

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
MARCH 12, 2020**

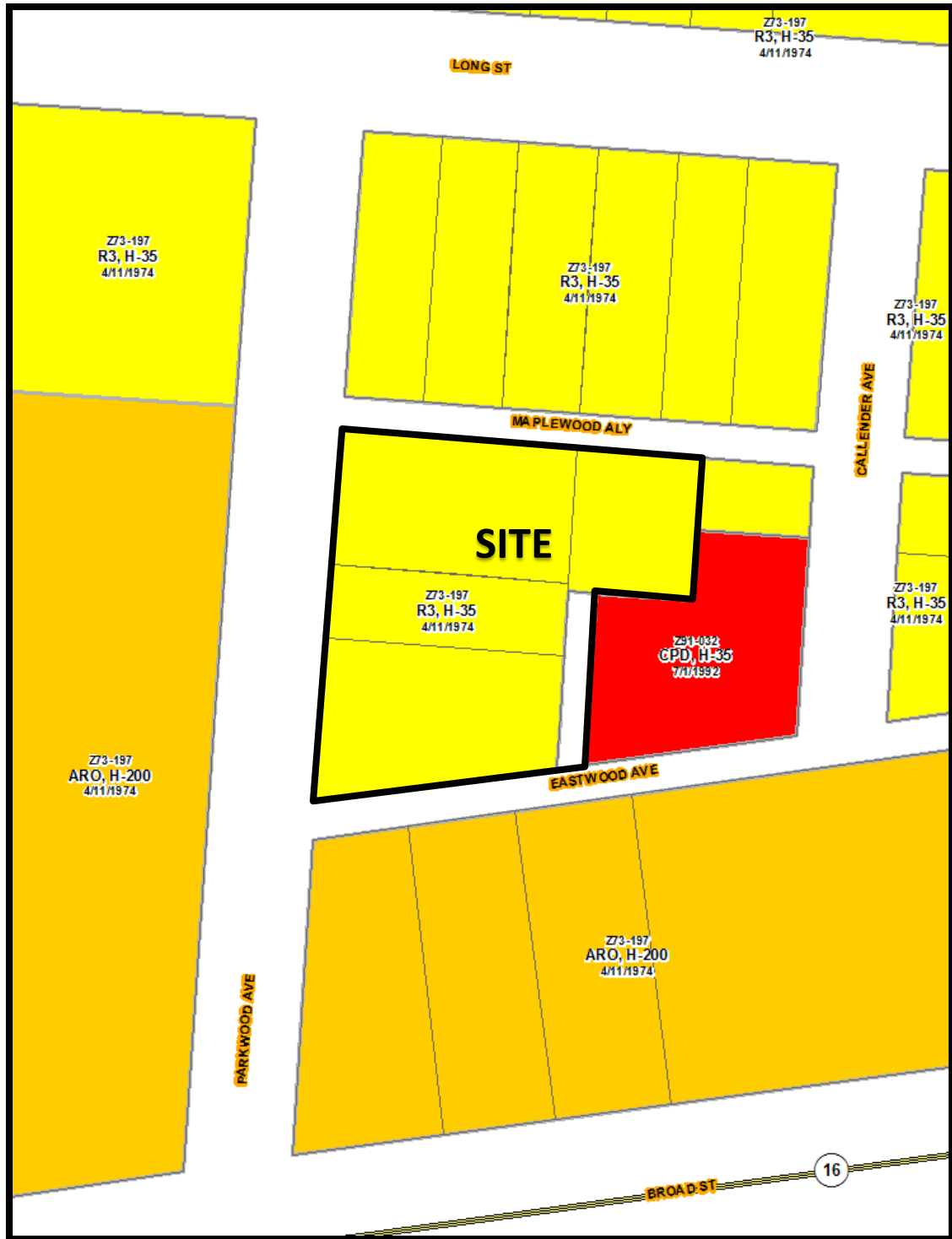
- 6. APPLICATION: Z19-081**  
**Location:** **40 N. PARKWOOD AVE. (43203)**, being 0.76± acres located on the east side of Parkwood Avenue, 200± feet south of East Long Street (010-014748 and 3 others; Near East Area Commission).  
**Existing Zoning:** R-3, Residential District.  
**Request:** AR-2, Apartment Residential District (H-35).  
**Proposed Use.** Multi-unit residential development.  
**Applicant(s):** 48 Parkwood, LTD; c/o Dave Perry, Agent; David Perry Company, Inc.; 411 East Town Street, 1<sup>st</sup> Floor; Columbus, OH 43215; and Michael Kelley, Atty.; 175 South Third Street, Suite 1020; Columbus, OH 43215.  
**Property Owner(s):** The Applicant.  
**Planner:** Kelsey Priebe; 614-645-1341; [krpriebe@columbus.gov](mailto:krpriebe@columbus.gov)

**BACKGROUND:**

- This application was tabled by the Commission at the February 2020 Development Commission meeting due to a perceived lack of quorum. The site consists of four parcels developed with three vacant residential buildings in the R-3, Residential district. The applicant proposes the AR-2, Apartment Residential District in order to redevelop the southern portion of the site with a new apartment building while retaining and expanding the north building for apartments.
- To the north of the site are single-unit dwellings in the R-3, Residential District. To the south is a multi-unit residential development in the AR-O, Apartment Office District. To the east is a single-unit dwelling in the R-3, Residential District, and a parking lot in the CPD, Commercial Planned Development District. To the west, across Parkwood Avenue is East High School in the AR-O, Apartment Office District.
- The site is located within the boundaries of the *Near East Area Plan* (2005), which does not contain a land use recommendation for this location. The Plan does support the development of new housing that contributes to a walkable and diverse neighborhood, and also stresses the importance of preserving and renovating existing housing stock.
- Companion CV19-108 has been filed to vary the building height, landscaping and screening, minimum numbers of parking spaces required, perimeter yard, and building lines. That request will be heard by City Council and will not be considered at this Development Commission meeting.
- The site is located within the boundaries of the Near East Area Commission, whose recommendation is for approval.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval.

The requested AR-2, Apartment Residential District will allow a multi-unit residential development that is compatible with the established development pattern of the area. The *Near East Area Plan* supports the development of new housing that contributes to a walkable and diverse neighborhood, but also stresses the importance of preserving and renovating the existing housing stock. Planning Division Staff recognizes that the applicant is proposing to preserve a contributing structure, and has sought historic tax credits to that end. Historic preservation tax credits have been awarded for preservation of 48 North Parkwood Avenue (the northern building). The demolition of 32 North Parkwood Avenue (the southern building) has been reviewed by State Historic Preservation staff who concluded that the building is not historically significant. Additionally, the Division of Traffic Management required a parking study, which has since been approved, for the concurrent Council variance.



Z19-081  
40 N. Parkwood Ave.  
Approximately 0.76 acres  
R-3 to AR-2



Z19-081  
40 N. Parkwood Ave.  
Approximately 0.76 acres  
R-3 to AR-2



DEPARTMENT OF BUILDING  
AND ZONING SERVICES

## Standardized Recommendation Form

111 N. 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: Z19-081 / CV19 - 108

Address: 40 North Parkwood Avenue

Group Name: Near East Area Commission

Meeting Date: January 9, 2020

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)

- KDB*  
☒ Approval  
☐ Disapproval

**NOTES:**

*Applicant will present final design (variances not affected) with NEAC Planning Comm.*

Vote: 8-2-0

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.



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 - 081

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Michael Kelley, Attorney at Law  
of (COMPLETE ADDRESS) 175 South Third Street, Suite 1020, 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. 48 Parkwood, Ltd., 175 South Third St, Ste. 1020, Columbus, OH 43215; # Columbus based emps: 0 Contact: Michael Kelley, 614-372-6390	2. _____
3. _____	4. _____

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

SIGNATURE OF AFFIANT

*Michael H. Kelley*

Subscribed to me in my presence and before me this 27<sup>th</sup> day of May, in the year 2020

SIGNATURE OF NOTARY PUBLIC

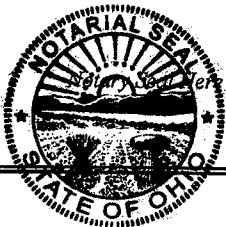
*MaryAlice Wolf*

My Commission Expires:

*This 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