

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
FEBRUARY 11, 2021**

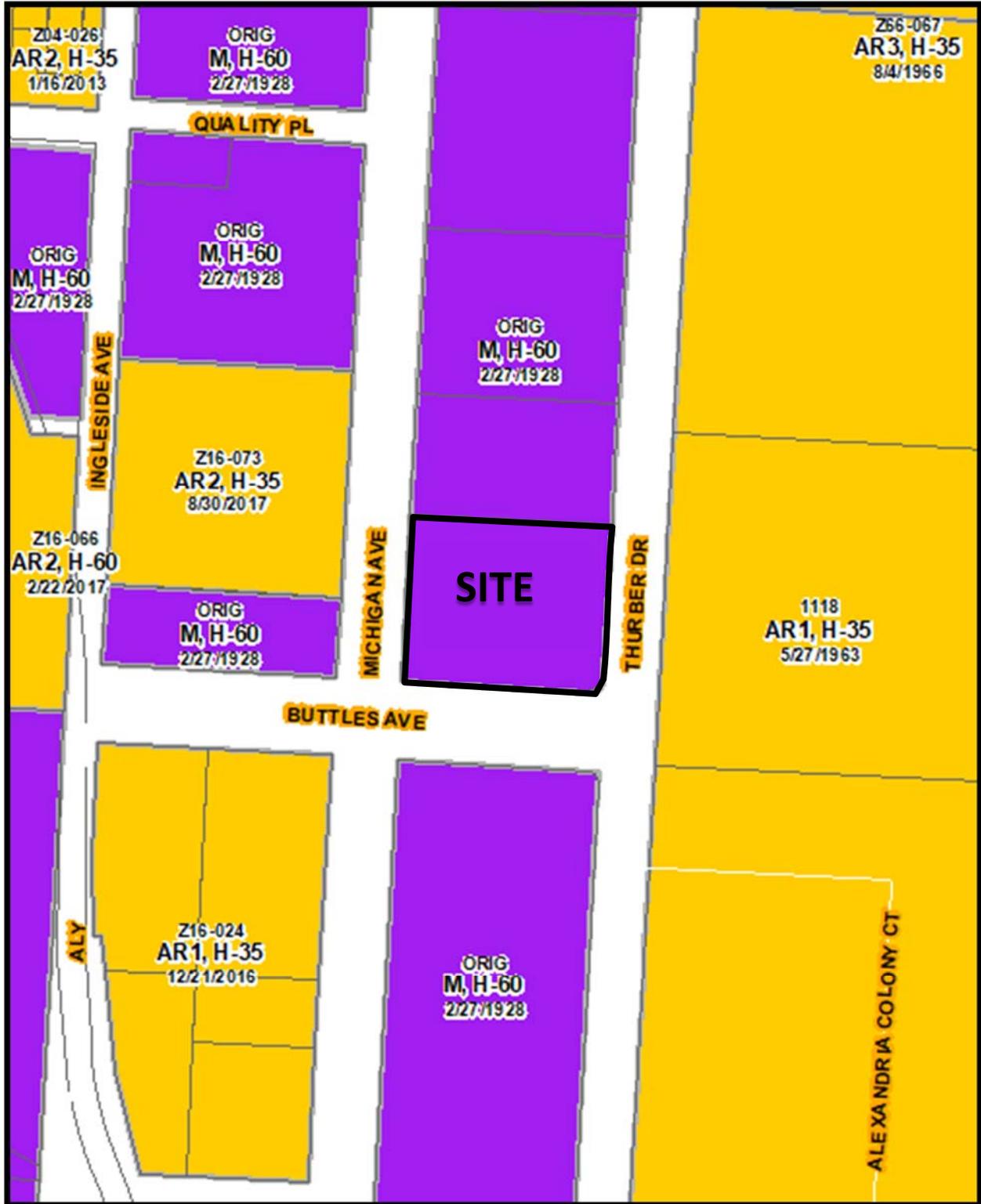
- 1. APPLICATION: Z20-091**
Location: **840 MICHIGAN AVE. (43215)**, being 0.62± acres located at the northeast corner of Michigan Avenue and Buttles Avenue (010-140800; Harrison West Society).
Existing Zoning: M, Manufacturing District.
Request: AR-3, Apartment Residential District (H-60).
Proposed Use: Multi-unit residential development.
Applicant(s): JDS Companies; c/o Michael Shannon, Atty.; Underhill & Hodge, LLC; 8000 Walton Parkway, Suite 260; New Albany, OH 43054.
Property Owner(s): SWAC IV LLC; 447 East Main Street, Suite 200; Columbus, OH 43215.
Planner: Shannon Pine; 614-645-2208; spine@columbus.gov

BACKGROUND:

- o The 0.62± acre site consists one parcel developed with a partially-constructed building in the M, Manufacturing District, and is subject to BZA15-084 and BZA17-143 for reduced setbacks and parking for a proposed 29-unit extended-stay hotel building with 1,741 of eating and drinking establishment space. The requested AR-3, Apartment Residential District will allow the partially-constructed building to be completed as an apartment building.
- o To the north is an office building in the M, Manufacturing District. To the east across Thurber Drive West is an apartment complex in the AR-1, Apartment Residential District. To the south across Buttles Avenue is an extended-stay hotel development in the M, Manufacturing District. To the west across Michigan Avenue are an office/industrial building in the M, Manufacturing District, and an apartment complex in the AR-2, Apartment Residential District.
- o The site is located within the boundaries of the *Harrison West Plan* (2005), which recommends “Office/Commercial” land uses for this location.
- o The site is located within the boundaries of the Harrison West Society, whose recommendation is for approval.
- o Concurrent Council Variance #CV20-105 has been filed to reduce the required parking from 81 to 41 spaces, and to reduce the building and parking setback lines for a proposed 54-unit apartment building. That request will be heard by City Council and will not be considered at this Development Commission meeting. The Division of Parking Services has approved a parking study for this proposal and can support the requested parking variance.

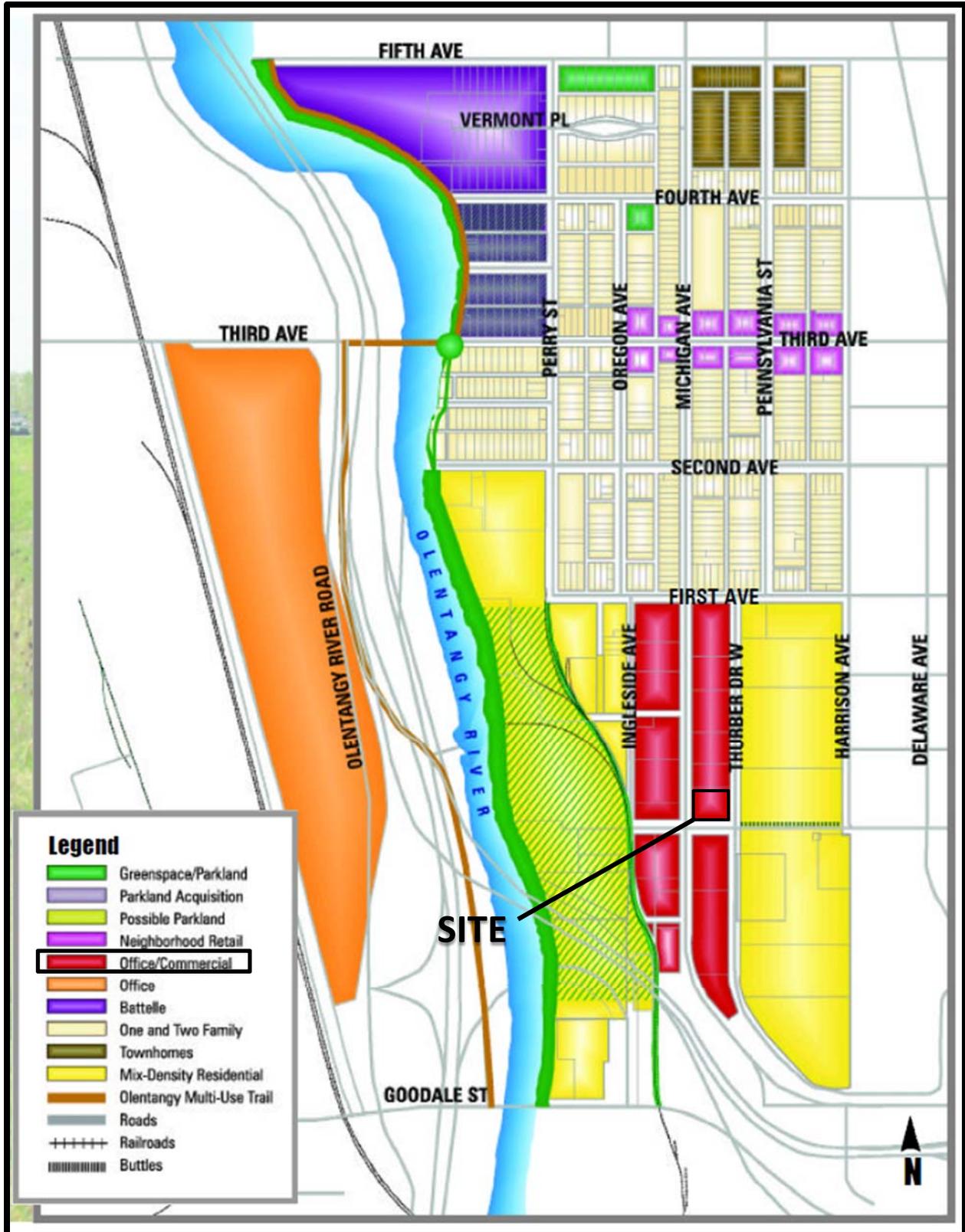
CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested AR-3, Apartment Residential District will allow a partially constructed extended-stay hotel building to be completed as a 54-unit apartment building. The proposal is not consistent with the "Office/Commercial" land use recommendation of the *Harrison West Plan*, however, given the changing nature of land uses in the immediate area and the fact that the building is under construction, multi-unit residential development is consistent with the mixed use typology of the area and is supported. Planning Division staff notes that the proposal is located in an area that is walkable and used by pedestrians and bicyclists, and has reviewed building elevations and a revised site plan that includes additional bicycle parking and parking lot screening for concurrent Council Variance Application #CV20-105.

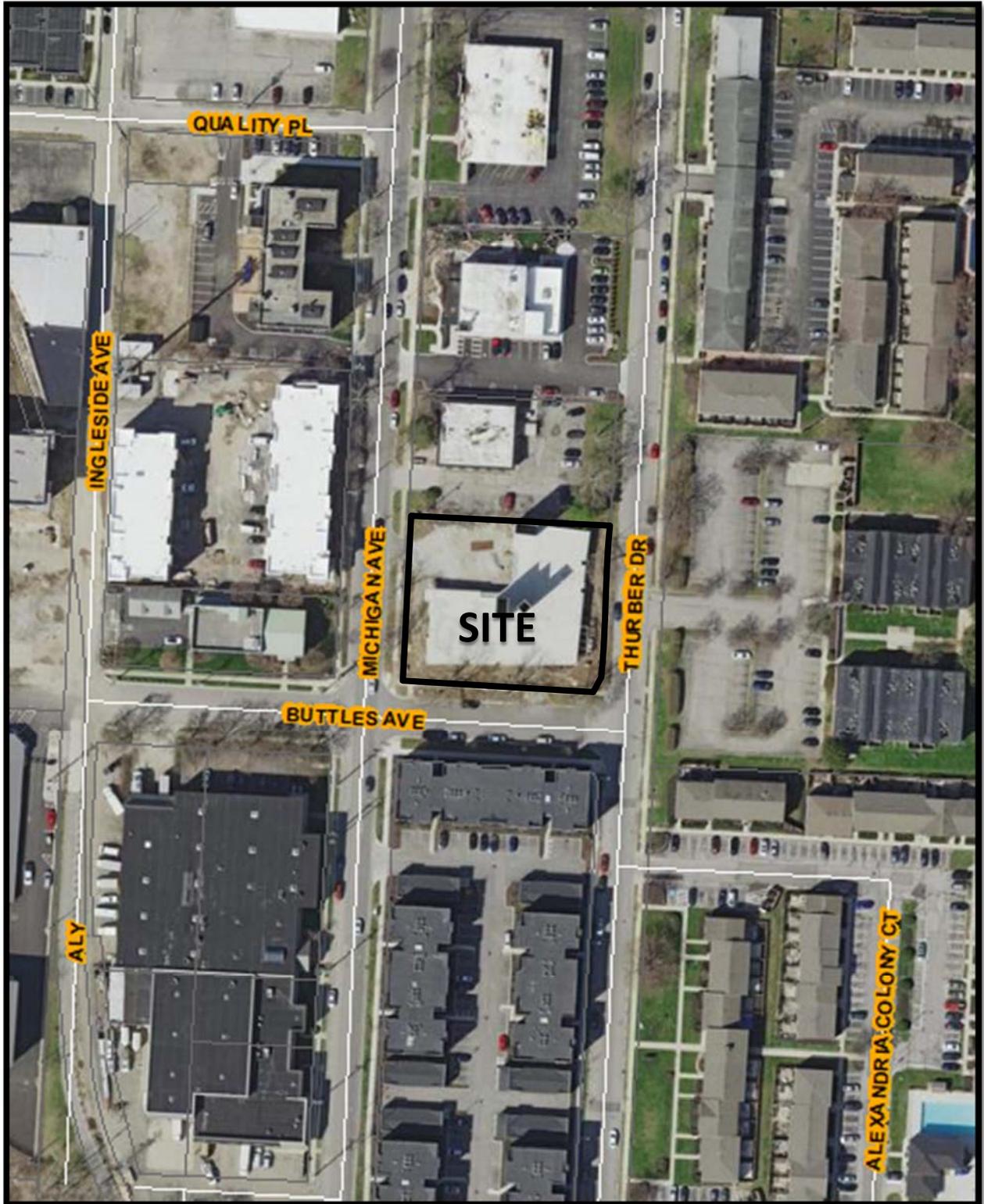


Z20-091
840 Michigan Ave.
Approximately 0.62 acres
M to AR-3

Harrison West Plan (2005)



Z20-091
840 Michigan Ave.
Approximately 0.62 acres
M to AR-3



Z20-091
840 Michigan Ave.
Approximately 0.62 acres
M to AR-3

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

Case Number: Z20-091

Address: 840 Michigan Ave.

Group Name: Harrison West Society

Meeting Date: 1/20/2021

Specify Case Type:

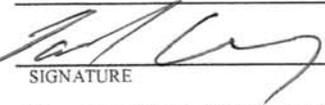
- BZA Variance / Special Permit
- Council Variance
- Rezoning
- Graphics Variance / Plan / Special Permit

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

- Approval
- Disapproval

NOTES:

Vote: 8-0

Signature of Authorized Representative: 
SIGNATURE

Planning Chair, Harrison West Society
RECOMMENDING GROUP TITLE

(646)957-4765
DAYTIME PHONE NUMBER

Please e-mail this form to the assigned planner within 48 hours of your meeting day; or MAIL to: Assigned Planner, City of
MAIL to: Columbus, Department of Building & Zoning Services, 111 N. Front St, Columbus, OH 43215.



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 #: Z20-091

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Eric Zartman
of (COMPLETE ADDRESS) 8000 Walton Parkway, Suite 260, New Albany, Ohio 43054
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 4 columns and 2 rows containing business information for JDS Companies and Swac IV LLC.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 27th day of October, in the year 2020

SIGNATURE OF NOTARY PUBLIC

Handwritten signatures and dates in blue ink.

My Commission Expires:



KIMBERLY R. GRAYSON
Notary Public, State of Ohio
My Commission Expires January 11, 2021
This Project Disclosure Statement expires six months after date of notarization.

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