STAFF REPORT DEVELOPMENT COMMISSION ZONING MEETING CITY OF COLUMBUS, OHIO JANUARY 8, 2009

1. APPLICATION: Z08-060

Location: 2255 COURTLEY DRIVE (43232), being 9.4± acres

located at the terminus of Courtley Drive, 600± feet east

of James Road (010-109331).

Existing Zoning: L-I, Limited Institutional District.

Request: R-2, Residential District.

Proposed Use: Single-family residential development.

Applicant(s): Columbus Housing Partnership; c/o George F. Tabit; 562

East Main Street; Columbus, OH 43215.

Property Owner(s): First Church of God; 3480 Refugee Road; Columbus, OH

43232.

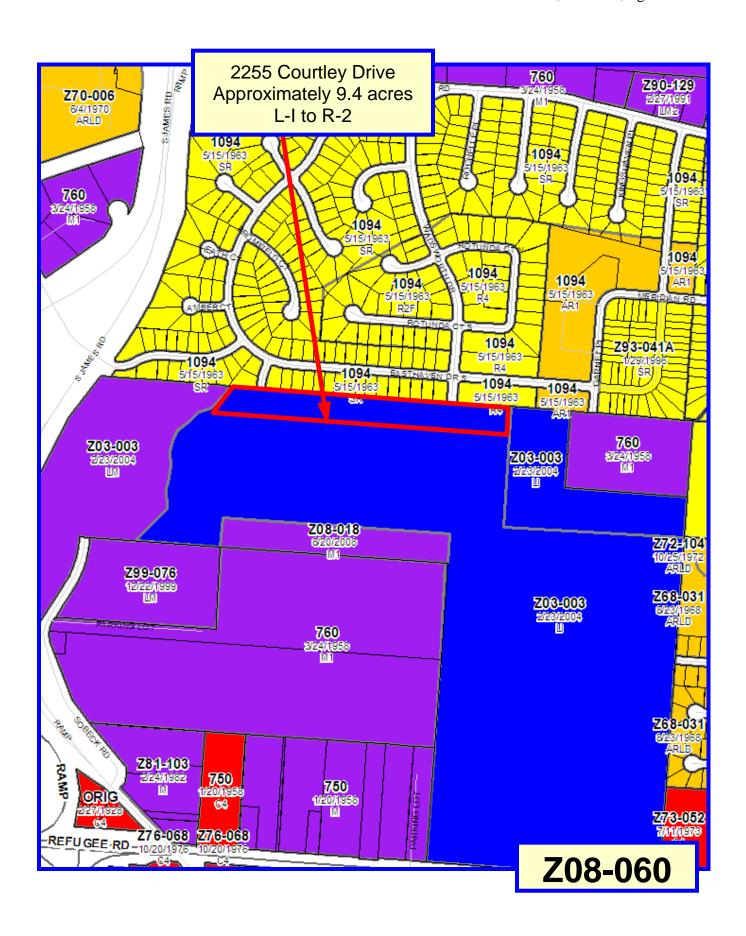
Planner: Shannon Pine, 645-2208, spine@columbus.gov

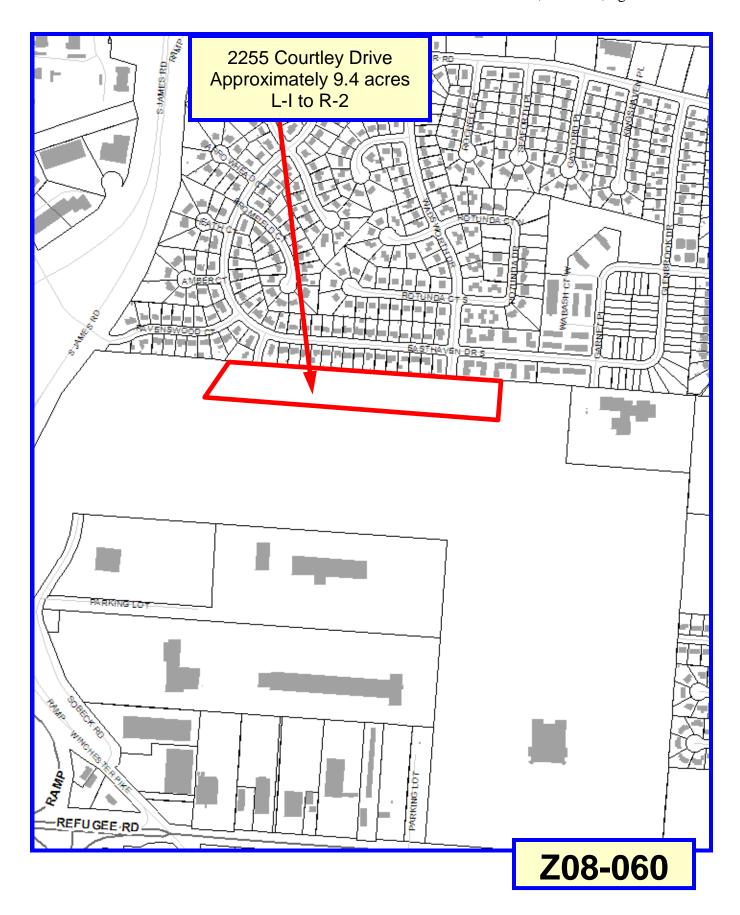
BACKGROUND:

- o The 9.4± acre site is undeveloped and zoned in the L-I, Limited Institutional District. A Council variance (CV07-060) was approved on February 11, 2008 to allow single-family residential development. The applicant is requesting the R-2, Residential District to fulfill a condition of CV07-060 that a rezoning to the R-2 District be completed prior to a subdivision plat application being filed for the property.
- o To the north is single-family residential development in the SR, Suburban Residential District, and two-family dwellings in the R2-F, Residential District. To the east is undeveloped land in the L-I, Limited Institutional District, and a school in the M-1, Manufacturing District. To the south is a church in the L-I, Limited Institutional District, and industrial uses in the M-1, Manufacturing, and L-M, Limited Manufacturing Districts. To the west is vacant land in the L-M, Limited Manufacturing District.

CITY DEPARTMENTS RECOMMENDATION: Approval.

The requested R-2, Residential District would permit single-family residential use consistent with established zoning and development patterns of the area.





Columbus Public Health Healthy Places Program Comments for Z08-060

The Healthy Places program reviews rezoning applications for active living features. The following recommendations were made by Healthy Places but not addressed by the developer:

Columbus Public Health Healthy Places program recommended five foot sidewalks. Residential sidewalks are recommended to be at least 5 feet, which has been shown to increase walkability. However, applicant has also received an environment grant and the additional sidewalk width would increase the impervious surface.

City of Columbus | Department of Development | Building Services Division | 757 Carolyn Avenue, Columbus, Ohio 43224

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.

STATE OF OHIO COUNTY OF FRANKLIN APPLICATION# ZOS-OGO

Being first duly cautioned and sworn (NAME) Cearge Tabit, Director of Rental Revelopment of (COMPLETE ADDRESS) 562 E. Main St. Columbus, 014 43315
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. Columbus Housing Partnership, Inc. 562 E. Main St. Columbus, 0 H +3215 + Employees Contact George Tabit, 545-4850 3.	2. First Church of God, Inc. 3490 Refugee Rd Columbus, 04 43232 201 Yolanda Lewis 231-9564 4.
☐ Check here if listing additional parties on a separate page.	
SIGNATURE OF AFFIANT	~~ (05%)
Subscribed to me in my presence and before me this 3rd of	ay of November , in the year 2008
SIGNATURE OF NOTARY PUBLIC	Varit than.
My Commission Expires:	N/A

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

Notary Seal Here

CARRIE A. HIATT
Altomay At Law
NOTARY PUBLIC - STATE OF OHO
A CAR has no expiration date

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