

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JANUARY 14, 2016**

- 4. APPLICATION: Z15-046**
- Location:** 587 LEHMAN STREET, being ~~HE~~ ± acres located at the southern terminus of Lehman Street, 155± feet south of East Livingston Avenue (010-004935 and 13 others; Columbus Southside Area Commission).
- Existing Zoning:** CPD, Commercial Planned Development, and C-4, Commercial Districts.
- Request:** AR-3, Apartment Residential District.
- Proposed Use:** Multi-unit residential development.
- Applicant(s):** Jeff May; c/o Michael J. Maistros, AIA; 4740 Reed Road, Suite 201; Columbus, OH 43220.
- Property Owner(s):** JMM Real Estate Investments, Inc.; 4639 West Broad Street; Columbus, OH 43228.
- Planner:** Michael Maret; 645-2749; mjmaret@columbus.gov

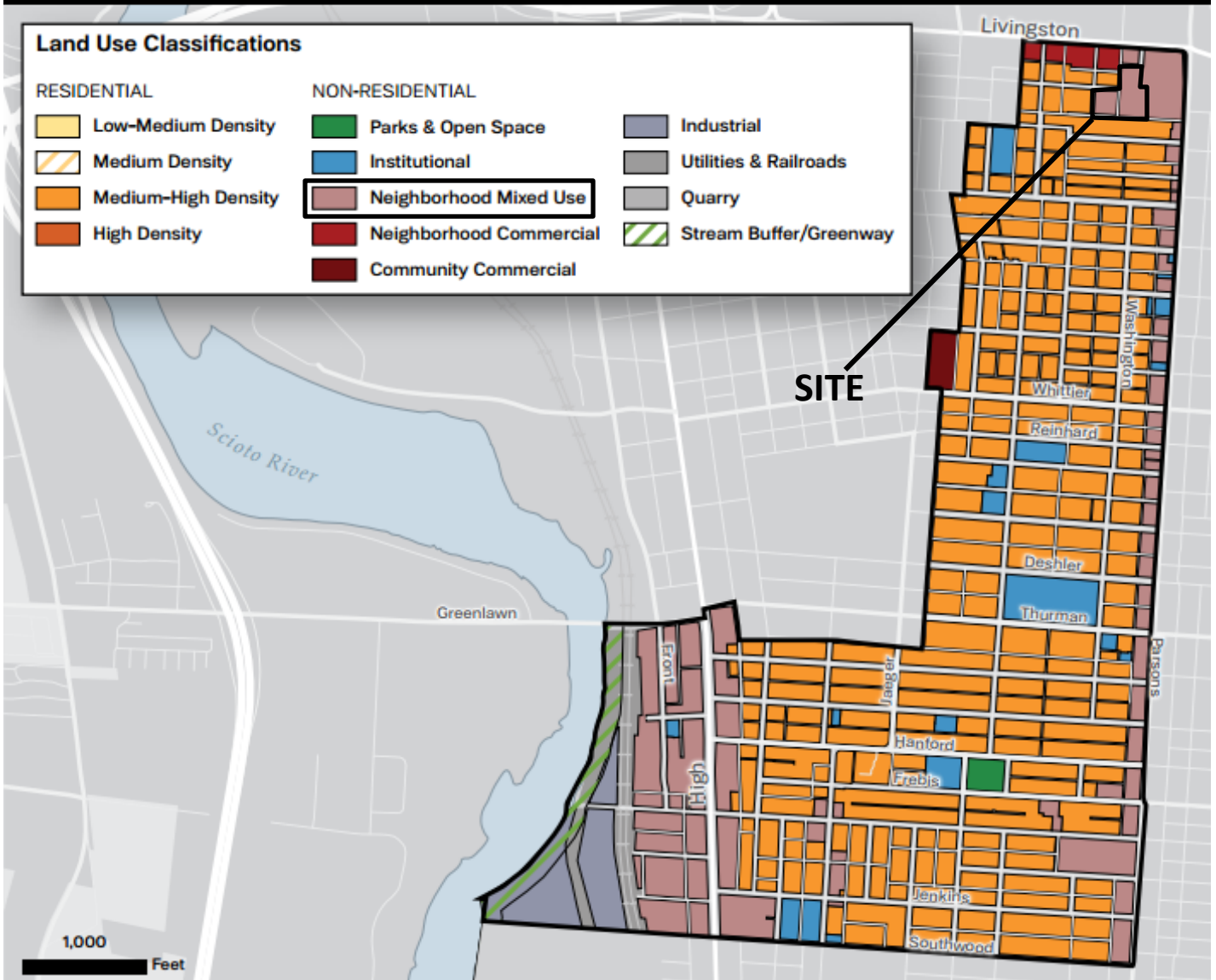
BACKGROUND:

- The site consists of multiple parcels developed as parking lots in the CPD, Commercial Planned Development and C-4, Commercial districts. The applicant proposes the AR-3, Apartment Residential District, to construct 168 apartment units with underground parking.
- To the north and east are commercial retail/service developments and to the south and west are single-unit dwellings.
- Council variance # CV15-062 has been filed with the rezoning request to reduce street trees requirements and to permit a dumpster locations and parking within the perimeter yard. That request will proceed to City Council with this rezoning request but is not subject to consideration by the Development Commission.
- The site is located within the planning area of the *Southside Plan* (2014), which recommends “Neighborhood Mixed Use” with residential uses having a density up to 45 units per acre. The proposed 168 units provide a density of 59 units per acre. However, most of that density is concentrated adjacent to commercial uses fronting Parsons Avenue while lower density is to be located closer to existing residential uses to the west.
- The site is located within the boundaries of the Columbus Southside Area Commission, whose recommendation is for approval.

CITY DEPARTMENTS’ RECOMMENDATION: Approval

The requested AR-3 District will permit the development of 168 apartment units at an effective density of 59 units per acre. While the overall density is greater than what is recommended by the *Southside Plan*, support is warranted because most of that density is concentrated adjacent to commercial uses fronting Parsons Avenue while lower density is to be located closer to existing residential uses to the south and west.

FIGURE 9: FUTURE LAND USE PLAN: QUADRANT 1



Z15-046
587 Lehman Street
Approximately 1/4 acres
CPD & C-4 to AR-3



Z15-046
587 Lehman Street
Approximately 1.25 acres
CPD & C-4 to AR-3

Standardized Recommendation Form

DEPARTMENT OF BUILDING
AND ZONING SERVICES

757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.columbus.gov

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW

Case Number Z15-046

Address 587 Lehman Street

Group Name Southside Area Commission

Meeting Date December 22, 2015

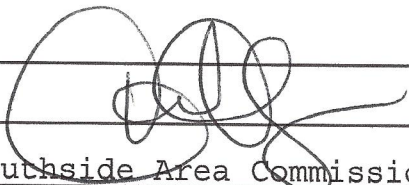
Specify Case Type

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

Recommendation Approval
(Check only one) Disapproval

NOTES:

Vote _____

Signature of Authorized Representative  _____

Recommending Group Title Southside Area Commission

Daytime Phone Number 614-285-4901 (Ext. 1100)

Please e-mail this form to the assigned planner within forty-eight (48) hours of your meeting day; or FAX to Zoning at (614) 645-2463; OR MAIL to: Zoning, City of Columbus, Department of Building & Zoning Services, 757 Carolyn Avenue, Columbus, Ohio 43224.

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 checks payable to the Columbus City Treasurer

REZONING APPLICATION

Department of Building & Zoning Services

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224-3218

Phone: 614-645-7433 www.columbus.gov

DEPARTMENT OF BUILDING AND ZONING SERVICES

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.

Z15-046

APPLICATION # _____

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) MICHAEL J. MAISTROS
of (COMPLETE ADDRESS) 4740 REED ROAD UPPER ANGLISTON, OH 43220
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

1. <u>JMA REAL ESTATE INVESTMENT, LLC</u> <u>4639 W. BROAD ST.</u> <u>COLUMBUS, OH 43228</u>	2. <u>JEFF MAY</u> <u>P.O. BOX 247</u> <u>CANAL WINCHESTER, OH 43110</u>
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

[Signature]

Subscribed to me in my presence and before me this 29th day of April, in the year 2016

SIGNATURE OF NOTARY PUBLIC

Tamara R. Smies

My Commission Expires:

07/13/2016

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

Notary Seal Here
My Commission Expires 07/13/2016
Notary Public, State of Ohio
Tamara R. Smies



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