

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
APRIL 11, 2019**

- 5. APPLICATION: Z19-005**
Location: **1551 WEST BROAD STREET (43223)**, being 3.84± acres located at the southeast corner of West Broad Street and Interstate 70 (010-209349; Franklinton Area Commission).
Existing Zoning: CPD, Commercial Planned Development District.
Request: AR-1, Apartment Residential District (H-35).
Proposed Use: Supportive housing development.
Applicant(s): Ohio Community Development Finance Fund; c/o Jeff Mohrman; 175 South Third Street, Suite 1200; Columbus, OH 43215.
Property Owner(s): 1551 West Broad, LLC; c/o Jeff Mohrman, Atty.; 175 South Third Street, Suite 1200; Columbus, OH 43215.
Planner: Michael Maret; 614-645-2749; mjmaret@columbus.gov

BACKGROUND:

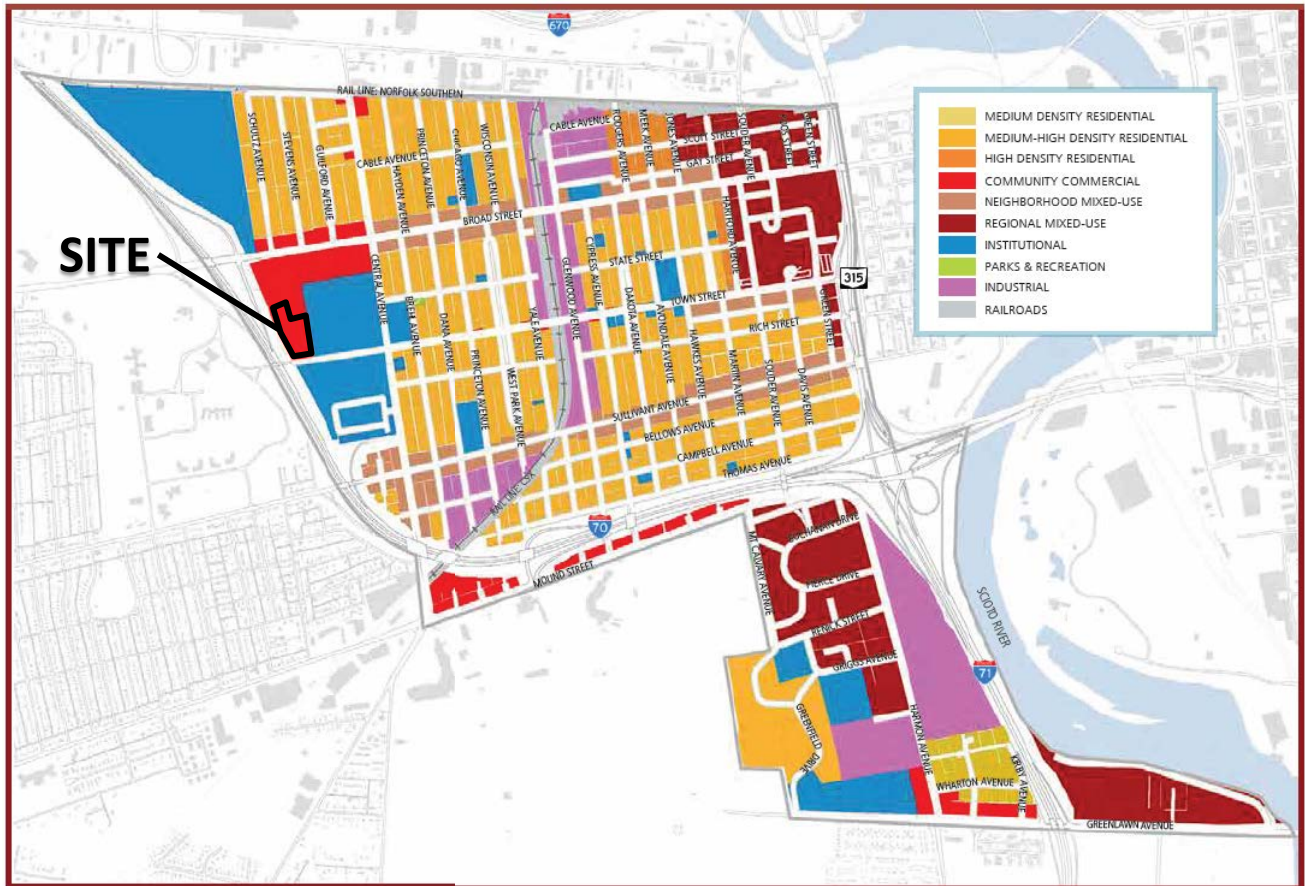
- The 3.84± acre site consists of a single parcel developed with a vacant motel in the CPD, Commercial Planned Development District. The applicant proposes the AR-1, Apartment Residential District to convert the site into a supportive housing apartment complex.
- North of the site are offices and restaurants zoned in the CPD, Commercial Planned Development District. To the south and east of the site are schools in the R, Rural and AR-3, Apartment Residential districts. To the east of the site is I-70.
- The site is within the planning area of the *West Franklinton Plan* (2014), which recommends “community commercial” 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 Franklinton Area Commission, whose recommendation is for approval.
- Concurrent CV19-006 has been filed to reduce drive aisle widths, parking space maneuvering, the required number of parking spaces from 158 to 130, and permit a commercial vehicle to be parked on the residentially zoned lot. Also included are variances to permit the existing dumpster location within the perimeter yard, reduce landscaping and screening, and reduce building setback and perimeter yard requirements. That request will be heard by City Council and will not be considered at this Development Commission meeting.
- The *Columbus Thoroughfare Plan* identifies West Broad Street as a 6-2 arterial requiring a minimum of 60 feet of right-of-way from centerline.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested AR-1, Apartment Residential District will allow the site to be converted into a supportive housing apartment development. The *West Franklinton Plan* recommends community commercial for this location in addition to recommendations for the adaptive re-use of existing sites that support a broad range of housing types. Staff views the proposed use as institutional in nature, and is therefore consistent with the Plan's recommendations.

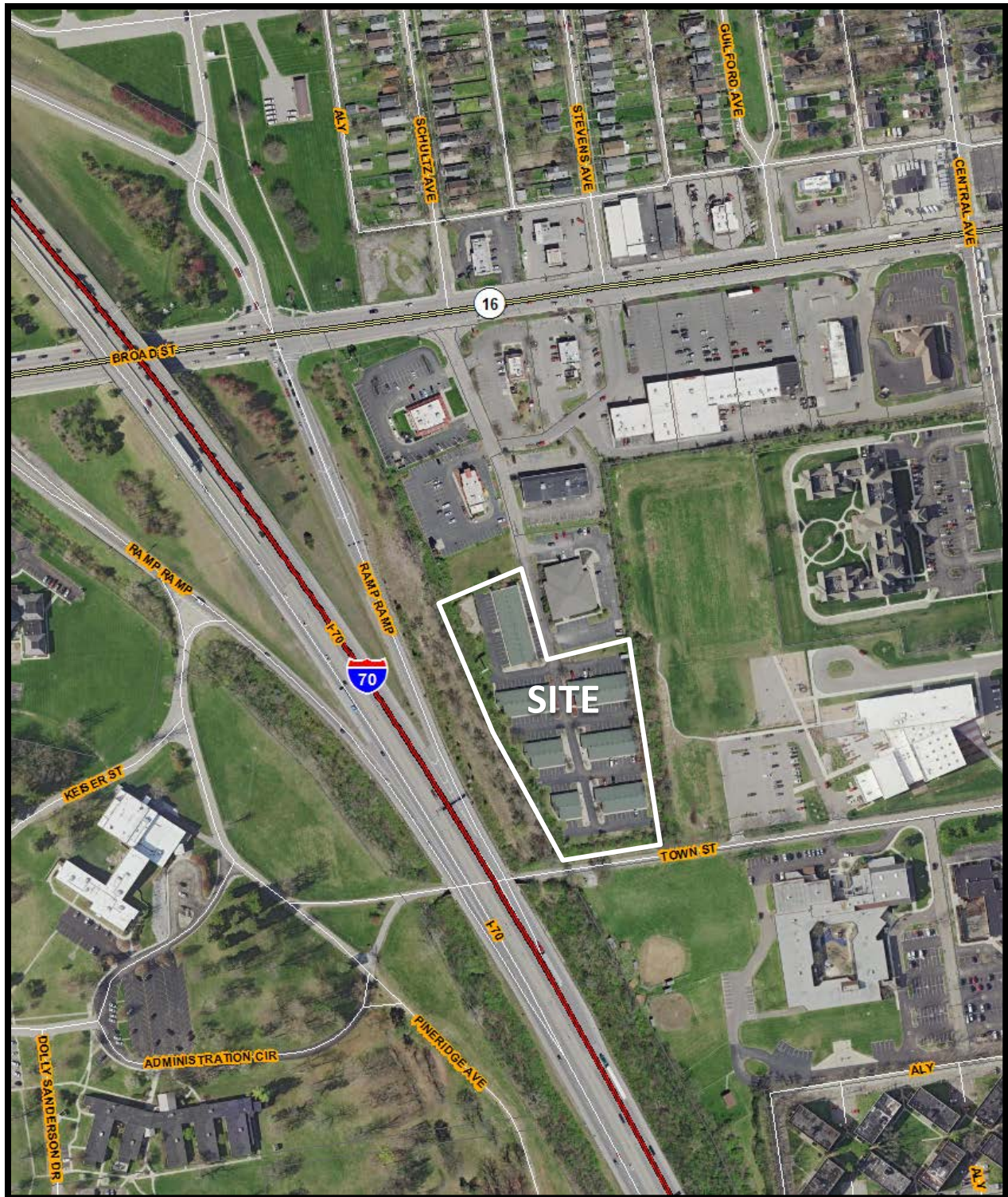
Z19-005
1551 West Broad Street
Approximately 3.84 acres
CPD to AR-1

West Franklinton Plan (2014) – “Community Commercial” recommended.



The Community Commercial classification is characterized by retail, office, hotel, or institutional uses that serve multiple neighborhoods, but generally do not attract residents from outside the area. An example includes neighborhood shopping centers. Gas stations built to Community Commercial Overlay design standards may be supported.

Z19-005
1551 West Broad Street
Approximately 3.84 acres
CPD to AR-1



Z19-005
1551 West Broad Street
Approximately 3.84 acres
CPD to AR-1

Standardized Recommendation Form

111 N. 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:

Z 19-005

Address:

1551 W. Broad St

Group Name:

Franklin Area Commission

Meeting Date:

March 12, 2019

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:

Approved As Submitted

Vote:

UNANIMOUS

Signature of Authorized Representative:

W.B. Warner - Zoning Admin

SIGNATURE

Franklin Area Commission

RECOMMENDING GROUP TITLE

614-581-6419

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 #: 219-005STATE OF OHIO
COUNTY OF FRANKLINBeing first duly cautioned and sworn (NAME) Diana Turoff, President and CEOof (COMPLETE ADDRESS) 175 S. Third St., Ste. 1200, Columbus, Ohio 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. 1551 West Broad, LLC 175 S. Third St., Ste. 1200 Columbus, Ohio 43215 0 Employees Jeffrey Mohrman, 614-568-5045	2. Ohio Community Development Finance Fund 175 S. Third St., Ste. 1200 Columbus, Ohio 43215 13 Employees Jeffrey Mohrman, VP of Real Estate, 614-568-5045
3. FFRED Holdings, LLC 175 S. Third St. Columbus, Ohio 43215 0 Employees Jeffrey Mohrman, 614-568-5045	4.

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

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 28th day of January, in the year 2019

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

This Project Disclosure Statement expires six months after date of notarization

Notary Seal Here



ANDREW P. SWARY, Attorney At Law
NOTARY PUBLIC - STATE OF OHIO
My commission has no expiration date
Sec. 147.03 R.C.

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