

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

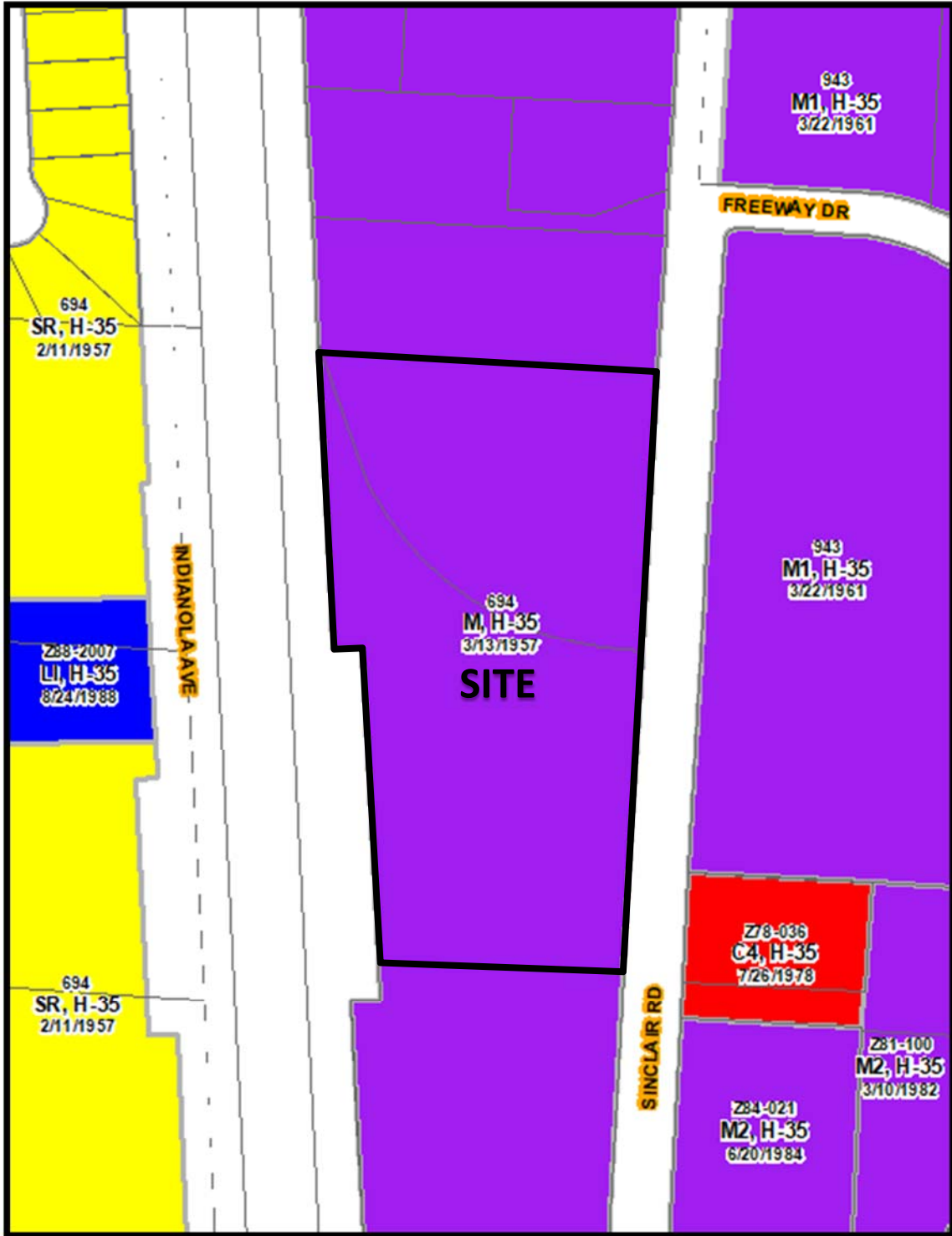
- 13. APPLICATION:** **Z20-049**
- Location:** **5055 SINCLAIR RD. (43229)**, being 7.58± acres located on the west side of Sinclair Road, 200± feet south of Freeway Drive North (010-061517 & 010-109761; Northland Community Council).
- Existing Zoning:** M, Manufacturing District.
- Request:** AR-1, 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:

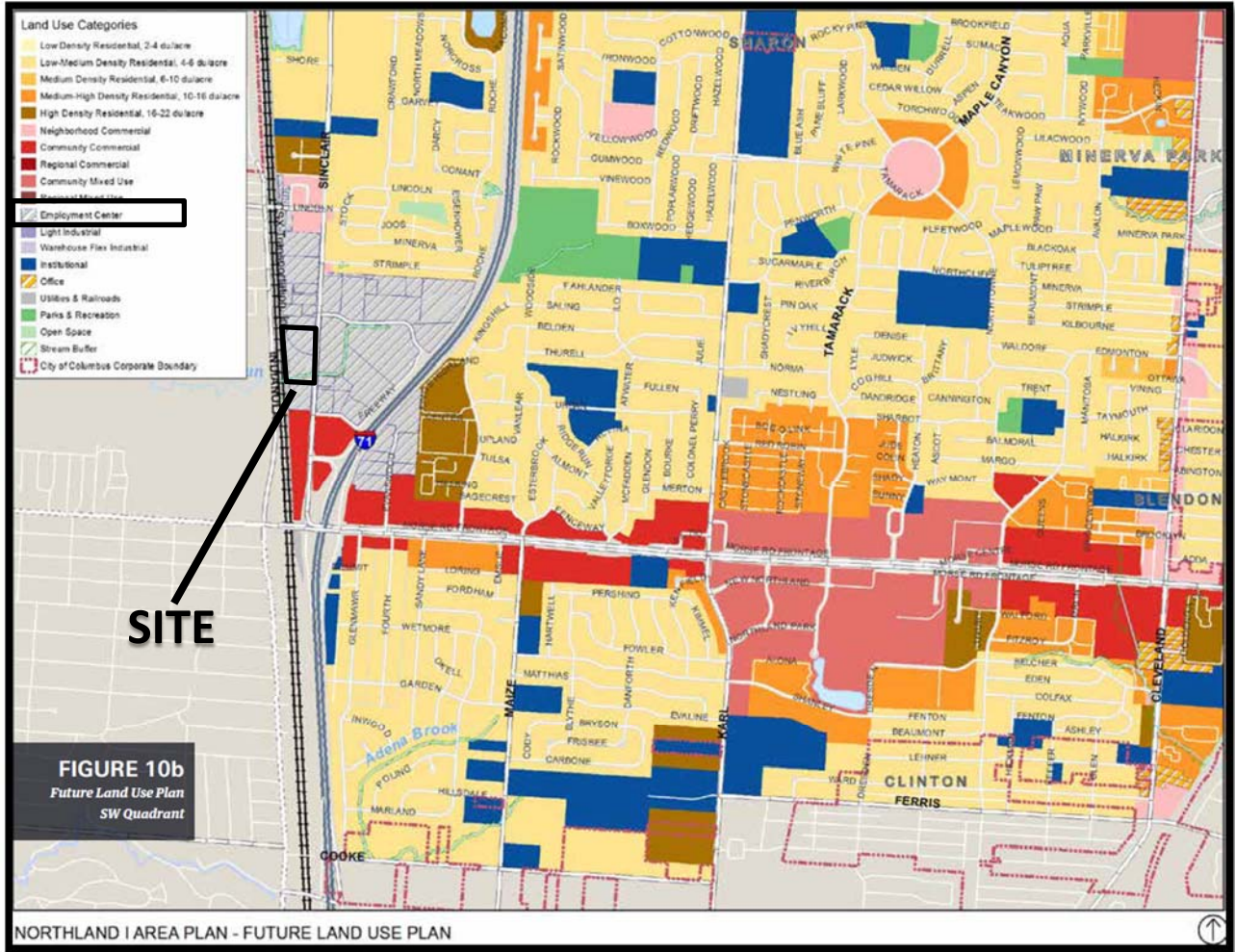
- The site consists of two parcels developed with a former entertainment venue in the M, Manufacturing District. Ordinance #1462-2020 (CV20-031), permitting a multi-unit residential development with up to 180 units, was passed by City Council on July 20, 2020. As a condition of that ordinance, the applicant 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.

CITY DEPARTMENTS' RECOMMENDATION: 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



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



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



DEPARTMENT OF BUILDING AND ZONING SERVICES

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

Being first duly cautioned and sworn (NAME) Donald Plank
of (COMPLETE ADDRESS) Plank Law Firm, 411 East Town Street, Floor 2, Columbus, OH 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 (include contact name and number)
Business or individual's address; City, State Zip Code
Number of Columbus based employees
(Limited to 3 lines per box)

Table with 2 columns and 2 rows for listing parties with interest in the project.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT Donald Plank

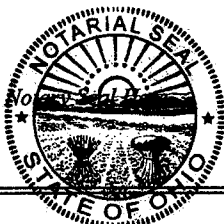
Subscribed to me in my presence and before me this 23rd day of June, in the year 2021

SIGNATURE OF NOTARY PUBLIC MaryAlice Wolf

My Commission Expires:

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

MaryAlice Wolf
Notary Public, State of Ohio
My Commission Expires October 24, 2023



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