

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JANUARY 11, 2024**

- 1. APPLICATION: Z22-042**
Location: **1826 E. LIVINGSTON AVE. (43205)**, being 3.27± acres located at the northeast corner of East Livingston Avenue and Rhoads Avenue (010-076843; Livingston Avenue Area Commission).
Existing Zoning: M, Manufacturing
Request: AR-2, Apartment Residential District (H-35).
Proposed Use: Multi-unit residential development.
Applicant(s): Woda Cooper Cos., Inc.; 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): Lee-Elle Management, LLC; c/o Yacov Sudai; 144 South Drexel Avenue, Columbus, OH 43209.
Planner: Joe Rose; 614-645-3526; JMRose@columbus.gov

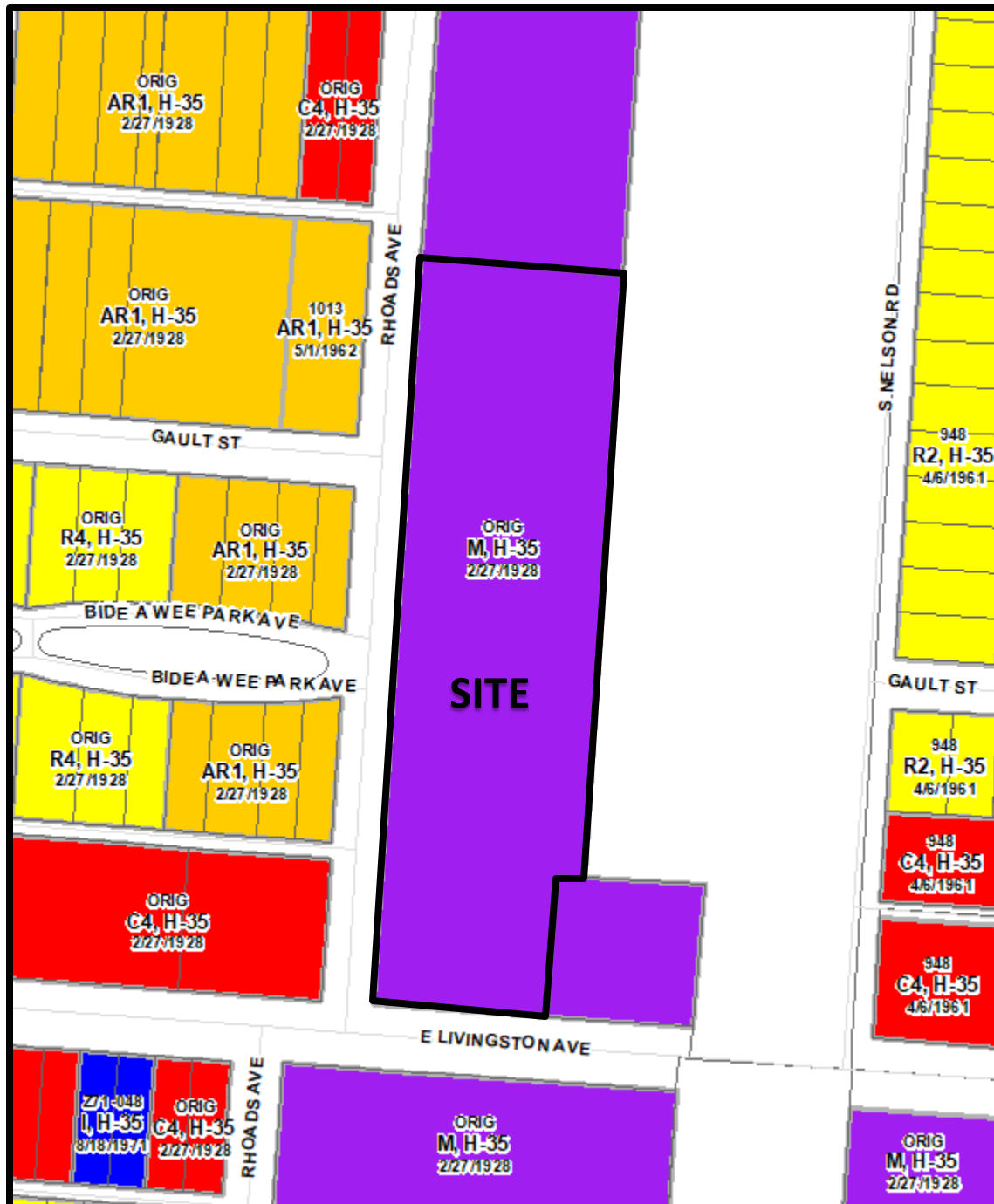
BACKGROUND:

- The 3.27± acre site consists of one parcel developed with a warehouse in the M, Manufacturing District. The site is subject to Ordinance #1734-2022 (CV21-151), submitted for Ohio Housing Finance Agency (OHFA) funding, which allows a mixed-use development containing 5,500 square feet of commercial space and a maximum of 124 dwelling units. The applicant proposes the AR-2, Apartment Residential District to allow the multi-unit residential portion of the mixed-use project as conditioned in Ordinance #1734-2022.
- North of the site is a warehouse in the M, Manufacturing District. South of the site is parkland in the M, Manufacturing District. East of the site is railroad right-of-way and undeveloped land in the M, Manufacturing District. West of the site is an eating and drinking establishment in the C-4, Commercial District, and residential development in the AR-1, Apartment Residential District.
- Concurrent CV23-070 has been filed to allow up to 5,500 square feet of the commercial space within the proposed mixed-use development and includes variances to building height, parking requirements, building setback lines, 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 *Near Southside Plan* (2011), which recommends “Employment Center” land uses at this location. The Plan also includes early adoption of the *Columbus Citywide Planning Policies* (C2P2) Design Guidelines (2018).
- The site is located within the boundaries of the Livingston Avenue Area Commission whose recommendation is for approval.

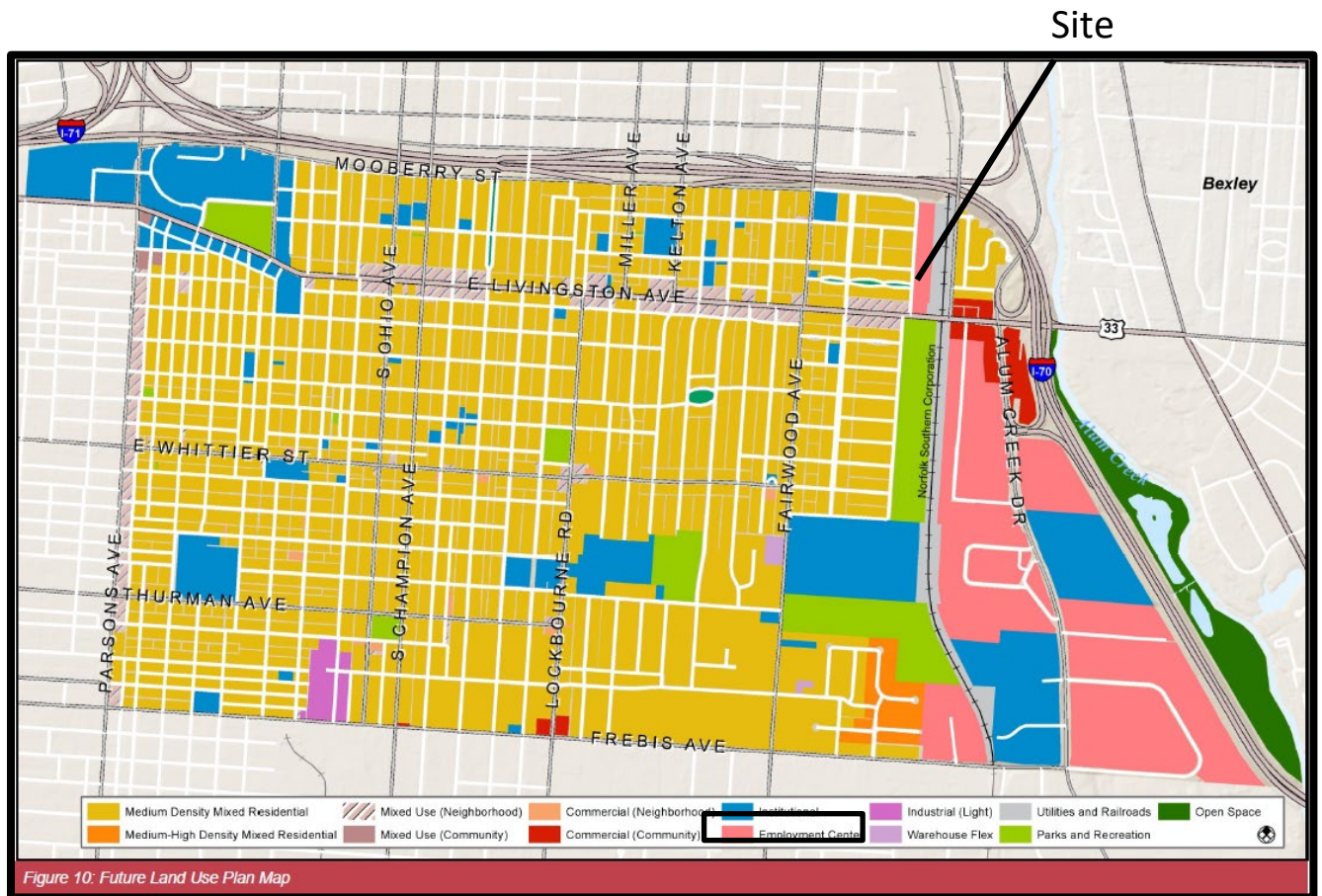
- The Columbus Multimodal Thoroughfare Plan (2019) identifies this portion of Livingston Avenue as an Urban Commuter Corridor requiring 100 feet of right-of-way.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

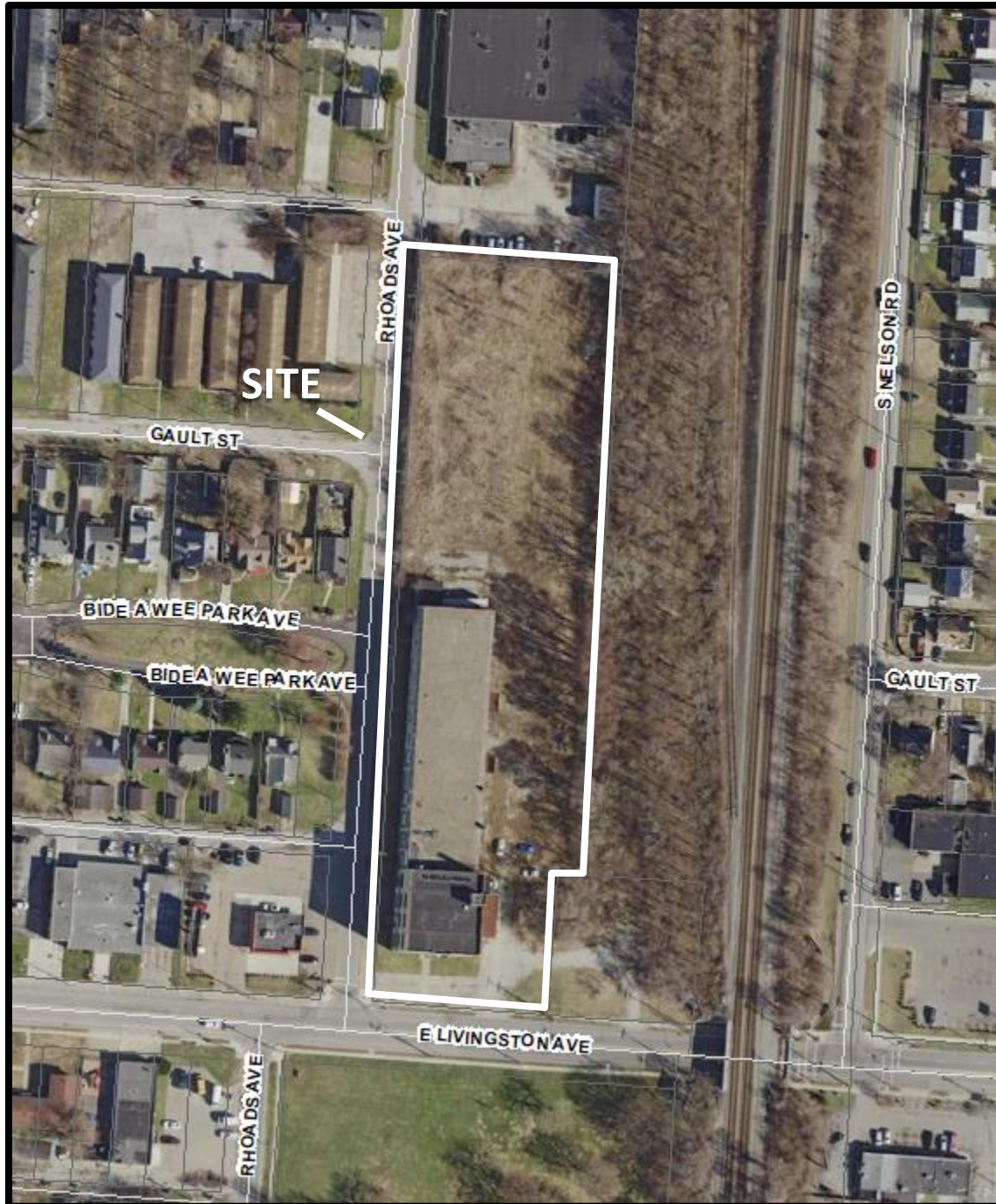
The proposed AR-2, Apartment Residential District will allow multi-unit residential development at this location. A concurrent Council variance includes a site plan demonstrating a maximum of 118-units and 5,500 square feet of commercial space. Although the *Near Southside Plan*, recommends "Employment Center" land uses at this location, Staff are supportive of the proposal as the mix of commercial and residential uses is compatible with the mixed-use nature of the East Livingston Corridor and the adjacent residential neighborhood to the west.



Z22-042
1826 E. Livingston Ave.
Approximately 3.27 acres
M to AR-2



Z22-042
1826 E. Livingston Ave.
Approximately 3.27 acres
M to AR-2



Z22-042
1826 E. Livingston Ave.
Approximately 3.27 acres
M to AR-2



DEPARTMENT OF BUILDING
AND ZONING SERVICES

Standardized Recommendation Form

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)

Case Number Z22-042

Address 1826 E. LIVINGSTON AVENUE

Group Name LIVINGSTON AVENUE AREA COMMISSION

Meeting Date 12/19/23

Specify Case Type

☐ BZA Variance / Special Permit

☐ Council Variance

☒ Rezoning

☐ Graphics Variance / Plan / Special Permit

Recommendation (Check only one)

☒ Approval

☐ Disapproval

LIST BASIS FOR RECOMMENDATION:

Vote

APPROVAL - 6 ; DISAPPROVAL - 3 ; ABSENT - 0

Signature of Authorized Representative

M. P. L.

Recommending Group Title

COMMISSION PRESIDENT

Daytime Phone Number

(614) 580-8365

Please e-mail this form to the assigned planner within 48 hours of meeting day; OR FAX to Zoning at (614) 645-2463; OR MAIL to: Zoning, City of Columbus, Department of Building & Zoning Services, 111 N Front Street, Columbus, Ohio 43215.

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

PROJECT DISCLOSURE STATEMENT

APPLICATION #: Z22-042

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.

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 they are 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:

For Example: Name of Business or individual
 Contact name and number
 Business or individual's address; City, State, Zip Code
 Number of Columbus-based employees

1. Woda Cooper Companies, Inc.; 500 South Front Street, 10th Floor, Columbus, OH 43215 Number of Columbus-based employees: 131 Contact: Jon White, (614) 396-3211	2. Lee-Elle Management, LLC; 144 South Drexel Avenue, Bexley, OH 43209 Number of Columbus-based employees: Zero (0) Contact: Yacov Sudai, (301) 728-8016
3. _____	4. _____

☐ Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Donald Plank

Sworn to before me and signed in my presence this 8th day of March, in the year 2024

SIGNATURE OF NOTARY PUBLIC

MaryAlice Wolf

Notary Seal Here

My Commission Expires



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

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