

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
MARCH 11, 2021**

- 5. APPLICATION: Z20-094**
- Location:** 199 S. OHIO AVE. (43205), being 0.35± acres located at the southwest corner of South Ohio Avenue and Franklin Avenue (010-026567, 010-039125, and 010-047274; Near East Area Commission).
- Existing Zoning:** R-3, Residential District.
- Request:** AR-1, Apartment Residential District (H-35).
- Proposed Use:** Multi-unit residential development.
- Applicant(s):** OBrien Company, LLC; c/o Dave Perry, Agent; David Perry Company, Inc.; 411 East Town Street, 1st Floor; Columbus, OH 43215; and Donald Plank, Atty.; Plank Law Firm; 411 East Town Street, 2nd Floor; Columbus, OH 43215.
- Property Owner(s):** Sallie Gibson; 1067 Franklin Avenue; Columbus, OH 43205.
- Planner:** Kelsey Priebe; 614-645-1341; krpriebe@columbus.gov

BACKGROUND:

- The site consists of three undeveloped parcels in the R-3, Residential District. The applicant proposes the AR-1, Apartment Residential District to permit a multi-unit residential development.
- To the north, south, and west of the site are single-unit dwellings in the R-3, Residential District. To the east are multi-unit dwellings in the ARLD, Apartment Residential District.
- Concurrent CV20-109 has been filed to reduce the vision clearance triangle, building lines, perimeter yard, and to increase the lot coverage for a proposed eleven-unit development. That request will be heard by City Council and will not be considered at this Development Commission meeting.
- The site is within the planning area of the *Near East Area Plan (2005)*, which does not recommend a land use for this location, but recommends that new housing be consistent with the housing types, density, and development pattern of the neighborhood.
- The site is located within the boundaries of the Near East Area Commission, whose recommendation is for approval.
- The *Columbus Multimodal Thoroughfare Plan* identifies this portion of South Ohio Avenue as an Urban Community Connector requiring 60 feet of right-of-way.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested AR-1, Apartment Residential District will allow a multi-unit residential development. The *Near East Plan* states that the overall goal of new construction is compatibility, with a quality design that conforms to the existing building patterns and “rhythm” of the area. Existing homes will be used to determine the appropriate height, massing/scale, materials, porches, roof pitch, setbacks, and window and door proportions. The Planning Division supports this application based on the requested unrestricted zoning district; though there are still a number of design-related issues that need to be addressed for the concurrent Council variance prior to submitting that ordinance to City Council*.

*The design-related issues have been resolved.



Z20-094
199 S. Ohio Ave.
Approximately 0.35 acres
R-3 to AR-1



Z20-094
199 S. Ohio Ave.
Approximately 0.35 acres
R-3 to AR-1

THE CITY OF
COLUMBUS
ANDREW J. GINTHER, MAYOR

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 / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW
 (PLEASE PRINT)**

Application Number Z20-094 / CV20-109
Address 199 S Ohio Avenue
Group Name Near East Area Commission
Meeting Date February 11, 2021
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:

Vote 9-0-0

Signature of Authorized Representative

Matthew D. Budy

Recommending Group Title

CHAIR NEAC

Daytime Phone Number

614-582-3053

Meeting Date: 3/11/2021

Application #: Z20-094	Request: AR-1	Address: 199 S. OHIO AVE. (43205)				
# Hearings: _____	Length-of Testimony: <u>18</u>	Staff <input checked="" type="checkbox"/> Approval <input type="checkbox"/> Disapproval	Position: <input type="checkbox"/> Conditional Approval			
# Speakers Support: _____ Opposition: <u>2</u>	Development Commission Vote: <u>5</u> Yes <u>1</u> No _____ Abstain	Area Comm/ <input checked="" type="checkbox"/> Approval <input type="checkbox"/> Disapproval	Civic Assoc: <input type="checkbox"/> Conditional Approval			
Position Y=Yes N=No (type out ABSENT or ABSTAIN)	Fitzpatrick Y	Ingwersen Y	Anderson Y	Golden Y	Conroy N	Onwukwe Y
+ = Positive or Proper - = Negative or Improper						
Land Use		+	+	+	+	
Use Controls		+				
Density or Number of Units		+	-	+		+
Lot Size		+				
Scale		+	-	+	-	+
Environmental Considerations						
Emissions						
Landscaping or Site Plans					-	
Buffering or Setbacks		+				
Traffic Related Commitments			-			
Other Infrastructure Commitments						
Compliance with City Plans		-			-	
Timeliness of Text Submission						
Area or Civic Assoc. Recommendation		+	+	+		+
Governmental or Public Input			-			
MEMBER COMMENTS:						
FITZPATRICK: Appropriate use - I recommend area commissions to communicate with all local stakeholders for input.						
INGWERSEN: This is a typical infill apartment project very similar to the recent infill projects in Old Towne East.						
ANDERSON: While voting yes, I expressed great concern about the lack of communication by the Near East Area Comm'n and the proximate neighbors who are directly impacted by this proposed development but who had no opportunity to attend the NEAC meetings nor to give input. The disconnect for these neighbors, who have purchased single family residences, is of great concern.						
GOLDEN: This project adds 11 units to this corner. Despite opposition speakers' belief, these will be for sale units at a high price point and will add 11 new units to the existing housing market in the much desired Near East Side.						
CONROY: The primary concern of this case is the neighbors who noted a lack of notification (multiple cases from NEAC noted this) and had strong concerns about the proposed development. The presented site plan does not seem to be in keeping with the scale of the other homes in the area and it seems the developer has more work to do to get the neighbors on board with it.						
ONWUKWE: Appropriate architecture in context with the neighborhood						

Rezoning Application

111 North Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • www.columbus.gov • zoninginfo@columbus.gov

PROJECT DISCLOSURE STATEMENT

All parties having a 5% or more interest in the project that is the subject of this application should be listed.
THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

APPLICATION #: Z20 - 094

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Donald Plank
of (COMPLETE ADDRESS) Plank Law Firm, 411 East Town Street, Floor 2, 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 (include 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. Sallie Gibson, 1067 Franklin Ave, Columbus, OH 43205; # Columbus based employees: Zero (0) Contact: Sallie Gibson, (614)778-6555</p>	<p>2. OBrien Company, LLC, 350 East 1st Ave, Columbus, OH 43201; # Columbus based employees: One (1) Contact: Tom OBrien, (614)560-9279</p>
<p>3. -----</p>	<p>4. -----</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 3rd day of May, in the year 2021

SIGNATURE OF NOTARY PUBLIC

MaryAlice Wolf

My Commission Expires:

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

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



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