

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
NOVEMBER 12, 2020**

- 1. APPLICATION: Z20-063**
- Location:** 793 W. STATE ST. (43222), being 2.0± acres located at the terminus of West State Street at South Souder Avenue (part of 010-066952; Franklinton Area Commission).
- Existing Zoning:** CPD, Commercial Planned Development District.
- Request:** AR-3, Apartment Residential District (H-60).
- Proposed Use:** Multi-unit residential development.
- Applicant(s):** Thrive Companies; c/o Dave Perry, Agent; David Perry Company, Inc.; 411 East Town Street, 1st Floor; Columbus, OH 43215; and Joseph J. Reidy, Atty.; 842 North Fourth Street, Suite 200; Columbus, OH 43215.
- Property Owner(s):** Mount Carmel Health System; c/o Thomas Luba; 6150 East Broad Street; Columbus, OH 43213.
- Planner:** Tim Dietrich; 614-645-6665; tedietrich@columbus.gov

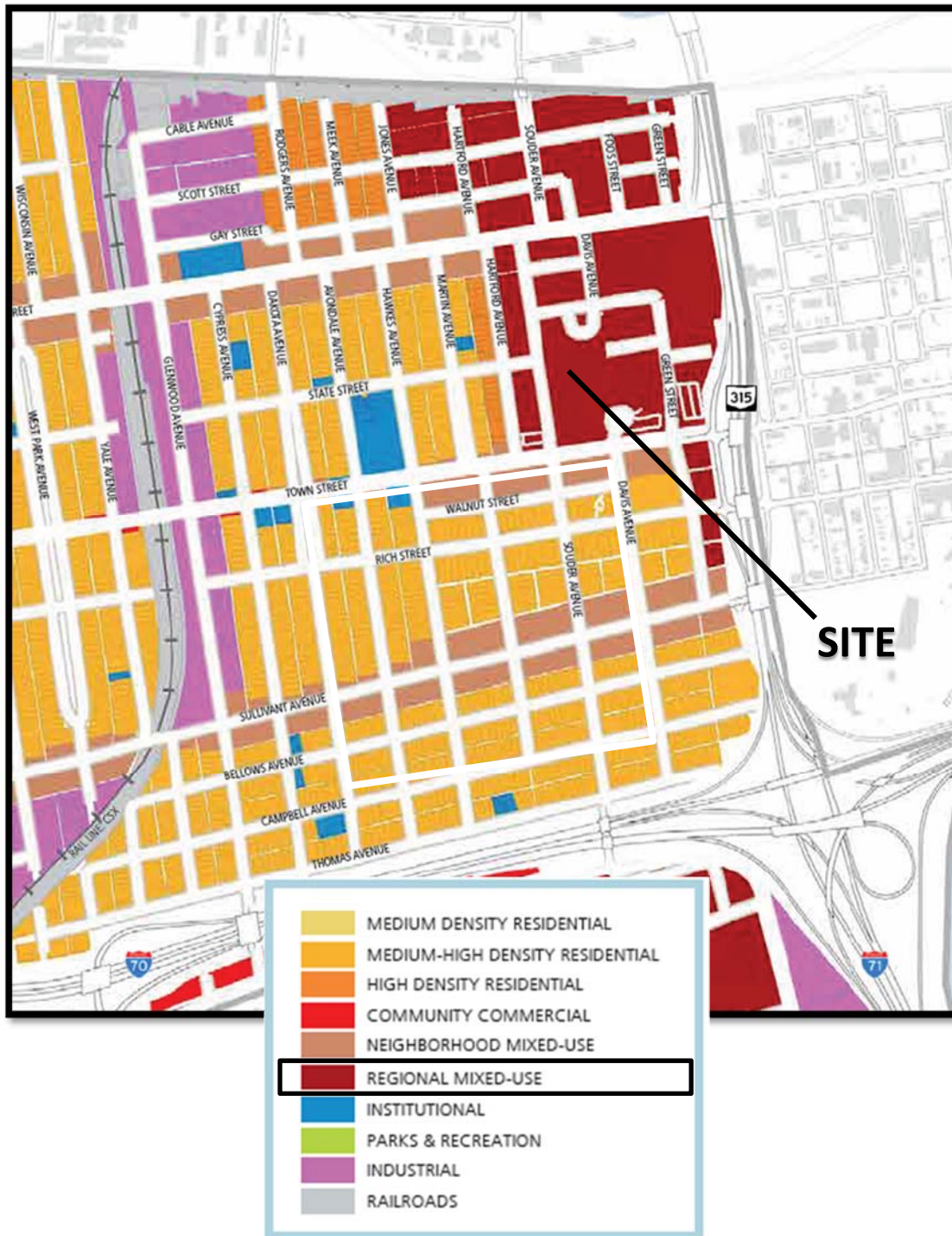
BACKGROUND:

- The 2.0± acre site consists of part of one parcel formerly developed with the Mount Carmel West Hospital in the CPD, Commercial Planned Development District. The applicant requests the AR-3, Apartment Residential District to permit a multi-unit residential development.
- North of the site is a medical office building in the I, Institutional District. South and east of the site is the former Mount Carmel West Hospital campus in the CPD, Commercial Planned Development District. West of the site is an educational facility in the AR-O, Apartment Office District.
- Concurrent CV20-069 has been filed and includes variances to vision clearance, landscaping, building lines, and rear yard. Additionally, a variance to provide all required parking off-site is included. 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 *West Franklinton Plan* (2014), which recommends regional mixed-use land uses at this location. Additionally this site is within an area that has adoption of the new *Columbus Citywide Planning Policies* (C2P2) Design Guidelines.
- The site is located within the boundaries of the Franklinton Area Commission, whose recommendation is for approval.

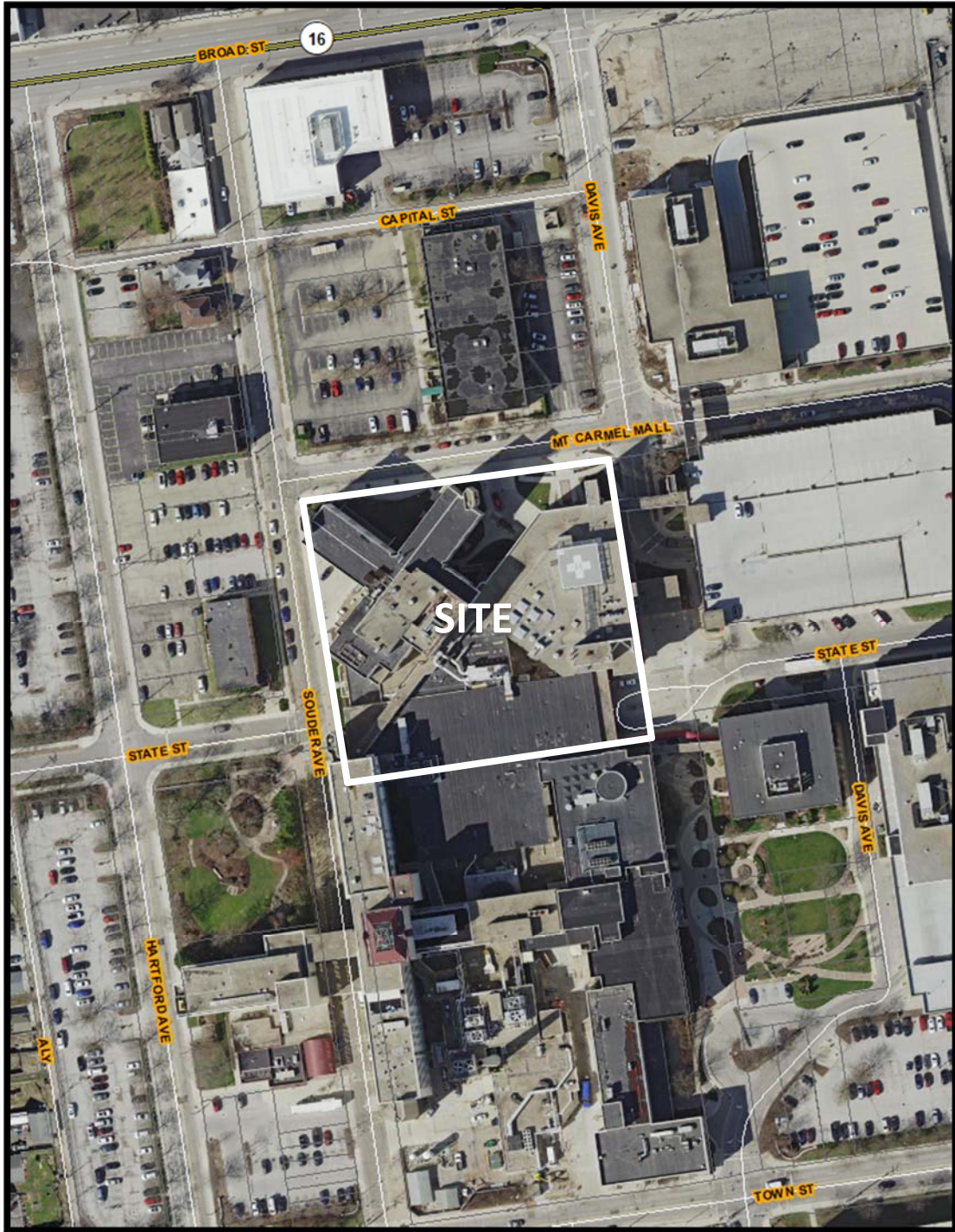
CITY DEPARTMENTS' RECOMMENDATION: Approval.

The proposed AR-3, Apartment Residential District will permit the site to be developed with a multi-unit residential development. The proposed zoning district and allowable density is comparable to the *West Franklinton Plan's* land use recommendations for mixed-use land uses at this location. Additionally, the proposed land use is consistent with residential infill developments in urban neighborhoods.

West Franklinton Plan (2014)



Z20-063
793 W. State St.
Approximately 1.88 acres
CPD to AR-3



Z20-063
793 W. State St.
Approximately 1.88 acres
CPD to AR-3



DEPARTMENT OF BUILDING AND ZONING SERVICES

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: Z20-063 / CV20-069

Address: 793 W State Street

Group Name: Franklinton Area Commission

Meeting Date: September 8, 2020

Specify Case Type: [] BZA Variance / Special Permit [x] Council Variance [x] Rezoning [] Graphics Variance / Plan / Special Permit

Recommendation: (Check only one and list basis for recommendation below) [x] Approval [] Disapproval

NOTES:

Vote: 15 Yea 0-NO 0-ABSTAIN

Signature of Authorized Representative: William B Warner

Zoning Chair RECOMMENDING GROUP TITLE

614-581-6419 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.

THE CITY OF
COLUMBUS
ANDREW J. GINTHER, MAYOR

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 #: Z20-063

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) Joseph M. Reidy, Attorney
of (COMPLETE ADDRESS) Thrive Companies, 842 North 4th Street, Suite 200, 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 (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)

1. Thrive Companies, 842 N 4th St, Ste 200, Columbus, OH 43215; # Cols based emps: 49; Contact: Joseph M. Reidy, (614) 721-0682	2. Mount Carmel Health System, 6150 E Broad St, Columbus, OH 43213; # Cols based emps: 6,000; Contact: Thomas Luba, (614) 546-3478
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 23rd day of June, in the year 2021

SIGNATURE OF NOTARY PUBLIC

Notary Seal Here

My Commission Expires _____



MaryAlice Wolf
Notary Public, State of Ohio
My Commission Expires October 24, 2023

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