

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
OCTOBER 11, 2012**

- 2. APPLICATION: Z12-047 (12335-00000-00442)**
Location: **1779 SOUTH WASHINGTON AVENUE (43207)**, being 0.34± acres located at the northwest corner of South Washington Avenue and Stanaford Place (010-034812; Columbus South Side Area Commission).
Existing Zoning: P-1, Parking District.
Request: R-3 Residential District.
Proposed Use: Single-unit residential development.
Applicant(s): NRP Group LLC; c/o Dave Perry, Agent; David Perry Co. Inc.; 145 East Rich St., 3rd Floor; Columbus, OH 43215; and Donald Plank, Plank Law Firm; 145 East Rich St., 3rd Floor; Columbus, OH 43215.
Property Owner(s): Southern Gateway Homes LLC; c/o Dave Perry, Agent; David Perry Co. Inc.; 145 East Rich St., 3rd Floor; Columbus, OH 43215.
Planner: Shannon Pine, 645-2208, spine@columbus.gov

BACKGROUND:

- The 0.34± acre site is comprised of three undeveloped lots which are zoned P-1, Private Parking District. The applicant requests the R-3, Residential District for the construction of three single-unit dwellings. CV12-038 was approved at City Council on September 10, 2012, to allow the sale of the property to be completed and construction to begin on the dwellings before the rezoning is complete.
- To the north and east across South Washington Avenue are single-unit dwellings in the R-2F, Residential District. To the west is a two-unit dwelling in the R-2F, Residential District. To the south across Stanaford Place is a City of Columbus Neighborhood Pride Center in the R-3, Residential District.
- The site is within the boundaries of *The South Side Plan (2002)*, but there are no specific land use recommendations for this location. However, the Plan does stress the compatibility of land uses.
- The site is within the boundaries of the Columbus South Side Area Commission whose recommendation is for approval of the requested R-3, Residential District.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested R-3, Residential District will secure a compatible zoning district on property that has received a Council Variance for the construction of three single-unit dwellings. The request is consistent with the zoning and development pattern of the area.





1779 South Washington Avenue
Approximately 0.34 acres
P-1 to R-3

Z12-047



Mayor Michael B. Coleman

REZONING APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

STANDARDIZED RECOMMENDATION FORM

FOR USE BY: AREA COMMISSIONS / CIVIC ASSOCIATIONS / ACCORD PARTNERS

GROUP NAME Columbus South Side Area Commission MEETING DATE August 28, 2012

CASE NUMBER Z12-047 Case Type Council Variance Rezoning

ZONING ADDRESS 1779 S Washington Avenue APPLICANT NRP Group LLC

PERSON[S] REPRESENTING APPLICANT AT MEETING Joseph M. McCabe, Dave Perry

CONDITIONS REQUESTED BY GROUP (Add continuation sheet if needed)

Area Commission see note at the bottom.

1. No conditions
2. _____
3. _____
4. _____
5. _____
6. _____
7. _____
8. _____

Applicant Response

Yes	No
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>

Recommendations

Approval Disapproval Conditional approval (list conditions and applicant response above)

Explain the basis for the Approval, Disapproval or Conditional Approval below (Add continuation sheet if needed.)

Recommending Commission / Association / Accord Partner Vote: For X Against _____

Signature / Title of Authorized Representative James E. Griffin, Chair, CSSAC

Daytime Phone Number 614-260-5321

NOTE TO AREA COMMISSIONS: Ordinances sent Council will contain only recommendations for "Approval" or "Disapproval". Recommendations for "Conditional Approval" will be treated as "Disapproval". If, at the time the ordinance is sent to Council, any condition that has checked "No" on the *Standardized Recommendation Form* has not been resolved as documented in writing by the recommending body or party.

PLEASE NOTE: incomplete information will result in the rejection of this submittal.
Applications must be submitted by appointment. Call 614-645-4522 to schedule.
Please make all checks payable to the Columbus City Treasurer



REZONING APPLICATION

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PROJECT DISCLOSURE STATEMENT

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.

APPLICATION # Z12-047 / 12335-00000-00442

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Donald Plank
of (COMPLETE ADDRESS) Plank Law Firm, 145 East Rich Street, Fl 3, 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
- Business or individual's address
- Address of corporate headquarters
- City, State, Zip
- Number of Columbus based employees
- Contact name and number

<p>1.</p> <p>Southern Gateway Homes LLC 5300 Transportation Boulevard Cleveland, OH 44125 Number of City of Columbus Based Employees: 0 Contact: Joseph M. McCabe, (216) 475-8900, ext. 1850</p>	<p>2.</p> <p>Community Development for All People 946 Parsons Avenue Columbus, OH 43203 Number of City of Columbus Based Employees: 15 Contact: George Howard, Director of Development, (614) 445-7342</p>
<p>3.</p> <p>-----</p>	<p>4.</p> <p>-----</p>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT Donald Plank

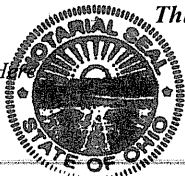
Subscribed to me in my presence and before me this 15th day of OCTOBER, in the year 2012

SIGNATURE OF NOTARY PUBLIC Barbara A. Painter

My Commission Expires: AUGUST 3, 2015

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

Notary Seal Here



BARBARA A. PAINTER
Notary Public, State of Ohio
My Commission Expires AUGUST 3, 2015

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