

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
DECEMBER 11, 2014**

- 2. APPLICATION: Z14-045 (14335-00000-00697)**
- Location:** **760 REINHARD AVENUE (43206)**, being 2.65± acres located at the northeast corner of Reinhard and Heyl Avenues (010-066731; Columbus Southside Area Commission).
- Existing Zoning:** C-4, Commercial, AR-1, Apartment Residential & R-4, Residential Districts.
- Request:** L-AR-1, Limited Apartment Residential District.
- Proposed Use:** Multi-unit residential development.
- Applicant(s):** NRP Group, LLC; c/o Dave Perry, David Perry Company, Inc.; 145 East Rich Street, 3rd Floor; Columbus, Ohio 43215; and Donald Plank, Atty.; Plank Law Firm; 145 East Rich Street, 3rd Floor; Columbus, OH 43215.
- Property Owner(s):** Board of Education of the Columbus City School District; 270 East State Street; Columbus, Ohio 43215.
- Planner:** Tori Proehl, 645-2749, vjproehl@columbus.gov

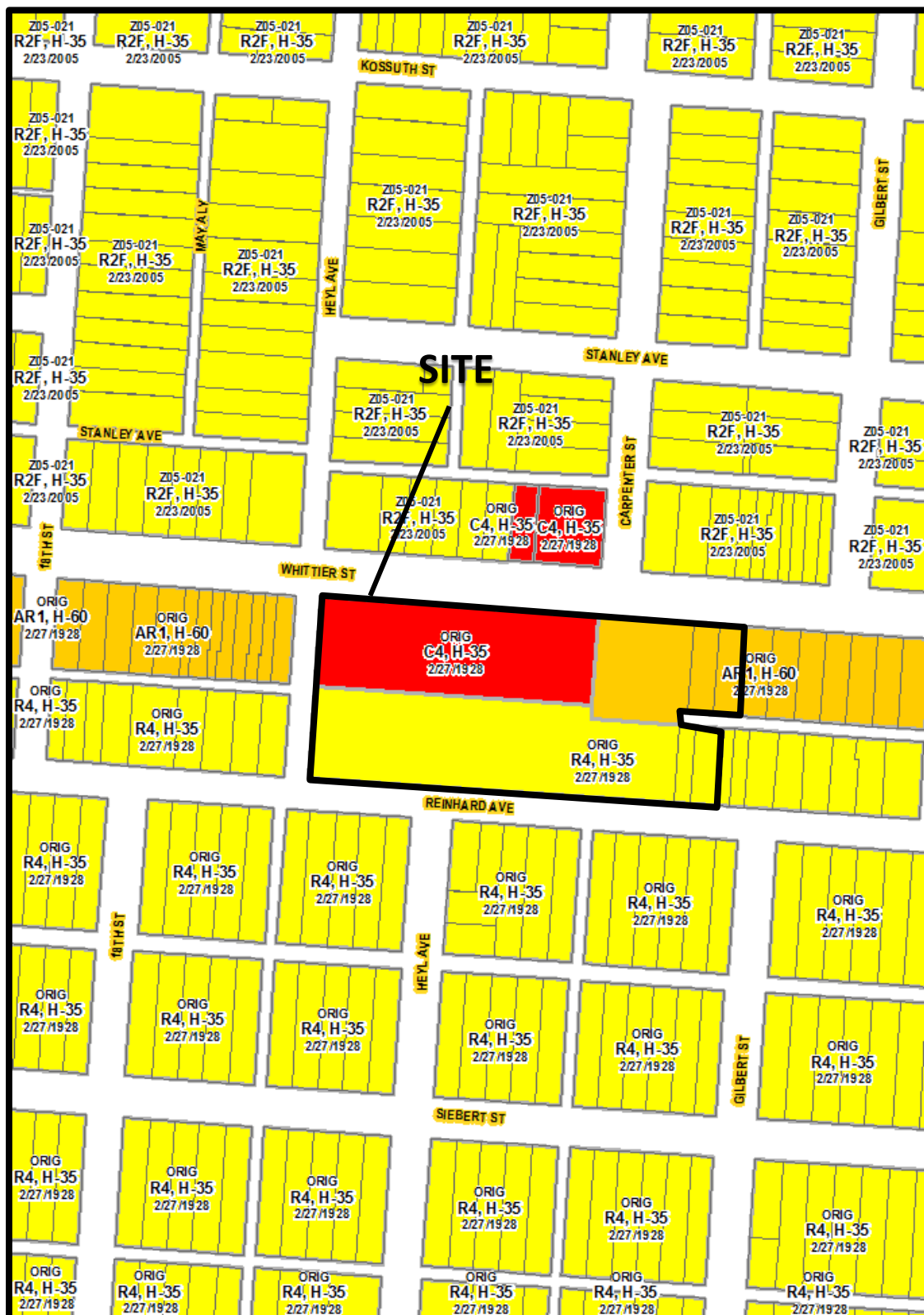
BACKGROUND:

- The 2.65± acre site is currently developed with the former Heyl Elementary School, and zoned in the C-4, Commercial, AR-1, Apartment Residential, and R-4, Residential Districts. The applicant requests the L-AR-1, Limited Apartment Residential District to allow the development of a multi-unit residential development. Companion Council Variance CV14-047 has also been filed to vary use and setback, yard, height, driveway, landscaping/screening and sign standards in residential districts. That request will be heard by City Council and will not be considered at this Development Commission meeting. The site development, including the variances, will consist of a maximum of 2,500 square feet of office and/or day care use located in the apartment building fronting Whittier Street, and a total of 58 dwelling units in the form of a 44-unit building, three 4-unit dwellings and one 2-unit dwelling.
- To the east, south and west, the site is surrounded by single- and multi-unit dwellings in the AR-1, Apartment Residential and R-4, Residential Districts. To the north are single-unit dwellings and commercial development in the R-2F, Residential and C-4, Commercial Districts.
- The site is located within the planning area of the *Near South Side Plan* (2011), which recommends institutional uses for this location, in recognition of the site's previous use as a school. The Plan also recommends maintaining current densities (6-10 du/ac) in the area, a series of design guidelines for residential development and preserving landmarks (including the school building). Staff has also learned that a Federal Section 106 review process is required to consider impacts on historic resources in conjunction with the use of federal funds. The Planning Division will defer to the results of this process on the question of how the building is addressed in conjunction with the proposal.

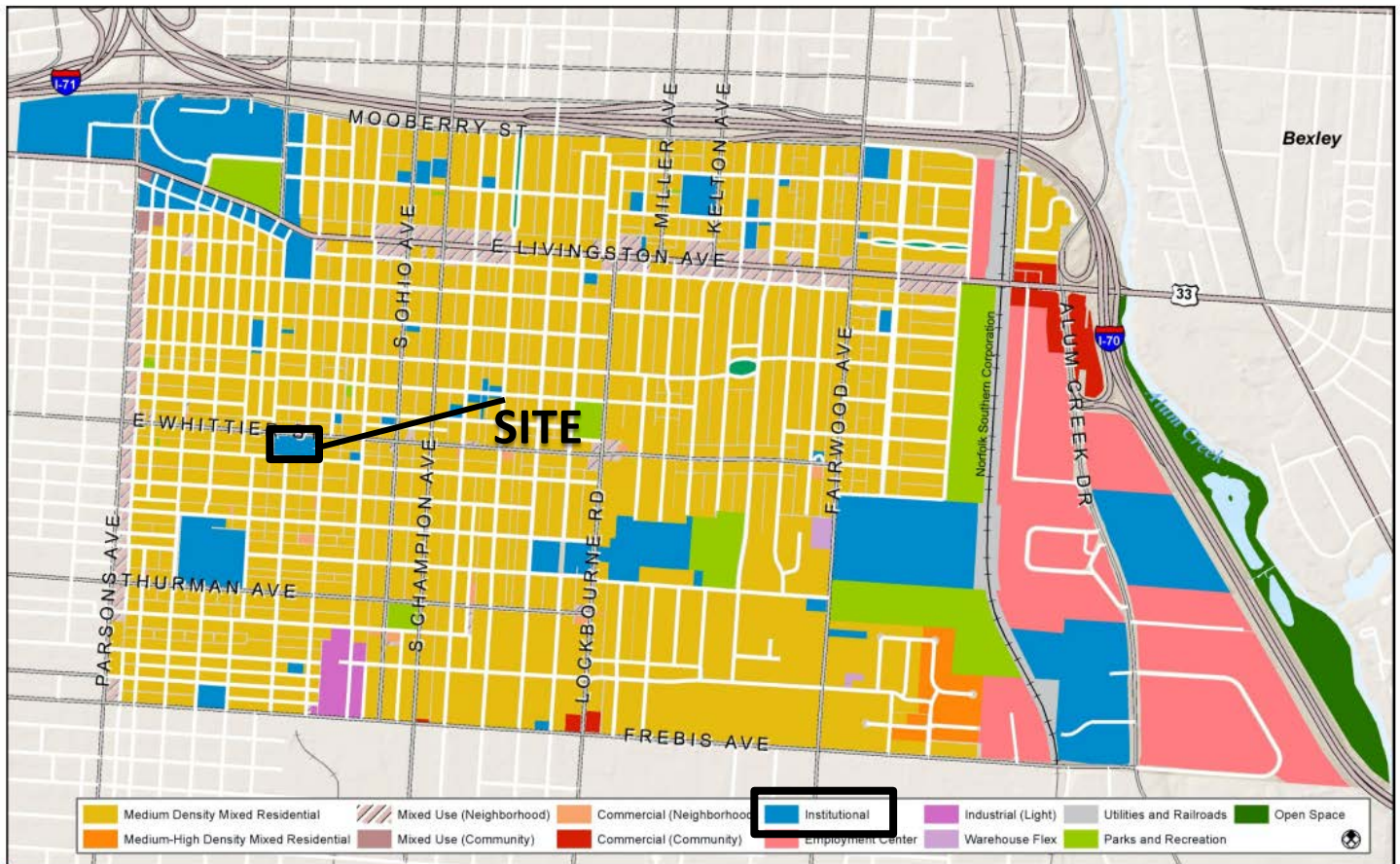
- The proposal addresses these recommendations by placing an apartment building on the portion of the site currently zoned C-4, Commercial District, which allows for such a use in conjunction with commercial development. The balance of the proposal includes residential development compatible with area densities. Additionally, the support for the proposal is not intended to speak to the required Section 106 review process. Should the conclusion of that process result in a decision to preserve all or a portion of the existing school building, a revised site plan and zoning action will be required.
- The proposed limitation text sets a maximum density of 58 dwelling units per acre and commits to a site plan. Building design standards are also included in the limitation text, specifically regarding the front building elevation of the East Whittier Street apartment building.
- The site is located within the boundaries of the Columbus South Side Area Commission, whose recommendation is for approval.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

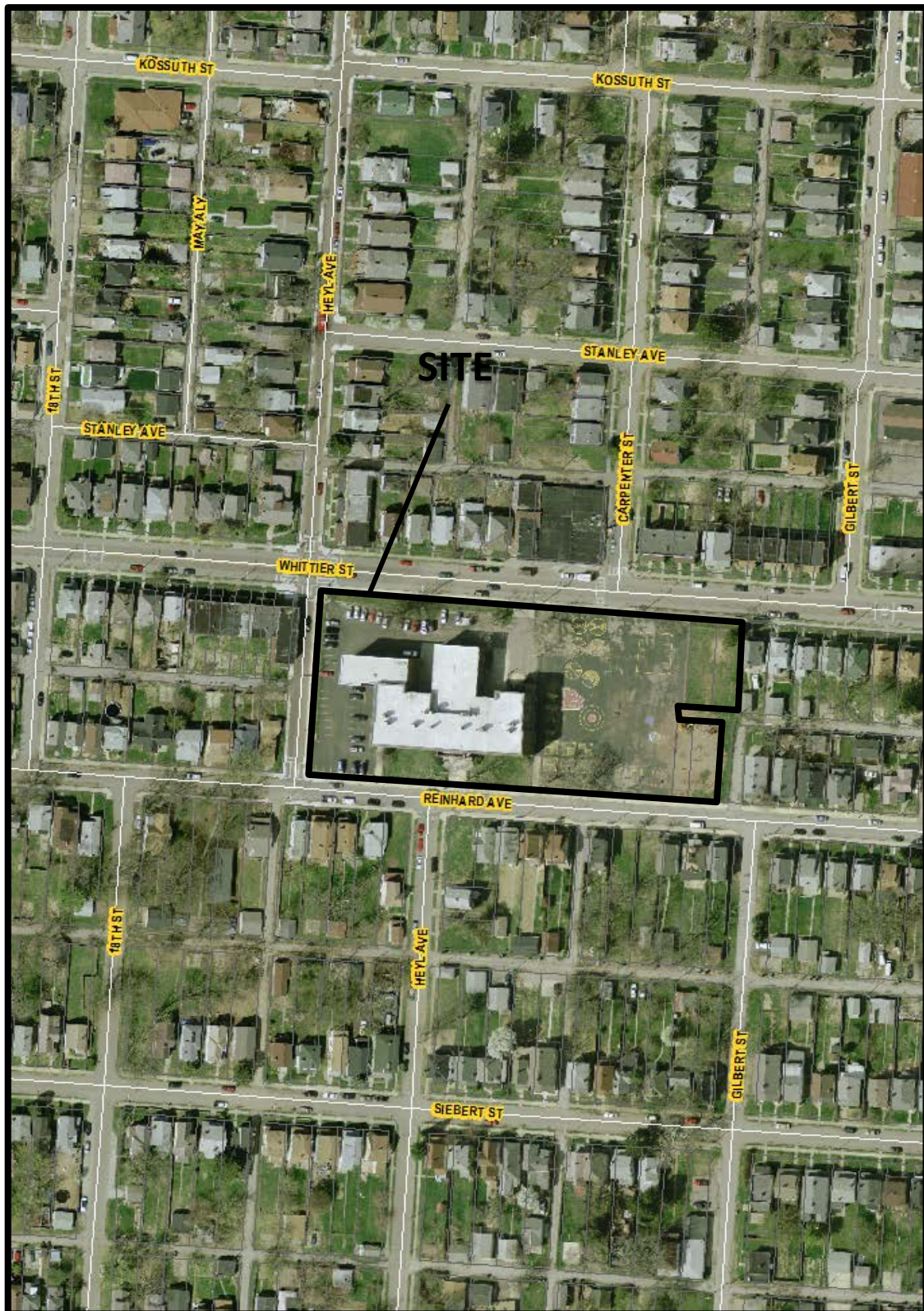
The requested L-AR-1, Limited Apartment Residential District will allow multi-unit residential development of a former school site in a manner that is recommended by the *Near South Side Plan*. Staff supports the proposal, noting efforts to maintain existing densities, with commitments to a site plan and building development standards. Additionally, should the conclusion of the Section 106 review process result in a decision to preserve all or a portion of the existing school building, a revised site plan and zoning action would be required.



Z14-045
760 Reinhard Avenue
Approximately 2.65 acres



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**STANDARDIZED RECOMMENDATION FORM**

City of Columbus, Ohio • Department of Building & Zoning Services
 757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

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

Case Number Z14-045 and CV14-047

Address 760 Reinhard Avenue

Group Name Columbus Southside Area Commission

Meeting Date October 28, 2014

Specify Case Type

☐ BZA Variance / Special Permit

☒ Council Variance CV14-047

☒ Rezoning Z14-045

☐ Graphics Variance / Plan / Special Permit

Recommendation (Check only one)

☒ Approval

☐ Disapproval

NOTES:

Vote

Signature of Authorized Representative

SIGNATURE

Columbus Southside Area Commission

RECOMMENDING GROUP TITLE

DAYTIME PHONE NUMBER

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

**REZONING APPLICATION**

City of Columbus, Ohio • Department of Building & Zoning Services
 757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

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 # 714-045

STATE OF OHIO
 COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Donald Plank
 of (COMPLETE ADDRESS) Plank Law Firm, 145 E. Rich Street, FL 3, 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
 Business or individual's address
 Address of corporate headquarters
 City, State, Zip
 Number of Columbus based employees
 Contact name and number

1. The NRP Group LLC 5309 Transportation Boulevard Cleveland, OH 44125 Contact: Mary Hada (216) 584-0650 # of City of Columbus employees: <u>9</u>	2. Board of Education of the Columbus City School District 270 E. State Street Columbus, OH 43215 Contact: Anne Lenzotti (614) 365-5164 # of City of Columbus employees: 7,700
3.	4.

☐ 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 28th day of SEPTEMBER, in the year 2014

SIGNATURE OF NOTARY PUBLIC

Barbara A. Painter

My Commission Expires:

AUGUST 3, 2015

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

Notary Seal Here



BARBARA A. PAINTER
 Notary Public, State of Ohio
 My Commission Expires AUGUST 3, 2015

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