STAFF REPORT DEVELOPMENT COMMISSION ZONING MEETING CITY OF COLUMBUS, OHIO MEETING DATE

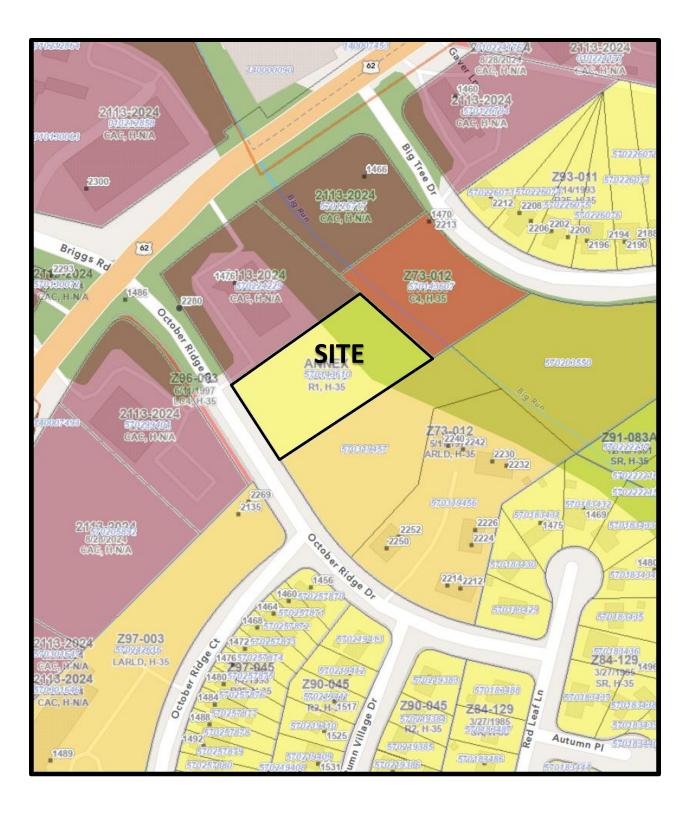
5. APPLICA	TION:	<u>Z24-054</u>			
Location:		2280 OCTOBER RIDGE DR. (43223) , being 1.1± acres located on the east side of October Ridge Drive, 225± feet south of Harrisburg Pike (570-143610; Southwest Area Commission).			
Existing	Zoning:	R-1, Residential District.			
Request		ARLD, Apartment Residential District (H-35).			
Propose	d Use:	Multi-unit residential development.			
Applican	t(s):	Kareem Amr; 243 North 5th Street; Columbus, OH 43215.			
Property	Owner(s):	Stephens Consulting Group, LLC, c/o Samuel Stephens; P.O. Box 1892; Powell, OH 43065.			
Planner:		Dane Kirk; 614-645-7973; <u>DEKirk@columbus.gov</u>			

BACKGROUND:

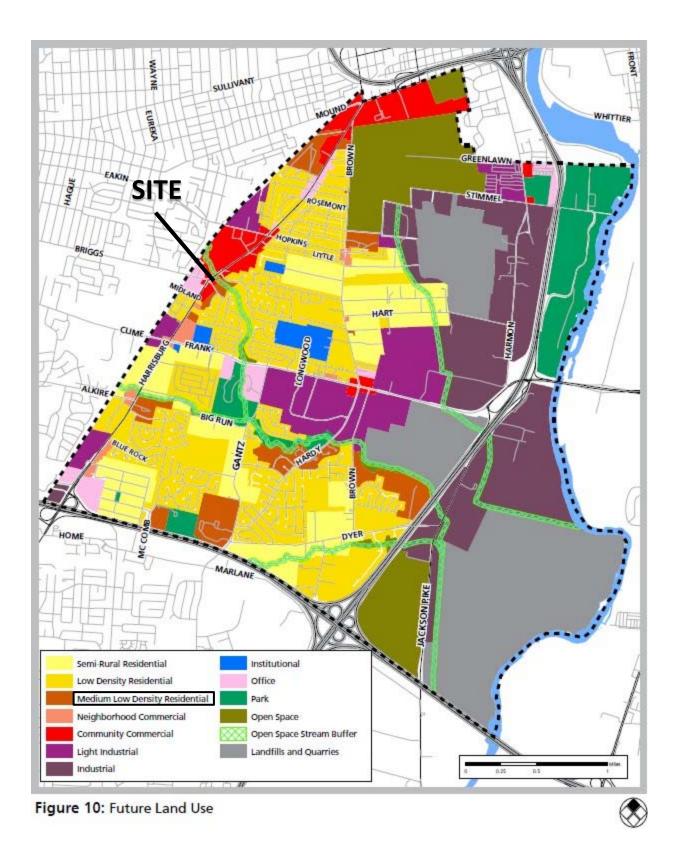
- The 1.1± acre site consists of one undeveloped parcel in the R-1, Residential District. The applicant requests the ARLD, Apartment Residential District to allow for multi-unit residential development, with a maximum density of 17.4 dwelling-units per acre.
- North of the site is an auto parts store in the CAC, Community Activity Center District. South of the site is an undeveloped parcel in the ARLD, Apartment Residential District. East of the site is an undeveloped parcel in the C-4, Commercial District. West of the site is an automotive dealership in the CAC, Community Activity Center District.
- The site is within the planning boundaries of the Southwest Area Plan (2009), which recommends "Medium Low Density Residential" land uses at this location. The site is also subject to early adoption of Columbus Citywide Planning Policies (C2P2) Design Guidelines (2018).
- The site is located within the boundaries of the Southwest Area Commission, whose recommendation is for approval.
- Traffic notes that with proposed development of this site, sidewalk connections to adjacent properties will need to be included.

CITY DEPARTMENTS' RECOMMENDATION: Approval

The requested ARLD, Apartment Residential District will allow a multi-unit residential development that is compatible with the density and development standards of adjacent residential developments and is consistent with the *Southwest Area Plan's* land use recommendation of "Medium Low Desnity Residential." Staff notes the neighboring parcel to the south is existing ARLD, Apartment Residential District and will be incorporated with this property as part of an overall development.



Z24-054 R-1 to ARLD 2280 October Ridge Rd. (43223) Approximately 1.1 acres



Z24-054 R-1 to ARLD 2280 October Ridge Dr. (43223) Approximately 1.1 acres



Z24-054 R-1 to ARLD 2280 October Ridge Rd. (43223) Approximately 1.1 acres



Floodplain Z24-054 R-1 to ARLD 2280 October Ridge Rd. (43223) Approximately 1.1 acres



ORD #0193-2025; Z24-054, Page 6 of 7 Standardized Recommendation Form

DEPARTMENT OF BUILDING AND ZONING SERVICES

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 Z24-054

Address 2280 October Ridge Road

Group Name Southwest Area Commission

Meeting Date November 12th 2024

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

Recommendation Approval (Check only one) Disapproval

LIST BASIS FOR RECOMMENDATION: The Southwest Area Commission has no problems with their requested rezoning and the applicant recognizes that they will most likely need to return to us as they solidify their plans - they did say that they were willing to comply with as much as possible with what was outlined in the staff report

One thing that was suggested was the addition of 1 or 2 EV stations within the complex - something that they had not thought about but were willing to consider if possible

Vote - 3 of the 5 members were in attendance - 3 yes votes

Signature of Authorized Representative Patty Spencer

Recommending Group Title Zoning Chair

Daytime Phone Number 614-214-5727

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

COLUMBUS

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 DISCLO	SURE STATEMENT
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APPLICATION #: **Z24-054**

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) Kareem Amr

of (COMPLETE ADDRESS) 243 N 5th Street, Suite 330, 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 2	
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT	/	day of	a start		
- Ja	22	day of	October	, in the year_	2024
Sworn to before me and signed in my presence this		My	2 - 24 y Commission Ex	<u>-2,28</u> opires	Notary Seal Here

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