

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JANUARY 14, 2021**

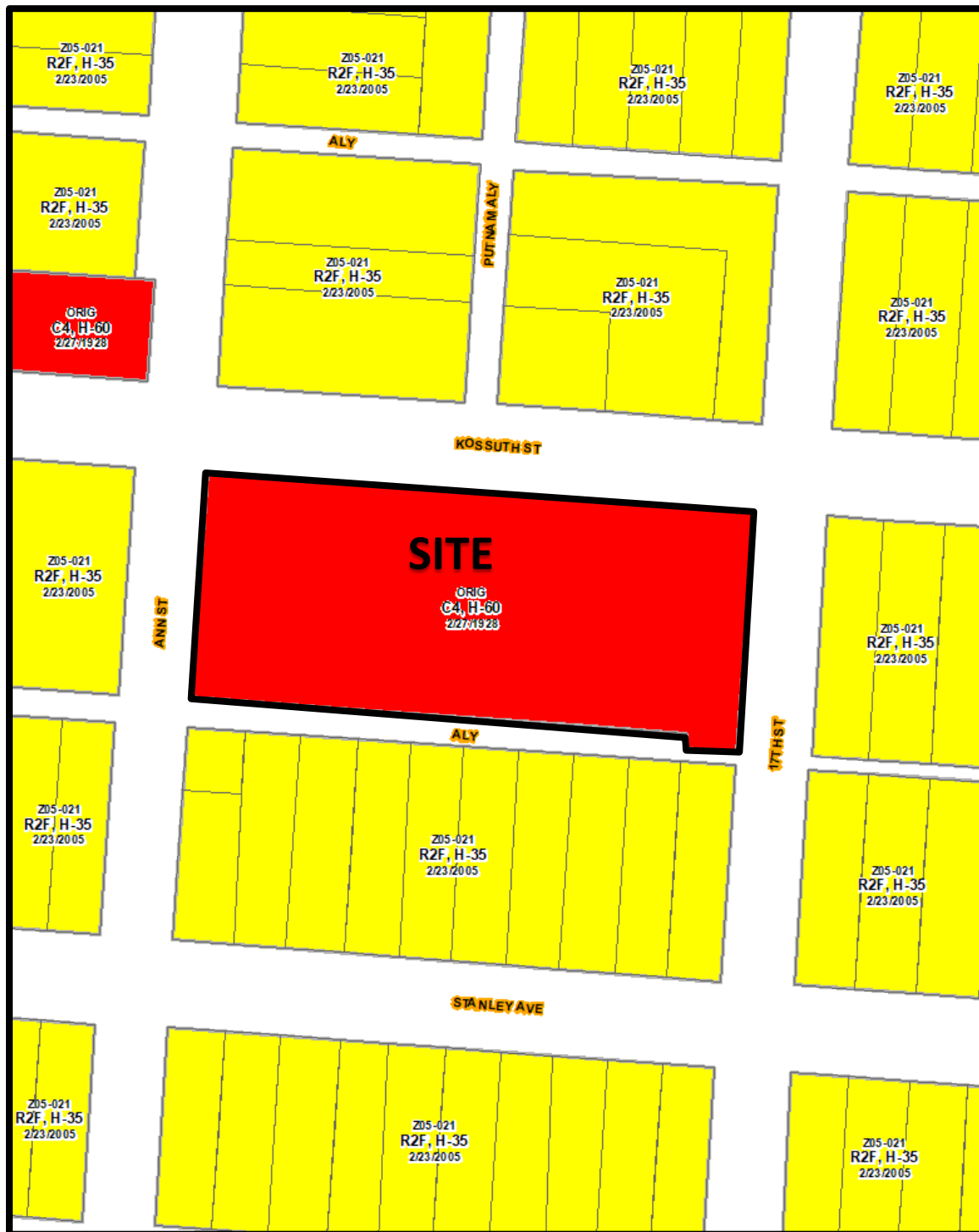
- 9. APPLICATION: Z20-080**
Location: **641 E. KOSSUTH ST. (43206)**, being 0.88± acres located at the southwest corner of East Kossuth Street and South 17th Street (010-004104; Columbus Southside Area Commission).
Existing Zoning: C-4, Commercial District.
Request: R-2F, Residential District (H-35).
Proposed Use: Ten single-unit dwellings.
Applicant(s): Juliet Bullock Architects; 1182 Wyandotte Road; Columbus, OH 43212.
Property Owner(s): East Kossuth LLC; c/o Tracy Cohen; 493 East Livingston Avenue; Columbus, OH 43215.
Planner: Hayley Feightner; 614-645-3526; hefeightner@columbus.gov

BACKGROUND:

- The 0.88± acre site consists of one undeveloped parcel previously developed with a commercial building and currently used as a community garden zoned in the C-4, Commercial District. The requested R-2F, Residential District will allow single-unit residential development.
- The site is surrounded on all sides by single-unit residential dwellings zoned in the R-2F, Residential District. Northwest of the site is undeveloped land in the C-4, Commercial District.
- The site is within the planning boundaries of the *Near Southside Plan* (2011), which recommends medium density mixed residential (6-10 du/acre) land uses at this location. Additionally, the Plan includes complete adoption of the *Columbus Citywide Planning Policies* (C2P2) Design Guidelines (2018).
- The site is located within the boundaries of the Columbus Southside Area Commission, whose recommendation is for approval. Multiple letters of opposition and several letters of support have been received by neighborhood residents within this area. That correspondence has been assembled into a packet that was distributed to the Development Commission Members at the time this Staff Report was finalized.
- Concurrent CV20-090 has been filed to vary lot width, area district requirements, and building setback lines for ten single-unit dwellings and detached garages on ten proposed lots. That request will be heard by City Council and will not be considered at this Development Commission meeting.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The proposed R-2F, Residential District will permit single-unit residential development. The requested zoning is consistent with the *Near Southside Plan's* land use recommendation, as well as the existing development and zoning pattern of the area. This rezoning request does not represent an introduction of an incompatible uses to the surrounding neighborhood.



Z20-080
641 E. Kossuth St.
Approximately 0.88 acres
C-4 to R2-F

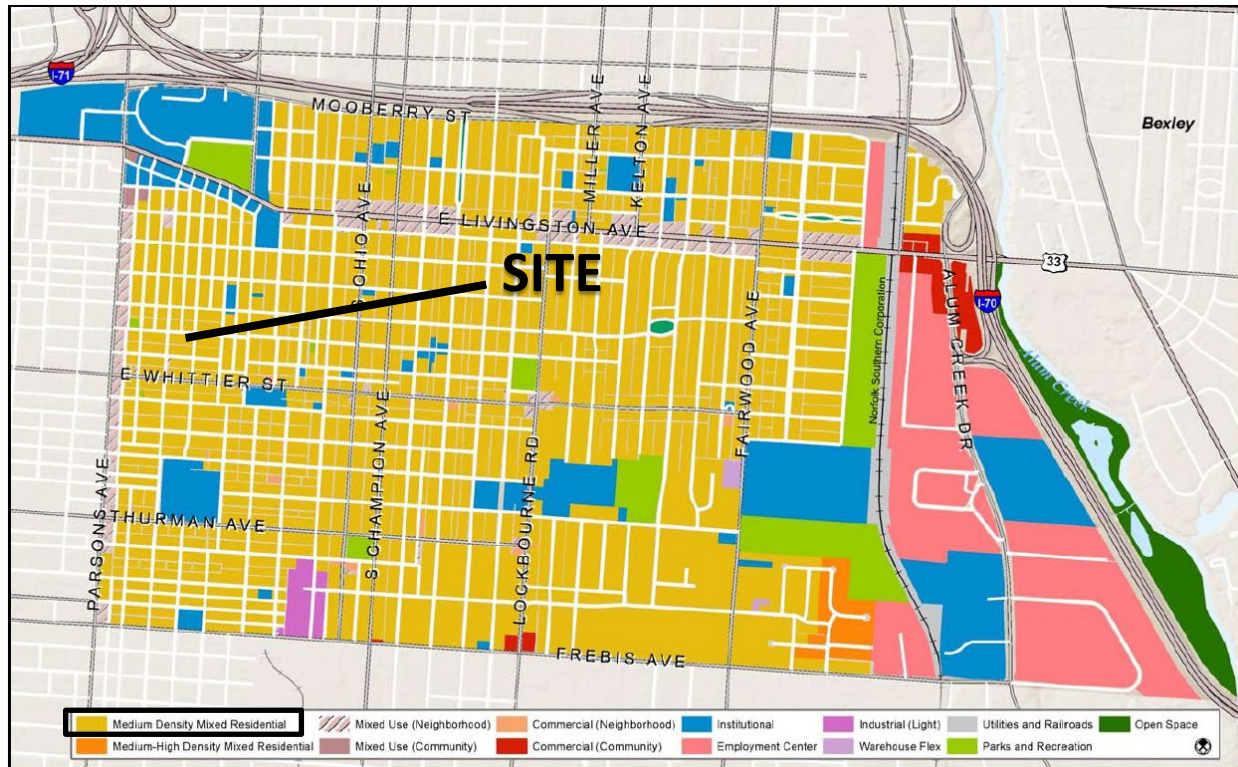


Figure 10: Future Land Use Plan Map

Medium Density Mixed Residential	6 to 10 du*/acre	Common in older neighborhoods and can include single-family, doubles, and townhouses. New development should reinforce the existing pattern and type of residential in the neighborhood. Somewhat higher densities and multi-story buildings with more than four units per building may be considered for areas that are immediately adjacent to a neighborhood's primary corridor(s). Proposals for multifamily development in these areas must demonstrate that they will not adversely impact the existing development pattern.
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Standardized Recommendation Form

ORD # 0349-2021; Z20-080; Page 6 of 7
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; qt O CKN"q<Cuuk pgf 'Rrppgt.'Ek{ "qh
MAIL to: Columbus, Department of Building & Zoning Services, 111 N. Front St, Columbus, OH 43215.

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 #: Z20-080STATE OF OHIO
COUNTY OF FRANKLINBeing first duly cautioned and sworn (NAME) Tracy Cohenof (COMPLETE ADDRESS) 493 E Livingston Avenue 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. Tracy Cohen 493 E. Livingston Avenue Columbus Ohio 43215	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 5th day of January, in the year 2021

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

Summer C. Morrow
8-11-2021

SUMMER C. MORROW
NOTARY PUBLIC, STATE OF OHIO
My Commission Expires 8/11/2021

*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