

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JUNE 14, 2018**

- 4. APPLICATION: Z18-027**
- Location:** **1774 EAST MAIN STREET (43205)**, being 2.17± acres located at the northeast corner of East Main Street and Fairwood Avenue (010-016635; Near East Area Commission).
- Existing Zoning:** C-4, Commercial and L-P-1, Limited Parking Districts.
- Request:** AR-1, Apartment Residential District.
- Proposed Use:** Senior housing with commercial development.
- Applicant(s):** The WODA Group, Inc., c/o Dave Perry, Agent; David Perry Company, Inc.; 411 East Town Street, 1st Floor; Columbus, OH 43215; and Donald Plank, Atty.; Plank Law Firm; 411 East Town Street, 2nd Floor; Columbus, OH 43215.
- Property Owner(s):** Fairwood Commons Limited Partnership; c/o David Perry Company, Inc.; 411 East Town Street, 1st Floor; Columbus, OH 43215.
- Planner:** Michael Maret; 614-645-2749; mjmaret@columbus.gov

BACKGROUND:

- The 2.17± acre site consists of a single parcel being developed with a senior housing and commercial development in the C-4, Commercial and L-P-1, Limited Parking districts (CV15-055). The applicant proposes the AR-1, Apartment Residential District to permit the three story senior housing apartment building with attached commercial space on the site as conditioned by CV15-055.
- North of the site are single-unit dwellings in the R-3, Residential District. South and east of the site are single-unit dwellings and commercial buildings in the C-4, Commercial District along the East Main Street corridor. West of the site are single-unit dwellings and commercial buildings in the R-3, Residential and ARLD, Apartment Residential Low-Density districts.
- Concurrent CV18-021 has been filed to conform the development to AR-1 district standards and includes variances to permitted uses, height district, landscaping and screening, minimum number of parking spaces from 95 to 82, vision clearance, building lines, and setbacks. That request will be heard by City Council and will not be considered at this Development Commission meeting.
- The site is subject to the East Main Street Urban Commercial Overlay and is within the planning area of the *Near East Area Plan* (2005), which recommends “Higher Density Residential / Mixed Use Development” at this location.
- The site is located within the boundaries of the Near East Area Commission, whose recommendation is for approval.

- The *Columbus Thoroughfare Plan* identifies East Main Street as a 4-2 arterial requiring a minimum of 50 feet of right-of-way from centerline.

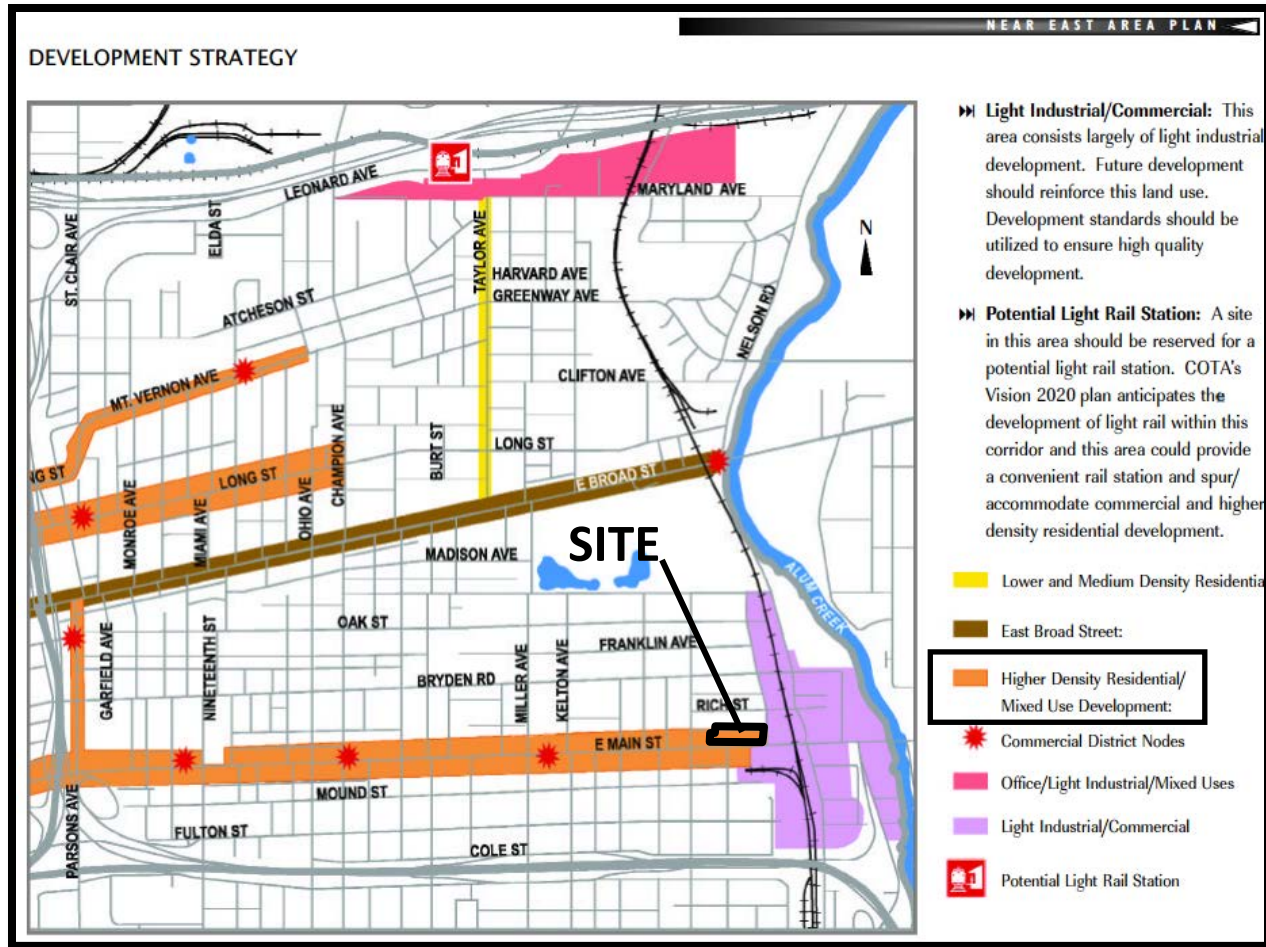
CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested AR-1, Apartment Residential District will conform, as conditioned by CV15-055, a previously approved senior housing and commercial development. The proposal is consistent with the *Near East Area Plan's* recommendation for "Higher Density Residential/Mixed Use Developments," and will provide neighborhood commercial uses of an appropriate type and scale for the area. The proposal will contribute to the traditional and established development pattern along East Main Street.



Z18-027
1774 East Main Street
Approximately 2.17 acres
C-4 & L-P-1 to AR-1

Near East Area Plan (2005) - Higher Density Residential / Mixed Use Development



Z18-027
 1774 East Main Street
 Approximately 2.17 acres
 C-4 & L-P-1 to AR-1



Z18-027
1774 East Main Street
Approximately 2.17 acres
C-4 & L-P-1 to AR-1

Standardized Recommendation Form

111 North Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • www.columbus.gov/bzs • zoninginfo@columbus.gov

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW

(PLEASE PRINT)

Case Number: Z18-027 / CV18-021

Address: 1774 East Main Street

Group Name: Near East Area Commission

Meeting Date: May 10, 2018

Specify Case Type:

- ☐ BZA Variance / Special Permit
☒ Council Variance
☒ Rezoning
☐ Graphics Variance / Plan / Special Permit

Recommendation:

(Check only one and list basis
for recommendation below)

- ☒ Approval
☐ Disapproval

NOTES:

Vote:

11-0-0

Signature of Authorized Representative:

Matthew D. Bullock
SIGNATURE

CHAIR NEAR EAST AREA COMM
RECOMMENDING GROUP TITLE

614-582-3053
DAYTIME PHONE NUMBER

Please e-mail this form to the assigned planner within 48 hours of your meeting day; or FAX to Zoning at 614-645-2463; or MAIL to: Assigned Planner, City of Columbus, Department of Building & Zoning Services, 111 N. Front St., Columbus, OH 43215.

Rezoning Application

111 North Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • www.columbus.gov • zoninginfo@columbus.gov

PROJECT DISCLOSURE STATEMENT

All parties having a 5% or more interest in the project that is the subject of this application should be listed.

THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.APPLICATION #: 218-027

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Donald Plank (Plank Law Firm)
of (COMPLETE ADDRESS) 411 East Town Street, 2nd FL, 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

1. The WODA Group, LLC 500 South Front Street, 10th FL Columbus, OH 43215 # of Columbus Based Employees: 0 Contact: Joseph McCabe 614-396-3200	2. Fairwood Commons Limited Partnership 500 South Front Street, 10th FL Columbus, OH 43215 # of Columbus Based Employees: 0 Contact: Joseph McCabe 614-396-3200
3. _____	4. _____

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

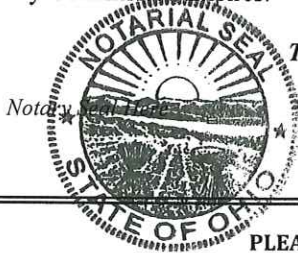
SIGNATURE OF AFFIANT

Donald PlankSubscribed to me in my presence and before me this 26th day of March, in the year 2018

SIGNATURE OF NOTARY PUBLIC

Stacey L. Danza
11-5-2018

My Commission Expires:



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

Stacey L. Danza
Notary Public, State of Ohio
My Commission Expires 11-05-2018

PLEASE NOTE: Incomplete information will result in the rejection of this submittal.
Applications must be submitted by appointment. Call 614-645-4522 to schedule.
Please make all checks payable to the Columbus City Treasurer