

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

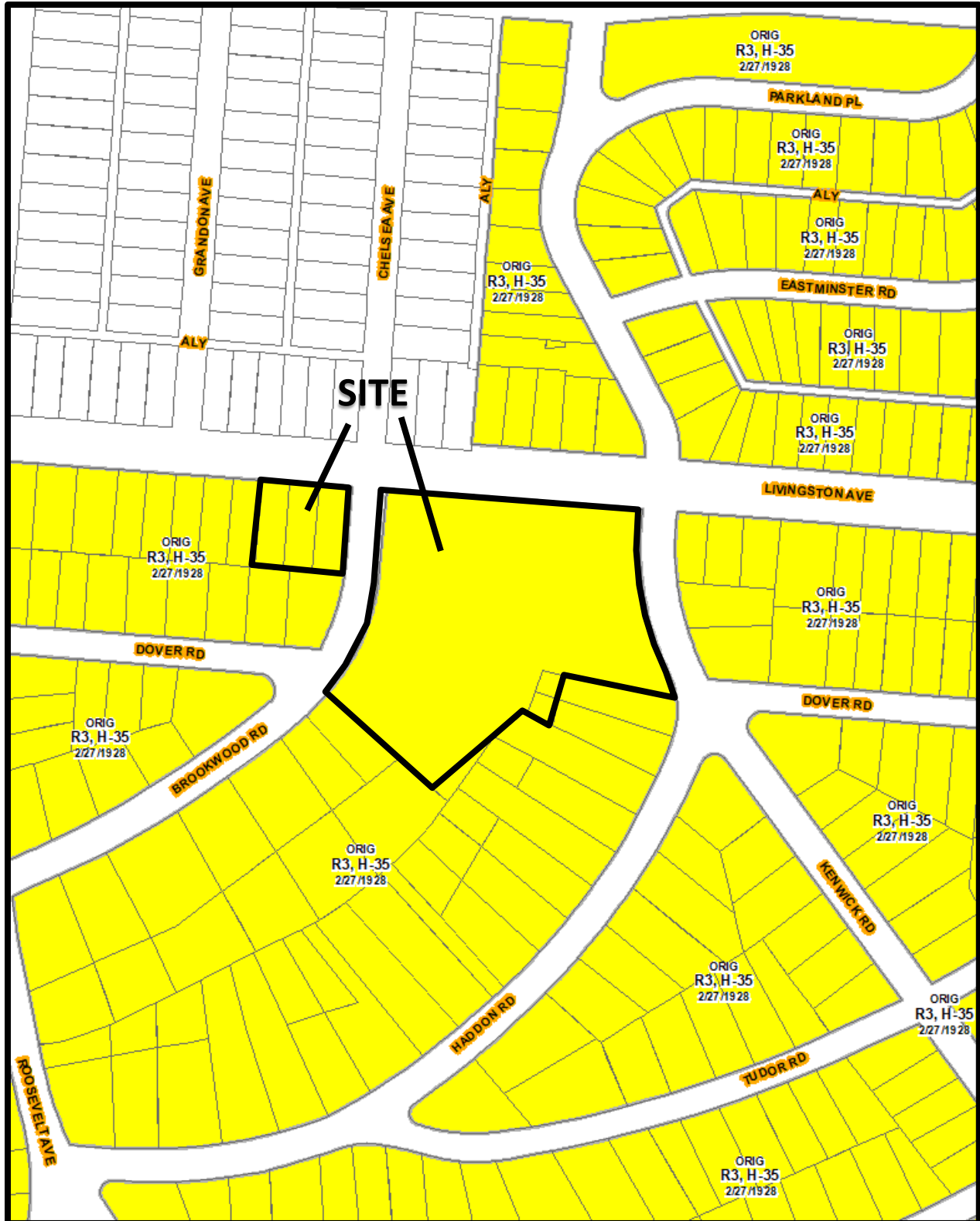
- 6. APPLICATION: Z20-054**
- Location:** **2685 E. LIVINGSTON AVE. (43209)**, being 4.94 ± acres located at the southeast and southwest corners of East Livingston Avenue and Brookwood Road (010-087745 & 5 others; Mideast Area Commission).
- Existing Zoning:** R-3, Residential District.
- Request:** AR-O, Apartment Residential District (H-60).
- Proposed Use:** Multi-unit residential development.
- Applicant(s):** National Church Residences, c/o Matthew Bierlein, Atty.; 2335 North Bank Drive; Columbus, OH 43220.
- Property Owner(s):** Unity Presbyterian Church of Reynoldsburg, Inc., successor by merger to Brookwood Presbyterian Church; 6969 East Livingston Avenue; Columbus, OH 43068.
- Planner:** Hayley Feightner; 614-645-3526; hefeightner@columbus.gov

BACKGROUND:

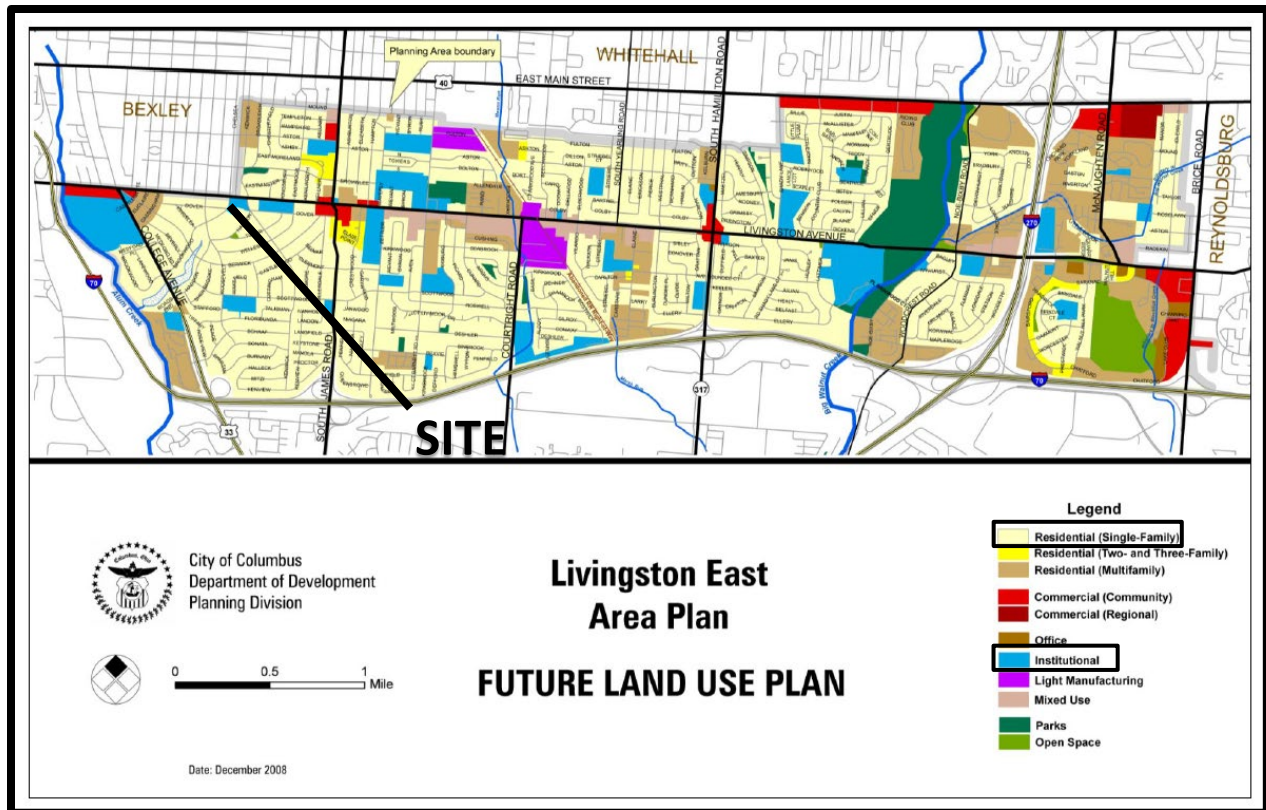
- The 4.94± acre site consists of six parcels developed with a vacant religious facility and undeveloped land zoned in the R-3, Residential District. The applicant is requesting the AR-O, Apartment Office District to permit a multi-unit residential development.
- The site is surrounded by single-unit dwellings zoned in the R-3, Residential District, with a portion to the north located in the City of Bexley.
- Concurrent Council variance CV20-058 has been filed to permit a senior housing development consisting of approximately 110 units within two apartment buildings on opposite corners. The request includes variances for a parking space reduction, and to reduce building and parking setbacks. That request will be heard by City Council and will not be considered at this Development Commission meeting.
- The site is within the boundaries of the *Livingston East Area Plan* (2009), which recommends institutional and single-unit residential land uses at this location, and includes early adoption of the *Columbus Citywide Planning Policies* (C2P2) Design Guidelines (2018).
- The site is located within the boundaries of the Mideast Area Commission, whose recommendation is for approval.
- The *Columbus Multimodal Thoroughfare Plan* identifies this portion of East Livingston Avenue as a Suburban Commuter Corridor with 120 feet of right-of-way.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

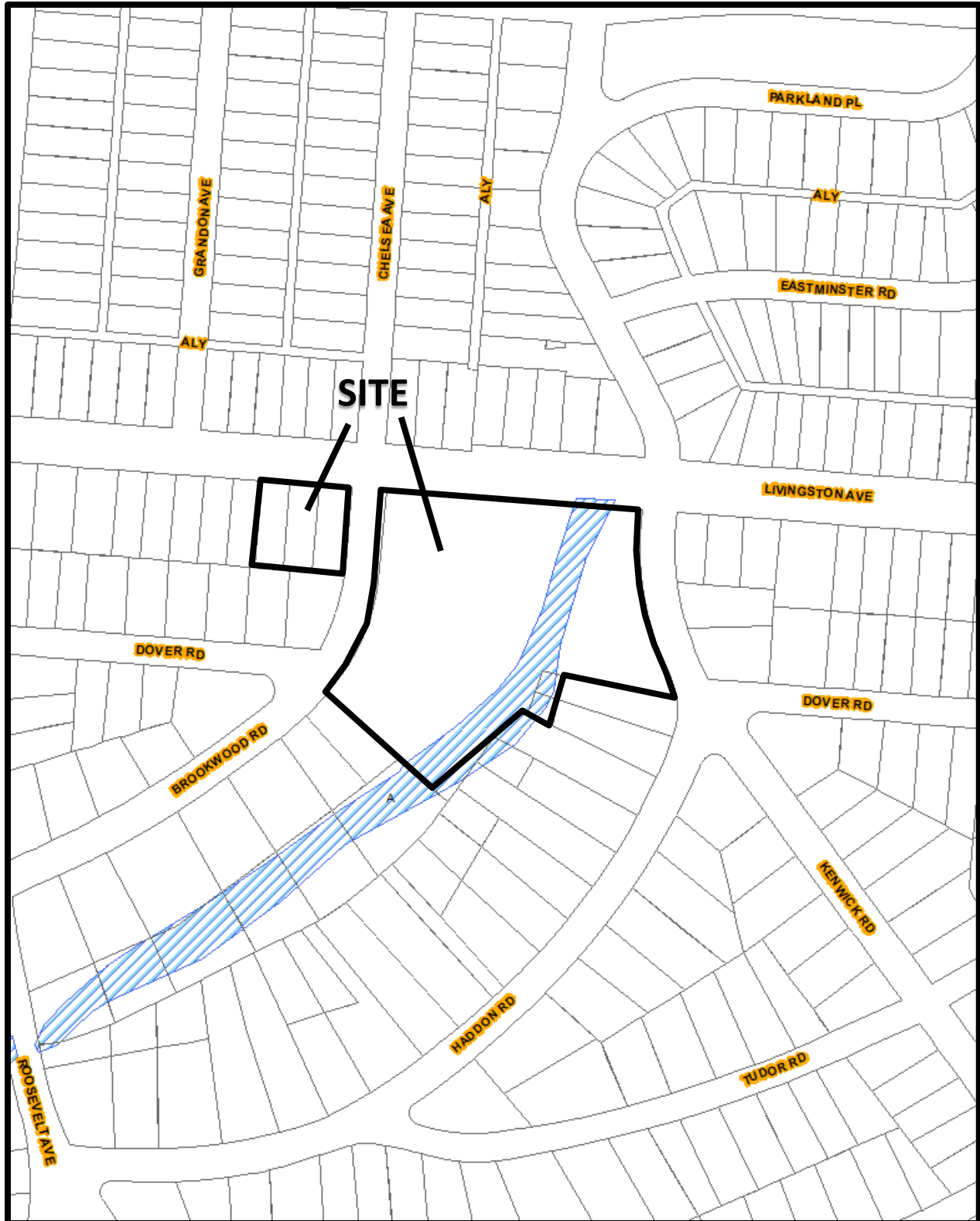
The proposed AR-O, Apartment Office District permits multi-unit residential development and limited commercial uses. While the *Livingston East Area Plan* recommends institutional and single-unit residential uses, C2P2 guiding principles support mixed-use and high density residential infill development at this location along a primary corridor. Additionally, the proposed development incorporates high quality design elements with adequate site landscaping that are included with concurrent CV20-058 to lessen the impact on the surrounding lower density residential uses.



Z20-054
2685 E. Livingston Ave.
Approximately 4.94 acres
R-3 to AR-O



Z20-054
2685 E. Livingston Ave.
Approximately 4.94 acres
R-3 to AR-O



Z20-054
2685 E. Livingston Ave.
Approximately 4.94 acres
R-3 to AR-0



Z20-054
2685 E. Livingston Ave.
Approximately 4.94 acres
R-3 to AR-O

Standardized Recommendation Form

111 N. Front Street, Columbus, Ohio 43215
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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: Z20-054

Address: 2685 East Livingston Avenue

Group Name: Mideast Area Commission (MAC)

Meeting Date: October 20, 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:

Vote: Unanimous

Signature of Authorized Representative: Sharon Pantels, Sharon Pantels

SIGNATURE

Zoning Chair, MAC

RECOMMENDING GROUP TITLE

614-456-9409

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 #: Z20-054

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Matthew P.E. Bierlein

of (COMPLETE ADDRESS) 2335 N. Bank Dr., Columbus, OH 43220

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. National Church Residences (Applicant) 2335 North Bank Dr. Columbus, OH 43220 Approximately 225 Columbus based employees (including affiliates)	2.
3.	4.

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

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 30 day of June, in the year 2020

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

Patricia J. Shuster
March 3, 2023

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