STAFF REPORT DEVELOPMENT COMMISSION ZONING MEETING CITY OF COLUMBUS, OHIO JUNE 13, 2024

4. APPLICATION: Z24-013

**Location:** 1598-1614 GREENWAY AVE. (43203), being 0.41± acres

located on the north side of Greenway Avenue, 370± feet east of

Taylor Avenue (010050855, 010024796, 010050798,

010023950, and 010042883; Near East Area Commission).

**Existing Zoning:** R-3, Residential Development.

**Request:** AR-2, Apartment Residential District (H-35).

**Proposed Use:** Multi-unit residential development.

**Applicant(s):** Dora Loft Apartments, LLC, c/o Dave Perry, Agent; David Perry

Company, Inc.; 411 East Town Street, First Floor; Columbus, OH 43215, and Donald Plank, Atty.; 411 East Town Street,

Second Floor; Columbus, OH 43215.

**Property Owner(s):** City of Columbus, Land Bank; c/o John Turner; 845 Parsons

Ave, Columbus OH 46206.

Planner: Alyssa Saltzman; 614-645-9625; ADSaltzman@columbus.gov

### **BACKGROUND:**

 The 0.41± site consists of five undeveloped parcels in the R-3, Residential District. The applicant requests the AR-2, Apartment Residential District which will allow multi-unit residential development.

- To the north, east, and west of the site are single-unit dwellings in the R-3, Residential District. To the south of the site, there are a mix of single-unit, two-unit, and multi-unit dwellings in the R-3, Residential District.
- The site is within the planning area of the Near East Area Plan (2005), which does not specify a recommended land use at this location.
- The site is located within the boundaries of the Near East Area Commission whose recommendation is for approval.
- Concurrent Council variance CV24-036 has been filed which commits to a site plan demonstrating an 18-unit apartment building and includes variances to reduce building and parking setbacks, reduce the number of required parking spaces, and reduce the side yard requirements. That request will be heard by City Council and will not be considered at this Development Commission meeting.

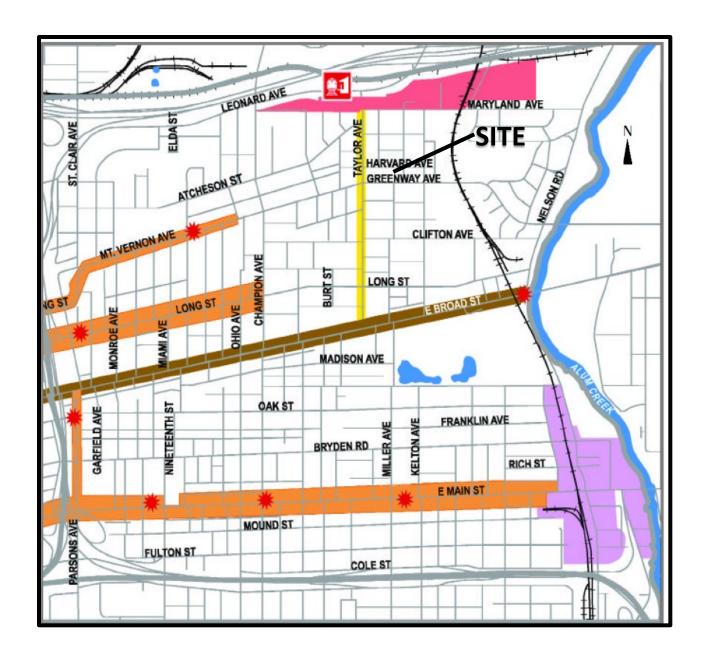
### **CITY DEPARTMENTS' RECOMMENDATION:** Approval.

The proposed AR-2, Apartment Residential District will allow multi-unit residential uses on the site. The *Near East Area Plan* does not recommend any land use at this site. While the *Near East Area Plan* does not include a specific land use for this site, the proposed use is considered to be

compatible with the existing housing types and densities surrounding the site. Additionally, Planning staff finds the conceptual elevations for the proposed apartment building compatible with the Plan's design guidelines and fully support this proposal.



Z24-013 R-3 to AR2 1598-1614 Greenway Ave. Approximately .41 acres



Z24-013 R-3 to AR2 1598-1614 Greenway Ave. Approximately 0.41 acres



Z24-013 R-3 to AR2 1598-1614 Greenway Ave. Approximately 0.41 acres

# THE CITY OF COLUMBUS

## **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                        | Z24-013 & CV24-036   |  |
|------------------------------------|--|--|
| Address                            | 1598 - 1614 GREENWAY AVENUE  |  |
| <b>Group Name</b>                  | NEAR EAST AREA COMMISSION  |  |
| <b>Meeting Date</b>                | 5/9/2024   |  |
| Specify Case Type                  | <ul> <li>□ BZA Variance / Special Permit</li> <li>☑ Council Variance</li> <li>☑ Rezoning</li> <li>□ Graphics Variance / Plan / Special Permit</li> </ul> |  |
| Recommendation<br>(Check only one) | Approval  Disapproval  |  |

### LIST BASIS FOR RECOMMENDATION:

| Vote                                   | 8/5/1       |
|--|-------------|
| Signature of Authorized Representative |             |
| Recommending Group Title               | Ochair      |
| Daytime Phone Number                   | 614403 2225 |

Please **e-mail** this form to **the assigned planner within 48 hours of meeting day**; OR **MAIL** to: Zoning, City of Columbus, Department of Building & Zoning Services, 111 N Front Street, Columbus, Ohio 43215.

## **Rezoning Application**

ORD #1937-2024; Z24-013; Page 7 of 7

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 #: Z24-  |
|--|--|
| Parties having a 5% or more interest in the project that is the subject  |  |
| THIS PAGE MUST BE FILLED OUT COMPLETELY AND N  | OTARIZED. Do not indicate 'NONE' in the space provided.  |
| STATE OF OHIO<br>COUNTY OF FRANKLIN  |  |
| Being first duly cautioned and sworn (NAME) Donald Plan  | k  |
|  | own Street, Floor 2, Columbus, OH 43215  |
| leposes and states that they are the APPLICANT, AGENT, OR <u>DUI</u> ist of all persons, other partnerships, corporations or entities having pplication in the following format: | LY AUTHORIZED ATTORNEY FOR SAME and the following is a   |
| For Example: Na  | me of Business or individual   |
| -  | ntact name and number  |
| Bus  | siness or individual's address; City, State, Zip Code  |
| Nu   | mber of Columbus-based employees   |
| Dora Loft Apartments, LLC; 304 Woodland Avenue, Unit 1D Columbus, OH 43203  Number of Columbus-based employees: Zero (0)  Contact: Aaron McDaniel, (614) 378-2752                | 2. City of Columbus, Land Bank; 845 Parsons Avenue Columbus, OH 43206 Number of Columbus-based employees: 10,000+ Contact: John Turner, (614) 645-2551 |
| 3. Central Ohio Community Improvement Corporation, 845 Parsons Avenue, Columbus, OH 43206  Number of Columbus-based employees:  Contact: Curtis L. Williams, (614) 724-4938      | 4.   |
| Check here if listing additional parties on a separate page.  SIGNATURE OF AFFIANT   | lank   |
| tworn to before me and signed in my presence thisday   | of March, in the year 2014   |
| Than Olice WAY   | Notary Seal Here   |
| IGNATURE OF NOTARY PUBLIC //   | My Commission Expires  |

PIA STATE OF THE PARTY OF THE P

MaryAlice Wolf Notary Public, State of Ohio My Commission Expires: October 24, 2028

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