

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
APRIL 11, 2013**

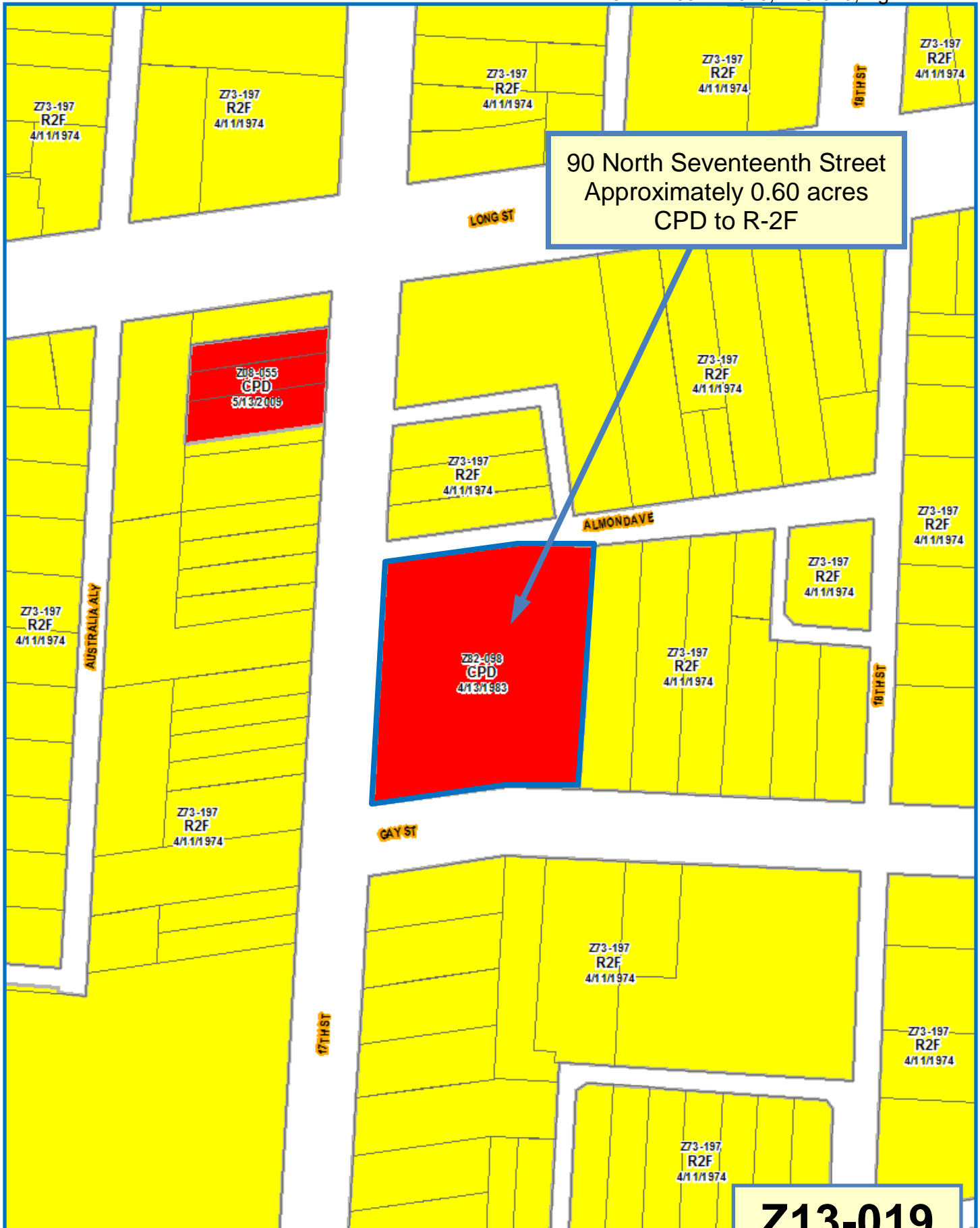
- 3. APPLICATION: Z13-019 (ACCELA # 13335-00000-00089)**
Location: **90 NORTH SEVENTEENTH STREET (43205)**, being 0.6± acres located on the east side of North Seventeenth Street, 200± feet south of East Long Street (010-015189; Near East Area Commission).
Existing Zoning: CPD, Commercial Planned Development District.
Request: R-2F, Residential District.
Proposed Use: Residential development.
Applicant(s): Columbus Scholar House I, LLC; c/o James V. Maniace, Atty.; 65 East State Street, Suite 100; Columbus, Ohio 43215.
Property Owner(s): Capital City Holdings, LLC; 88 East Broad Street; Columbus, Ohio 43215.
Planner: Shannon Pine; 645-2208; spine@columbus.gov

BACKGROUND:

- o The 0.6± acre site was formerly developed with a child day care center, and is zoned in the CPD, Commercial Planned Development District. The requested R-2F, Residential District will allow residential development. The site is also subject to Council Variance application CV13-011 to allow an apartment building with increased building height and reductions in the building setback line and required number of parking spaces.
- o The site is surrounded by the land zoned in the R-2F, Residential District. To the north is a mixed-use apartment building which was approved in 2011 by CV11-016, and another 6-unit apartment building is proposed just south of that building with CV13-011. To the east is another apartment building. To the south across East Gay Street is a two-unit dwelling, and to the west across North Seventeenth Street are a private club and a single-unit dwelling.
- o The site is located within the planning area of the *Near East Area Plan* (2005), which recommends higher-density residential development for this location.
- o The site is located within the boundaries of the Near East Area Commission whose recommendation is for approval of the requested R-2F District.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The proposed R-2F, Residential District will establish an appropriate zoning district for this mixed-use residential area, and will enable the applicant to finalize their Council Variance request. The request is consistent with the land use recommendations of *Near East Area Plan*, and the established zoning and development pattern of the area.



Z13-019

DEVELOPMENT STRATEGY

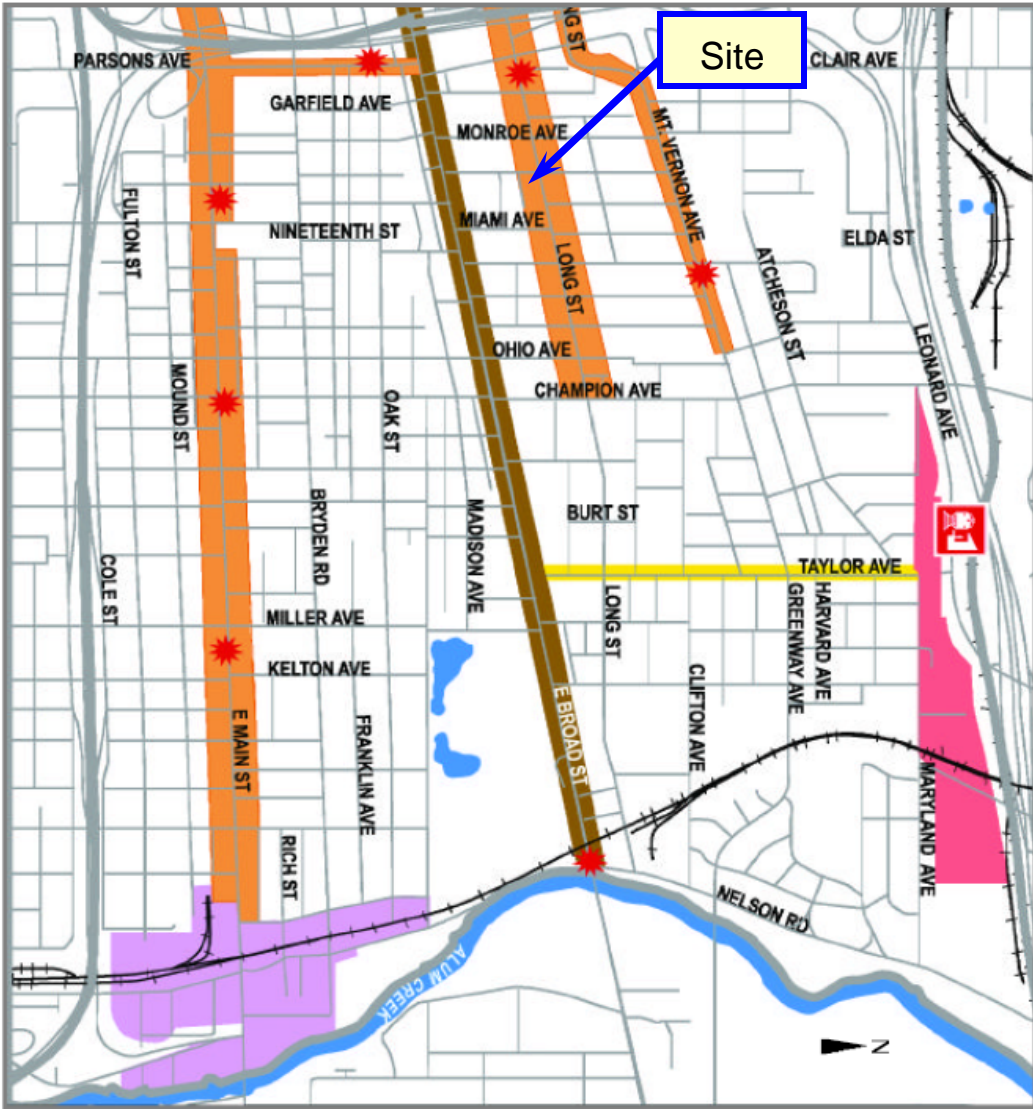


Figure 5

NEAR EAST AREA PLAN

►► **Light Industrial/Commercial:** This area consists largely of light industrial development. Future development should reinforce this land use. Development standards should be utilized to ensure high quality development.

►► **Potential Light Rail Station:** A site in this area should be reserved for a potential light rail station. COTA's Vision 2020 plan anticipates the development of light rail within this corridor and this area could provide a convenient rail station and spur/accommodate commercial and higher density residential development.

- Lower and Medium Density Residential
- East Broad Street
- Higher Density Residential/
Mixed Use Development
- Commercial District Nodes
- Office/Light Industrial/Mixed Uses
- Light Industrial/Commercial
- Potential Light Rail Station

Z13-019



90 North Seventeenth Street
Approximately 0.60 acres
CPD to R-2F

Z13-019

Pine, Shannon L.

From: Kathleen Bailey <kathleendbailey@hotmail.com>
Sent: Sunday, March 17, 2013 6:36 PM
To: Pine, Shannon L.; Hitt, Dana
Cc: harry Post
Subject: Near East Area Commission Zoning Apps

Importance: High

On Thursday, March 14, 2013, The Near East Area Commission (NEAC) voted unanimously to support the following Zoning and Council Variances submitted by Columbus Properties of Ohio (CPO) for locations on N. 17th Street:

CV013-011 13315-00000-00090

Z13-019 133335-00000-00089

CV013-012 13315-00000-00091

Please feel free to contact me with any questions or concerns.



REZONING APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

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.

APPLICATION # 213-019

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) James V. Maniace
of (COMPLETE ADDRESS) 65 E. State St., Ste 1000, Columbus, Ohio 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

<p>1. Columbus Scholar House I, LLC 88 E. Broad St. Columbus, OH 43215 Elizabeth Long 614-224-8446</p>	<p>2. Capital City Holdings, LLC 88 E. Broad St. Columbus, OH 43215 Elizabeth Long 614-224-8446</p>
<p>3. OEF Investment Fund 88 E. Broad St. Columbus, OH 43215 Elizabeth Long 614-224-8446</p>	<p>4.</p>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

[Signature]

Subscribed to me in my presence and before me this 4th day of February, in the year 2013

SIGNATURE OF NOTARY PUBLIC

[Signature]

My Commission Expires:

07/17/13



This Project Disclosure Statement expires six months after date of notarization.
ROSEMARY L. CULLISON
Notary Public, State of Ohio
My Commission Expires 07-17-13

PLEASE NOTE: incomplete information will result in the rejection of this submittal.
Applications must be submitted by appointment. Call 614-645-4522 to schedule.
Please make all checks payable to the Columbus City Treasurer