

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
MAY 11, 2023**

- 2. APPLICATION:** [Z21-091](#)
- Location:** **103 FORNOF RD. (43207)**, being 5.50± acres located on the south side of Fornof Road, 310± feet east of South High Street (010-245503; Far South Columbus Area Commission).
- Existing Zoning:** L-M, Limited Manufacturing District.
- Request:** AR-1, Apartment Residential District (H-60).
- Proposed Use:** Multi-unit residential development.
- Applicant(s):** NRP Properties, LLC; c/o Dave Perry, Agent; David Perry Company, Inc.; 411 East Town Street, 1st Floor; Columbus, OH 43215, and Donald Plank, Atty.; Plank Law Firm; 411 East Town Street, 2nd Floor; Columbus, OH 43215.
- Property Owner(s):** COB Tail Properties, LLC; c/o Michael Held; 2229 Cobtail Way; Blacklick, OH 43004.
- Planner:** Tim Dietrich; 614-645-6665; tedietrich@columbus.gov

BACKGROUND:

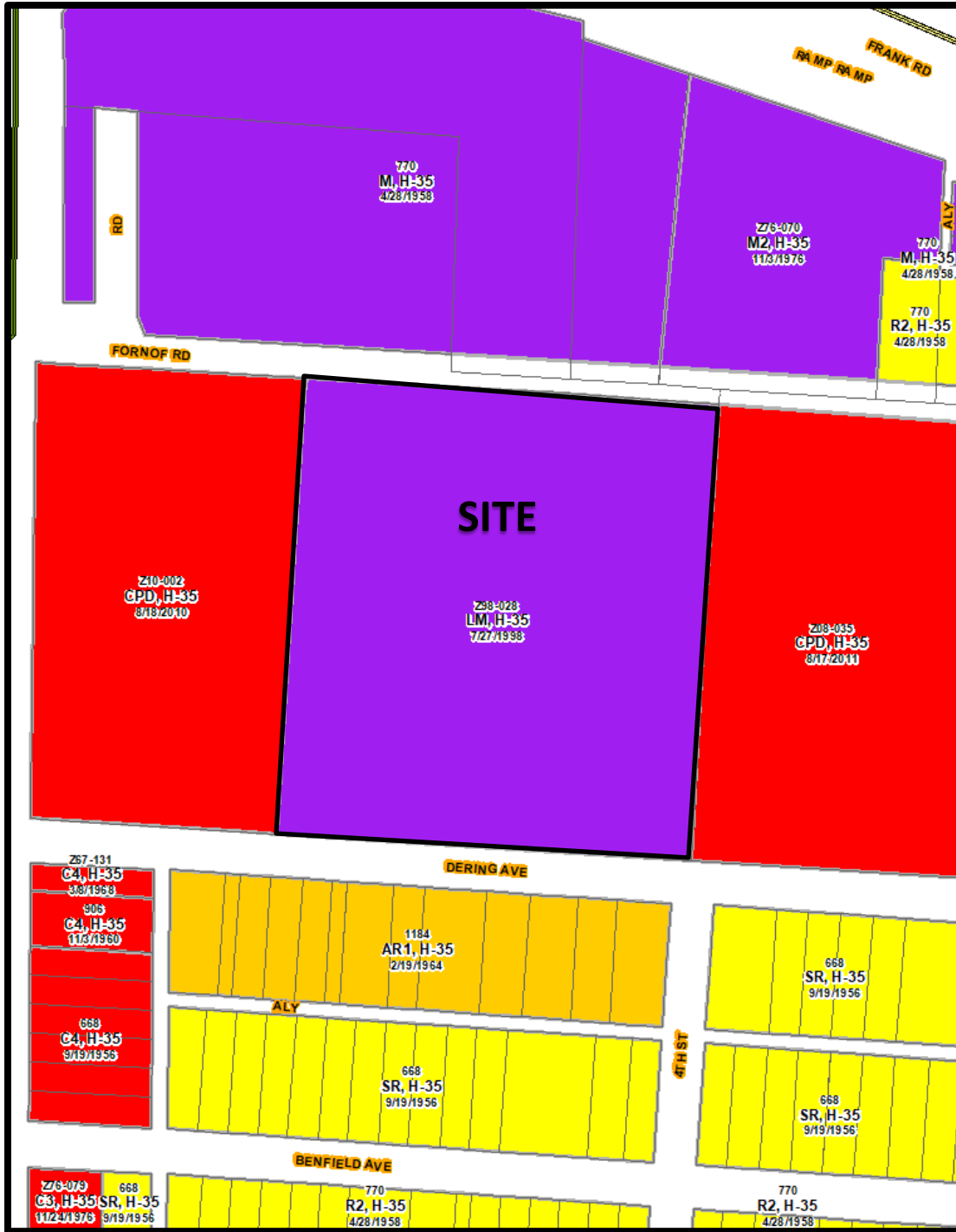
- The 5.50± acre site consists of one undeveloped parcel in the L-M, Limited Manufacturing District. The site is subject to Ordinance #0188-2022 (CV21-092), submitted for Ohio Housing Finance Agency (OHFA) funding, which permits a multi-unit residential development containing up to 175 dwelling units. The applicant proposes the AR-1, Apartment Residential District to permit multi-unit residential development uses as conditioned in Ordinance #0188-2022.
- North of the site are office-industrial buildings and an eating and drinking establishment in the M, and M-2, Manufacturing districts. South of the site are single- and two-unit dwelling in the AR-1, Apartment Residential District. East of the site is former school in the CPD, Commercial Planned Development District. West of the site is a single-unit dwelling and commercial buildings in the CPD, Commercial Planned Development District.
- Concurrent CV23-025 has been filed and demonstrates a multi-unit residential development containing up to 180-units and includes a variance for reduced perimeter yards. 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 *Scioto Southland Area Plan (2007)*, which recommends “Light Manufacturing” land uses at this location. The Plan also includes early adoption of the *Columbus Citywide Planning Policies (C2P2) Design Guidelines (2018)*.
- The site is located within the boundaries of the Far South Columbus Area Commission whose recommendation is for approval.

CITY DEPARTMENTS' RECOMMENDATION: Conditional *Approval.

The proposed AR-1, Apartment Residential District will permit multi-unit residential development at this location. A concurrent Council variance includes a site plan demonstrating 180-units with a reduced perimeter yard. Although the *Scioto Southland Plan*, recommends "Light Manufacturing" land uses at this location, staff recognizes the site's proximity to adjacent residential uses and a primary corridor along South High Street, and therefore are supportive of multi-unit residential development use. The following comments from the Department of Public Service will need to be addressed for full City Departments' approval:

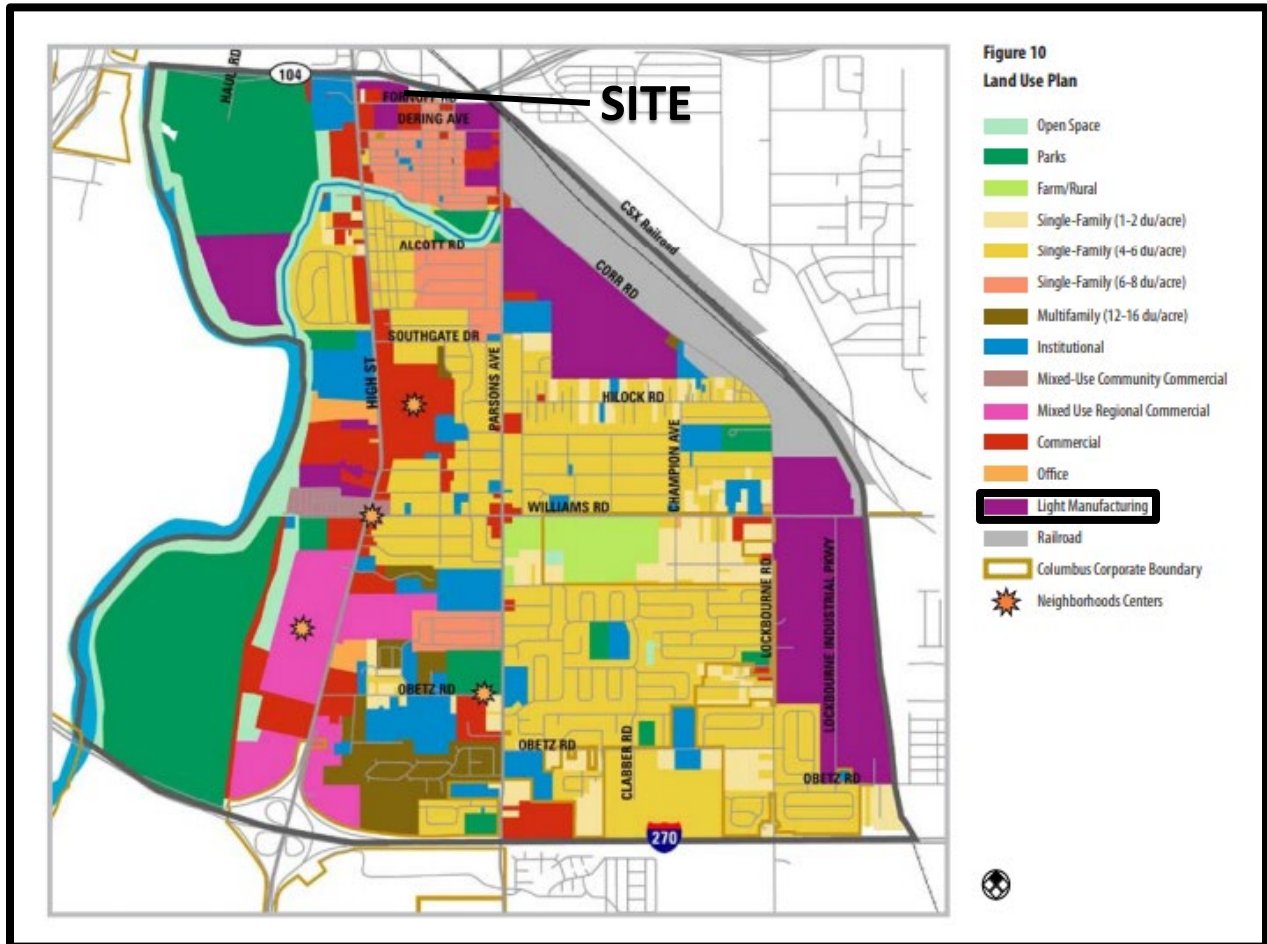
- upon review and approval of the traffic access study, there may be additional commitments that will need to be added to this application;
- a commitment in the rezoning ordinance that pavement improvements will be provided within the Fornof Road right-of-way, as approved by the Department of Public Service;
- and a commitment in the rezoning ordinance that a minimum right-of-way width of 25' from centerline will be provided along the Fornof Road frontage.

***The above comments have addressed to the satisfaction of the Department of Public Service resulting in full approval from City Departments.**



Z21-091
103 Fornoff Rd.
Approximately 5.50 acres
L-M to AR-1

Scioto Southland Plan (2007)



Z21-091
103 Fornoff Rd.
Approximately 5.50 acres
L-M to AR-1



Z21-091
103 Fornoff Rd.
Approximately 5.50 acres
L-M to AR-1

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

Case Number: _____

Address: _____

Group Name: _____

Meeting Date: _____

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: _____

Signature of Authorized Representative: Michael D. Walker, Sr
SIGNATURE

RECOMMENDING GROUP TITLE

DAYTIME PHONE NUMBER

Please e-mail this form to the assigned planner within 48 hours of your meeting day; qt O CKN"q<Cuuki pgf "Rrcppgt."Ek{ "qh
MAIL to: Columbus, Department of Building & Zoning Services, 111 N. Front St, Columbus, OH 43215.

Council Variance 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 #: CV23- 025

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) Donald Plank
of (COMPLETE ADDRESS) Plank Law Firm, 411 East Town Street, Floor 2, 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)

| | |
|---|---|
| <p>1. COB Tail Properties, LLC; 2229 Cobtail Way, Blacklick, OH 43004; Cols-based emps: Zero (0) Contact: Michael Held, (614) 582-6011</p> | <p>2. NRP Properties, LLC; 1228 Euclid Avenue, 4th Fl., Cleveland, OH 44115; # Cols-based emps: 15 Contact: Scott Skinner, (408) 656-8126</p> |
| <p>3. Man S. Leung and Man H. Leung; 723 Westray Dr, Westerville, OH 43081; # Cols-based emps: Zero (0) Contact: Man S. Leung, (614) 580-9770</p> | <p>4. -----</p> |

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT Donald Plank

Sworn to before me and signed in my presence this 21st day of February in the year 2023

MaryAlice Wolf
SIGNATURE OF NOTARY PUBLIC

My Commission Expires

Notary Seal Here



MaryAlice Wolf
Notary Public, State of Ohio
My Commission Expires October 24, 2023

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