

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JUNE 11, 2020**

- 10. APPLICATION: Z19-057**
Location: **7300 E. BROAD ST. (43004)**, being 6.47± acres located on the north side of East Broad Street, 680± feet west of Bannockburn Boulevard (440-289604, 440-289605, and 440-289606; Far East Area Commission).
Existing Zoning: R, Rural District.
Request: CPD, Commercial Planned Development District (H-35).
Proposed Use: Senior housing development.
Applicant(s): HSL East Broad, LLC; c/o Dave Perry, Agent; David Perry Company, Inc.; 411 East Town Street, 1st Floor; Columbus, OH 43215; and Donald Plank, Atty.; Plank Law Firm; 411 East Town Street, 2nd Floor; Columbus, OH 43215.
Property Owner(s): Robert L. Althoff, SU TR; 7398 East Broad Street; Blacklick, OH 43004.
Planner: Kelsey Priebe; 614-645-1341; krpriebe@columbus.gov

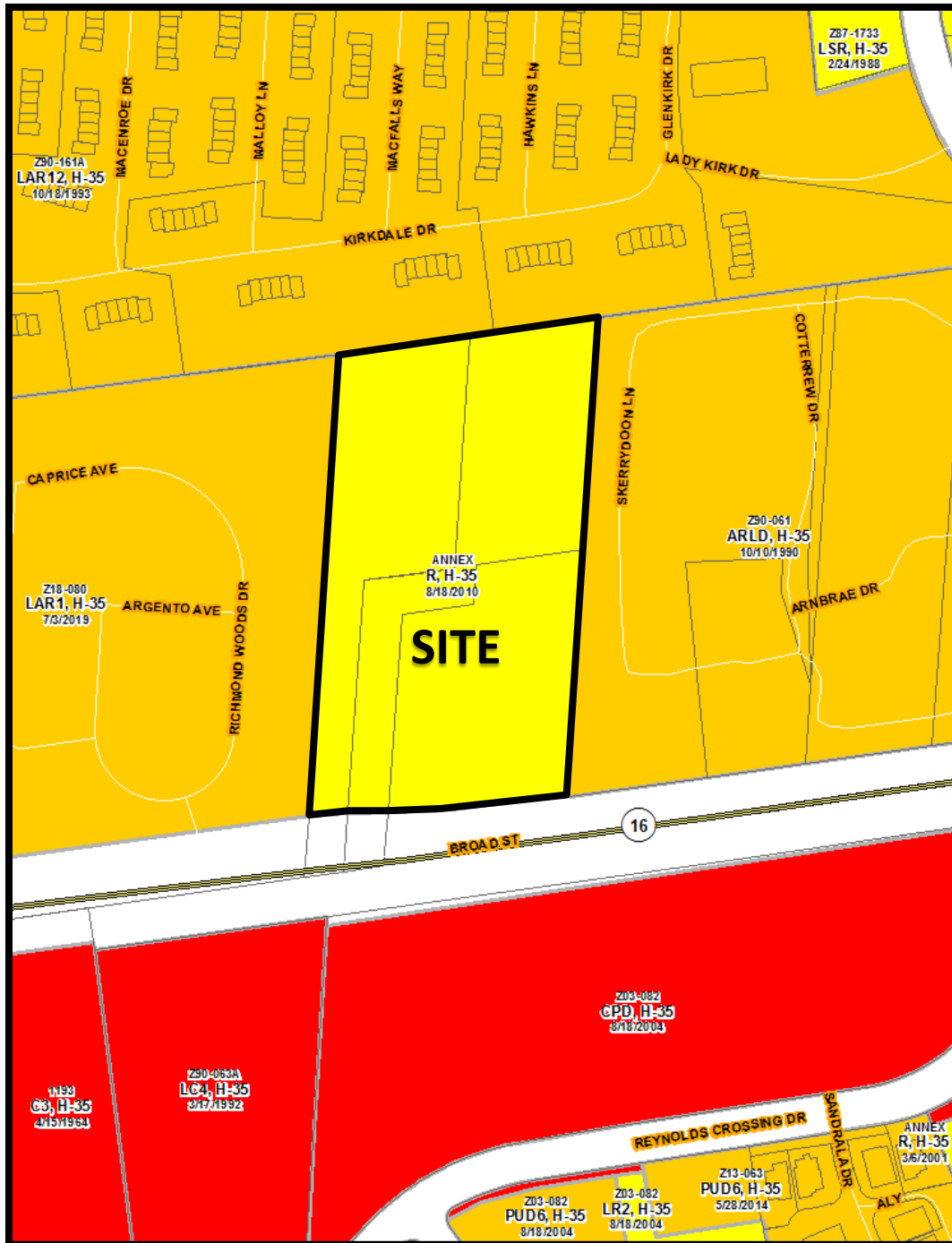
BACKGROUND:

- The site is primarily undeveloped, but contains a few residential structures in the R, Rural District. The applicant is requesting the CPD, Commercial Planned Development District to permit a 130-unit senior housing development.
- To the north and east are multi-unit residential developments in the L-AR-12, Limited Apartment Residential, and ARLD, Apartment Residential Districts, respectively. To the west is undeveloped land in the L-AR-1, Limited Apartment Residential District. To the south, across East Broad Street, is undeveloped land in the CPD, Commercial Planned Development District.
- The site is located within the boundaries of the *Far East Land Use Plan* (2018), which recommends “Mixed Use (16-24 du/ac)” land uses for this location. Additionally, the Plan includes complete adoption of the *Columbus Citywide Planning Policies (C2P2)* Design Guidelines. The Plan also states that Community Commercial Overlay (CCO) standards should be used. C2P2 Guidelines call for residential and commercial design to have high-quality building materials, parking located to the rear of the buildings, connections to public sidewalks and trails, and interconnected streets and sidewalks. Furthermore, the Guidelines state that multiunit residential developments should include entrances, stoops, porches, balconies or other features to contribute to street activity and building articulation through the use of bays, balconies, and varying rooflines. Lastly, the Guidelines state that new residential development should include open space and landscaping that includes trees.
- The site is located within the boundaries of the Far East Area Commission, whose recommendation is for approval.

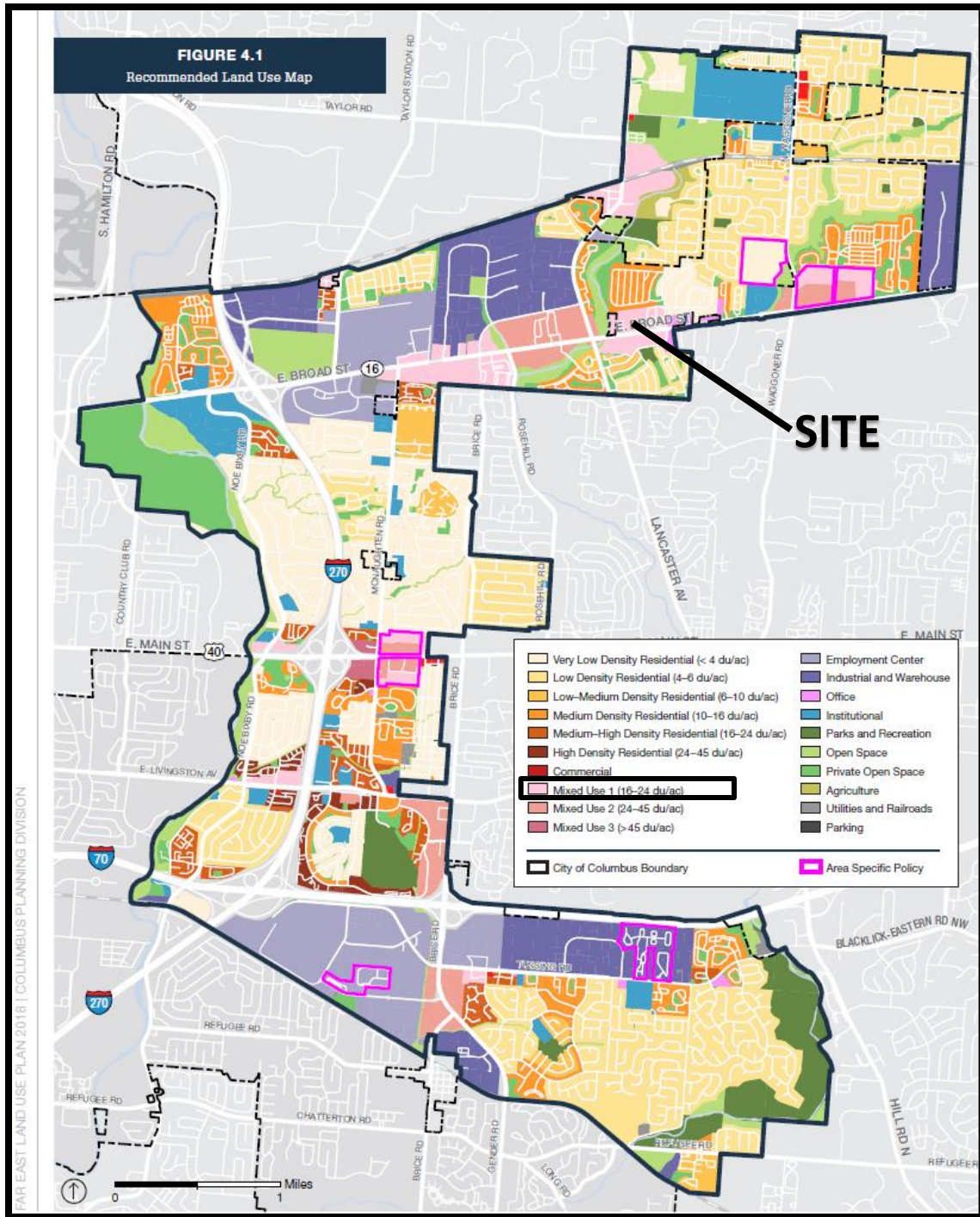
- The development text commits to a site plan, and includes development standards addressing density, setbacks, traffic access, landscaping, building design, lighting and graphics provisions.
- The *Columbus Multimodal Thoroughfare Plan* identifies this portion of East Broad Street as a Suburban Commuter Corridor requiring 160 feet of right-of-way.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested CPD, Commercial Planned Development District will allow a senior housing development that is compatible with the density and development standards of adjacent residential development. The proposal is also consistent with the land use recommendations of the *Far East Land Use Plan*.



Z19-057
7300 E. Broad St.
Approximately 6.47 acres
R to CPD



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Standardized Recommendation Form

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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:

Address:

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:

Signature of Authorized Representative:


SIGNATURE

RECOMMENDING GROUP TITLE

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 #: Z19-057

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Donald Plank (Attorney for Applicant)
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. HSL East Broad, LLC; 369 East Livingston Avenue, Columbus, Ohio 43215; # Columbus based emps: 0 Contact: Dave Anderson, 614-221-5400, ext. 306	2. Robert Althoff, SU TR, 7398 East Broad Street, Blacklick, Ohio 43004; # Columbus based emps: 0 Contact: Robert Althoff, 614-861-8903
3. Robert L. and Lynn Althoff, 7398 East Broad Street, Blacklick, Ohio 43004; # Columbus based emps: 0 Contact: Robert Althoff, 614-861-8903	4. Frank D. Carlo, TR; Judy K. Carlo, TR; 7304 East Broad Street, Blacklick, Ohio 43004; # Columbus based empls: 0 Contact: Frank D. Carlo, 614-204-3542

☐ 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 24th day of April, in the year 2020

SIGNATURE OF NOTARY PUBLIC

Maryalice Wolf

My Commission Expires:

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

Notary Seal Here

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