

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

- 2. APPLICATION: Z20-089**
- Location:** **359 E. MARKISON AVE. (43207)**, being 0.61± acres located at the southwest corner of East Markison Avenue and South Washington Avenue (010297819, 010-051321, 010-061553, and 010-029091; Columbus Southside Area Commission).
- Existing Zoning:** R-2F, Residential District.
- Request:** AR-1, Apartment Residential District (H-35).
- Proposed Use:** Multi-unit residential development.
- Applicant(s):** Manning 569 Holdings, LLC; c/o David Hodge, Atty.; Underhill and Hodge, LLC; 8000 Walton Parkway, Suite 260; New Albany, OH 43054.
- Property Owner(s):** Manning 569 Holdings, LLC; 50 South Parkview Avenue; Bexley, OH 43209.
- Planner:** Tim Dietrich; 614-645-6665; [tedietrich@columbus.gov](mailto:tedietrich@columbus.gov)

**BACKGROUND:**

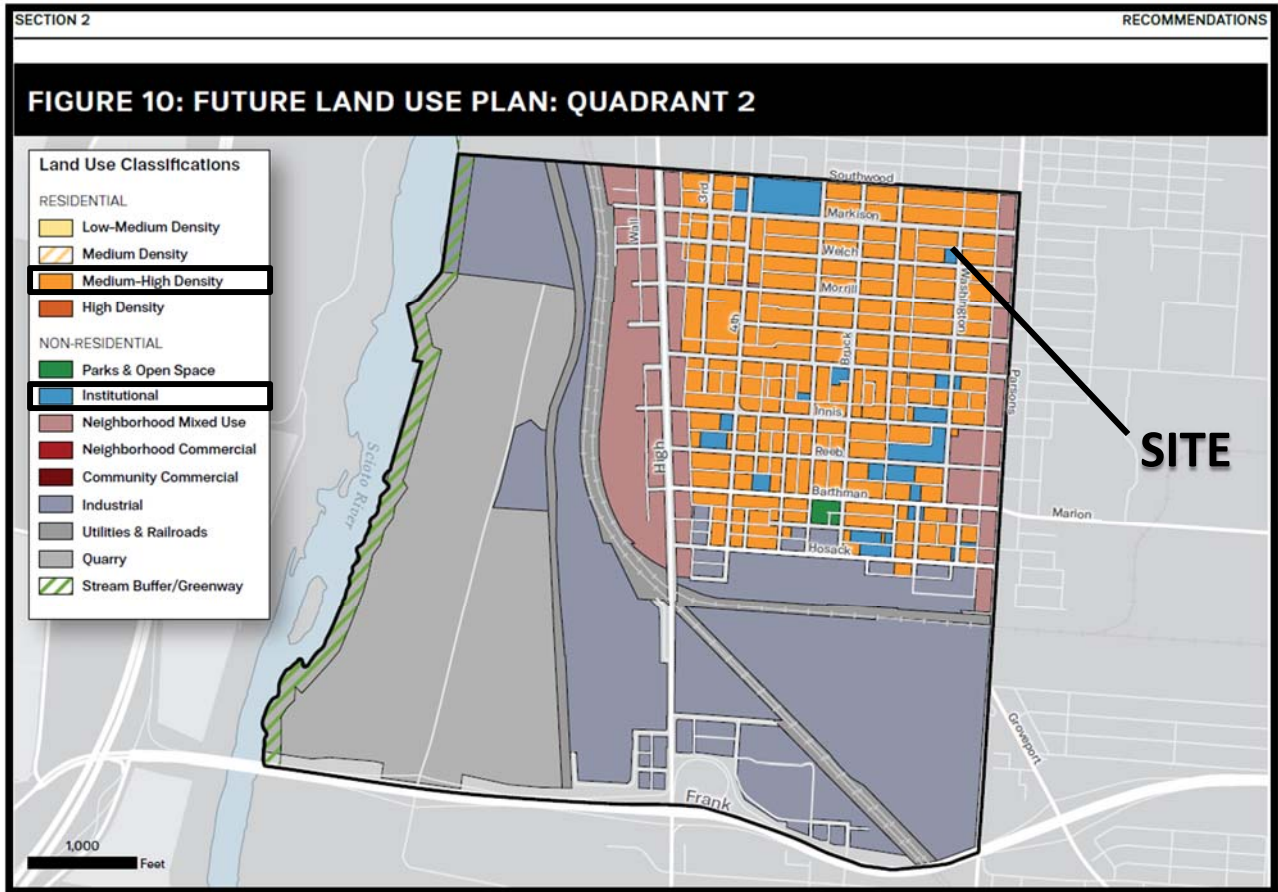
- The 0.61± acre site consists of four total parcels in the R-2F, Residential District. The northern parcel is developed with a religious facility, while the southern three parcels are developed with a parking lot. The requested AR-1, Apartment Residential District will permit redevelopment of the site with multi-unit residential development.
- The site is surrounded to the north, south, east, and west by a mix of single- and two-unit dwellings in the R-2F, Residential District.
- Concurrent CV20-103 has been filed demonstrating a multi-unit residential development totaling 17 units, and includes variances to the permitted arrangement of dwelling units, parking arrangement, minimum number of parking spaces required, vision clearance, building setback, lot coverage, 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 *South Side Plan* (2014), which recommends “Medium-High Density” (10-16 du/acre) residential uses for the northern parcel, and “Institutional” uses on the southern three parcels. Additionally, the site is within an area that has early adoption of *Columbus Citywide Planning Policies* (C2P2) Design Guidelines.
- The site is located within the boundaries of the Columbus Southside Area Commission whose recommendation is for approval.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval.

The requested AR-1, Apartment Residential District permits the site to be redeveloped with a multi-unit residential development. The AR-1, Apartment Residential District allows a maximum density of 36.3 dwelling-unit per acre. While the *South Side Plan* (2014), recommends "Medium-High Density" residential uses and "Institutional" uses for the site, the proposed district will not add incompatible uses to the area.



Z20-089  
359 E. Markison Ave.  
Approximately 0.61 acres  
R-2F to AR-1



Z20-089  
 359 E. Markison Ave.  
 Approximately 0.61 acres  
 R-2F to AR-1





Z20-089  
359 E. Markison Ave.  
Approximately 0.61 acres  
R-2F to AR-1

## Standardized Recommendation Form

111 N. Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • www.columbus.gov/bzs • zoninginfo@columbus.gov

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

Case Number:

Z20-089

Address:

359 Markinson Ave.

Group Name:

Columbus Southside Area Commission

Meeting Date:

January 26, 2021

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:

14-0

Signature of Authorized Representative:

SIGNATURE

Southside Area Commission

RECOMMENDING GROUP TITLE

614-285-4901 x1100

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.

**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 #: Z20-089STATE OF OHIO  
COUNTY OF FRANKLINBeing first duly cautioned and sworn (NAME) Eric Zartmanof (COMPLETE ADDRESS) 8000 Walton Parkway, Suite 260, New Albany, Ohio 43054

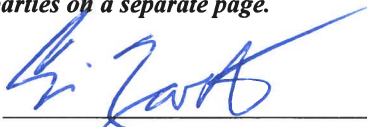
deposes and states that (he/she) is the APPLICANT, AGENT or DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application in the following format:

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)

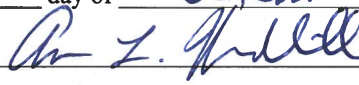
1. Manning 569 Holdings LLC 50 South Parkview Avenue Bexley, Ohio 43209	2.
3.	4.

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

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 20th day of October, in the year 2020

SIGNATURE OF NOTARY PUBLIC



My Commission Expires:

N/A

This **PROJECT DISCLOSURE STATEMENT** expires six months after date of notarization.  
**ARON L. UNDERHILL**  
ATTORNEY AT LAW  
Notary Public, State of Ohio  
My Commission Has No Expiration  
Section 147.03 R.C.

**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