

Final Site Plan Received 9/12/19 2/9-051

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
SEPTEMBER 12, 2019**

- 4. APPLICATION: Z19-051**
- Location:** **2700 MCKINLEY AVE. (43214)**, being 2.85± acres located on the east side of McKinley Avenue, 1,650± feet southeast of West Fifth Avenue (010-153735, West Scioto Area Commission).
- Existing Zoning:** L-ARLD, Limited Apartment Residential District.
- Request:** PUD-8, Planned Unit Development District (H-35).
- Proposed Use:** Multi-unit residential development.
- Applicant(s):** 2700 McKinley Properties, LLC, 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):** The applicant.
- Planner:** Tim Dietrich; 614-645-6665; tedietrich@columbus.gov

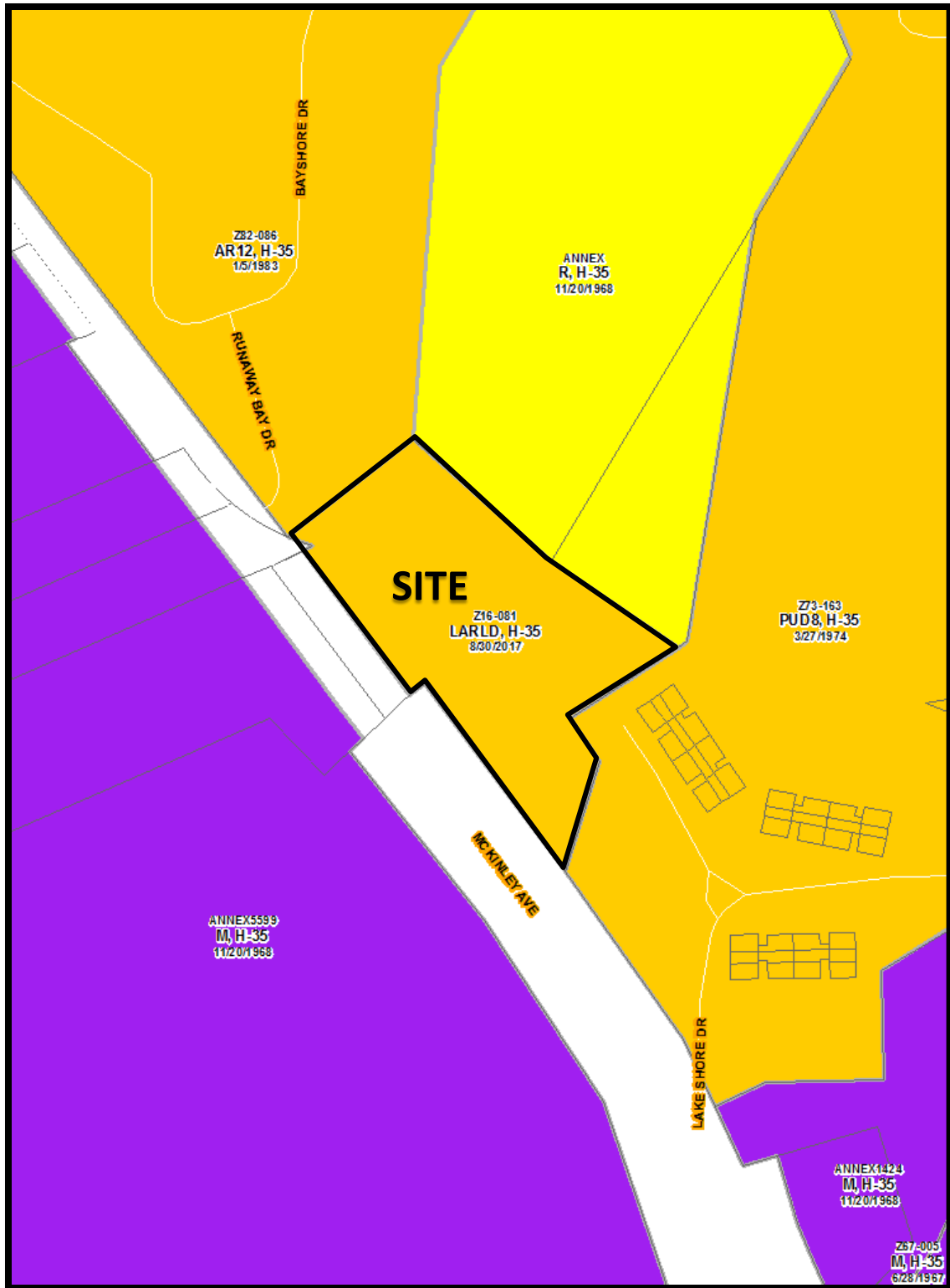
BACKGROUND:

- The 2.85± acre site consists of one undeveloped parcel in the L-ARLD, Limited Apartment Residential District (Z16-081) which permits a 42-unit apartment building. The applicant requests the PUD-8, Planned Unit Development District to permit a multi-unit residential development containing 22 dwelling-units on 2.85± acres (7.7 d/u per acre).
- North of the site is multi-unit residential development in the AR-12, Apartment Residential District. East of the site is a multi-unit residential development in the PUD-8, Planned Unit Development District. South and west of the site are manufacturing uses and undeveloped land in the M, Manufacturing District.
- The site is located within the boundaries of the *McKinley Avenue Corridor Plan* (2000), which does not contain a land use map; rather a zoning map is included which recommends manufacturing for this location. The Plan states residential development should be confined to the existing residential zoning districts; however, this site is already zoned to an apartment residential district.
- The site is located within the boundaries of the West Scioto Area Commission, whose recommendation is for approval.
- The development text establishes supplemental development standards that address the maximum number of dwelling units permitted, building and parking setbacks, traffic access, provided open space, street trees, building design and exterior treatments, graphics controls, and commits to a site plan. Variances to building and parking setbacks along McKinley Road are included within the text.

- The *Columbus Thoroughfare Multimodal Plan* identifies McKinley Avenue as a Suburban Community Connector requiring 100 feet of right-of-way.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested PUD-8, Planned Unit Development District permits a multi-unit residential development containing 22 dwelling units. The development text establishes supplemental development standards and commits to a site plan. The *McKinley Avenue Corridor Plan* recommends screening and landscaping buffers to mitigate adverse impacts on adjacent land uses, which are reflected on the submitted site plan. Additionally, due to the limited number of dwelling-units, the proximity to existing adjacent multi-unit residential development, and the preservation of natural resources on the southeast portion of the site, the request is supportable.



Z19-051
2700 McKinley Ave.
Approximately 2.85 acres
L-ARLD to PUD-8



Z19-051
2700 McKinley Ave.
Approximately 2.85 acres
L-ARLD to PUD-8

Standardized Recommendation Form

111 N. Front Street, Columbus, Ohio 43215
ORD 2452-2019; Z19-051; Page 6 of 7

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:

Address:

Group Name:

Meeting Date:

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:

Signature of Authorized Representative:

SIGNATURE

RECOMMENDING GROUP TITLE

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 #: Z19-051

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Donald Plank
of (COMPLETE ADDRESS) Plank Law Firm, 411 East Town Street, Floor 2, 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 (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. 2700 McKinley Avenue, LLC; 7686 Fishel Drive North, Ste B; Dublin, OH 43016; # Columbus based Emps: 0 Contact: Thomas Werner, (740) 816-6108	2. Kassel Equity Group, LLC; 7686 Fishel Drive North, Ste B; Dublin, OH 43016; # Columbus based Emps: 45 Contact: Thomas Werner, (740) 816-6108
3. -----	4. -----

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

SIGNATURE OF AFFIANT

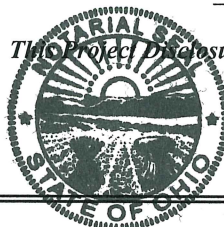
Donald Plank

Subscribed to me in my presence and before me this 19th day of June, in the year 2019

SIGNATURE OF NOTARY PUBLIC

MaryAlice Wolf

My Commission Expires:



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

MaryAlice Wolf
Notary Public, State of Ohio
My Commission Expires October 24, 2023

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