

**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](mailto: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 # 208-060

Being first duly cautioned and sworn (NAME) George Tabit, Director of Rental Development  
 of (COMPLETE ADDRESS) 562 E. Main St, 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
- Business or individual's address
- Address of corporate headquarters
- City, State, Zip
- Number of Columbus based employees
- Contact name and number

1. <u>Columbus Housing Partnership, Inc.</u> <u>562 E. Main St.</u> <u>Columbus, OH 43215</u> <u>45 Employees</u> <u>Contact George Tabit, 545-4850</u>	2. <u>First Church of God, Inc.</u> <u>3490 Refugee Rd</u> <u>Columbus, OH 43232</u> <u>20</u> <u>Yolanda Lewis 231-9564</u>
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

*George Tabit*

Subscribed to me in my presence and before me this 3rd day of NOVEMBER, in the year 2008

SIGNATURE OF NOTARY PUBLIC

*Carrie A. Matt*

My Commission Expires:

N/A

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

Notary Seal Here



**CARRIE A. MATT**  
 Attorney At Law  
 NOTARY PUBLIC - STATE OF OHIO  
 My Commission Expires: has no expiration date  
 Notary Public ID: 105140