

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
OCTOBER 10, 2019**

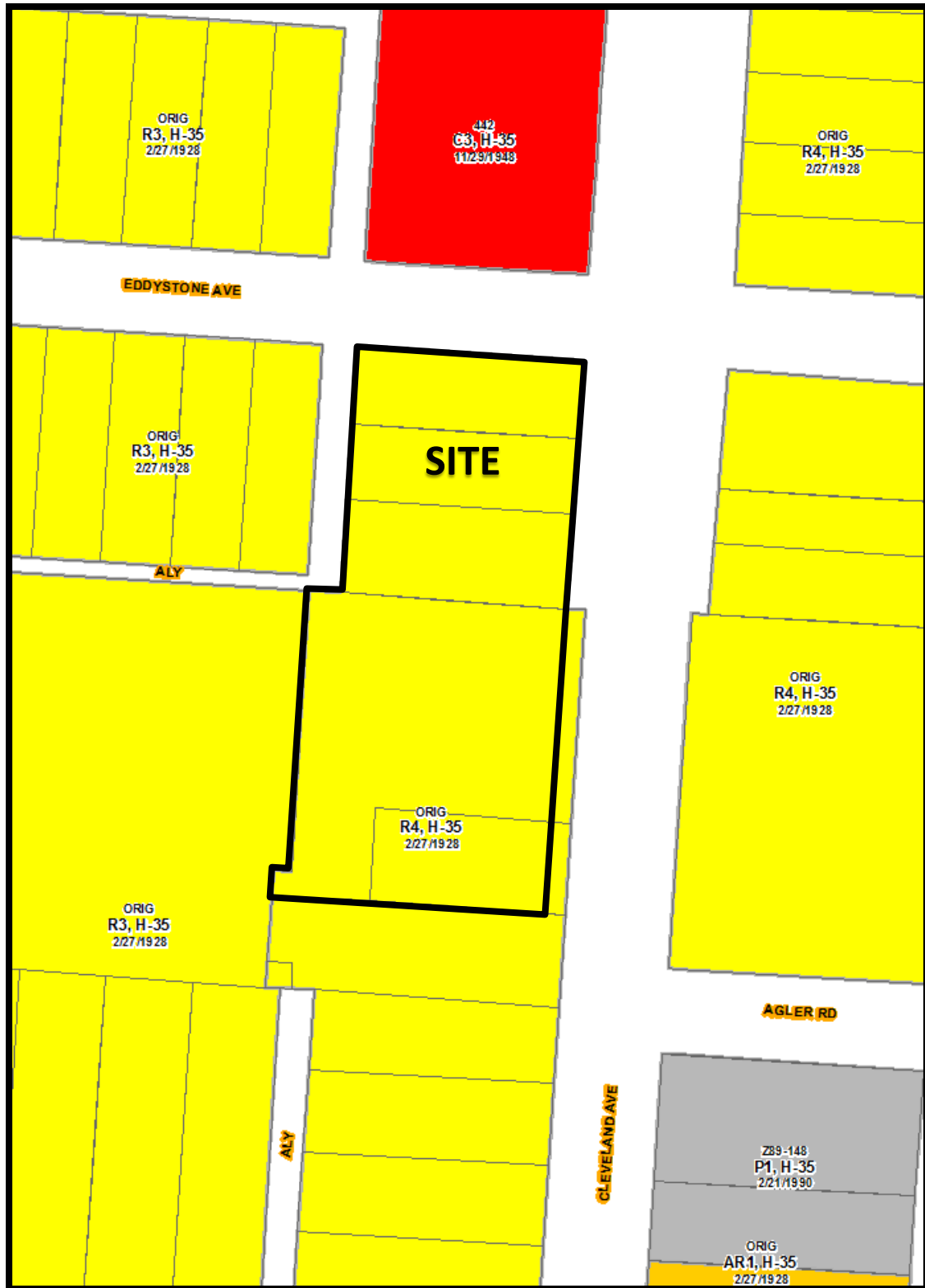
- 2. APPLICATION: Z19-056**
- Location:** **2959 CLEVELAND AVE. (43224)**, being 1.03± acres located at the southwest corner of Cleveland Avenue and Eddystone Avenue (010-070877 and 4 others; North Linden Area Commission).
- Existing Zoning:** R-4, Residential District.
- Request:** AR-2, Apartment Residential District (H-35).
- Proposed Use:** Apartment building.
- Applicant(s):** Homeport; c/o Dave Perry, Agent; David Perry Company, Inc.; 411 East Town Street, First Floor; Columbus, OH 43215, and Donald Plank, Atty.; 411 East Town Street, Second Floor; Columbus, OH 43215.
- Property Owner(s):** New Salem Baptist Church; c/o John H. Boxill; 2956 Cleveland Avenue; Columbus, OH 43224.
- Planner:** Michael Maret; 614-645-2749; [mjmaret@columbus.gov](mailto:mjmaret@columbus.gov)

**BACKGROUND:**

- The 1.03± acre site consists of five parcels being developed with an apartment building in the R-4, Residential District (CV18-085). The applicant proposes the AR-2, Apartment Residential District to permit the apartment building on the site as conditioned by CV18-085
- North of the site is commercial development in the C-3, Commercial District. South and west of the site are single-unit dwellings in the R-3 and R-4, Residential districts. East of the site are single-unit dwellings and a religious facility in the R-4, Residential District.
- Concurrent CV18-021 has been filed to conform the development to AR-2 district standards and includes variances to reduce parking lot landscaping, minimum number of parking spaces from 68 to 46, and building setback. 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 *North Linden Neighborhood Plan Amendment* (2014), which recommends “Neighborhood Mixed Use” at this location. Additionally, this site is subject to the Columbus Citywide Planning Policies (C2P2) Design Guidelines.
- The site is located within the boundaries of the North Linden Area Commission, whose recommendation is for approval.
- The *Columbus Multimodal Thoroughfare Plan* identifies this portion of Cleveland Avenue as a Suburban Community Corridor with 120 feet of right-of-way.

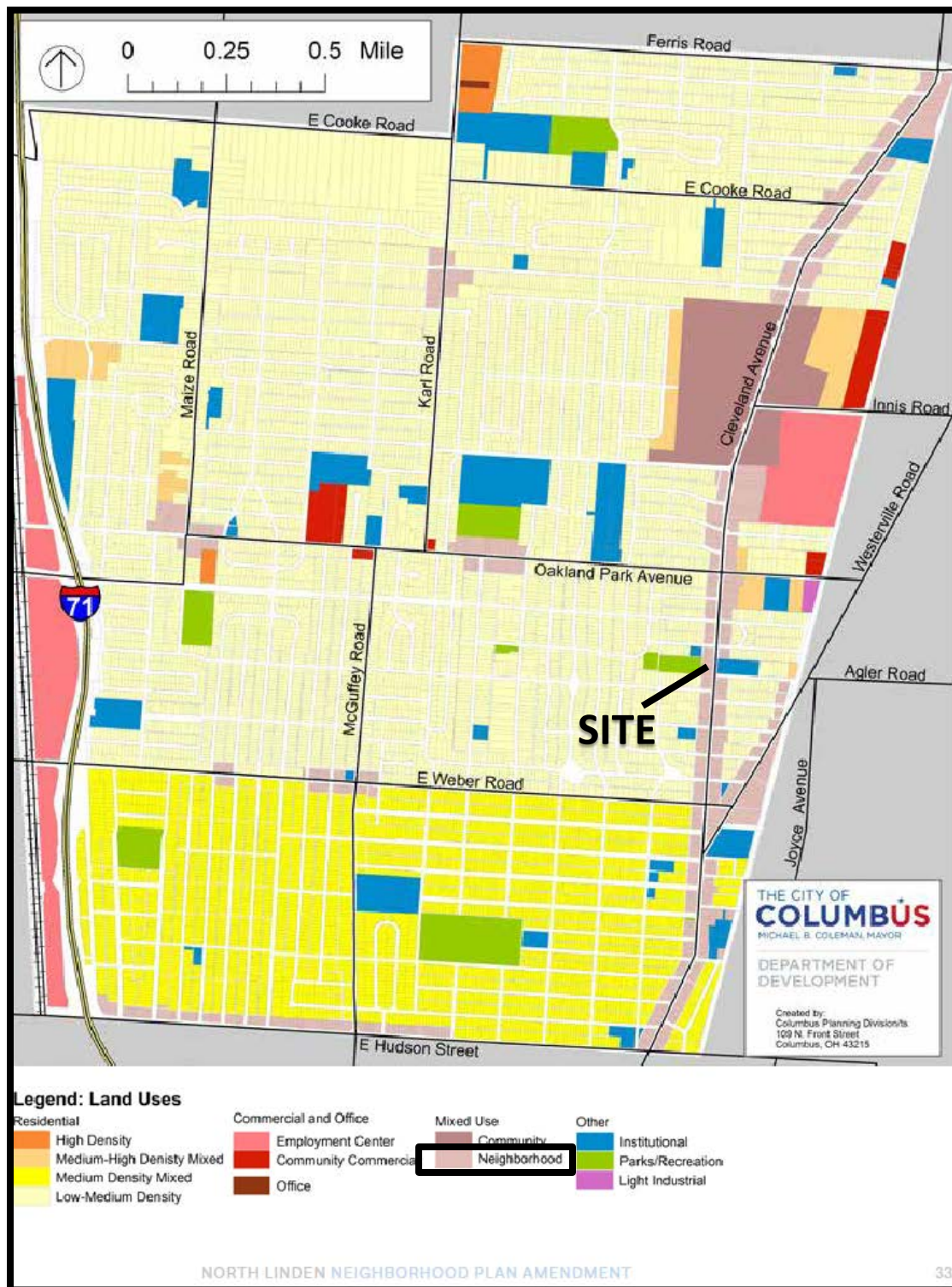
**CITY DEPARTMENTS’ RECOMMENDATION:** Approval.

The requested AR-2, Apartment Residential District will conform, as conditioned by CV18-085, a previously approved apartment building. The proposal is consistent with the *North Linden Area Plan Amendment’s* recommendation for “Neighborhood Mixed Use,” and will contribute to the development pattern along Cleveland Avenue.



Z19-056  
2959 Cleveland Avenue  
Approximately 1.03 acres  
R-4 to AR-2

North Linden Neighborhood Plan Amendment (2014)



Z19-056  
2959 Cleveland Avenue  
Approximately 1.03 acres  
R-4 to AR-2





Z19-056  
2959 Cleveland Avenue  
Approximately 1.03 acres  
R-4 to AR-2

# Land Use Recommendations

## DEVELOPMENT PRINCIPLE 1:

Neighborhoods will include a vibrant mix of uses (residential, retail, office, open space, etc.)

**Policy ::** Mixed-use development (horizontal and/or vertical) should be common and will be supported along portions of North Linden's primary roadway corridors. It should include multifamily housing, neighborhood-scale retail, offices and other services, and contribute to a walkable/bikeable urban environment.

### Guidelines and Strategies

- New development is recommended to be a mix of uses along major roadways where designated. Higher density multifamily uses would be supported on Cleveland Avenue and Westerville Road and at other locations indicated for Neighborhood Mixed Use on the Future Land Use Plan map. Such development should follow density recommendations.
- Mixed-use development with slightly lower residential densities than in the remainder of the Cleveland Avenue corridor is recommended for the Northern Lights Shopping Center area (Figure 8).
- Mixed-use development, accommodating the auto, pedestrian, and cyclist, and having overall densities supportive of transit use, is recommended at: **1** ► Karl Road at Elmore Avenue; **2** ► Maize Road at Oakland Park Avenue; **3** ► Oakland Park Avenue at Ontario Street and Medina Avenue; **4** ► E. Weber Road at Pontiac Street and Azelda Avenue; and **5** ► at E. Weber Road at McGuffey Road (Figure 17, p 40).



**Figure 8:** The Northern Lights Shopping Center Area

Much of the Northern Lights area is unincorporated Clinton Township. The land use recommendations of this amendment are consistent with those of the *Clinton-Mifflin Land Use Plan* approved by the Franklin County Board of Commissioners in January 2009. Should any portion of the area be annexed to the city of Columbus, the recommendations of this amendment will apply.

## Standardized Recommendation Form

111 N Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.bzs.columbus.gov

### FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW

Case Number	Z19-056
Address	2959 Cleveland Ave.
Group Name	North Linden Area Commission
Meeting Date	September 19, 2019
Specify Case Type	<input type="checkbox"/> BZA Variance / Special Permit <input type="checkbox"/> Council Variance <input checked="" type="checkbox"/> Rezoning <input type="checkbox"/> Graphics Variance / Plan / Special Permit
Recommendation (Check only one)	<input checked="" type="checkbox"/> Approval <input type="checkbox"/> Disapproval

#### NOTES:

Dumpster size was a concern. Applicant will be contracting with Rumpke for additional trash pickup to accomodate.

A letter from Rev. Carter of Mt. Lebanon Church was received and read-concerned use of his adjacent property. Leah Evans of Homeport to meet with him to clarify. This project was opposed by the community when the original council variance was heard. It was not recommended by the commission at that time. The 2014 North Linden Plan recommends Mixed Use at this site with 16-25 residential units. Mr. Perry pointed out that it was explained to the community that the One Linden plan was the recommendation and that no one spoke against the variance at City Council so it was assumed it was supported.

Vote	4 in favor 2 against
Signature of Authorized Representative	<i>Holly L. Borshese</i>
Recommending Group Title	Vice-Chair
Daytime Phone Number	614-832-5281

Please **e-mail** this form to **the assigned planner within 48 hours of meeting day**; OR **FAX** to Zoning at (614) 645-2463; OR **MAIL** to: Zoning, City of Columbus, Department of Building & Zoning Services, 111 N Front Street, Columbus, Ohio 43215.

**PLEASE NOTE: Incomplete information will result in the rejection of this submittal.**

Applications must be submitted by appointment. Call 614-645-4522 to schedule.





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 #: 219-056

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. Homeport, 3443 Agler Road, Columbus, OH 43219 Number of Columbus based Employees: Fifty-one(51) Contact: Roy Lowenstein; 614-593-6574	2. New Salem Baptist Church, 2956 Cleveland Ave, Cols 43224 Number of Columbus based Employees: Seventeen (17) Contact: John H. Boxill; 614-267-2536, x 132
3. John E. Fralick, 1719 Eddystone Avenue, Cols 43224 Number of Columbus based Employees: Zero (0) Contact: John Fralick; 614-784-8502	4. Darcy Brownfield, 2585 Eastcleft Road, Cols, OH 43221 Number of Columbus based Employees: Zero (0) Contact: Darcy Brownfield; 614-353-7999

☐ 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 19<sup>th</sup> day of July, in the year 2019

SIGNATURE OF NOTARY PUBLIC

Mary Alice Wolf

My Commission Expires:



Notary Seal Here

Mary Alice 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