

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JUNE 11, 2020**

- 8. APPLICATION: Z19-100**
Location: **261 HAMILTON AVE. (43203)**, being 0.63± acres located at the southwest corner of Hamilton Avenue and Mt. Vernon Avenue (010-043112 and 8 others; Near East Area Commission).
Existing Zoning: R-2F, Residential District.
Request: AR-3 Apartment Residential District (H-35).
Proposed Use. Multi-unit residential development.
Applicant(s): Kelley Companies; c/o Dave Perry, Agent; David Perry Company, Inc.; 411 East Town Street, 1st Floor; Columbus, OH 43215; and Michael Kelley, Atty.; 175 S. Third Street, Ste. 1020; Columbus, OH 43215.
Property Owner(s): Shiloh Baptist Church of Columbus et al; c/o Michael Kelley, Atty.; 175 S. Third Street, Ste. 1020; Columbus, OH 43215.
Planner: Shannon Pine; 614-645-2208; spine@columbus.gov

BACKGROUND:

- The site consists of nine parcels developed with one vacant apartment building in the R-2F, Residential District. The requested AR-3, Apartment Residential District will permit a new multi-unit residential development.
- The site is surrounded by development in the in the R-2F, Residential District. To the north across Mt. Vernon Avenue is a church. To the northeast is a 0.81-acre site pending zoning to the AR-1, Apartment Residential District (Z20-042) which was previously included in this application. To the east across Hamilton Avenue is a townhouse development as approved by CV07-030A. To the south is a single-unit dwelling. To the west is Interstate 71.
- Concurrent CV19-137 proposes a 51-unit apartment building, and includes variances to increase maximum building height and lot coverage, and to reduce building lines, vision clearance triangles, side yards, and the minimum number of required parking spaces. That request will be heard by City Council and will not be considered at this Development Commission meeting.
- The site is located within the boundaries of the *Near East Area Plan* (2005), which does not contain a land use recommendation for this location. The Plan does support the development of new infill housing that contributes to a walkable and diverse neighborhood, compatible with existing architecture in the area and with the Plan’s housing design guidelines.

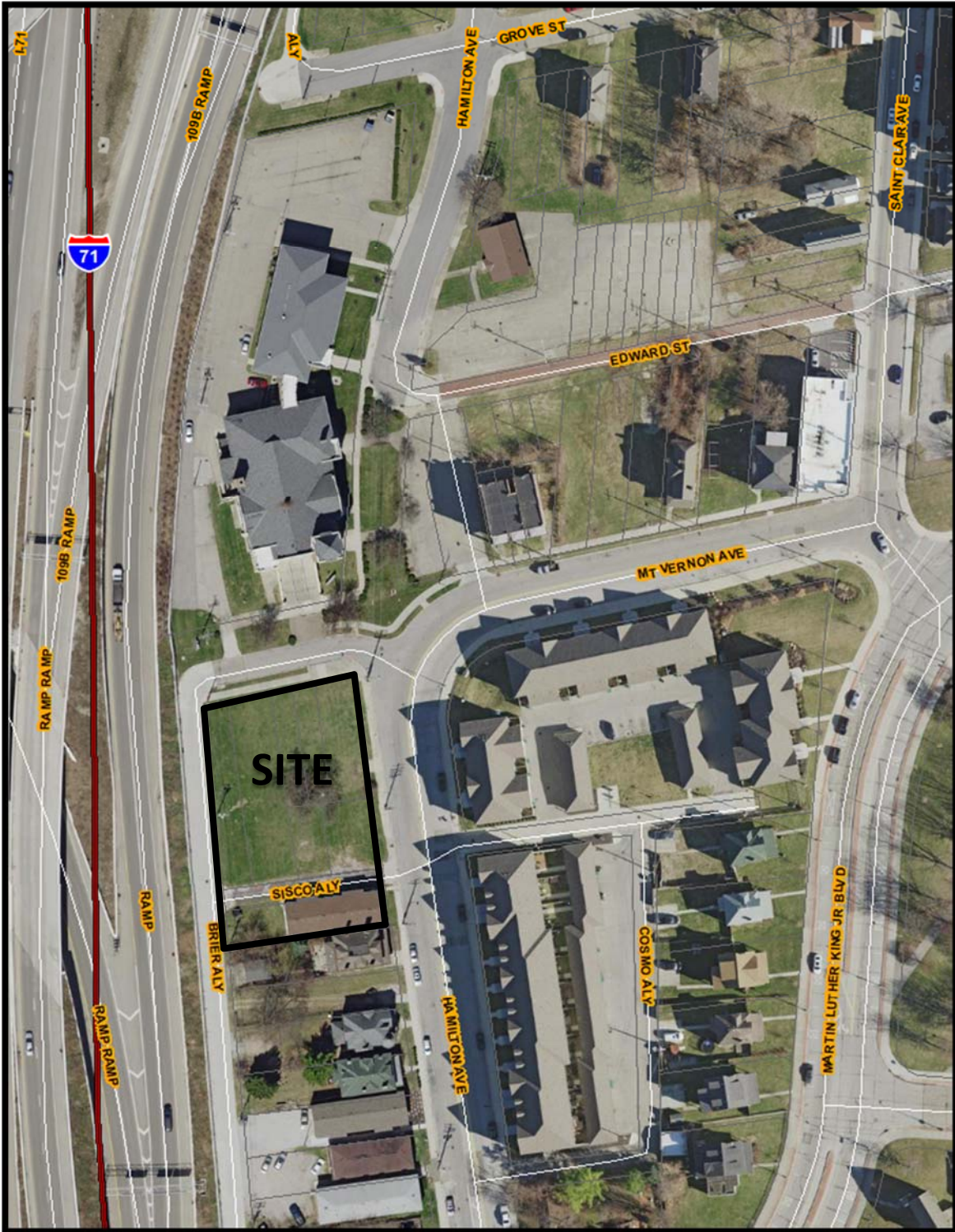
- The site is located within the boundaries of the Near East Area Commission, whose recommendation is pending their June 11, 2020 full Commission meeting.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested AR-3, Apartment Residential District will allow a multi-unit residential development that is compatible with the established development pattern of the area. The *Near East Area Plan* supports the development of new infill housing that contributes to a walkable and diverse neighborhood, compatible with existing architecture in the area and with the Plan's housing design guidelines. As such, the Planning Division has requested building elevations for the concurrent Council variance to review in accordance with the design guidelines.



Z19-100
261 Hamilton Ave.
Approximately 0.63 acres
R-2F to AR-3



Z19-100
261 Hamilton Ave.
Approximately 0.63 acres
R-2F to AR-3

Standardized Recommendation Form

111 N. Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • www.columbus.gov/bzs • zoninginfo@columbus.gov

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW
(PLEASE PRINT)

Case Number: Z19-100 / CV19-137

Address: 261 Hamilton Avenue

Group Name: Near East Area Commission

Meeting Date: June 11, 2020

Specify Case Type:

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

Recommendation:
(Check only one and list basis for recommendation below)

- Approval
- Disapproval

NOTES:

Vote: 10-0-0

Signature of Authorized Representative: *Matthew D. Bury*
SIGNATURE

CHAIR NEAR EAST AREA COMM
RECOMMENDING GROUP TITLE

614-582-3053
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: Assigned Planner, City of Columbus, Department of Building & Zoning Services, 111 N. Front St, Columbus, OH 43215.

Rezoning Application

111 North Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • www.columbus.gov • zoninginfo@columbus.gov

DEPARTMENT OF BUILDING
AND ZONING SERVICES

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 #: Z 19 - 100

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Michael Kelley
of (COMPLETE ADDRESS) Shiloh Development Partnership, LLC, 175 S Third St, Ste 1020, Columbus 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)

<p>1. Shiloh Baptist Church of Columbus, 720 Mount Vernon Avenue, Columbus, OH 43203; # Cols based Emps: Five (5); Contact Michael Kelley, 614-300-9503</p>	<p>2. Shiloh Development Partnership, LLC; 175 South Third St, Ste 1020, Columbus, OH 43215; Number of Columbus based Emps: Three (3) Contact Michael Kelley, 614-300-9503</p>
<p>3. City of Columbus, Land Redevelopment, 845 Parsons Ave, Columbus, OH 43206; # of Cols based Emps: 10,000+; Contact John Turner, 614-645-2251</p>	<p>4. Shiloh Family Institute, Inc., 720 Mount Vernon Avenue, Columbus, OH 43203; # of Cols based Emps: Five (5) Contact Michael Kelley, 614-300-9503</p>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

 Michael Kelley

Subscribed to me in my presence and before me this 12th day of March , in the year 2020

SIGNATURE OF NOTARY PUBLIC

 MaryAlice Wolf

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