

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

- 3. APPLICATION: Z19-050**
- Location:** **35 S. HARTFORD AVE. (43222)**, being 2.26± acres located on the west side of South Hartford Avenue between West Capital Street and West Town Street (010-063874 & 27 others; Franklinton Area Commission).
- Existing Zoning:** CPD, Commercial Planned Development District.
- Request:** R-3, Residential District, ARLD, Apartment Residential District, and AR-1, Apartment Residential District (H-35).
- Proposed Use:** Residential development.
- Applicant(s):** Franklinton Housing, LLC; c/o Dave Perry, Agent; David Perry Company, Inc.; 411 East Town Street, 1st Floor; Columbus, OH 43215; and Joseph J. Reidy, Atty.; 842 North Fourth Street, Suite 200; Columbus, OH 43215.
- Property Owner(s):** Mount Carmel Health System, et al; 6150 East Broad Street; Columbus, OH 43213.
- Planner:** Tim Dietrich; 614-645-6665; [tedietrich@columbus.gov](mailto:tedietrich@columbus.gov)

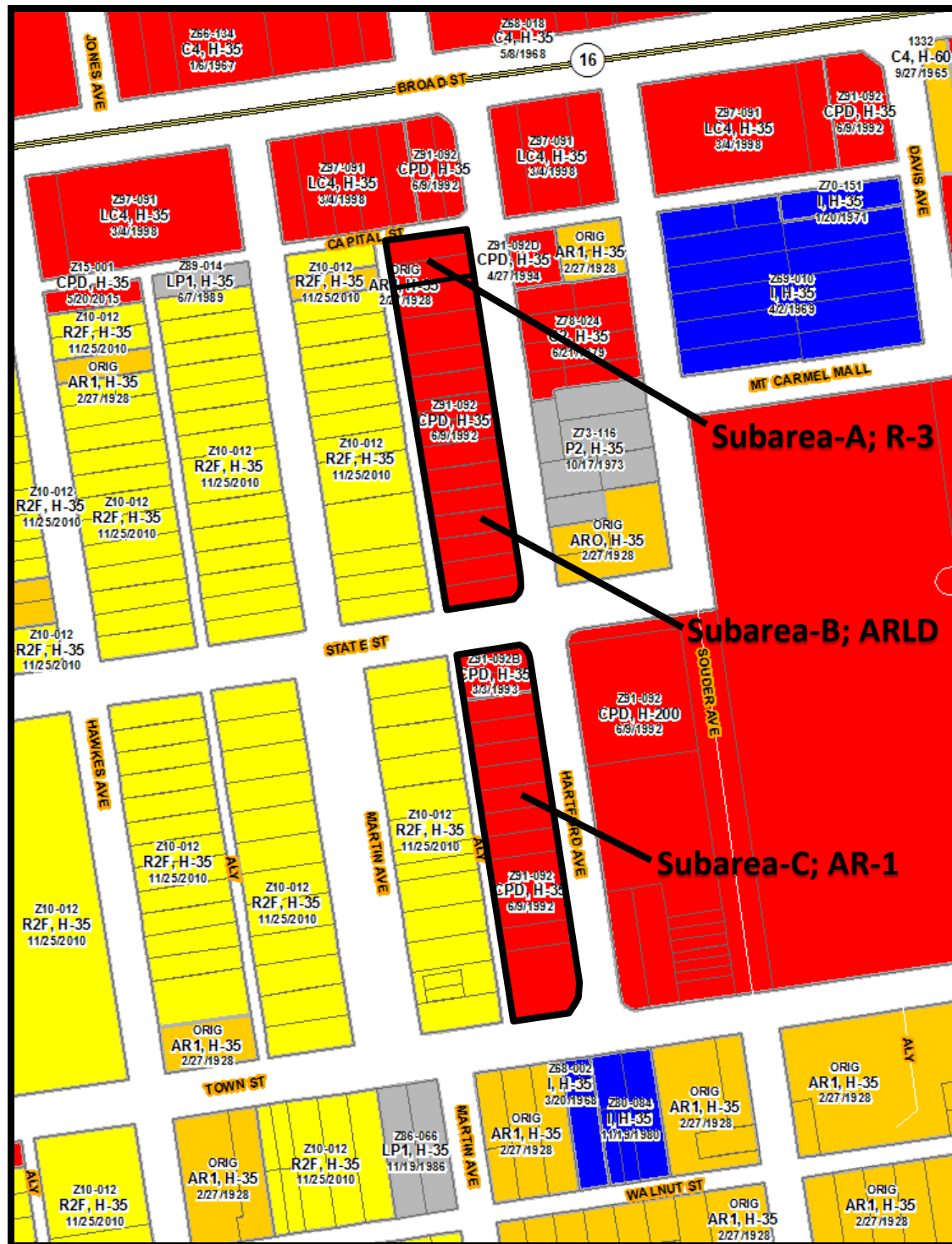
**BACKGROUND:**

- The 2.26± acre site consists of 28 parcels developed with parking lots in the CPD, Commercial Planned Development District. The applicant requests the following zoning districts: the R-3, Residential District (Subarea A), the ARLD, Apartment Residential District (Subarea B), and the AR-1, Apartment Residential District (Subarea C). The requested districts will permit a variety of residential development.
- North of the site are a parking lot and commercial buildings in the CPD, Commercial Planned Development and L-C-4, Limited Commercial districts. South of the site are a medical treatment building in the I, Institutional District and an urban garden in the AR-1, Apartment Residential District. East of the site is the Mount Carmel Medical Center in a variety of zoning districts. West of the site are a religious facility and several single- and two-unit dwellings in the R-2F, Residential District.
- Concurrent CV19-069 has been filed and includes variances to the arrangement of dwelling units, building height, vision clearance, lot widths, area district requirements, building lines, garage height, and perimeter yard. 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 *West Franklinton Plan* (2014), which recommends high-density residential and neighborhood mixed-use land uses at this location. Additionally, this site is within an area that adopted *Columbus Citywide Planning Policies* (C2P2) Design Guidelines.

- The site is located within the boundaries of the Franklinton Area Commission, whose recommendation is for approval.
- The *Columbus Multimodal Thoroughfare Plan* identifies South Hartford Avenue as an Urban Community Connector requiring 60 feet of right-of-way.

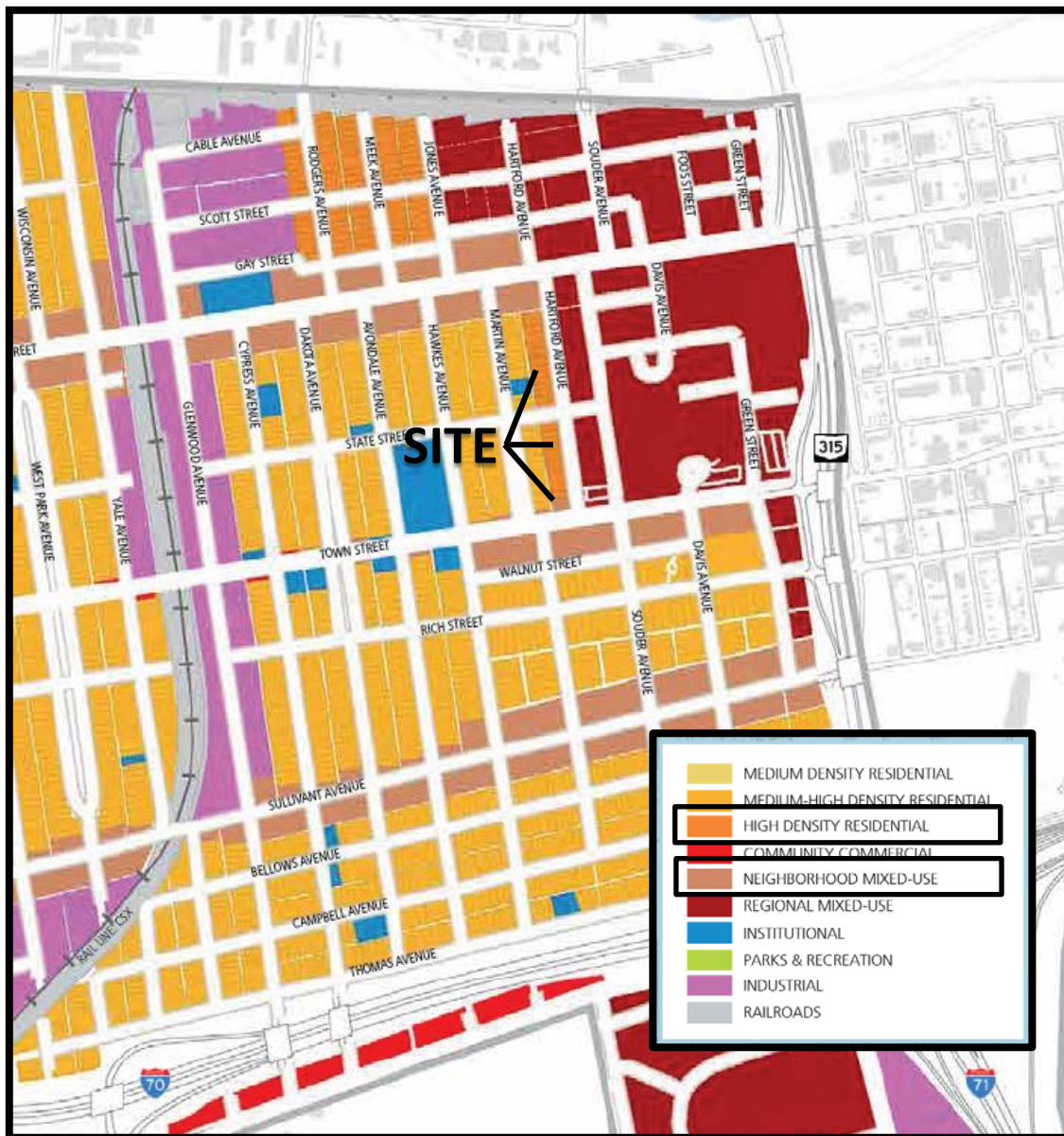
**CITY DEPARTMENTS' RECOMMENDATION:** Approval.

The proposed R-3, Residential District (Subarea A), the ARLD, Apartment Residential District (Subarea B), and the AR-1, Apartment Residential District (Subarea C) will permit a variety of residential developments along South Hartford Avenue. The proposed zoning districts and allowable densities are comparable to the *West Franklinton Plan's* land use recommendations for high-density residential and mixed-use development. Additionally, the proposed land use is consistent with residential infill developments in urban neighborhoods.



Z19-050  
 35 S. Hartford Ave.  
 Approximately 2.26 acres  
 CPD to R-3, ARLD, AR-1

West Franklinton Plan (2014)



Z19-050  
35 S. Hartford Ave.  
Approximately 2.26 acres  
CPD to R-3, ARLD, AR-1





Z19-050  
35 S. Hartford Ave.  
Approximately 2.26 acres  
CPD to R-3, ARLD, AR-1

# Standardized Recommendation Form

111 N. Front Street, Columbus, Ohio 43215

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

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

Case Number:

219-050

Address:

35 South Hartford Ave

Group Name:

Franklinton Area Commission

Meeting Date:

Sept 10, 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:

Approved As Presented

Vote:

15 yes 1 no 1 abstain

Signature of Authorized Representative:

William B. [Signature]

SIGNATURE

Zoning Chair

RECOMMENDING GROUP TITLE

614-581-6419

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.

JENNIFER GALLAGHER  
Director

THE CITY OF  
**COLUMBUS**  
ANDREW J. GINTHER, MAYOR

DEPARTMENT OF  
PUBLIC SERVICE

January 24, 2020

David B. Perry  
David Perry Company, Inc.  
411 East Town Street, 1<sup>st</sup> Floor  
Columbus, OH 43215

RE: Request for Reduction of Right-of-Way Dedication Requirement  
Rezoning Application: Z19-050  
Parcel Numbers: 010-003623, 010-008994, 010-008995, 010-010113, 010-010564, 010-012051, 010-012052, 010-012683, 010-019074, 010-020383, 010-022173, 010-022470, 010-027827, 010-029293, 010-032080, 010-033599, 010-033615, 010-033705, 010-034325, 010-036240, 010-036241, 010-036243, 010-043751, 010-047025, 010-050810, 010-055328, 010-063874, and 010-222472  
Address: 35 South Hartford Avenue

Dear Mr. Perry:

We have reviewed your request to reduce the right-of-way dedication requirements of the subject property located on the west side of South Hartford Avenue.

Upon reviewing future infrastructure needs within the vicinity of this property and considering the impacts that additional right-of-way dedication, as dictated by the Columbus Multimodal Thoroughfare Plan, would have on this property, additional right-of-way dedication has been determined to not be needed at this time.

Therefore, the requirement to dedicate additional right-of-way along South Hartford Avenue associated with this rezoning application is waived.

If you have any other questions, please contact Daniel Moorhead at (614) 724-0589.

Sincerely,



Reynaldo A. Stargell, P.E.  
Administrator  
Division of Traffic Management

RAS/drb/dem

cc: D. Blechschmidt – City of Columbus, Department of Public Service  
D. Moorhead – City of Columbus, Department of Public Service  
B. Hayes – City of Columbus, Department of Public Service  
T. Dietrich – City of Columbus, Department of Building and Zoning Services





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 - 050

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Joseph M. Reidy, Thrive Co.  
of (COMPLETE ADDRESS) 842 North 4th Street, Suite 200, 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. Franklinton Housing, LLC; 842 N 4th St, Ste 200 Columbus, OH 43215; # Columbus based Emps: 0; Contact: Joseph M Reidy, 614-721-0682.	2. Mt Carmel Health System, 6150 E Broad St, Columbus, Ohio ZIP 43213; Number of Columbus based Emps: 6,000 Contact: Thomas Luba; Telephone: 614-546-3478
3. Hawkes Hospital of Mt Carmel, 6150 E Broad St, Columbus, Ohio 43213; # Columbus based Emps: 6,000; Contact: Thos Luba; Phone: 614-546-3478	4. _____

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

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 15<sup>th</sup> day of June, in the year 2020

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

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



Craig J. Moncrief, Attorney At Law  
NOTARY PUBLIC - STATE OF OHIO  
My Commission has no expiration date  
Sec 147.03 R.C.

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