

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JUNE 13, 2024**

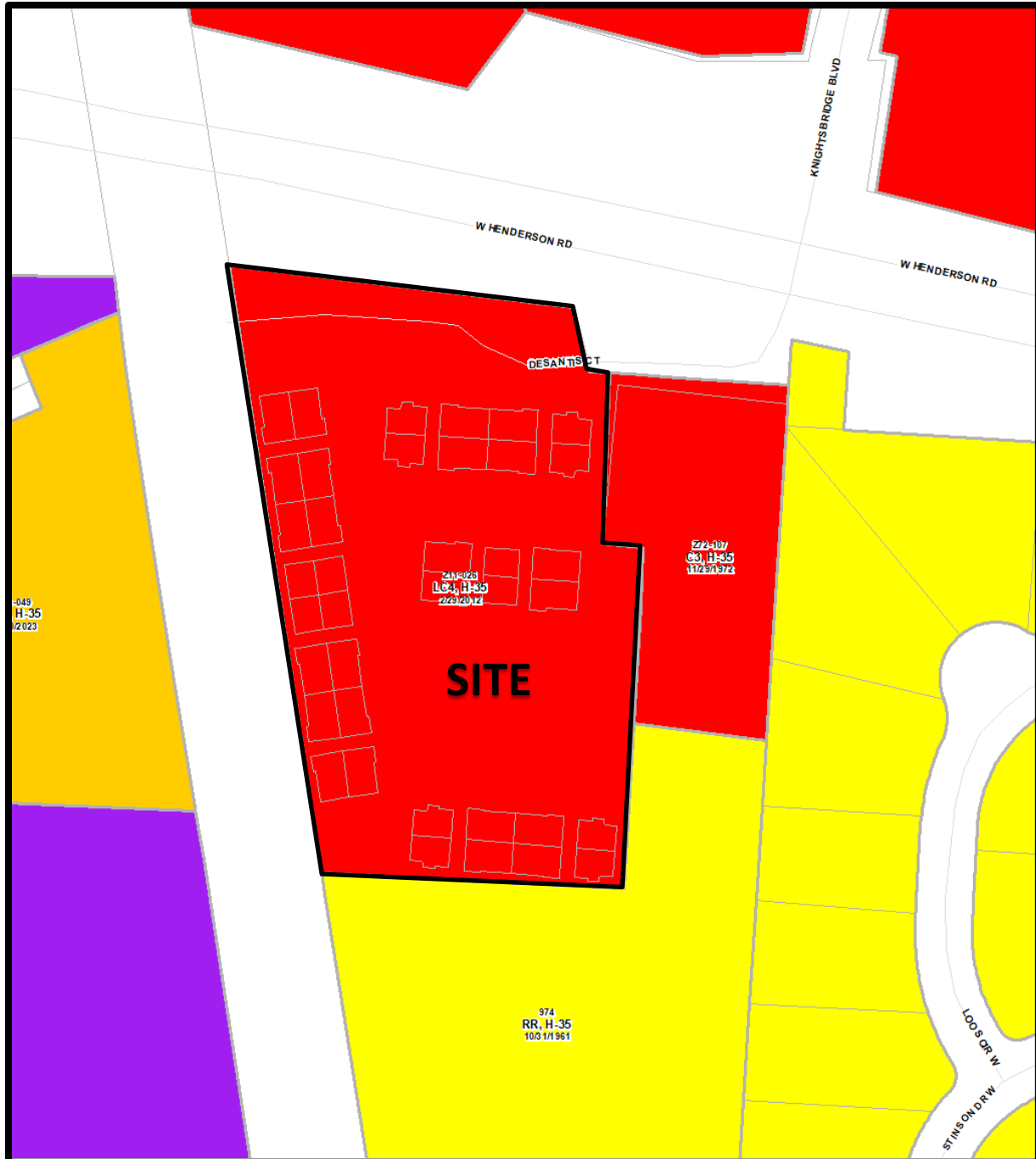
- 5. APPLICATION: Z24-014**
Location: **4480 DESANTIS CT. (43214)**, being 3.3± acres located at the southwest corner of DeSantis Court and West Henderson Road (010-299637 and 112 others; Northwest Civic Association).
Existing Zoning: L-C-4, Limited Commercial Development.
Request: AR-O, Apartment Office District (H-35).
Proposed Use: Multi-unit residential development.
Applicant(s): Park Madison LLC, c/o David Hodge, Atty.; 8000 Walton Parkway, Suite 260; New Albany, OH 43054.
Property Owner(s): The Applicant.
Planner: Alyssa Saltzman; 614-645-9625; ADSaltzman@columbus.gov

BACKGROUND:

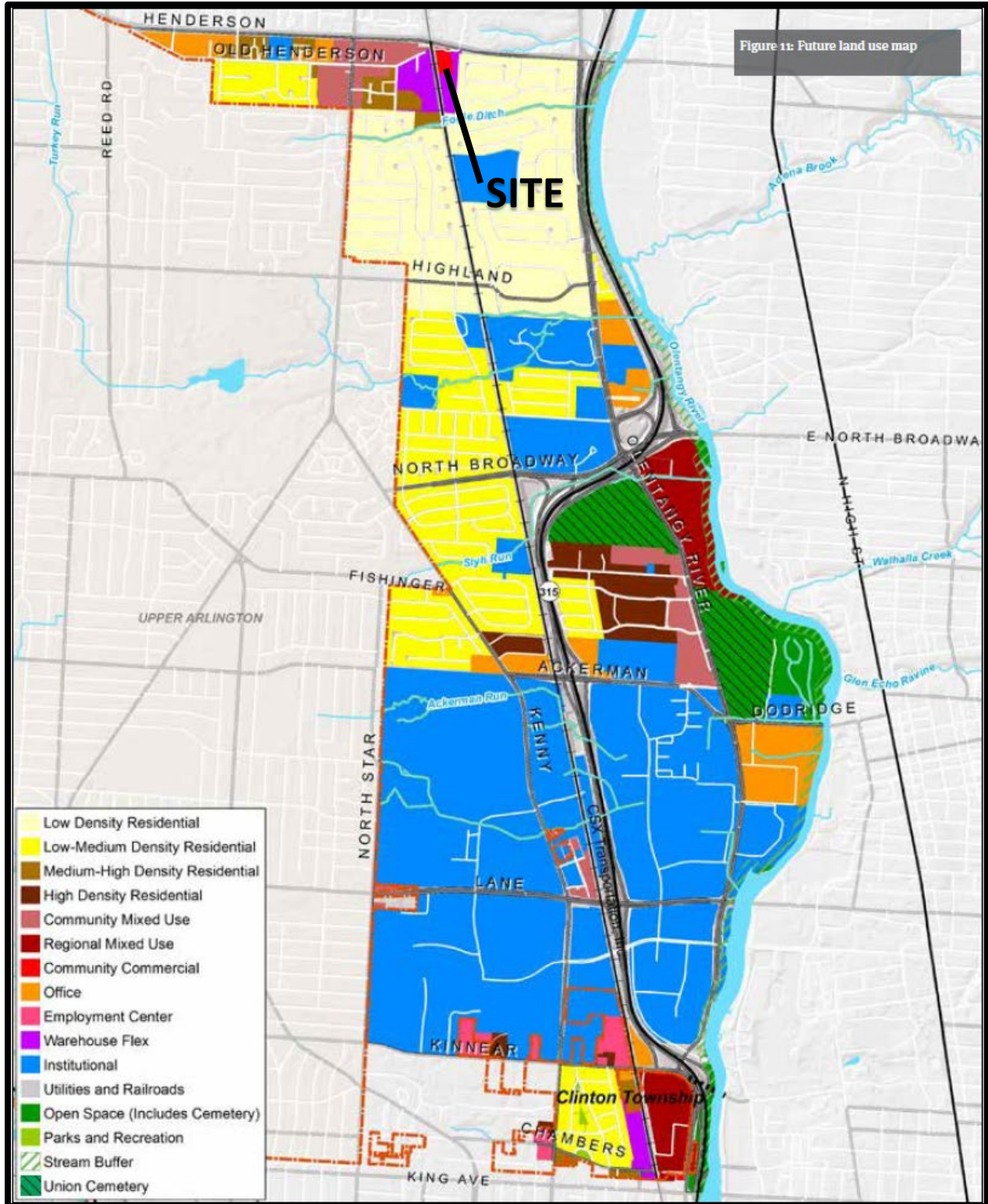
- The site consists of 113 parcels developed as an extended stay hotel in the L-C-4, Limited Commercial District. The applicant requests the AR-O, Apartment Office District to allow conversion of the extended stay hotel into a multi-unit residential development.
- North of the site is a tennis and pickle ball facility and a senior living community. South and east of the site there is a self-storage facility in the C-3, Commercial District, and RR, Rural Residential District. West of the site is railroad right-of-way.
- The site is within the planning boundaries of the *Olentangy West Area Plan* (2013), which recommends “Community Commercial” land uses at this location.
- The site is located within the boundaries of the Northwest Civic Association whose recommendation is for approval.
- Concurrent Council variance CV24-042 has been filed demonstrating a 114-unit apartment complex, and includes variances to reduce the required parking setback, reduce the minimum building line, and to reduce the required perimeter yard. That request will be heard by City Council and will not be considered at this Development Commission meeting.

CITY DEPARTMENTS’ RECOMMENDATION: Approval.

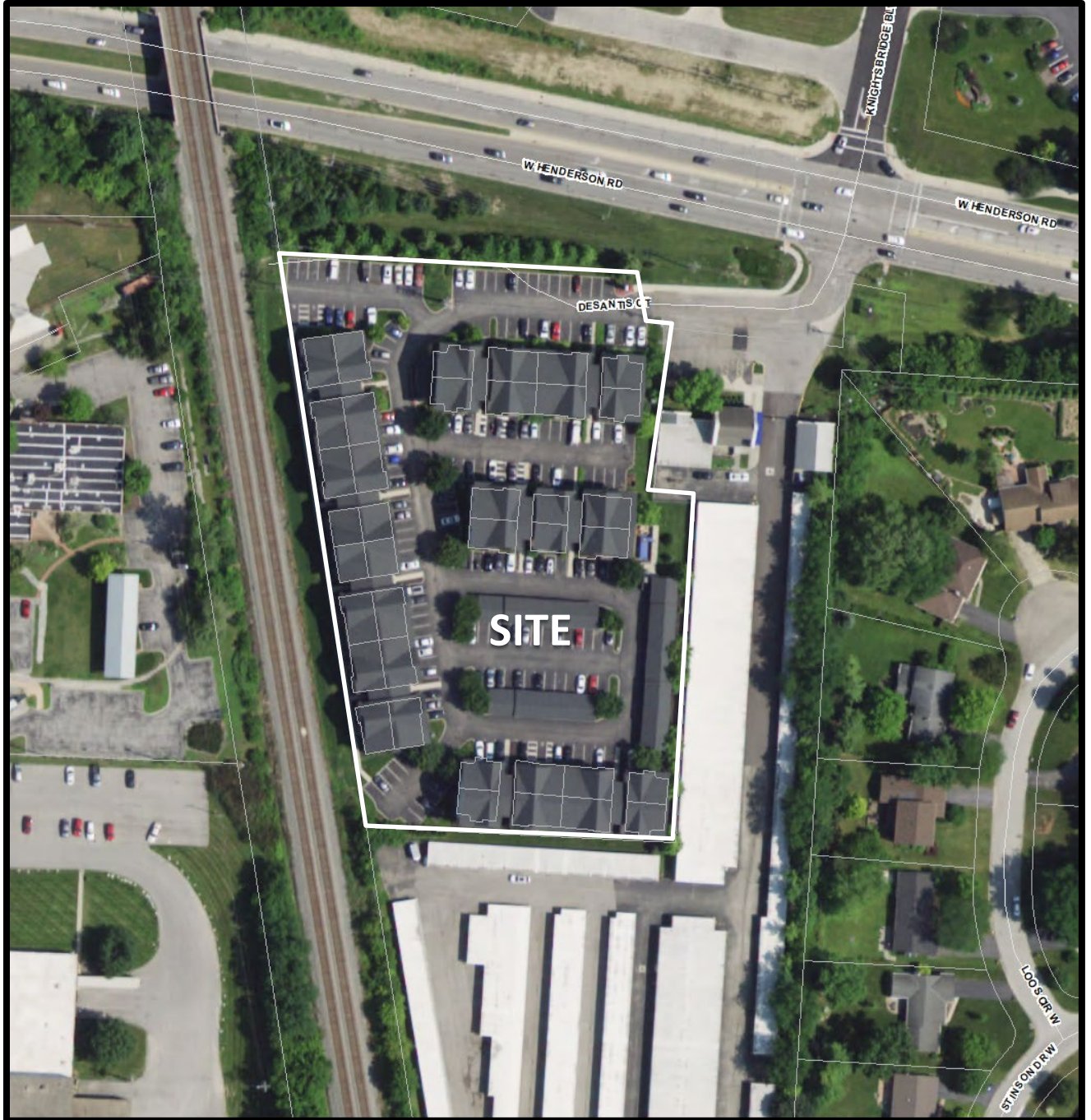
The proposed AR-O, Apartment Residential Office District will allow the existing extended stay hotel conversion to a multi-unit residential development. Although the proposed use is inconsistent with the *Olentangy West Area Plan’s* land use recommendation of “Community Commercial” at this location, staff recognizes the multi-unit residential use as existing and an appropriate use in proximity to similar residential and institutional uses to the west and northwest. Staff also notes the proposed AR-O district would allow office uses, thus retaining a commercial component among the allowable uses.



Z24-014
LC4 to ARO
4480 DeSantis Ct.
Approximately 3.3 acres



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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>Z24-014 / CV24-042</u>
Address	<u>4480 DESANTIS COURT</u>
Group Name	<u>NORTHWEST CIVIC ASSOCIATION</u>
Meeting Date	<u>1 May 2024</u>
Specify Case Type	<input type="checkbox"/> BZA Variance / Special Permit <input checked="" 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:

Trustees are in favor of both the rezoning and the associated council variance. Among other considerations, this change will make it easier and more affordable for both the property owner and the tenants to obtain insurance.

Vote	<u>6-0 recommend approval</u>
Signature of Authorized Representative	<u>Monica Tuttle, Zoning Chair</u> <small>Digitally signed by Monica Tuttle, Zoning Chair DN: cn=Monica Tuttle, Zoning Chair, o=NWCA, ou, email=NWCAZoning@gmail.com, c=US Date: 2024.05.06 20:23:37 -04'00'</small>
Recommending Group Title	<u>Northwest Civic Association</u>
Daytime Phone Number	<u>614-565-2407</u>

Please **e-mail** this form to **the assigned planner within 48 hours of meeting day**; 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 #: Z24-014

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) Eric Zartman
of (COMPLETE ADDRESS) 8000 Walton Parkway, Suite 260, New Albany, Ohio 43054
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. Park Madison LLC 750 Communications Parkway Columbus, Ohio 43214 Zero Employees	2.
3.	4.

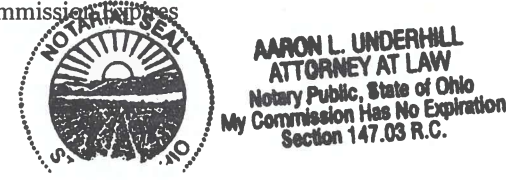
Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT *Eric Zartman*

Sworn to before me and signed in my presence this 4th day of April, in the year 2024

Aaron L. Underhill Notary Seal Here
SIGNATURE OF NOTARY PUBLIC

n/a
My Commission Expires



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