



Donald Hawk Date: 6-29-20
Donald Hawk, Attorney

23 SPACES
4 SPACES

Z20-021

6/29/2020
REZONING SITE PLAN

THE LIVINGSTON - PARKING LOT
1573 E. LIVINGSTON AVENUE COLUMBUS, OHIO 43205



B&B
DESIGN
GROUP

COO-

PCI DESIGN GROUP, INC. 500 SOUTH FRONT STREET, SUITE 975, COLUMBUS, OHIO 43215 PHONE: 614-369-3265, FAX: 614-396-3268

AMERICAN
STRUCTUREPOINT
INC.

2050 Corporate Exchange Drive | Suite 300
Columbus, Ohio 43231
TEL: (614) 901-2200 | FAX: (614) 901-2206
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**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JUNE 11, 2020**

- 7. APPLICATION: Z20-021**
- Location:** **1573 E. LIVINGSTON AVE. (43205)**, being 1.03± acres located at the southeast and southwest corners of East Livingston Avenue and Geers Avenue (010-080525 and 010-080524; Livingston Avenue Area Commission).
- Existing Zoning:** C-4, Commercial District.
- Request:** AR-3, Apartment Residential and CPD, Commercial Planned Development Districts (H-35).
- Proposed Use:** Multi-unit residential development and parking lot.
- Applicant(s):** Woda Cooper Companies, Inc.; 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):** 1573 East Livingston Limited Partnership; c/o Dave Perry, Agent; David Perry Company, Inc.; 411 East Town Street, 1st Floor; Columbus, OH 43215.
- Planner:** Kelsey Priebe; 614-645-1341; krpriebe@columbus.gov

BACKGROUND:

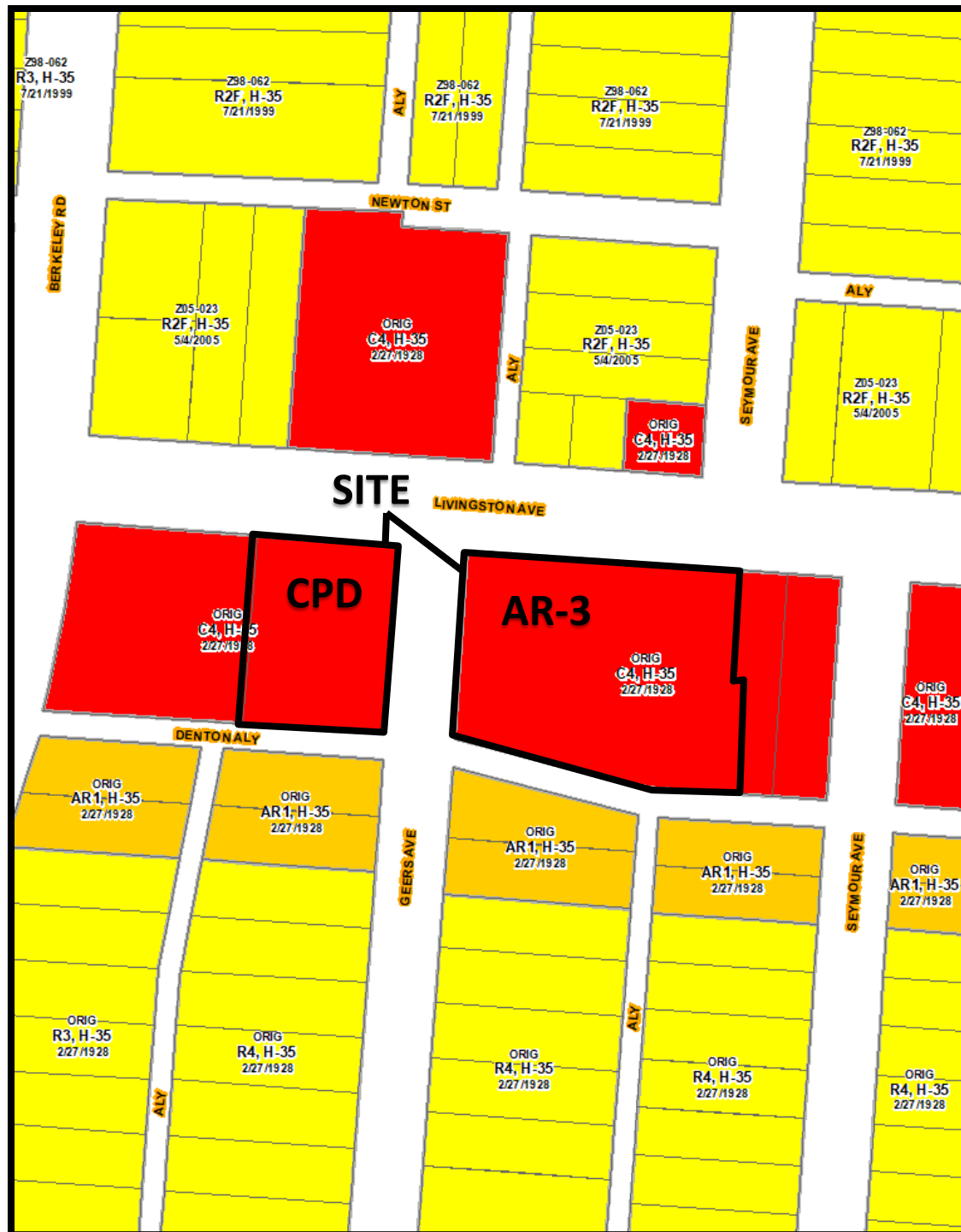
- The site consists of two parcels zoned in the C-4, Commercial District, with the west parcel being developed with a parking lot, and the east parcel developed with the former Livingston Theater undergoing conversion to a 45-unit senior housing apartment building. The applicant proposes the AR-3, Apartment Residential and CPD, Commercial Planned Development District to permit the continued development of the apartment building and accessory parking lot, as permitted by CV16-075, ORD #0182-2017. That ordinance was conditioned on the applicant submitting a rezoning application to rezone the property to an appropriate zoning district to reflect the senior housing land use within 18 months of the effective date of the ordinance (8/6/2018).
- To the north of the site, across Livingston Avenue, are single-unit dwellings in the R-2-F, Residential District, and a vacant commercial building in the C-4, Commercial District. To the south are single-unit dwellings in the AR-1, Apartment Residential District. To the east and west are commercial development in the C-4, Commercial District.
- Concurrent CV20-023 has been filed to vary the minimum numbers of parking spaces required, vision clearance triangles, building lines, maximum side yard, rear yard, and lot coverage. That request will be heard by City Council and will not be considered at this Development Commission meeting.
- The site is located within the Livingston Avenue Urban Commercial Overlay and is within the planning area of the *Near Southside Plan* (2011), which recommends "Neighborhood Mixed Use (16-29 du/AC)" land uses for this location. Additionally, the

Plan includes adoption of the *Columbus Citywide Planning Policies (C2P2) Design Guidelines*.

- The site is located within the boundaries of the Livingston Avenue Area Commission, whose recommendation is for approval.
- The development text commits to a site plan and includes provisions for access, landscaping, lighting, and graphics commitments.
- The *Columbus Multimodal Thoroughfare Plan* identifies this portion of East Livingston Avenue as an Urban Commuter Corridor requiring 100 feet of right-of-way.

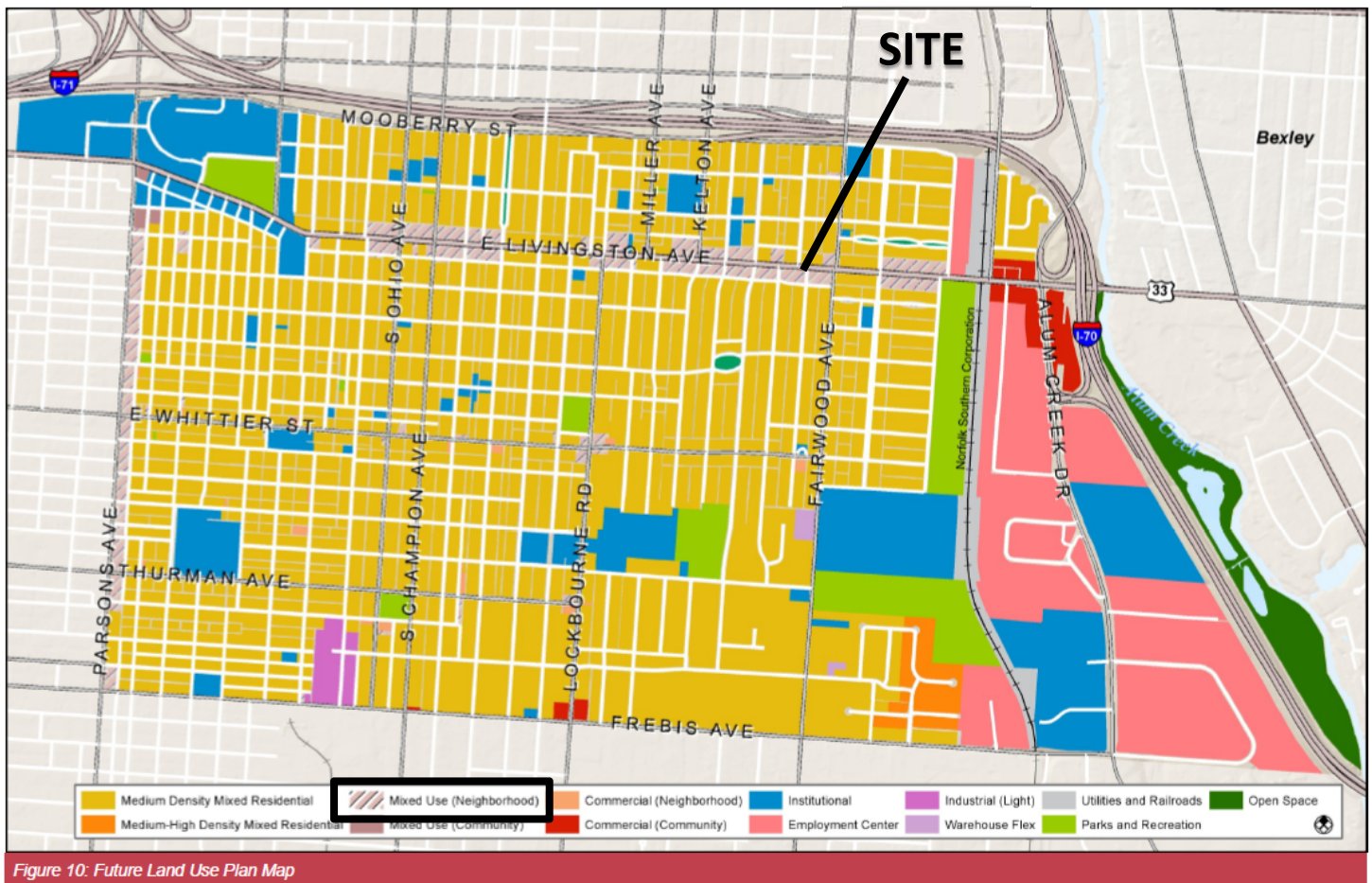
CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested AR-3, Apartment Residential and CPD, Commercial Planned Development will allow a residential development that is compatible with the density and development standards of adjacent residential developments. The proposal is also consistent with the land use recommendations of the *South Side Plan*. Although the proposed development exceeds the recommended density in the Plan, the request would result in the preservation of an existing contributing building, and will add to the traditional and established development pattern along East Livingston Avenue.



Z20-021
1573 E. Livingston Rd.
Approximately 1.03 acres
C-4 to AR-3, CPD

Near Southside Plan (2011)



Z20-021
 1573 E. Livingston Rd.
 Approximately 1.03 acres
 C-4 to AR-3, CPD



Z20-021
1573 E. Livingston Rd.
Approximately 1.03 acres
C-4 to AR-3, CPD

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

Case Number: Z20-021

Address: 1573 E. LIVINGSTON AVE.

Group Name: LIVINGSTON AVENUE AREA COMMISSION

Meeting Date: MAY 19TH, 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)

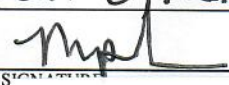
☒ Approval

☐ Disapproval

NOTES:

NONE

Vote: FOR: 8; AGAINST 0; ABSENT 1

Signature of Authorized Representative: 

LIVINGSTON AVENUE AREA COMMISSION PRESIDENT

RECOMMENDING GROUP TITLE

(614) 580-8365

DAYTIME PHONE NUMBER

Please e-mail this form to the assigned planner within 48 hours of your meeting day; or MAIL to: Assigned Planner, City of
MAIL to: 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 #: Z20-021 & CV20-023

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Donald Plank
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. 1573 E Livingston Limited Partnership; 500 S Front St. 10th Fl.; Columbus, OH 43215; # Columbus based Emps: Zero (0); Contact Joe McCabe 614-396-3223	2. Woda Cooper Companies, Inc., 500 S Front St. 10th Fl.; Columbus, OH 43215; # Columbus based Emps: 131; Contact Joe McCabe 614-396-3223
3. _____	4. _____

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

SIGNATURE OF AFFIANT

Donald Plank

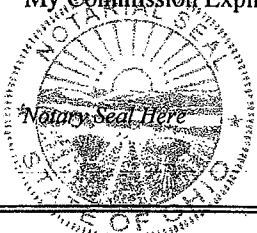
Subscribed to me in my presence and before me this 24th day of February, in the year 2020

SIGNATURE OF NOTARY PUBLIC

Kelly B. Shiflet

My Commission Expires:

09/10/2024



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

KELLY B. SHIFLET
Notary Public, State of Ohio
My Commission Expires
September 10, 2024

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