

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
FEBRUARY 11, 2021**

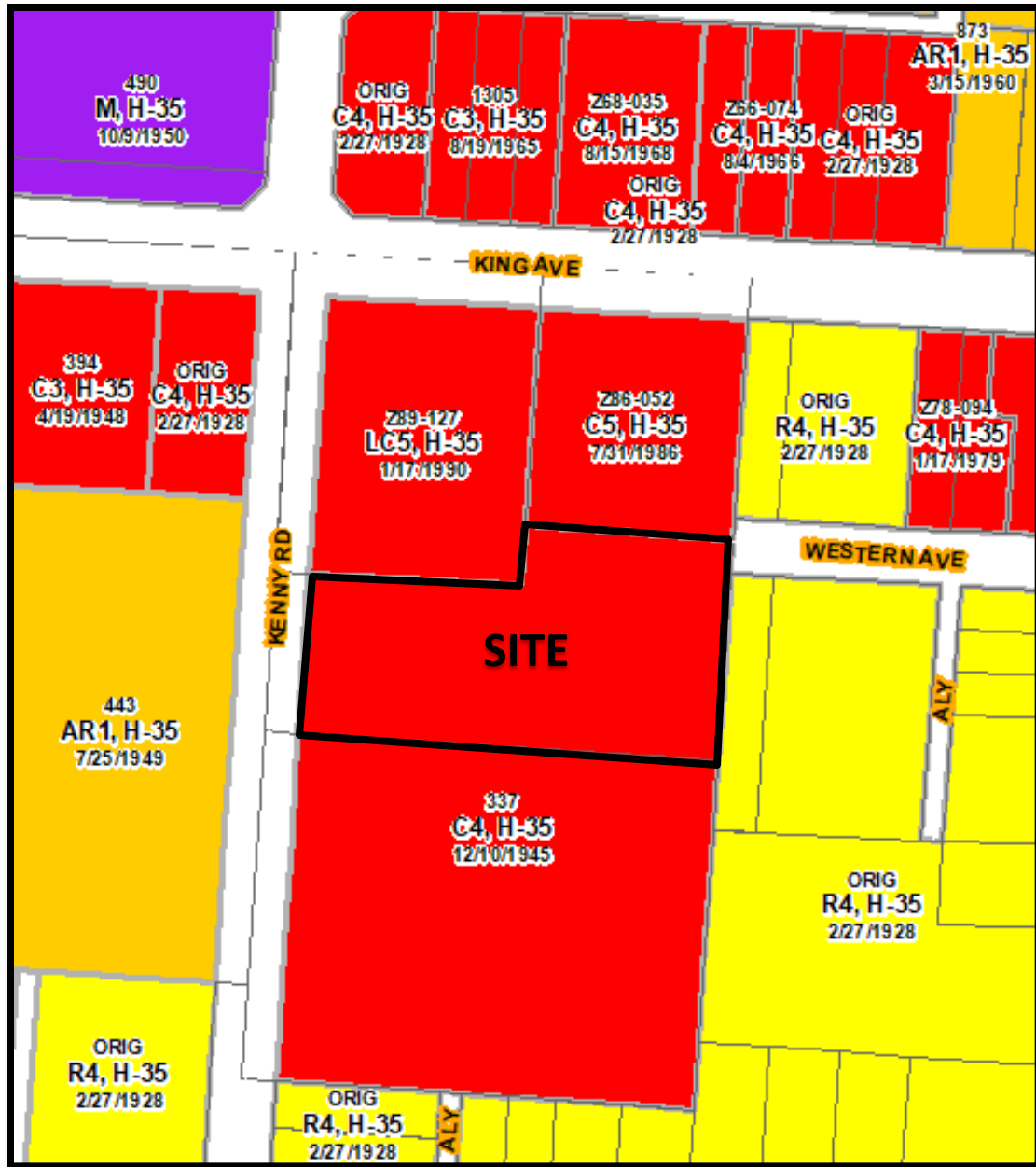
- 4. APPLICATION: Z20-083**
Location: **1550 KENNY RD. (43212)**, being 1.04± acres located on the east side of Kenny Road, 220± feet south of King Avenue (010-201402; Fifth by Northwest Area Commission).
Existing Zoning: C-4, Commercial District.
Request: AR-3, Apartment Residential District (H-60).
Proposed Use: Multi-unit residential development.
Applicant(s): Preferred Living; c/o David Hodge, Atty.; 8000 Walton Parkway, Suite 260; New Albany, OH 43054.
Property Owner(s): R & RH Ltd.; 1550 Kenny Road; Columbus, OH 43212.
Planner: Kelsey Priebe; 614-645-1341; kpriebe@columbus.gov

BACKGROUND:

- This application was tabled at the January 2021 Development Commission meeting to allow more time for design-related issues to be resolved. The site consists of one parcel which is developed with a medical office in the C-4, Commercial District. The requested AR-3, Apartment Residential District will permit multi-unit residential development.
- To the north of the site is a fuel sales facility in the L-C-5, Limited Commercial District and car wash in the C-5, Commercial District. To the south is multi-unit residential development in the C-4, Commercial District. To the east are single- and multi-unit dwellings in the R-4, Residential District. To the west, across Kenny Road, is data center in the AR-1, Apartment Residential District.
- Concurrent CV20-094 has been filed to vary the parking setback line, building line, 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 within the planning area of the 5th by *Northwest Area Plan* (2009), which recommends “Medium Density Mixed Residential” uses for this location. The Plan recommends that “Higher densities should be focused on the area’s primary corridors [Fifth Avenue, Grandview Avenue (south of Fifth Avenue), Third Avenue (east of North Star), and King Avenue (east of North Star Road)].” (p. 22). Additionally, the Plan recommends this location for Medium Density Mixed Residential, which does not have specific density recommendations but does speak to maintaining existing densities and demonstrating that new development will not adversely impact the existing nature of the area. Additionally, the Plan includes adoption of the *Columbus Citywide Planning Policies (C2P2) Design Guidelines* (2018).
- The site is located within the boundaries of the Fifth by Northwest Area Commission, whose recommendation is for approval.
- The Columbus Multimodal Thoroughfare Plan identifies this portion of Kenny Road as an Urban Community Connector requiring 60 feet of right-of-way.

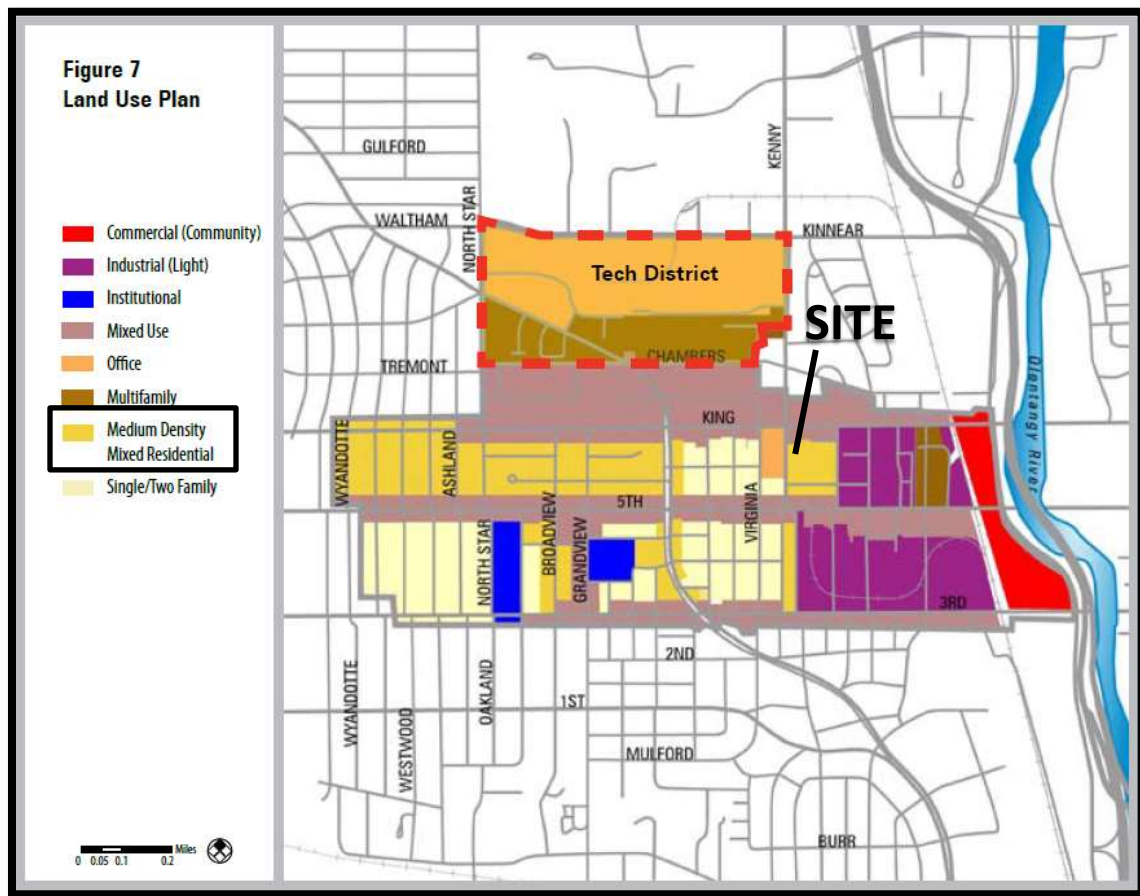
CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested AR-3, Apartment Residential District will allow a multi-unit residential development. Planning Staff supports this proposal on the condition that the landscaping around the parking spaces and the inclusion of a masonry wall to screen to the greatest extent possible is shown on the site plan, as committed to with the concurrent Council variance. Staff notes that while the proposed density exceeds the recommendations of the *Fifth by Northwest Neighborhood Plan*, the provision of affordable housing as part of the application is considered a mitigating factor in moving to support. The Division of Traffic Management supports this application based on the requested unrestricted zoning district; there are still a number of comments that need to be addressed for the concurrent Council variance prior to submitting that ordinance to City Council.



Z20-083
1550 Kenny Rd.
Approximately 1.04 acres
C-4 to AR-3

5th by Northwest Area Plan (2009)



Z20-083
1550 Kenny Rd.
Approximately 1.04 acres
C-4 to AR-3



Z20-083
1550 Kenny Rd.
Approximately 1.04 acres
C-4 to AR-3

Standardized Recommendation Form

DEPARTMENT OF BUILDING
AND ZONING SERVICES

111 N Front Street, Columbus, Ohio 43215
Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

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

Application Number Z20-83 and CV20-094
Address 1550 Kenny Rd
Group Name Fifth by Northwest Area Commission
Meeting Date Jan 5, 2021
Specify Case Type
☐ BZA Variance / Special Permit
☒ Council Variance
☒ Rezoning
☐ Graphics Variance / Plan / Special Permit
Recommendation (Check only one)
☒ Approval
☐ Disapproval

LIST BASIS FOR RECOMMENDATION:

Affirmative vote of the Fifth by Northwest Area Commissioners based on the presentation offered by the applicant, and public input.

Vote 2 - 0 in Favor
Signature of Authorized Representative [Signature]
Recommending Group Title Fifth by Northwest Area Commission
Daytime Phone Number 614-584-1455

Please e-mail this form to the assigned planner within 48 hours of meeting day; OR FAX to Zoning at (614) 645-2463; OR MAIL to: Zoning, City of Columbus, Department of Building & Zoning Services, 111 N Front Street, Columbus, Ohio 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 #: Z20-083STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) David Hodge
of (COMPLETE ADDRESS) Underhill & Hodge LLC, 8000 Walton Parkway, Suite 260, New Albany, OH 43054
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. Preferred Living 750 Communications Parkway Columbus, OH 43214	2. R & RH Ltd. 1550 Kenny Road Columbus, OH 43212
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 21 day of September, in the year 2020

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

Eric J. Zartman
Eric J. Zartman, Attorney At Law
NOTARY PUBLIC-STATE OF OHIO
My Commission Has No Expiration Date
Sec. 147.03.R.C.

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