

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
DECEMBER 12, 2024**

- 9. APPLICATION: Z24-044**
Location: 3622 SUNBURY RD. (43026), being 1.2± acres located at the southeast corner of Sunbury Road and McCutcheon Road, (010-104686; Northeast Area Commission).
Existing Zoning: L-C-2. Limited Commercial Development District.
Request: AR-1, Apartment Residential District (H-35).
Proposed Use: Multi-unit residential development.
Applicant(s): HAMM Holdings, LLC c/o David Hodge, Atty.; 8000 Walton Parkway, Suite 260; New Albany, OH 43054.
Property Owner(s): Faisal Ilyas; 5095 Acox Road; Dublin, OH 43016.
Planner: Phil Ashear; 614-645-1719; PJAshear@Columbus.gov

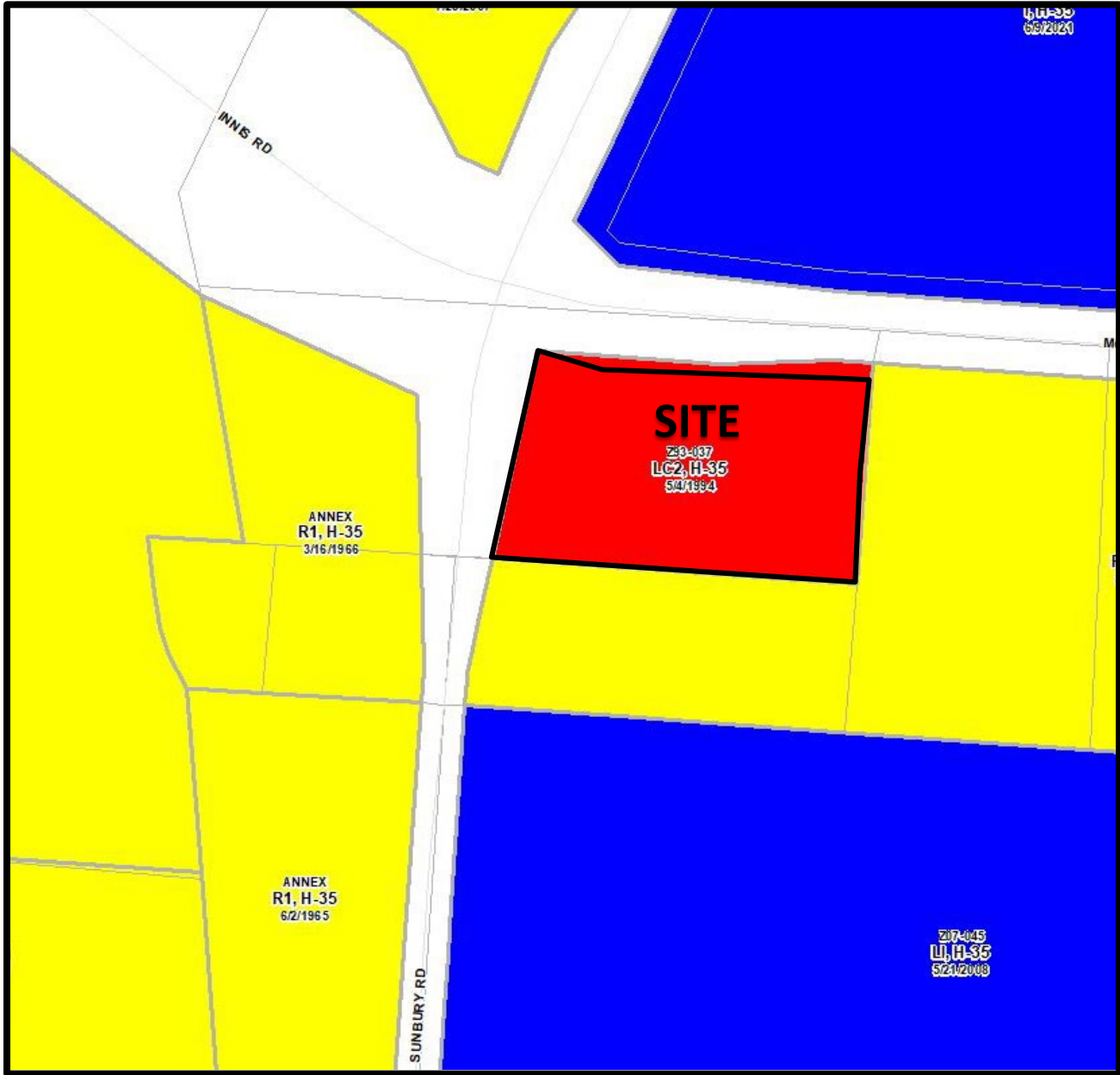
BACKGROUND:

- The 1.2± acre site consists of part of one undeveloped parcel in the L-C-2, Limited Commercial District. The applicant requests the AR-1, Apartment Residential District to allow for multi-unit residential development with a maximum density of 36.1 dwelling unit per acre.
- To the north of the site is a religious facility in the I, Institutional District. To the south and east are single-unit dwellings in the R-1, Residential District and undeveloped land in the L-I, Limited Institutional District. To the west is undeveloped land in the R-1, Residential District.
- The site is within the planning boundaries of the *Northeast Area Plan (2007)*, which recommends “Neighborhood Commercial” land uses at this location.
- The site is located within the boundaries of the Northeast Area Commission, whose recommendation is for approval.
- Concurrent Council variance CV24-113 has been filed requesting to reduce the building lines and landscaping and screening requirements and includes commitments to develop the site in accordance with the submitted site plan and building elevations. That request will be heard by City Council and will not be considered at this Development Commission meeting.
- The *Columbus Multimodal Thoroughfare Plan (2019)* identifies this portion of Sunbury Rd. as Suburban Community Corridor requiring 100 feet of right-of-way. The Plan also identifies this portion of McCutcheon Rd. as a Suburban Community Corridor requiring 100 feet of right-of-way.

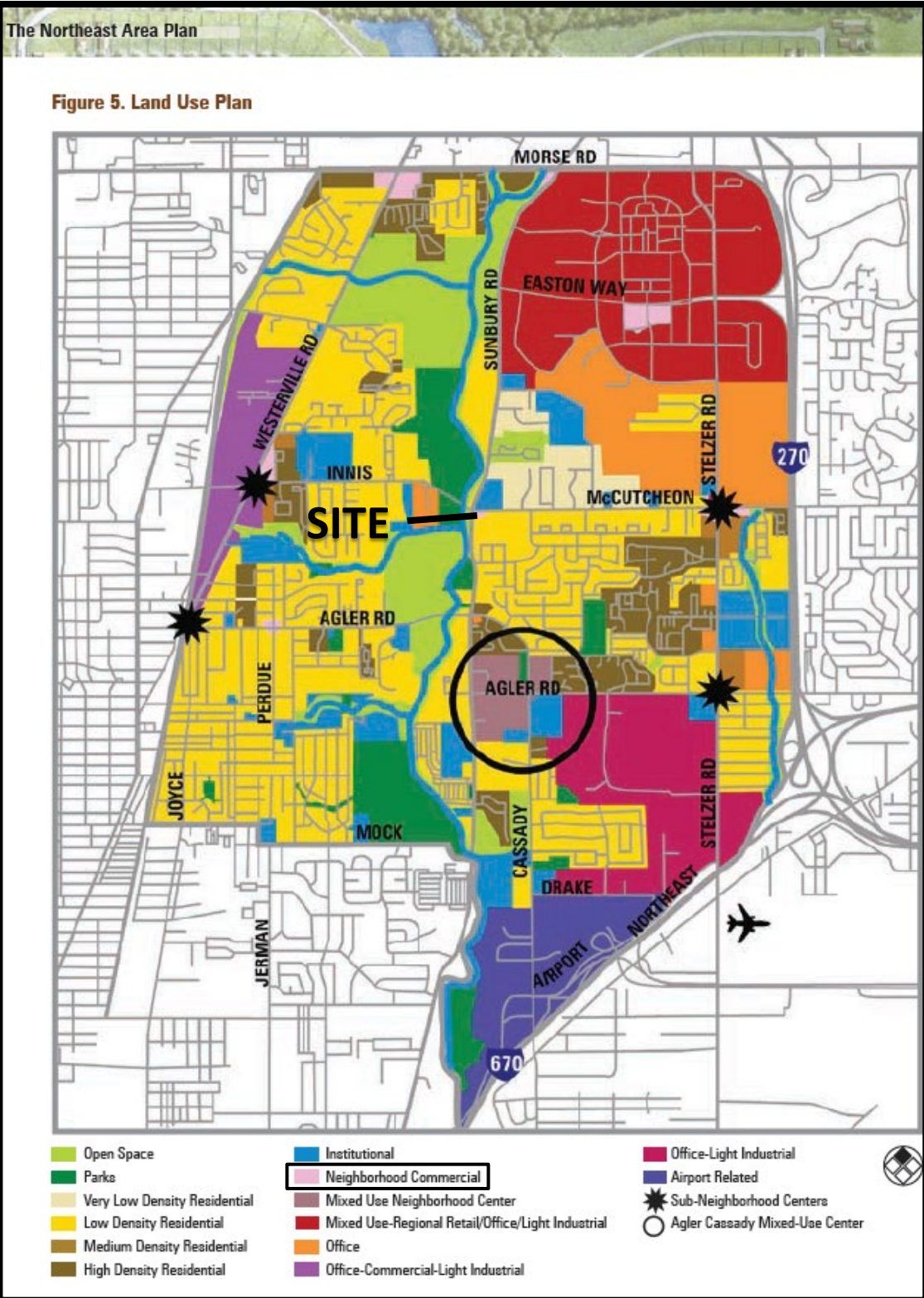
CITY DEPARTMENTS’ RECOMMENDATION: Approval

The requested AR-1, Apartment Residential District will allow a multi-unit residential development with a maximum density of 36.1 dwelling unit per acre. Although the proposed use

is inconsistent with the *Northeast Area Plan* (2007) land use recommendation of “Neighborhood Commercial,” staff note the site’s location at an intersection of neighborhood corridors where residential, institutional, and parkland/open space are the prevailing uses. Staff find multi-unit residential uses to be generally compatible with other uses in the area and that the request will not add an incompatible use to the area.



Z24-044 & CV24-113
L-C-2 to AR-1
3622 SUNBURY RD
Approximately 1.20 acres



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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 Z24-044/CV24-113

Address 3622 Sunbury Rd

Group Name Northeast Area Commission

Meeting Date October 10, 2024

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:

The Northeast Area Commission (majority) voted to recommend approval of the above rezoning and council variance. The commission met with some discussion and objections from the nearby church community. Their primary concerns appeared to be the related to the increased traffic congestion and safety at this intersection. The commission felt that the pending traffic study will address all concerns and changes to the plan where they are needed and did not warrant a disapproval.

Vote Yes (5) No (1)

Signature of Authorized Representative Commissioner E. Debra Moore

Recommending Group Title Northeast Area Commission

Daytime Phone Number 614-519-2195

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 #: Z24-044

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) Eric Zartman of (COMPLETE ADDRESS) 8000 Walton Parkway, Suite 260, New Albany, Ohio 43054 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

Table with 2 columns and 2 rows for listing parties with 5% or more interest. Row 1: 1. Faisal Ilyas, 5095 Acox Road, #3A, Dublin, Ohio 43016 (Zero Employees); 2. HAMM Holdings, LLC, 6012 Placid Place, Lewis Center, Ohio 43035 (Zero Employees). Rows 3 and 4 are empty.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Handwritten signature of Eric Zartman

Sworn to before me and signed in my presence this 19th day of September, in the year 2024

SIGNATURE OF NOTARY PUBLIC

Handwritten signature of Notary Public

My Commission Expires



Justin M. Fox Attorney At Law Notary Public, State of Ohio My Commission Does Not Expire Sec. 147.03 R.C.

Notary Seal Here

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