STAFF REPORT DEVELOPMENT COMMISSION ZONING MEETING CITY OF COLUMBUS, OHIO JUNE 10, 2021

4. APPLICATION: Z21-030

**Location:** 531 W. 5TH AVE. (43201), being 19.38± acres located primarily

at the southeast and southwest corners of West Fifth Avenue and Perry Street (010-299005 & 7 others; Harrison West

Society).

**Existing Zoning:** M, Manufacturing District, C-4, Commercial District, C-2,

Commercial District, and P-1, Private Parking District.

Request: C-4. Commercial District (H-60), AR-1, Apartment Residential

District (H-60), I, Institutional District (H-60), R-3, Residential

District (H-35), and R, Rural District (H-35).

**Proposed Use:** Mixed-use development.

**Applicant(s):** Thrive Companies; c/o Dave Perry, Agent; David Perry

Company; 411 East Town Street, 1st Floor; Columbus, OH 43215, and Joseph M. Reidy, Atty.; Thrive Companies; 842

North Fourth Street, Suite 200; Columbus, OH 43215.

**Property Owner(s):** Founders Park Apartments, LLC, et al; c/o Joseph M. Reidy,

Atty.; Thrive Companies; 842 North Fourth Street, Suite 200;

Columbus, OH 43215

Planner: Tim Dietrich; 614-645-6665; tedietrich@columbus.gov

## **BACKGROUND:**

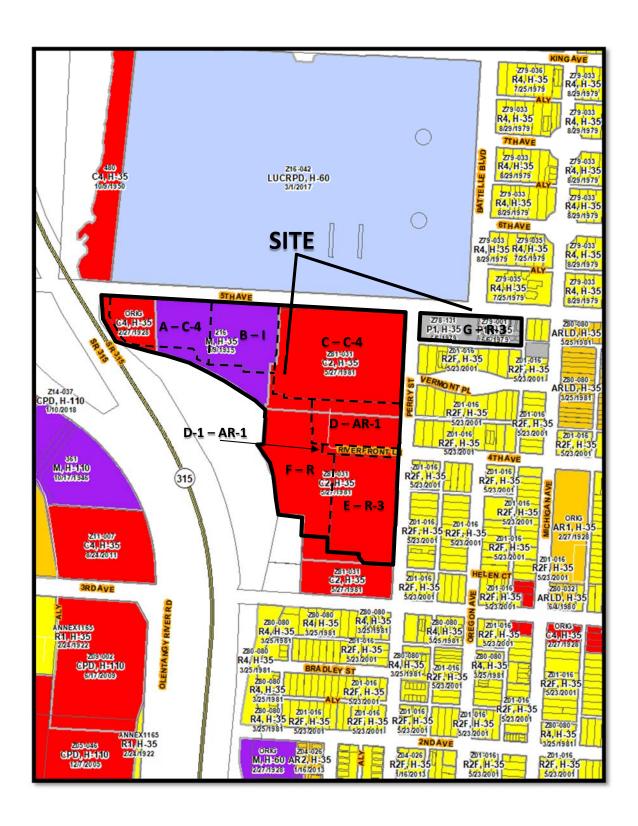
- The site consists of eight parcels being developed with a mixed-use development as permitted by Ordinance #2758-2018 (CV17-034) in the M, Manufacturing, C-4,
   Commercial, C-2, Commercial, and P-1, Private Parking districts. The requested C-4,
   Commercial, I, Institutional, AR-1, Apartment Residential, R-3, Residential, and R, Rural districts will bring the zoning into conformance with uses occurring on site.
- North of the site is the Battelle Memorial Institute in the L-UCRPD, Limited University-College Research-Park District. South of the site is a park in the C-2, Commercial District and single- and two-unit dwellings in the R-2F, Residential District. East of the site are single- and two-unit dwellings in the R-2F, Residential District. West of the site is the Olentangy River.
- Concurrent CV21-040 has been filed and includes variances to permit ground floor residential uses in the C-4 district, increase the permitted number of single-unit dwellings on one lot in the R-3 district, and to permit a privately held park in the R district. Variances to building height, parking and building setbacks, parking lot landscaping, fronting, vision clearance, lot width, lot size, area district requirements, yards, garage size, loading spaces, and a parking reduction of 257 parking spaces are also included. That request will be heard by City Council and will not be considered at this Development Commission meeting.
- o The site is within the planning boundaries of the Harrison West Plan (2005), which

recommends "Greenspace/Parkland," "Parkland Acquisition," and "Battelle" land uses at this location. The site is also subject to *Columbus Citywide Planning Policies* (C2P2) Design Guidelines.

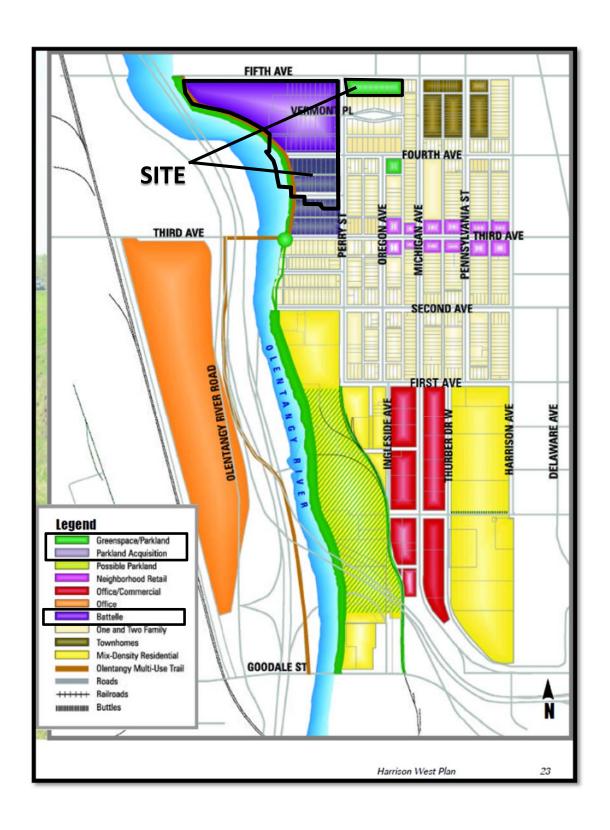
- The site is located within the boundaries of the Harrison West Society whose recommendation is for approval.
- The Columbus Multimodal Thoroughfare Plan identifies this section of East Fifth Avenue as an Urban Commuter Corridor requiring 100 feet of right-of-way.

## **CITY DEPARTMENTS' RECOMMENDATION:** Approval.

The requested C-4, Commercial, I, Institutional, AR-1, Apartment Residential, R-3, Residential, and R, Rural districts will bring the zoning into conformance for the mixed-use development, currently under construction at this site, as permitted by Ordinance #2758-2018 (CV17-034). While the request is not consistent with the *Harrison West Plan*'s land use recommendations, it meets the requirements for a follow-up rezoning as conditioned in the previously approved ordinance, presents no changes from the previously approved ordinance, and results in the zoning map reflecting the mixed-use development occurring on site.



Z21-030 531 W. 5<sup>th</sup> Ave. Approximately 19.38 acres M. C-4. C-2 & P-1 to C-4, I, AR-1, R-3 & R



\$Z21-030\$ \$531 W.  $5^{\text{th}}$  Ave. Approximately 19.38 acres M. C-4. C-2 & P-1 to C-4, I, AR-1, R-3 & R



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**Standardized Recommendation Form**ORD #1940-2021; Z21-030; Page 6 of 7
111 N. Front Street, Columbus, Ohio 43215

FOR USE BY: AREA COMMISSION/COMMUNITY GROUP/HISTORIC ARCHITECTURAL REVIEW

Phone: 614-645-4522 • www.columbus.gov/bzs • zoninginfo@columbus.gov

ASE PRINT)		
Case Number:	221-030	
Address:	531 W. 5TH AVE	
Group Name:	HARRISON WEST SOCIETY	
Meeting Date:	5/19/21	
Specify Case Type:	<ul> <li>□ BZA Variance / Special Permit</li> <li>□ Council Variance</li> <li>■ Rezoning</li> <li>□ Graphics Variance / Plan / Special Permit</li> </ul>	
Recommendation: (Check only one and list basis for recommendation below)	Approval Disapproval	
NOTES:		
••	8-1	
Vote:		
Signature of Authorized Representative	Ve:    Digitally signed by David Carey   Dit: cn=David Carey, o, ou, email=david_i.carey@gmail.com, c=US   Date: 2021.05.19 20:19:23 -04:00'   SIGNATURE	
	Planning Chair	
	RECOMMENDING GROUP TITLE	
	(646)957-4765	
	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.

## PROJECT DISCLOSURE STATEMENT

Application No.: Z21-030	
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STATE OF OHIO COUNTY OF FRANKLIN

Being first duly cautioned and sworn <u>Joseph M. Reidy, Attorney, Thrive Companies, 842 North 4<sup>th</sup> Street, Suite 200, Columbus, OH 43215 deposes and states that he is the 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:</u>

Thrive Companies, 842 North 4th Street, Suite 200,  Columbus, OH 43215  Number of Columbus based employees; 49	Founders Park Apartments, LLC, 842 North 4th Street, Columbus, OH 43215 Number of Columbus based employees: Zero (0)
Contact: Joseph M. Reidy, (614) 721-0682	Contact: Joseph M. Reidy, (614) 721-0682
Harrison West Senior Living, LLC, 1201 South Main Street, North Canton, OH 44720 Number of Columbus based employees: Zero (0) Contact: John Hartman, (614) 802-1360	Perry Street Hotel Acquisitions, LLC, 150 Bast Broad Street, Columbus, OH 43215 Number of Columbus based employees: Zero (0) Contact: Matt Wilhite, (614) 883-1115
WTD Development, LLC, 842 North 4th Street, Columbus, OH 43215 Number of Columbus based employees: Zero (0) Contact: Joseph M. Reidy, (614) 721-0682	The Harrison Market Community Authority, 842 North 4th Street, Columbus, OH 43215 Number of Columbus based employees: Zero (0) Contact: Joseph M. Reidy, (614) 721-0682
MI Homes of Central Ohio, LLC, 4131 Worth Avenue, 3 <sup>rd</sup> Floor, Columbus, OH 43219 Number of Columbus based employees: 105 Contact: Josh Barkan, (614) 418-8545	this space intentionally left blank

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 

State of Notary Public 

My Commission Expires:

My Commission Expires:

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



MaryAlice Wolf Notary Public, State of Ohio My Commission Expires October 24, 2023