

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JUNE 10, 2021**

- 4. APPLICATION: Z21-030**
Location: 531 W. 5TH AVE. (43201), being 19.38± acres located primarily at the southeast and southwest corners of West Fifth Avenue and Perry Street (010-299005 & 7 others; Harrison West Society).
Existing Zoning: M, Manufacturing District, C-4, Commercial District, C-2, Commercial District, and P-1, Private Parking District.
Request: C-4, Commercial District (H-60), AR-1, Apartment Residential District (H-60), I, Institutional District (H-60), R-3, Residential District (H-35), and R, Rural District (H-35).
Proposed Use: Mixed-use development.
Applicant(s): Thrive Companies; c/o Dave Perry, Agent; David Perry Company; 411 East Town Street, 1st Floor; Columbus, OH 43215, and Joseph M. Reidy, Atty.; Thrive Companies; 842 North Fourth Street, Suite 200; Columbus, OH 43215.
Property Owner(s): Founders Park Apartments, LLC, et al; c/o Joseph M. Reidy, Atty.; Thrive Companies; 842 North Fourth Street, Suite 200; Columbus, OH 43215
Planner: Tim Dietrich; 614-645-6665; tedietrich@columbus.gov

BACKGROUND:

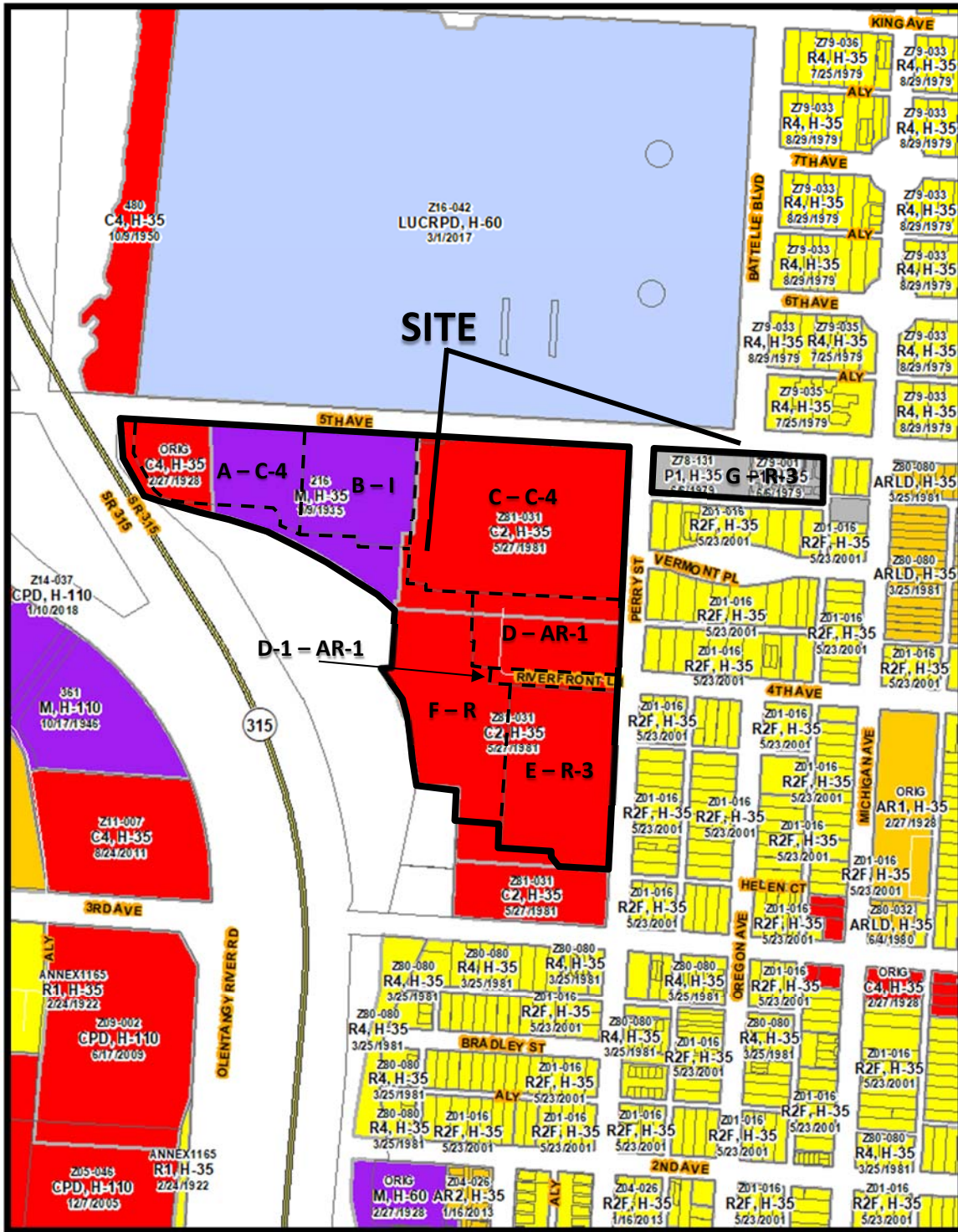
- The site consists of eight parcels being developed with a mixed-use development as permitted by Ordinance #2758-2018 (CV17-034) in the M, Manufacturing, C-4, Commercial, C-2, Commercial, and P-1, Private Parking districts. The requested C-4, Commercial, I, Institutional, AR-1, Apartment Residential, R-3, Residential, and R, Rural districts will bring the zoning into conformance with uses occurring on site.
- North of the site is the Battelle Memorial Institute in the L-UCRPD, Limited University-College Research-Park District. South of the site is a park in the C-2, Commercial District and single- and two-unit dwellings in the R-2F, Residential District. East of the site are single- and two-unit dwellings in the R-2F, Residential District. West of the site is the Olentangy River.
- Concurrent CV21-040 has been filed and includes variances to permit ground floor residential uses in the C-4 district, increase the permitted number of single-unit dwellings on one lot in the R-3 district, and to permit a privately held park in the R district. Variances to building height, parking and building setbacks, parking lot landscaping, fronting, vision clearance, lot width, lot size, area district requirements, yards, garage size, loading spaces, and a parking reduction of 257 parking spaces are also included. That request will be heard by City Council and will not be considered at this Development Commission meeting.
- The site is within the planning boundaries of the *Harrison West Plan* (2005), which

recommends “Greenspace/Parkland,” “Parkland Acquisition,” and “Battelle” land uses at this location. The site is also subject to *Columbus Citywide Planning Policies (C2P2) Design Guidelines*.

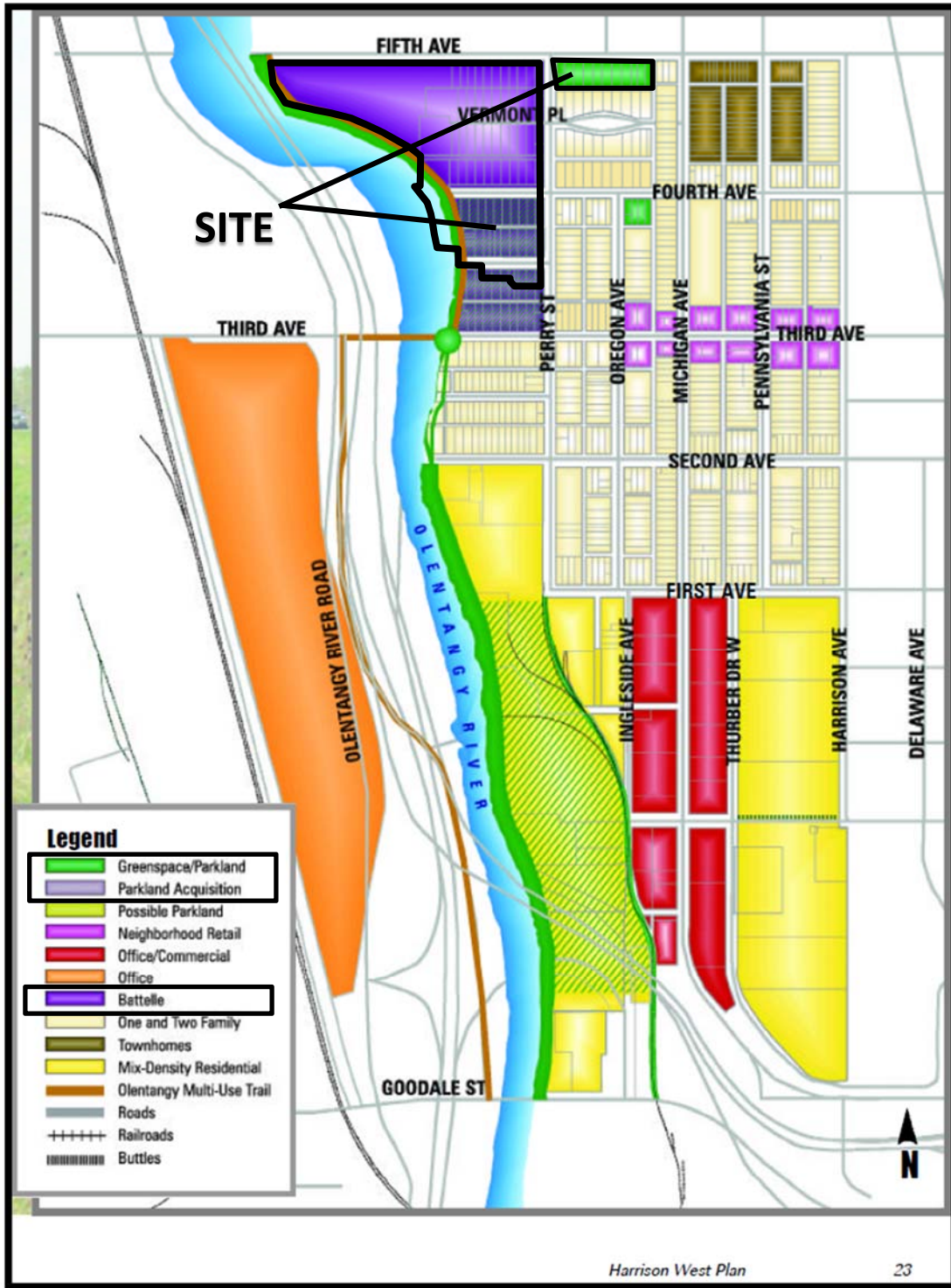
- The site is located within the boundaries of the Harrison West Society whose recommendation is for approval.
- The *Columbus Multimodal Thoroughfare Plan* identifies this section of East Fifth Avenue as an Urban Commuter Corridor requiring 100 feet of right-of-way.

CITY DEPARTMENTS’ RECOMMENDATION: Approval.

The requested C-4, Commercial, I, Institutional, AR-1, Apartment Residential, R-3, Residential, and R, Rural districts will bring the zoning into conformance for the mixed-use development, currently under construction at this site, as permitted by Ordinance #2758-2018 (CV17-034). While the request is not consistent with the *Harrison West Plan’s* land use recommendations, it meets the requirements for a follow-up rezoning as conditioned in the previously approved ordinance, presents no changes from the previously approved ordinance, and results in the zoning map reflecting the mixed-use development occurring on site.



Z21-030
531 W. 5th Ave.
Approximately 19.38 acres
M. C-4, C-2 & P-1 to C-4, I, AR-1, R-3 & R



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

Case Number: Z21-030

Address: 531 W. 5TH AVE

Group Name: HARRISON WEST SOCIETY

Meeting Date: 5/19/21

Specify Case Type:

BZA Variance / Special Permit
 Council Variance
 Rezoning
 Graphics Variance / Plan / Special Permit

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

Approval
 Disapproval

NOTES:

Vote: 8-1

Signature of Authorized Representative: 

Digitally signed by David Carey
DN: cn=David Carey, o, ou, email=david.j.carey@gmail.com, c=US
Date: 2021.05.19 20:19:23 -04'00'

SIGNATURE

Planning Chair

RECOMMENDING GROUP TITLE

(646)957-4765

DAYTIME PHONE NUMBER

Please e-mail this form to the assigned planner within 48 hours of your meeting day; or MAIL to: Assigned Planner, City of
MAIL to: Columbus, Department of Building & Zoning Services, 111 N. Front St, Columbus, OH 43215.

