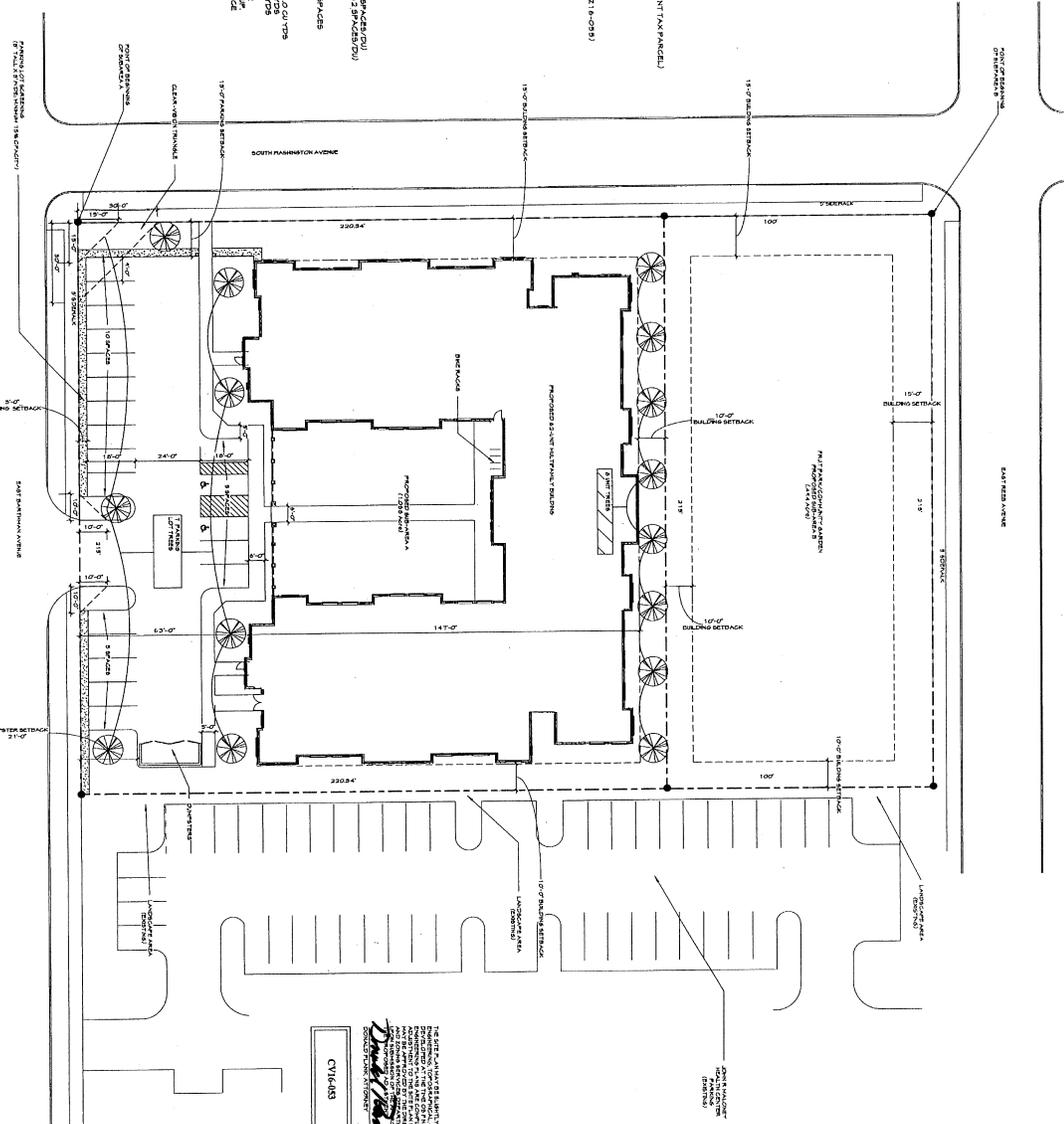


**EXISTING ZONING:**  
 R1 - RESIDENTIAL

ADDITIONAL ZONING: R1-200

PROPOSED ZONING: R1-200



SITE PLAN

1" = 20'-0"

Z16-055, Final Received 11/11/2016, Page 1 of 1

CIVIL-AS

THE SITE PLAN HAS BEEN SUBMITTED TO THE CITY OF COLUMBUS FOR REVIEW AND APPROVAL. THE CITY ENGINEER HAS REVIEWED THE PLAN AND HAS DETERMINED THAT IT COMPLIES WITH THE CITY ZONING ORDINANCES AND THE CITY ENGINEERING DEPARTMENT HAS APPROVED THE PLAN FOR CONSTRUCTION. THE CITY ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PLAN AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OR COMPLETENESS OF THE INFORMATION PROVIDED HEREON. THE CITY ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PLAN AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OR COMPLETENESS OF THE INFORMATION PROVIDED HEREON.



350 EAST BARTHAM AVENUE  
 PROPOSED SITE PLAN  
 1A

PROJECT DATE: 11/11/2016  
 PROJECT #: 11326  
 SHEET DATE: 11/11/2016  
 SHEET NO: 1A

Schematic Design

Community Parsons PLACE  
 Parsons Place  
 Parsons Place

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
NOVEMBER 10, 2016**

- 4. APPLICATION: Z16-055**
- Location:** **350 EAST BARTHMAN STREET (43207)**, being 1.58± acres located at the northeast corner of Barthman Avenue and Washington Avenue (010-017962 and 12 others; Columbus Southside Area Commission).
- Existing Zoning:** R-3, Residential, and C-4, Commercial Districts.
- Request:** L-AR-O, Limited Apartment Office District.
- Proposed Use:** Multi-unit residential development and community garden.
- Applicant(s):** City of Columbus and Community Housing Network, Inc.; c/o John Turner; Land Bank, Department of Development; 50 West Gay Street, 4<sup>th</sup> Floor; Columbus, OH 43215; Dave Perry, David Perry, David Perry Company, Inc., Agent; 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):** City of Columbus; c/o John Turner; Land Bank, Department of Development; 50 West Gay Street 4<sup>th</sup> Floor; Columbus, OH 43215.
- Planner:** Michael Maret; 614-645-2749; [mjmaret@columbus.gov](mailto:mjmaret@columbus.gov)

**BACKGROUND:**

- The 1.58± acre site consists of thirteen undeveloped parcels in the R-3, Residential and C-4, Commercial Districts. The applicant is requesting to rezone the parcels to the L-AR-O, Limited Apartment Office District to permit a 62-unit apartment development (Subarea A) and a community garden (Subarea B).
- The site is bordered to the north by elderly housing apartment units in the CPD, Commercial Planned Development District. To the south and west are single-unit and two-unit residences in the R-3, Residential District. To the east is a City of Columbus health and wellness center along the Parsons Avenue corridor in the C-4, Commercial District.
- Concurrent Council variance CV16-053 includes variances for the community garden/fruit park within the AR-O district, and reduced landscaping and screening, parking setbacks, minimum number of parking spaces required, building lines, and rear yard requirements. That request will be heard by City Council and will not be considered at this Development Commission meeting.
- The site is within the planning area of the *Southside Plan* (2014), which recommends “Neighborhood Mixed Use” for this location.

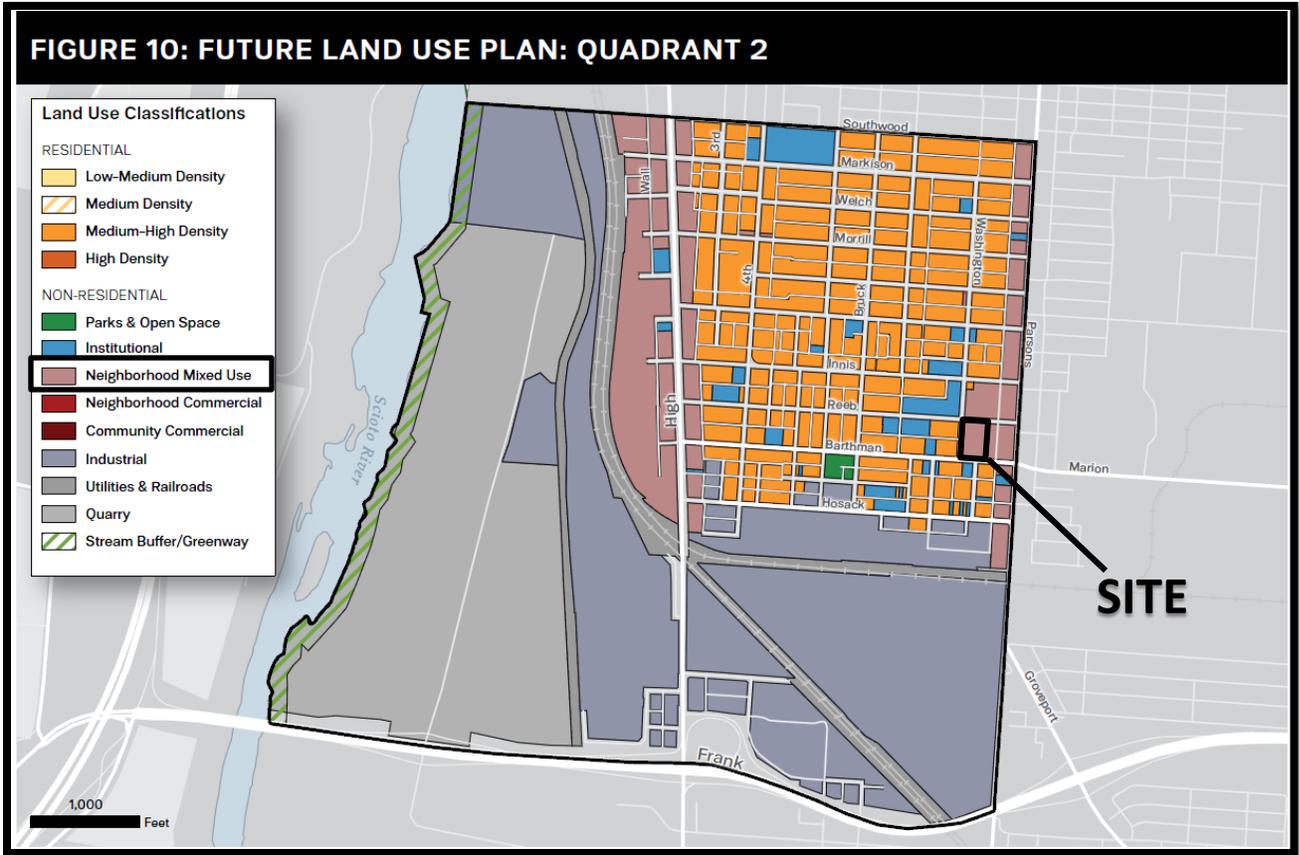
- The site is located within the boundaries of the Columbus Southside Area Commission, whose recommendation is for approval.
- The limitation text proposes AR-O uses within Subarea A and a community garden/fruit park within Subarea B and includes a site plan commitment. Development standard commitments for a maximum density of 62 units, building height, setbacks and site access are also included.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval.

The requested L-AR-O zoning classification would permit the construction of a 62-unit apartment building that is compatible with the density and development standards of adjacent residential and commercial developments. The request is consistent with the *Southside Plan's* land use recommendation for "Neighborhood Mixed Use" at this location.



Z16-055  
350 East Barthman Avenue  
Approximately 1.581 acres  
C-4 & R-3 to L-ARO



Z16-055  
350 East Barthman Avenue  
Approximately 1.581 acres  
C-4 & R-3 to L-ARO



Z16-055  
350 East Barthman Avenue  
Approximately 1.581 acres  
C-4 & R-3 to L-ARO

**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

DEPARTMENT OF BUILDING  
AND ZONING SERVICES

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

Case Number Z16-055 / CV16-053

Address 350 E. Barthman Avenue

Group Name Columbus Southside Area Commission

Meeting Date October 25, 2016

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

Recommendation (Check only one)  
 Approval  
 Disapproval

**NOTES:**  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Vote 13 For 0 AGAINST

Signature of Authorized Representative [Signature]

SIGNATURE  
SOUTH SIDE AREA COMMISSION

RECOMMENDING GROUP TITLE

614-332-3355

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: Zoning, City of Columbus, Department of Building & Zoning Services, 757 Carolyn Avenue, Columbus, Ohio 43224.

**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 # 216-055

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) John Turner  
of (COMPLETE ADDRESS) Land Bank - City of Columbus, 50 West Gay Street, 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

1. City of Columbus 50 West Gay Street Columbus, Ohio 43215 # of Columbus Based Employees: 10,000 +/- Contact: John Turner (614) 645-2581	2. Community Housing Network 1680 Watermark Drive Columbus, Ohio 43215 # of Columbus Based Employees: 93 Contact: Walt Whitmyre 614-487-6745
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

*[Signature]*, Administrator

Subscribed to me in my presence and before me this 29<sup>th</sup> day of August, in the year 2016

SIGNATURE OF NOTARY PUBLIC

*Stacey L. Danza*

My Commission Expires:

11-5-2018

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

Notary Seal Here



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

Stacey L. Danza  
Notary Public, State of Ohio  
My Commission Expires 11-05-2018