

483 PROPOSED PARK

ADDRESS: EAST BARTHAMAN AVENUE

TOTAL AREA: 1.528 +/- ACRES
 SUB AREA A: 0.474 +/- ACRES
 SUB AREA B: 0.474 +/- ACRES
 PD: 010-0171-002 010-0281-004
 010-0281-005 010-0281-006
 010-0281-007 010-0281-008
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 010-0281-199 010-0281-200

EXISTING ZONING: NS-RESIDENTIAL

PROPOSED ZONING: APARTMENT RESIDENTIAL - OFFICE (Z16-038)

CONC. VOUCHER(S) BY: (N-058)

RIGHT DISTRICT: H-40

PROPOSED USE: APARTMENT BUILDING

800 AREA B1 (MULTI-FAMILY/COMMUNITY GARDEN)

SETBACKS: AS NOTED

LOT CORNER: AS NOTED

PERMITTED BY CODE

NOT TO SCALE

800 AREA B1 AS PERMITTED BY CODE

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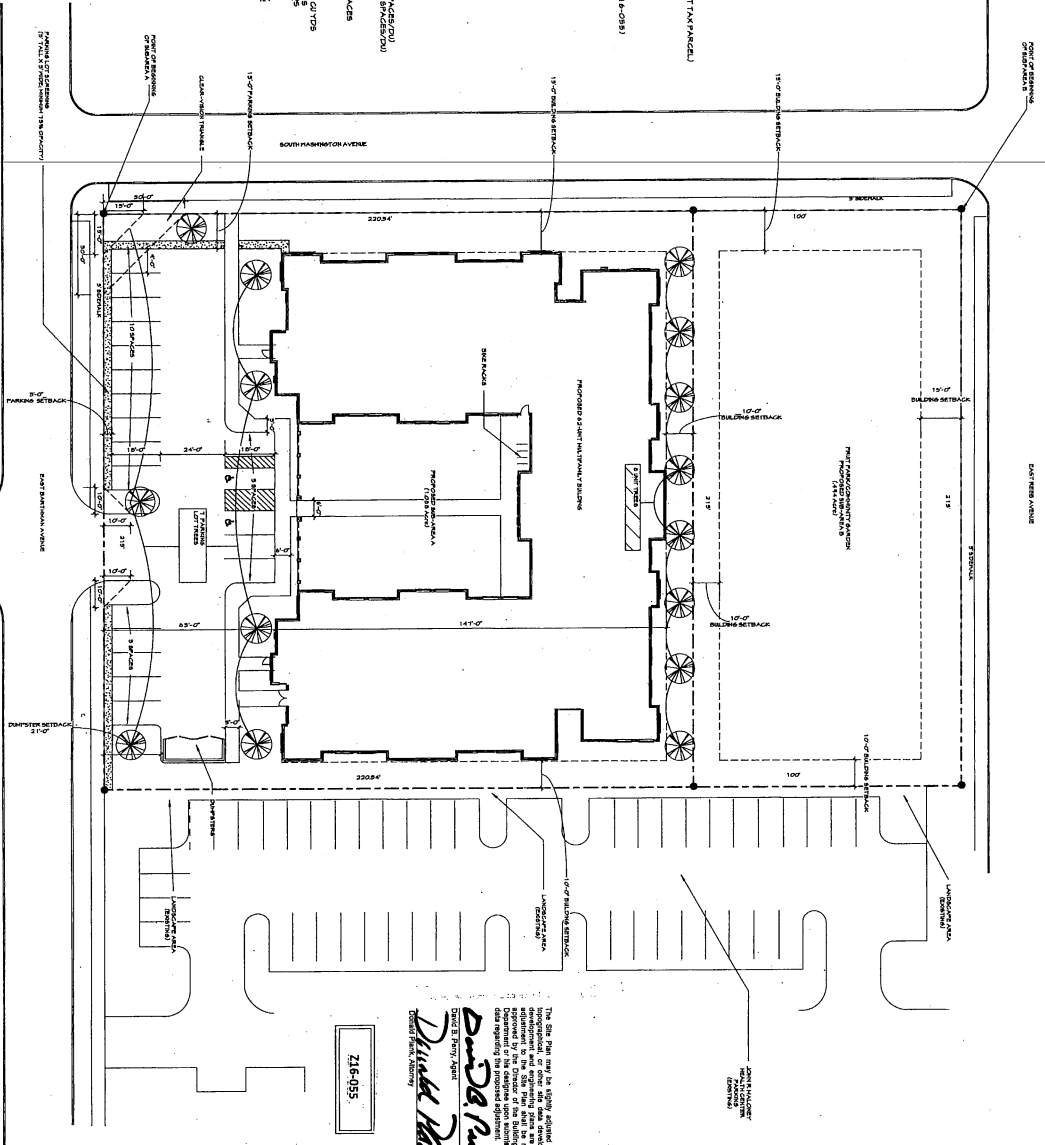
800 AREA B1 AS PERMITTED BY CODE

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SITE PLAN

1" = 20'-0"



The Site Plan may be subject to review, engineering, development and engineering fees are required. Any utility work required by the project of the building and parking spaces data regarding the proposed application.

Dana Ray 11-11-16
 DATE
Diana Hale 11/11/16
 CHECKED DATE

Z16-055

berardi+
 architects + interior design + engineering
 1000 N. 10th St., Suite 100
 Milwaukee, WI 53233
 Phone: 414.224.1111
 Fax: 414.224.1112
 www.berardi.com

360 EAST BARTHAMAN AVENUE
 PROPOSED SITE PLAN
 1A

Schematic Design
 PROJECT NO: 1513018
 SHEET DATE: 11-11-2016
 NAME: Designer
 DATE: 2016

PARSONS PLACE
 Community
 Neighborhood
 Partnership
 415 N. 10th St.
 Milwaukee, WI 53233
 Phone: 414.224.1111
 Fax: 414.224.1112
 www.parsonsplace.org

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
NOVEMBER 10, 2016**

- 4. APPLICATION: Z16-055**
- Location:** **350 EAST BARTHMAN STREET (43207)**, being 1.58± acres located at the northeast corner of Barthman Avenue and Washington Avenue (010-017962 and 12 others; Columbus Southside Area Commission).
- Existing Zoning:** R-3, Residential, and C-4, Commercial Districts.
- Request:** L-AR-O, Limited Apartment Office District.
- Proposed Use:** Multi-unit residential development and community garden.
- Applicant(s):** City of Columbus and Community Housing Network, Inc.; c/o John Turner; Land Bank, Department of Development; 50 West Gay Street, 4th Floor; Columbus, OH 43215; Dave Perry, David Perry, David Perry Company, Inc., Agent; 423 East Town Street, 2nd Floor; Columbus, OH 43215; and Donald Plank, Atty.; Plank Law Firm; 423 East Town Street, 2nd Floor; Columbus, OH 43215.
- Property Owner(s):** City of Columbus; c/o John Turner; Land Bank, Department of Development; 50 West Gay Street 4th Floor; Columbus, OH 43215.
- Planner:** Michael Maret; 614-645-2749; mjmaret@columbus.gov

BACKGROUND:

- The 1.58± acre site consists of thirteen undeveloped parcels in the R-3, Residential and C-4, Commercial Districts. The applicant is requesting to rezone the parcels to the L-AR-O, Limited Apartment Office District to permit a 62-unit apartment development (Subarea A) and a community garden (Subarea B).
- The site is bordered to the north by elderly housing apartment units in the CPD, Commercial Planned Development District. To the south and west are single-unit and two-unit residences in the R-3, Residential District. To the east is a City of Columbus health and wellness center along the Parsons Avenue corridor in the C-4, Commercial District.
- Concurrent Council variance CV16-053 includes variances for the community garden/fruit park within the AR-O district, and reduced landscaping and screening, parking setbacks, minimum number of parking spaces required, building lines, and rear yard requirements. That request will be heard by City Council and will not be considered at this Development Commission meeting.
- The site is within the planning area of the *Southside Plan* (2014), which recommends “Neighborhood Mixed Use” for this location.

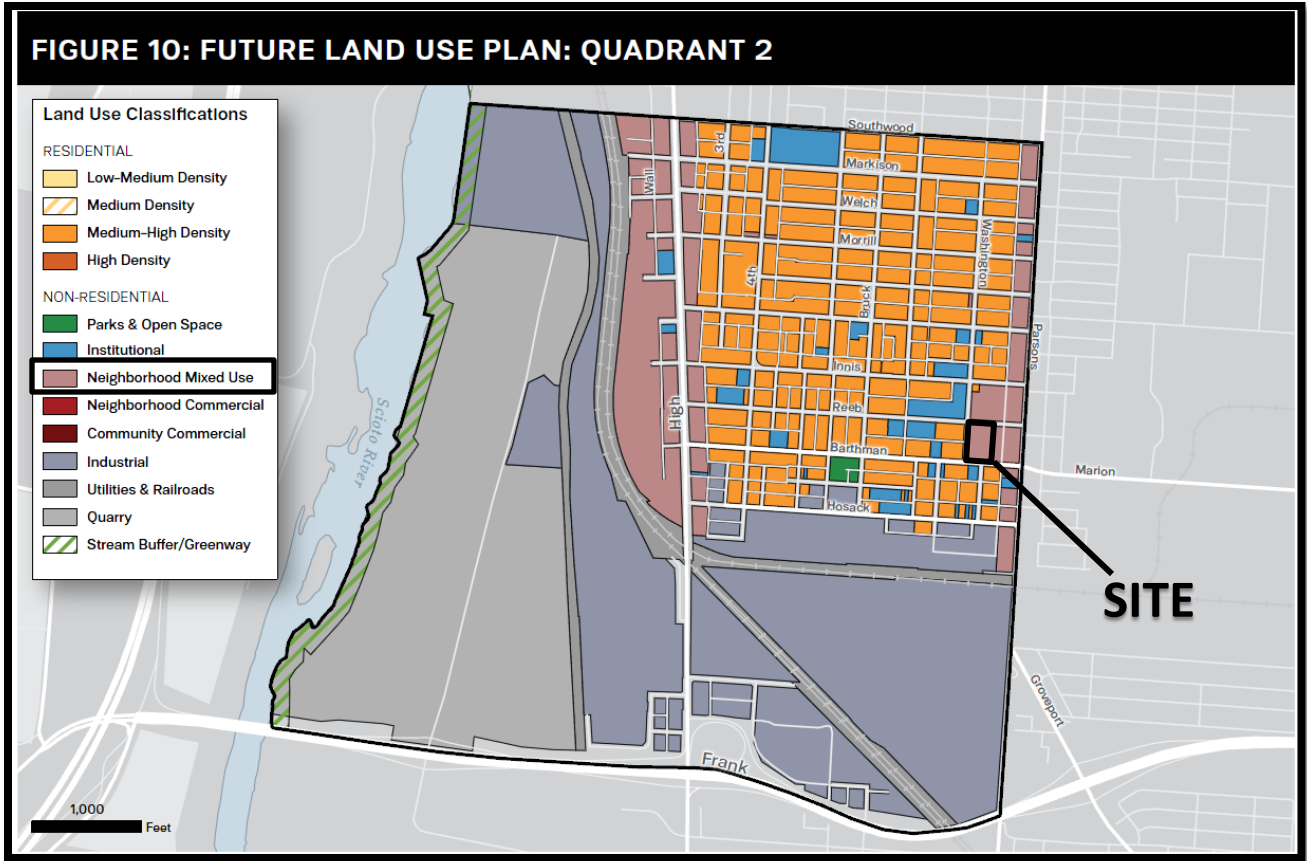
- The site is located within the boundaries of the Columbus Southside Area Commission, whose recommendation is for approval.
- The limitation text proposes AR-O uses within Subarea A and a community garden/fruit park within Subarea B and includes a site plan commitment. Development standard commitments for a maximum density of 62 units, building height, setbacks and site access are also included.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested L-AR-O zoning classification would permit the construction of a 62-unit apartment building that is compatible with the density and development standards of adjacent residential and commercial developments. The request is consistent with the *Southside Plan's* land use recommendation for "Neighborhood Mixed Use" at this location.



Z16-055
350 East Barthman Avenue
Approximately 1.581 acres
C-4 & R-3 to L-ARO



Z16-055
350 East Barthman Avenue
Approximately 1.581 acres
C-4 & R-3 to L-ARO



Z16-055
350 East Barthman Avenue
Approximately 1.581 acres
C-4 & R-3 to L-ARO

Department of Building & Zoning Services

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224-3218

Phone: 614-645-7433 www.columbus.gov

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW

Case Number Z16-055 / CV16-053

Address 350 E. Barthman Avenue

Group Name Columbus Southside Area Commission

Meeting Date October 25, 2016

Specify Case Type

- BZA Variance / Special Permit
- Council Variance
- Rezoning
- Graphics Variance / Plan / Special Permit

Recommendation (Check only one)

- Approval
- Disapproval

NOTES:

Vote

13 For 0 AGAINST

Signature of Authorized Representative

[Signature]

SIGNATURE

SOUTH SIDE AREA COMMISSION

RECOMMENDING GROUP TITLE

614-332-3355

DAYTIME PHONE NUMBER

Please e-mail this form to the assigned planner within 48 hours of your meeting day; or FAX to Zoning at (614) 645-2463
OR MAIL to: Zoning, City of Columbus, Department of Building & Zoning Services, 757 Carolyn Avenue, Columbus, Ohio 43224.

PROJECT DISCLOSURE STATEMENT

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.

APPLICATION # 216-055

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) John Turner
of (COMPLETE ADDRESS) Land Bank - City of Columbus, 50 West Gay Street, Columbus, Ohio 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
Business or individual's address
Address of corporate headquarters
City, State, Zip
Number of Columbus based employees
Contact name and number

1. City of Columbus 50 West Gay Street Columbus, Ohio 43215 # of Columbus Based Employees: 10,000 +/- Contact: John Turner (614) 645-2581	2. Community Housing Network 1680 Watermark Drive Columbus, Ohio 43215 # of Columbus Based Employees: 93 Contact: Walt Whitmyre 614-487-6745
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

[Signature], Administrator

Subscribed to me in my presence and before me this 29th day of August, in the year 2016

SIGNATURE OF NOTARY PUBLIC

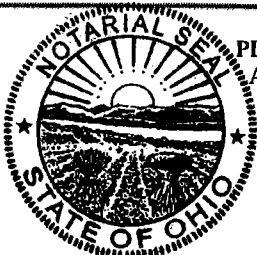
Stacey L. Danza

My Commission Expires:

11-5-2018

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

Notary Seal Here



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
Stacey L. Danza
Notary Public, State of Ohio
My Commission Expires 11-05-2018