

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JULY 8, 2021**

- 2. APPLICATION: Z21-010**
Location: 411 S. 17TH ST. (43205), being 0.24± acres located at the southwest corner of South Seventeenth Street and Engler Street (010-051925; Near East Area Commission).
Existing Zoning: R-2F, Residential District.
Request: I, Institutional District (H-35).
Proposed Use: Utility service yard.
Applicant(s): American Electric Power Service Corporation; c/o Kevin Kindy, Agent; 172 East State Street, Suite 600; Columbus, OH 43215.
Property Owner(s): American Electric Power Service Corporation; 1 Riverside Plaza; Columbus, OH 43215.
Planner: Tim Dietrich; 614-645-6665; tedietrich@columbus.gov

BACKGROUND:

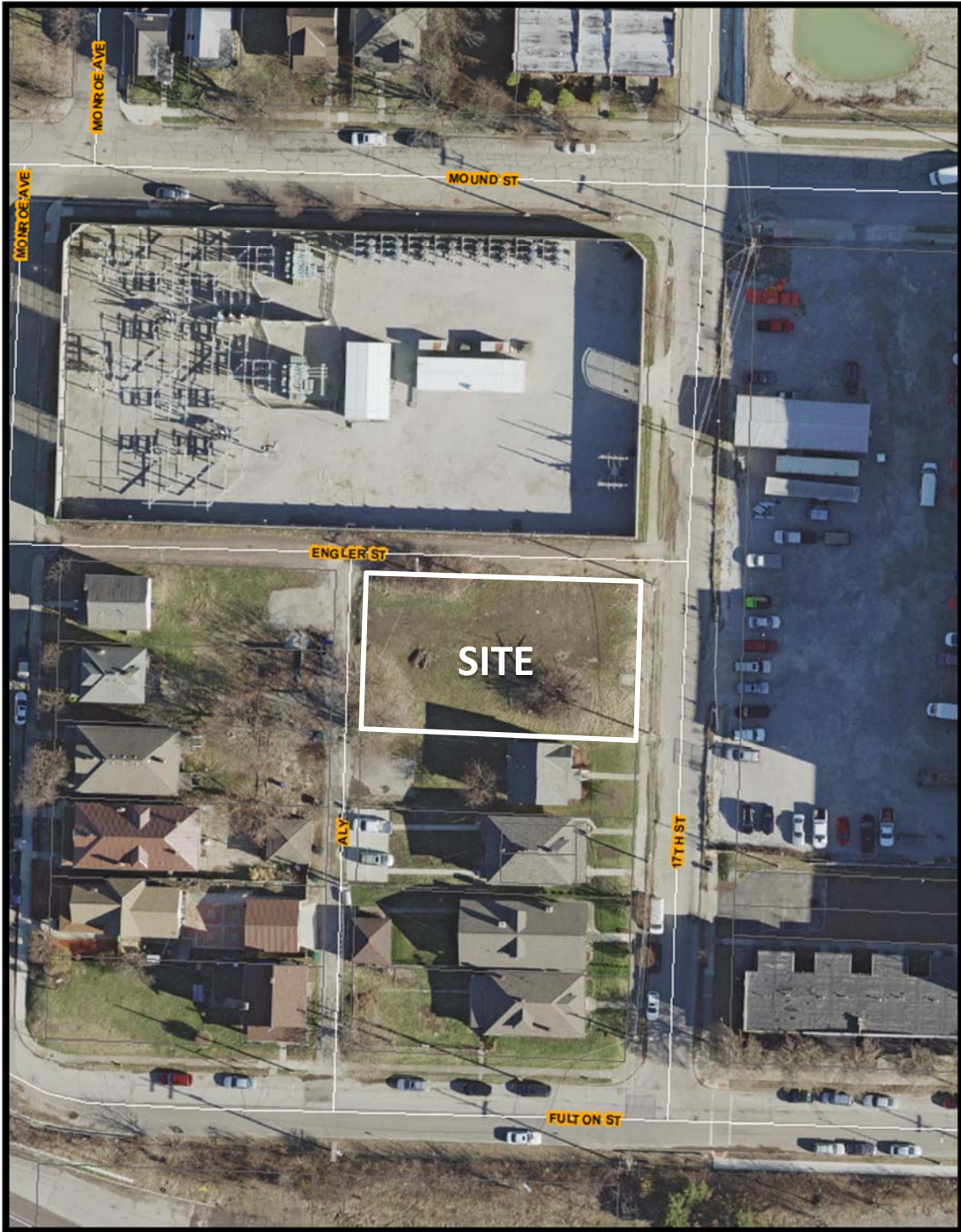
- The site consists of one undeveloped parcel in the R-2F, Residential District. The requested I, Institutional District will permit a service yard to conceal electric generators. Special Permit #BZA21-014 has been filed to allow portable building and reduced development standards. That request will not be considered at this Development Commission meeting.
- North of the site is an electrical substation in the I, Institutional Residential District. South and west of the site are single-unit dwellings in the R-2F, Residential District. East of the site is a parking structure and hospital related office building in the CPD, Commercial Planned Development District.
- The site is within the planning boundaries of the *Near East Area Plan* (2005), which does not include a specific land use recommendation for this location.
- The site is located within the boundaries of the Near East Area Commission whose recommendation is for approval.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested I, Institutional District will permit a service yard to conceal electric generators. The request is compatible with the surrounding zoning districts to the north and east which permit I district uses. While the *Near East Area Plan* does not recommend a specific land use for this location, the plan does state that non-residential uses should be significantly screened from neighboring residential districts. Specific requests regarding the site layout and design can be committed to with Special Permit BZA21-014 and Staff is supportive of the unrestricted I district at this location.



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411 S. 17th St.
Approximately 0.24 acres
R-2F to I



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Approximately 0.24 acres
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FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW
(PLEASE PRINT)

Case Number: Z21-010

Address: 411 S. 17TH ST.

Group Name: NEAR EAST AREA COMMISSION

Meeting Date: 6/10/2021

Specify Case Type:

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

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

NOTES:

The Near East Area Commission Recommended Approval.

Vote: 11-0-0

Signature of Authorized Representative: 
SIGNATURE

Near East Area Commission, Annie J. Ross - Womack, Vice-Chair & Zoning Di
RECOMMENDING GROUP TITLE

614-531-2700
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.

Rezoning Application

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 #: Z21-010

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) P. Todd Ireland, American Electric Power
of (COMPLETE ADDRESS) 1 Riverside Plaza, 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 (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. American Electric Power 1 Riverside Plaza Columbus, OH 43215	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT P. Todd Ireland

Sworn to before me and signed in my presence this 22nd day of JULY, in the year 2021

Cynthia D Buckbee
SIGNATURE OF NOTARY PUBLIC

01-03-2024
My Commission Expires

Notary Seal Here



Cynthia D Buckbee
Notary Public, State of Ohio
My Commission Expires 01-03-2024

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