

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
MARCH 14, 2019**

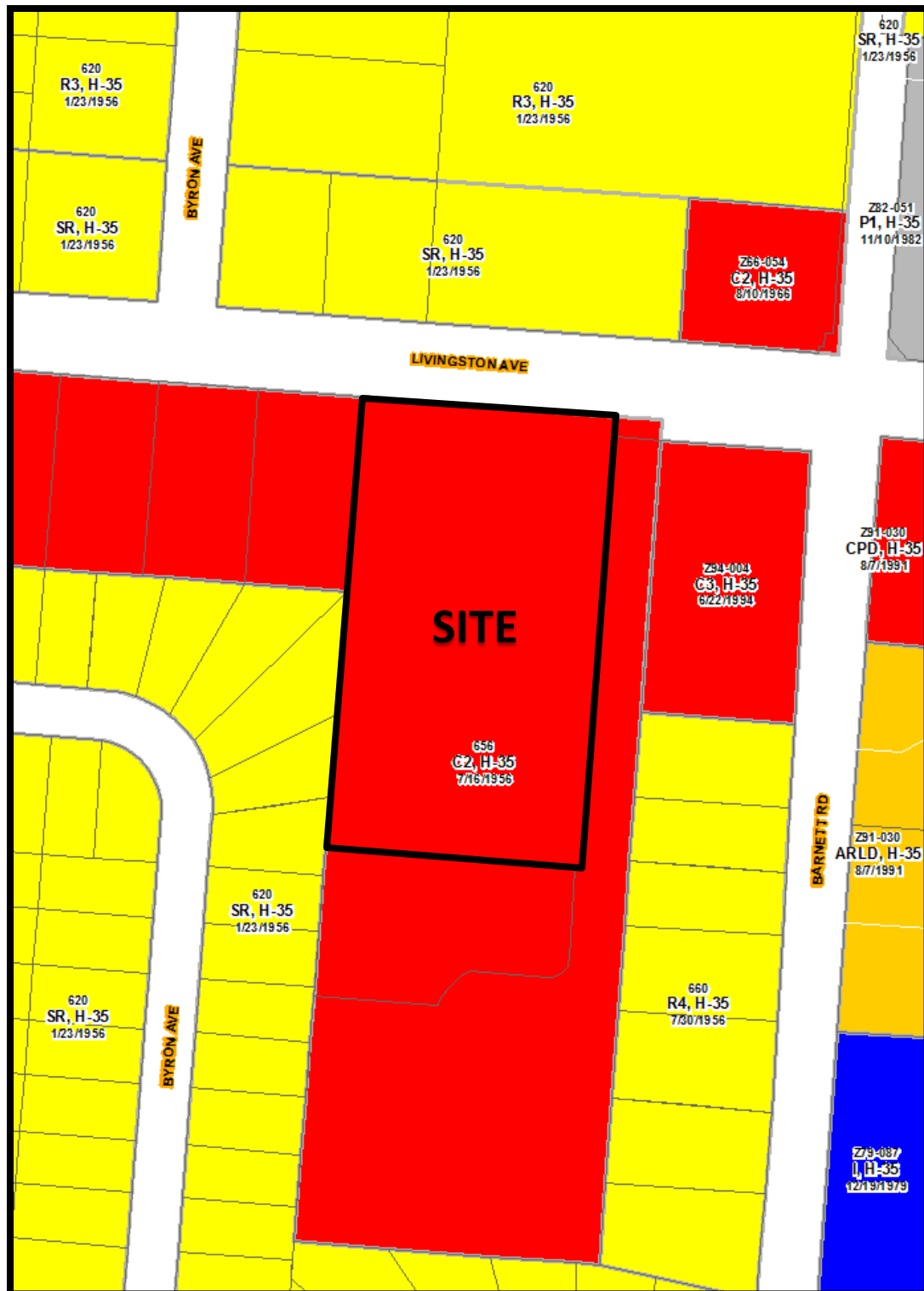
- 9. APPLICATION: Z18-068**
Location: **3341 EAST LIVINGSTON AVENUE (43227)**, being 2.57± acres located on the south side of East Livingston Avenue, 192± feet east of Barnett Road (010-179784; Mideast Area Community Collaborative).
Existing Zoning: C-2, Commercial District.
Request: AR-2, Apartment Residential District (H-60).
Proposed Use: Multi-unit residential development.
Applicant(s): National Church Residences; c/o Matthew Bierlein, Agent; 2335 North Bank Drive; Columbus, OH 43220.
Property Owner(s): Heritage Day Health Centers; 2335 North Bank Drive; Columbus, OH 43220.
Planner: Tim Dietrich; 614-645-6665; tedietrich@columbus.gov

BACKGROUND:

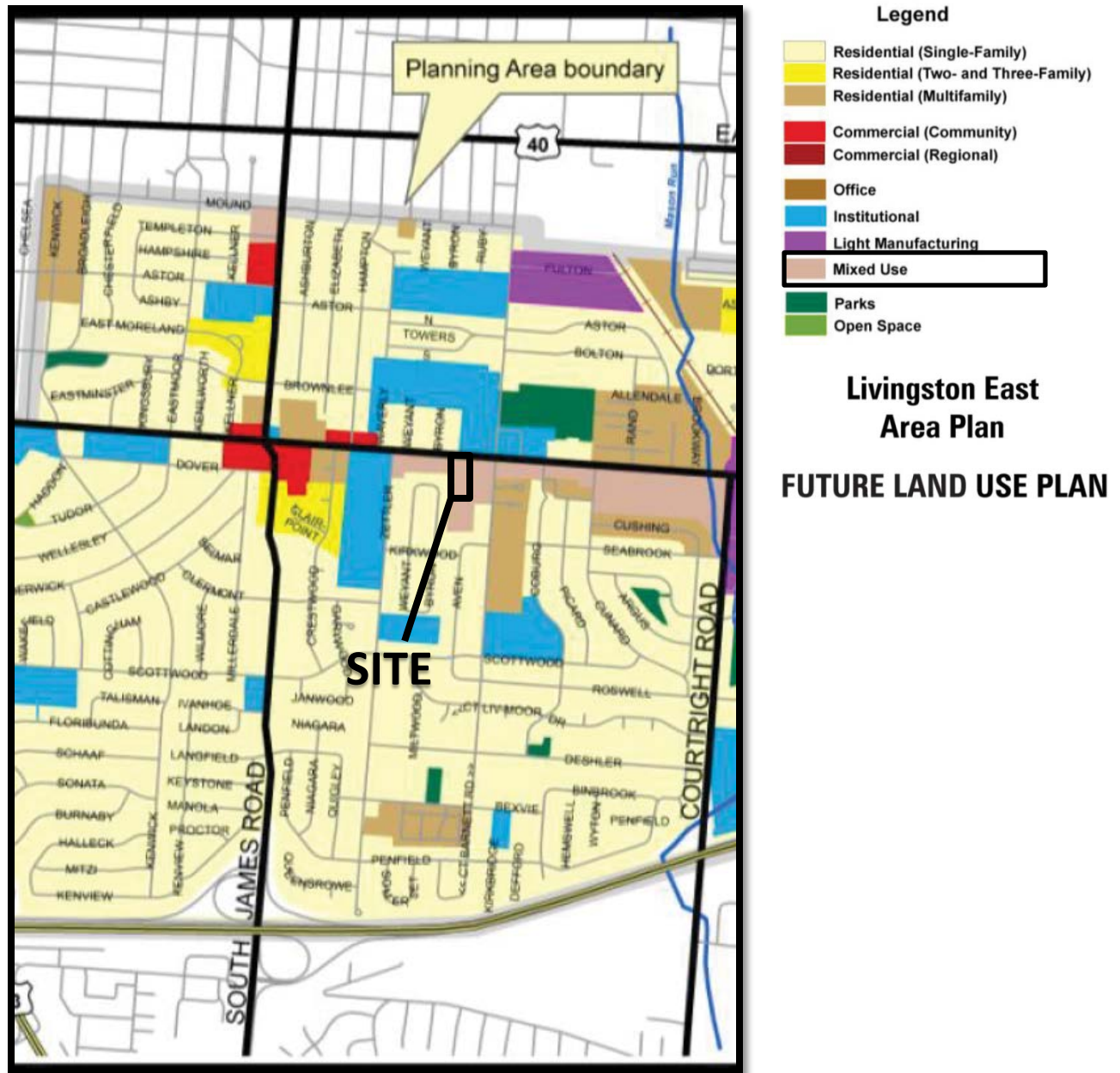
- The 2.57± acre site consists of one undeveloped parcel zoned in the C-2, Commercial District. The applicant is proposing the AR-2, Apartment Residential District to permit multi-unit residential development.
- North of the site is a religious facility and single-unit dwellings in the SR, Suburban Residential District, and an office building in the C-2, Commercial District. South of the site is an apartment building in the C-2, Commercial District. East of the site is retail uses in the C-3, Commercial District and four-unit dwellings in the R-4, Residential District. West of the site is an office building in the C-2, Commercial District and single-unit dwellings in the SR, Suburban Residential District.
- Concurrent CV18-092 has been filed to reduce a side yard and the minimum number of required parking spaces for a proposed 88-unit apartment building. That request will be heard by City Council and will not be considered at this Development Commission meeting.
- The site is within the boundaries of the *Livingston East Area Plan* (2009), which recommends “mixed-use” land uses at this location. Additionally, this site is within an area that has early adoption of the new *Columbus Citywide Planning Policies* (C2P2) design guidelines.
- The site is located within the boundaries of the Mideast Area Community Collaborative whose recommendation is for approval.
- The *Columbus Thoroughfare Plan* identifies East Livingston Avenue as a 4-2D arterial requiring a minimum of 60 feet of right-of-way from centerline.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

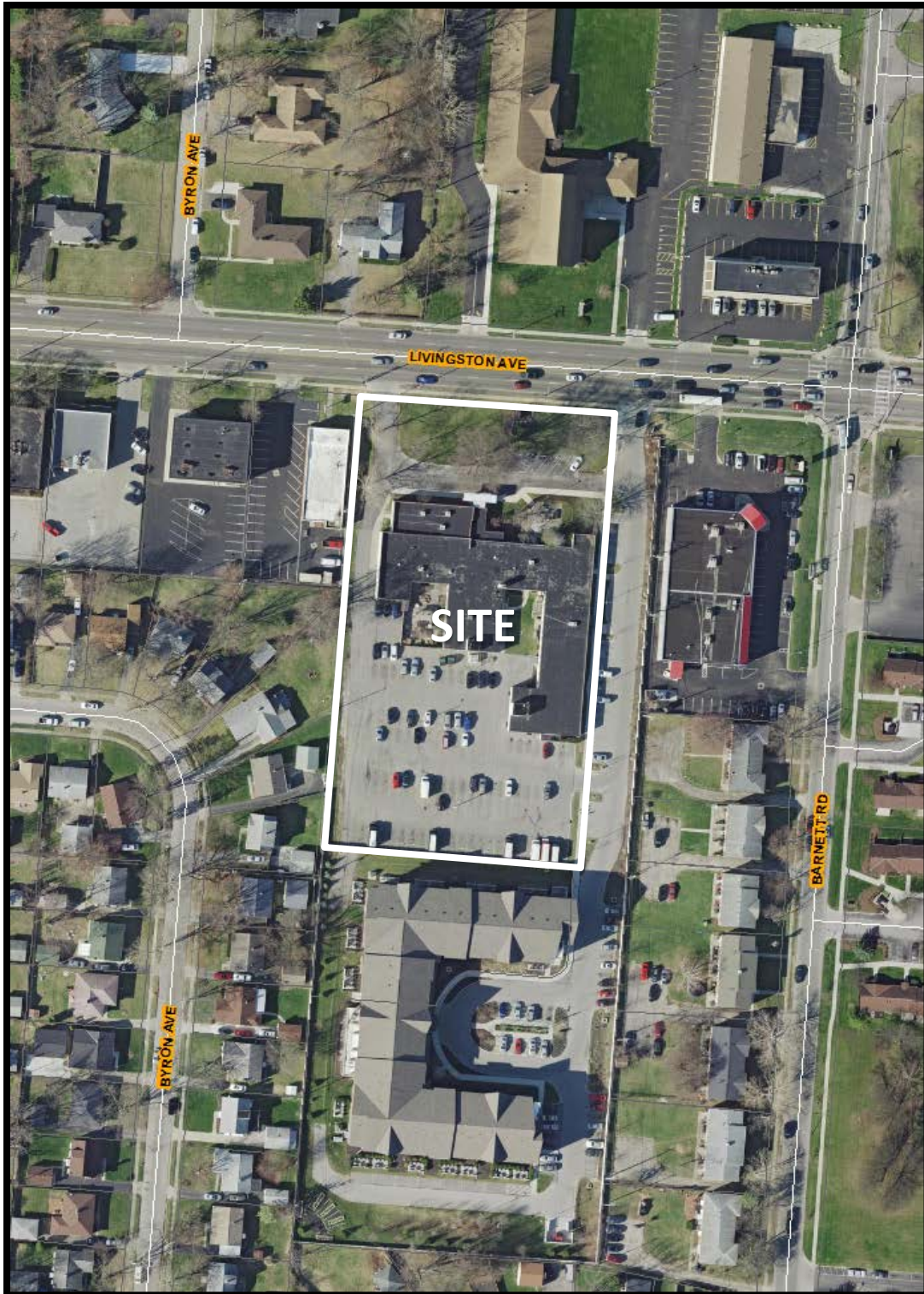
The proposed AR-2, Apartment Residential District will permit multi-unit residential development. The site is within the boundaries of the *Livingston East Area Plan* (2009), which recommends "mixed-use" land uses at this location. Additionally, this site is within an area that has early adoption of the new *Columbus Citywide Planning Policies* (C2P2) design guidelines. The proposed use is consistent with the Plan's land use recommendation.



Z18-068
3341 East Livingston Avenue
Approximately 2.57 acres
C-2 to AR-2



Z18-068
3341 East Livingston Avenue
Approximately 2.57 acres
C-2 to AR-2



Z18-068
3341 East Livingston Avenue
Approximately 2.57 acres
C-2 to AR-2



Berwyn East Civic Association

1480 Zettler Rd. Columbus, Ohio 43227

December 17, 2018

Meghan Kaple
National Church Residences
2335 North Bank Drive
Columbus, Ohio 43220

RE: 3341 East Livingston Avenue, Columbus, Ohio (the "Property")
National Church Residences - Zoning Recommendation
Mideast Area Community Collaborative (MACC) - Berwyn East Civic Association

Dear Ms. Kaple,

The Mideast Area Community Collaborative (MACC) is the umbrella organization for neighborhood civic associations in the 9th and part of the 14th police precincts in Columbus, which includes the Berwyn East Civic Association. It is our understanding that National Church Residences proposes to develop senior affordable housing located at 3341 East Livingston Avenue within the boundaries of the Berwyn East Civic Association.

This Property is currently zoned C-2, Office Commercial District and National Church Residences has submitted an application to rezone the property to AR-2, Apartment Residential Use District to develop an 88-unit, 3 story structure for senior affordable housing.

On October 30, 2018 and November 27, 2018 National Church Residences presented their proposed senior housing concept to the Berwyn East Civic Association. At both meetings National Church Residences described the location, development plans, answered questions from the audience, and requested feedback to define key project characteristics. National Church Residences refined their plans in response to community feedback and the City of Columbus' Staff Report issued on November 19, 2018 and provided an update to the Berwyn East Civic Association at the November meeting. We were assured that the rendition shown of the building would indeed will be the completed structure.

As the President of the Berwyn East Civic Association, we appreciate National Church Residences responsiveness to community feedback and recommend approval of the rezoning and council variance to facilitate the development of this senior housing community. As our neighborhood population grows older and relies on fixed income, the need for affordable, senior housing has become ever-present. It is our understanding National Church Residences will apply for 2019 Low Income Housing Tax Credits (LIHTC) from the Ohio Housing Finance Agency (OHFA) to finance the construction of this community.

Berwyn East has always been open to specialized housing. We currently have both veteran and disabled housing through this organization and 2 additional senior housing units as well as 1 more for disabled. We must consider all types of housing, including how it affects those in single homes, as we consider any new development. Since National Church Residence has addressed our concern for maintaining our neighborhood height limit, Berwyn East Civic Association supports the development of a senior affordable housing community located at 3341 East Livingston Avenue.

Sincerely,

Charles Duerson
President
Berwyn East Civic Association

**MEMBER
ORGANIZATIONS**



Mid-East Area Community Collaborative

2500 Park Crescent – Columbus, OH 43232

Beechwood
Civic Association &
Blockwatch

Berwick Civic
Association

Berwyn East Civic
Association &
Blockwatch

Easthaven Civic
Association

East Hampton Civic
& Block Watch

Leawood Gardens
Neighborhood
Association

Livingston Heights
Place Civic
Association

Mayfair /
Peacekeepers
Blockwatch & Civic
Association

North Eastmoor
Civic Association

Pinecrest Civic
Association &
Blockwatch

South Eastmoor
Civic & Blockwatch

Thunderbird Acres
Civic Association

Remington Ridge
Civic Association

Willis Park Civic
Association

December 17, 2018

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The MACC supports the decision made by the Berwyn East Civic Association who supports the development of a senior affordable housing community located at 3341 East Livingston Avenue.

Sincerely,

Quay Barnes
President, MACC



DEPARTMENT OF BUILDING
AND ZONING SERVICES

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 #: 218-068

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Matthew P.E. Bierlein

of (COMPLETE ADDRESS) 2335 North Bank Dr., Columbus, OH

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. Heritage Day Health Centers (Owner) 2335 North Bank Dr. Columbus, OH 43220 Matthew Bierlein, 614-273-3806 Wholly owned subsidiary of National Church Residences	2. National Church Residences (Applicant) 2335 North Bank Dr. Columbus, OH 43220 Matthew Bierlein, 614-273-3806 Approximately <u>1090</u> Columbus based employees (inclusive of subsidiary companies)
3.	4.

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

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 22nd day of October, in the year 2018

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

11/15/2019

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



TAMMY L. SHAFFER

Notary Public, State of Ohio

My Commission Expires 11-15-2019

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