STAFF REPORT DEVELOPMENT COMMISSION ZONING MEETING CITY OF COLUMBUS, OHIO FEBRUARY 11, 2021

13. APPLICATION: Z20-049

**Location:** 5055 SINCLAIR RD. (43229), being 7.58± acres located on the

west side of Sinclair Road, 200± feet south of Freeway Drive North (010-061517 & 010-109761; Northland Community

Council).

**Existing Zoning:** M, Manufacturing District.

**Request:** AR-1, Apartment Residential District (H-60).

**Proposed Use:** Multi-unit residential development.

**Applicant(s):** NRP Properties, LLC; c/o Dave Perry, Agent; David Perry

Company; 411 East Town Street, 1st Floor; Columbus, OH 43215, and Donald Plank, Atty.; Plank Law Firm; 411 East Town

Street, 2nd Floor; Columbus, OH 43215.

Property Owner(s): DRJ Family, LLC; 7723 Silver Lake Court; Westerville, OH

43082.

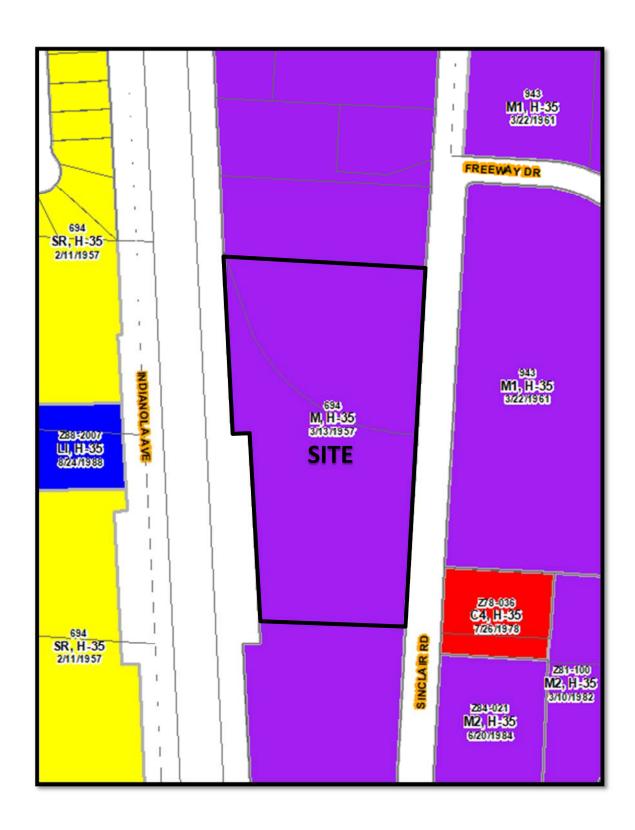
Planner: Tim Dietrich; 614-645-6665; tedietrich@columbus.gov

### **BACKGROUND**:

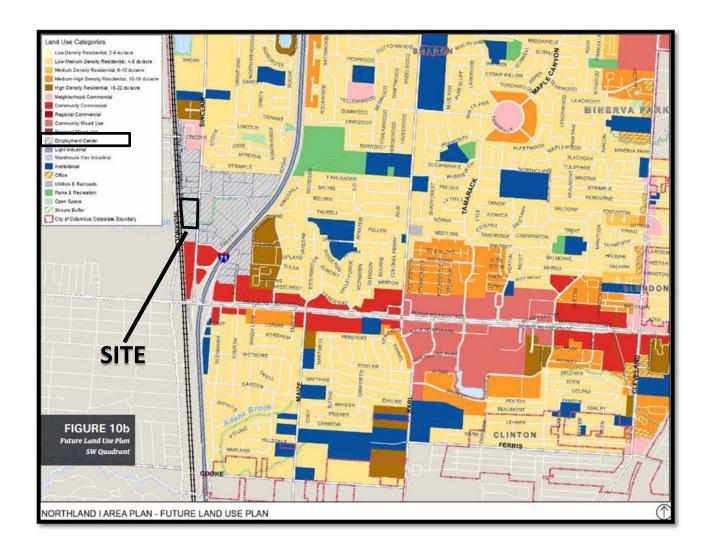
- The site consists of two parcels developed with a former entertainment venue in the M, Manufacturing District. Ordinance #1462-2020 (CV20-031), permitting a multi-unit residential development with up to 180 units, was passed by City Council on July 20, 2020. As a condition of that ordinance, the applicant requests the AR-1, Apartment Residential District to permit said multi-unit residential development.
- North of the site is a used car dealership in the M, Manufacturing District. South of the site is undeveloped land in the M, Manufacturing District. East of the site is a commercial building in the C-4 Commercial District and an office-warehouse in the M-1, Manufacturing District. West of the site is railroad right-of-way.
- Concurrent CV20-117 has been filed and includes a use variance to permit the existing monopole telecommunication antenna to remain and variances for parking space dimensions and perimeter yard. 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 Northland I Area Plan (2014), which recommends "Employment Center" land uses at this location.
- The site is located within the boundaries of the Northland Community Council, whose recommendation is for approval.
- The Columbus Multimodal Thoroughfare Plan identifies this portion of Sinclair Road as a Suburban Community Connector requiring 100 feet of right-of-way.

## **<u>CITY DEPARTMENTS' RECOMMENDATION</u>**: Disapproval.

The requested AR-1, Apartment Residential District will permit the site to be developed with a multi-unit residential development. The proposed zoning district and allowable density is comparable to the request approved with Ordinance #1462-2020 (CV20-031). The Planning Division does not support the request as it is inconsistent with "Employment Center" land use recommendation of the *Northland I Area Plan* for this location, although the proposal is for affordable housing and has been approved conceptually by City Council with the passage of CV20-031. Additionally, the requested zoning district does not match the development pattern along this portion of Sinclair Road.



Z20-049 5055 Sinclair Rd. Approximately 7.43 M to AR-1



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## **Meeting Called to Order:**

6:30 pm

by chair Dave Paul

#### Members represented:

Voting: (16): Albany Park (APHA), Asherton Grove (AGCA), Blendon Chase (BCCA), Cooperwoods (CWCA), Forest Park (FPCA), Karmel/Woodward Park (KWPCA), Lee/Ulry (LUCA), Little Turtle (LTCA), Maize Morse (MMTACA), Northland Alliance (NA), Northland Area Business Association (NABA), Preston Commons (PCHA), Rolling Ridge (RRSHA), Salem (SCA), Sharon Woods (SWCA), Woodstream East (WECA).

#### Case #1:

Application #GC20-046 (Revise and replace existing graphics plan, incorporating a graphics special permit to reface existing sign, maintaining use as a permanent off-premises graphic per §3375.12)

Michelle Freeman/Keyser Industries *representing*Stein Investment Group d/b/a The Space Shop
1002 E Dublin Granville Rd, 43229 (PID 010-300591)

• The Committee approved (13-1 w/2 abstentions) a motion (by FPCA, second by KWPCA) to **RECOMMEND APPROVAL** of the application.

#### **Case #2:**

Application #GC20-049 (Graphics plan for proposed automobile dealership)
Jeff Brown/Smith and Hale *representing*Auto Direct LLC d/b/a Toyota Direct
2361 Morse Rd (former Huntington Center), 43229 (PID 010-103248)

- The Committee approved (14-0 w/2 abstentions) a motion (by KWPCA, second by PCHA) to **RECOMMEND APPROVAL WITH ONE** (1) **CONDITION**:
  - That the applicant will remove the request for variance from C.C. §3372.806(A) to permit automatic changeable copy in the Regional Commercial Overlay as it pertains to the double-sided ground sign designated "Sign E," which variance the Committee does not support on the site.

## **Case #3:**

Application #Z20-049/CV20-117 (Rezone ±7.58 AC from M to AR-1 for 180 units of multifamily affordable housing; concurrent CV to permit existing monopole antenna to remain, "compact" parking and reduced perimeter yard)

Dave Perry/David Perry Company *representing* NRP Properties LLC

5055 Sinclair Rd, 43229 (PID 010-161517/010-109761)

• The Committee approved (15-0 w/1 abstention) a motion (by SCA, second by LTCA) to **RECOMMEND APPROVAL** of the application.



# **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 - 049
STATE OF OHIO COUNTY OF FRANKLIN	
deposes and states that (he/she) is the APPLICANT, AGEN	Plank ast Town Street, Floor 2, Columbus, OH 43215 Tor DULY AUTHORIZED ATTORNEY FOR SAME and the tions or entities having a 5% or more interest in the project which
	Name of business or individual (include contact name and number Business or individual's address; City, State Zip Code Number of Columbus based emloyees (Limited to 3 lines per box)
1.	2.
NRP Properties, LLC; 1228 Euclid Avenue, 4th Floor, Cleveland, OH 44115; # Cols based Emps: 15 Contact: Aaron Pechota, (216) 584-0601	DRJ Family, LLC; 7723 Silver Lake Court, Westerville, OH 43082; # Columbus based Emps: Three (3) Contact: Diana Colasante, (614) 203-5331
3.	4.
Check here if listing additional parties on a separate page.	
SIGNATURE OF AFFIANT	eald Plank
Subscribed to me in my presence and before me this 23/11 day of, in the year, in the year	
SIGNATURE OF NOTARY PUBLIC 7/1/4	refilde Wolf
My Commission Expires:	
MaryAlice Wolf Notary Public, State of Ohio My Commission Expires October 24, 2023	ent expires six months after date of notarization.