

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
NOVEMBER 10, 2022**

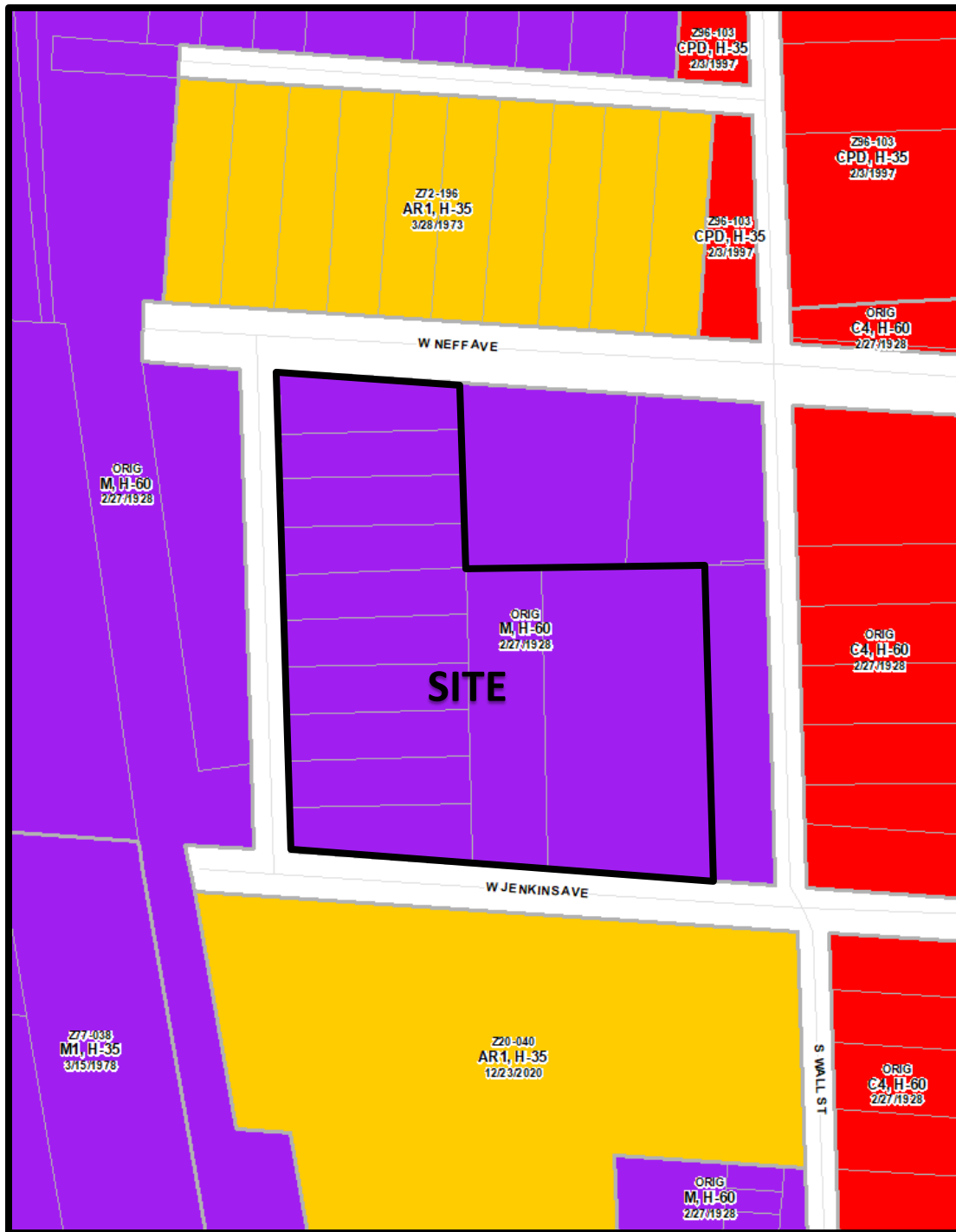
2. APPLICATION:	Z22-060
Location:	42 W. JENKINS AVE. (43207) , being 1.61± acres located at the northwest corner of West Jenkins Avenue and South Wall Street (010-049236 and 11 others; Columbus Southside Area Commission).
Existing Zoning:	M, Manufacturing District.
Request:	AR-2, Apartment Residential District (H-60).
Proposed Use.	Multi-unit residential development.
Applicant(s):	Community Development for All People, Inc.; c/o Dave Perry, Agent; David Perry Company, Inc.; 411 East Town Street, First Floor; Columbus, OH 43215, and Donald Plank, Atty.; 411 East Town Street, Second Floor; Columbus, OH 43215.
Property Owner(s):	The Applicant.
Planner:	Kelsey Priebe; 614-645-1341; krpriebe@columbus.gov

BACKGROUND:

- The 1.61± acre site consists of 12 parcels developed with a vacant manufacturing building in the M, Manufacturing District. The requested AR-2, Apartment Residential district will permit a multi-unit residential development
- To the north of the site are single-unit dwellings in the AR-1, Apartment Residential District and apartment buildings in the M, Manufacturing District. To the south is a multi-unit residential development in the AR-1, Apartment Residential District. To the east is a commercial building in the M, Manufacturing District. To the west is a vacant industrial building in the M, Manufacturing District.
- Concurrent Council variance CV22-081 has been filed to vary the parking setback line, minimum number of parking spaces required, fronting, and rear yard. That request will be heard by City Council and will not be considered at this Development Commission meeting.
- The site is within the planning area of the *South Side Plan* (2014), which recommends “Neighborhood Mixed Use” at this location. Additionally, the Plan includes early adoption of the *Columbus Citywide Planning Policies* (C2P2) Design Guidelines.
- The site is located within the boundaries of the Columbus Southside Area Commission whose recommendation is for approval.

CITY DEPARTMENTS’ RECOMMENDATION: Approval.

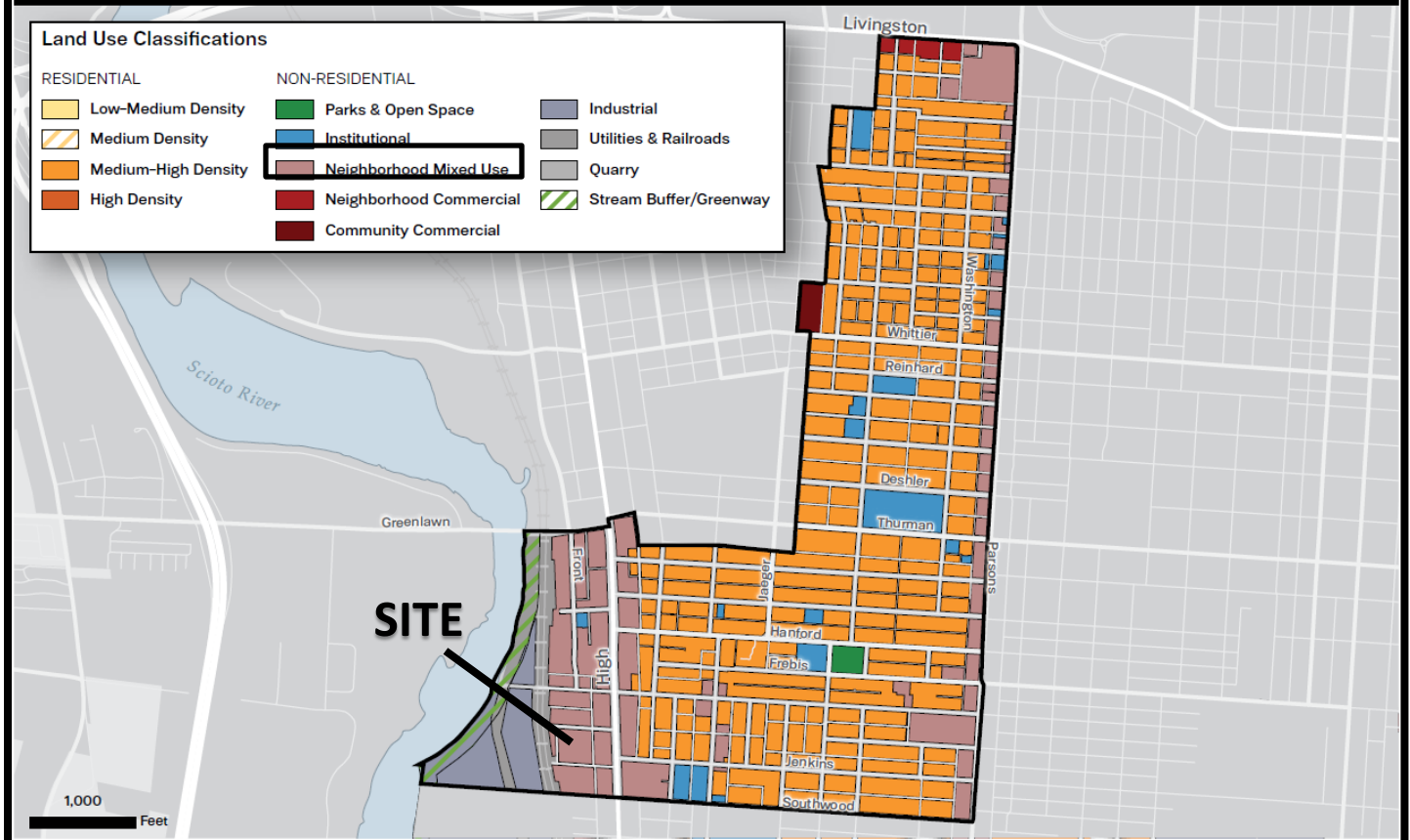
The requested AR-2, Apartment Residential District will allow a multi-unit residential development that is compatible with the density and development standards of adjacent residential developments. The proposal is also consistent with the land use recommendations of the *South Side Plan*.



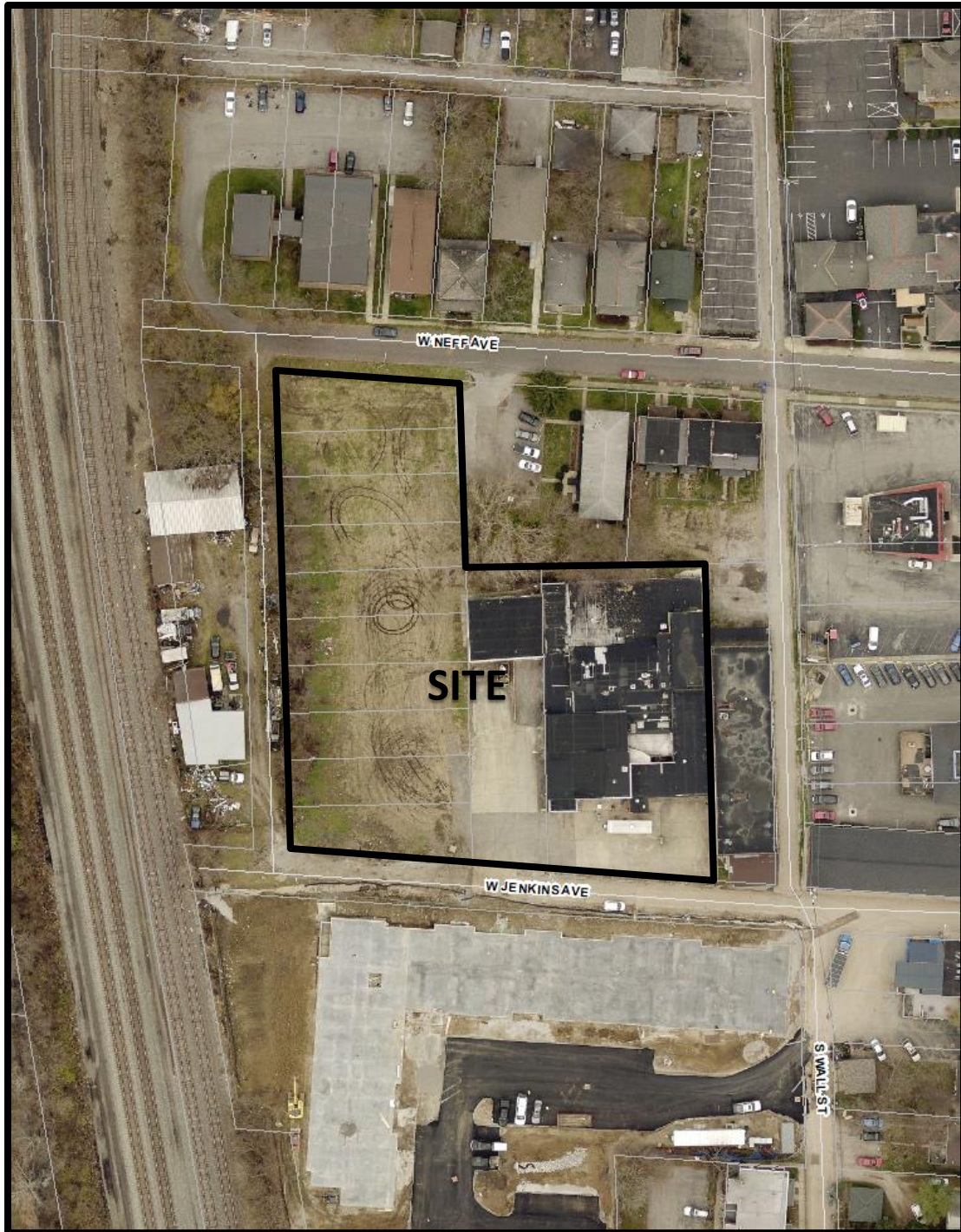
Z22-060
42 W. Jenkins Ave.
Approximately 1.61 acres
M to AR-2

COLUMBUS PLANNING DIVISION

SOUTH SIDE PLAN

FIGURE 9: FUTURE LAND USE PLAN: QUADRANT 1

Z22-060
 42 W. Jenkins Ave.
 Approximately 1.61 acres
 M to AR-2



Z22-060
42 W. Jenkins Ave.
Approximately 1.61 acres
M to AR-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 Z22-060 / CV22-081
Address 42 W. Jenkins Avenue
Group Name Columbus Southside Area Commission
Meeting Date October 25, 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:

*Approved by Merion Village Association, CSSAC Zoning
Committee & CSSAC. No dissent.*

Vote 9-0
Signature of Authorized Representative Kathryn J. Green
Recommending Group Title Co-Chair, CSSAC Zoning Committee
Daytime Phone Number 614-565-1476

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- 060

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) Donald Plank
of (COMPLETE ADDRESS) Plank Law Firm, 411 East Town Street, Floor 2, 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 (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)

1. Community Dev't for All Ppl, Inc, 946 Parsons Ave, Columbus, OH 43206; # Cols-based emps: 49 Contact: Jordan Henderson, (614) 445-7342	2. -----
3. -----	4. -----

☐ Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT Donald Plank

Sworn to before me and signed in my presence this 25th day of July, in the year 2022

MaryAlice Wolf
SIGNATURE OF NOTARY PUBLIC

Notary Seal Here
My Commission Expires _____



MaryAlice Wolf
Notary Public, State of Ohio
My Commission Expires October 24, 2023

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