

Z08-063

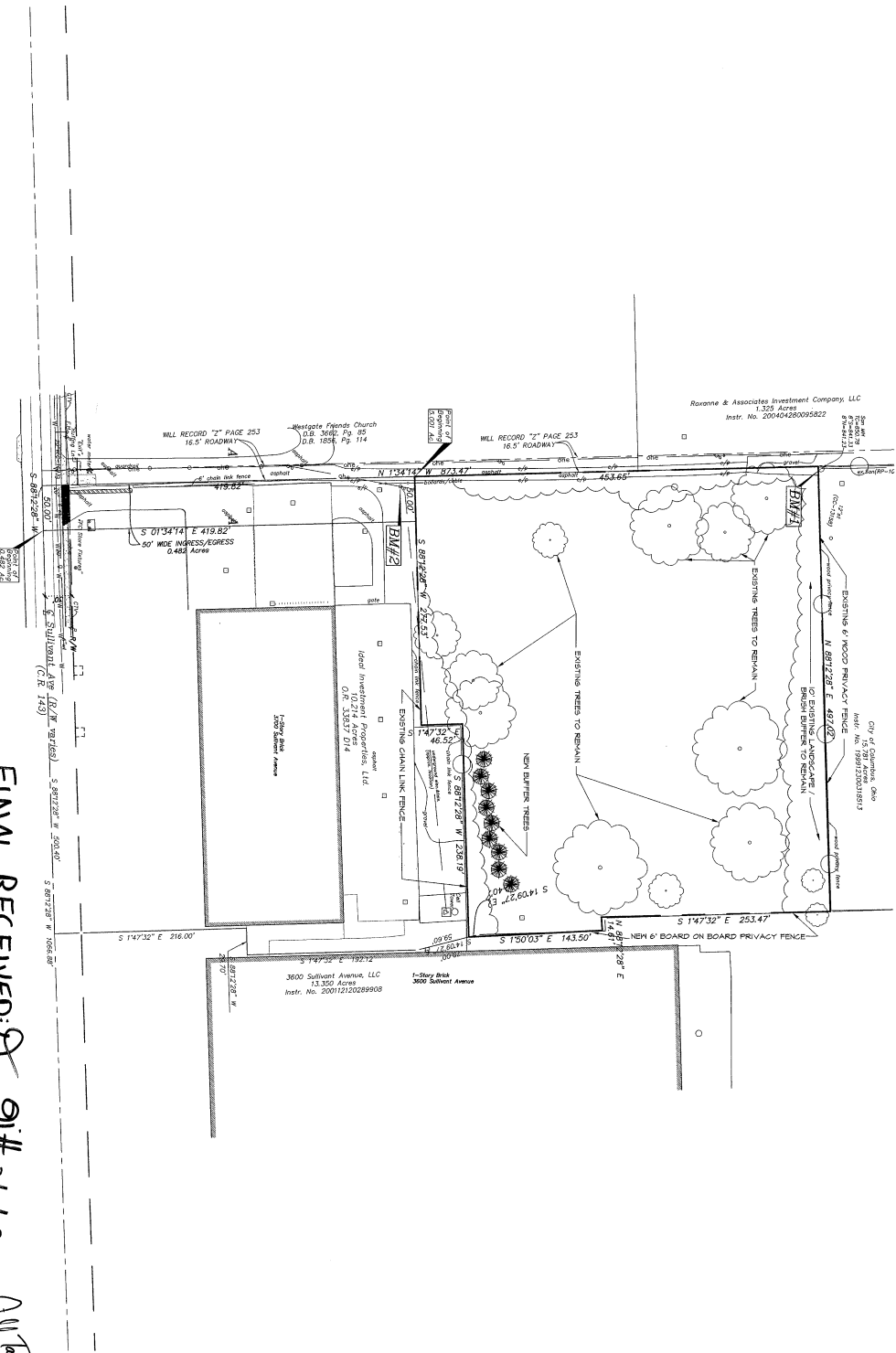
berardi
+ PARTNERS

inglewood court tree site plan 1"=50'

1/23/09

FINAL RECEIVED: Dawn Giff 3/4/09

Bill Torgerson
3/4/09



Z08-063

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
FEBRUARY 12, 2008**

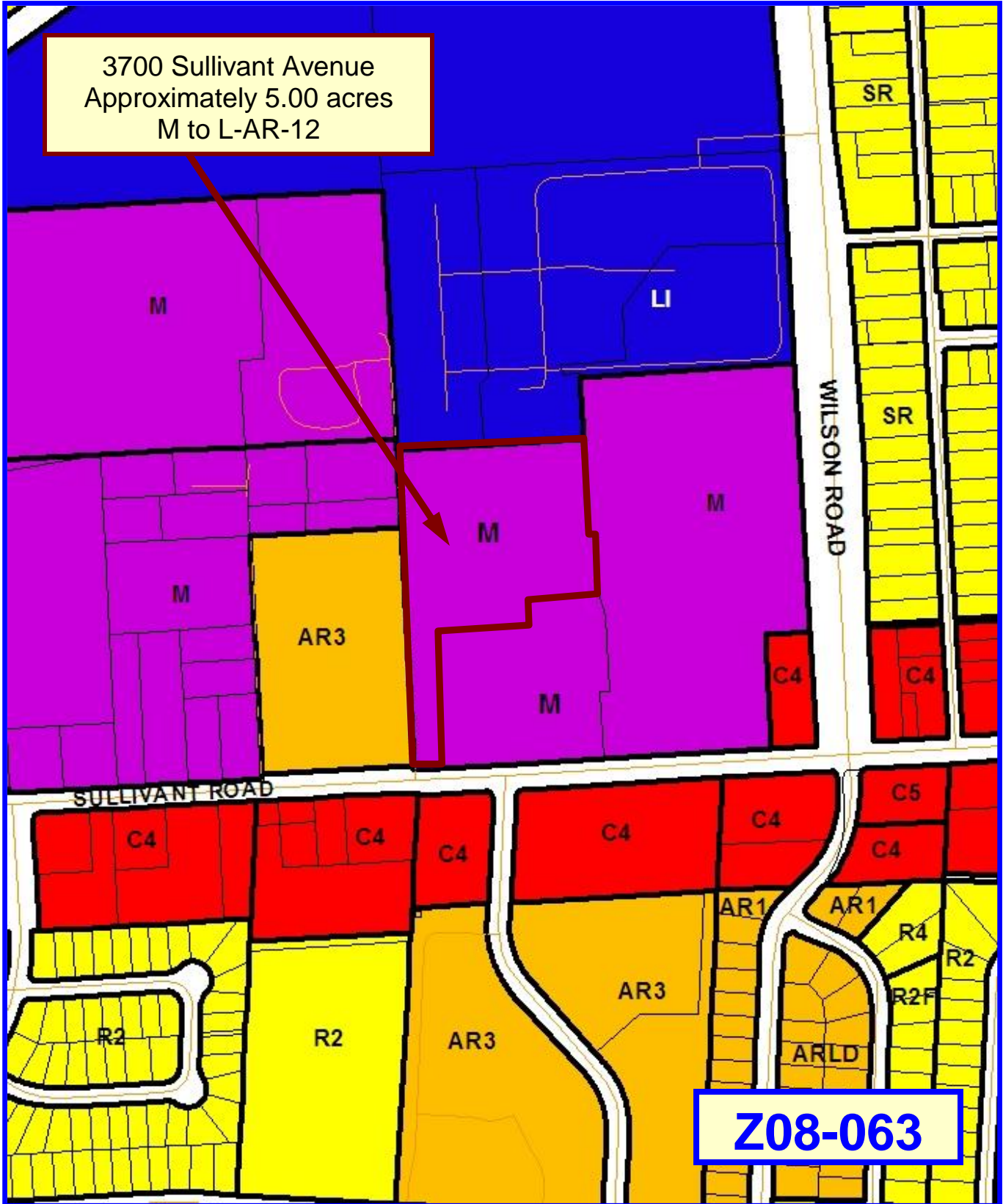
- 8. APPLICATION: Z08-063**
Location: **3700 SULLIVANT AVENUE (43228)**, being 5.48± acres located on the north side of Sullivant Avenue, 1065± feet west of Wilson Road (010-212108; Greater Hilltop Area Commission).
Existing Zoning: M, Manufacturing District.
Request: L-AR-12, Limited Apartment Residential District.
Proposed Use: Multi-family development.
Applicant(s): Community Housing Network; c/o Jill Tangeman, Atty.; 52 East Gay Street; Columbus, Ohio 43215.
Property Owner(s): Ideal Investment Properties Ltd.; 3720 Lacon Road; Columbus, Ohio 43026.
Planner: Walter Green; 645-2485; wagreen@columbus.gov

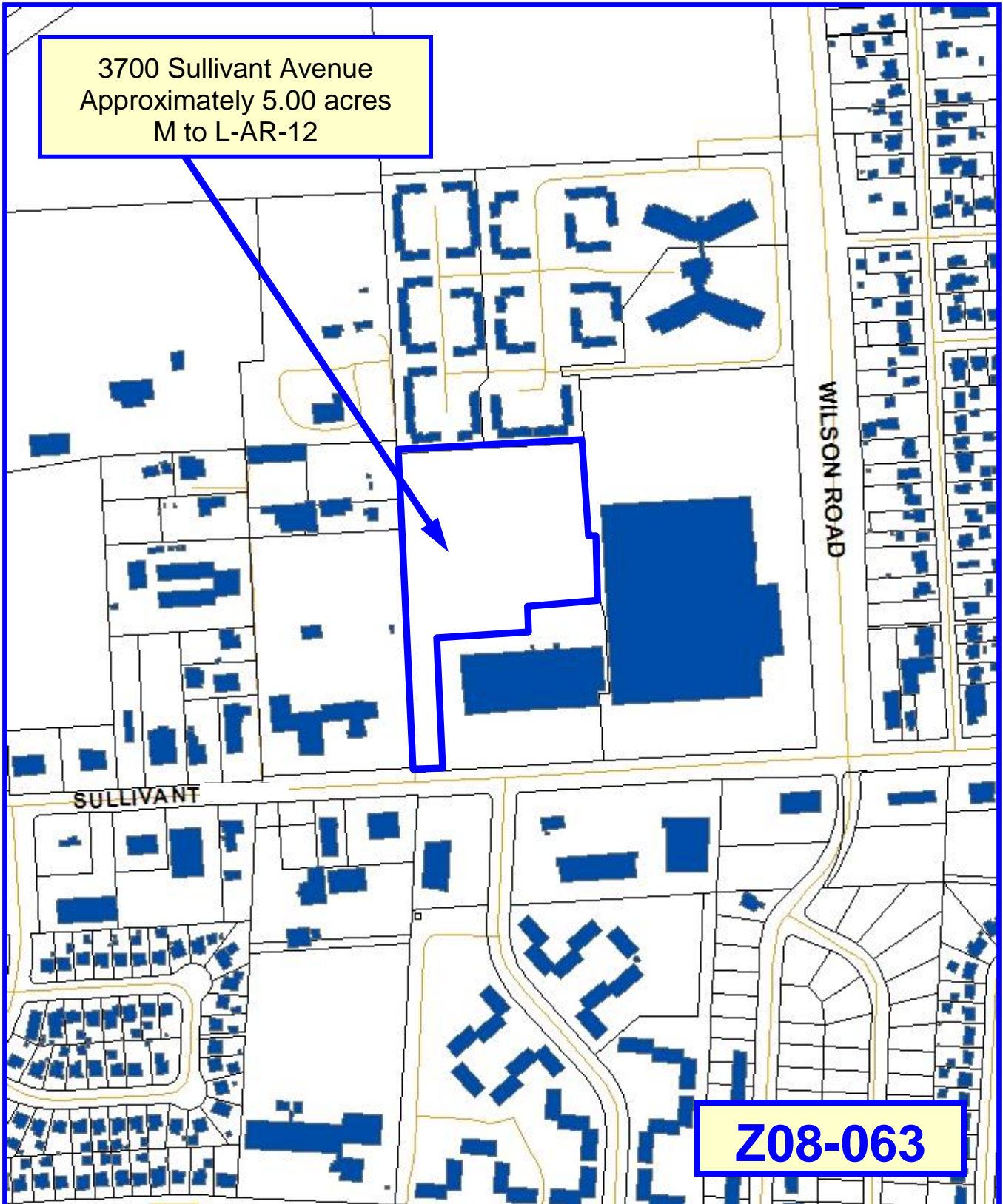
BACKGROUND:

- The 5.48± acre site is undeveloped and zoned in the M, Manufacturing District. The applicant is requesting the L-AR-12, Limited Apartment Residential District to develop apartments owned by a non-profit agency that provides housing for those with disabilities and other special needs such as chronic homelessness.
- To the north of the site is a retirement community zoned in the LI, Limited Institutional District. To the east and south area a manufacturing uses zoned in the M, Manufacturing District. To the west is a church zoned in the AR-3, Apartment Residential District, and an automotive repair facility and warehouse zoned in the M, Manufacturing District.
- The proposed L-AR-12 includes development standards for density, landscaping and lighting. A companion council variance has been filed to request variances from frontage and minimum parking requirements. Approval of the companion council variance is necessary before an apartment could be constructed. The site is located within the boundaries of *The Greater Hilltop Plan* (2001).
- The *Columbus Thoroughfare Plan* identifies Sullivant Avenue as a 4-2 arterial requiring a minimum of 50 feet of right-of-way from the centerline.

CITY DEPARTMENTS RECOMMENDATION: Approval.

The proposed L-AR-12, Limited Apartment Residential District, as limited by the text and site plan, is compatible with development in the area.





3700 Sullivant Avenue
Approximately 5.00 acres
M to L-AR-12

Z08-063

COMMUNITY GOALS

- Maintain the existing character of the Greater Hilltop’s residential areas from inappropriate commercial and industrial development
- Balance the amount of residential, commercial, industrial and other land uses to develop a “total community”
- Revitalize the West Broad Street and Sullivant Avenue corridors within the Greater Hilltop. Promote appropriate land uses
- Create community assets, such as parks, new residential/commercial infill development or side yards for adjacent development, as appropriate, on currently vacant lots
- Develop the Hilltop State Lands property in a comprehensive manner. Protect the existing natural landscape.

PLANNING ISSUES AND STRATEGIC RECOMMENDATIONS

Issue

Existing zoning is not always appropriate or consistent with the surrounding area

Strategic Recommendations

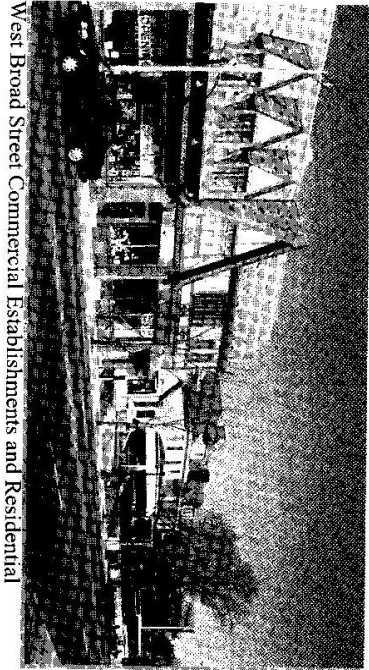
- Inappropriately zoned parcels, in both residential and commercial areas, should be rezoned so that they are consistent with current land use and surrounding uses. An inappropriate designation might include a

parcel that is zoned commercial but that is used for residential or a parcel with an intense commercial zoning that is adjacent to a residential area

- Initiate a rezoning effort on the south side of West Broad Street, from Glenwood Park west to Highland Avenue. The rezoning should maintain multi-family residential as the desired land use and should allow office use, where appropriate
- Support community-based group storefronts and national and local commercial uses along West Broad Street west of Highland Avenue
- Study the feasibility of a parcel-by-parcel rezoning on both sides of Sullivant Avenue from Wheatland Avenue east to the Conrail Railroad. The rezoning should maintain residential as the desired land use and allow, where appropriate, higher density residential uses
- Support the development of commercial nodes at major intersections along Sullivant Avenue
- Consider expanding the permitted uses in older commercial areas to allow for limited “manufacturing” uses, such as fabrication and assembly

Greater Hilltop Plan

- Conduct a parcel study of the older Hilltop neighborhoods (North Hilltop, South Central Hilltop, Southwest Hilltop, and South Hilltop) in the areas zoned for 1 – 4 family units and apartments/office to determine the feasibility of rezoning these areas for single family or 1-2 family units
- Where appropriate examine the possibility of using the Traditional Neighborhood Development Code for new development



West Broad Street Commercial Establishments and Residential

Issue

New construction and alterations to existing structures are not always compatible with the existing built environment

Strategic Recommendations

- Establish guidelines for new development or changes to existing structures. These guidelines should include the following guidance:
 - Avoid removing or altering distinguishing characteristics of properties
 - New construction or additions should be compatible with the size, scale, materials and general built characteristics of the property and surrounding built environment
 - The building mass of a large development should compliment existing development
 - Provide appropriate buffering between land uses, particularly between residential and commercial or industrial uses

**GREATER HILLTOP AREA COMMISSION
POLICY MOTION – ZONING**

Date Presented: January 6, 2009

Sponsor: Dave Horn, GHAC Zoning Chair

Subject Matter: Request for Rezoning & Council Variance.

Final Vote: _____ **8-1-1 In Favor** _____

The following motion is presented to the Greater Hilltop Area Commission for consideration:

WHEREAS, the purpose of the City of Columbus’ policies, standards, and regulations on land use and development are designed to help insure the health, safety, and welfare of its citizens, while protecting the rights and privileges of property owners, and

WHEREAS, the City’s land use and development review process requires a recommendation by the Greater Hilltop Area Commission for projects in the designated area;

WHEREAS, a proposal affecting the parcel(s) at 3700 Sullivant Ave. requests a Rezoning from M to LAR12 and a Council Variance;

WHEREAS the applicant requests Rezoning and a Council Variance for parking reduction from 120 to 30 spaces and related to the setback of the drive, in order to allow the construction and development of multi-family dwellings;

WHEREAS the applicant has received letters of support from Hilltop Senior Village and from ~~Living Water~~ Water of Life Church;

WHEREAS, the Zoning Committee of the Greater Hilltop Area Commission recommended approval of the applicant’s request by a unanimous vote of 4-0-1 at its public meeting held on December 16, 2008;

NOW THEREFORE, be it resolved that the Greater Hilltop Area Commission supports the applicant’s request for both Rezoning and the accompanying Council Variance affecting the parcel(s) at 3700 Sullivant Ave.

PROJECT DISCLOSURE STATEMENT



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

APPLICATION # 208-063

Being first duly cautioned and sworn (NAME) Jill S. Tangeman, Esq. of Vorys Legal Counsel, 52 E. Gay Street, Columbus, Ohio 43215 deposes and states that she is the DULY AUTHORIZED ATTORNEY FOR APPLICANT 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
- Business or individual's address
- Address of corporate headquarters
- City, State, Zip
- Number of Columbus based employees
- Contact name and number

1. Community Housing Network 957 E. Broad Street Columbus, Ohio 43205 Contact: Samantha Shuler Phone: 614-251-1700	2. Ideal Property Investments Ltd. (interest as current property owner/seller) 3720 Lacon Rd. Hilliard, Ohio 43026 c/o Terence Gallagher, Esq. 8740 Orion Place Suite 200 Columbus, Ohio 43240 614-885-9022
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Jill S. Tangeman

Subscribed to me in my presence and before me this 26 day of November in the year 2008

SIGNATURE OF NOTARY PUBLIC

Sarah L. Herbert
NA

My Commission Expires:

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



SARAH L. HERBERT
ATTORNEY AT LAW
Notary Public, State of Ohio
My Commission Has No Expiration
Section 147.03 R.C.