of all persons, other partnerships, corporations or entities have	ing a 5% or more interest in the project which is the subject of this
application in the following format:	
Co Bi	ame of Business or individual ontact name and number usiness or individual's address; City, State, Zip Code umber of Columbus-based employees  2. Community Housing Network; 1680 Watermark Drive,
Columbus, OH 43206	Columbus, OH 43215
Number of Columbus-based employees: 10,000 +	Number of Columbus-based employees: 114
Contact: John Turner, (614) 645-2551	Contact: Doug Decker, (614) 327-0867
3.	4.
	ank
Sworn to before me and signed in my presence this	ay of Wally , in the year OW4
Marsalice Wald	Notary Seal Here
SIGNATURE OF MOTARY PUBLIC  MaryAlice Wolf	My Commission Expires

Notary Public, State of Ohio My Commission Expires: October 24, 2028

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