

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JULY 14, 2022**

- 3. APPLICATION: Z22-020**
- Location:** 1235 OAK ST. (43205), being 0.77± acres located on the south side of Oak Street, 35± feet west of Wilson Avenue (010-013342 & 4 others ; Near East Area Commission).
- Existing Zoning:** ARLD, Apartment Residential District and L-P-1, Limited Parking District.
- Request:** AR-3, Apartment Residential District (H-35).
- Proposed Use:** Multi-unit residential development.
- Applicant(s):** Juliet Bullock; 1182 Wyandotte Road; Columbus, OH 43212.
- Property Owner(s):** Oak Street Living LLC; 875 North High Street, Suite 300; Columbus, OH 43215.
- Planner:** Joseph Rose; 614-645-3526; jmrose@columbus.gov

BACKGROUND:

- The 0.77± acre site consists of five parcels including one undeveloped parcel zoned in the ARLD, Apartment Residential District, and four parcels developed with a parking lot in the L-P-1, Limited Parking District. The requested AR-3, Apartment Residential District will permit a multi-unit residential development.
- To the north of the site are surface parking lots in the L-P-1, Limited Parking District and vacant store fronts in the ARLD, Apartment Residential District .To the south is single-unit dwellings in the R-3, Residential District. To the west is a single unit dwelling in the in the ARLD, Apartment Residential District. To the east is a market in the ARLD, Apartment Residential District.
- The site is within the boundaries of the *Near East Plan* (2005), which does not have a recommended land use for this location, but recommends that new housing be consistent with the housing types, density, and development pattern of the neighborhood.
- Concurrent CV22-022 has been filed to permit 50 apartment units and one single-unit dwelling with variances to reduce the number of required parking spaces, allow a dumpster within the required perimeter yard, and to reduce the building line and perimeter yard. 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 Commission, whose recommendation is for approval.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested AR-3, Apartment Residential District will allow a multi-unit residential development. While the *Near East Area Plan* does not have a specific recommendation for this site, the Plan recommends securing vacant land for redevelopment. The Planning Division is supportive as the elevations and inclusion of landscaping on the site plan are consistent with the *Near East Area Plan's* design guidelines. The request does not represent an incompatible use to the surrounding area.



Z22-020
1235 Oak St.
Approximately .77 acres
ARLD & LP1 to AR-3



Z22-020
1235 Oak St.
Approximately .77 acres
ARLD & LP1 to AR-3



Standardized Recommendation Form

DEPARTMENT OF BUILDING AND ZONING SERVICES

111 N Front Street, Columbus, Ohio 43215
Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

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

Case Number Z22-020 / CV22-022
 Address 1235 Oak St
 Group Name Near East Area Commission
 Meeting Date 6/9/2022

Specify Case Type
 BZA Variance / Special Permit
 Council Variance
 Rezoning
 Graphics Variance / Plan / Special Permit

Recommendation (Check only one)
 Approval
 Disapproval

LIST BASIS FOR RECOMMENDATION:

please note - Community members raised concerns about affordability of units for existing community members.

Vote 4-2-1
 Signature of Authorized Representative *[Signature]*
 Recommending Group Title Chair
 Daytime Phone Number 614-403 2225

Please e-mail this form to the assigned planner within 48 hours of meeting day; OR FAX to Zoning at (614) 645-2463; OR MAIL to: Zoning, City of Columbus, Department of Building & Zoning Services, 111 N Front Street, Columbus, Ohio 43215.



Rezoning Application

DEPARTMENT OF BUILDING AND ZONING SERVICES

111 N Front Street, Columbus, Ohio 43215
Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

PROJECT DISCLOSURE STATEMENT

APPLICATION #: Z22-020

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) Chad Seiber
of (COMPLETE ADDRESS) 875 N. High St. Ste 300 Col. 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 (including 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. Short North Ventures LLC Chad Seiber 480.652.8455 875 N. High St, Ste 300 Columbus, OH 43215</p> | <p>2. MRS Rental Properties X LLC Mark Sheehan 614.619.6107 PO Box 423 Powell, OH 43068</p> |
| <p>3. Tigre Gatto Properties LLC Brian Free 202.491.7846 875 N. High St., 3rd Fl Colo., OH 43215</p> | <p>4. Keirstan Urick 614.226.9740 350 Sheldon Ave. Colo., OH 43207</p> |

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT *[Signature]*

Sworn to before me and signed in my presence this 21st day of March, in the year 2022

SIGNATURE OF NOTARY PUBLIC *[Signature]*

Notary Seal Here

KEIRSTAN URICK
Notary Public, State of Ohio
My Commission Expires 10-15-2022

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