

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
OCTOBER 10, 2024**

- 7. APPLICATION: Z24-033**
Location: **1661 E. HUDSON ST. (43211)**, being 0.47± acres located at the southwest corner of East Hudson Street and Billiter Boulevard (010-061218 & 5 others; South Linden Area Commission).
Existing Zoning: C-3, Commercial District.
Request: R-4, Residential District (H-35).
Proposed Use: Single and two-unit dwellings.
Applicant(s): Brian Higgins; P.O. Box 8159; Columbus, OH 43201.
Property Owner(s): Central Ohio Community Improvement Corporation; 845 Parsons Avenue; Columbus, OH 43201.
Planner: Eastman Johnson; 614-645-7979; roejohnson@columbus.gov

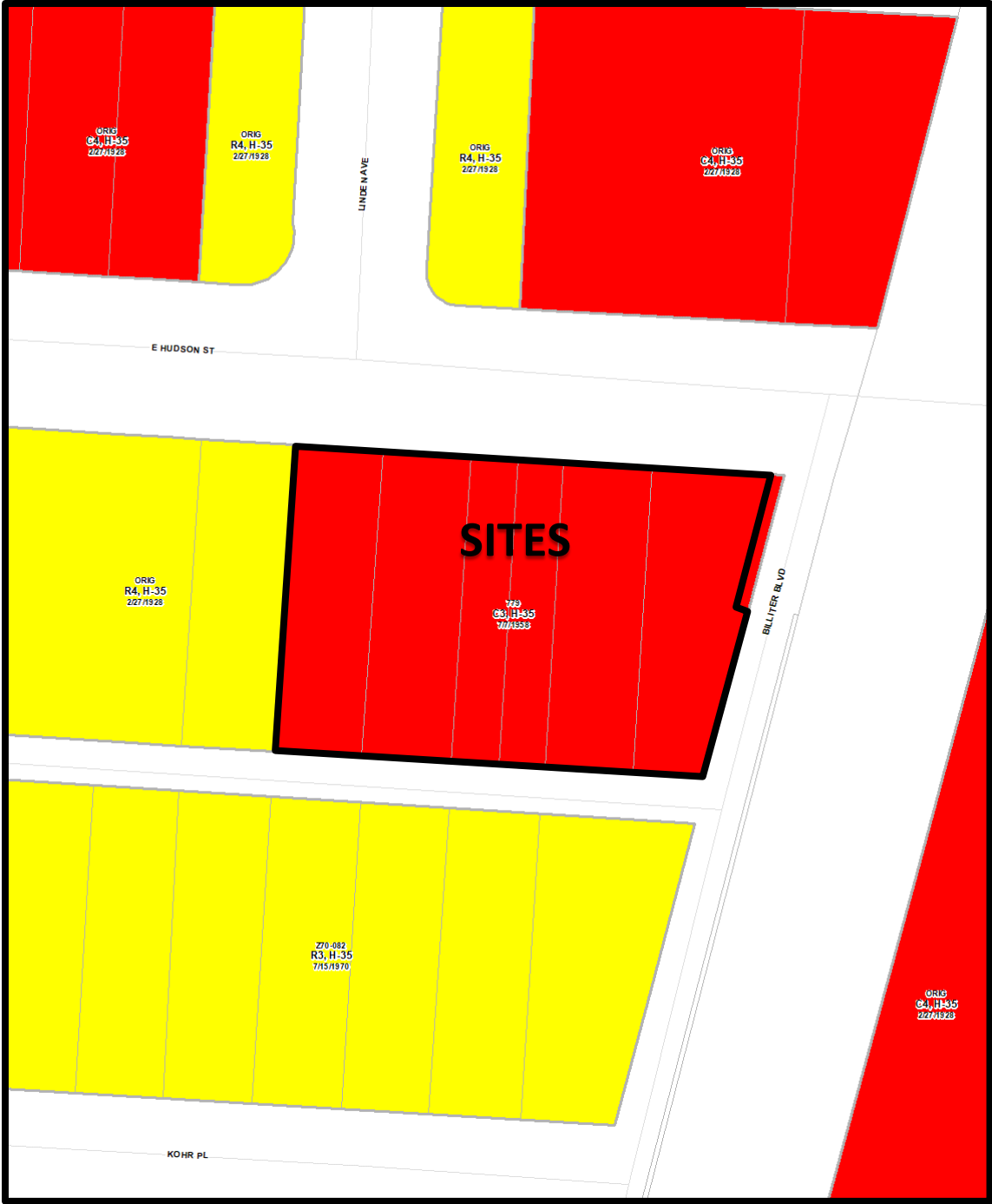
BACKGROUND:

- The site consists of six undeveloped parcels in the C-3, Commercial District. The requested R-4, Residential District will allow the development of single and two-unit dwellings.
- To the north of the site is a two-unit dwelling and commercial garage parking lot in the R-4, Residential District, and a commercial garage in the C-4, Commercial District. To the south is a single-unit dwelling and undeveloped lots in the R-4, Residential District. To the east is a commercial garage in the C-4, Commercial District. To the west are single-unit and two-unit dwellings in the R-4, Residential District.
- Concurrent CV24-090 has been filed to vary required parking and side 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 boundaries of the *South Linden Land Use Plan* (2018), which recommends “Mixed Use 1 (<24 du/ac)” land uses at this location. Additionally, the Plan includes complete adoption of the *Columbus Citywide Planning Policies* (C2P2) (2018).
- The site is located within the boundaries of the South Linden Area Commission, whose recommendation is for approval.
- The *Columbus Multimodal Thoroughfare Plan* (2018) identifies this portion of East Hudson Street as an Urban Community Connector requiring 80 feet of right-of-way.

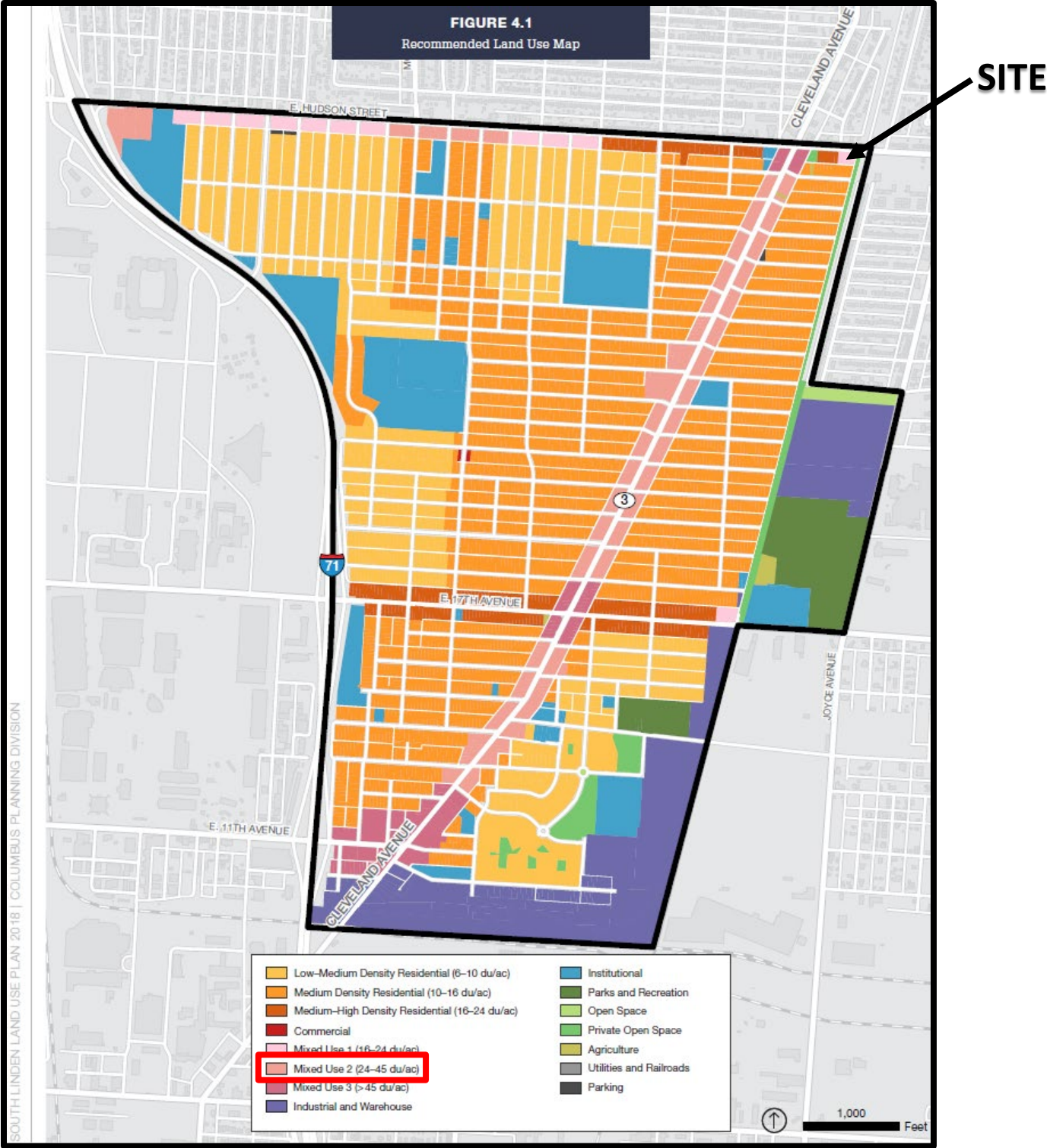
CITY DEPARTMENTS’ RECOMMENDATION: ~~Conditional Approval.~~ **Approval.**

The requested R-4, Residential District will allow the development of single and two-unit dwellings. Staff supports the proposal as it is generally consistent with the *South Linden Land Use Plan* and C2P2 recommended Mixed Use 1 (<24 du/ac) land uses at this location, which

includes "multiunit residential". ~~The Division of Traffic Management notes that a right-of-way dedication exception request is pending and may require additional commitments prior to City Council. Upon completion of the right-of-way exception request to the satisfaction of Traffic Management, City Departments' recommendation will be for full approval.~~ **The Division of Traffic Management is in approval of a partial right-of-way dedication exception request on the site located on the south side of East Hudson Street.**



Z24-033
1661 E. Hudson St.
Approximately 0.47 acres
C-3 to R-4



Z24-033
1661 E. Hudson St.
Approximately 0.47 acres
C-3 to R-4



Z24-033
1661 E. Hudson St.
Approximately 0.47 acres
C-3 to R-4

FOR USE BY: AREA COMMISSION / NEIGHBORHOOD GROUP
(PLEASE PRINT)

Case Number	<u>Z24-033 & CV24-090</u>
Address	<u>1661 E. HUDSON ST.</u>
Group Name	<u>SOUTH LINDEN AREA COMMISSION</u>
Meeting Date	<u>September 17, 2024</u>
Specify Case Type	<input type="checkbox"/> BZA Variance / Special Permit <input checked="" 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:

Property Owner is proposing new construction of one (1) single family dwelling unit and four (4) duplex family dwelling units which conform with other development in the area and will increase the affordable housing stock
Under C24-090 Parcels 010-061218, 010-061219, 010-061220, 010-061221, 010-061222, and 010-129670 are currently zoned for commercial development (C-3, Commercial District).
Rezoning these parcels from C-3, Commercial District to R-4 Residential District permits residential development.
Under Z24-033 Parcels 010-061218, 010-061219, 010-061220, 010-061221, 010-061222, and 010-129670 lot widths are currently Forty (40) feet.
Granting variance under Section 3332.05 reduces the required lot width from Fifty (50) feet to Forty (40) feet to legitimize the existing lot condition.
Granting variance under Section 3332.36 a sufficient perimeter yard shall satisfy the minimum side yard requirement for a multiple dwelling development located in a R-4 Residential District.
Granting variances does not adversely affect the surrounding neighbors.

With Six (6) Area Commissioners in attendance Quorum is Met. The South Linden Area Commission convened its regularly scheduled meeting this date. Having heard statements made, reviewed supporting documentation, and engaged meaningful discussions to clarify and satisfy concerns, Commissioner P. Williams moved, with a second from Commissioner Wade, to issue its RECOMMENDATION OF APPROVAL. The Chair opened for additional questions and hearing none, called for the Voice Vote as follows:

Voice Vote Approval: Motion Passed with 6 In FAVOR; No Abstention(s); No Opposition(s)
Duckworth, Hairston, Jamison, Redman, Wade, and P. Williams

Vote	<u>Six (6) In Favor; No Abstentions; No Opposition</u>
Signature of Authorized Representative	<u>/s/Peggy A. Williams/</u>
Recommending Group Title	<u>SOUTH LINDEN AREA COMMISSION</u>
Daytime Phone Number	<u>(614) 372-5006</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.

PROJECT DISCLOSURE STATEMENT

APPLICATION #: Z24-033

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) Brian Higgins
of (COMPLETE ADDRESS) PO Box 8159, Columbus, OH 43201

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. COCIC, Jake Hiestand, 614-724-5263 845 Parsons Avenue, Columbus, OH 43206 11	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 18th day of July, in the year 2024

SIGNATURE OF NOTARY PUBLIC

My Commission Expires



LISA M HOUK
Notary Public
State of Ohio
My Comm. Expires
October 10, 2026

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