

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JANUARY 14, 2016**

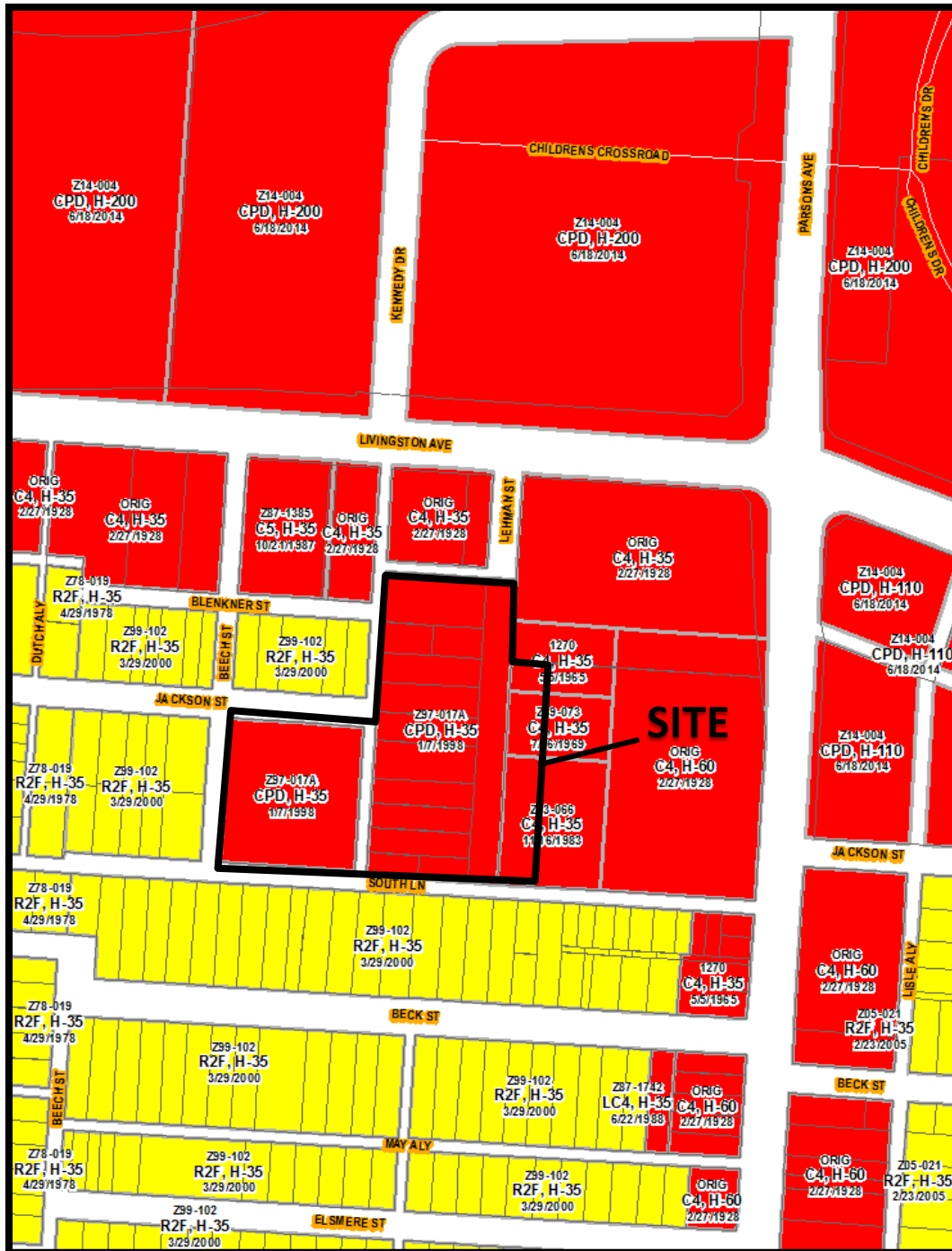
- 4. APPLICATION: Z15-046**
- Location:** **587 LEHMAN STREET**, being 2.86± acres located at the southern terminus of Lehman Street, 155± feet south of East Livingston Avenue (010-004935 and 13 others; Columbus Southside Area Commission).
- Existing Zoning:** CPD, Commercial Planned Development, and C-4, Commercial Districts.
- Request:** AR-3, Apartment Residential District.
- Proposed Use:** Multi-unit residential development.
- Applicant(s):** Jeff May; c/o Michael J. Maistros, AIA; 4740 Reed Road, Suite 201; Columbus, OH 43220.
- Property Owner(s):** JMM Real Estate Investments, Inc.; 4639 West Broad Street; Columbus, OH 43228.
- Planner:** Michael Maret; 645-2749; mjmaret@columbus.gov

BACKGROUND:

- The site consists of multiple parcels developed as parking lots in the CPD, Commercial Planned Development and C-4, Commercial districts. The applicant proposes the AR-3, Apartment Residential District, to construct 168 apartment units with underground parking.
- To the north and east are commercial retail/service developments and to the south and west are single-unit dwellings.
- Council variance # CV15-062 has been filed with the rezoning request to reduce required parking spaces and street trees and to permit a dumpster in the perimeter yard. That request will proceed to City Council with this rezoning request but is not subject to consideration by the Development Commission.
- The site is located within the planning area of the *Southside Plan* (2014), which recommends “Neighborhood Mixed Use” with residential uses having a density up to 45 units per acre. The proposed 168 units provide a density of 59 units per acre. However, most of that density is concentrated adjacent to commercial uses fronting Parsons Avenue while lower density is to be located closer to existing residential uses to the west.
- The site is located within the boundaries of the Columbus Southside Area Commission, whose recommendation is for approval.

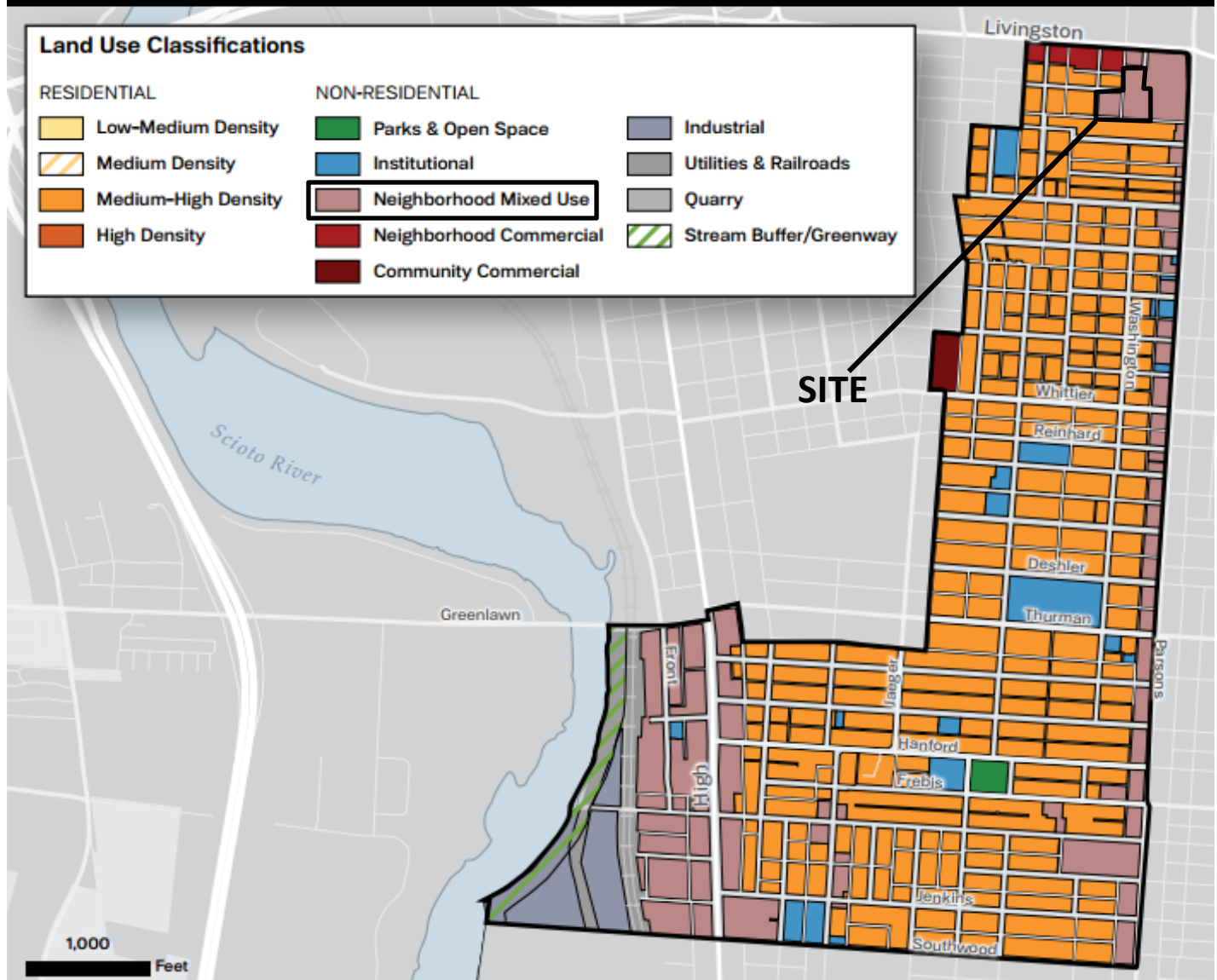
CITY DEPARTMENTS’ RECOMMENDATION: Approval

The requested AR-3 District will permit the development of 168 apartment units at an effective density of 59 units per acre. While the overall density is greater than what is recommended by the *Southside Plan*, support is warranted because most of that density is concentrated adjacent to commercial uses fronting Parsons Avenue while lower density is to be located closer to existing residential uses to the south and west.



Z15-046
 587 Lehman Street
 Approximately 2.86 acres
 CPD & C-4 to AR-3

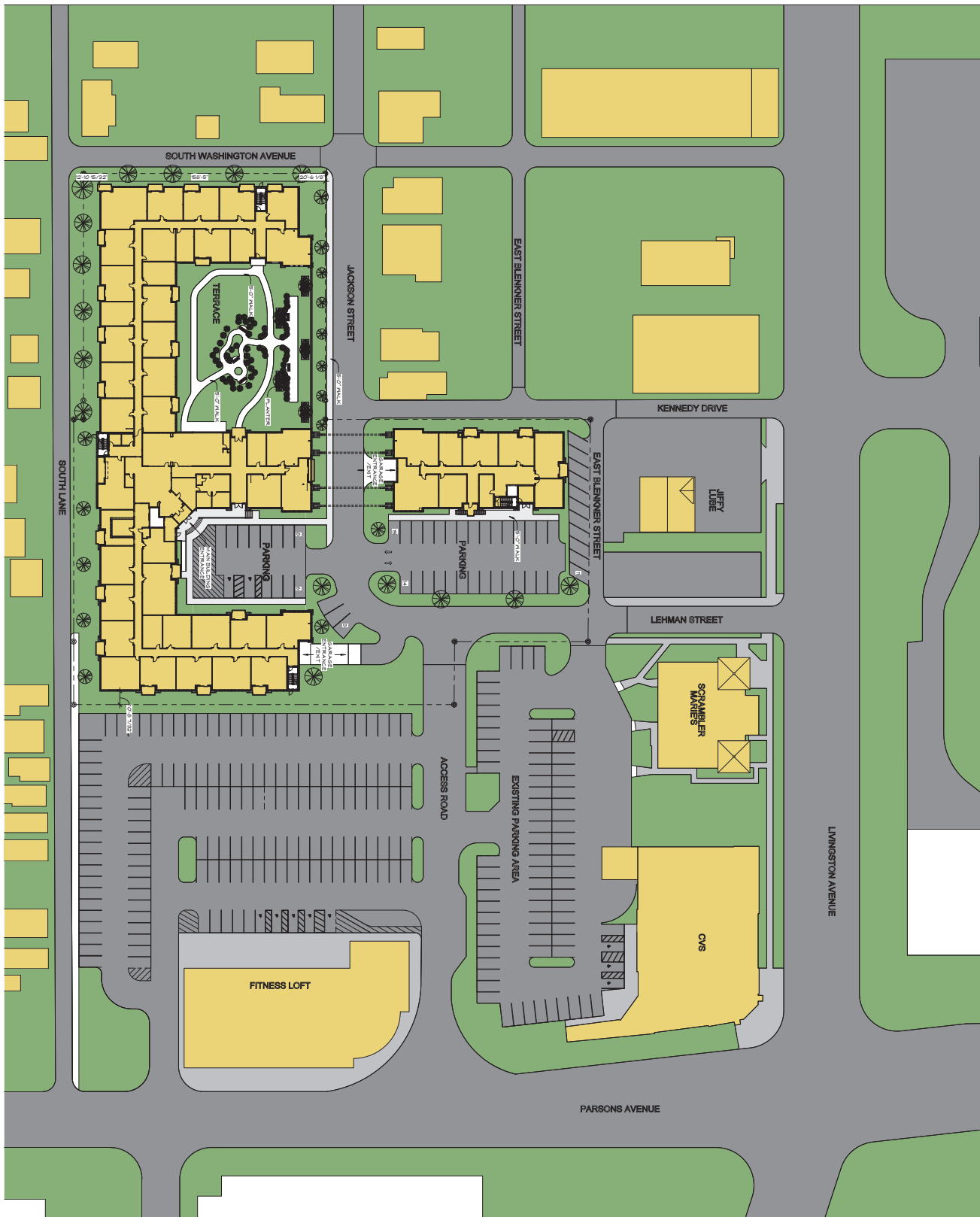
FIGURE 9: FUTURE LAND USE PLAN: QUADRANT 1



Z15-046
 587 Lehman Street
 Approximately 2.86 acres
 CPD & C-4 to AR-3



Z15-046
587 Lehman Street
Approximately 2.86 acres
CPD & C-4 to AR-3



SITE DEVELOPMENT PLAN

SCALE: 1" = 30'-0"



NEW AVENUE
architects & engineers

www.new-avenue.net

4740 REED ROAD, SUITE 201
UPPER MERIDEN, OHIO 43081
INFO@NEW-AVENUE.NET

614.884.8888

Description: _____ Date: _____

Schumacher Place

Apartments

New *Parsons Building*

Kennedy Drive

Columbus, Ohio 43206

BUILDER:
JPM Real Estate

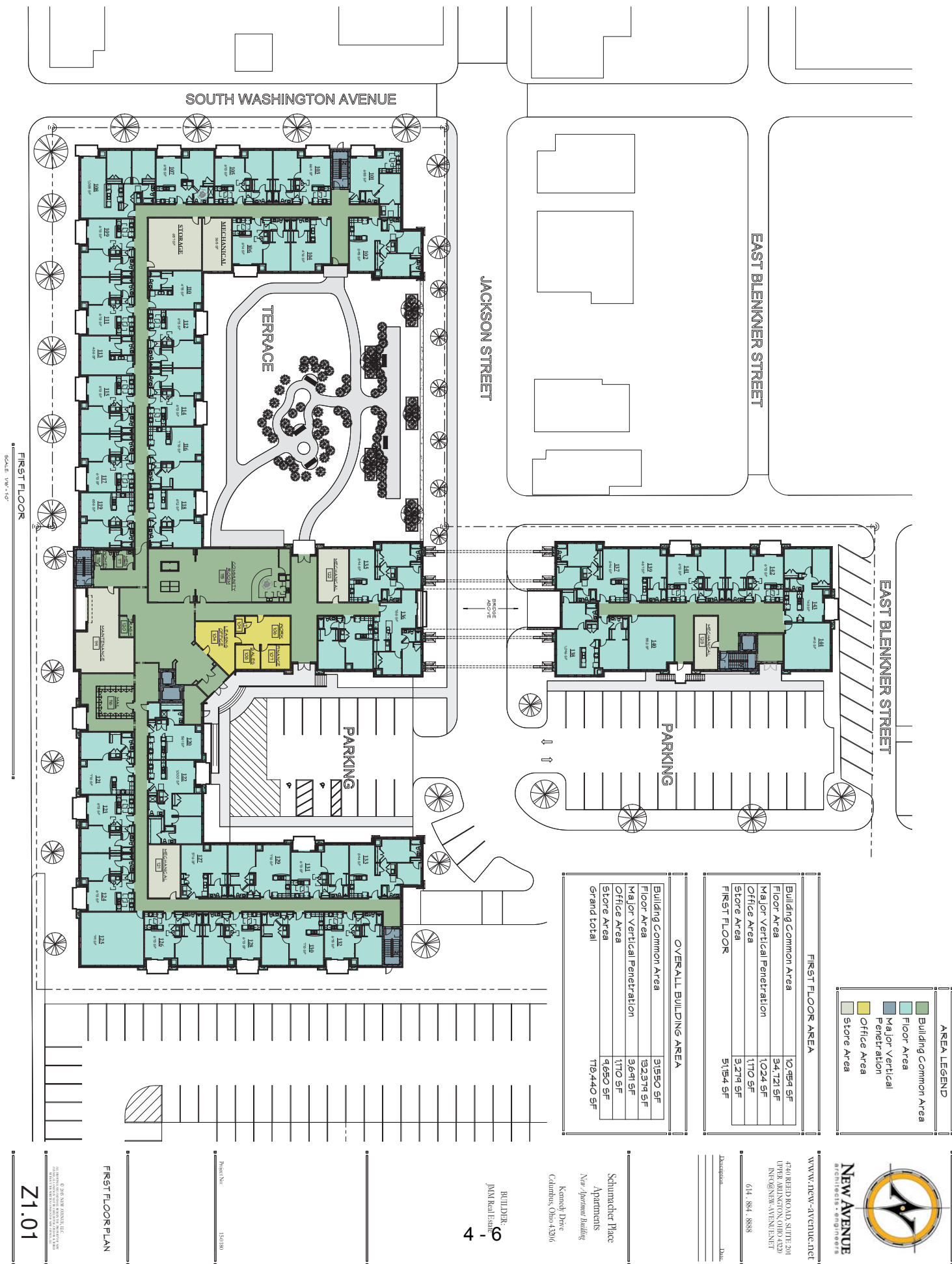
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Drawn: _____ 3/24/16

SITE DEVELOPMENT
PLAN

20.00

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PERSPECTIVE
SCALE



PERSPECTIVE
SCALE



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614.884.8888

Description	Date

Schumacher Place
Apartments
New Apartment Building 1
Kennedy Drive 4
Columbus, Ohio 43206

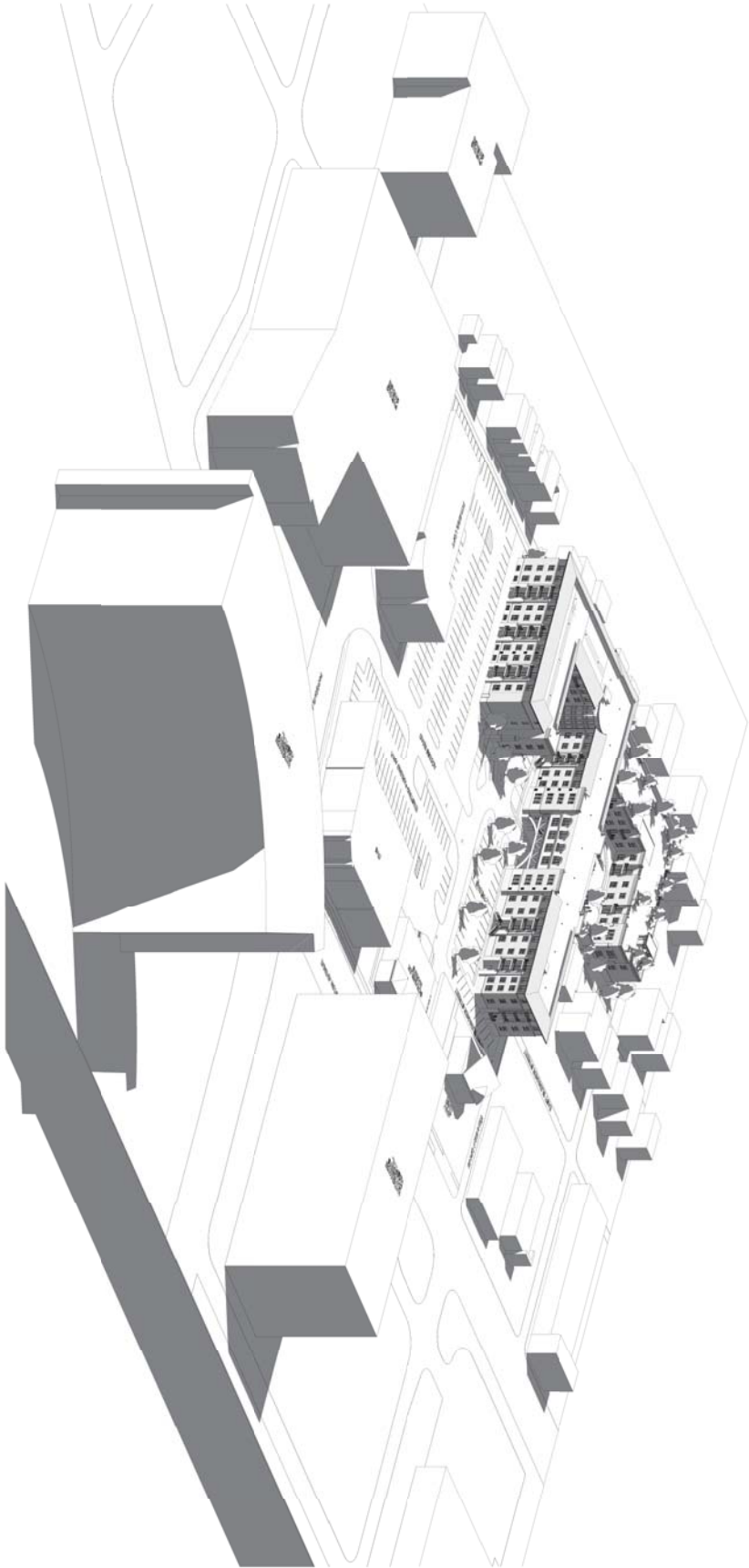
BUILDER:
JMM Real Estate

Drawing No. 15-0180

PERSPECTIVE

Z2.05

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BIRDEYE LOOKING SW

SCALE



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614.884.8888

Description _____ Date _____

Schumacher Place

Apartments

New Apartment Building

Kennedy Drive
Columbus, Ohio 43206

BUILDER:
JPM Real Estate
4 - 8

Block No.

354100

BIRDEYE VIEW

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Z2.04


Standardized Recommendation Form

757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.columbus.gov

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

Case Number	<u>Z15-046</u>
Address	<u>587 Lehman Street</u>
Group Name	<u>Southside Area Commission</u>
Meeting Date	<u>December 22, 2015</u>
Specify Case Type	<input type="checkbox"/> BZA Variance / Special Permit <input type="checkbox"/> Council Variance <input checked="" type="checkbox"/> Rezoning <input type="checkbox"/> Graphics Variance / Plan / Special Permit
Recommendation (Check only one)	<input checked="" type="checkbox"/> Approval <input type="checkbox"/> Disapproval

NOTES:

Vote	<u></u>
Signature of Authorized Representative	<u></u>
Recommending Group Title	<u>Southside Area Commission</u>
Daytime Phone Number	<u>614-285-4901 (Ext. 1100)</u>

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

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 checks payable to the Columbus City Treasurer