

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

- 5. APPLICATION:** [Z23-005](#)  
**Location:** **1161 FRANKLIN AVE. (43205)**, being 0.25± acres located at the southeast corner of Franklin Avenue and South Champion Avenue (010-028204 & 010-023175; Near East Area Commission).  
**Existing Zoning:** R-3, Residential District.  
**Request:** AR-1, Apartment Residential (H-35).  
**Proposed Use:** Multi-unit residential development.  
**Applicant(s):** Shanghi Enterprises, LLC; c/o Dave Perry, Agent; David Perry Company; 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):** Shanghi Enterprises, LLC; c/o Jason Liu; 10279 Wellington Boulevard; Powell, OH 43065.  
**Planner:** Tim Dietrich; 614-645-6665; [tedietrich@columbus.gov](mailto:tedietrich@columbus.gov)

**BACKGROUND:**

- The 0.25± acre site consists of two undeveloped parcels in the R-3, Residential District. The applicant requests the AR-1, Apartment Residential District to permit a multi-unit residential development. A concurrent Council variance has been filed demonstrating a seven townhouse style dwelling units with reduced development standards.
- North of the site is a multi-unit residential development in the ARLD, Apartment Residential District. South of the site is a commercial building in the R-3, Residential District. East and west of the site are single- and two-unit dwellings in the R-3, Residential and ARLD, Apartment Residential districts.
- Concurrent CV23-011 has been filed and includes variances to building height, building setback, screening, vision clearance, lot coverage, 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 include a specific land use recommendation for this location. The Plan does state that in general, housing types and density should be consistent with the existing 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 proposed AR-1, Apartment Residential District will permit the development of multi-unit residential development at this location. A concurrent Council variance includes a site plan demonstrating seven townhouse style dwellings units. While the *Near East Area Plan* does not include a specific land use for this site, the proposed use is considered to be compatible with the existing housing types and densities surrounding the site.



Z23-005  
1161 Franklin Ave.  
Approximately 0.25 acres  
R-3 to AR-1



Z23-005  
1161 Franklin Ave.  
Approximately 0.25 acres  
R-3 to AR-1

## 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** Z23-005 / CV23-011

**Address** 1161 Franklin Avenue

**Group Name** Near East Area Commission

**Meeting Date** April 13, 2023

**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**

**Signature of Authorized Representative**

**Recommending Group Title**

**Daytime Phone Number**

11-0-0

[Signature]

Chair

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 #: Z23-005

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)

1. Shanghi Enterprises, LLC; 10279 Wellington Blvd., Powell, OH 43065; # Cols-based emps: Zero (0) Contact: Jason and Tina Liu, (614) 313-1268	2. -----
3. -----	4. -----

☐ 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 19<sup>th</sup> day of June, in the year 2023

Notary Seal Here

SIGNATURE OF NOTARY PUBLIC

MaryAlice Wolf

My Commission Expires



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.**