

STAFF REPORT DEVELOPMENT COMMISSION ZONING MEETING CITY OF COLUMBUS, OHIO AUGUST 12, 2021

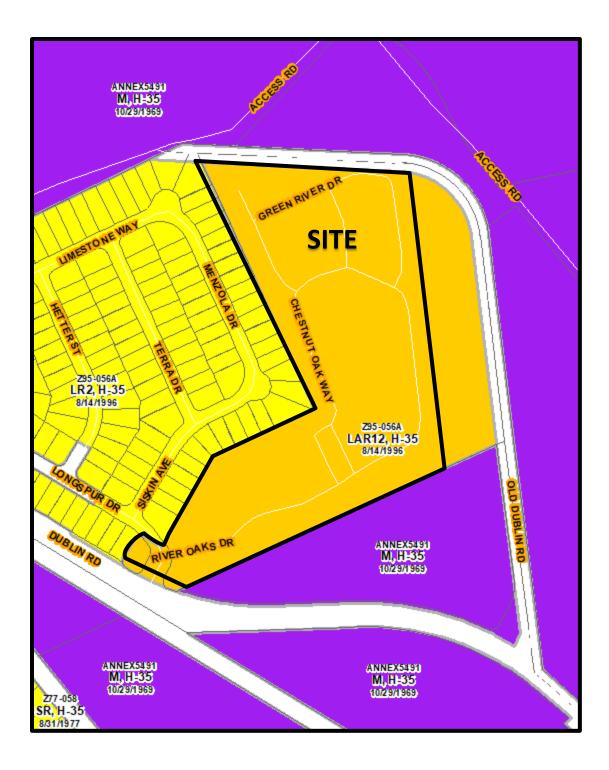
2.	APPLICATION: Location:	Z21-039 2299 RIVER OAKS DRIVE (43228), being 19.09± acres located at the northeast corner of River Oaks Drive and Dublin Road (560-239130; West Scioto Area Commission).
	Existing Zoning:	L-AR-12, Limited Apartment Residential District.
	Request:	L-ARLD, Limited Apartment Residential District (H-35).
	Proposed Use:	Conform existing apartment complex to facilitate a lot split.
	Applicant(s):	River Oaks Apartment Management, LLC; c/o David Hodge, Atty.; 8000 Walton Parkway, Suite 260; New Albany, OH 43054.
	Property Owner(s):	Lawrence S. Connor, Trustee, et al. 10510 Springboro Pike; Miamisburg, OH 45342.
	Planner:	Kelsey Priebe; 614-645-1341; <u>krpriebe@columbus.gov</u>

BACKGROUND:

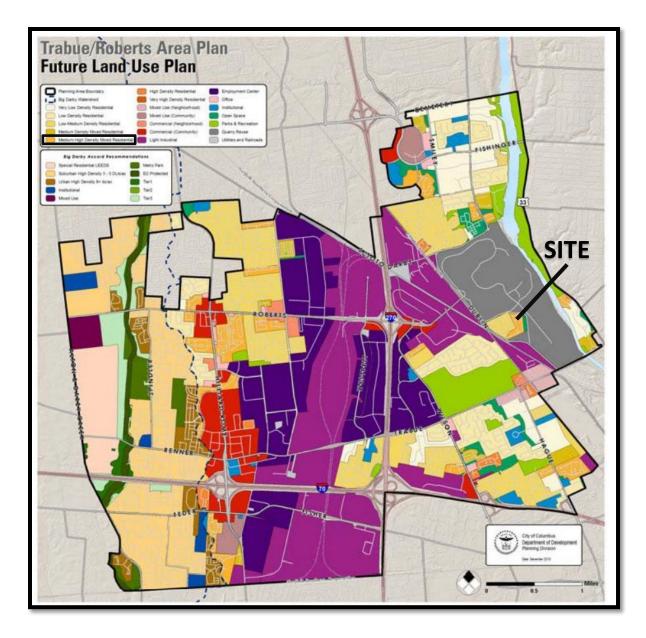
- The 19.08± acre site is zoned L-AR-12, Limited Apartment Residential District, and developed with an apartment complex. The requested L-ARLD, Limited Apartment Residential District will conform existing conditions within the apartment complex to facilitate a lot split of 5 acres on the eastern side of the site, with the future parcel not subject to this rezoning request.
- To the north, south, and east of the site is industrial development in the M, Manufacturing District. To the west are single-unit dwellings in the L-R-2, Limited Residential District.
- The site is within the boundaries of the *Trabue-Roberts Area Plan* (2011), which recommends "Medium-High Density Mixed Residential" land uses at this location. The Plan also states that new development, redevelopment, and expansion proposals should be consistent with the subarea's (Mill Run) proposed land use map. The land use map at this location recommends the five acres to remain as greenspace.
- The site is located within the boundaries of the West Scioto Area Commission, whose recommendation is for approval.
- The limitation text commits to a site plan and includes provisions for density, setbacks, traffic commitments, and building design.
- The *Columbus Multimodal Thoroughfare Plan* identifies this portion of Dublin as a Suburban Community Connector requiring 100 feet of right-of-way.

<u>CITY DEPARTMENTS' RECOMMENDATION</u>: Approval.

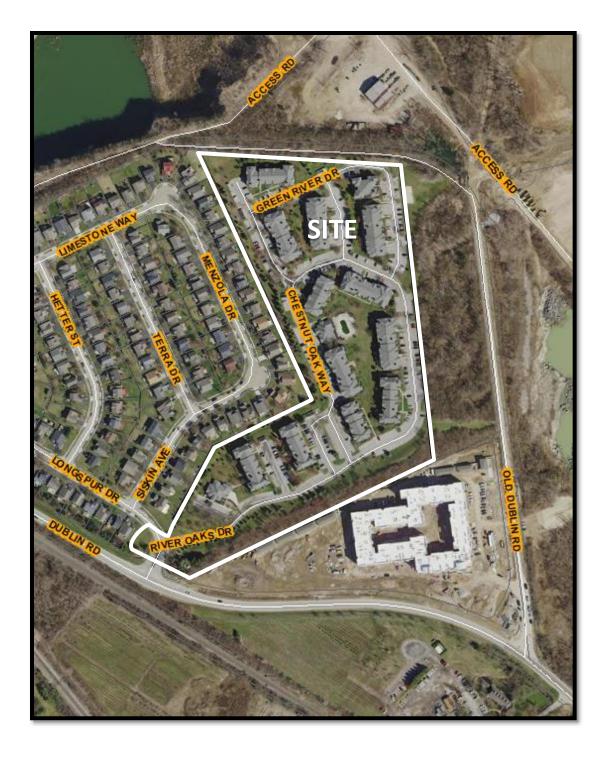
The requested L-ARLD, Limited Apartment Residential District will conform existing conditions within the apartment complex to facilitate a lot split of 5 acres on the eastern side of the site, with the future parcel not subject to this rezoning request. As the request will facilitate a lot split with no other changes proposed and the use remains consistent with the recommendations of the *Trabue-Roberts Area Plan*, staff is in support.



Z21-039 2299 River Oaks Drive Approximately 19.09 acres L-AR-12 to L-ARLD



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ORD #2202-2021; Z21-039; Page 7 of 9 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)

Case Number	
Address	
Group Name	
Meeting Date	
Specify Case Type	BZA Variance / Special Permit Council Variance Rezoning Graphics Variance / Plan / Special Permit
Recommendation	Approval

(Check only one)

Disapproval

LIST BASIS FOR RECOMMENDATION:

Vote	
Signature of Authorized Representative	
Recommending Group Title	
Daytime Phone Number	

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.

THE CITY OF COLUMBUS

DEPARTMENT OF BUILDING AND ZONING SERVICES

Rezoning Application

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

PROJECT DISCLOSURE STATEMENT

APPLICATION #: Z21-039

Parties having a 5% or more interest in the project that is the subject of this application.

THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

STATE OF OHIO COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) David Hodge

of (COMPLETE ADDRESS) 8000 Walton Pkwy., Ste. 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 (including contact name and number) Business or individual's address; City, State, Zip Code Number of Columbus-based employees (Limited to 3 lines per box)

2.
4.
of <u>April</u> , in the year <u>2021</u>
Notary Seal Here
My Commission Expires
s six (6) months after date of notarization.

Z21-039

<u>River Oaks Rezoning Application</u> <u>Attachment to Ownership Affidavit</u>

Name: Lawrence S. Connor, Trustee of the Third Amended and Restated Agreement of Trust for Lawrence S. Connor dated 1/16/2018 Contact Name and Phone Number: Kevin Hyland, 937-350-3451 Address: 10510 Springboro Pike, Miamisburg, OH 45342 No. Columbus Based Employees: 0

Name: LSC Holdings, LLC Contact Name and Phone Number: Kevin Hyland, 937-350-3451 Address: 10510 Springboro Pike, Miamisburg, OH 45342 No. Columbus Based Employees: 0

Name: The Connor Group Real Estate Income & Growth Fund X, LLC Contact Name and Phone Number: Kevin Hyland, 937-350-3451 Address: 10510 Springboro Pike, Miamisburg, OH 45342 No. Columbus Based Employees: 0

Name: Mount Everest Group, LLC Contact Name and Phone Number: Kevin Hyland, 937-350-3451 Address: 10510 Springboro Pike, Miamisburg, OH 45342 No. Columbus Based Employees: 0