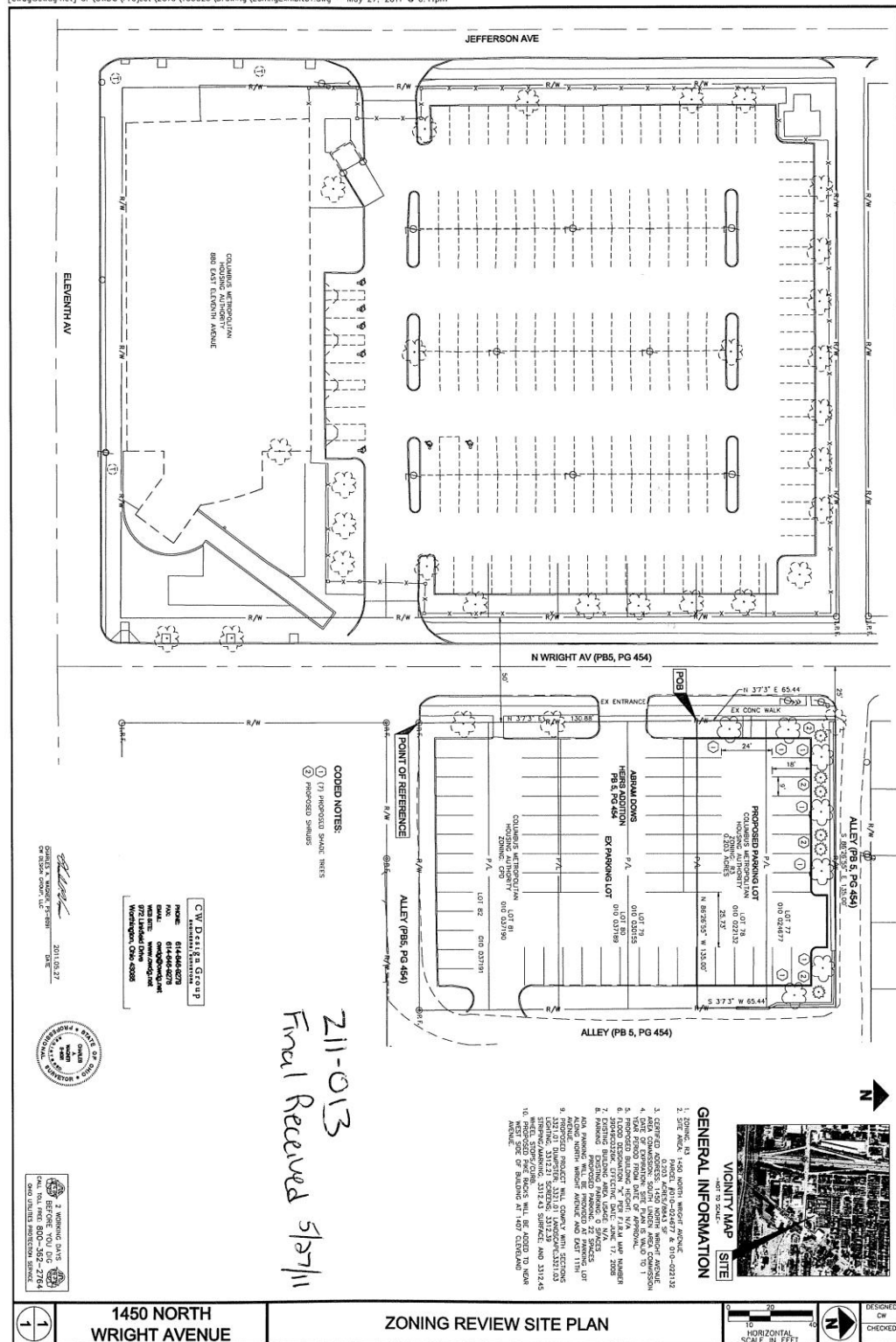


[cwdg@cwdg.net] C:\CWDG\Project\2010\100026\Drawing\ZoningExhibit01.dwg - May 27, 2011 @ 6:11pm



**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
MAY 12, 2011**

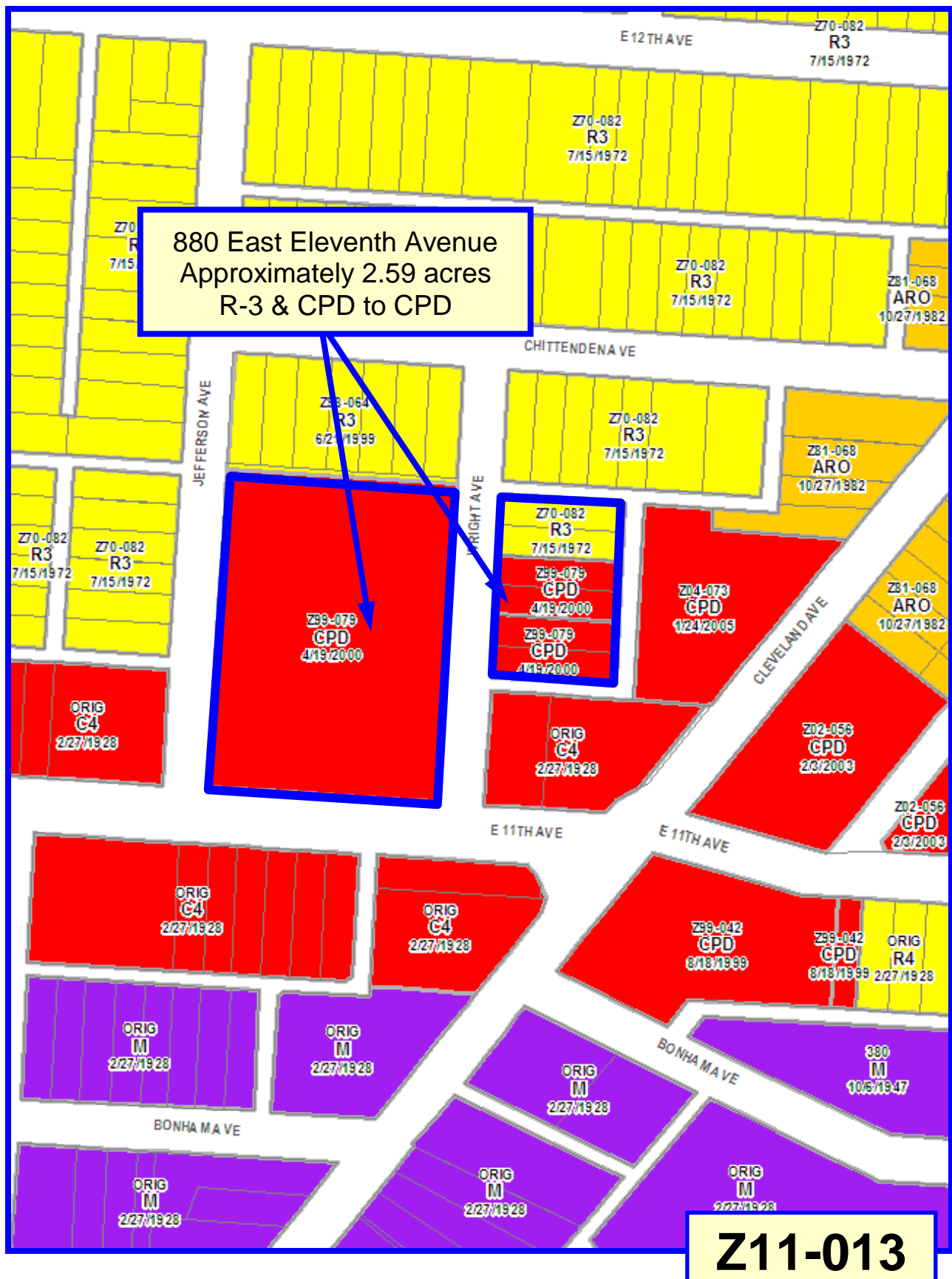
- 3. APPLICATION:** **Z11-013 (11335-00000-00183)**
Location: **880 EAST ELEVENTH AVENUE (43211)**, being 2.59± acres located at the northwest corner of East Eleventh and Wright Avenues and on the east side of Wright Avenue, 140± feet north of East Eleventh Avenue (010-066700; South Linden Area Commission).
Existing Zoning: CPD, Commercial Planned Development, and R-3, Residential Districts.
Request: CPD, Commercial Planned Development District.
Proposed Use: Parking lot expansion.
Applicant(s): Columbus Metropolitan Housing Authority; c/o Michael E. Zatezalo and Jeffrey D. Porter, Attys.; Kegler, Brown, Hill & Ritter Co., L.P.A.; 65 East State Street, Suite 1800; Columbus, OH 43215.
Property Owner(s): Columbus Metropolitan Housing Authority; 880 East Eleventh Avenue; Columbus, OH 43211.
Planner: Shannon Pine, 645-2208, spine@columbus.gov

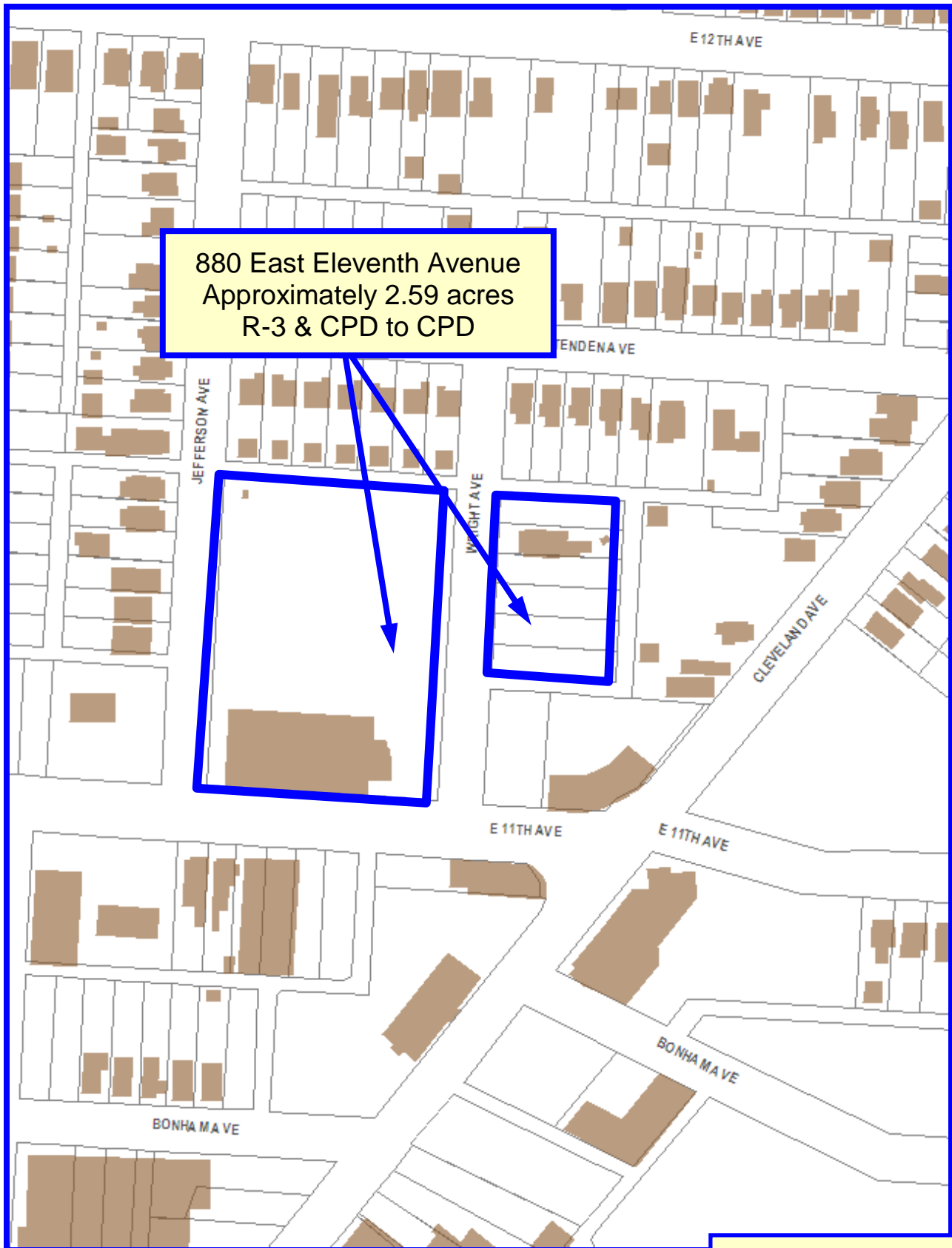
BACKGROUND:

- The 2.59± acre site is developed with the Columbus Metropolitan Housing Authority headquarters building and an accessory parking lot zoned in the CPD, Commercial Planned Development District. The applicant requests the CPD, Commercial Planned Development District for expansion of the accessory parking lot north onto two vacant lots zoned in the R-3, Residential District.
- To the north are single-unit dwellings in the R-3, Residential District. To the east is a discount department store in the CPD, Commercial Planned Development District. To the south is an office building and a warehouse across Cleveland Avenue, both in the C-4, Commercial District. To the west across Jefferson Avenue are an undeveloped lot in the C-4, Commercial District, and single-unit dwellings in the R-3, Residential District.
- The site is located within the planning area of *The South Linden Neighborhood Plan* (2003), which is currently being amended. Neither the Plan (as adopted) nor the update addresses the specifics of this request.
- The site is located within the boundaries of the South Linden Area Commission whose recommendation is for approval of the requested zoning district.
- The proposed CPD text commits to a site layout, and maintains the development standards contained within the current CPD District that address permitted uses, setbacks, landscaping, and buffering.
- The *Columbus Thoroughfare Plan* identifies East Eleventh Avenue as a 4-2 arterial requiring 50 feet of right-of-way from the centerline.

CITY DEPARTMENTS RECOMMENDATION: Approval.

The requested CPD, Commercial Planned Development District would allow expansion of an existing accessory parking lot north onto two vacant lots. The CPD text commits to a site layout, contains use restrictions, and carries over appropriate development standards to preserve the existing landscaping and buffering. The request is compatible with the zoning and development patterns in the area.





Z11-013





South Linden Area Commission

410 Cleveland Ave., Suite 1 • P.O. Box 11593 • Columbus, Ohio 43211

www.greaterlinden.org/comm_slac.html

Phone: (614) 294-9600

Fax: (614) 294-9601



April 20, 2011

*Columbus Metropolitan Housing Authority
880 East 11th Avenue
Columbus, Ohio 43211
Phone (614) 421-6098 Fax (614) 421-8012*

Dear Nasrat Soliman

*Per your request of the South Linden Area Commission. We are providing
You a letter of support for your Variance Application for parcel 010-066700,
010-024677 and 010-022132, 010-030155, 010-037189-191 Current Zoning
R3 Requested Zoning to CPD, provided you receive all necessary permit and
Approval from the city.*

*The South Linden Area Commission believes in economic development that is
Vital to our community, and commends your project in our area.*

*If there is anything else that you may need, please don't hesitate to contact
Us.*

Sincerely,

*George M. Walker Jr.
South Linden Area Commission Chair*

**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 # 211-013

STATE OF OHIO
 COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jeffrey D. Porter,
 of (COMPLETE ADDRESS) Kegler, Brown, Hill & Ritter Co., L.P.A., 65 East State Street, Ste. 1800, 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. Applicant/Property Owner - 100% <u>Columbus Metropolitan Housing Authority c/o Nasrat Soliman 880 E. 11th Avenue Columbus, OH 43211</u>	2.
3.	4.

☐ Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

[Signature]

Subscribed to me in my presence and before me this 4th day of April, in the year 2011

SIGNATURE OF NOTARY PUBLIC

Jean D. Zatezalo
11-24-2015



My Commission Expires:
JEAN D. ZATEZALO
 Notary Public, State of Ohio
 My Commission Expires
11-24-2015

Disclosure Statement expires six months after date of notarization.

PLEASE NOTE: incomplete information will result in the rejection of this submittal.
 For all questions regarding this form and fees please call: 614-645-4522
 Please make all checks payable to the Columbus City Treasurer