

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JULY 14, 2022**

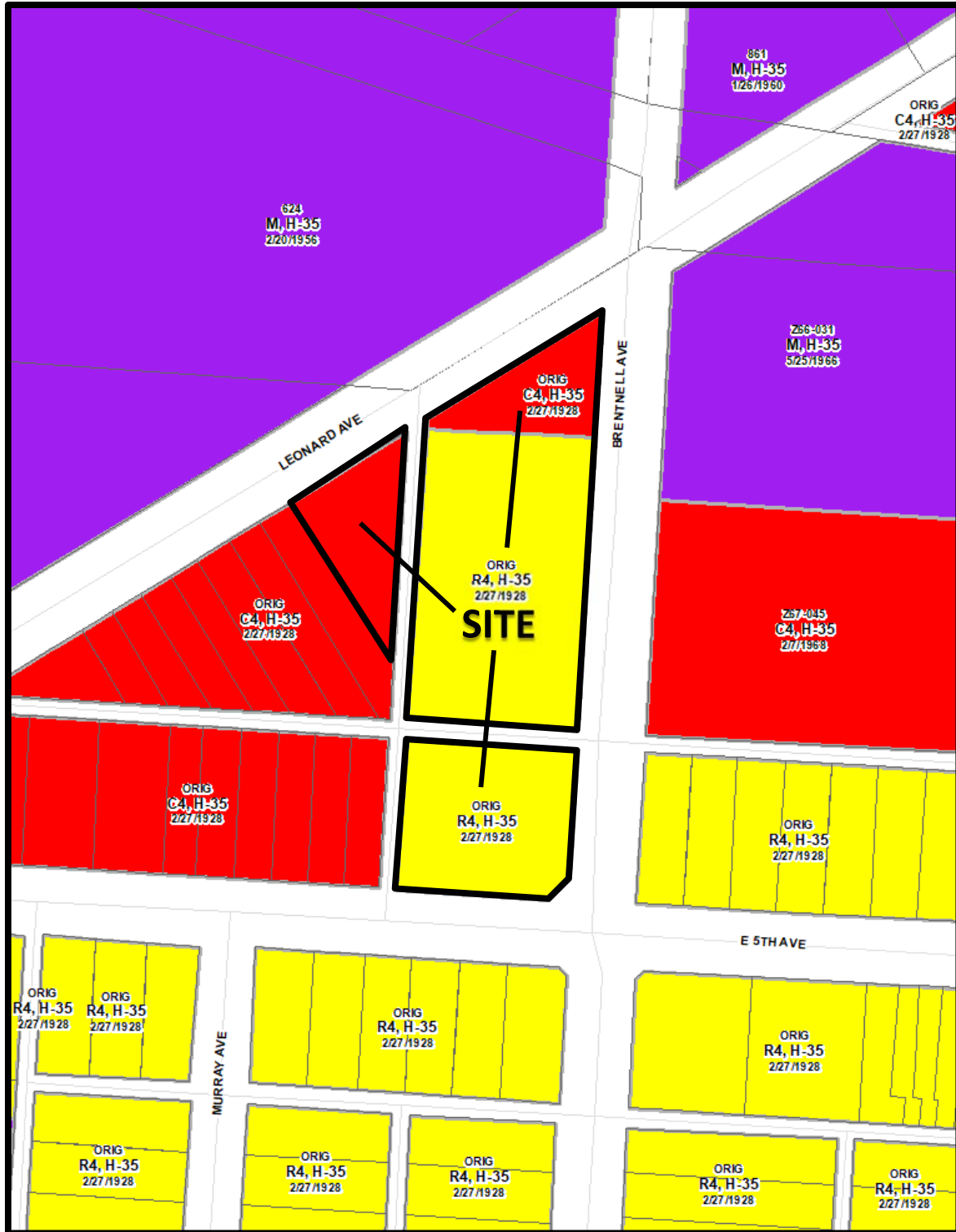
- 4. APPLICATION: Z22-017**
- Location:** **2006 E. 5TH AVE. (43219)**, being 1.72± acres located at the northwest corner of East 5th Avenue and Brentnell Avenue (010-027403, 010-047757 & 010-055122; North Central Area Commission).
- Existing Zoning:** R-4, Residential District and C-4, Commercial District.
- Request:** AR-12, Apartment Residential District (H-35).
- Proposed Use:** Multi-unit residential development.
- Applicant(s):** Logan Gianna, LLC; c/o Joaquin Serantes, Agent; 4700 Reed Road, Suite O; Columbus, OH 43220.
- Property Owner(s):** Logan Gianna, LLC; c/o Ryan Bryson; 1676 Franklin Avenue; Columbus, OH 43205.
- Planner:** Tim Dietrich; 614-645-6665; tedietrich@columbus.gov

BACKGROUND:

- The 1.72± acre site consists of three undeveloped parcels in the R-4, Residential District and C-4, Commercial District. The applicant is requesting the AR-12, Apartment Residential District to permit multi-unit residential development allowing a density of up to 12 dwelling units per acre.
- North of the site is a manufacturing and warehousing building in the M, Manufacturing District. South of the site is undeveloped land and single-unit dwellings in the R-4, Residential District. East of the site is vehicle parking and storage in the M, Manufacturing and C-4, Commercial districts and a single-unit dwelling in the R-4, Residential District. West of the site is a single-unit dwelling and undeveloped land in the C-4, Commercial District.
- Concurrent CV22-043 has been filed to reduce the building setbacks along Leonard Avenue and Brentnell Avenue. 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 *North Central Plan (2002)*, which recommends “Open Space” land use for the northern two parcels and “Multi-Family Residential” land uses for the southern parcel.
- The site is located within the boundaries of the North Central Area Commission whose recommendation is for approval.
- *Columbus Multimodal Thoroughfare Plan* identifies both Brentnell Avenue and Leonard Avenue as Suburban Community Connectors requiring 80 feet of right-of-way.

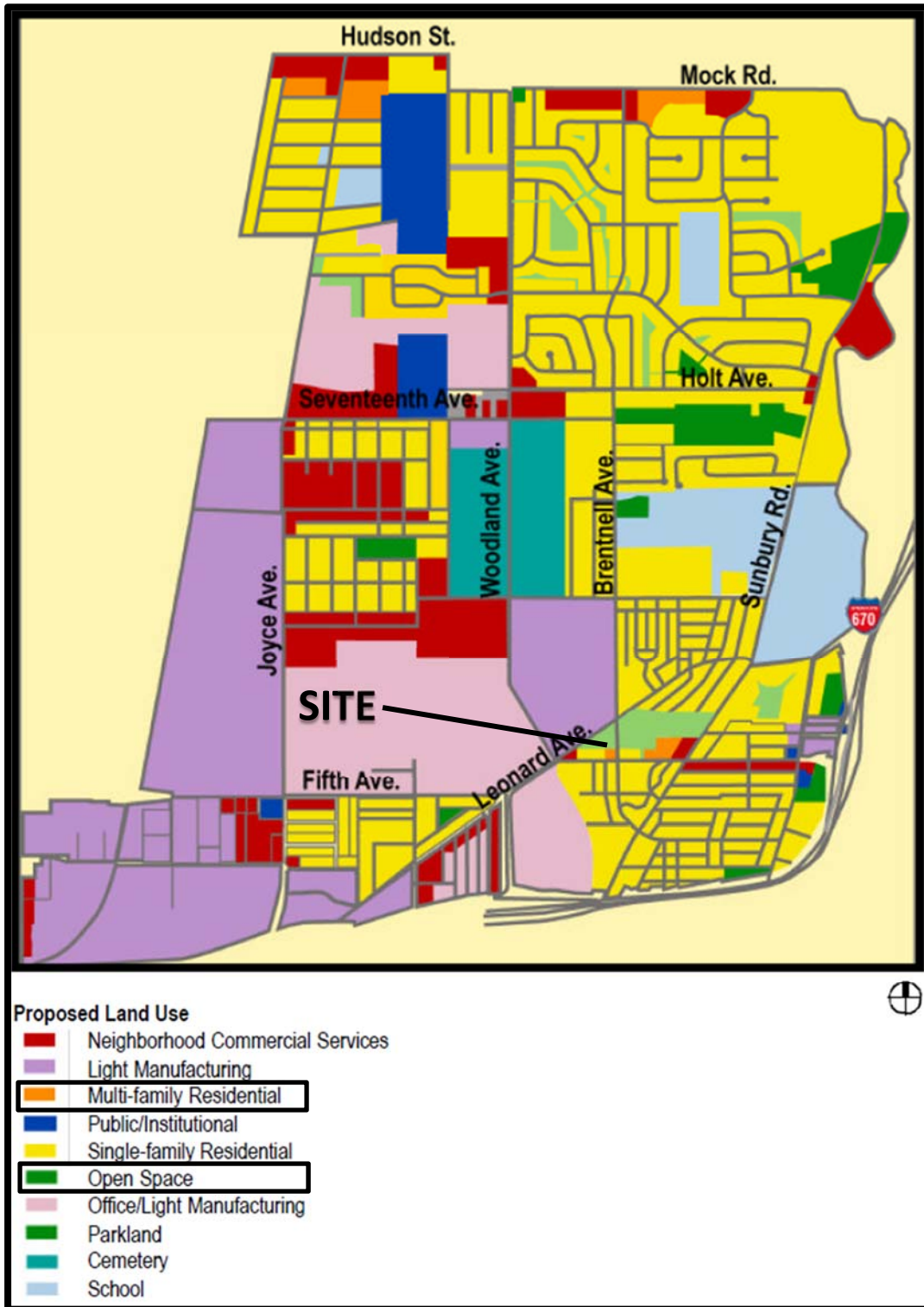
CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested AR-12, Apartment Residential District will permit multi-unit residential development with a density of up to 12 dwelling units per acres. The request is consistent with the *North Central Plan's* recommendation for "Multi-Family Residential" land uses at this location and with the Plan's language that encourages residential infill development that is aesthetically compatible with the surrounding neighborhood. Additionally, the proposed district will not add incompatible uses to the area.



Z22-017
2006 E, 5th Ave.
Approximately 1.72 acres
R-4 & C-4 to AR-12

The North Central Plan (2002)



Z22-017
2006 E, 5th Ave.
Approximately 1.72 acres
R-4 & C-4 to AR-12



Z22-017
2006 E, 5th Ave.
Approximately 1.72 acres
R-4 & C-4 to AR-12

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	<u>Z22-017</u>
Address	<u>2006 E 5th Ave</u>
Group Name	<u>North Central Area Commission</u>
Meeting Date	<u>June 2nd, 2022</u>
Specify Case Type	<input type="checkbox"/> BZA Variance / Special Permit <input type="checkbox"/> Council Variance <input checked="" type="checkbox"/> Rezoning <input type="checkbox"/> Graphics Variance / Plan / Special Permit
Recommendation (Check only one)	<input checked="" type="checkbox"/> Approval <input type="checkbox"/> Disapproval

LIST BASIS FOR RECOMMENDATION:

The North Central Area Commission met on Thursday, June 2nd 2022 with a quorum.
A motion was made to approve the following:

Rezoning from R-4 & C-4 to AR-12 to permit multi-unit residential development North Central Area
Parcels: 010-047757, 010-027403 & 010-055122

A vote was taken via roll-call vote; results were all in favor (8 yes; 0 no), with no abstentions.

Vote	<u>All in favor (8 yes; 0 no), with no abstentions</u>
Signature of Authorized Representative	<u> Digitally signed by Reno Lemons Date: 2022.06.03 00:21:16 -04'00'</u>
Recommending Group Title	<u>North Central Area Commission, Zoning Chair</u>
Daytime Phone Number	<u>614-271-6884</u>

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 #: Z22-017

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.

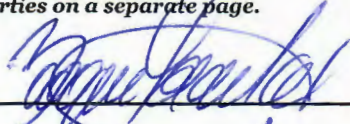
STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Joaquin Serantes
of (COMPLETE ADDRESS) 4700 Reed Rd, Ste O Columbus OH 43220
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:

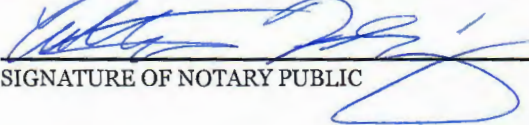
Name of Business or individual (including contact name and number)
Business or individual's address; City, State, Zip Code
Number of Columbus-based employees
(Limited to 3 lines per box)

<p>1. Logan Gianna LLC, represented by Ryan Bryson 1676 Franklin Ave, Columbus OH 43205 0 employees</p>	<p>2. Ryan Bryson 1676 Franklin Ave, Columbus OH 43205 0 employees</p>
<p>3.</p>	<p>4.</p>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT 

Sworn to before me and signed in my presence this 09 day of May, in the year 2022


SIGNATURE OF NOTARY PUBLIC

March 23, '26 Notary Seal Here
My Commission Expires



CATHERINE FLEMING
Notary Public, State of Ohio
My Commission Expires
March 23, 2026
This Project Disclosure Statement expires six (6) months after date of notarization.