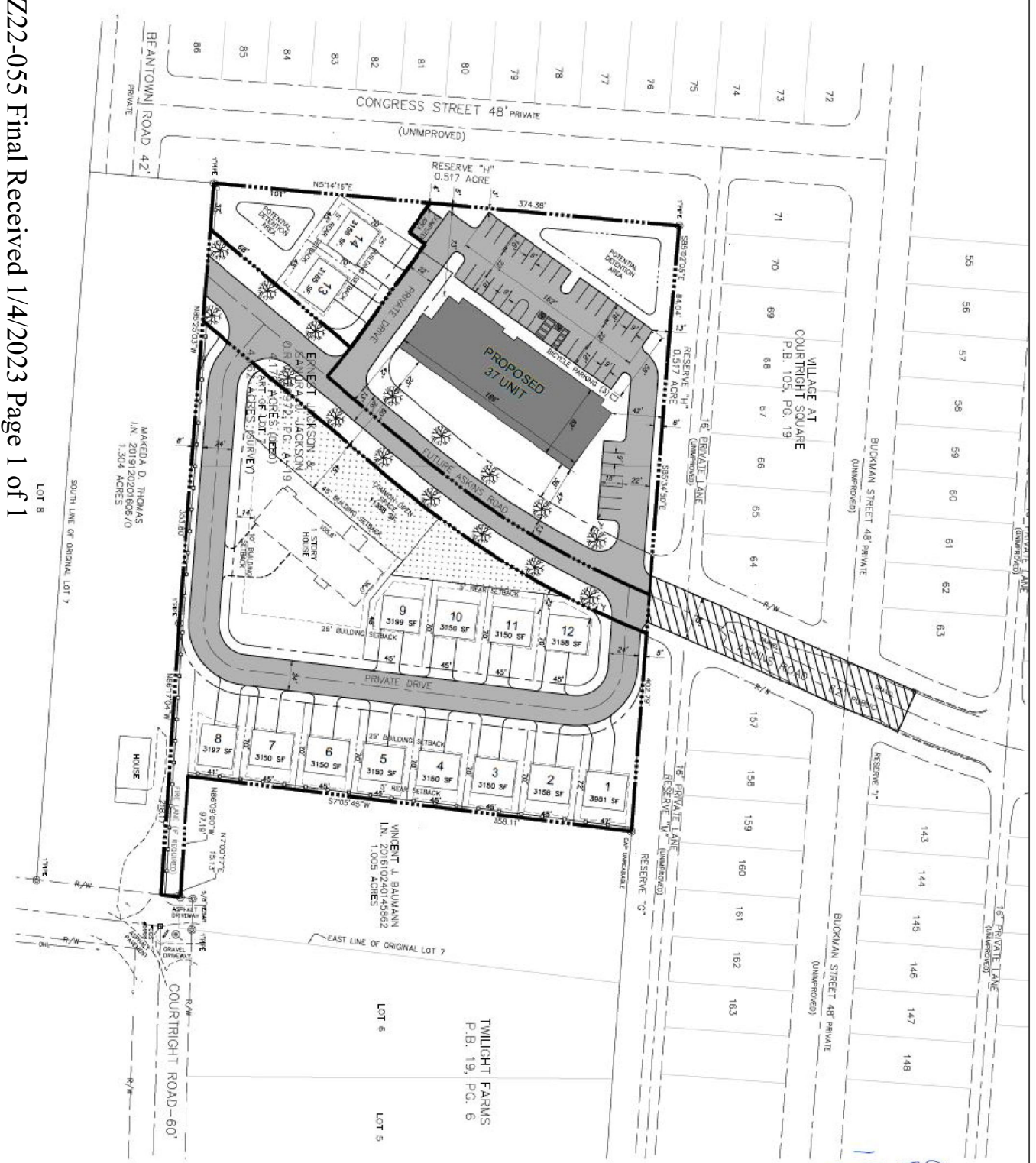
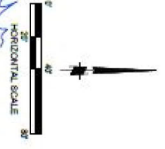


Z22-055 Final Received 1/4/2023 Page 1 of 1



Apply & Review
1/4/23



PROPERTY PARCEL

530-180127

SITE DATA TABLE

TOTAL SITE AREA	414 ACRES
TOTAL DISTURBED AREA	150 ACRES
UNDEVELOPED DISTURBED AREA	017 ACRES
POST-DEVELOPED DISTURBED AREA	134 ACRES
EXISTING RESERVE	1
NO. OF LOTS	2
MAINTENANCE BUILDING (M-B-1)	37 (INCLUDES 2 HD)
NO. OF PARKING SPACES	40 (INCLUDES 2 HD)
NO. OF PARKING SPACES	148 (INCLUDES 2 HD)
NO. OF PARKING SPACES	15
NO. OF PARKING SPACES	30
NO. OF PARKING SPACES	305 ACRES
NO. OF PARKING SPACES	62 UNITS/ACRE
FRONT SETBACK	25'
SIDE SETBACK	5'
COMMON OPEN SPACE RES.	11,280 SF
COMMON OPEN SPACE PROVIDED	11,280 SF

- PROPOSED 37 UNIT BUILDING
- PROPOSED PAVEMENT
- APPROXIMATE LIMITS OF ASPHALT ROAD NOT CONSTRUCTED
- OPEN SPACE
- PROPOSED ZONING DISTRICT
- PROPOSED 6' BOARD ON BOARD PRIVACY FENCE

Jackson Development
 Hope & Heats Property Solutions
 2022 Courtright Road
 Jackson, OH 45012
 P: 614 280 8899
 MOODY-ENG.COM

300 GLENICE STREET
 SUITE 200
 COLUMBUS, OHIO 43215
 P: 614 280 8899
 MOODY-ENG.COM

DATE: 01/04/2023	DATE: 01/04/2023
PROJECT: TWILIGHT FARMS	PROJECT: TWILIGHT FARMS
DATE: 01/04/2023	DATE: 01/04/2023
PROJECT: TWILIGHT FARMS	PROJECT: TWILIGHT FARMS
DATE: 01/04/2023	DATE: 01/04/2023
PROJECT: TWILIGHT FARMS	PROJECT: TWILIGHT FARMS

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
NOVEMBER 10, 2022**

- 1. APPLICATION: Z22-055**
Location: 2937 COURTRIGHT RD. (43232), being 4.14± acres located on the west side of Courtright Road, 220± feet south of the Askins Road northern terminus (530-158227; Mideast Area Commission).
Existing Zoning: R, Rural District.
Request: L-AR-3, Limited Apartment Residential District (H-60) & PUD-8, Planned Unit Development District (H-35).
Proposed Use: Single-unit & multi-unit residential development.
Applicant(s): Hope and Heart Property Solutions; c/o Jeffrey L. Brown, Atty.; 37 West Broad Street, Suite 460; Columbus, OH 43215.
Property Owner(s); Planner: Sandra J. Jackson; 563 Wickham Way; Columbus, OH 43230. Joe Rose; 614-645-3526; jmrose@columbus.gov

BACKGROUND:

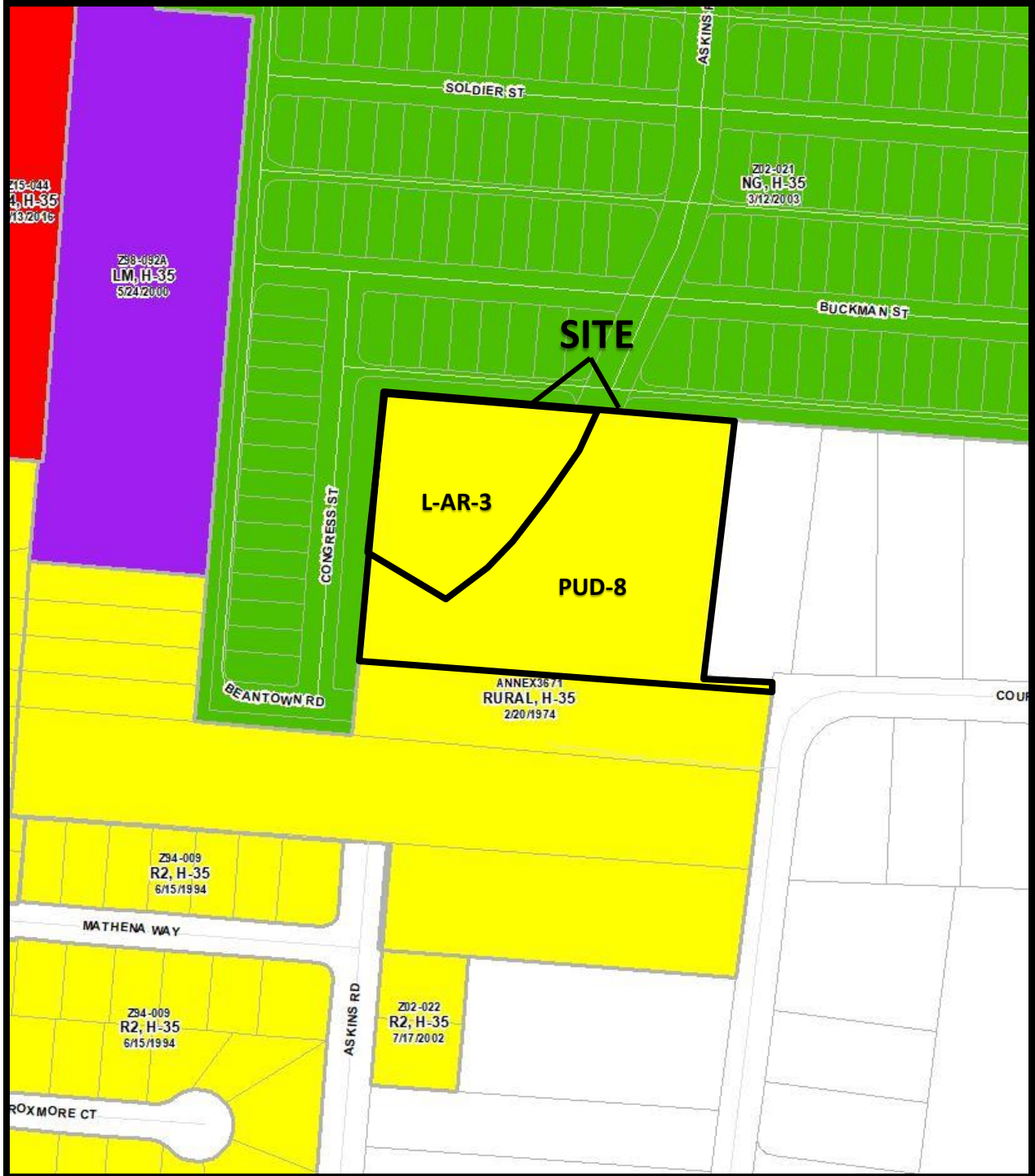
- The site is developed with a single-unit dwelling zoned in the R, Rural District. The applicant requests the L-AR-3, Limited Apartment Residential District and PUD-8, Planned Unit development District to permit a single- and multi-unit residential development. The application proposes to split the site into a 37-unit apartment building in the L-AR-3 district on 1.3± acres. The PUD-8 district includes the remaining 2.84± acres of the site and proposes 15 single-unit dwellings, including the existing dwelling unit.
- To the north and west is undeveloped land in the NG, Neighborhood General District. To the south are single-unit dwellings in the R, Rural District. To the east are single-unit dwellings in Madison Township.
- Concurrent CV22-068 has been filed for the L-AR-3 district subarea and includes variances to reduce parking lot screening; building and parking setbacks; to reduce the minimum number of parking spaces required from 56 to 40 spaces; and to reduce the minimum amount of open space required from 12,000 square feet to 6,278 square feet. That request will be heard by City Council and will not be considered at this Development Commission meeting.
- This location has no adopted land use plan in place but has adopted *Columbus Citywide Planning Policies (C2P2) Design Guidelines (2018)*.
- The site is located within the boundaries of the Mideast Area Commission, whose recommendation is for approval.
- The L-AR-3 limitation text establishes use restrictions and supplemental development standards that commits to a maximum of 37 dwelling units, and addresses parking setbacks. The PUD-8 development text establishes use restrictions and supplemental

development standards that address lot size, lot width, side and rear yards, building setbacks, access, and includes a provision allowing decks within the rear yard. Additionally, the proposed development includes the extension of Askins Road.

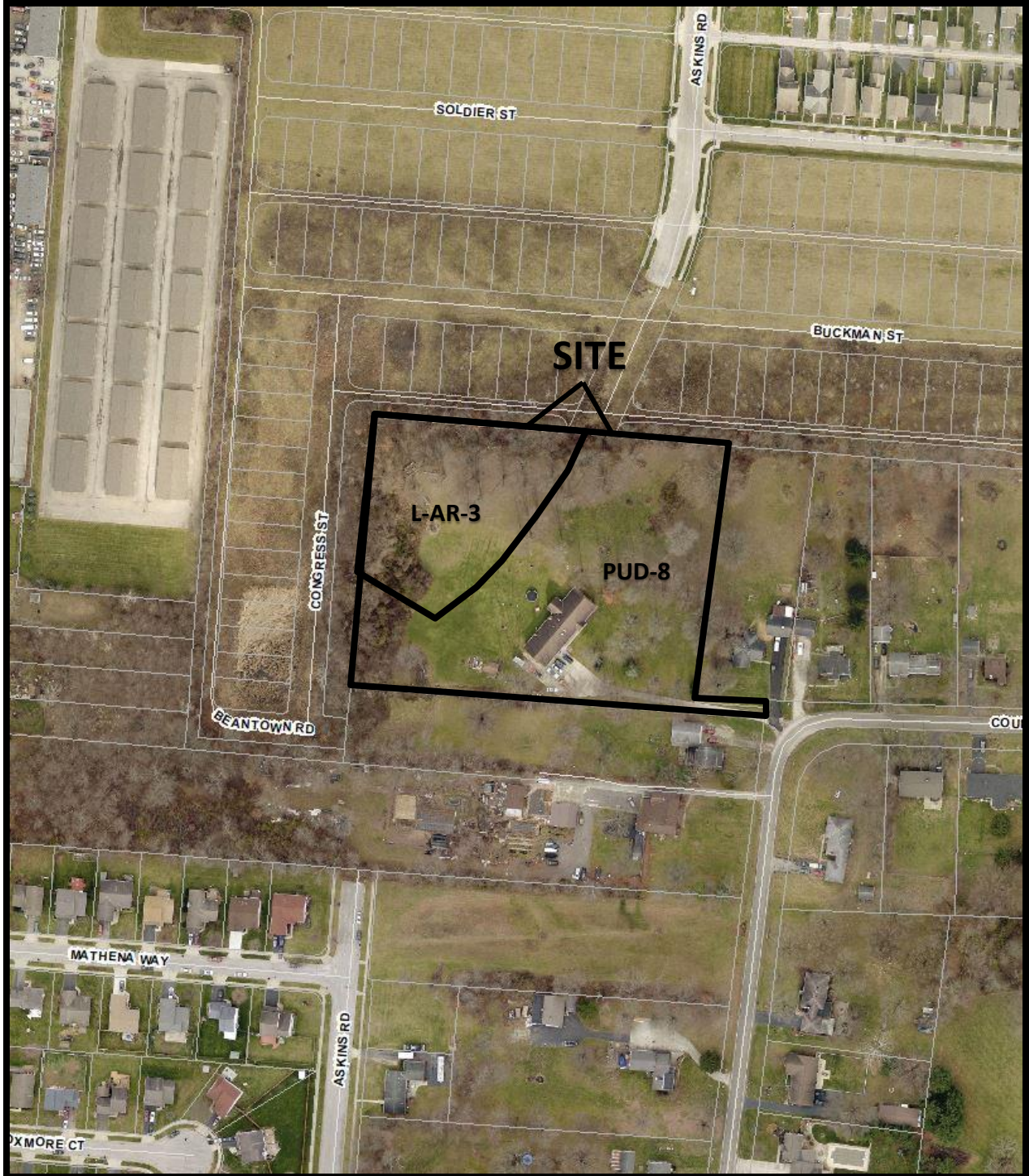
- The *Columbus Multimodal Thoroughfare Plan* (2019) identifies the portion of Askins Road as a Suburban Commuter Connector requiring 80 feet of right-of-way.

CITY DEPARTMENTS' RECOMMENDATION: ~~Disapproval~~ Approval

The requested L-AR-3, Limited Apartment District and PUD-8, Planned Unit Development District will permit the development of a single- and multi-unit residential development at this location. Planning Division is supportive of the proposal while noting that some of the single-unit dwellings show garage-forward elevations which are discouraged by C2P2 guidelines however, the inclusion of additional design features such as single garage doors, glass panels, and porches are considered mitigating factors for staff to be in support. While there is no adopted land use plan in place, this location has adopted *Columbus Citywide Planning Policies (C2P2) Design Guidelines* (2018), staff understands that additional bicycle parking in the L-AR-3 district subarea will be added to mitigate the parking space reduction, consistent with C2P2 Design Guidelines. ~~While Planning Division is supportive of the proposal, Zoning staff note the concurrent Council variance CV22-068 includes a variance to reduce the required open space by almost 50 percent as depicted on the submitted PUD-8 site plan, and does not support such a reduction.~~



Z22-055
2937 Courtright Rd.
Approximately 4.14 acres
R to L-AR-3 & PUD-8



Z22-055
2937 Courtright Rd.
Approximately 4.14 acres
R to L-AR-3 & PUD-8

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 #: Z22-055

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) Jeffrey L. Brown
of (COMPLETE ADDRESS) 37 West Broad Street STE 460 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)

<p>1. Hope and Heart Properties Juli Woods 246 Lincoln Circle STE H-30203 Gahanna, OH 43230-2232-614-831-0501 No Cols. based employees</p>	<p>2. Sandra J. Jackson 563 Wickham Way Columbus, OH 43230-2232-614-270-3790 No Cols. based employees</p>
<p>3.</p>	<p>4.</p>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT 

Sworn to before me and signed in my presence this 26th day of January, in the year 2023


SIGNATURE OF NOTARY PUBLIC

9/4/2025
My Commission Expires

Notary Seal Here



Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2025

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

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 CV22-068 Z22-055

Address 2937 COURTRIGHT RD

Group Name Mideast Area Commission

Meeting Date October 18, 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:

Applicant met the requirements.

Vote Unanimously approved

Signature of Authorized Representative *Mohan Patel*

Recommending Group Title Zoning Chair

Daytime Phone Number 614-456-9409

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.

*Emailed 10/19/22
9:36am*