

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
DECEMBER 11, 2014**

- 2. APPLICATION: Z14-045 (14335-00000-00697)**
Location: **760 REINHARD AVENUE (43206)**, being 2.65± acres located at the northeast corner of Reinhard and Heyl Avenues (010-066731; Columbus Southside Area Commission).
Existing Zoning: C-4, Commercial, AR-1, Apartment Residential & R-4, Residential Districts.
Request: L-AR-1, Limited Apartment Residential District.
Proposed Use: Multi-unit residential development.
Applicant(s): NRP Group, LLC; c/o Dave Perry, David Perry Company, Inc.; 145 East Rich Street, 3rd Floor; Columbus, Ohio 43215; and Donald Plank, Atty.; Plank Law Firm; 145 East Rich Street, 3rd Floor; Columbus, OH 43215.
Property Owner(s): Board of Education of the Columbus City School District; 270 East State Street; Columbus, Ohio 43215.
Planner: Tori Proehl, 645-2749, vjproehl@columbus.gov

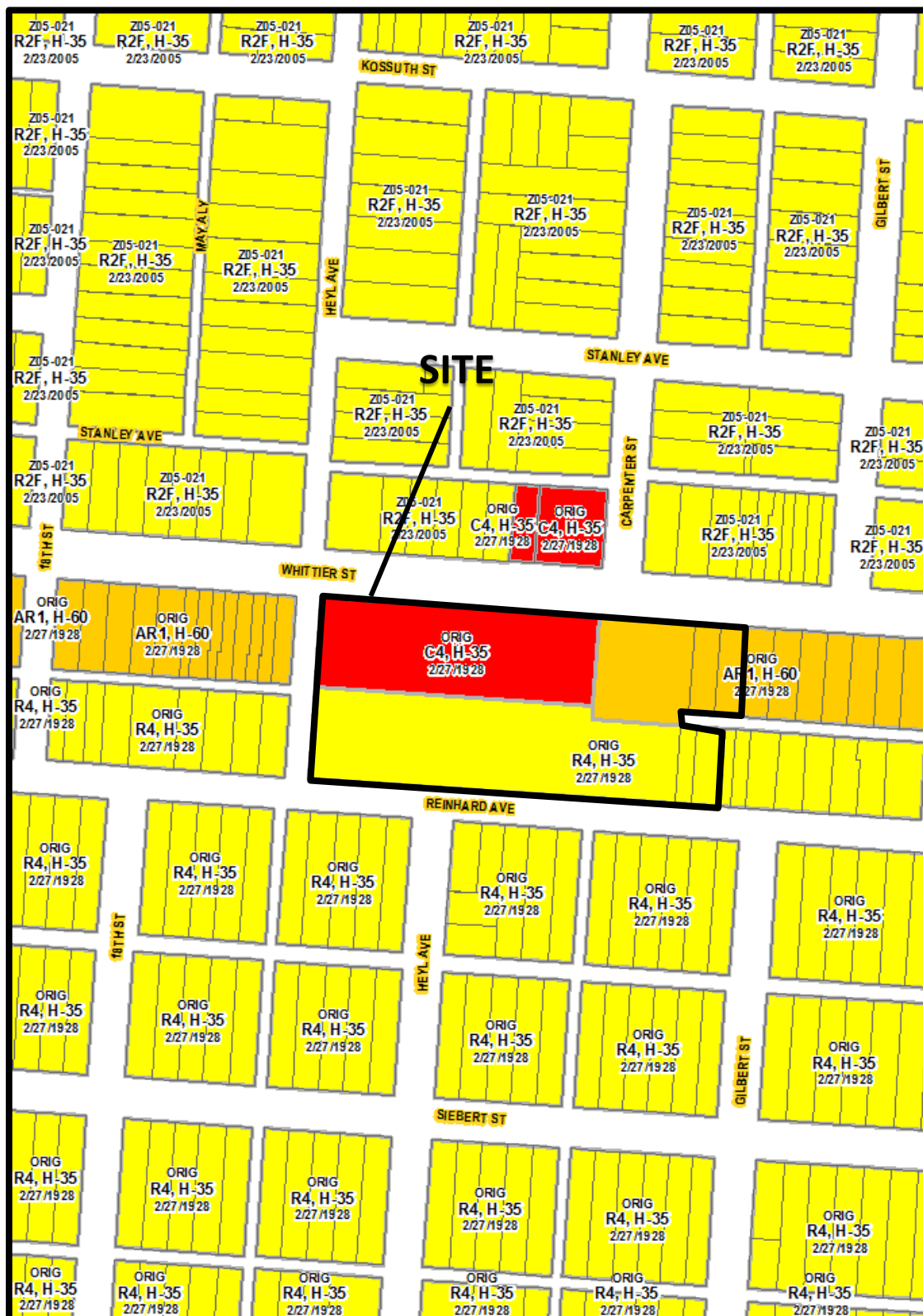
BACKGROUND:

- The 2.65± acre site is currently developed with the former Heyl Elementary School, and zoned in the C-4, Commercial, AR-1, Apartment Residential, and R-4, Residential Districts. The applicant requests the L-AR-1, Limited Apartment Residential District to allow the development of a multi-unit residential development. Companion Council Variance CV14-047 has also been filed to vary use and setback, yard, height, driveway, landscaping/screening and sign standards in residential districts. That request will be heard by City Council and will not be considered at this Development Commission meeting. The site development, including the variances, will consist of a maximum of 2,500 square feet of office and/or day care use located in the apartment building fronting Whittier Street, and a total of 58 dwelling units in the form of a 44-unit building, three 4-unit dwellings and one 2-unit dwelling.
- To the east, south and west, the site is surrounded by single- and multi-unit dwellings in the AR-1, Apartment Residential and R-4, Residential Districts. To the north are single-unit dwellings and commercial development in the R-2F, Residential and C-4, Commercial Districts.
- The site is located within the planning area of the *Near South Side Plan* (2011), which recommends institutional uses for this location, in recognition of the site's previous use as a school. The Plan also recommends maintaining current densities (6-10 du/ac) in the area, a series of design guidelines for residential development and preserving landmarks (including the school building). Staff has also learned that a Federal Section 106 review process is required to consider impacts on historic resources in conjunction with the use of federal funds. The Planning Division will defer to the results of this process on the question of how the building is addressed in conjunction with the proposal.

- The proposal addresses these recommendations by placing an apartment building on the portion of the site currently zoned C-4, Commercial District, which allows for such a use in conjunction with commercial development. The balance of the proposal includes residential development compatible with area densities. Additionally, the support for the proposal is not intended to speak to the required Section 106 review process. Should the conclusion of that process result in a decision to preserve all or a portion of the existing school building, a revised site plan and zoning action will be required.
- The proposed limitation text sets a maximum density of 58 dwelling units per acre and commits to a site plan. Building design standards are also included in the limitation text, specifically regarding the front building elevation of the East Whittier Street apartment building.
- The site is located within the boundaries of the Columbus South Side Area Commission, whose recommendation is for approval.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested L-AR-1, Limited Apartment Residential District will allow multi-unit residential development of a former school site in a manner that is recommended by the *Near South Side Plan*. Staff supports the proposal, noting efforts to maintain existing densities, with commitments to a site plan and building development standards. Additionally, should the conclusion of the Section 106 review process result in a decision to preserve all or a portion of the existing school building, a revised site plan and zoning action would be required.



Z14-045
 760 Reinhard Avenue
 Approximately 2.65 acres

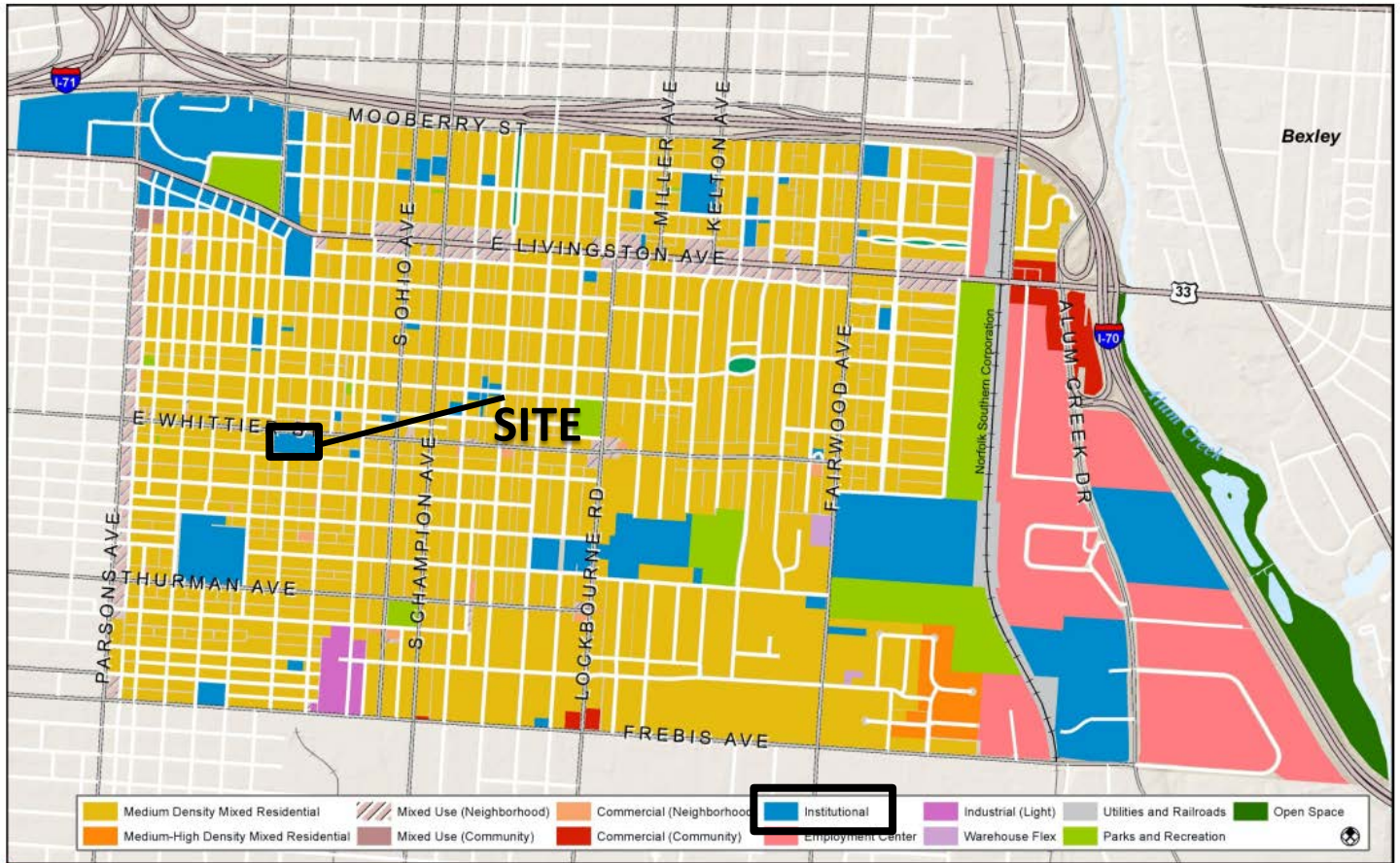
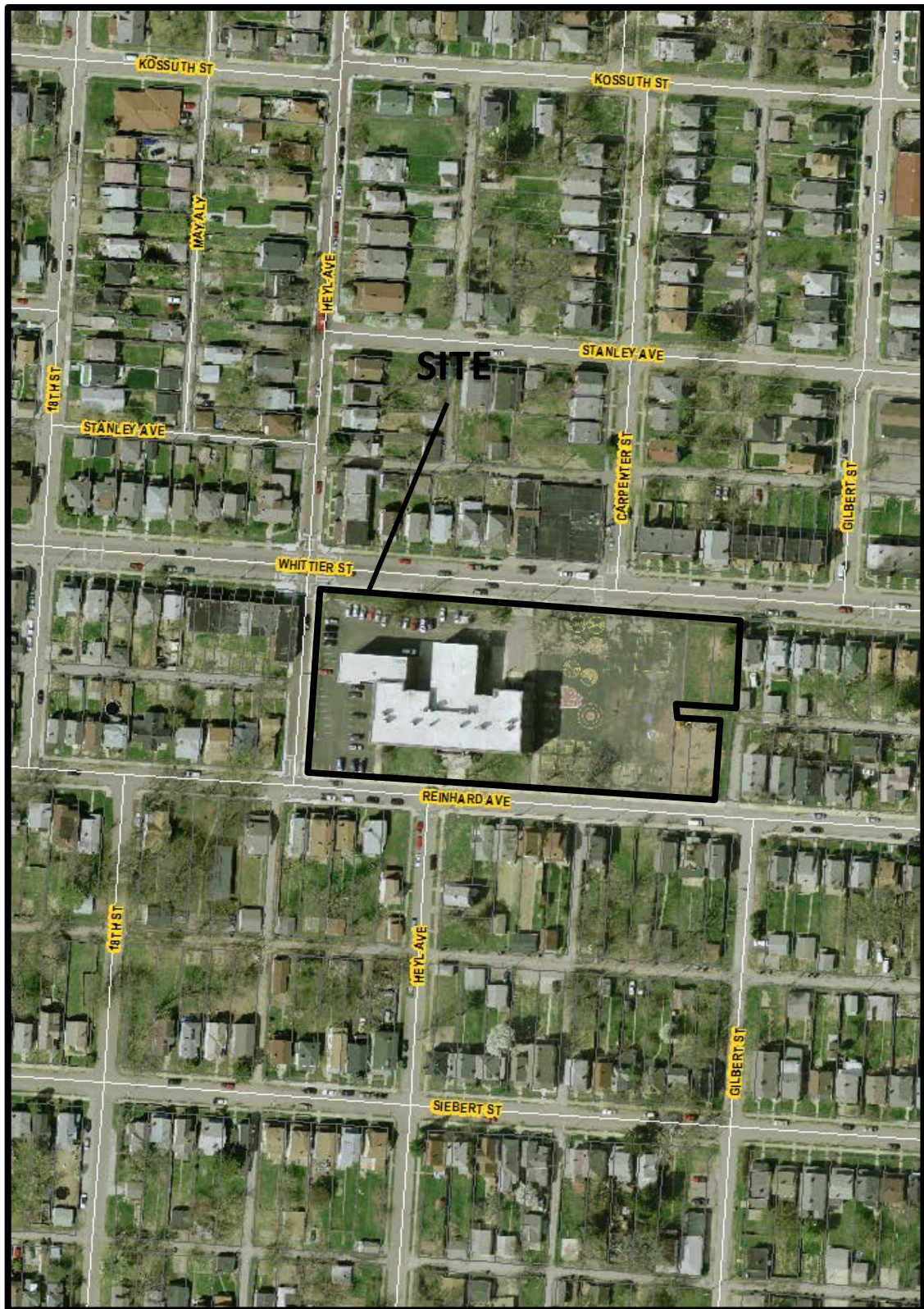


Figure 10: Future Land Use Plan Map

Z14-045
760 Reinhard Avenue
Approximately 2.65 acres



Z14-045
760 Reinhard Avenue
Approximately 2.65 acres

DEVELOPMENT TEXT

L-AR-1, Limited Apartment Residential District

2.61 ± ACRES

EXISTING DISTRICTS:

C-4, Commercial, R-4, Residential, and AR-1, Apartment Residential districts

PROPOSED DISTRICTS:

L-AR-1, Limited Apartment Residential District

PROPERTY ADDRESS:

760 Reinhard Avenue, Columbus, OH 43206

OWNER:

Board of Education of the Columbus City School District c/o Anne Lenzotti, Real Estate Department, 889 E 17th Avenue, Columbus, OH 43211

APPLICANT:

NRP Group LLC c/o Dave Perry, Agent, David Perry Company, Inc., 145 East Rich Street, FL 3, Columbus, OH 43215-5240 and Donald Plank, Attorney, Plank Law Firm, 145 East Rich Street, FL 3, Columbus, OH 43215-5240

DATE OF TEXT:

December 1, 2014

APPLICATION NUMBER:

Z14-045

INTRODUCTION:

The subject property ("Site") is 2.61 +/- acres located on the south side of East Whittier, the north side of Reinhard Avenue and east of Heyl Avenue (30'). There are multiple tax parcels that will be combined in conjunction with the Site Compliance Plan process. Applicant proposes to rezone the site to the L-AR-1, Limited Apartment Residential District, to consolidate the existing three (3) zoning districts for a 58 dwelling unit multi-family residential development and to establish conditions through the Limitation Text to set maximum density and reference the site plan. The site plan titled "Site Plan", hereafter "Site Plan," dated _____, 2014, referenced in Section G, Miscellaneous Commitments, is the site development plan for multi-family residential development. The Site Plan does not apply to use of the site as a public school nor any non-multifamily residential use of the site permitted by Section 3333.02, AR-12, ARLD and AR-1 Apartment Residential District Use. See also pending Council Variance application

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CV14-047.

1. PERMITTED USE: Uses of Chapter 3333, Apartment Districts, Section 3333.02, AR-12, ARLD and AR-1 Apartment Residential District.

2. DEVELOPMENT STANDARDS: The applicable development standards for a 58 dwelling unit multi-family residential use shall be as specified in Chapter 3333, Apartment Districts, Chapter 3312, Off-Street Parking and Loading and Chapter 3321, General Site Development Standards, except as specifically set forth herein and except as modified by companion variance application CV14-047, also addressed as 760 Reinhard Avenue.

A. Density, Height, Lot and/or Setback Commitments.

There shall be a maximum of fifty-eight (58) dwelling units if the site is redeveloped for multi-family residential use.

B. Access, Loading, Parking and/or other Traffic Related Commitments.

Not Applicable.

C. Buffering, Landscaping, Open Space and/or Screening Commitments.

Not Applicable.

D. Building Design and/or Interior-Exterior Treatment Commitments.

Every 50 feet of the front building elevation of the East Whittier Street forty-four (44) dwelling unit apartment building shall be articulated through the use of varying setbacks. Windows shall not be flush and each window shall have a reveal.

E. Dumpsters, Lighting, Outdoor Display Areas and/or Other Environmental Commitments.

Not Applicable.

F. Graphics and Signage Commitments.

All graphics shall conform to Article 15 of the Columbus City Code, as it applies to the AR-1, Apartment Residential District. Any variance to the applicable requirements of the AR-1 district shall be submitted to the Columbus Graphics Commission.

G. Miscellaneous Commitments

Site Development shall be in accordance with the site plan titled "Site Plan", dated _____ and signed _____ by David B. Perry, Agent, and Donald Plank, Attorney, for multi-family residential use of the site. The Site Plan does not apply to use and/or redevelopment of the site as a public school nor any non-multi-family residential use of the site permitted by Section 3333.02, AR-12, ARLD and AR-1 Apartment Residential District Use. The

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site plan may be slightly adjusted to reflect engineering, topographical, or other site data developed at the time final development and engineering plans are completed. Any slight adjustment to the drawing shall be reviewed and may be approved by the Director of the Building and Zoning Services Department or his designee upon submission of the appropriate data regarding the proposed adjustment.

The undersigned, being the owner of the subject property together with the applicant in the subject application, or their authorized representatives, do hereby agree singularly and collectively for themselves, their heirs, successors and assigns, to abide by above restrictions, conditions, and commitments regarding development of the subject property and for such purpose each states that he fully understands and acknowledges that none of the foregoing restrictions, conditions, or commitments shall in any manner act to negate, nullify, alter or modify any more restrictive provision of the Columbus City Codes, except as permitted by the Companion Council Variance (CV14-047), and Site Plan referenced herein.

Signature: _____ Date: _____
David B. Perry, Agent for Applicant

Signature: _____ Date: _____
Donald Plank, Attorney for Applicant

12/01/2014

SITE DATA

Address:

760 Reinhard Avenue
010-066731, 010-020942, 010-003230, 010-044365

010-044539, 010-044540

Acreage: +/- 2.61 Acres

Zoning (existing): C-4, R-4, AR-1

Zoning (proposed): AR-1 (Z14-045) and variance (CV14-047)

Proposed Use:

Office, 2,700 sf (max., optional), located in the apartment bldg

Height District:

Proposed Heights: 3-Story Apartment Building - 39'-0" to the mid-point of the roof

3-Story Townhomes - 36'-0" to the mid-point of the roof

Parking:

Car: Required: 87 spaces @ 1.5 spaces/DU

+ 6 office spaces

Provided: 94 spaces (66 surface/28 garage

Bicycles: Required/Provided: 7 bike parking spaces

Building Setback: Setbacks at noted

Refuse: 58 dwelling units @ 0.50 cu. yd/DU = 29 cubic yards of on-site

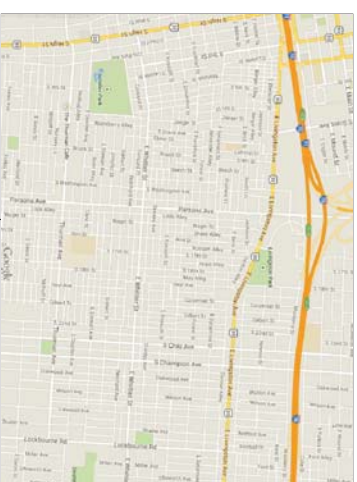
storage. Dumpster housed inside apartment building and one

dumpster on-site for townhomes, designated pick-up

shown, private hauler, multi-day pick-up. Management

provided bulk service

SITE LOCATION MAP



SITE LOCATION—

ZONING BOUNDARY

01/14/04



STANDARDIZED RECOMMENDATION FORM

City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

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

Case Number

Z14-045 and CV14-047

Address

760 Reinhard Avenue

Group Name

Columbus Southside Area Commission

Meeting Date

October 28, 2014

Specify Case Type

- ☐ BZA Variance / Special Permit
☒ Council Variance CV14-047
☒ Rezoning Z14-045
☐ Graphics Variance / Plan / Special Permit

Recommendation
(Check only one)

- ☒ Approval
☐ Disapproval

NOTES:

Vote

14-0 IN FAVOR

Signature of Authorized Representative

SIGNATURE

Columbus Southside Area Commission

RECOMMENDING GROUP TITLE

DAYTIME PHONE NUMBER

614-332-3355

Please FAX this form to Zoning at (614) 645-2463 within 48 hours of your meeting day; OR MAIL to: Zoning, City of Columbus, Department of Building & Zoning Services, 757 Carolyn Avenue, Columbus, Ohio 43224.