

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
MAY 12, 2022**

- 3. APPLICATION: Z22-011**  
**Location:** 514 TAYLOR AVE. (43203), being 0.88± acres located on the east side of Taylor Avenue, approximately 115± feet south of Maryland Avenue. (010-023277 and six others; Near East Area Commission).  
**Existing Zoning:** R-3, Residential District.  
**Request:** AR-2, Apartment Residential (H-35).  
**Proposed Use:** Multi-unit residential development.  
**Applicant(s):** NK Development Partners LLC; c/o David Hodge, Atty.; 8000 Walton Parkway, Suite 260; New Albany, OH 43054.  
**Property Owner(s):** Central Ohio Community Improvement Corp.; 845 Parsons Avenue; Columbus, OH 43206.  
**Planner:** Joseph Rose; 614-645-3526; [jmrose@columbus.gov](mailto:jmrose@columbus.gov)

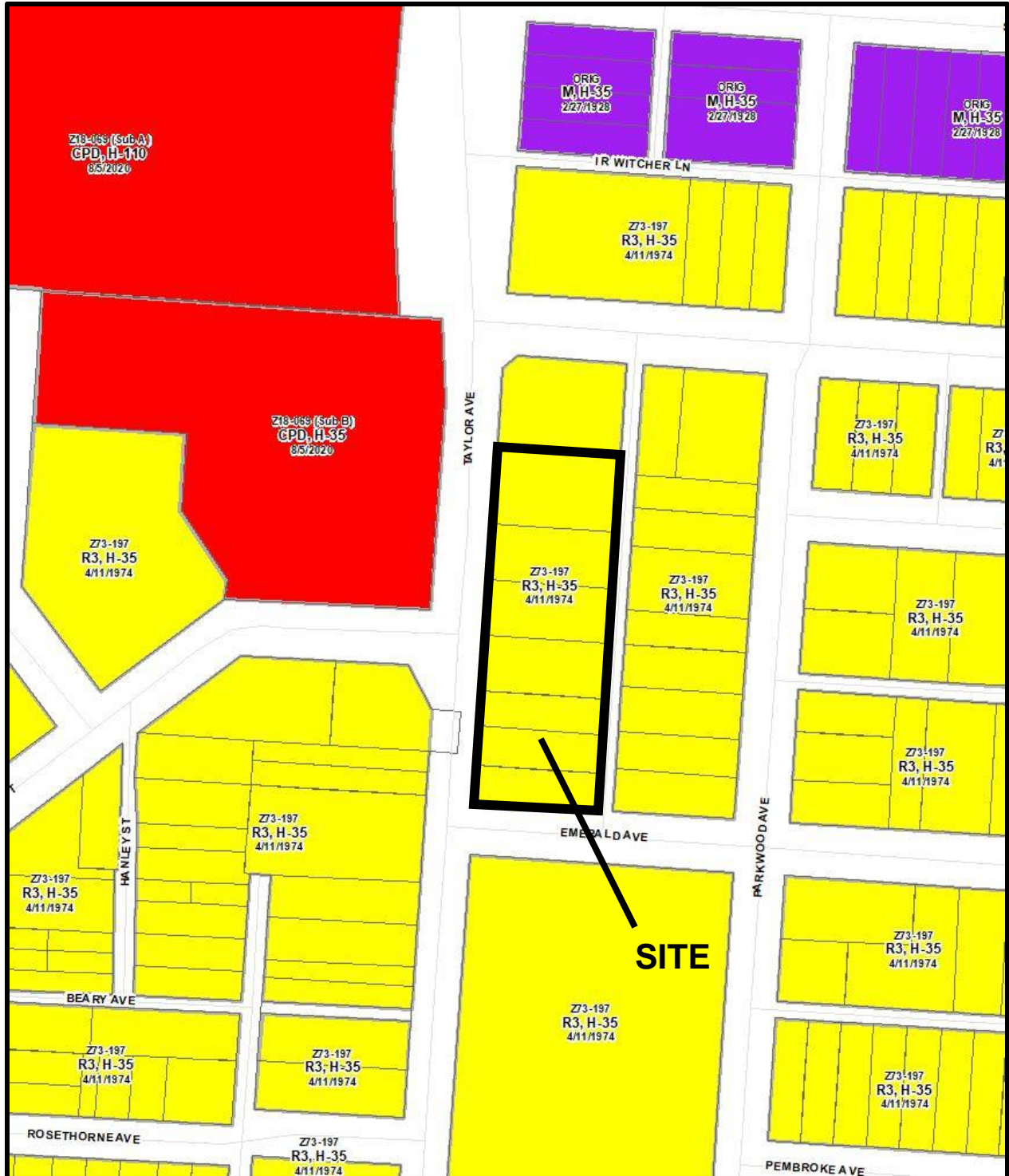
**BACKGROUND:**

- The 0.88± acre site consists of seven parcels, all of which are undeveloped in the R-3, Residential District. The requested AR-2, Apartment Residential District will permit a multi-unit residential development.
- To the north of the site is a surface parking lot in the R-3, Residential District. To the south is a former elementary school building in the R-3, Residential District. To the west is a single unit dwelling in the R-3, Residential District and undeveloped land in the CPD, Commercial Planned Development District. To the east are single-unit dwellings in the R-3, Residential District.
- The site is within the planning boundaries of the *Near East Area Plan* (2005), which does not give a specific land use recommendation for this site. The Plan does outline a development strategy that identifies this area as part of a corridor of lower and medium density residential.
- Concurrent CV22-013 has been filed for a 48-unit apartment building, and includes variances to reduce the minimum number of interior parking lot trees from six to zero; to remove the perimeter parking lot landscaping requirement while proposing to add perimeter parking lot landscaping outside the property lines; to reduce the minimum number of required parking spaces from 72 to 54; to remove the required vision clearance triangle at the intersection of Emerald Avenue and the north-south alley to the east; and to reduce the minimum building setback from 25 feet to 12 feet. That request will be heard by City Council and will not be considered at this Development Commission meeting.
- The site is located within the boundaries of the Near East Area Commission, whose recommendation had not been received at the time this report was finalized.

- The Columbus Multimodal Thoroughfare Plan identifies this portion of Taylor Avenue as an Urban Community Corridor requiring 60 feet of right-of-way.

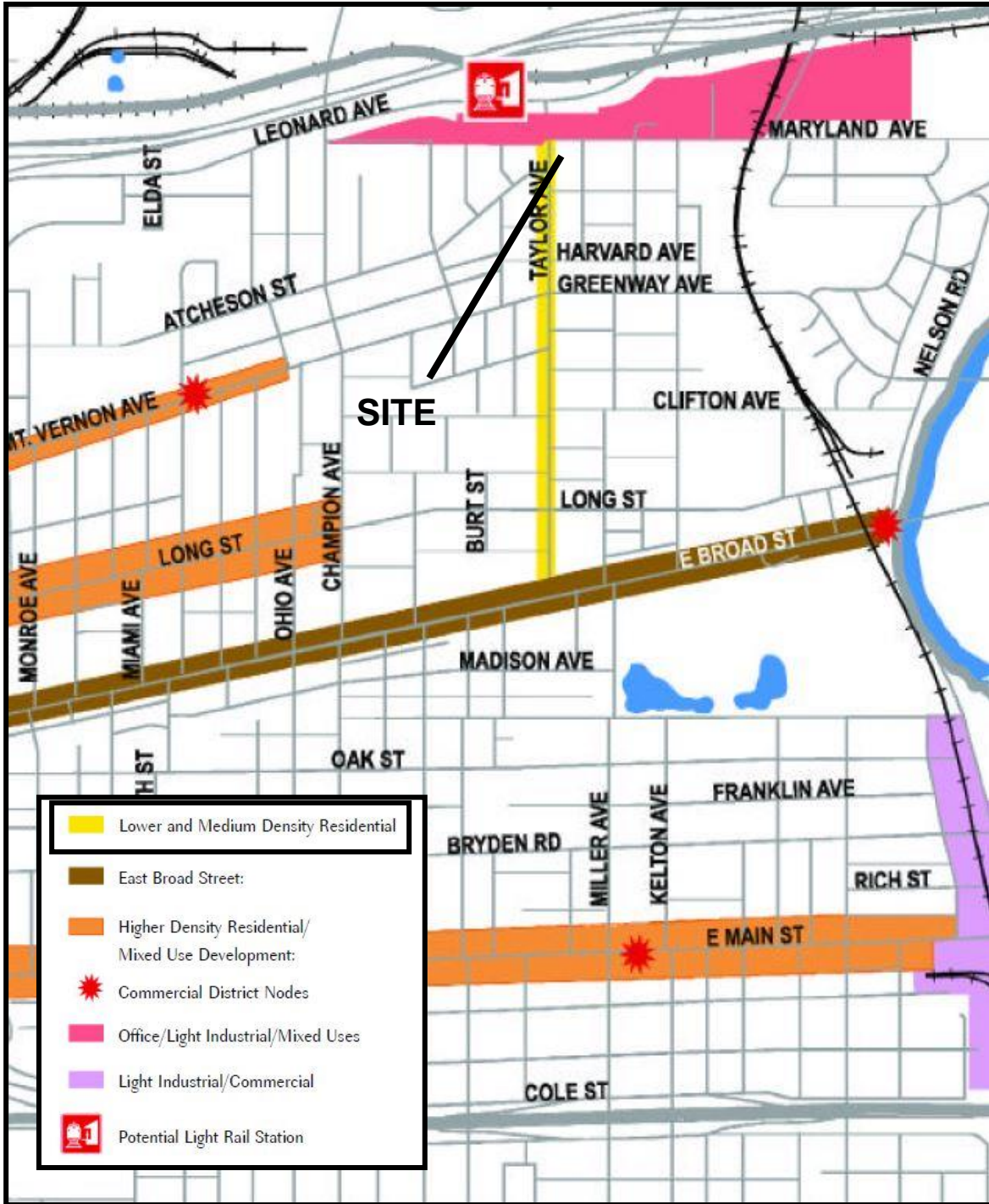
**CITY DEPARTMENTS' RECOMMENDATION:** Approval.

The requested AR-2, Apartment Residential District will allow a multi-unit residential development. While the *Near East Area Plan* does not have a specific recommendation for this site, Taylor Avenue is identified as an area recommended for new housing development including the consideration of multi-unit housing. Additionally the Plan recommends securing vacant land for redevelopment. The Planning Division is generally supportive and recommends updates to the site plan included with concurrent CV22-013 for landscaped parking lot screening on the north and south, street trees along the Taylor Avenue frontage, and shade trees near the public patio. This is consistent with Recreation and Parks Department requests for additional trees in the proposed green space to offset the requested variance to eliminate the required interior parking lot trees. The request does not represent an incompatible use to the surrounding area.



Z22-011  
514 Taylor Ave.  
R-3 to AR-2  
Approximately 0.88 Acres

NEAR EAST AREA PLAN (2005)



Z22-011  
514 Taylor Ave.  
R-3 to AR-2  
Approximately 0.88 Acres





Z22-011  
514 Taylor Ave.  
R-3 to AR-2  
Approximately 0.88 Acres



# 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)**

Case Number 2022-013 & Z22-011

Address SW Taylor Avenue

Group Name Near East Area Commission

Meeting Date 05/12/2022

- 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:**

Commission has requested developers:

- 1) Check with OSU to see if residents can use OSU parking since this is not fully packed
- 2) Speak with COTA to help devise feasibility & proximity of a bus stop to assist residents who depend on public transit

Vote 6-23

Signature of Authorized Representative [Signature]

Recommending Group Title Commission Chair

Daytime Phone Number 614 403-2225

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

111 N Front Street, Columbus, Ohio 43215  
Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

DEPARTMENT OF BUILDING  
AND ZONING SERVICES

## PROJECT DISCLOSURE STATEMENT

APPLICATION #: Z22-013

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) David Hodge  
of (COMPLETE ADDRESS) Underhill & Hodge LLC, 8000 Walton Parkway, Suite 260, New Albany, OH 43054  
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. NK Development Partners LLC 752 Forest Street Columbus, Ohio 43206	2. Central Ohio Community Improvement Corp. 845 Parsons Avenue Columbus, OH 43206
3. City of Columbus Ohio 845 Parsons Avenue Columbus, OH 43206	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT [Signature]

Sworn to before me and signed in my presence this 17th day of September, in the year 2022

SIGNATURE OF NOTARY PUBLIC [Signature]

My Commission Expires 1-11-2028 Notary Seal Here



**KIMBERLY R. GRAYSON**  
Notary Public, State of Ohio  
My Commission Expires  
01-11-2028

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