

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
SEPTEMBER 9, 2021**

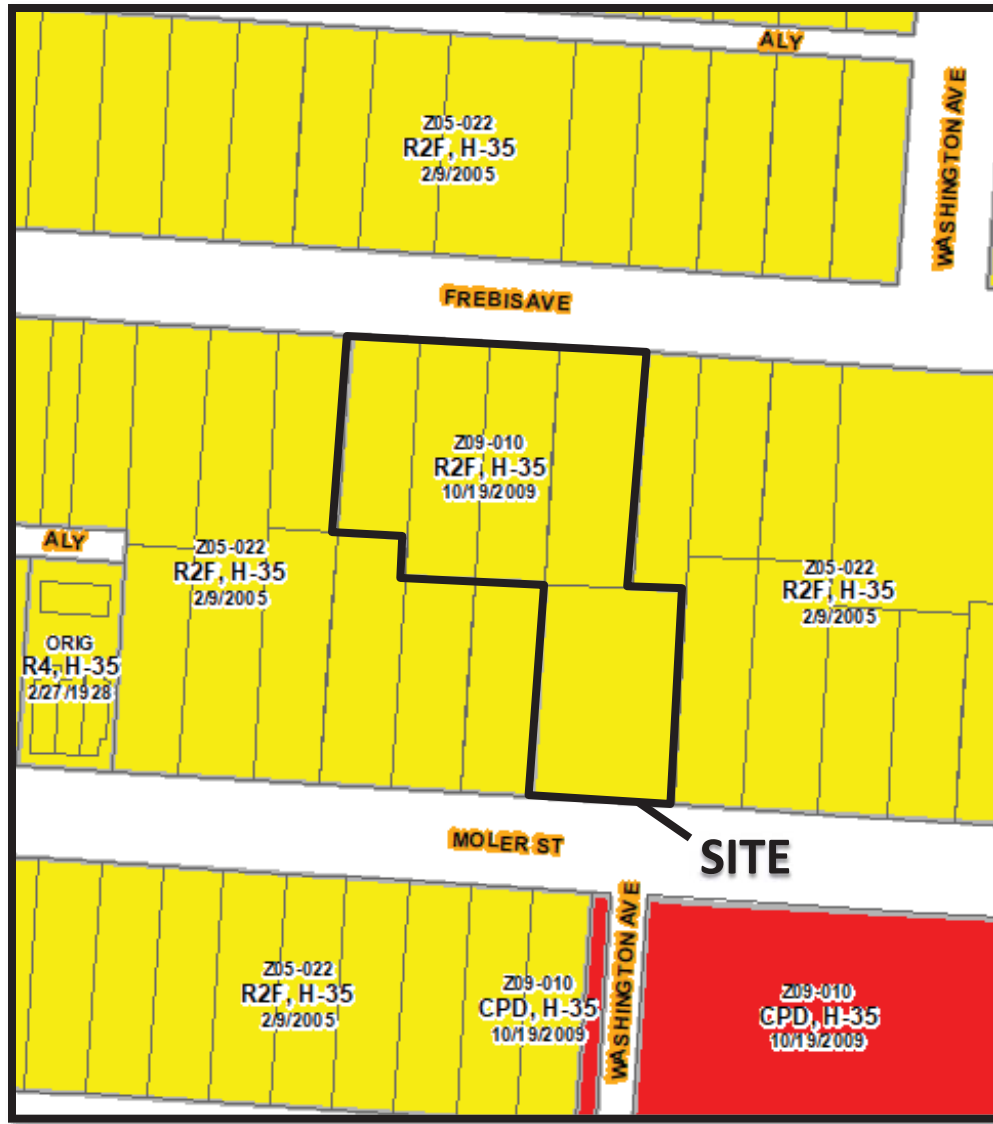
- 3. APPLICATION: Z21-055**
Location: **359 FREBIS AVE. (43206)**, being 0.64± acres located on the south side Frebis Avenue, 500± feet west of Parsons Avenue (010-064985 and 4 others; Columbus Southside Area Commission).
Existing Zoning: R-2F, Residential District.
Request: AR-1, Apartment Residential District (H-35).
Proposed Use: Multi-unit residential development.
Applicant(s): Kreais Companies; c/o David Hodge, Atty.; 8000 Walton Parkway, Suite 260; New Albany, OH 4305.
Property Owner(s): MFP Kreais LLC; 8515 Stonechat Loop; Dublin, OH 43017.
Planner: Kelsey Priebe; 614-645-1341; krpriebe@columbus.gov

BACKGROUND:

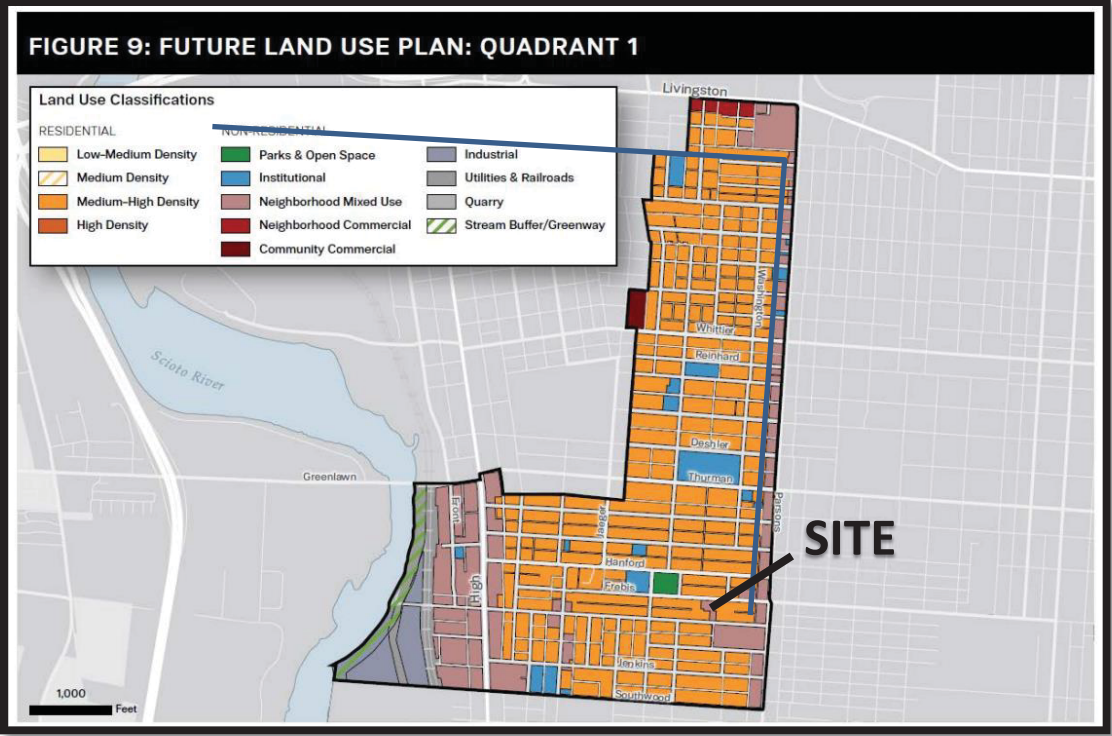
- The site consists of five parcels formally used as a parking lot in the R-2F, Residential District. The site was originally part of the Kroger CPD, Commercial Planned Development District for parking, but was rezoned back to the R-2F district with the most recent Kroger rezoning (Z09-010, ORD #1237-2009). The applicant proposes the AR-1, Apartment Residential District in order to construct a multi-unit residential development.
- The site is surrounded by single and two-unit dwellings in the R-2F, Residential District. To the southeast of the site is a grocery store in the CPD, Commercial Planned Development District.
- Concurrent CV21-072 commits to a site plan with 20 residential units (30.77 du/ac). Variances to increase the lot coverage and to reduce the driveway width, minimum number of parking spaces, vision clearance, building setback, and perimeter yard are included in the request. That request will be heard by City Council and will not be considered at this Development Commission meeting.
- The site is within the planning boundaries of the *South Side Plan* (2014), which recommends “Neighborhood Mixed Use” land uses with densities recommended up to 28 units an acre. Additionally, the Plan includes early adoption of the *Columbus Citywide Planning Policies* (C2P2) Design Guidelines (2018). The Guidelines recommend that units front the street and that sites should include plazas/courtyards that are open to and visible from the street, bicycle parking, landscape installations, and street trees.
- The site is located within the boundaries of the Columbus Southside Area Commission, whose recommendation is for approval.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

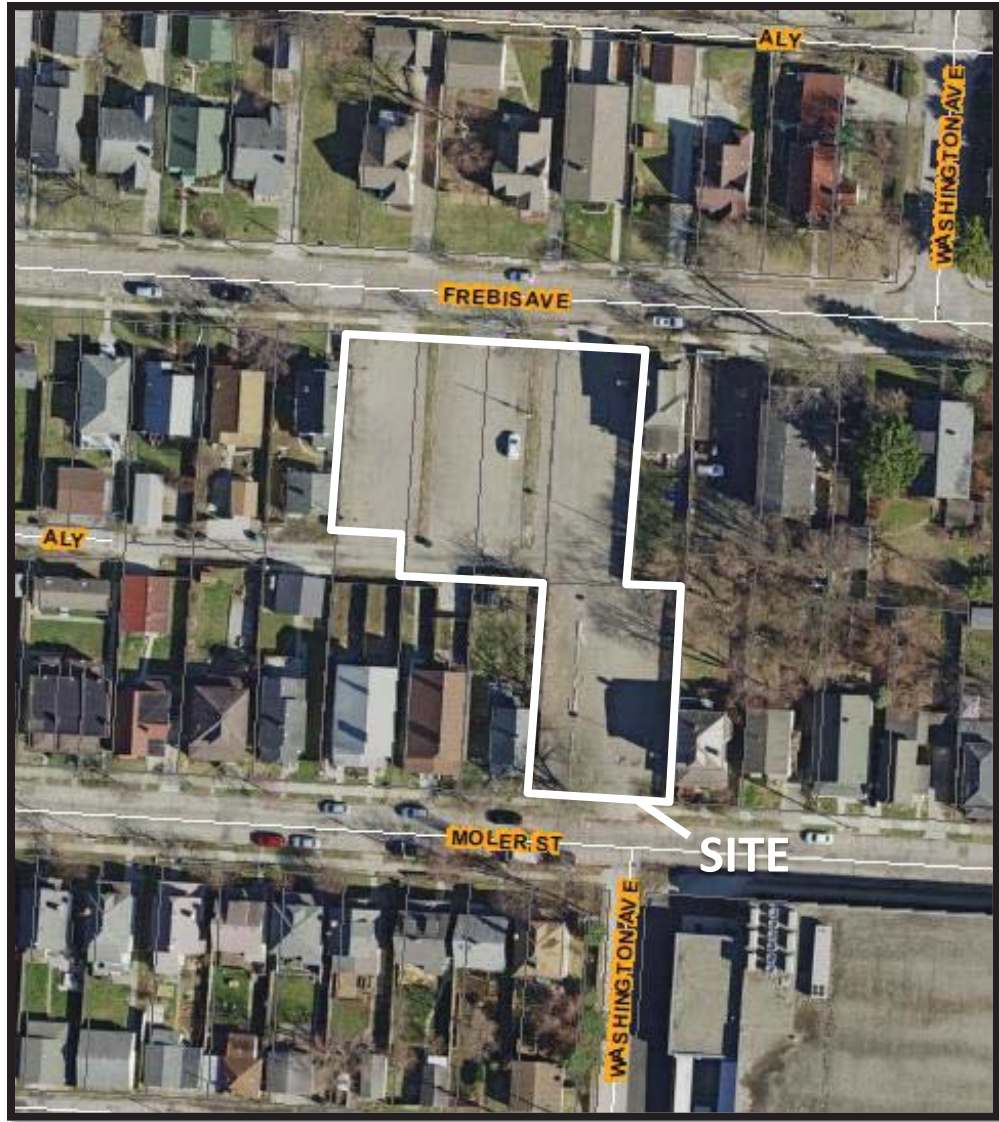
The requested AR-1, Apartment Residential District will allow a multi-unit residential development. While the proposed number of units would exceed the density as recommended by the *South Side Plan*, Staff supports the proposal due to the high quality of design included in the site plan committed to in concurrent CV21-072 that is consistent with the Plan and C2P2 Design Guidelines. Planning Division staff continues to encourage design treatments that provide more visibility for the proposed courtyard from the Frebis Avenue frontage, but as the proposal is generally consistent with C2P2 Design Guidelines, and in consideration of the site's proximity to Moeller Park, staff will not condition support on this revision. Planning Division staff also continues to encourage redesigning units such that front doors and entrances front Frebis Avenue, consistent with recommendations that ground level facades include entrances and features that face public streets and contribute to street activity; however, in consideration of the proposed north elevation's consistency with other C2P2 Design Guidelines related to variation in design, Staff will also not condition support on this revision.



Z21-055
359 Frebis Ave.
Approximately 0.64 acres
R-2F to AR-1



Z21-055
359 Frebis Ave.
Approximately 0.64 acres
R-2F to AR-1



Z21-055
359 Frebis Ave.
Approximately 0.64 acres
R-2F to AR-1

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW
(PLEASE PRINT)

Case Number: Z21-055

Address: 359 FREBIS AVE

Group Name: COLUMBUS SOUTHSIDE AREA COMMISSION

Meeting Date: July 27, 2021

Specify Case Type:

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

Recommendation:
(Check only one and list basis
for recommendation below)

Approval
 Disapproval

NOTES:

Vote: 13-0

Signature of Authorized Representative: Curtis Davis

Digitally signed by Curtis Davis
DN: cn=Curtis Davis, o, ou, email=cdavis@team-icsc.com, c=US
Date: 2021.08.04 14:29:30 -04'00'

SIGNATURE

Southside Area Commission

RECOMMENDING GROUP TITLE

614-285-4901 x1100

DAYTIME PHONE NUMBER

Please e-mail this form to the assigned planner within 48 hours of your meeting day; or MAIL to: Assigned Planner, City of
MAIL to: Columbus, Department of Building & Zoning Services, 111 N. Front St, Columbus, OH 43215.

#3

COLUMBUS DEVELOPMENT COMMISSION
Basis for Recommendation

DEPARTMENT OF BUILDING
AND ZONING SERVICES

Meeting Date: 9/9/2021

Application #: Z21-055	Request: AR-1	Address: 359 FREBIS AVE. (43206)				
# Hearings: _____	Length of Testimony: <u>5:02 → 5:20</u> (18)	Staff: <u>X</u> Approval <u>_____</u> Disapproval	Position: <u>_____</u> Conditional Approval			
# Speakers <u>(1)</u> Support: <u>_____</u> Opposition: <u>_____</u>	Development Commission Vote: <u>(2)</u> Yes <u>(2)</u> No <u>(0)</u> Abstain	Area Comm/ Civic Assoc: <u>X</u> Approval <u>_____</u> Disapproval	<u>_____</u> Conditional Approval			
Position Y=Yes N=No (type out ABSENT or ABSTAIN)	Fitzpatrick	Ingwersen	Anderson	Golden	Conroy	Onwukwe
	Y	Y	NO	Y	Y	NO
+ = 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 IF (3) BLDGS. FACING FREBIS AVE. ARE COMMITTED TO COMPLY C2P2 GUIDELINES.

INGWERSEN: APPROPRIATE - THE FRONTALITY & STREET FACADE ALONG FREBIS NEEDS TO BE REVIEWED IN RESPECT TO C2P2

ANDERSON: Need commitment & guarantee to protect the view of Frebis Ave. neighbors; simply inadequate visual info

GOLDEN: Units facing Frebis should be required to have street level entry that face Frebis as the units on Mueller do. The use is appropriate and is an exceptional use for this site.

CONROY: Use is appropriate but there was insufficient evidence that the Units facing Frebis have any relation to the street as they are engaged with the Allee. There needs to be a demonstration that neighbors have something to look at (not a wall)

ONWUKWE: The Frebis street elevation presents not too friendly gesture to the neighbors across the street.



DEPARTMENT OF BUILDING AND ZONING SERVICES

Rezoning Application

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

PROJECT DISCLOSURE STATEMENT

APPLICATION #: Z21-055

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) Eric Zartman
of (COMPLETE ADDRESS) 8000 Walton Parkway, Suite 260, New Albany, Ohio 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. Kreais Companies 752 Forest Street Columbus, Ohio 43206	2. MFP Kreais LLC 815 Stonechat Loop Dublin, Ohio 43017
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT _____

Sworn to before me and signed in my presence this 13th day of December, in the year 2021

Kimberly R. Grayson
SIGNATURE OF NOTARY PUBLIC

1-11-2026
My Commission Expires

Notary Seal Here



KIMBERLY R. GRAYSON
Notary Public, State of Ohio
My Commission Expires
01-11-2026

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