

**STAFF REPORT
DEVELOPMENT COMMISSION
SPECIAL ZONING MEETING
CITY OF COLUMBUS, OHIO
JUNE 9, 2022**

- 11. APPLICATION:** **Z22-026**
- Location:** **720 E. LONG ST. (43203)**, being 0.94± acres located at the northwest corner of East Long Street and Hamilton Avenue and the east and west sides of Hamilton Avenue (010-001222, 010-015970 & 010-008381; Near East Area Commission).
- Existing Zoning:** CPD, Commercial Planned Development District.
- Request:** CPD, Commercial Planned Development District (H-110 & H-35).
- Proposed Use:** Mixed-use development.
- Applicant(s):** Kelley Companies; c/o Dave Perry, Agent; 411 East Town Street, 1st Floor; Columbus, OH 43201; and Michael Kelley, Atty.; 175 South Third Avenue, Suite 1020; Columbus, OH 43215.
- Property Owner(s):** REIA/Diehl, LLC; c/o Estelle Diehl; 720 East Long Street; Columbus, OH 43203.
- Planner:** Tim Dietrich; 614-645-6665; tedietrich@columbus.gov

BACKGROUND:

- The 0.94± acre site consists of three parcels developed with a funeral home and associated parking lots in the CPD, Commercial Planned Development District. Part of the site is also subject to the East Long Street Urban Commercial Overlay (UCO). The requested CPD, Commercial Planned Development District will allow redevelopment of the site with a mixed-use development consisting of three areas: Area A (H-110) will be developed with a mixed-use building containing 90 apartment units, up to 4,600 square feet of commercial uses, 460 square feet of outdoor dining, and 50 enclosed parking spaces; Area B (H-35) will be a 25 or 23-space parking lot; and Area C (H-35) will be a 24-space parking lot. The parking spaces within Areas B & C are solely for those uses occurring within Area A.
- North of the site are single-unit dwellings in the R-2F, Residential District. South of the site is a mix of residential and commercial uses in the R-2F, Residential District and C-4, Commercial District. East of the site is a commercial building in the C-4, Commercial District. West of the site is right-of-way for Interstate 71.
- The site is within the planning boundaries of the *Near East Area Plan* (2005), which recommends “High Density Residential / Mixed-use” land uses at this location.
- The site is located within the boundaries of the Near East Area Commission whose recommendation ~~had not yet been received when this report was written~~ **is for approval.**
- The CPD text includes use restrictions, supplemental development standards for each

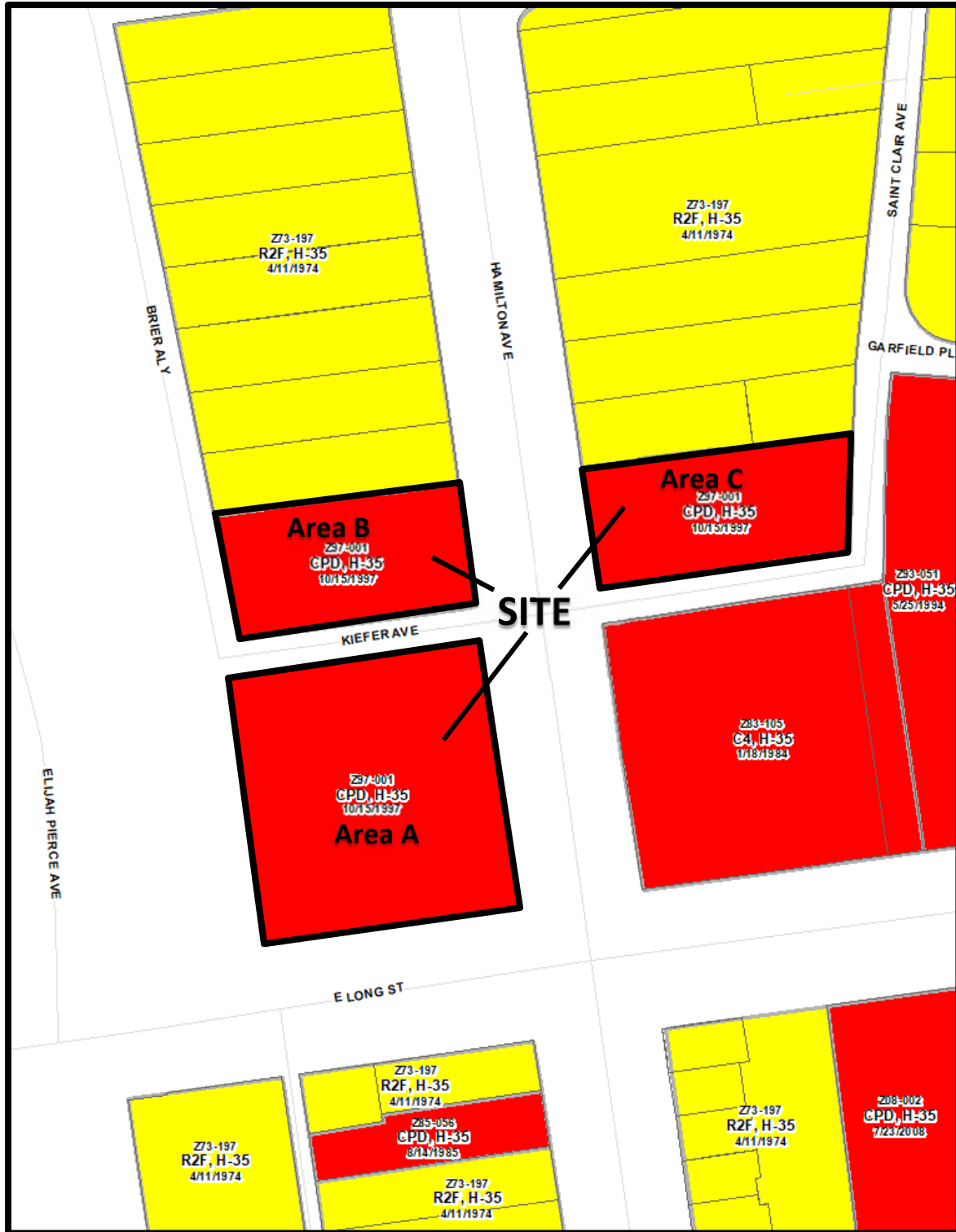
area addressing building and parking setbacks, traffic access, parking lot arrangement, screening, fencing, building materials, and a commitment to develop the site in accordance with the submitted site plan. Code modifications to interior parking lot landscaping, parking setbacks, C-4 development limitations, maneuvering, vision clearance, parking space size and a parking space reduction from 185 required to 99 or (97) provided spaces are included in the request.

- A parking study and a right-of-way dedication exemption are both still under review by the Department of Public Service at the time this report was finalized. Additionally, a revision to the site plan showing proposed breaks in the landscaping to connect the remote parking lots in Areas B and C to the Hamilton Avenue sidewalks has been requested by the Planning Division.
- The *Columbus Multimodal Thoroughfare Plan* identifies this portion of East Long Street as an Urban Commuter Corridor requiring 100 feet of right-of-way.

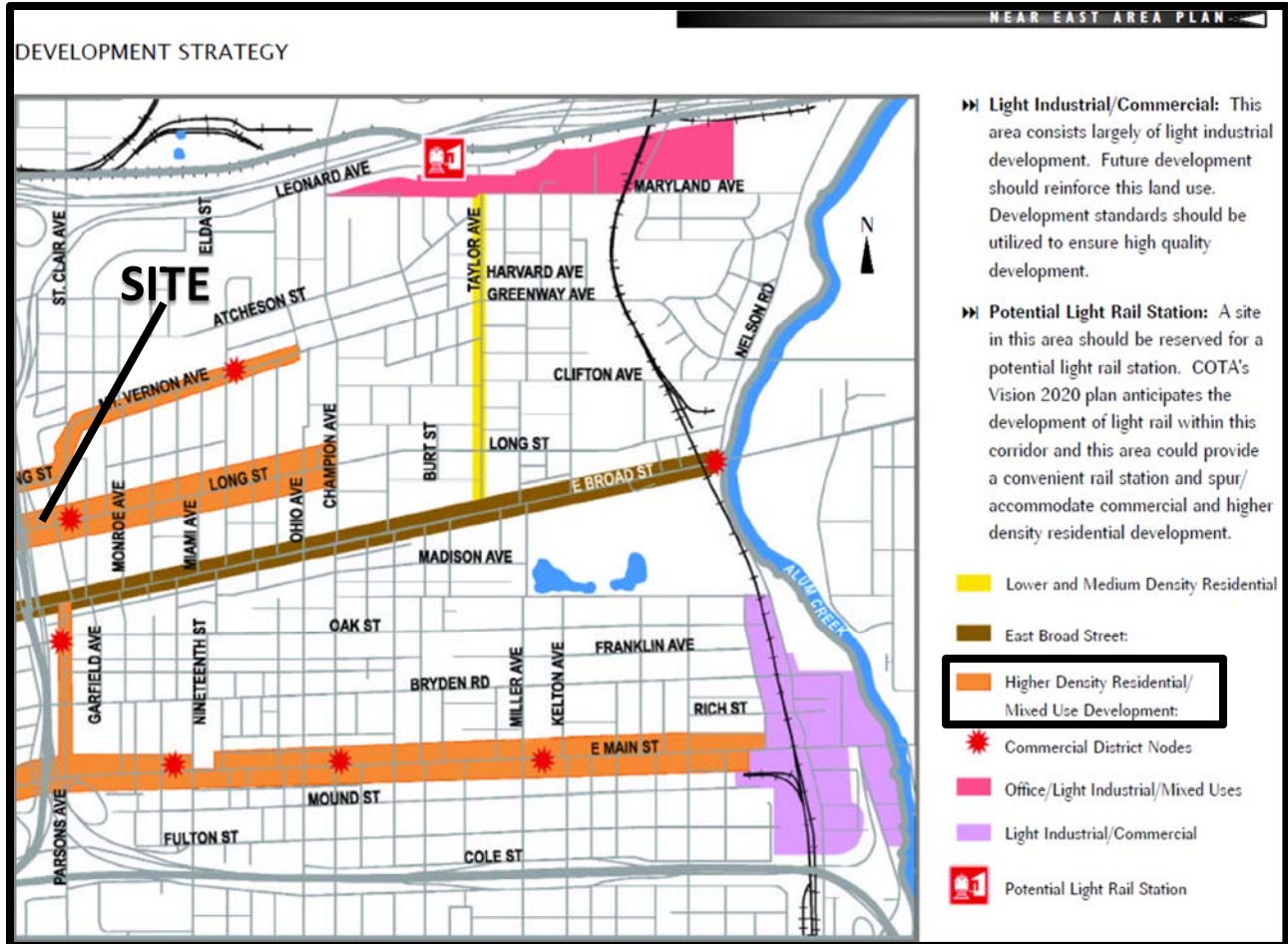
CITY DEPARTMENTS' RECOMMENDATION: ~~Disapproval.~~ ***Approval**

The proposed CPD, Commercial Planned Development District will permit a mixed-use development containing a building with 90 apartment units, 4,600 square feet of commercial uses, 460 square feet of outdoor dining, and 50 enclosed parking spaces, with two dedicated parking lots containing 49 parking spaces. The CPD text establishes appropriate use restrictions and supplemental development standards that are comparable with other new mixed-used developments within urban neighborhoods. The proposed uses are consistent with the *Near East Area Plan's* land use recommendation for this location. The applicant has not yet received approval from the Department of Public Service for a required parking study, and therefore the 86-space parking reduction included in this request has not received full support. Additionally, Planning Division staff's review of the building elevations against UCO requirements has not been finalized, and there are additional outstanding comments regarding street trees, bicycle parking, parking lot screening, and the potential for public art or a mural that have yet to be addressed. The City Departments' recommendation will be updated to approval upon resolution of these comments, and upon approval of a parking study.

***The following items have been addressed leading to a City Departments' Recommendation of Approval: review and approval of the both the parking study and right-of-way dedication by the Department of Public Service; additional review of proposed building elevations by the Planning Division, and revised CPD text and site plan that show the inclusion of pedestrian connectivity to the parking lots on Areas B and C, activation of the ground floor corner of the mixed-use building in Area A at East Long Street and Hamilton Avenue, and a 5'x5' vision clearance triangle in Area A at Keifer Street and Hamilton Avenue**



Z22-026
720 E. Long St.
Approximately 0.94 acres
CPD to CPD



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11

Date: June 9, 2022

Application #: Z22-026		Requested: CPD			Address: 720 E. LONG ST. (43203)			
# of Hearings: _____		Length of Testimony: 30 5:50 → 10:20			Staff: <input checked="" type="checkbox"/> Approval <input checked="" type="checkbox"/> Disapproval Position: _____ Conditional Approval			
# Speakers 1 Support: _____ Opposition: _____		Development Commission Vote: <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> Abstain			Area Comm/ (NOT YET) Approval _____ Disapproval _____ Civic Assoc: _____ Conditional Approval _____			
Position Y=Yes N=No (write out ABSENT or ABSTAIN)		Y Fitzpatrick	Y Ingwersen	NO Anderson	Y Keyes-Shanklin	NO Conroy	Y Onwukwe	ABSENT Golden
+ = Positive or Proper - = Negative or Improper								
Land Use		+		+	+	+	+	
Use Controls								
Density or Number of Units		+			-	-	-	
Lot Size								
Scale				-	-	-	-	
Environmental Considerations								
Emissions								
Landscaping or Site Plans								
Buffering or Setbacks						-		
Traffic Related Commitments							±	
Other Infrastructure Commitments		+		+	+		+	
Compliance with City Plans		+						
Timeliness of Text Submission								
Area or Civic Assoc. Recommendation		?		-	?	?	?	
Governmental or Public Input				-			±	
MEMBER COMMENTS:								
FITZPATRICK: THIS DEVELOPMENT SHOULD PROVIDE INSPIRATION FOR FUTURE HIGH QUALITY GROWTH FOR BRONZEVILLE, IN COLUMBUS! INCREASING GROWTH. VERY APPROPRIATE DEVELOPMENT !!!								
INGWERSEN: MAJOR STATEMENT BUILDING, NEEDS NEAC APPROVAL BUT IS A GATEWAY TO BRONZEVILLE								
ANDERSON: concern w/ gentrification of the area. Building structure does not meet the feel of the neighborhood; however change is inevitable. Hope there will be subsidized but to keep community residents								
KEYES-SHANKLIN: Anderson - CONCERN ABOUT SCALE; prefer to know NEAC + Bronzeville votes.								
CONROY: This is an imposing structure only that tall for tax credits. It is out of character with their neighbors. It will undoubtedly start a gentrification of surrounding homes which is of concern.								
ONWUKWE: Inappropriate scale but acceptable land use.								
GOLDEN:								

Standardized Recommendation Form

DEPARTMENT OF BUILDING
AND ZONING SERVICES

111 N Front Street, Columbus, Ohio 43215
Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

FOR USE BY: AREA COMMISSION / NEIGHBORHOOD GROUP
(PLEASE PRINT)

Case Number Z22-026
 Address 720 E. Long Street
 Group Name Near East Area Commission
 Meeting Date 6/9/2022
 Specify Case Type
 BZA Variance / Special Permit
 Council Variance
 Rezoning
 Graphics Variance / Plan / Special Permit

Recommendation Approval
 (Check only one) Disapproval

LIST BASIS FOR RECOMMENDATION:

Community expressed concerns about ^{increased} density and parking.
 Civic and Commission support and encourage the city to build a parking garage on the city lot on E Long St / Gantrell.

Vote ~~3-2-1~~ 3-1-2
 Signature of Authorized Representative *[Signature]*
 Recommending Group Title Chair
 Daytime Phone Number (614) 403 2225

Please e-mail this form to the assigned planner within 48 hours of meeting day; OR FAX to Zoning at (614) 645-2463; OR MAIL to: Zoning, City of Columbus, Department of Building & Zoning Services, 111 N Front Street, Columbus, Ohio 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 #: Z22- 026

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) Michael Kelley, Attorney
of (COMPLETE ADDRESS) Kelley Companies, 175 South 3rd Street, Suite 2010, 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. REIA / Diehl, LLC; 720 East Long Street, Columbus, OH 43203; # Cols-based emps: Zero (0) Contact: Estelle Diehl, (614) 258-9549	2. Kelley Companies, 175 South 3rd Street, Suite 1020, Columbus, OH 43215; # Cols-based emps: 3 Contact: Michael Kelley, (614) 372-6390
3. -----	4. -----

Check here if listing additional parties on a separate page.

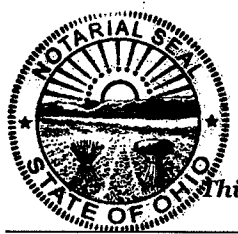
SIGNATURE OF AFFIANT Michael Kelley

Sworn to before me and signed in my presence this 28th day of March, in the year 2022

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.