

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
SEPTEMBER 8, 2022**

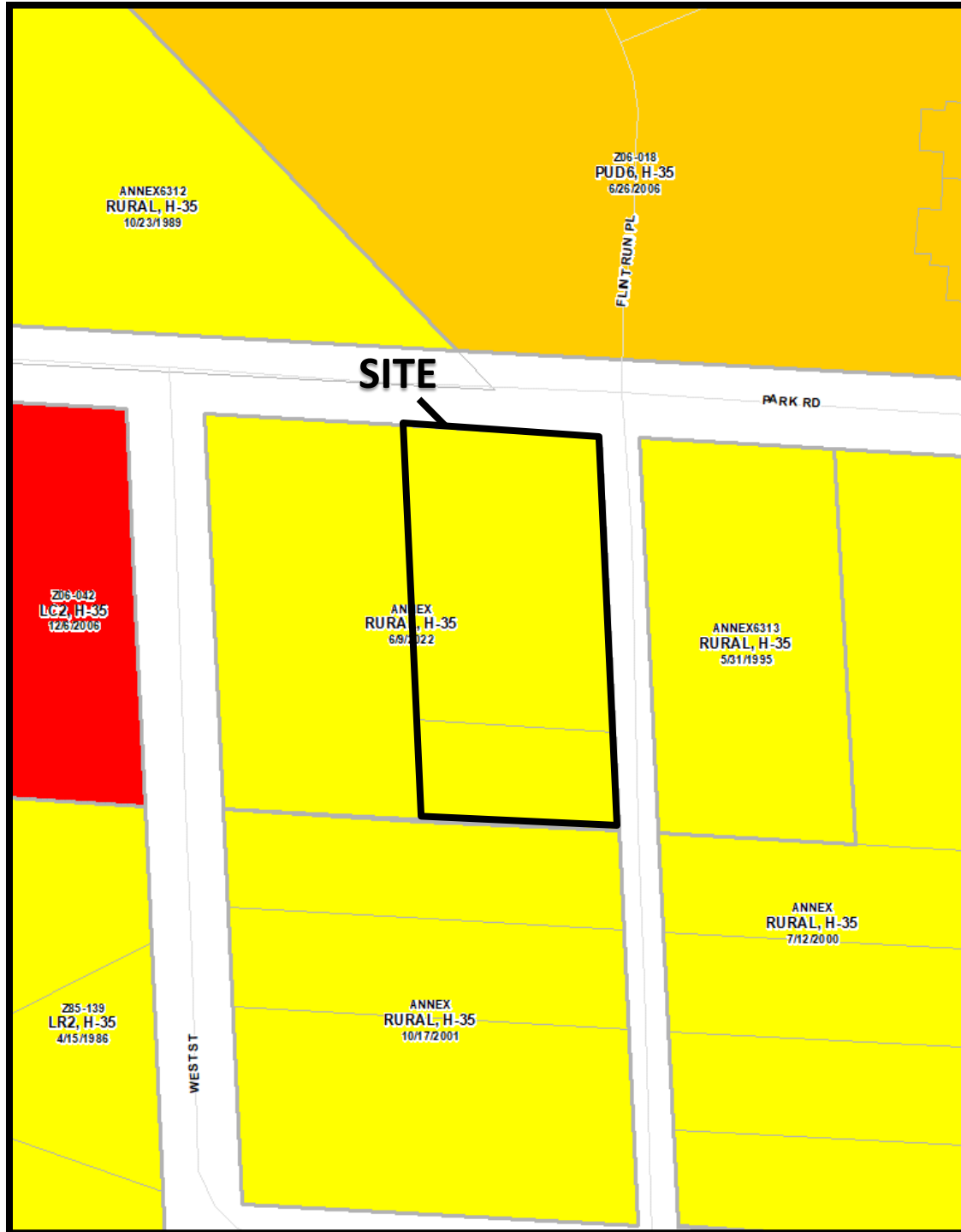
5.    **APPLICATION:**               **Z22-032**  
      **Location:**               **155 PARK RD. (43235)**, being 0.46± acres located on the south side of Park Road, 990± feet east of Flint Road (255307291 and 255307292; Far North Columbus Communities Coalition).  
  
      **Existing Zoning:**       R, Rural District.  
      **Request:**               ARLD, Apartment Residential District (H-35).  
      **Proposed Use:**       Residential development.  
      **Applicant(s):**       Christopher Jacobs; c/o Craig Moncrief, Atty; Plank Law Firm; 411 East Town Street, 2<sup>nd</sup> Floor; Columbus, OH 43215.  
  
      **Property Owner(s):**   The Applicant.  
      **Planner:**               Kelsey Priebe; 614-645-1341; [krpriebe@columbus.gov](mailto:krpriebe@columbus.gov)

**BACKGROUND:**

- The site, which recently underwent annexation from Sharon Township, consists of two parcels and is developed with a single-unit dwelling. The applicant is requesting the ARLD, Apartment Residential District to permit a residential development.
- To the north of the site is a multi-unit residential development in the PUD-6, Planned Unit Development District. To the south is an undeveloped lot in the R, Rural District. To the east is an animal hospital in the R, Rural District. To the west is a single-unit dwelling in the R, Rural District.
- Concurrent CV22-044 has been filed to vary landscaping and screening and building lines. That request will be heard by City Council and will not be considered at this Development Commission meeting.
- The site is located within the boundaries of the *Far North Area Plan* (2001), which recommends “Community Mixed Use” land uses at this location.
- The site is located within the boundaries of the Far North Columbus Communities Coalition, whose recommendation is for disapproval (4-4).
- The *Columbus Multimodal Thoroughfare Plan* identifies this portion of Park Road as a Suburban Community Connector requiring 80 feet of right-of-way.

**CITY DEPARTMENTS’ RECOMMENDATION:** Approval.

The requested ARLD, Apartment Residential District will allow a residential development that is compatible with the development standards of adjacent residential development. The proposal is also consistent with the land use recommendations of the *Far North Area Plan*.



Z22-032  
155 Park Rd.  
Approximately 0.46 acres  
R to ARLD

Far North Area Plan (2014)

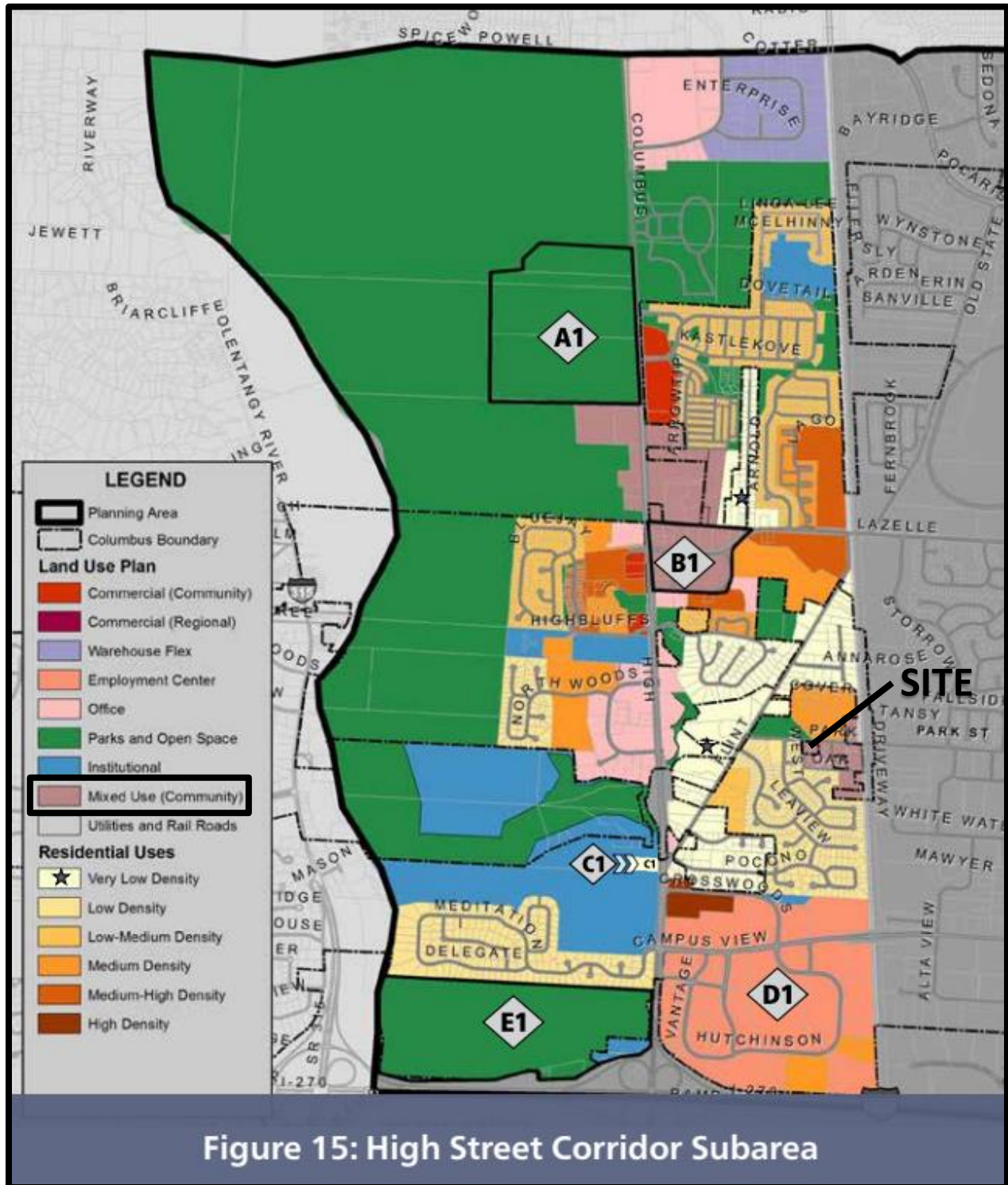


Figure 15: High Street Corridor Subarea

Z22-032  
155 Park Rd.  
Approximately 0.46 acres  
R to ARLD



Z22-032  
155 Park Rd.  
Approximately 0.46 acres  
R to ARLD

## 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** Z22-032 & CV22-044

**Address** 155 Park Road

**Group Name** Far North Columbus Communities Coalition

**Meeting Date** Aug, 2, 2022

**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 was a tie: 4-4. Those in favor thought the developer made sufficient changes in response to the concerns expressed by the neighbors at our July meeting, and that such a development was true to the Far North Plan and the spirit of the City's efforts to provide affordable housing. Those opposed agreed with the neighbor's distaste for an 8 unit multi-family development at this site.

**Vote** 4-4

**Signature of Authorized Representative** *James Palmisano*

**Recommending Group Title** FNCCC President

**Daytime Phone Number** 614/832-9083

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 #: Z22-032

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) Craig Moncrief  
of (COMPLETE ADDRESS) Plank Law Firm, LPA, 411 East Town Street, Floor 2, 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 (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. Christopher Jacobs 171 Oak Street, Columbus, Ohio 43235 0</p>	<p>2.</p>
<p>3.</p>	<p>4.</p>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT *[Signature]*

Sworn to before me and signed in my presence this 23<sup>rd</sup> day of May, in the year 2022

*Lynette Mapes*  
SIGNATURE OF NOTARY PUBLIC



8/10/24 Notary Seal Here  
My Commission Expires

**Lynette Mapes**  
Notary Public, State of Ohio  
My Commission Expires 08-10-24

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