

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

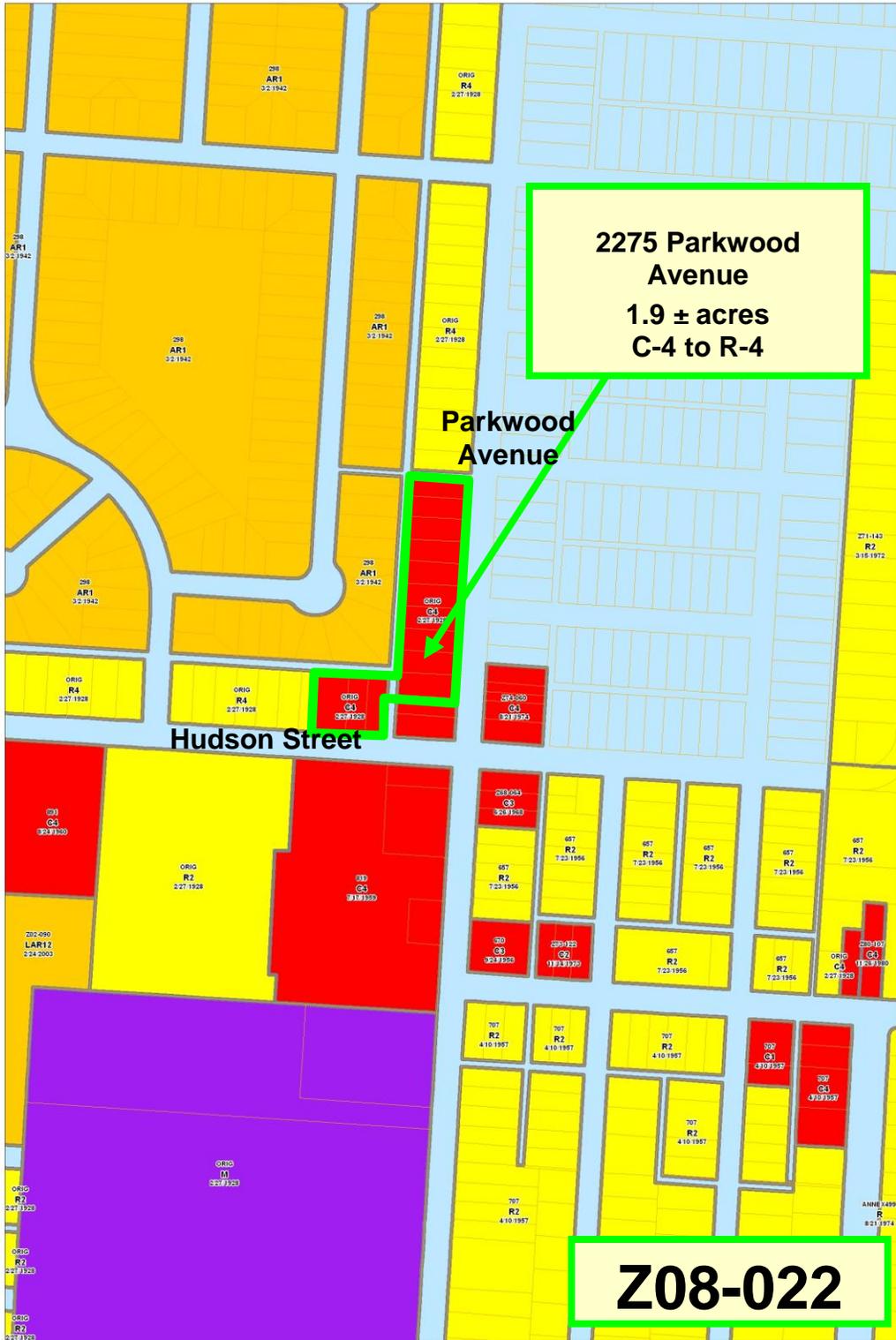
- 3. APPLICATION: Z08-022**
- Location:** **2275 PARKWOOD AVENUE (43211)**, being 1.9± acres located 90± feet north and 150± feet west of the intersection of Hudson and Parkwood Avenues. (Northeast Area Commission, 010-070816)
- Existing Zoning:** C-4, Commercial District.
- Request:** R-4, Residential District.
- Proposed Use:** To conform existing Single Family Dwellings.
- Applicant(s):** City of Columbus Department of Development c/o Todd Singer; 109 North Front Street, Columbus, Ohio 43215.
- Property Owner(s):** Ricky D and Stephanie J. Powell et al; 2275 Parkwood Avenue; Columbus, Ohio 43211.
- Planner:** Dana Hitt, AICP, 645-2395; dahitt@columbus.gov

BACKGROUND:

- The site is developed with ten existing single-family dwellings zoned in the C-4, Commercial District except for three vacant parcels on East Hudson Street. The purpose of the City sponsored rezoning is to bring the existing dwellings into zoning conformance per the land use recommendations of the *Northeast Area Plan (2007)*.
- The site is located within the *Northeast Area Plan (2007)*, which proposes that low density residential uses be continued at this location. Therefore the existing C-4, Commercial zoning has been deemed no longer appropriate.
- To the north are single-family dwellings zoned in R-4, Residential District. To the south across Hudson Street are mobile homes zoned in the C-4, Commercial District. To the east across Parkwood Avenue are single-family dwellings in Mifflin Township and vacant land zoned in the C-4 Commercial District. To the west are single-family dwellings zoned in R-4, Residential and the AR-1 Apartment Residential Districts.
- Hudson Street is a “C” arterial requiring 30 feet of right-of-way from the centerline.

CITY DEPARTMENTS’ RECOMMENDATION: Approval.

The requested R-4, Residential District would conform the existing single-family dwellings as called for in the *Northeast Area Plan (2007)*. This rezoning is consistent with established zoning and development patterns of the area and will benefit the residents because their dwellings will no longer be nonconforming.



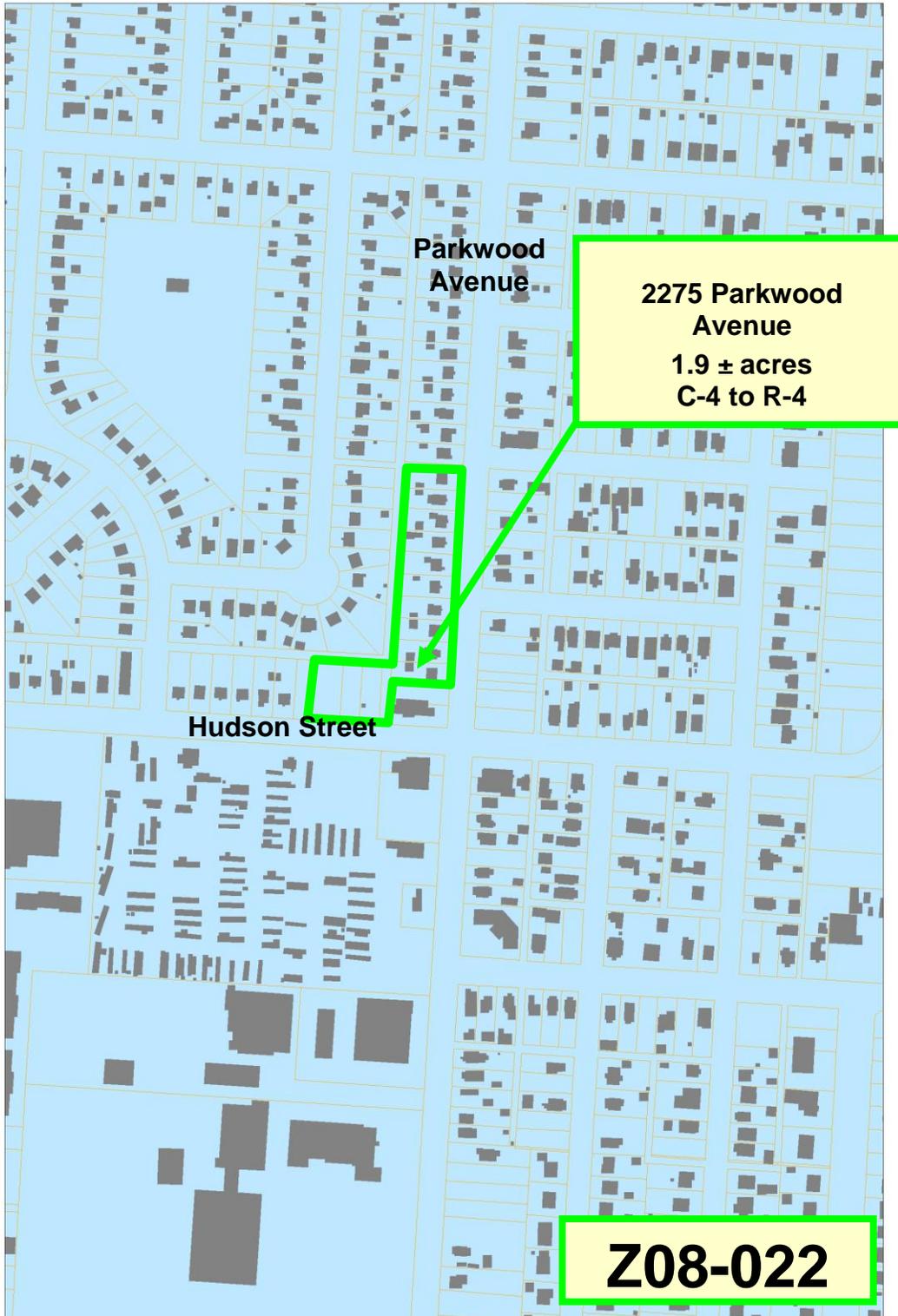
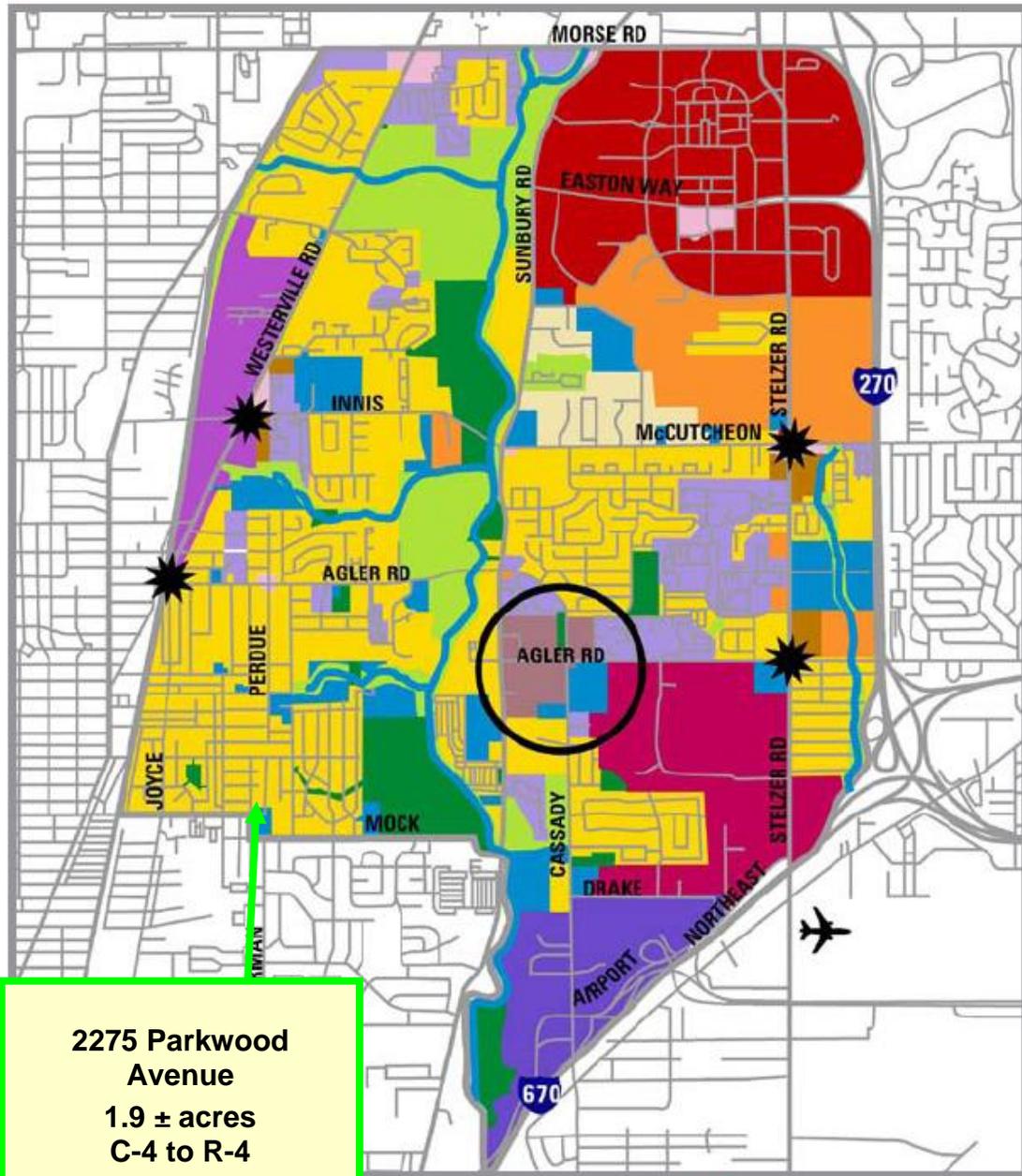


Figure 5. Land Use Plan



2275 Parkwood Avenue
1.9 ± acres
C-4 to R-4

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



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614-645-1483

DEV DEPT DIV PLANNIG

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"Together We Can Make a World of Difference"

North East Area Commission

June 11, 2008

Todd Singer
Department of Development
Building & Development Services
757 Carolyn Ave
Columbus, OH 43224

Todd Singer:

Subject: Application Z08-022 regarding property known as 2275 Parkwood Ave, Columbus, OH 43211. The North East Area Commission at a public meeting on June 5, 2008, voted to *approve* the above request.

Sincerely,

Alice K. Porter
C/o 3130 McCutcheon Place
Columbus, OH 43219-3399

Cc: Elwood Rayford - NEAC Chair
Ricky & Stephanie Powell

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 # Z08-022

Being first duly cautioned and sworn (NAME) TODD SINGER
of (COMPLETE ADDRESS) 109 NORTH FRONT STREET 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

<p>1. Ricky D. and Stephanie J. Powell 2275 Parkwood Avenue Columbus, OH 43211 (No Columbus employees) phone: 614-475-2053</p>	<p>2. Thomas M. Collins, Jr., Irene R. Collins, and Thomas M. Collins, Sr. 12038 Woodstock Avenue Pickerington, OH 43147 (No Columbus employees) phone: 614-863-0699 e-mail: rich.rodgers@twcable.com</p>
<p>3. Paul W. Lofton 3872 Rio Grande Avenue Columbus, OH 43211-2370 (No Columbus employees) phone: 614-657-5400</p>	<p>4. Danny and Toni Everett 2251 Parkwood Avenue Columbus, OH 43211 (No Columbus employees) phone: 614-476-6938</p>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Todd Singer

Subscribed to me in my presence and before me this 22 day of April, in the year 2008

SIGNATURE OF NOTARY PUBLIC

Christina J. Johnson

My Commission Expires:

4-25-09

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

Notary Seal Here



CHRISTINA J. JOHNSON
Notary Public, State of Ohio
My Commission Expires 04-25-09

Additional Property Owners of Record for Project Disclosure Statement:

Brita Qualls
2287 Parkwood Avenue
Columbus, OH 43211
(No Columbus employees)

Richard Rodgers
2232 Blackoak Avenue
Columbus, OH 43229
(No Columbus employees)
phone: 614-570-5592
fax: 614-890-3976

Elijah G. and Beth E. Sowers
2269 Parkwood Avenue
Columbus, OH 43211
(No Columbus employees)
phone: 614-473-0336
e-mail: madcat7772000@yahoo.com

Darrell L. and Pamela Tolbert
3068 Maddie Court
Lewis Center, OH 43035
(No Columbus employees)

Tomco Construction Company, Inc.
1337 East Twenty-Fifth Avenue
Columbus, OH 43211
(Unknown number of Columbus employees)
(Attempt to contact not successful)

Fern Tilley
2257 Parkwood Avenue
Columbus, OH 43211
(No Columbus employees)
phone: 614-475-3868