

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

- 5. APPLICATION: Z19-036**
- Location:** **1010 E. LONG ST. (43203)**, being 0.19± acres located on the north side of East Long Street, 37.1± feet east of Miami Avenue (010-028564, 010-006653, and 010-021728; Near East Area Commission).
- Existing Zoning:** R-2F, Residential District.
- Request:** AR-1, Apartment Residential District (H-35).
- Proposed Use:** Multi-unit residential development.
- Applicant(s):** Juliet Bullock, Architect; 1182 Wyandotte Road; Columbus, OH 43212.
- Property Owner(s):** Hammer Out Homes; 2800 West State Route 84, Suite 118; Fort Lauderdale, FL 33312.
- Planner:** Shannon Pine; 614-645-2208; spine@columbus.gov

BACKGROUND:

- The 0.19± acre site consists of three undeveloped parcels zoned in the R-2F, Residential District. The applicant proposes the AR-1, Apartment Residential District to permit a multi-unit residential development containing six units.
- The site is bordered on all sides by properties zoned in the R-2F, Residential District. To the north is a single-unit dwelling and a carriage house. To the south and east are mixed-use buildings. To the west of the site is an undeveloped parcel.
- Concurrent CV19-053 has been filed to reduce the building setback lines, maximum side yard, and minimum side yard requirements while committing to a site plan. That request will be heard by City Council and will not be considered at this Development Commission meeting.
- The site is within the planning boundaries of the *Near East Area Plan* (2005), which recommends higher density residential and mixed use development for this location.
- The site is located within the boundaries of the Near East Area Commission, whose recommendation is for approval.
- The *Columbus Multimodal Thoroughfare Plan* identifies this portion of East Long Street as an Urban Commuter Corridor requiring 100 feet of right-of-way.

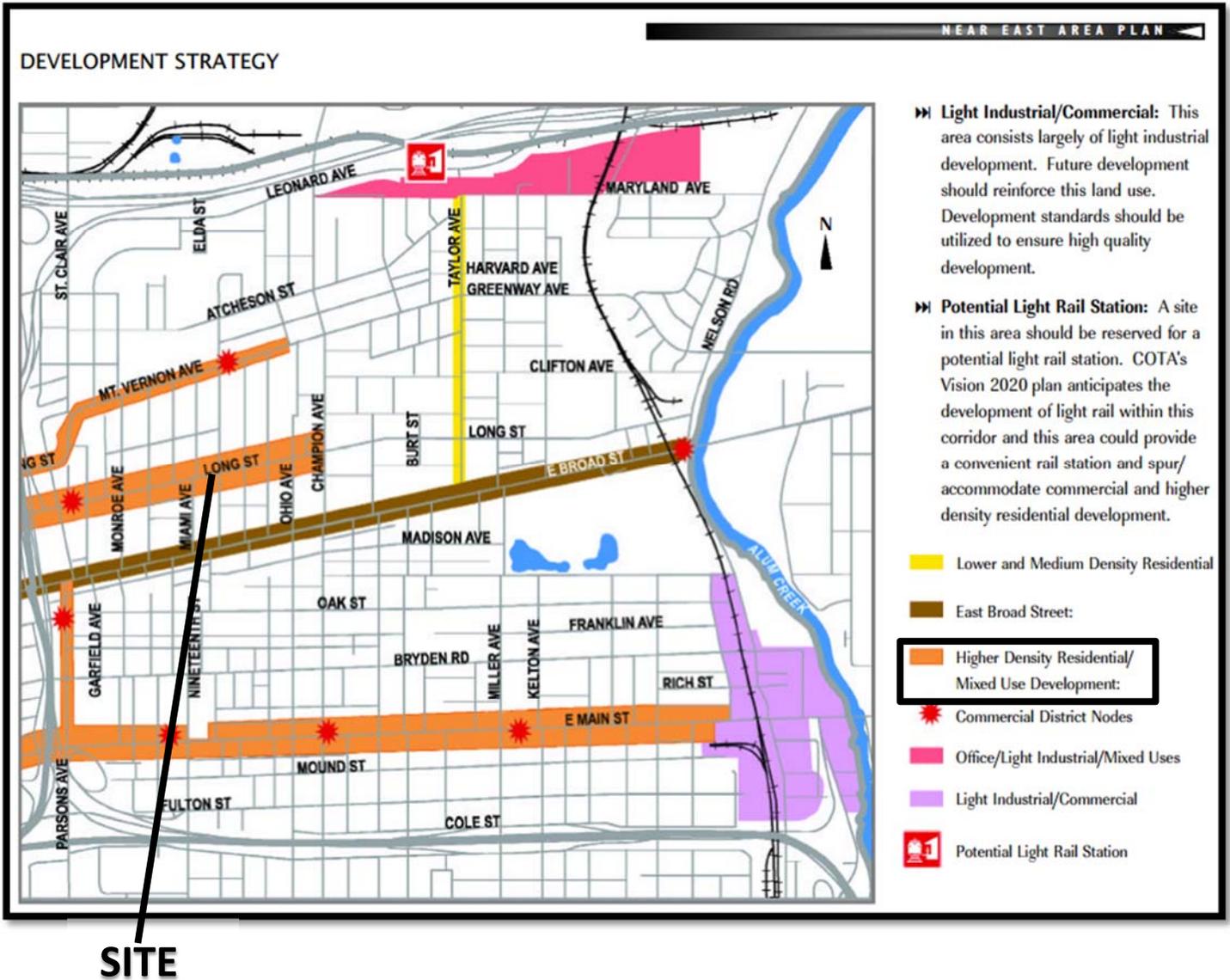
CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested AR-1, Apartment Residential District will allow a multi-unit residential development containing • 7 units on three undeveloped parcels. The proposed use and density are compatible with the recommendations of the *Near East Area Plan* and are consistent with surrounding development along the East Long Street Corridor.



Z19-036
1010 East Long Street
Approximately 0.19 acres
R-2F to AR-1

Near East Area Plan (2005)



Z19-036
 1010 East Long Street
 Approximately 0.19 acres
 R-2F to AR-1



Z19-036
1010 East Long Street
Approximately 0.19 acres
R-2F to AR-1

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

Case Number:

219-036

Address:

1010 E. Long

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: 10-0-0

Signature of Authorized Representative:

Kathleen D. Bueh
SIGNATURE

CHAIR NEAR EAST AREA COMM
RECOMMENDING GROUP TITLE

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 #: Z19-036

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Christina Souza
of (COMPLETE ADDRESS) 2800 W. Ft. Pt. 84 518 Ft. Lauderdale, Florida
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)

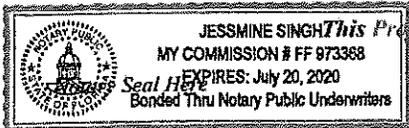
Table with 2 columns and 2 rows. Row 1: 1. Hammer Out Homes, Inc, 2800 W STATE RD 84, 518 FT LAUDERDALE FL, ZIP 33312 - none, Christina Souza; 2. X, PO. Row 2: 3. none; 4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT
Christina Souza

Subscribed to me in my presence and before me this 17 day of December, in the year 2019

SIGNATURE OF NOTARY PUBLIC
Jasmine Singh
My Commission Expires: 7.20.20



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

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