

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
SEPTEMBER 13, 2018**

- 3. APPLICATION: Z18-034**
Location: **5020 GENDER ROAD (43110)**, being 3.37± acres located at the southeast intersection of Gender Road and Chelsea Glen Drive (010-277700; Greater South East Area Commission).
Existing Zoning: CPD, Commercial Planned Development and PUD-8, Planned Unit Development Districts.
Request: CPD, Commercial Planned Development District.
Proposed Use: Mixed-use development.
Applicant(s): GBS Gender LLC, c/o Sean Mentel; 100 South Fourth Street, Suite 100; Columbus, OH 43215.
Property Owner(s): The Applicant.
Planner: Kelsey Priebe; 614-645-1341; krpriebe@columbus.gov

BACKGROUND:

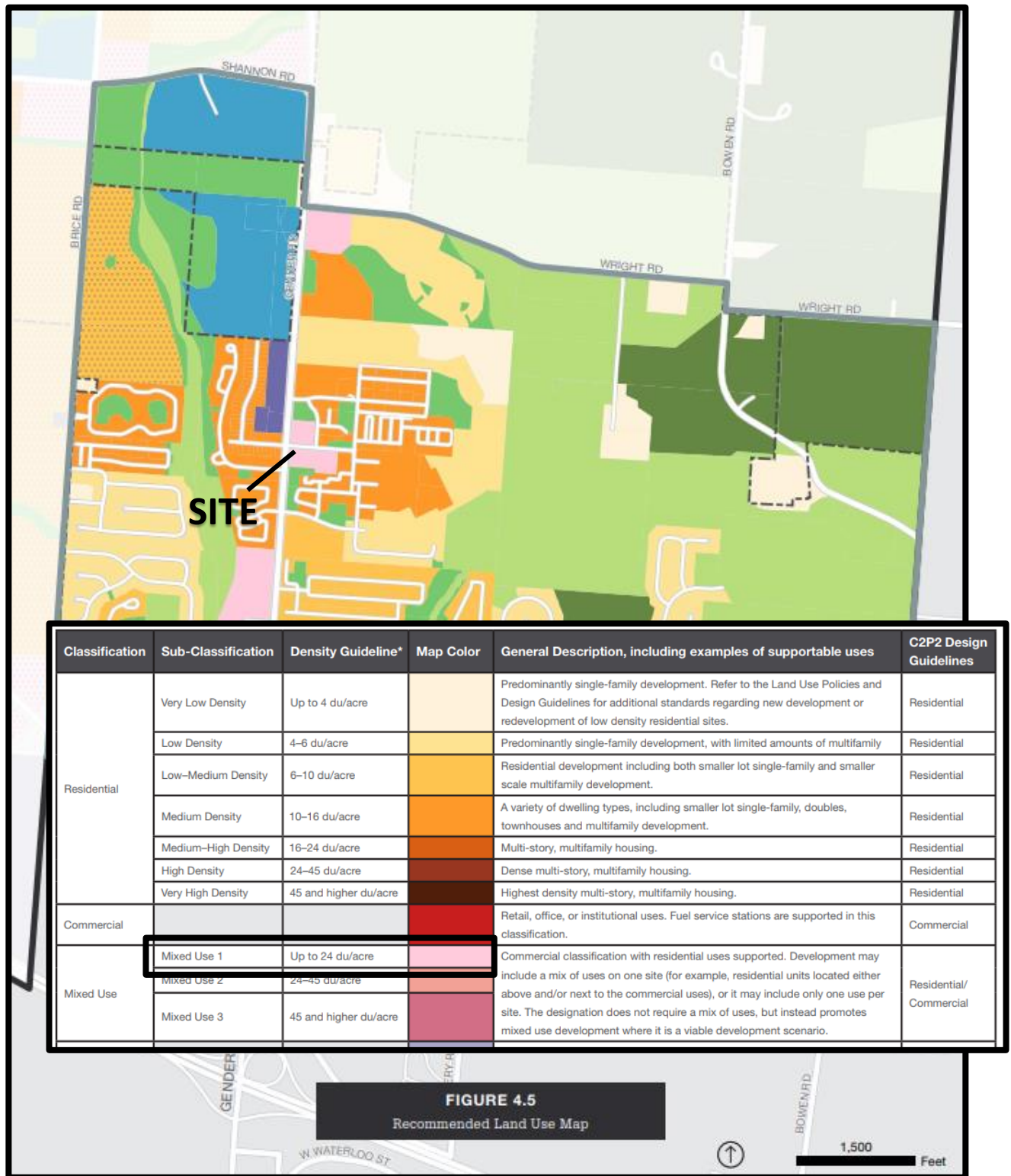
- The site is developed with an unfinished single-story commercial building in the CPD, Commercial Planned Development District. A portion of the site is undeveloped and zoned in the PUD-8, Planned Unit Development District. The applicant is requesting the CPD, Commercial Planned Development District to permit retail and restaurant uses without including a second story residential component as required the current CPD district (Z96-049A). At the time the site was originally zoned, it was part of a proposal that was intended to be an example of Traditional Neighborhood Development, which was still being drafted and established as part of the Zoning Code. The proposed CPD district retains all aspects of the original CPD, except for the requirement that there be a second story residential component over commercial uses.
- To the north of the site is undeveloped land and multi-unit dwellings in the CPD, Commercial Planned Development District. To the south and east of the site are multi-unit dwellings in the PUD-8, Planning Unit Development District. To the east are single-unit dwellings and multi-unit dwellings in the R-2F, Residential District, and AR-12, Apartment Residential District, respectively.
- The site is located within the boundaries of the *South East Land Use Plan* (2018), which recommends “Mixed Use 1” land uses at this location.
- The site is located within the boundaries of the Greater South East Area Commission, whose recommendation is for approval.
- The development text commits to a site plan and includes development standards addressing setbacks, site access, landscaping, and building design.
- The *Columbus Thoroughfare Plan* identifies Gender Road as a 4-2D arterial requiring a minimum of 60 feet of right-of-way from centerline.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested CPD, Commercial Planned Development District will allow a mixed-commercial development that is compatible with adjacent multi-unit residential developments and commercial zoning districts. The elevations and landscaping provided are consistent with the Columbus Citywide Planning Policies (C2P2) Design Guidelines, and the proposal is also consistent with the land use recommendations of the *South East Land Use Plan*.

Z18-034
5020 Gender Road
Approximately 3.37 acres
CPD & PUD-8 to CPD

South East Land Use Plan (2018)



Z17-034
5020 Gender Road
Approximately 3.37 acres
CPD & PUD-8 to CPD



Z18-034
5020 Gender Road
Approximately 3.37 acres
CPD & PUD-8 to CPD

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:

718-034

Address:

5020 GENDER RD

Group Name:

GREATER SOUTH + EAST AREA COMM

Meeting Date:

6-26-18

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:

COMMISSION DESIRES THIS PROJECT TO BE
COMPLETED AND OCCUPIED. COMMISSIONERS
APPROVED LIFTING THE 2ND STORY REQUIREMENT
IN ORDER TO SUPPORT OWNERS IN ACHIEVING
SUCH.

Vote:

8 votes, Yes

Signature of Authorized Representative:

LL Schacht
SIGNATURE

ZONING CHAR, GSEAC
RECOMMENDING GROUP TITLE

614 496 5482
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**Department of Building & Zoning Services**

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224-3218

Phone: 614-645-7433 www.columbus.gov

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.APPLICATION #: 218-034STATE OF OHIO
COUNTY OF FRANKLINBeing first duly cautioned and sworn (NAME) Sean Montelof (COMPLETE ADDRESS) 100 S. 4th St Suite 100, 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. <u>Elissa Gursorch</u> <u>7287 Poppyhill Ct</u> <u>Blanchich, OH 43004</u>	2. <u>Bernadette Gursorch</u> <u>7287 Poppyhill Ct</u> <u>Blanchich, OH 43004</u>
3. <u>Balbir Sidhu</u> <u>7287 Poppyhill Ct</u> <u>Blanchich, OH 43004</u>	4. <u>Gurdeep Singh Sidhu</u> <u>7287 Poppyhill Ct</u> <u>Blanchich, OH 43004</u>

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

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 29th day of March, in the year 2018

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:



JON R. STEVENSON, 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 months after date of notarization.

Notary Seal Here

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