

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JANUARY 9, 2020**

- 3. APPLICATION: Z19-048**
Location: **750 E. BROAD ST. (43205)**, being 1.03± acres located at the northeast corner of East Broad Street and Hamilton Park (010-044984 & 010-000448; Near East Area Commission).
Existing Zoning: CPD, Commercial Planned Development District.
Request: AR-O, Apartment Office District (H-60).
Proposed Use: Multi-unit residential development.
Applicant(s): Attainable Luxury, LLC; c/o Brian Higgins; 1310 Dublin Road; Columbus, OH 43215.
Property Owner(s): The applicant.
Planner: Michael Maret; 614-645-2749; mjmaret@columbus.gov

BACKGROUND:

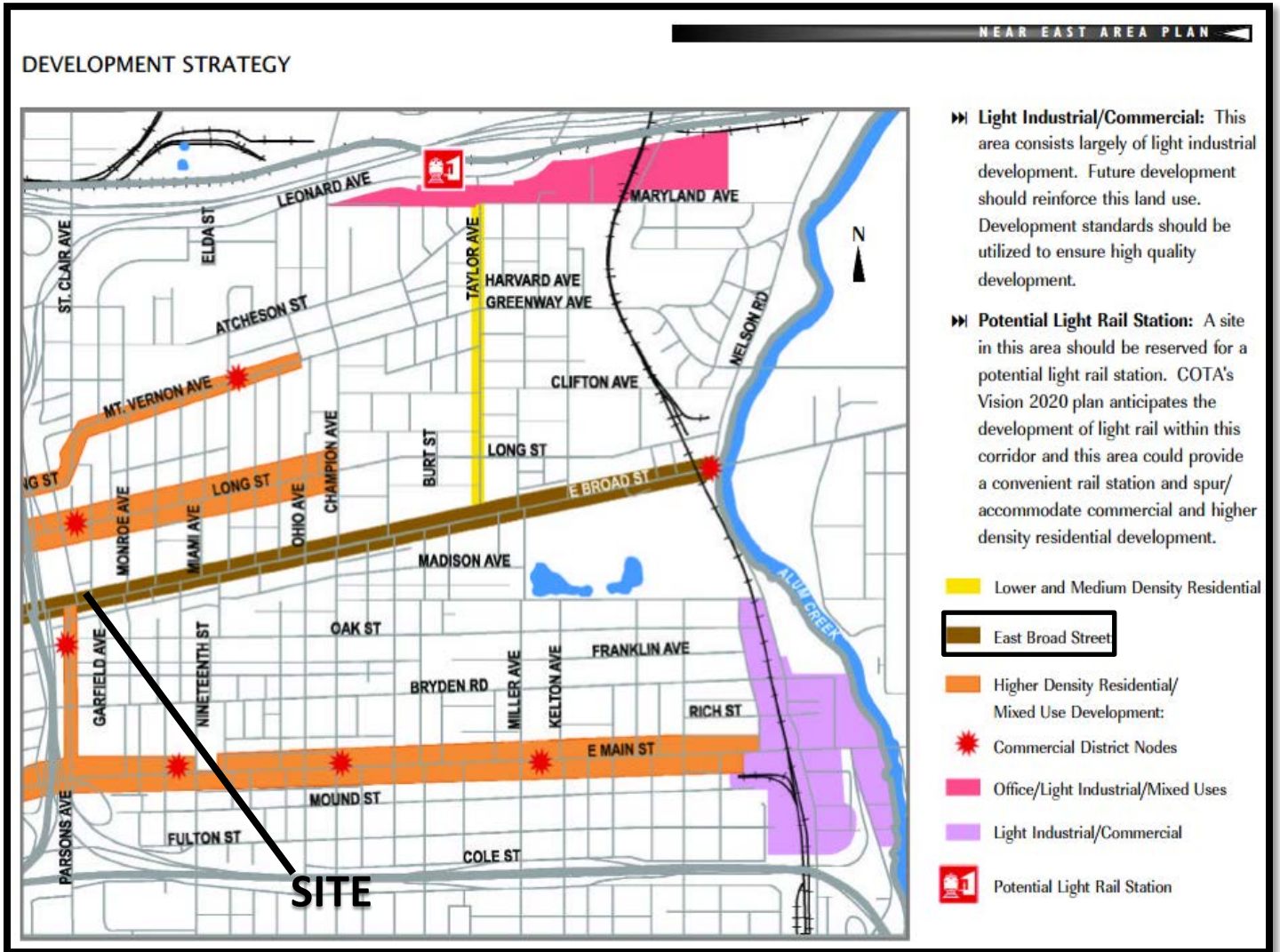
- The 1.03± acre site consists of two parcels developed with a medical center and parking lot in the CPD, Commercial Planned Development District. The applicant requests the AR-O, Apartment Office District in order to redevelop the site with a 67-unit apartment building and offsite parking lot.
- North of the site are various residential and apartment uses in the R-2F, Residential District. To the south, east, and west are commercial developments and a church in the AR-O, Apartment Office District along the Broad Street corridor.
- The site is located within the boundaries of the *Near East Area Plan* (1997), which recommends “East Broad Street” development which is defined as new and renovated buildings for medium- to high-density housing and office uses which comply with East Broad Street Design Guidelines.
- The site is located within the boundaries of the Near East Area Commission, whose recommendation is for approval.
- Concurrent CV19-066 has been filed to permit parking as a primary use on the northern parcel, as it is not a permitted principal use in the requested AR-O District. Development standards variances are included for the parking lot and apartment building. That request will be heard by City Council and will not be considered at this Development Commission meeting.
- The *Columbus Multimodal Thoroughfare Plan* identifies this portion of East Broad Street as a Signature Corridor with 120 feet of right-of-way.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested AR-O, Apartment Office District will allow a multi-unit residential development on the site. The *Near East Area Plan* includes recommendations with regards to future development along East Broad, with a recommendation for a continued mix of office and residential along the corridor. The proposal is consistent with these recommendations. Additionally, staff has reviewed building elevations and has determined that they are consistent with the design guidelines found in the plan.

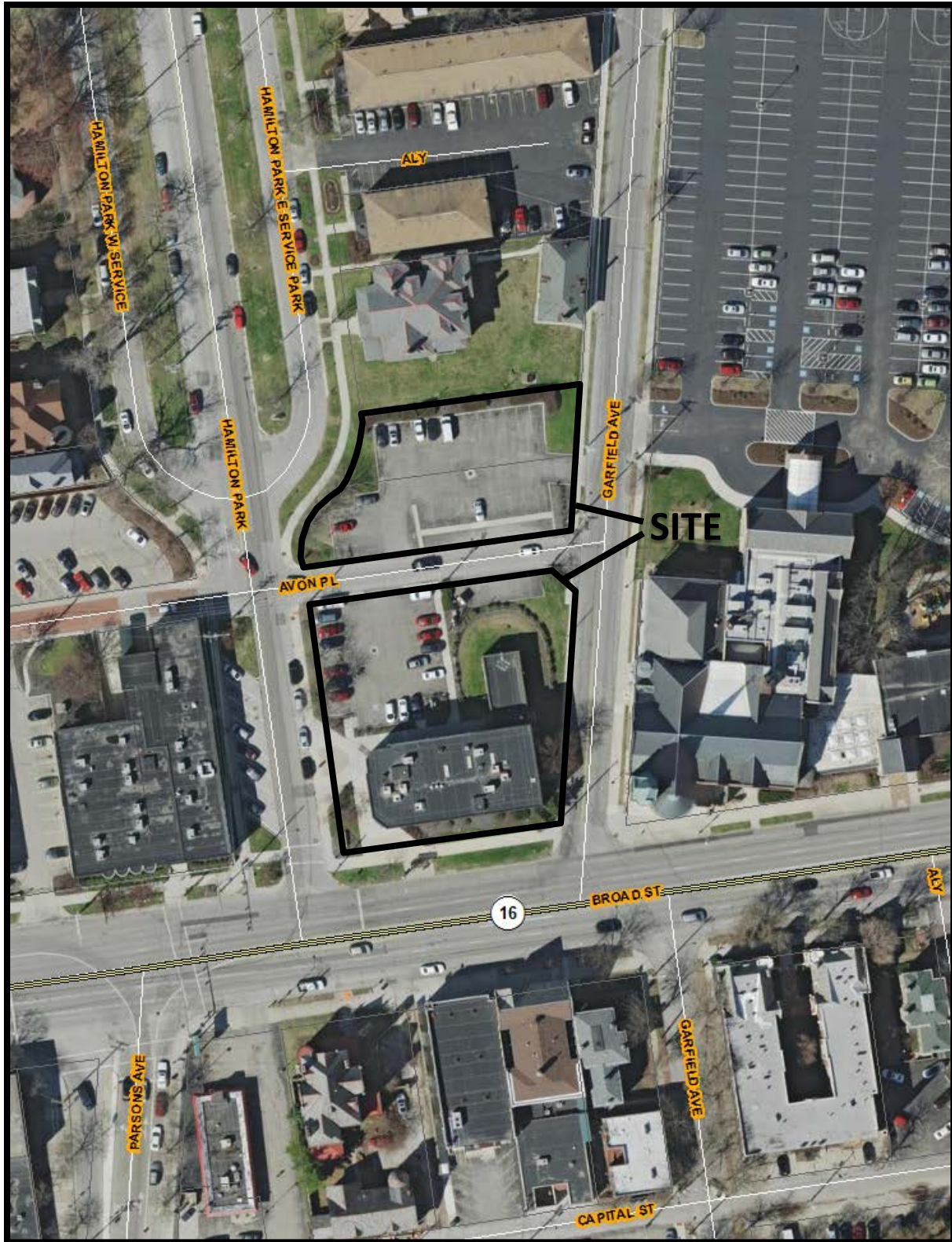
Z19-048
750 East Broad Street
Approximately 1.03 acres
CPD to AR-O

Near East Area Plan (2005) – East Broad Street Development Recommended



East Broad Street – Future development should consist of new and renovated buildings for medium to high-density housing and office uses. Development should follow the East Broad Street Design Guidelines presented in this plan.

Z19-048
750 East Broad Street
Approximately 1.03 acres
CPD to AR-O



Z19-048
750 East Broad Street
Approximately 1.03 acres
CPD to AR-O

THE CITY OF
COLUMBUS
ANDREW T. GANTHER, MAYOR

DEPARTMENT OF BUILDING
AND ZONING SERVICES

Standardized Recommendation Form

111 North 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:

719-048 & CV19-066

Address:

750 EAST BROAD STREET

Group Name:

NEAR EAST AREA COMMISSION

Meeting Date:

THURSDAY, DECEMBER 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:

Vote:

KDB
8-1-0

Signature of Authorized Representative:

Matthew D. Bailey
 SIGNATURE
PARTNER CHAIR NEAR EAST AREA COM. CHAIR
 RECOMMENDING GROUP TITLE
614-724-4300 614-582-3053
 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 #: 219-048

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Brian Higgins
of (COMPLETE ADDRESS) 1310 Dublin Road; Columbus, OH 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. Brian Higgins 1310 Dublin Road Columbus, OH 43215 1 / Brian Higgins; 614-563-3533	2. Robert Vogt 1310 Dublin Road Columbus, OH 43215 1 / Brian Higgins; 614-563-3533
3. Andrew Mazak 1310 Dublin Road Columbus, OH 43215 1 / Brian Higgins; 614-563-3533	4. Nathan Young 1310 Dublin Road Columbus, OH 43215 1 / Brian Higgins; 614-563-3533

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

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 2 day of January, in the year 2020

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:



This Project Disclosure Statement expires six months after date of notarization.
LISA M. PLAISTED
Notary Public, State of Ohio
My Commission Expires
10/10/2021