

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JANUARY 12, 2023**

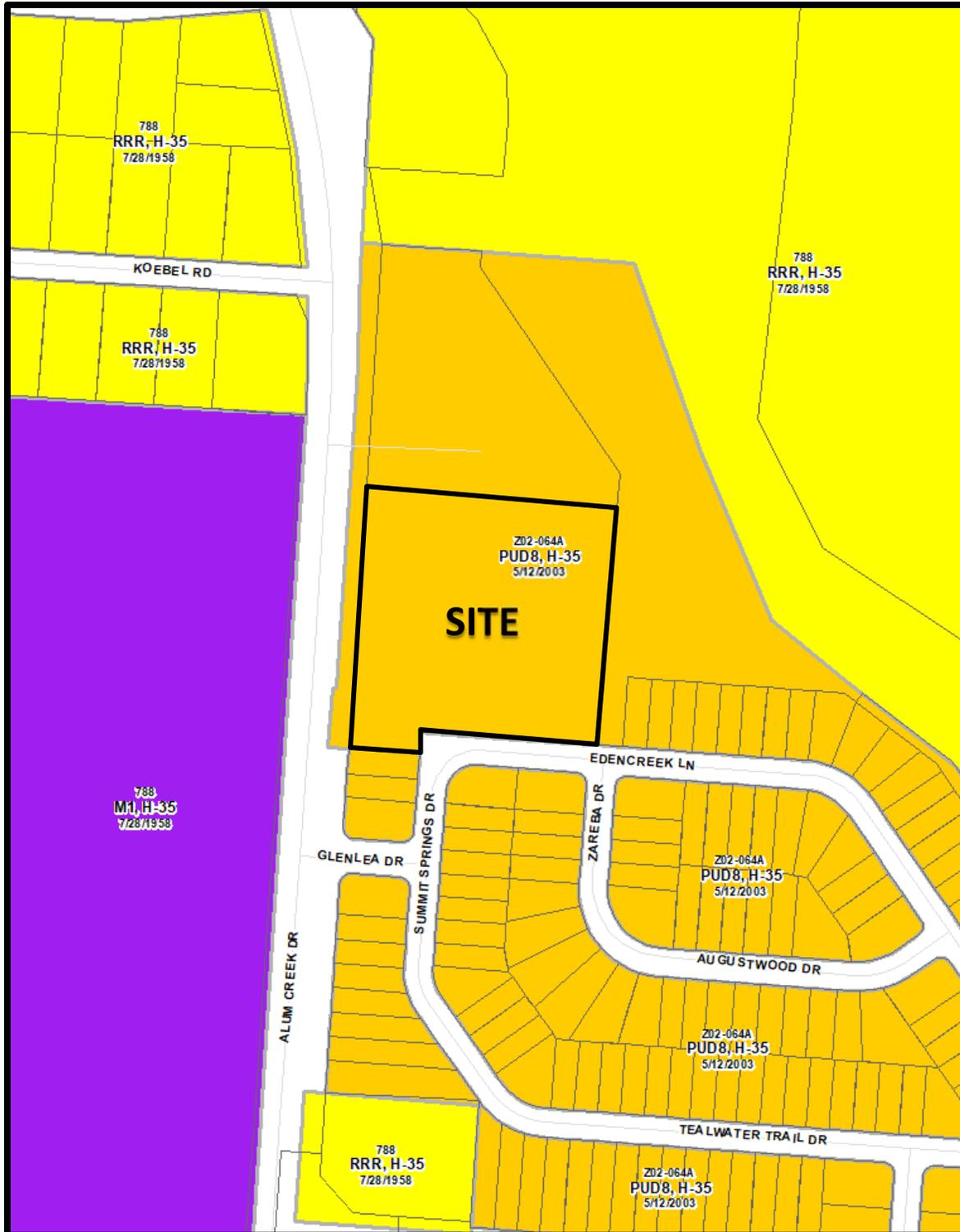
- 2. APPLICATION: Z22-001**
Location: **2870 ALUM CREEK DR. (43207)**, being 4.17± acres located on the east side of Alum Creek Drive, 740± feet north of Watkins Road (010-267629; Far South Columbus Area Commission).
Existing Zoning: PUD-8, Planned Unit Development District.
Request: AR-12, Apartment Residential District (H-35).
Proposed Use: Multi-unit residential development.
Applicant(s): Homeport; c/o Laura MacGregor Comek, Atty.; 17 South High Street, Suite 700; Columbus, OH 43215.
Property Owner(s): Homeport; 3443 Alger Road; Columbus, OH 43219.
Planner: Tim Dietrich; 614-645-6665; tedietrich@columbus.gov

BACKGROUND:

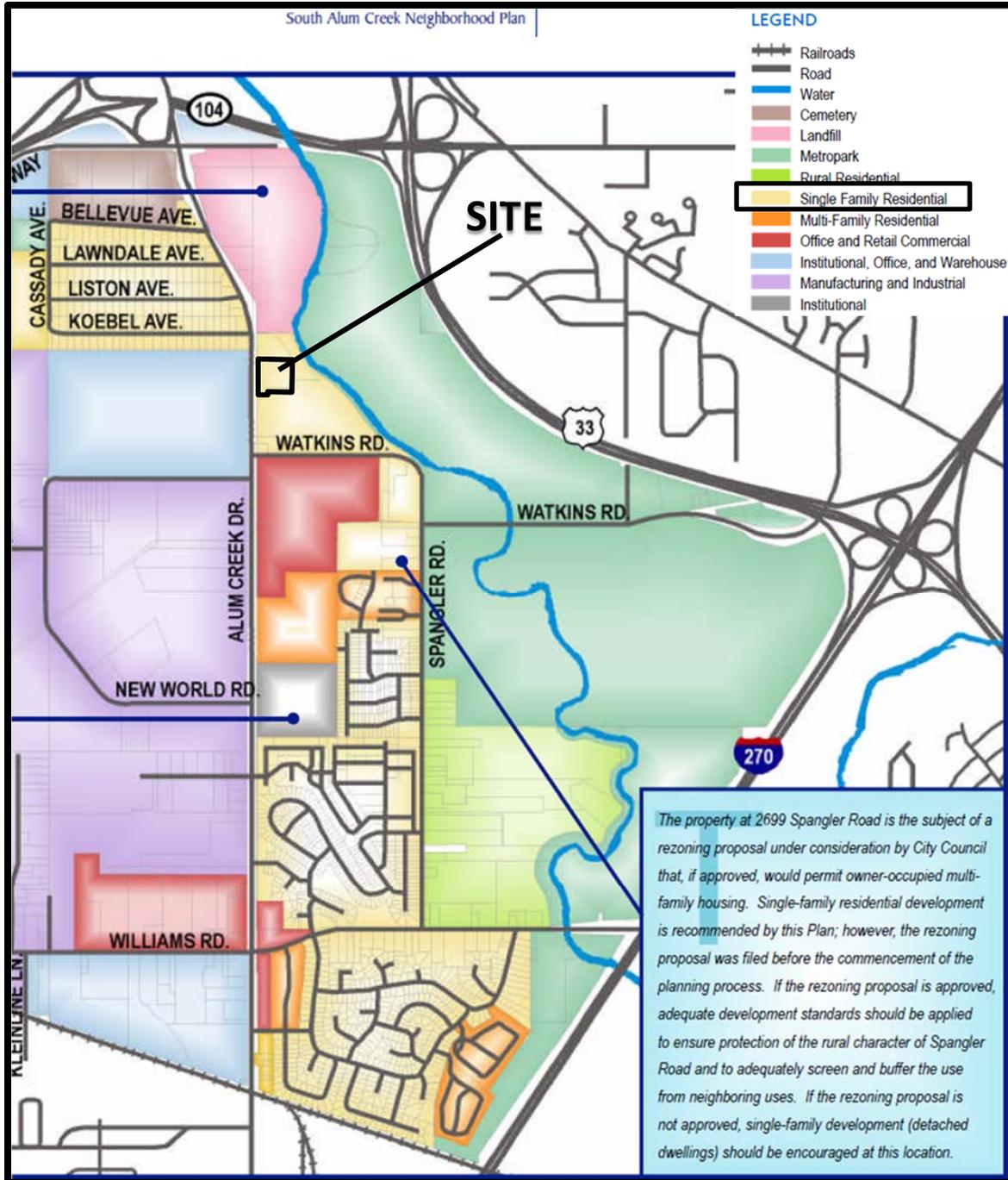
- The site consists of one undeveloped parcel in the PUD-8, Planned Unit Development District. The site is subject to Ordinance #0132-2022 (CV21-125), passed by City Council and effective as of March 9, 2022, which permits a multi-unit residential development with up to 40 units, conditioned on the site rezoning to an appropriate district within two years of the ordinance's effective date. That request was part of an application for Ohio Housing Finance Agency (OHFA) funding assistance. The applicant is now requesting an AR-12, Apartment Residential District to meet the stated ordinance condition above. The AR-12 district permits multi-unit residential development with a maximum density of 12 dwelling units per acre.
- North of the site is a multi-unit residential development in the PUD-8, Planned Unit Development District. South and east of the site are single-unit dwellings and open space in the PUD-8, Planned Unit Development District. West of the site is a truck terminal in the M-1, Manufacturing District.
- Concurrent CV22-138 has been filed and includes a reduction to the required building setback along Alum Creek Drive. 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 Alum Creek Neighborhood Plan* (2004), which recommends "Single-Family Residential" uses at this location. The Plan also includes early adoption of the *Columbus Citywide Planning Policies (C2P2) Design Guidelines* (2018).
- The site is located within the boundaries of the Far South Columbus Area Commission, whose recommendation had not been received when this report was written.
- The *Columbus Multimodal Thoroughfare Plan* (2018) identifies Alum Creek Drive as a Suburban Commuter Corridor requiring 160 feet of right-of-way.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested AR-12, Apartment Residential District will permit a multi-unit residential development with a maximum of 12 dwelling units per acre. While the *South Alum Creek Neighborhood Plan* recommends "Single-Family Residential" land uses at this location, staff recognizes that the number of proposed units is consistent with the previously approved Council variance at this location, and that the proposal is a continuation of the adjacent multi-unit residential development immediately north of the subject site. The request AR-12 district does not represent a significant increase in density and is consistent with adjacent land uses.



Z22-001
2870 Alum Creek Rd.
Approximately 4.17 acres
PUD-8 to AR-12



CV21-125
 2870 Alum Creek Rd.
 Approximately 4.17 acres
 PUD-8 to AR-12



Z22-001
2870 Alum Creek Rd.
Approximately 4.17 acres
PUD-8 to AR-12

#2

Date: JANUARY 12, 2023

Application #: Z22-001	Requested: AR-12 (H-35)	Address: 2870 ALUM CREEK DR. (43207)					
# of Hearings: _____	Length of Testimony: <u>13</u> 4:25 → 4:48	Staff: <input checked="" type="checkbox"/> Approval <input type="checkbox"/> Disapproval	Position: <input type="checkbox"/> Conditional Approval				
Speakers Support: <u>6</u> <input checked="" type="checkbox"/> <input type="checkbox"/> Opposition: _____	Development Commission Vote: <u>4</u> Yes <u>1</u> No <input type="checkbox"/> Abstain	Area Comm/ Civic Assoc: <input type="checkbox"/> Approval <input type="checkbox"/> Disapproval <input type="checkbox"/> Conditional Approval					
Position Y=Yes N=No (write out ABSENT or ABSTAIN)	NO Fitzpatrick	ABSENT Ingwersen	Y Golden	Y Keyes Shanklin	Y Conroy	Y Onwukwe	
+ = Positive or Proper - = Negative or Improper							
Land Use	+		+	+	+	+	
Use Controls			+	+	+	+	
Density or Number of Units	+					+	
Lot Size							
Scale							
Environmental Considerations							
Emissions							
Landscaping or Site Plans							
Buffering or Setbacks							
Traffic Related Commitments	*		*	*	*	-	
Other Infrastructure Commitments							
Compliance with City Plans							
Timeliness of Text Submission							
Area or Civic Assoc. Recommendation	+		+	+	+	+	
Governmental or Public Input							
MEMBER COMMENTS:							
FITZPATRICK: PEDESTRIAN CROSSING OR TRAFFIC LIGHT SHOULD BE INVESTIGATED IN THIS LOCATION WHERE PEDESTRIANS ARE DOMINATED BY <u>HEAVY TRUCK TRAFFIC</u> .							
INGWERSEN:							
GOLDEN: MUST LOOK AT pedestrian Needs on this corridor. Very heavy truck traffic is <u>dominant</u>							
KEYES-SHANKLIN: Land use appropriate concern w/ pedestrian crossing.							
CONROY: Land use is appropriate but enhances concerns regarding pedestrian safety in the area. Critical for immediate review to address safety.							
ONWUKWE: Appropriate land use. But the use <u>directions</u> should be given to traffic calming devices to eliminate potential pedestrian/vehicular conflicts - <u>death</u>							

Rezoning Application

111 N Front Street, Columbus, Ohio 43215
Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

PROJECT DISCLOSURE STATEMENT

APPLICATION #: Z22-001

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) L.M. Corneli, Esq
of (COMPLETE ADDRESS) 17 S. High St., Suite 700 Cols., 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. <u>Columbus Housing Partnership</u> <u>dba Homeport</u> <u>4334 Agler Rd; Columbus, OH</u> <u>43209</u> <u>40+ fees</u>	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT [Signature]

Sworn to before me and signed in my presence this 10th day of February, in the year 2023

[Signature] SIGNATURE OF NOTARY PUBLIC
My Commission Expires 1/18

Notary Seal Here



Kristen Lee Sours, Attorney At Law
NOTARY PUBLIC - STATE OF OHIO
My commission has no expiration date
Sec. 147.03 R.C.

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