

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

- 3. APPLICATION:** [Z22-043](#)
- Location:** **30 FORNOF RD. (43207)**, being 2.07± acres located at the northeast corner of Fornof Road and South High Street (part of 010-104058; Far South Columbus Area Commission).
- Existing Zoning:** M, Limited Manufacturing District.
- Request:** AR-1, Apartment Residential District (H-60).
- Proposed Use:** Multi-unit residential development.
- Applicant(s):** NRP Properties, LLC; c/o Dave Perry, Agent; David Perry Company, Inc.; 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):** Man S. Leung and Man H. Leung; 723 Westray Drive; Westerville, OH 43081.
- Planner:** Joe Rose; 614-645-3526; jmrose@columbus.gov

BACKGROUND:

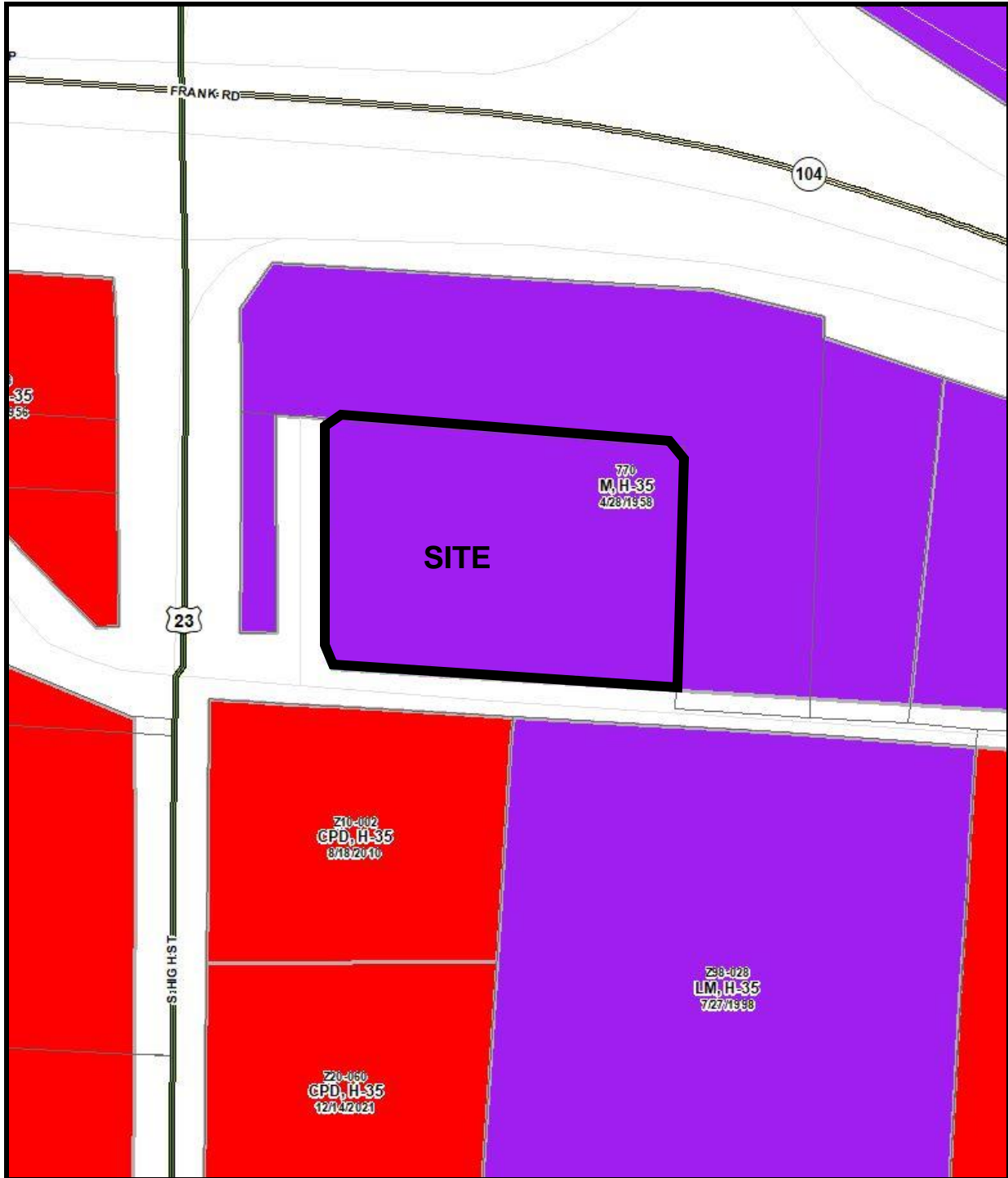
- The 2.07± acre site consists of one parcel developed with an eating and drinking establishment in the M, Manufacturing District. The site is subject to Ordinance #2000-2022 (CV22-024), submitted for Ohio Housing Finance Agency (OHFA) funding, which permits a mixed-use development containing 6,000 square feet of commercial space and 80 dwelling units. The applicant proposes the AR-1, Apartment Residential District to permit a mixed-use development as conditioned in Ordinance #2000-2022.
- North of the site are office-industrial buildings in the M, Manufacturing District. South of the site is undeveloped land in the L-M, Limited Manufacturing District, and commercial buildings and a single-unit dwelling in the CPD, Commercial Planned Development District. East of the site is are office-industrial buildings in the M, and M-2, Manufacturing districts. West of the site is a manufactured home park in the C-4, Commercial District.
- Concurrent CV23-025 has been filed and demonstrates a mixed-use development containing up to 65 dwelling units and a max of 6,250 square feet of the commercial space, and includes variances to permit commercial uses, a parking space reduction, vision clearance, and reduced building setback lines. 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 *Scioto Southland Area Plan* (2007), which recommends “Commercial” land uses at this location. The Plan also includes early adoption of the *Columbus Citywide Planning Policies* (C2P2) Design Guidelines (2018).
- The site is located within the boundaries of the Far South Columbus Area Commission whose recommendation is for approval.

CITY DEPARTMENTS' RECOMMENDATION: Conditional Approval.

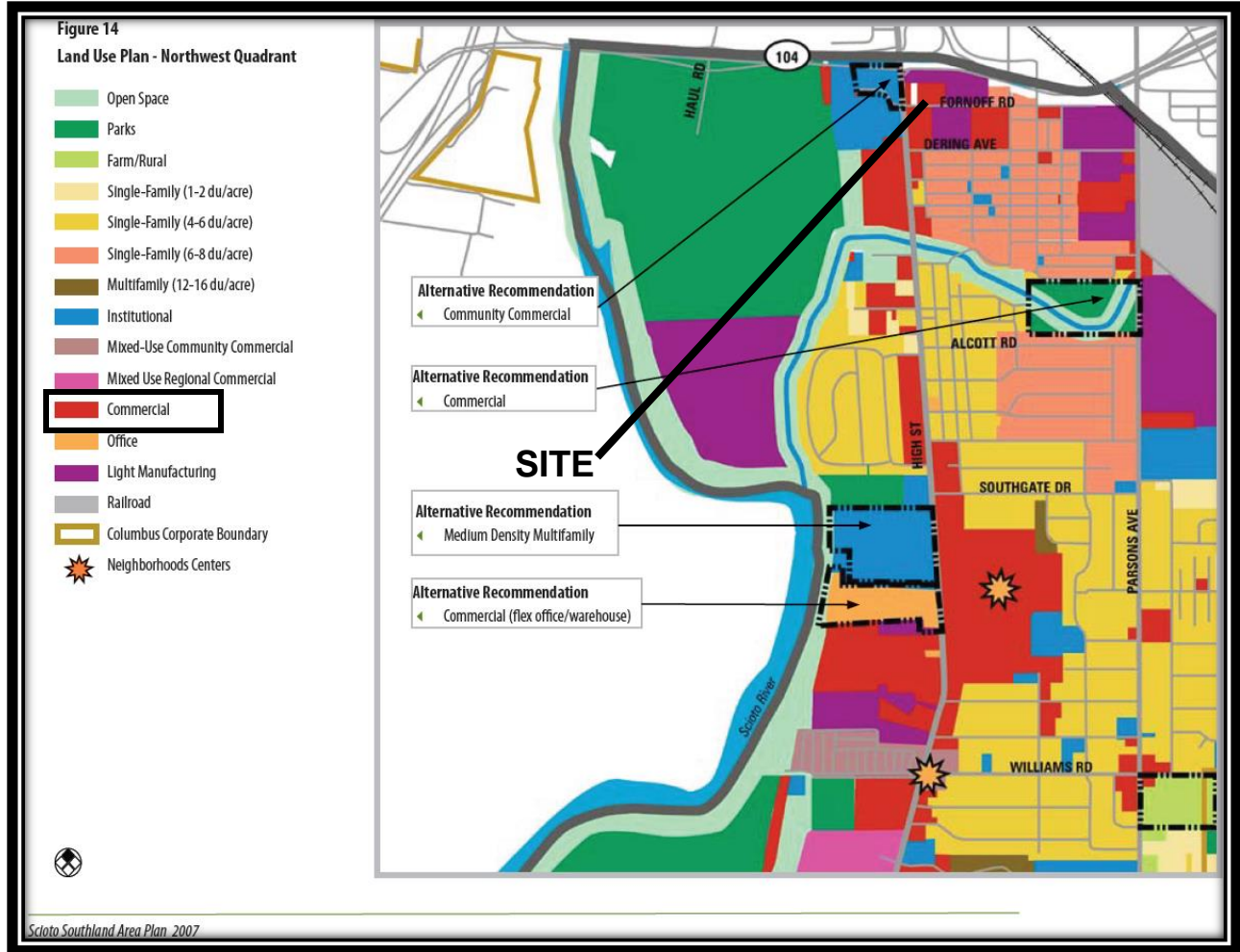
The proposed AR-1, Apartment Residential District will permit multi-unit residential development at this location. A concurrent Council variance includes a site plan demonstrating 65-units and 6,250 square feet of commercial space, with a parking space reduction, reduced vision clearance, and reduced building setback lines. Although the *Scioto Southland Plan*, recommends "Commercial" land uses at this location, staff recognizes the site's proximity to adjacent residential uses and a primary corridor along South High Street, and the introduction of a commercial component in addition to the residential use. ~~The following comments from the Department of Public Service will need to be addressed for full City Departments' approval:~~

- ~~• upon review and approval of the traffic access study, there may be additional commitments that will need to be added to this application;~~
- ~~• a commitment in the rezoning ordinance that pavement improvements will be provided within the Fornof Road right-of-way, as approved by the Department of Public Service;~~
- ~~• a commitment in the rezoning ordinance that a minimum right-of-way width of 25' from centerline will be provided along the Fornof Road frontage.~~
- ~~• and the access point to Service Road "C" will need to be restricted to emergency vehicles only.~~

All comments have been addressed to the satisfaction of City Departments.



Z22-043
30 Fornof Rd.
Approximately 2.01 acres
M to AR-1



Z22-043
30 Fornof Rd.
Approximately 2.01 acres
M to AR-1



Z22-043
30 Fornof Rd.
Approximately 2.01 acres
M to AR-1

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

Case Number _____

Address _____

Group Name _____

Meeting Date _____

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:

Vote _____

Signature of Authorized Representative Michael D. Walker, Sr

Recommending Group Title _____

Daytime Phone Number _____

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 #: Z22-043

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)

<p>1. Man S. Leung and Man H. Leung; 723 Westray Dr, Westerville, OH 43081 # Cols-based emps: Zero (0) Contact: Man S. Leung, (614) 580-9770</p>	<p>2. NRP Properties, LLC; 1228 Euclid Avenue, 4th Fl., Cleveland, OH 44115; # Cols-based emps: 15 Contact: Aaron Pechota, (216) 584-0601</p>
<p>3. -----</p>	<p>4. -----</p>

Check here if listing additional parties on a separate page.

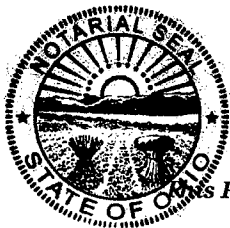
SIGNATURE OF AFFIANT Donald Plank

Sworn to before me and signed in my presence this 23rd day of June, in the year 2023

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

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