

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

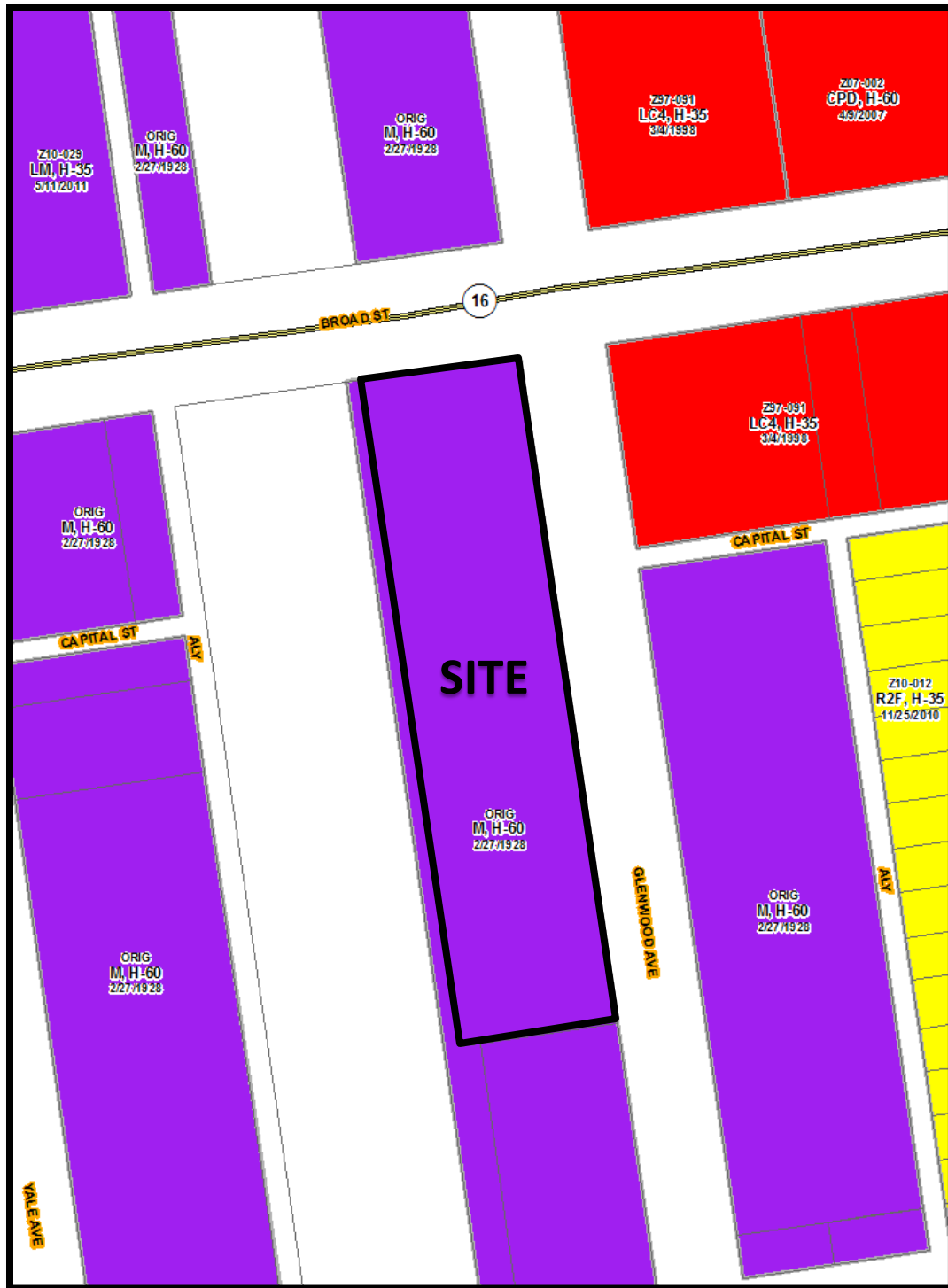
- 2. APPLICATION: Z19-037**
Location: **1137 W. BROAD ST. (43222)**, being 1.16± acres located at the southwest corner of West Broad Street and South Glenwood Avenue (010-121008; Franklinton Area Commission).
Existing Zoning: M, Manufacturing District.
Request: AR-O, Apartment Office District (H-60).
Proposed Use: Multi-unit residential development.
Applicant(s): National Church Residences, c/o Matthew Bierlein, Atty.; 2335 North Bank Drive; Columbus, OH 43220.
Property Owner(s): BLS Rentals, LTD; 1167 McCarley Drive West; Columbus, OH 43228.
Planner: Tim Dietrich; 614-645-6665; tedietrich@columbus.gov

BACKGROUND:

- The 1.16± acre site consists of one parcel developed with an industrial building in the M, Manufacturing District. The applicant is requesting the AR-O, Apartment Office District to permit multi-unit residential development and limited commercial uses.
- North and south of the site is undeveloped land in the M, Manufacturing District. East of the site is a commercial building in the L-C-4, Limited Commercial District and industrial building in the M, Manufacturing District. West of the site is railroad right-of-way that is not assigned a zoning district.
- The site is within the boundaries of the *West Franklinton Plan* (2014), which recommends industrial land uses at this location. Additionally, the Plan includes *Columbus Citywide Planning Policies* (C2P2) Design Guidelines.
- The site is located within the boundaries of the Franklinton Area Commission, whose recommendation is for approval.
- 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.

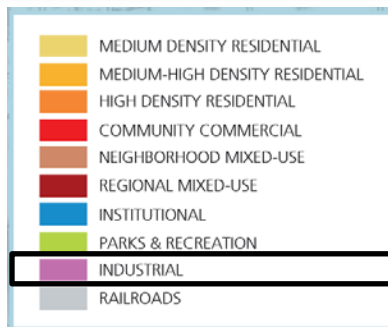
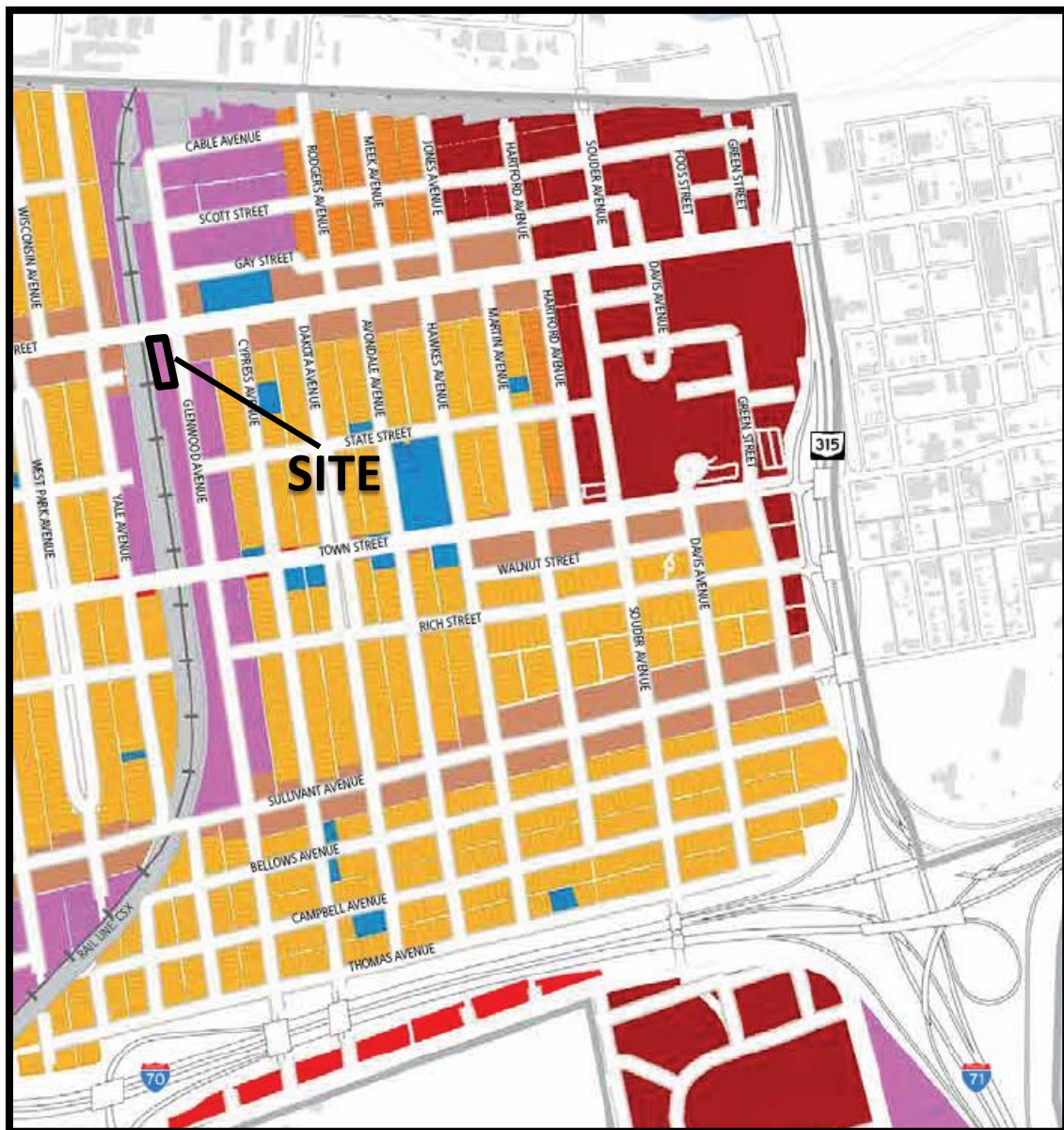
CITY DEPARTMENTS' RECOMMENDATION: Approval.

The proposed AR-O, Apartment Office District permits multi-unit residential development and limited commercial uses. While the *West Franklinton Plan* recommends industrial uses, C2P2 guiding principles support mixed-use and high density residential infill development at this location. Additionally, this particular area of West Broad Street is designated as "Downtown Franklinton" in the Plan and supports infill development.



Z19-037
1137 W Broad St
Approximately 1.16 acres
M to AR-O

West Franklinton Plan (2014)



Z19-037
1137 W Broad St
Approximately 1.16 acres
M to AR-O



Z19-037
1137 W Broad St
Approximately 1.16 acres
M to AR-O

Tim Dietrich

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW
(PLEASE PRINT)

Case Number:

219-037

Address:

1137 W. Broad St.

Group Name:

Franklin Area Commission

Meeting Date:

6/11/19

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:

UNANIMOUS - 15 yes 0 nay

Signature of Authorized Representative:

W B Warner

SIGNATURE

William B Warner

Zoning Chair

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.



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 #: 219-037

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 43220
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 (include 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. National Church Residences (Applicant) 2335 North Bank Dr. Columbus, OH 43220 Appx. <u>125</u> Columbus based employees (incl. subs.)	2. Rain Brothers Rentals, LLC 368 West Park Ave. Columbus, OH 43223 Vendee to land contract with property owner.
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 23rd day of May, in the year 2019

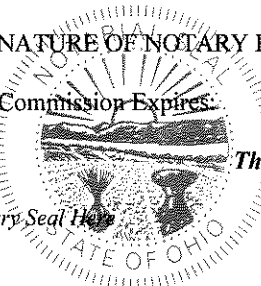
SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

LESLIE A CRABBE
NOTARY PUBLIC
STATE OF OHIO
Comm. Expires
11-06-2022

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