

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
SEPTEMBER 11, 2008**

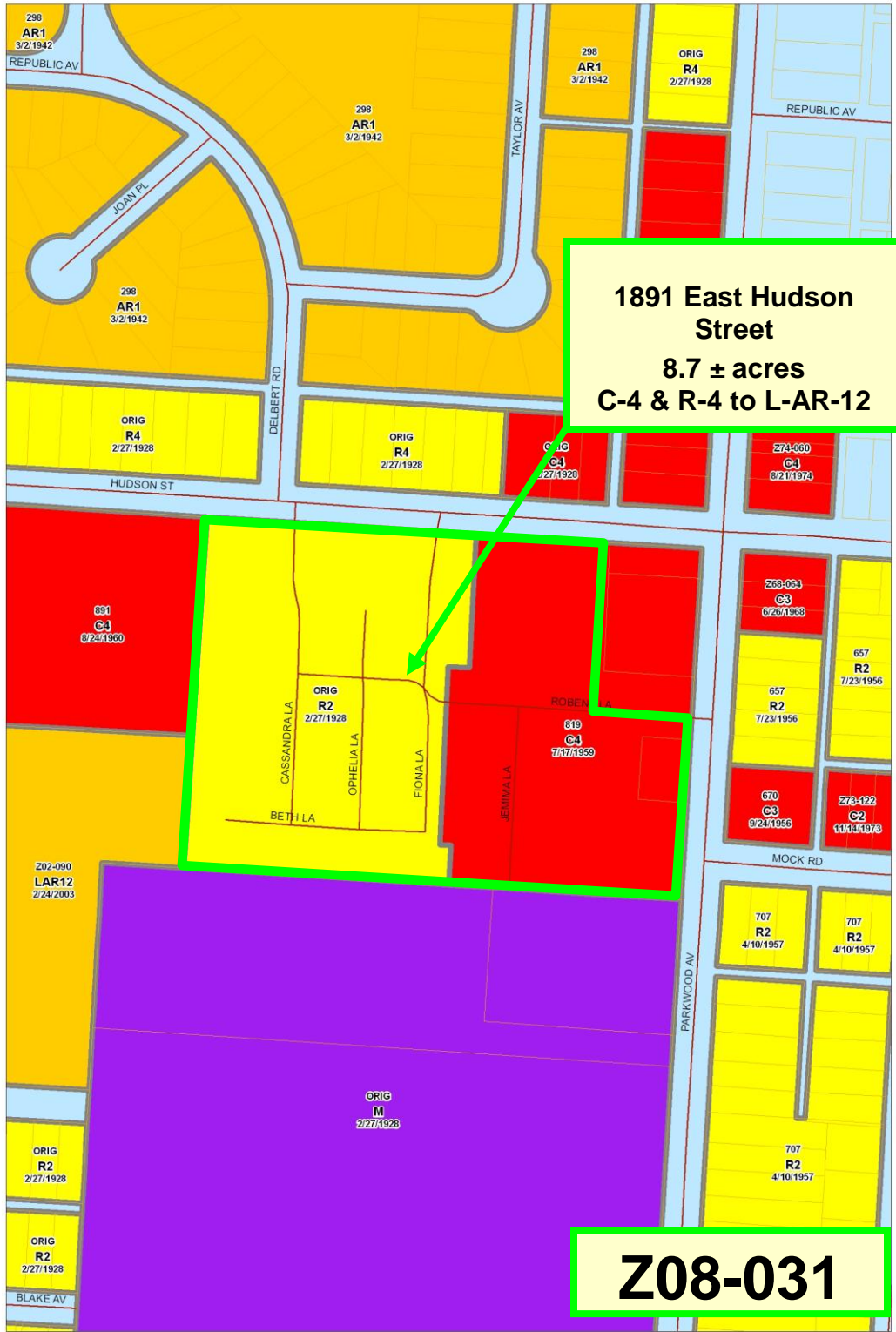
1. **APPLICATION:** **Z08-031**
- Location:** **1891 EAST HUDSON STREET (43211)**, being 8.7± acres located 220± feet north and 170± feet west of the intersection of Hudson Street and Parkwood Avenue.
- Existing Zoning:** C-4, Commercial and R-2, Residential Districts.
- Request:** L-AR-12, Limited Apartment Residential District.
- Proposed Use:** Multi-family Dwellings.
- Applicant(s):** The NPR Group, LLC c/o Jeffrey L. Brown, Atty.; Smith and Hale; 37 West Broad Street, Suite 725; Columbus, OH 43215.
- Property Owner(s):** Hudson M.H.P., LLC; 118 Harding Way West; P.O. Box 576; Galion, Ohio 44833.
- Planner:** Dana Hitt, AICP, 645-2395; dahitt@columbus.gov

BACKGROUND:

- The site is developed with vacant houses, a nonconforming trailer park and a restaurant zoned in the C-4, Commercial and R-2, Residential Districts. The applicants are rezoning the site to the L-AR-12, Limited Apartment Residential District to develop multiple-family dwellings. Council Variance CV06-006 to permit multiple-family dwellings was approved in 2006.
- To the north across Hudson Street are vacant parcels zoned and single-family dwellings zoned in R-4, Residential District. To the south is a roofing company zoned in the M, Manufacturing District. A carryout and a drive-through carryout zoned in the C-4, Commercial District are located to the east. To the east across Parkwood Avenue are single-family dwellings zoned in R-2, Residential District and grocery, restaurant and daycare zoned in the C-3 Commercial District. To the west is a grocery store zoned in the C-4, Commercial District and elderly housing zoned in the L-AR-12 Limited Apartment Residential District.
- The proposed L-AR-12, Limitation Text includes commitments to providing certain architectural elements along East Hudson Street, fencing, buffering and landscaping in excess of what the current Zoning Code would require.
- The site is located within the *Northeast Area Plan* (2007), which proposes that institutional uses be developed at this location.
- Hudson Street is a “C” arterial requiring 30 feet of right-of-way from the centerline.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested L-AR-12, Residential District is consistent with established zoning and development patterns of the area and will be a great improvement over the current dilapidated mobile home park. The proposal is consistent with Council Variance CV06-006 and establishes a correct zoning on the property rather than maintaining the current R-2, Residential and C-4, Commercial Districts.



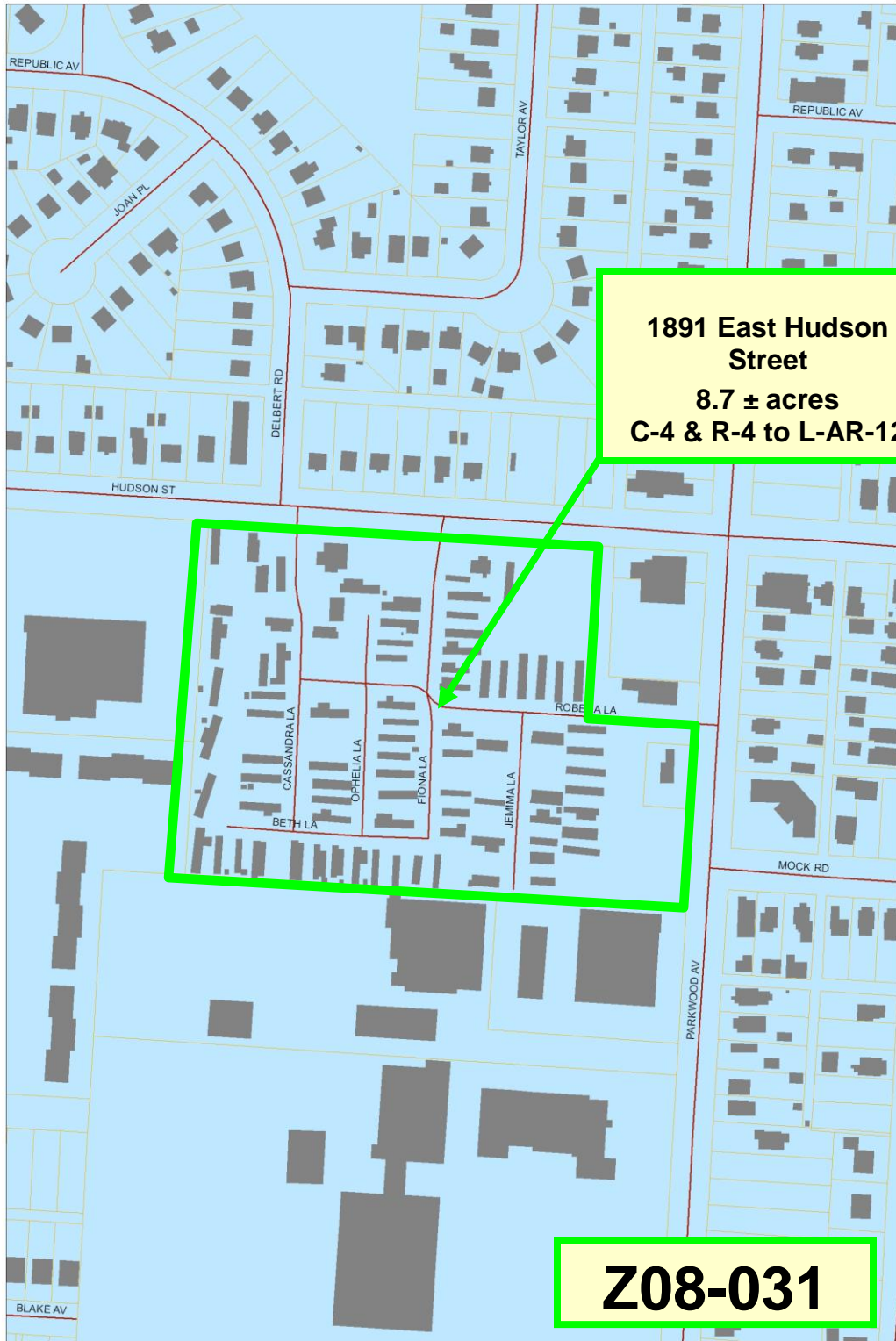
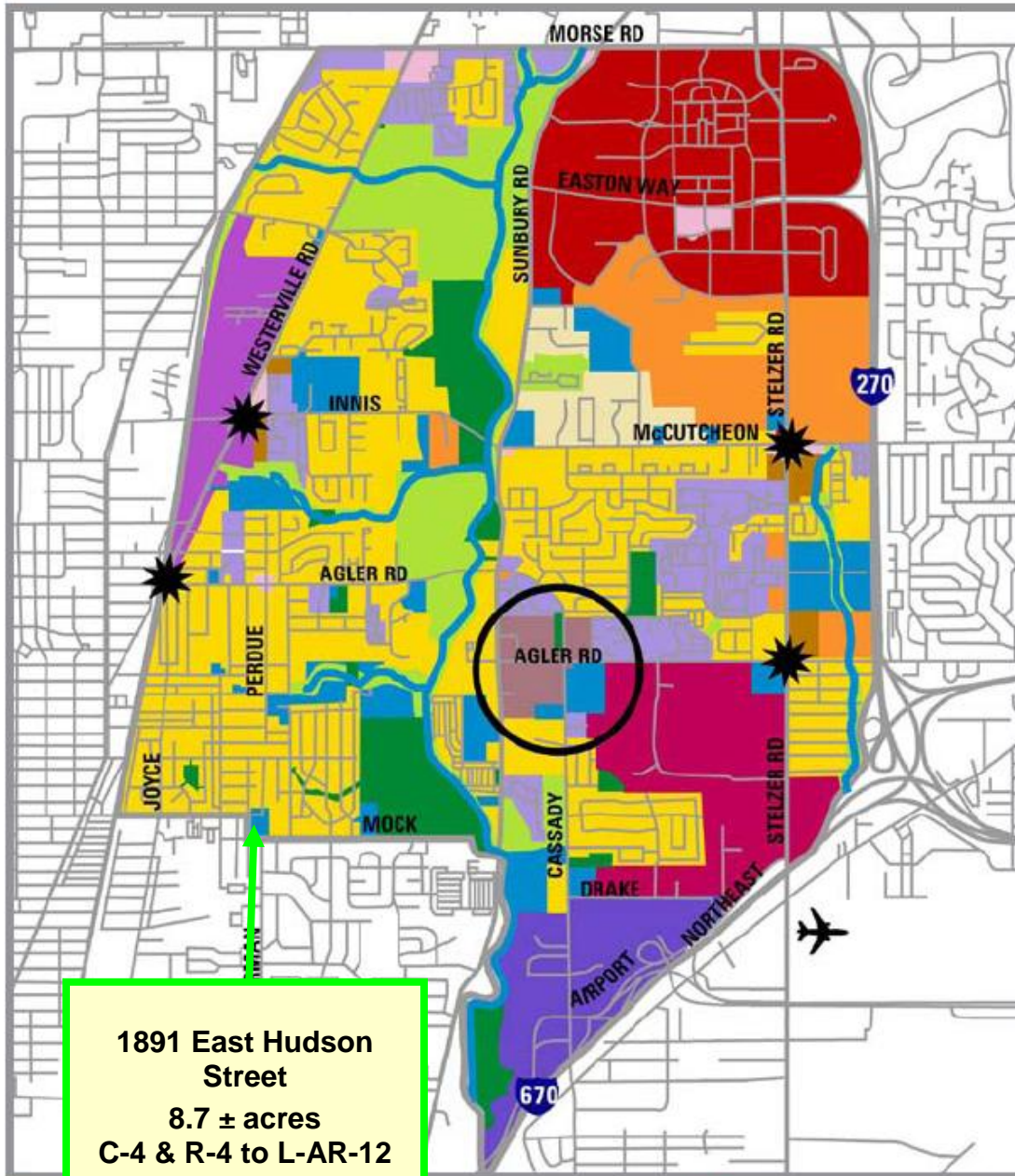


Figure 5. Land Use Plan



1891 East Hudson Street
8.7 ± acres
C-4 & R-4 to L-AR-12

- | | | | |
|------------------------------|---|--------------------------------|--------------------------|
| Open Space | Institutional | Office-Light Industrial | |
| Parks | Neighborhood Commercial | Airport Related | Sub-Neighborhood Centers |
| Very Low Density Residential | Mixed Use Neighborhood Center | Agler Cassady Mixed-Use Center | |
| Low Density Residential | Mixed Use-Regional Retail/Office/Light Industrial | | |
| Medium Density Residential | Office | | |
| High Density Residential | Office-Commercial-Light Industrial | | |

City of Columbus | Department of Development | Building Services Division | 757 Carolyn Avenue, Columbus, Ohio 43224



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 # 208-031

Being first duly cautioned and sworn (NAME) David L. Hodge / Smith & Hale LLC
of (COMPLETE ADDRESS) 37 W. Broad St., Suite 725, 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
- Business or individual's address
- Address of corporate headquarters
- City, State, Zip
- Number of Columbus based employees
- Contact name and number

1. The NRP Group, LLC 5309 Transportation Blvd. Cleveland, OH 44125	2. Hudson M.H.P., LLC 118 Harding Way West / P.O. Box 576 Galion, OH 44833
3. Country Acres Mobile Home Park, Inc. 35351 Barton Dr. Zephyr Hills, FL 33541	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

David L. Hodge

Subscribed to me in my presence and before me this 13th day of AUGUST, in the year 2008

SIGNATURE OF NOTARY PUBLIC

Natalie C. Patrick

My Commission Expires:

9/4/2010

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



NATALIE C. PATRICK
Notary Public, State of Ohio
My Commission Expires 09-04-10