

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
MAY 11, 2006**

- 4. APPLICATION: Z06-024**
- Location:** **28 EAST MOLER STREET (43206)**, being 0.28± acres located at the northwest corner of Moler Street and City Park Avenue. (010-046829).
- Existing Zoning:** C-4, Commercial District.
- Request:** AR-1, Apartment Residential District.
- Proposed Use:** Five-unit apartment.
- Applicant(s):** Steven Keech.; c/o David Gillespie, Atty.; 65 East State Street, Suite 2100; Columbus, OH 43215.
- Property Owner(s):** Thomas W. Murphy; 12325 Matville Road; Orient, OH 43146.
- Planner:** Walter Green, 645-2485, wagreen@columbus.gov

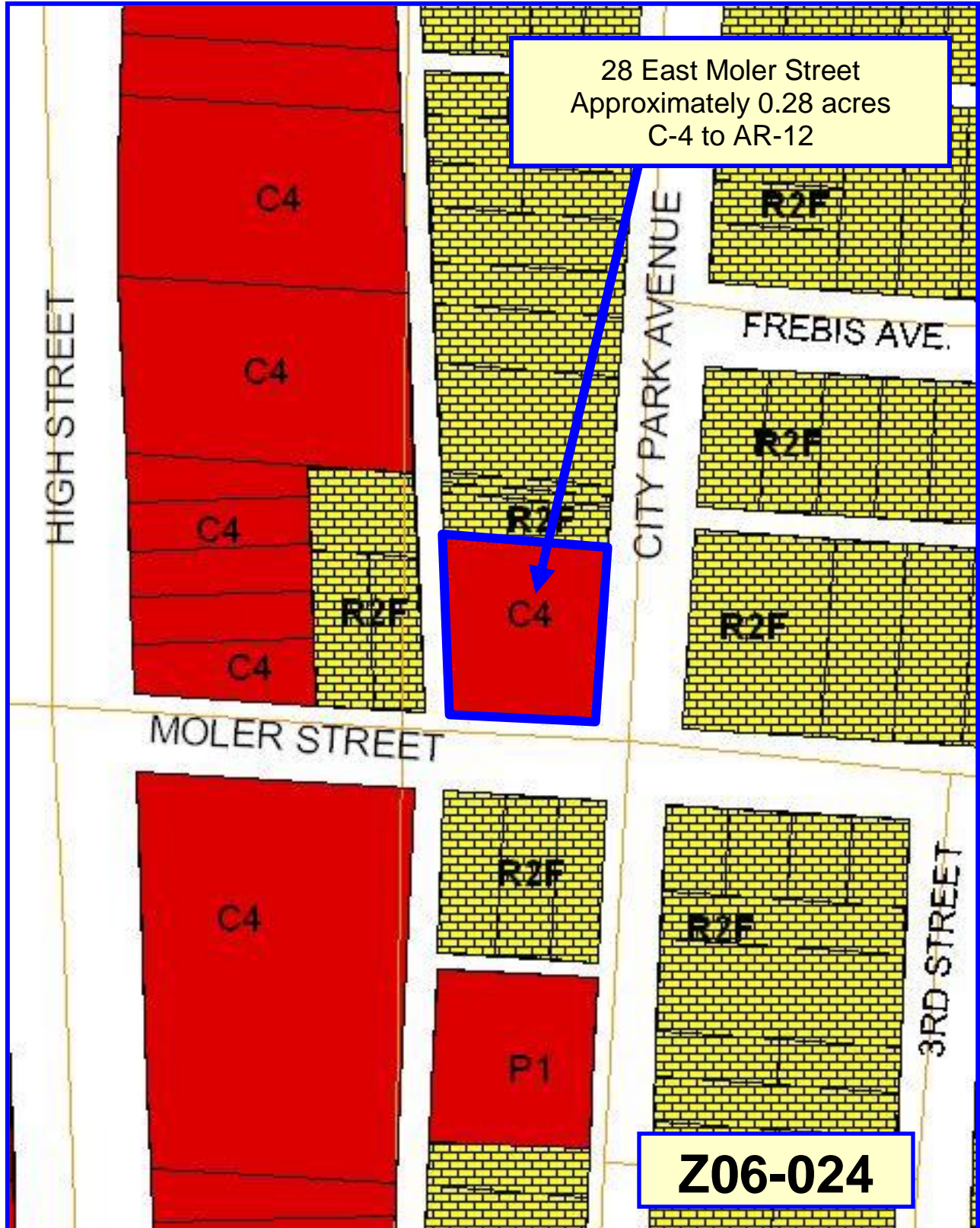
BACKGROUND:

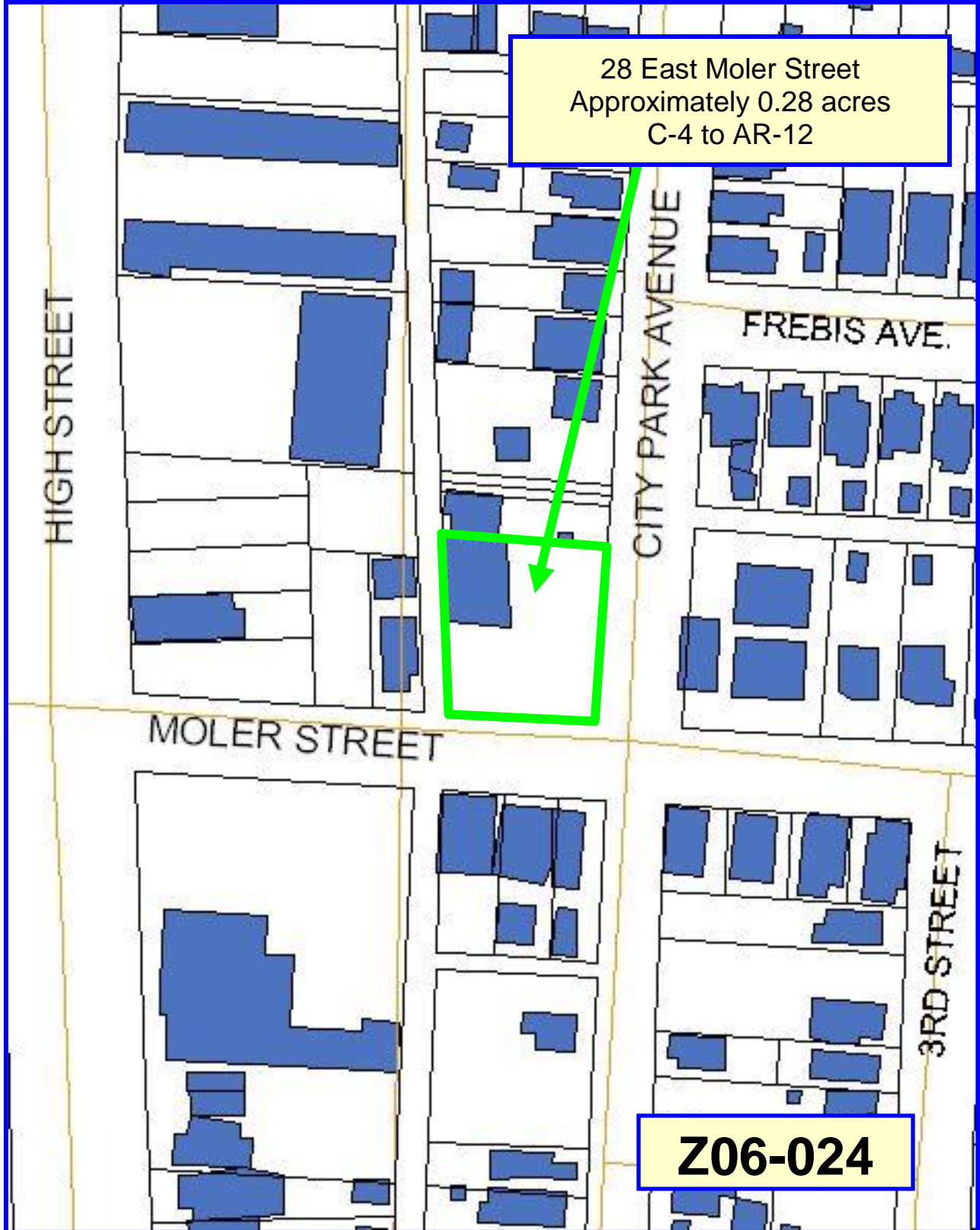
- The 0.28± acre site is currently developed with a concrete block building in the C-4, Commercial District. The applicant is requesting the AR-1, Apartment Residential District, which allows a maximum density of 48.4 du/acre on a corner lot and buildings with more than 5 units. The applicant has also submitted a companion council variance in which they are requesting variances to development standards. The adjacent R-2F, Residential District permits one and two-family dwellings.
- To the north of the site is a single-family residence in the R-2F, Residential District. To the east is multi-family residential development in the R-2F, Residential District. To the south are two-family residential development in the R-2F, Residential District. To the west is a single-family residence in the R-2F, Residential District.
- The proposed AR-1, Apartment Residential District is adjacent to two single-family residences and across the street from several two-family dwellings. The density and scale of building allowed by the proposed AR-1 zoning district is not consistent with the development patterns of the area.
- The Planning Division completed an Area Rezoning in Merion Village, as recommended by *The South Side Plan (2002)*, that reduced the intensity of the residential zoning of the neighborhood from R-4, Residential District to R-2F, Residential District, approximately a year ago. The subject property was exempt from the rezoning because it is zoned in the C-4, Commercial District. The R-4, Residential District permits buildings with a maximum of four dwelling units while the R-2F, Residential District permits buildings with a maximum of two dwelling

units. The proposed AR-1, Apartment Residential District permits buildings with five dwelling units or more. Staff recommends that a residential rezoning be similar to the adjacent districts.

CITY DEPARTMENTS' RECOMMENDATION: Disapproval. The proposed AR-1, Apartment Residential permits buildings with five or more dwelling units and a maximum density of 48.4 du/acre on a corner lot.* The site is adjacent to two single-family residences and across the street from several two-family dwellings. An Area Rezoning reduced the intensity of the residential zoning in the area from R-4 to R-2F, allowing residential development with a maximum of two-units per building. The scale of the building and density allowed by the proposed AR-1 zoning district is not consistent with the zoning and development patterns of the area or with the intent of the recent area rezoning to the R-2F district.

*The applicant has revised the application by providing a limitation text, allowing a maximum of five (5) units on the site, for a density of 17.9 du/acre.







28 East Moler Street
Approximately 0.28 acres
C-4 to AR-12

Z06-024

CSSO, Council of Southside Organizations
Rezoning/Zoning
P.O. Box 77618
Columbus, Ohio 43207
614 491-0840
bob_patterson@sbcglobal.net

April 13th 2006

Michael C. Mentel, Zoning Chair
COLUMBUS CITY COUNCIL
90 West Broad Street
Columbus, Ohio 43215

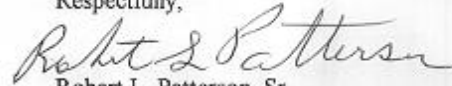
RE: Rezoning / Zoning Application # Z06-024 and Z06-016
City Park Condos

Dear Councilman Mentel,

The Council of Southside Organizations has reviewed the Rezoning / Zoning Application #Z06-024 and Z06-016 for the property located at 28 East Mohler 43206, during our general membership meeting, on Thursday, April 13th 2006. The membership voted to ***SUPPORT** the rezoning / zoning proposal as presented.

Should you have any questions please feel free to contact me at your earliest convenience.

Respectfully,



Robert L. Patterson, Sr.
Zoning Chairperson

* Should we find there to be any intentional or unintentional misrepresentations in the presentation of, or to be any addition(s), deletion(s), correction(s) or change of purpose in this application, following this memberships vote, as presented in the application, this will be cause for the immediate revoking of this letter.

Cc: City Park Condos, Mr. Steve Keech (applicant)
CSSO Executive Board
Michael Wiles, President
File

Merion Village Association * 1330 South Fourth Street * Columbus, Ohio 43206
Visit our web site at <http://merionvillage.org>



April 18, 2006

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

Dear Mr. Green,

This letter is to show the support of the Merion Village Association for the condominium project that Steve Keech is proposing for 28 E. Moler Street, at the intersection of Moler and City Park.

Mr. Keech presented his concept and drawings at our April 5 membership meeting. While there was some concern over the density of the project and the demolition of the existing garage, our organization voted to support Mr. Keech's project as presented that night. The project as presented would have a two-car garage for each of the five condominiums, and the condominiums would be constructed using quality materials such as brick and stone, and would have an architectural design compatible with other nearby housing in Merion Village.

Should Mr. Keech's plans change, we request the opportunity to rereview the plans and revote. And, please know that we would support a city request of Mr. Keech to lower the density of his project, should the City decide to do so.

Sincerely,

A handwritten signature in cursive script that reads "Bob Leighty".

Bob Leighty
President, Merion Village Association
1330 South Fourth Street
Columbus, Ohio 43206
leighty@columbus.ri.com (my preferred contact method)
614.501-2473 (Work)
614.444.3144 (Association Voice Mail)



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 # 206-024

Being first duly cautioned and sworn (NAME) David Gillespie
of (COMPLETE ADDRESS) 65 E. State Street, Suite 2100, Columbus, Ohio 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

If applicable, check here if listing additional parties on a separate page (REQUIRED)

1. Steven Keech 154 Buttles Avenue Columbus, OH 43215 (614) 264-2106	2.
3.	4.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 28 day of February, in the year 2006

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

March 20, 2006

BARBARA L. SIX
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES MARCH 20, 2006

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

Notary Seal Here

