

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

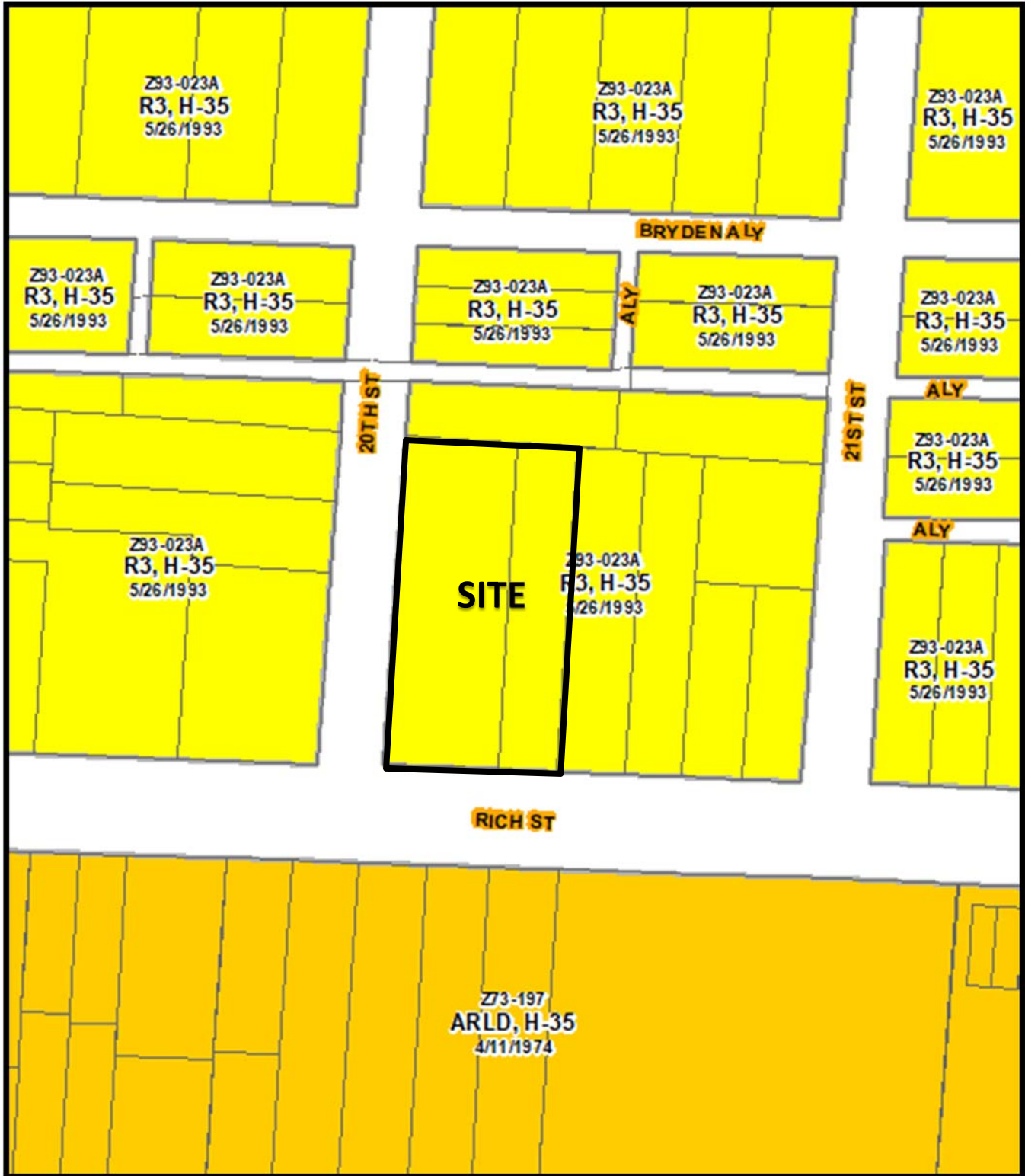
- 6. APPLICATION: Z20-107**
Location: **980 E. RICH ST. (43205)**, being 0.35± acres located at the northeast corner of East Rich Street and South 20th Street (010-020650 & 010-028010; Near East Area Commission).
Existing Zoning: R-3, Residential District.
Requested Zoning: AR-3, Apartment Residential District (H-35).
Proposed Use: Multi-unit residential development.
Applicant(s): Blue Chip Homes, LLC; c/o Dave Perry, Agent; David Perry Company, Inc.; 411 East Town Street, 1st Floor; and Donald Plank, Atty.; Plank Law Firm; 411 East Town Street, 2nd Floor; Columbus, OH 43215.
Property Owner(s): The Applicant.
Planner: Shannon Pine; 614-645-2208; spine@columbus.gov

BACKGROUND:

- The 0.35± acre site consists of two undeveloped parcels zoned in the R-3, Residential District. The requested AR-3 Apartment Residential District will permit multi-unit residential development.
- To the north of the site are single-unit dwellings in the R-3, Residential District. To the east and west are single- and two-unit dwellings in the R-3, Residential District. To the south across East Rich Street are an apartment complex, undeveloped lots, and a single-unit dwelling in the ARLD, Apartment Residential District.
- The site is within the planning area of the *Near East Area Plan (2005)*, which does not recommend a land use for this location, but recommends that new housing be consistent with the housing types, density, and development pattern of the neighborhood. The Planning Division generally supports the proposed use and density based on the location of the parcel and other nearby apartment developments.
- Concurrent CV20-121 proposes a 19-unit apartment building with variances for reduced parking lot tree island area from 145 to 66 square feet for one tree, and a parking space reduction from 29 spaces to 19 spaces.
- The site is located within the boundaries of the Near East Area Commission, whose recommendation is for approval.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested AR-3, Apartment Residential District will allow a residential development that is compatible with the density of nearby multi-unit residential developments. Additionally, Planning Division staff finds the site plan and conceptual elevations for the proposed new apartment building proposed with concurrent CV20-121 to be consistent with the *Near East Area Plan's* design guidelines, making the redevelopment of the site supportable. The request is compatible with recent infill development proposals in the area.



Z20-107
980 E. Rich St.
Approximately 0.35 acres
R-3 to AR-3



Z20-107
980 E. Rich St.
Approximately 0.35 acres
R-3 to AR-3



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 / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW
(PLEASE PRINT)

Application Number Z20-107 / CV20-121

Address 980 E. Rich Street

Group Name Near East Area Commission

Meeting Date February 11, 2021

- 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 9-0-0

Signature of Authorized Representative *William D. Beck*

Recommending Group Title CHAIR - NEAC

Daytime Phone Number 614-583-3053

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.



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 - 107

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 4 columns for listing parties with addresses and employee counts.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Donald Plank (handwritten signature)

Subscribed to me in my presence and before me this 9th day of June, in the year 2021

SIGNATURE OF NOTARY PUBLIC

MaryAlice Wolf (handwritten signature)

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