

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
NOVEMBER 12, 2020**

- 10. APPLICATION: Z20-033**
Location: **824 OAK ST. (43205)**, being 0.27± acres located on the north side of Oak Street, 100± feet east of South Monroe Avenue (010-002707 and 010-035030; Near East Area Commission).
Existing Zoning: R-3, Residential, and ARLD, Apartment Residential Districts.
Request: ARLD, Apartment Residential District (H-35).
Proposed Use: Two, three-unit dwellings.
Applicant(s): Lawrence Y. Shin; c/o Donald Plank, Atty.; Plank Law Firm; 411 East Town Street, 2nd Floor; Columbus, OH 43215.
Property Owner(s): The Applicant.
Planner: Kelsey Priebe; 614-645-1341; krpriebe@columbus.gov

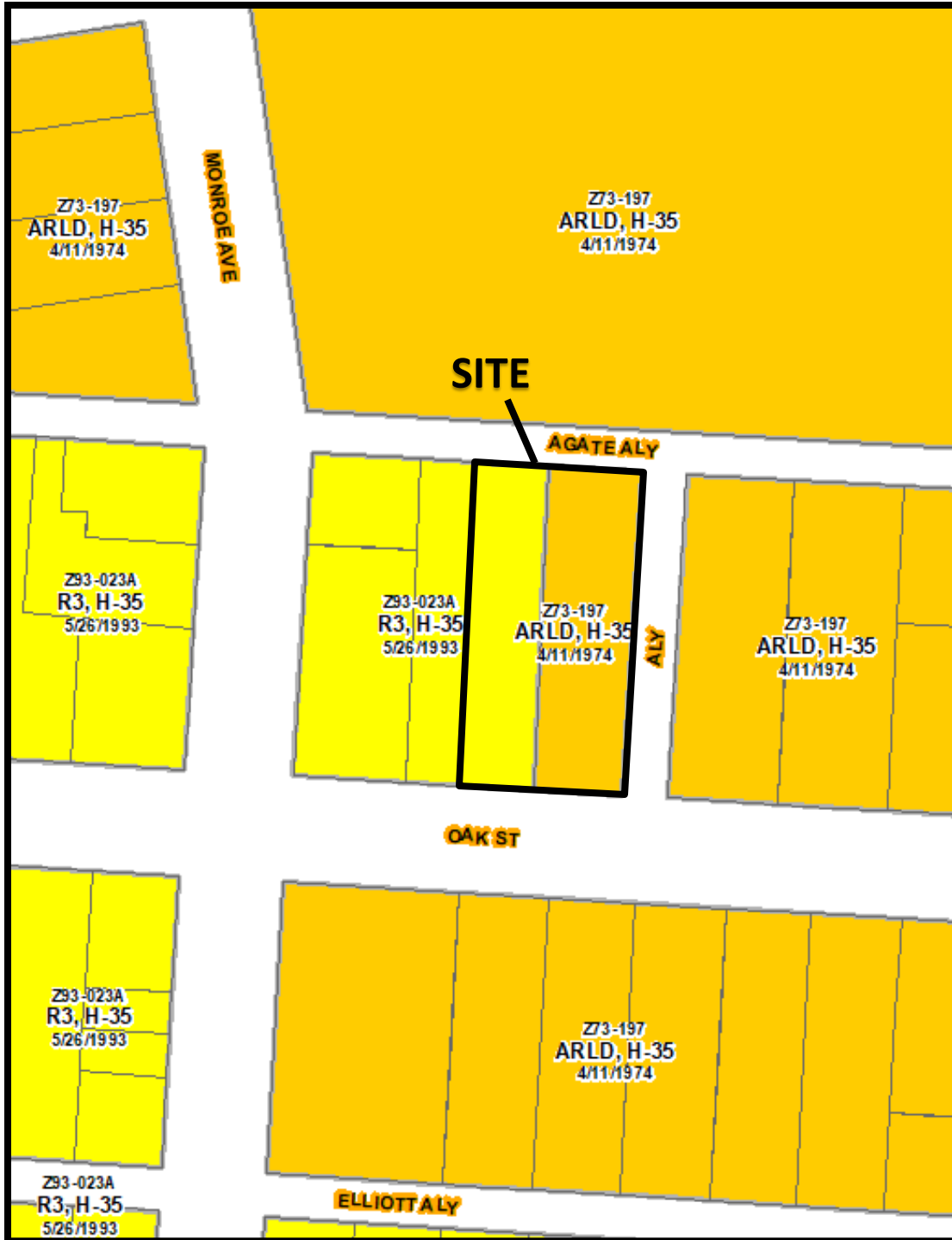
BACKGROUND:

- The site consists of two parcels which are developed with single-unit dwellings in the R-3, Residential, and ARLD, Apartment Residential Districts. The applicant proposes the ARLD, Apartment Residential District to combine the lots and permit two, three-unit dwellings on one lot.
- To the north of the site is a former school in the ARLD, Apartment Residential District. To the south and east of the site are multi-unit dwellings in the ARLD, Apartment Residential District. To the west of the site is a single-unit dwelling in the R-3, Residential District.
- Concurrent CV20-038 has been filed to vary lot area, fronting, building setback, rear yard, side yard obstruction, and maneuvering. 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 *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 site is located within the boundaries of the Near East Area Commission, whose recommendation is for approval; however the recommendation had not been received at the time this report was published.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested ARLD, Apartment Residential District will allow a residential development that is compatible with the density and development standards of adjacent residential developments. Planning staff notes the loss of contributing structures currently on this site; and although the preservation and renovation of existing structures is preferred as a "crucial aspect of the

revitalization of the Near East Side," per the *Near East Area Plan*, the state of advanced deterioration presents challenges for full preservation. Additionally, Planning staff finds the conceptual elevations for the proposed new housing compatible with the nearby environment and consistent with the Plan's design guidelines, making the redevelopment of the site supportable.



Z20-033
824 Oak St.
Approximately 0.27 acres
R-3, ARLD to ARLD



Z20-033
824 Oak St.
Approximately 0.27 acres
R-3, ARLD to ARLD

Priebe, Kelsey R.

From: Kathleen Bailey <kathleendbailey@hotmail.com>
Sent: Thursday, November 19, 2020 10:41 PM
To: Priebe, Kelsey R.
Cc: Rebecca Mott; Annie Ross-Womack; Ovalle, Jesus D.
Subject: [EXTERNAL] Z20-033 , CV20-038 Recommendation

Importance: High

The Near East Area Commission (NEAC) voted 10-2-0 to recommend approval of CV20-038, Z20-033 for 824 Oak Street. The vote took place at the NEAC September 2020 General Business meeting.

Please let me know of any questions.

Thank you.

Kathleen Bailey
Chair NEAC

614-582-3053

Meeting Date: 11/12/2020

Application #: Z20-033	Request: ARLD	Address: 824 OAK ST. (43205)				
# Hearings: _____	Length-of Testimony: <u>7:18-7:30</u>	Staff	<input checked="" type="checkbox"/>	Approval	_____	Disapproval
		Position:	_____	Conditional Approval		
# Speakers Support: _____ Opposition: <u>1</u>	Development Commission Vote: <u>4</u> Yes <u>1</u> No <u>0</u> Abstain	Area Comm/	<input checked="" type="checkbox"/>	Approval	_____	Disapproval
		Civic Assoc:	_____	Conditional Approval		
Position Y=Yes N=No (type out ABSENT or ABSTAIN)	Fitzpatrick	Ingwersen	Anderson	Golden	Conroy	Onwukwe
	Y	Y	N	Y	Y	
+ = Positive or Proper - = Negative or Improper						
Land Use	+		+	+	+	
Use Controls			+			
Density or Number of Units	+		-	+	+	
Lot Size			-			
Scale			-	+		
Environmental Considerations			-		-	
Emissions						
Landscaping or Site Plans						
Buffering or Setbacks						
Traffic Related Commitments			+			
Other Infrastructure Commitments						
Compliance with City Plans	+		+			
Timeliness of Text Submission						
Area or Civic Assoc. Recommendation	+		+		+	
Governmental or Public Input			-	-	-	
MEMBER COMMENTS:						
FITZPATRICK: The development appears to be appropriate and a good investment in the area. Near East Area Commission approval is highly regarded with my vote.						
INGWERSEN: Appropriate development of a single-family residence and garages to be replaced with architecturally appropriate triplexes.						
ANDERSON: Neighborhood objection to destruction of arguable historical structures had some merit.						
GOLDEN: These two properties have been an eyesore in the community for many years, and while the demolition of historic buildings is unfortunate, the properties, from the outside, seem challenging to rehab financially. This proposal creates needed density in a neighborhood that is built for this type of development.						
CONROY: The requested land use is appropriate. There is some neighbor opposition given the historic nature of the house and there is dispute regarding its structural soundness. However, this is not an historic district and there are no associated restrictions. The applicant has affirmed the new development will be compatible in style with the area. The applicant is encouraged to ensure the buildings utilize recycled materials as possible.						
ONWUKWE:						



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 #: Z20-033

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Donald T. Plank, Plank Law Firm, LPA of (COMPLETE ADDRESS) 411 East Town Street, Floor 2, 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 (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 2 columns and 2 rows for listing parties with interest in the project.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Donald Plank

Subscribed to me in my presence and before me this 3rd day of November, in the year 2020

SIGNATURE OF NOTARY PUBLIC

[Handwritten signature]

My Commission Expires:

Nov

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



Craig J. Moncrief, Attorney At Law
NOTARY PUBLIC-STATE OF OHIO
My Commission has no expiration date

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