

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
APRIL 8, 2021**

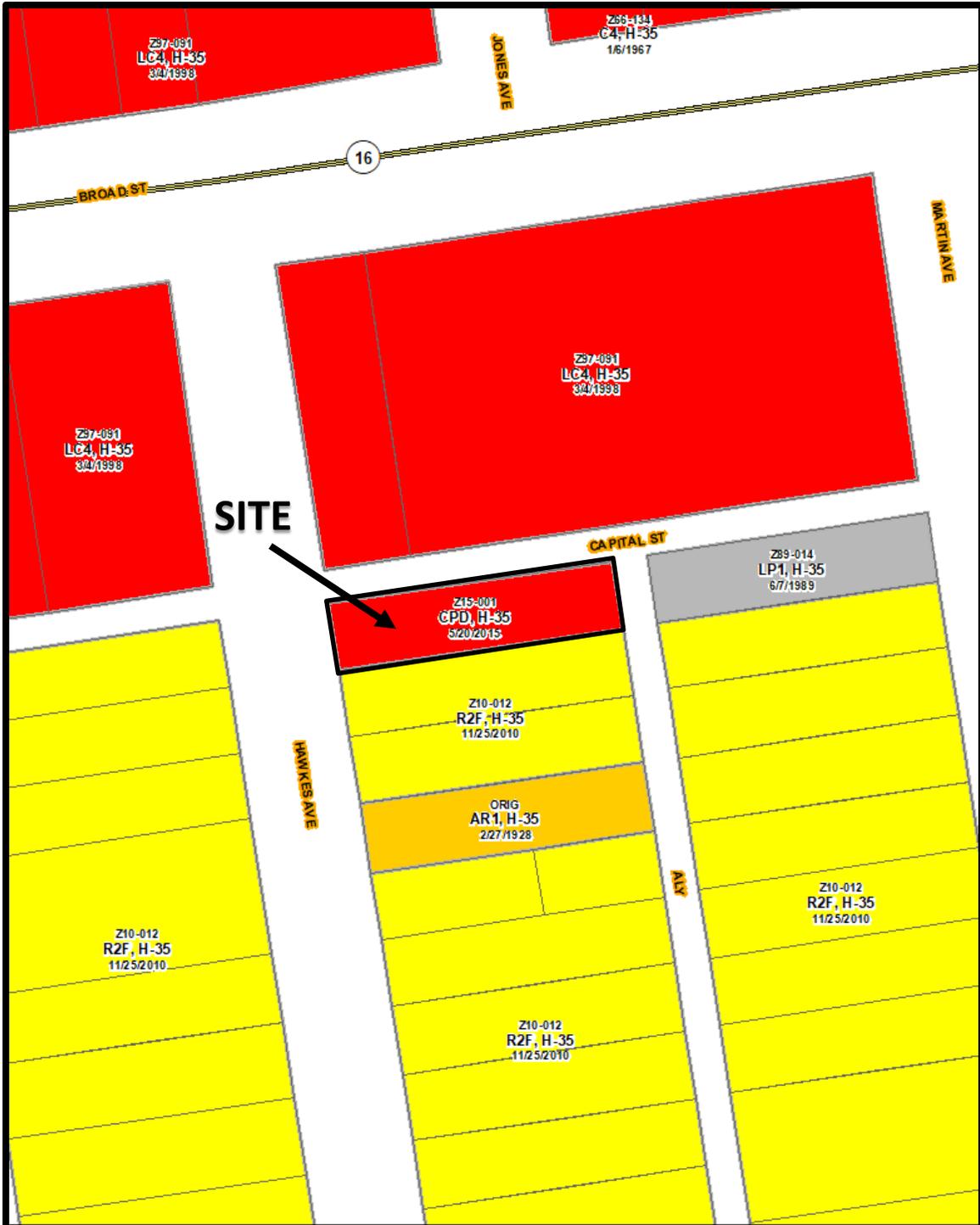
- 2. APPLICATION: Z21-003**
Location: **30 HAWKES AVE. (43222)**, being 0.09± acres located at the southeast corner of Hawkes Avenue and West Capital Street (010-022584; Franklinton Area Commission).
Existing Zoning: CPD, Commercial Planned Development District.
Request: R-2F, Residential District (H-35).
Proposed Use: Residential development.
Applicant(s): Sidestreet Development LLC; c/o Brianne DeRolphe, Agent; 689 Parsons Avenue; Columbus, OH 43206.
Property Owner(s): The Applicant.
Planner: Hayley Feightner; 614-645-3526; hfeightner@columbus.gov

BACKGROUND:

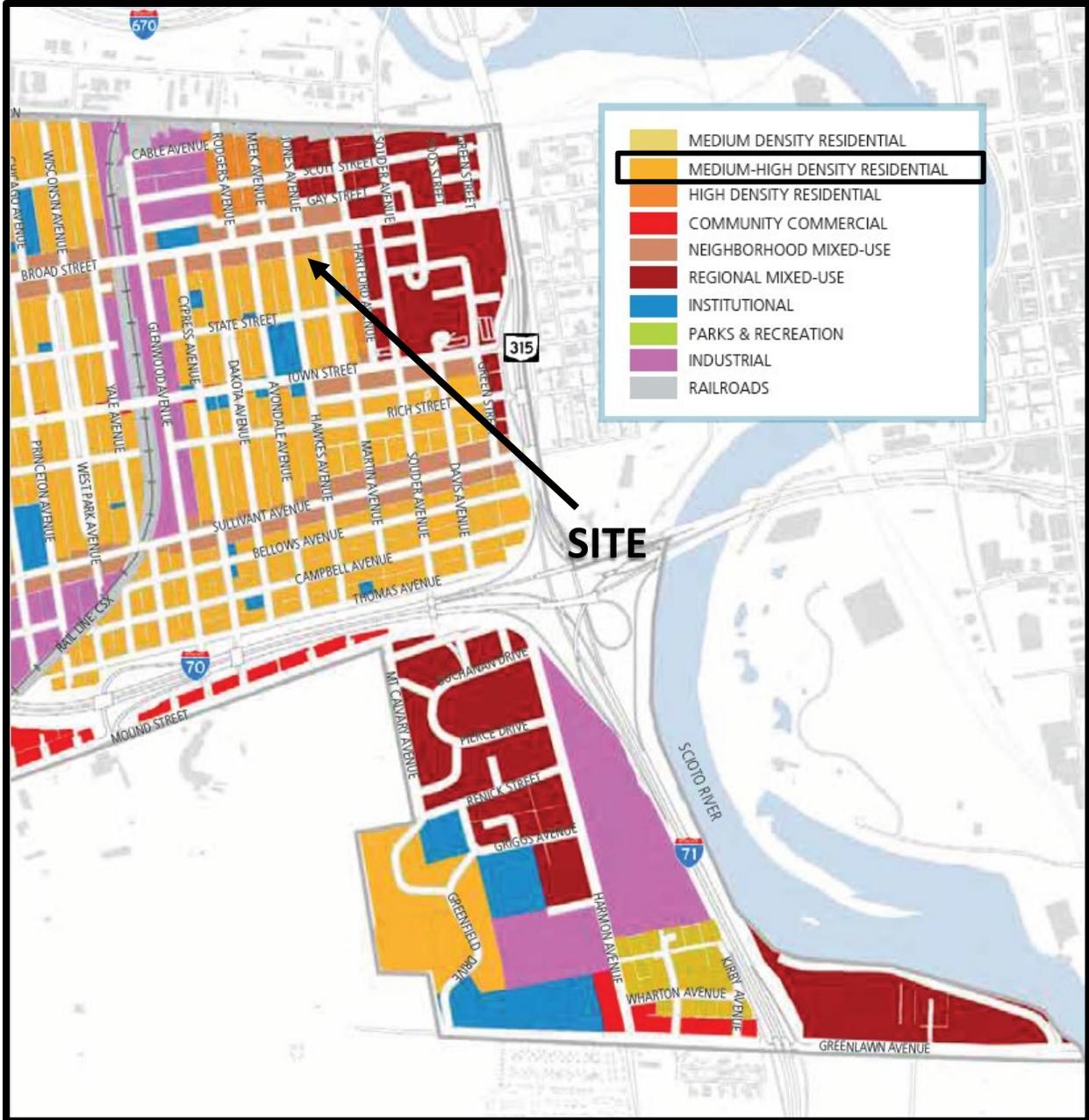
- The 0.09± acre site consists of one undeveloped parcel zoned in the CPD, Commercial Planned Development District (Z15-001), which permits P-1, Private Parking District uses. The applicant proposes the R-2F, Residential District to permit residential uses.
- North of the site across West Capital Street is commercial development in the L-C-4, Limited Commercial District. South and west of the site across Hawkes Avenue are single-unit dwellings in the R-2F, Residential District. East of the site is a parking lot in the L-P-1, Limited Parking District.
- The site is located within the boundaries of the *West Franklinton Plan* (2014), which recommends medium-high density mixed residential land uses for this location. Additionally, the Plan includes early adoption of the *Columbus Citywide Planning Policies* (C2P2) Design Guidelines (2018).
- The site is located within the boundaries of the Franklinton Area Commission, whose recommendation is for disapproval.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested R-2F, Residential District will permit residential land uses. The proposal is consistent with the *West Franklinton Plan's* recommendation for medium-high density mixed residential land uses, and is consistent with the zoning pattern of the surrounding neighborhood. Planning Division staff supports the request as there are no plans for development of the site at this time.



Z21-003
30 Hawkes Ave.
Approximately 0.09 acres
CPD to R-2F



Z21-003
30 Hawkes Ave.
Approximately 0.09 acres
CPD to R-2F



Z21-003
30 Hawkes Ave.
Approximately 0.09 acres
CPD to R-2F

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

Case Number: Z21-003

Address: 30 HAWKES AVE

Group Name: FRANKLINTON AREA COMMISSION

Meeting Date: MARCH 10, 2021 MARCH 9, 2021 4:30 PM

Specify Case Type:

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

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

NOTES: Following Franklinton West Plan Application was Disapproved

Vote: 12 NO - 2 YES - 4 ABSTAIN

Signature of Authorized Representative: Bruce Warren
SIGNATURE

FAO 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 MAIL to: Assigned Planner, City of Columbus, Department of Building & Zoning Services, 111 N. Front St, Columbus, OH 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 #: Z21-003

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) Brianne DeRolph
of (COMPLETE ADDRESS) 754 Bank St Columbus, OH 43206
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. Sidestreet Development LLC 689 Parsons Ave Columbus, OH 43206	2. N/A
3. N/A	4. N/A

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT Brianne DeRolph

Sworn to before me and signed in my presence this 12th day of JANUARY, in the year 2021

Arthur J. Brennick
SIGNATURE OF NOTARY PUBLIC

My Commission Expires 09/12/2023
Notary Seal Here
ARTHUR J. BRENNICK
NOTARY PUBLIC, STATE OF OHIO
My Commission Expires 9/12/2023

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