

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

- 3. APPLICATION:** [Z24-017](#)
- Location:** **951 FREBIS AVE. (43206)**, being 0.40± acres located on the south side of Frebis Avenue; 50± feet east of Oakwood Avenue (010-087186, 010-087187, 010-087188; Columbus South Side Area Commission).
- Existing Zoning:** C-4, Commercial District.
- Request:** CPD, Commercial Planned Development District (~~H-60~~ **H-35**).
- Proposed Use:** Commercial development.
- Applicant(s):** Gordon Property Management LLC; c/o Jackson B. Reynolds, III, Atty.; 37 West Broad Street; Columbus, OH 43215.
- Property Owner(s):** Gordon Property Management LLC; 1272 Brookcliff Avenue; Columbus, OH 43219.
- Planner:** Brandon Carpenter; 614-645-1574; bmcarpenter@columbus.gov

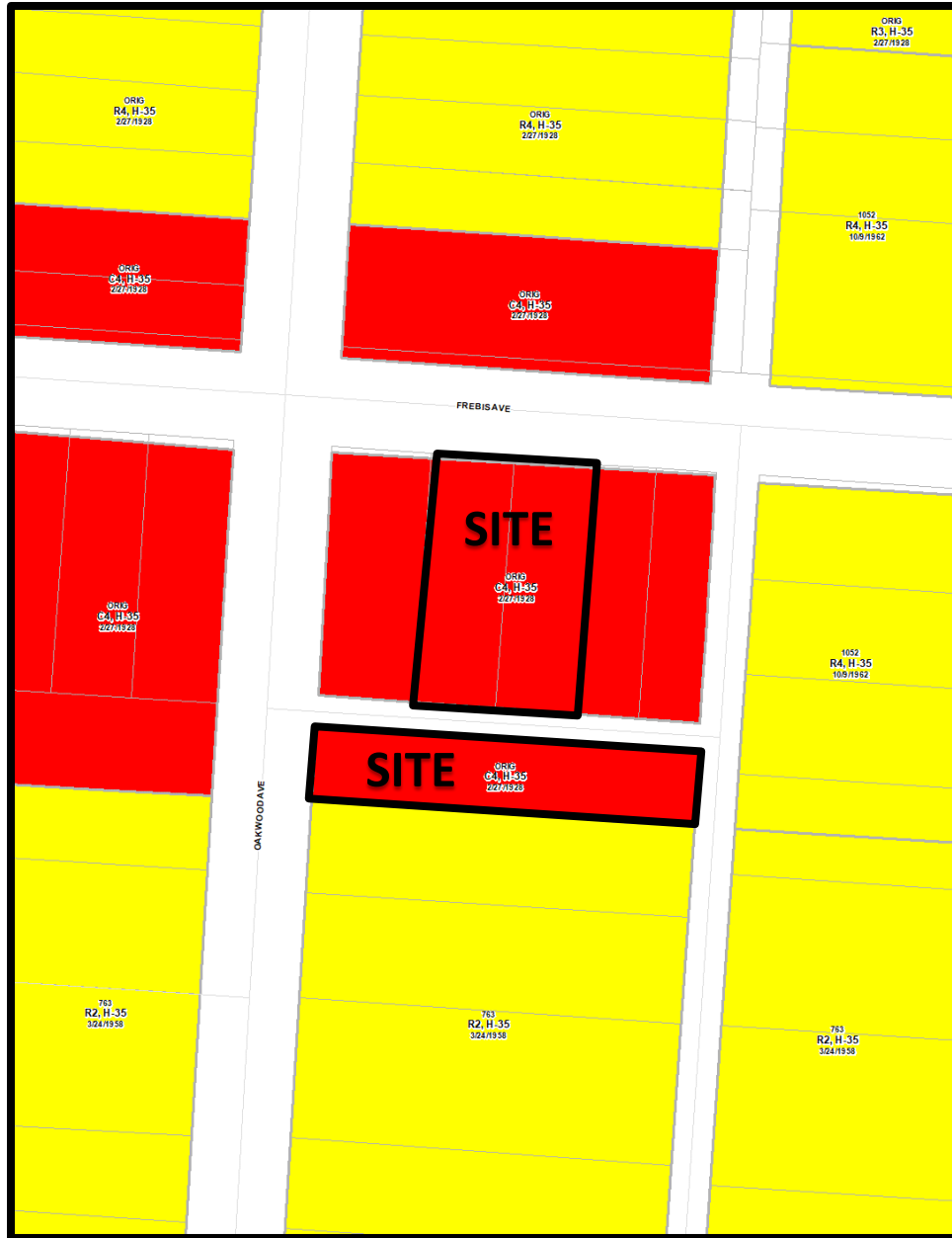
BACKGROUND:

- The 0.40 acre site consists of three parcels in the C-4, Commercial District. Two parcels are developed with a vacant commercial structure. The remaining parcel is developed with a parking lot. The requested CPD, Commercial Planned Development District will allow for the development of additional parking spaces.
- North and west of the site are single-unit dwellings in the C-4, Commercial District. South of the site is a single-unit dwelling in the R-2, Residential District. East of the site is an office in the C-4, Commercial District.
- The site is within the planning boundaries of the *South Side Plan* (2014), which recommends “Neighborhood Commercial” 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 Columbus South Side Area Commission, whose recommendation is for approval.
- The CPD text includes use restrictions and supplemental development standards that address required parking. A commitment to develop the site in accordance with the submitted site plan is included in the text. Additionally, code modifications for a reduced parking setback and to reduce the amount of required parking are included in the text.
- The *Columbus Multimodal Thoroughfare Plan* (2019) identifies this portion of Frebis Avenue as Urban Community Connector requiring 80 feet of right-of-way.

CITY DEPARTMENTS’ RECOMMENDATION: Approval

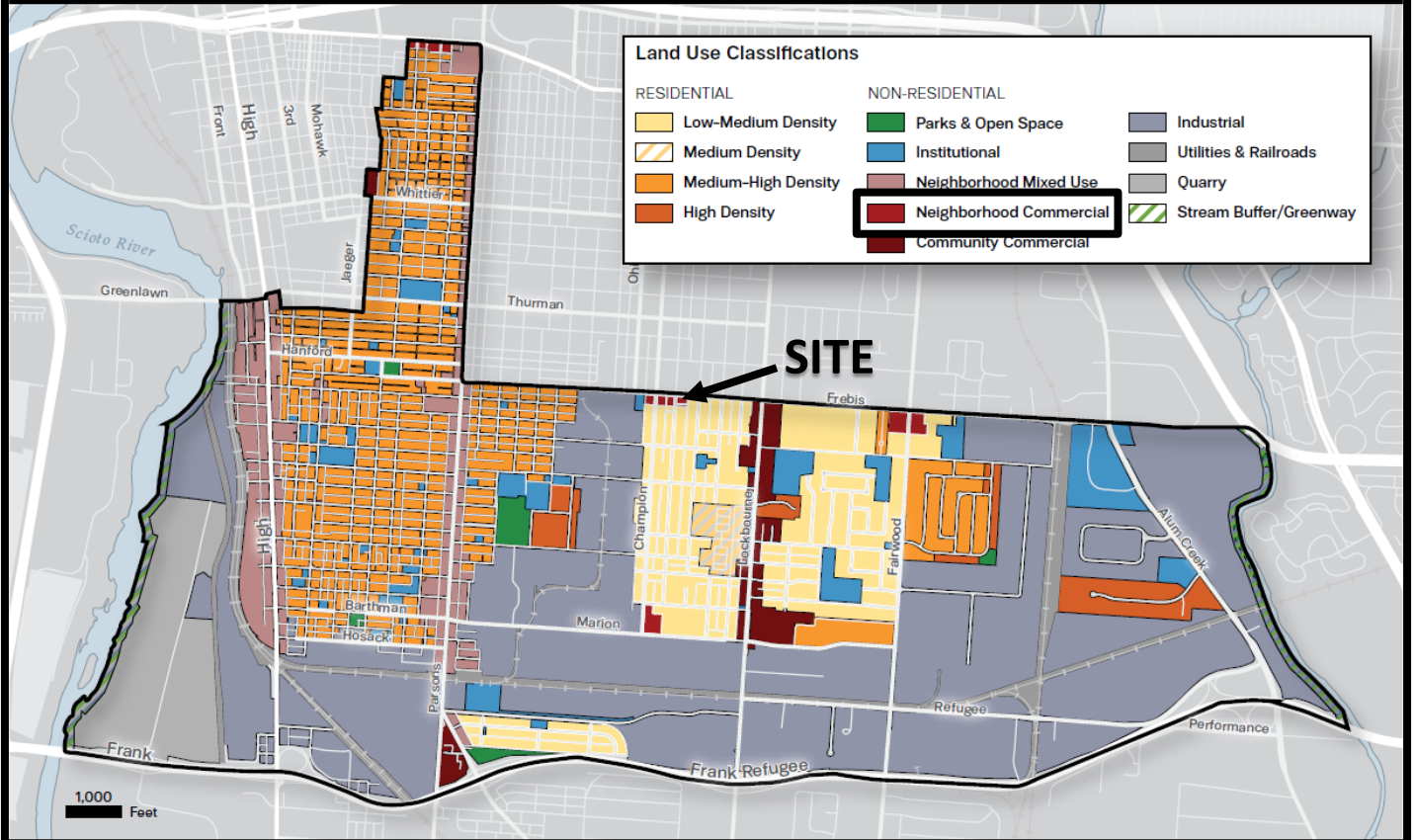
The requested CPD, Commercial Planned Development District will allow the site to be developed with additional parking spaces. The proposal is consistent with the land use

recommendations of the *South Side Plan*. Additionally, the CPD text includes appropriate use restrictions and supplemental development standards as well as a commitment to develop the site in accordance with the submitted site plan. The site plan includes additional landscaping and screening of the rear parking lot from Oakwood Ave and adjacent residential properties, consistent with Columbus Citywide Planning Policies (C2P2) guidelines.



Z24-017
951 Frebis Ave.
Approximately 0.40 acres
C-4 to CPD

FIGURE 8: FUTURE LAND USE PLAN



Z24-017
951 Frebis Ave.
Approximately 0.40 acres
C-4 to CPD



Z24-017
951 Frebis Ave.
Approximately 0.40 acres
C-4 to CPD

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	<u>Z24-017</u>
Address	<u>951 FREBIS AVENUE</u>
Group Name	<u>COLUMBUS SOUTH SIDE AREA COMM</u>
Meeting Date	<u>June 25, 2024</u>
Specify Case Type	<input type="checkbox"/> BZA Variance / Special Permit <input type="checkbox"/> Council Variance <input checked="" type="checkbox"/> Rezoning <input type="checkbox"/> Graphics Variance / Plan / Special Permit
Recommendation (Check only one)	<input checked="" type="checkbox"/> Approval <input type="checkbox"/> Disapproval

LIST BASIS FOR RECOMMENDATION:

No objections from the civic, zoning committee or area commission.

Vote	<u>8-0-0</u>
Signature of Authorized Representative	<u>Kathryn F Green</u> <small>Digitally signed by Kathryn F Green Date: 2024.06.25 21:34:23 -04'00'</small>
Recommending Group Title	<u>Zoning Chair</u>
Daytime Phone Number	<u>614-565-1476</u>

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.

Rezoning Application

DEPARTMENT OF BUILDING
AND ZONING SERVICES

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PROJECT DISCLOSURE STATEMENT

APPLICATION #: Z24-017

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) Jackson B. Reynolds, III
of (COMPLETE ADDRESS) 37 West Broad Street, Suite 460, 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. Gordon Property Management LLC 1272 Brookcliff Avenue Columbus, OH 43219 Telford Gordon 614-512-6283 1 employee	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

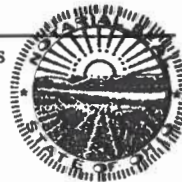
Sworn to before me and signed in my presence this 22nd day of April, in the year 2024

SIGNATURE OF NOTARY PUBLIC

My Commission Expires

9/14/2025

Notary Seal Here



Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2025

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