

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JUNE 12, 2025**

- 11. APPLICATION:** [Z25-001](#)
- Location:** **531 W. 5TH AVE. (43201)**, being 9.91± acres located primarily at the southwest corner of West Fifth Avenue and Perry Street (010-299005, 010-299080 and 010-299081; Harrison West Society).
- Existing Zoning:** C-4, Commercial District, AR-1, Apartment Residential, and R, Rural District.
- Request:** C-4, Commercial District (H-60), AR-3, Apartment Residential District (H-60), and R, Rural District (H-35).
- Proposed Use:** Mixed-use development.
- Applicant(s):** Thrive Companies; c/o Dave Perry, Agent; David Perry Company; 411 East Town Street, 1st Floor; Columbus, OH 43215, and Charles Campisano, Atty.; Thrive Companies; 842 North Fourth Street, Suite 200; Columbus, OH 43215.
- Property Owner(s):** Founders Park Apartments, LLC, et al; c/o Charles Campisano, Atty.; Thrive Companies; 842 North Fourth Street, Suite 200; Columbus, OH 43215
- Planner:** Tim Dietrich; 614-645-6665; tedietrich@columbus.gov

BACKGROUND:

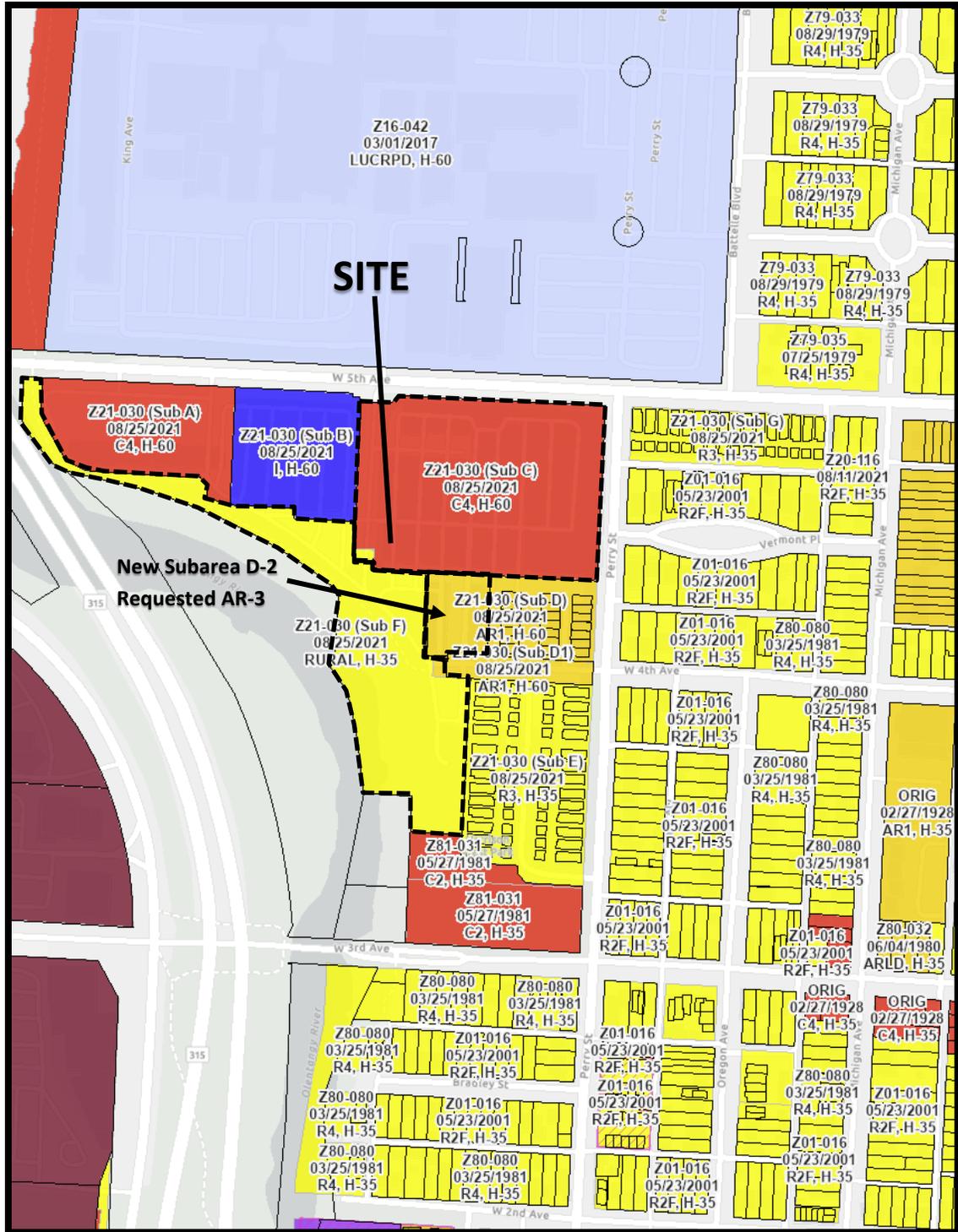
- The subject site, collectively known as Founder’s Park, is a mixed-use development that is subject to Ordinance #1940-2021 (Z21-030) and Ordinance #1941-2021 (CV21-040), passed July 26, 2021. The previously approved zoning ordinances established eight subareas, allowed reduced development standards, and included commitments to develop the site in accordance with submitted site plans.
- The requested C-4, Commercial District (Subarea C) and R, Rural District (Subarea F) will update zoning boundaries that were previously approved by Z21-030. Additionally, this request will create a new subarea (known as Subarea D-2), to be rezoned from AR-1, Apartment Residential District to AR-3, Apartment Residential District, and will allow a new 60-unit apartment building, whereas a 20-unit apartment building a seven-unit townhouse-style building had been previously approved with Z21-030 and CV21-040.
- North of the site is the Battelle Memorial Institute in the L-UCRPD, Limited University-College Research-Park District. South of the site is a park in the C-2, Commercial District and single- and two-unit dwellings in the R-2F, Residential District. East of the site are single- and two-unit dwellings in the R-2F, Residential District. West of the site is the Olentangy River.
- Concurrent CV25-001 will reiterate all variances previously approved with CV21-040, and includes new variances for Subarea D-2 that include fronting, minimum side and rear yards, and a required parking reduction from 90 spaces to 16 spaces, with an additional 56 spaces provided in the existing parking garage located in Subarea C. That

request will be heard by City Council and will not be considered at this Development Commission meeting.

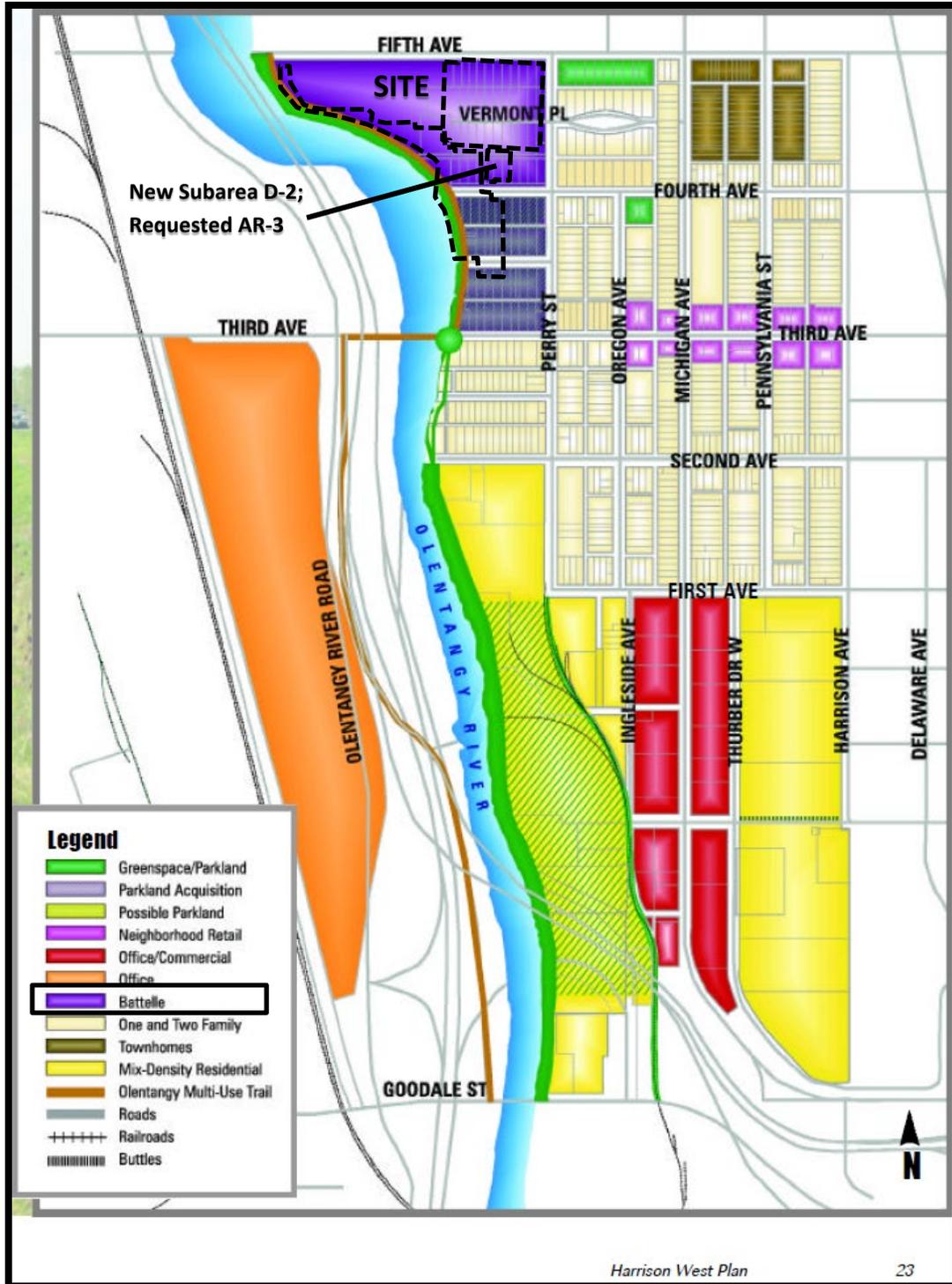
- The site is within the planning boundaries of the *Harrison West Plan* (2005), which recommends “Greenspace/Parkland,” “Parkland Acquisition,” and “Battelle” land uses at this location. The site is also subject to *Columbus Citywide Planning Policies* (C2P2) Design Guidelines.
- The site is located within the boundaries of the Harrison West Society whose recommendation is for disapproval
- The *Columbus Multimodal Thoroughfare Plan* (2019) identifies this section of East Fifth Avenue as an Urban Commuter Corridor requiring 100 feet of right-of-way.

CITY DEPARTMENTS’ RECOMMENDATION: Approval.

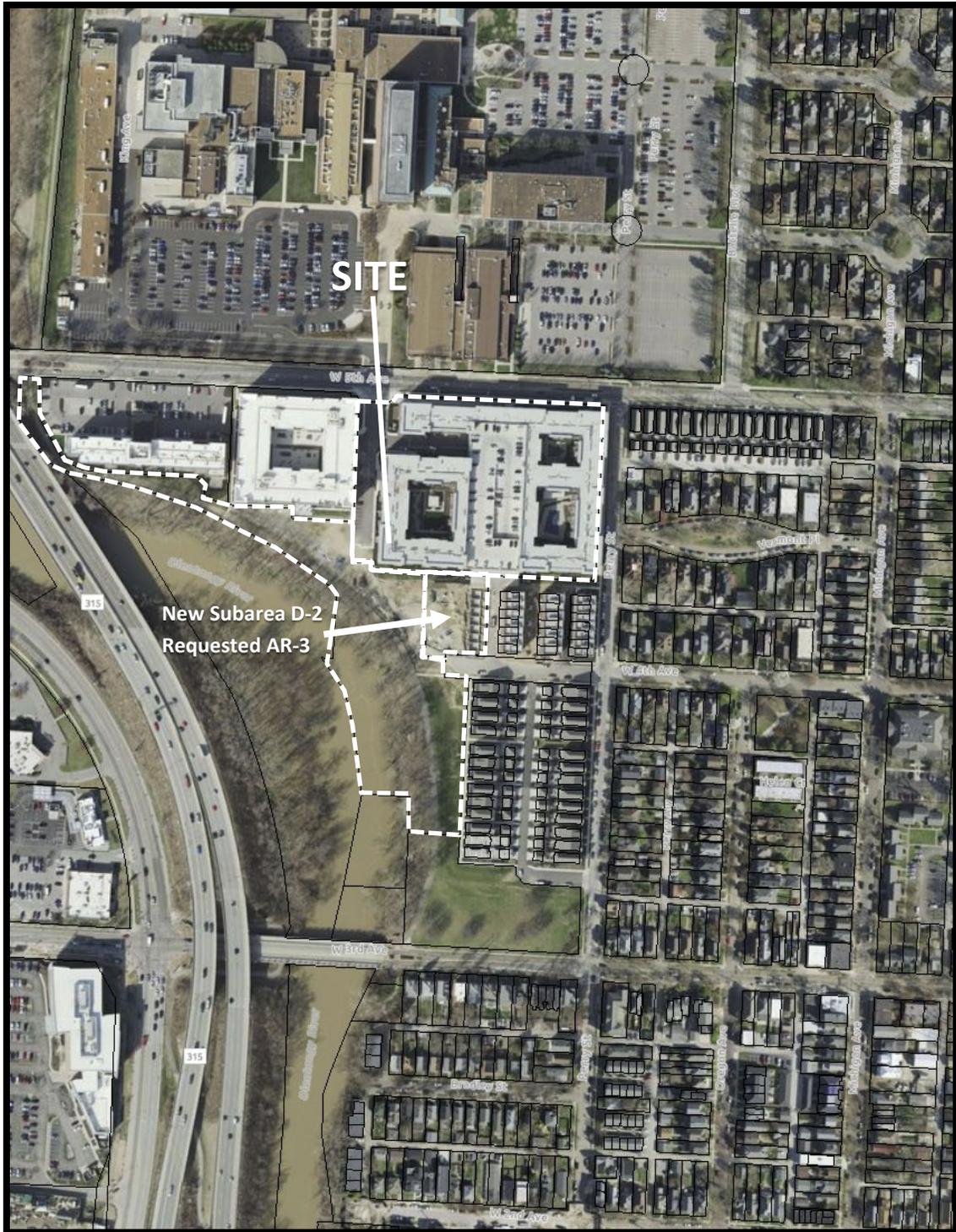
The requested C-4, Commercial District (Subarea C) and R, Rural District (Subarea F) will update the zoning boundaries that were previously approved by Z21-030. Additionally, a portion of Subarea D, currently zoned AR-1, Apartment Residential District, will become a new subarea known as Subarea D-2, and zoned to the AR-3, Apartment Residential District. This will allow a 60-unit apartment building where a 20-unit apartment building and a seven-unit townhouse-style building had previously been approved with Z21-030. Staff supports the updated zoning boundaries and the new AR-3 district as the proposed use is consistent with overall density and the existing mix of uses within the development known as Founder’s Park.



Z25-001
531 W. 5th Ave.
Approximately 9.91 acres
C-4, R, and AR-1 to C-4, R, and
AR-3 (Subarea D-2)



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531 W. 5th Ave.
Approximately 9.91 acres
C-4, R, and AR-1 to C-4, R, and
AR-3 (Subarea D-2)



Z25-001
531 W. 5th Ave.
Approximately 9.91 acres
C-4, R, and AR-1 to C-4, R, and
AR-3 (Subarea D-2)

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	<u>Z25-001 & CV25-001</u>
Address	<u>531 W. 5th Ave. (43201)</u>
Group Name	<u>Harrison West Society</u>
Meeting Date	<u>4-16-2025</u>
Specify Case Type	<input type="checkbox"/> BZA Variance / Special Permit <input checked="" type="checkbox"/> Council Variance <input checked="" type="checkbox"/> Rezoning <input type="checkbox"/> Graphics Variance / Plan / Special Permit
Recommendation (Check only one)	<input type="checkbox"/> Approval <input checked="" type="checkbox"/> Disapproval

LIST BASIS FOR RECOMMENDATION:

HWS reviewed the application for Council Variance & Rezoning and unanimously voted in opposition. The primary concerns are that the applicant further compounds the concessions that were originally made which allowed for a well balanced, mixed use of commercial & residential development, comprised of both rented & owned residences. It was a plan that was comprehensive in nature & balanced the needs of the developer with the desires of the existing neighborhood. The proposed changes pose significant economic impacts upon property owners both within Founders Park & in the surrounding area in exchange solely for financial gains for the developer. Public interests including traffic flow & pedestrian and fire safety are likely negatively impacted by a plan which inadequately accounts for additional parking demand. The surrounding streets have already been impacted a # of residents, of the development, that sought to avoid paying for parking in a private garage, thereby causing neighboring residents to seek remedy by way of a new permit parking zone (HW) for which they now incur an additional annual expense. The net gain in additional housing units in terms of the # of bedrooms & affordable units is marginal. Granting the requested variances unfairly benefits only the developer.

Vote	<u>Opposed 35 - 0</u>
Signature of Authorized Representative	<u>Michael A Metz</u> <small>Digitally signed by Michael A Metz Date: 2025.04.22 15:18:16 -04'00'</small>
Recommending Group Title	<u>Harrison West Society</u>
Daytime Phone Number	<u>614-496-o214</u>

Please **e-mail** this form to **the assigned planner within 48 hours of meeting day**; OR **MAIL** to: Zoning, City of Columbus, Department of Building & Zoning Services, 111 N Front Street, Columbus, Ohio 43215.

THE CITY OF
COLUMBUS
ANDREW J. GINTHER, MAYOR

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 #: Z25-001

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) Robert Castor
of (COMPLETE ADDRESS) Thrive Companies; 842 North 4th Street, Suite 200, Columbus, OH 43215
deposes and states that he 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:

For Example: Name of Business or individual
Contact name and number
Business or individual's address; City, State, Zip Code
Number of Columbus-based employees

<p>1. Founders Park Apartments, LLC 842 North 4th Street, Suite 200, Columbus, OH 43215 Number of Columbus-based employees: Zero (0) Contact: Robert Castor, (614) 315-9095</p>	<p>2. Townhomes on Perry, LLC 842 North 4th Street, Suite 200, Columbus, OH 43215 Number of Columbus-based employees: Zero (0) Contact: Robert Castor, (614) 315-9095</p>
<p>3. The Harrison Market Community Authority 842 North 4th Street, Suite 200, Columbus, OH 43215 Number of Columbus-based employees: Zero (0) Contact: Robert Castor, (614) 315-9095</p>	<p>4. _____</p>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT *Robert Castor*

Sworn to before me and signed in my presence this 10th day of June, in the year 2025

Kellie L Banyay
SIGNATURE OF NOTARY PUBLIC

Notary
My Commission Expires

Notary Seal Here



Kellie L Banyay
Notary Public, State of Ohio
My Commission Expires 07/06/26

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