

**STAFF REPORT
DEVELOPMENT COMMISSION
SPECIAL ZONING MEETING
CITY OF COLUMBUS, OHIO
AUGUST 8, 2024**

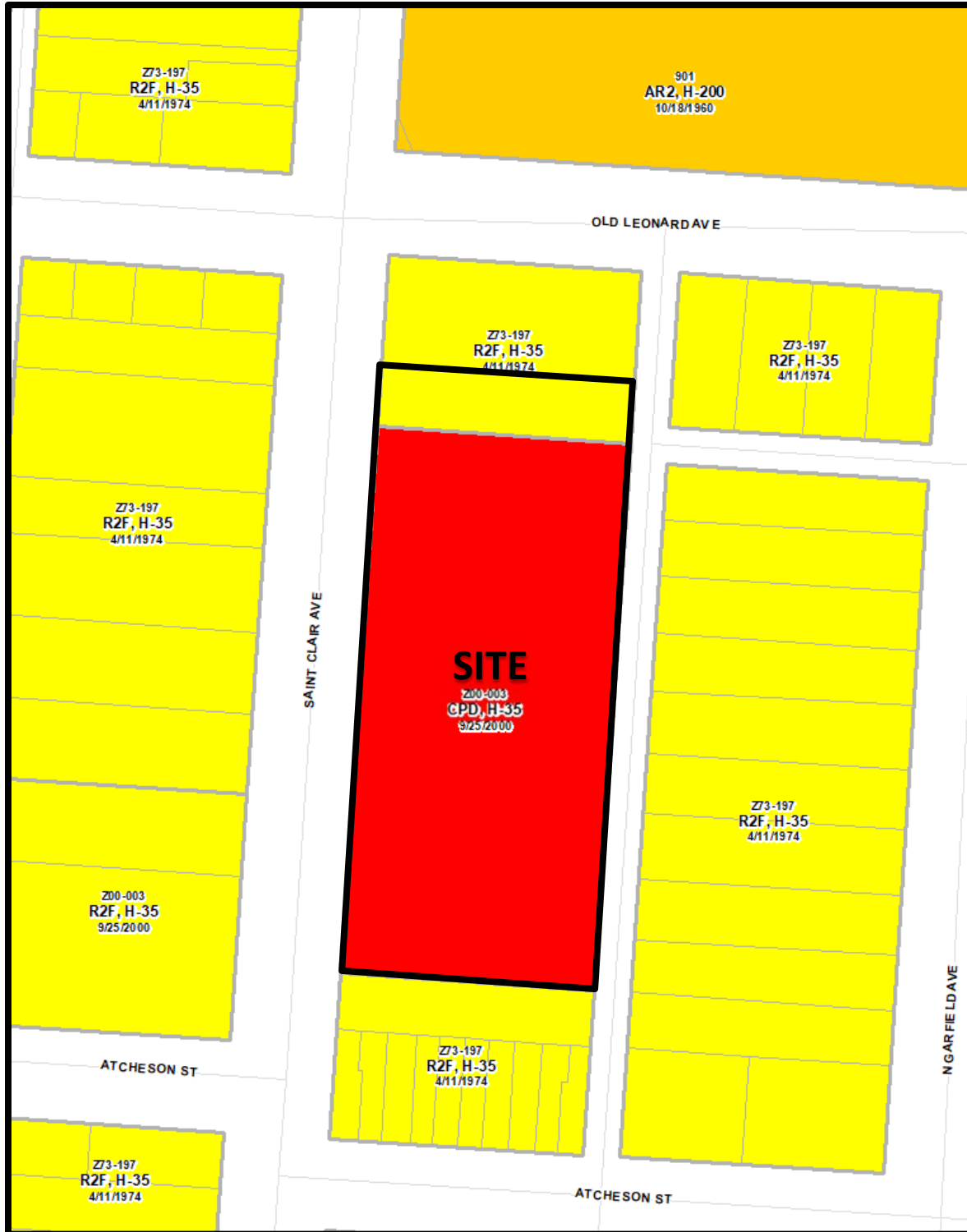
- 3. APPLICATION: Z23-010**
- Location:** 494 ST. CLAIR AVE. (43203), being 1.07± acres located on the east side of St. Clair Avenue, 60± feet south of Old Leonard Avenue (010-004474 & 010-026447; Near East Area Commission).
- Existing Zoning:** CPD, Commercial Planned Development District and R-2F, Residential District
- Request:** AR-O, Apartment-Office District (H-60).
- Proposed Use:** Multi-unit residential development.
- Applicant(s):** National Church Residences; c/o Matthew Bierlein, Atty.; 2335 North Bank Drive; Columbus, OH 43220.
- Property Owner(s):** The Trinity Baptist Church of Columbus, OH; 461 St. Clair Avenue; Columbus, OH 43203.
- Planner:** Tim Dietrich; 614-645-6665; tedietrich@columbus.gov

BACKGROUND:

- The 1.07± acre site consists of one undeveloped parcel in the R-2F, Residential District and one parcel developed with a parking lot in the CPD, Commercial Planned Development District. The applicant requests the AR-O, Apartment-Office District to permit a multi-unit residential development.
- North of the site is a retail establishment in the R-2F, Residential District. South of the site are townhomes in the R-2F, Residential District. East of the site are single- and two-unit dwellings in the R-2F, Residential District. West of the site are undeveloped parcels, single-unit dwellings, and a religious facility, all in the R-2F, Residential District.
- Concurrent CV24-054 has been filed and includes a use variance to allow the existing parking lot to remain until redeveloped, and additional variances to building and parking setbacks, required parking, and side yard. 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 *Near East Area Plan* (2005), which does not contain a specific land use recommendation for this location, however, the Plan does state that in general, housing types and density should be consistent with the housing types and densities found in the surrounding area.
- The site is located within the boundaries of the Near East Area Commission whose recommendation is for approval.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested AR-O, Apartment-Office District will permit a multi-unit residential development at this location. While the *Near East Area Plan* does not contain a specific land use recommendation for the site, the Plan does contain language for addressing new housing in historical urban environments. Staff supports the request as it will replace an existing surface parking lot and meets the City's objective to provide more housing in all areas of the City.



Z23-010
494 St. Clair Ave.
Approximately 1.07± acres
CPD & R-2F to AR-O



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494 St. Clair Ave.
Approximately 1.07± acres
CPD & R-2F to AR-O

THE CITY OF
COLUMBUS
ANDREW J. GUTHER, Mayor

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/bis

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

Case Number Z23-010 & CV24-054

Address 494 St. Clair Ave.

Group Name Near East Area Commission

Meeting Date 7/15/2024

Specify Case Type

- BZA Variance / Special Permit
- Council Variance
- Rezoning
- Graphics Variance / Plan / Special Permit

Recommendation (Check only one)

- Approval
- Disapproval

LIST BASIS FOR RECOMMENDATION:

Vote 7-2-2

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

111 N Front Street, Columbus, Ohio 43215
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DEPARTMENT OF BUILDING
AND ZONING SERVICES

PROJECT DISCLOSURE STATEMENT

APPLICATION #: Z23-010

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) Matthew Bierlein
of (COMPLETE ADDRESS) 2245 North Bank Dr., Columbus, Ohio 43220
deposes and states that they are 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:

For Example: Name of Business or individual
 Contact name and number
 Business or individual's address; City, State, Zip Code
 Number of Columbus-based employees

1. National Church Residences 2245 North Bank Dr., Columbus, OH 43220 Appx. 225 Columbus area employees	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT *Matthew Bierlein*

Sworn to before me and signed in my presence this 21st day of August, in the year 2024

Patricia J Shuster
SIGNATURE OF NOTARY PUBLIC

March 6, 2028 Notary Seal Here
My Commission Expires



PATRICIA J SHUSTER
Notary Public
State of Ohio
My Comm. Expires
March 6, 2028

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