

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
SEPTEMBER 14, 2017**

- 5. APPLICATION: Z17-026**  
**Location:** 1281 MT. VERNON AVENUE (43203), being 3.00± acres located at the southeast corner of Mt. Vernon Avenue and North Champion Avenue (010-019138 and 30+ others; Near East Area Commission).  
**Existing Zoning:** C-4, Commercial District.  
**Request:** ARLD, Apartment Residential District.  
**Proposed Use:** Multi-unit residential development.  
**Applicant(s):** Columbus Metropolitan Housing Authority; c/o Travis J. Eifert, Agent; EMH&T, Inc.; 5500 New Albany Road; Columbus, OH 43215.  
**Property Owner(s):** Columbus Holding Group, LLC; 1396 East Broad Street; Columbus, OH 43205.  
**Planner:** Shannon Pine; 614-645-2208; [spine@columbus.gov](mailto:spine@columbus.gov)

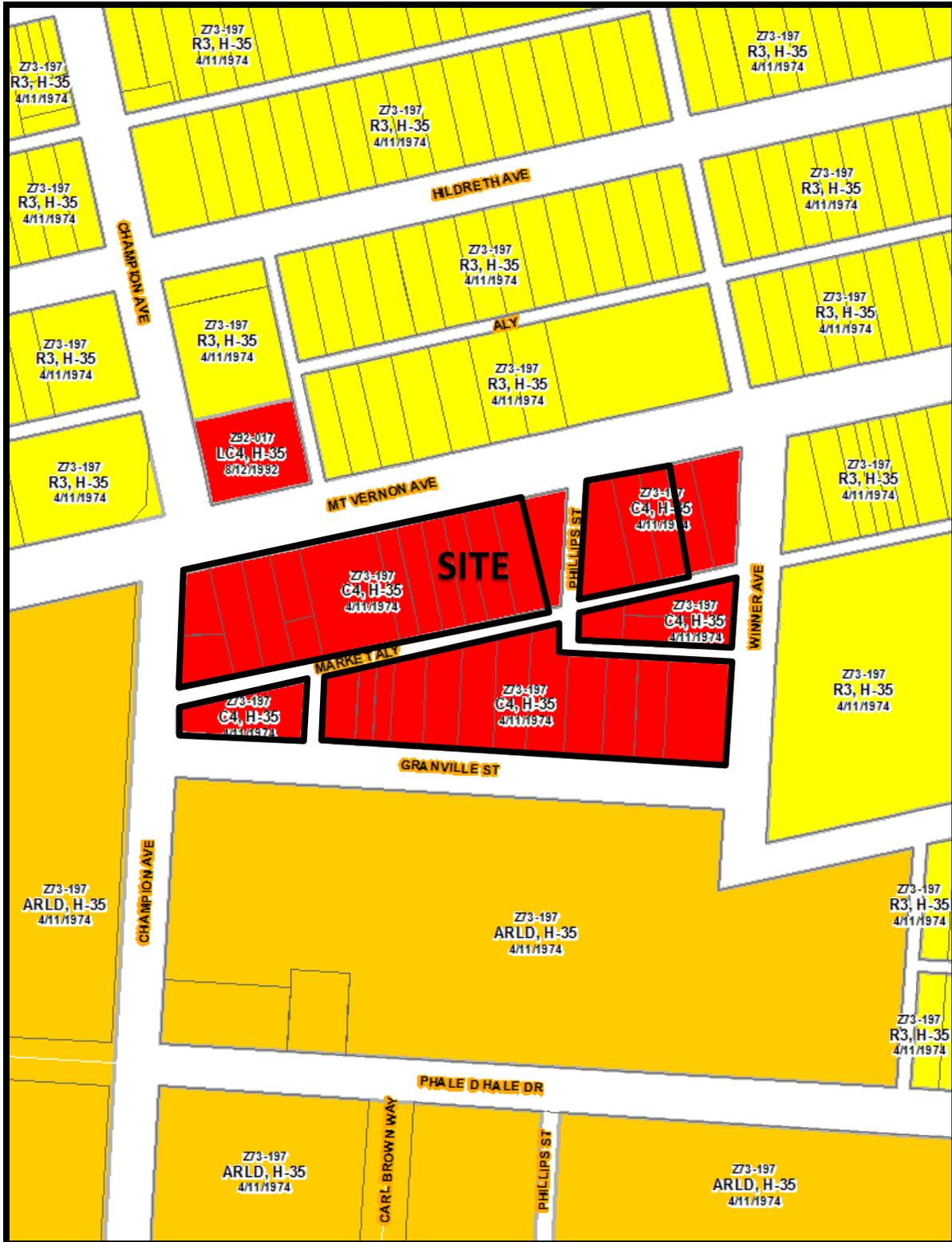
**BACKGROUND:**

- The 3.00± acre site consists of 33 parcels zoned in the C-4, Commercial District, and was previously developed as part of a grocery store development. The applicant requests the ARLD, Apartment Residential District to permit multi-unit residential development as the third phase of the Poindexter X<sup>1</sup> ^ A redevelopment project.
- To the north across Mt. Vernon Avenue are a vacant auto repair facility in the R-3, Residential District, a vacant commercial garage in the L-C-4, Limited Commercial District, and mixed residential development and a church in the R-3, Residential District. East of the site is a single-unit dwelling in the C-4, Commercial District, and undeveloped land in the R-3, Residential District. To the south are vacant apartment buildings and undeveloped land in the ARLD, Apartment Residential District. To the west across North Champion Avenue are apartment buildings in the ARLD, Apartment Residential District. Surrounded by the site on the south side of Mt. Vernon Avenue is a vacant single-unit dwelling in the C-4, Commercial District.
- This site is located within the planning area of the *Near East Area Plan* (2005), which does not recommend a specific land use for this location.
- The site is located within the boundaries of the Near East Area Commission, whose response had not been received at the time this report was finalized.
- The site and the property to the south are subject of a Board of Zoning Adjustment variance (BZA17-089) for reduced parking standards, setbacks, and perimeter yard. That request will be heard by the Columbus Board of Zoning Adjustment and will not be considered at this Development Commission meeting.

- The *Columbus Thoroughfare Plan* identifies Mt. Vernon Avenue as a C arterial, and North Champion Avenue as a 2-1 arterial, both requiring a minimum of 30 feet of right-of-way from centerline.

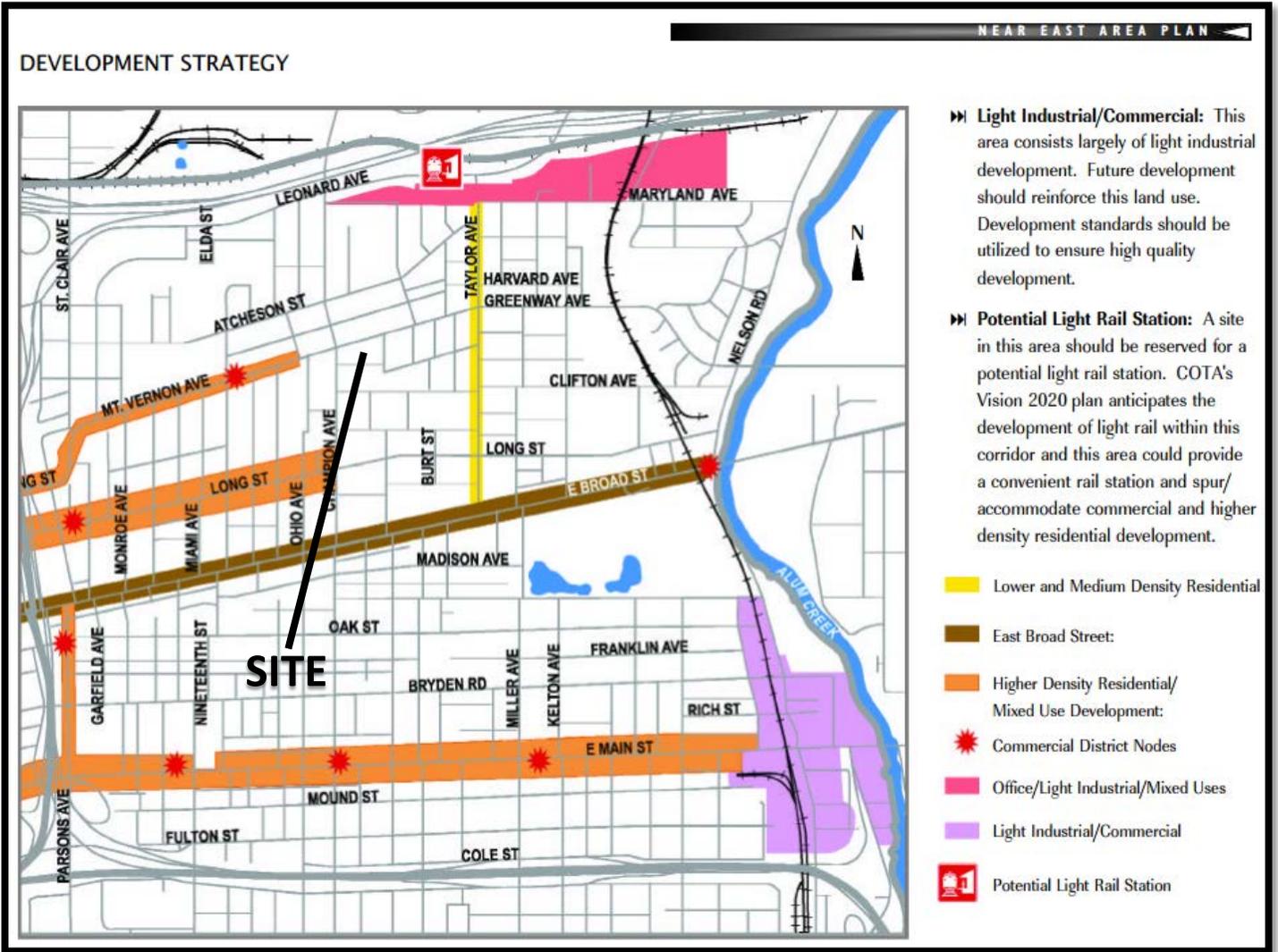
**CITY DEPARTMENTS' RECOMMENDATION:** Approval.

The requested ARLD, Apartment Residential District will allow construction of a third phase of the Poindexter Xā|æ ^Á^â^ç^[[ ] { ^} cproject. The proposal is consistent with the zoning, land use, æ å density of surrounding developments along Mt. Vernon Avenue and North Champion Avenue.



Z17-026  
 1281 Mt. Vernon Avenue  
 Approximately 3.0 acres  
 From C-4 to ARLD

Near East Area Plan (2005)



►► **Light Industrial/Commercial:** This area consists largely of light industrial development. Future development should reinforce this land use. Development standards should be utilized to ensure high quality development.

►► **Potential Light Rail Station:** A site in this area should be reserved for a potential light rail station. COTA's Vision 2020 plan anticipates the development of light rail within this corridor and this area could provide a convenient rail station and spur/accommodate commercial and higher density residential development.

- Lower and Medium Density Residential
- East Broad Street:
- Higher Density Residential/ Mixed Use Development:
- ★ Commercial District Nodes
- Office/Light Industrial/Mixed Uses
- Light Industrial/Commercial
- Potential Light Rail Station

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Engineers, Surveyors, Planners, Scientists

## MEMO

**Date:** August 18, 2017  
**To:** Shannon Pine  
**From:** Sean Steele  
**Subject:** Poindexter Phase 3 Rezoning (Z17-026) Schedule Conflict – Request to Meet with Development Commission at the same time as NEAC Commission on September 14, 2017

**Copies:**

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Per the standard process for rezoning, the final review of the rezoning application is to be performed by the Area Commission and a recommendation is to be provided prior to the City of Columbus Development Commission review meeting. Due to the meeting availabilities for these various commissions, this standard process does not meet the overall requirements for the project and long-term plans. Our summary provided below is our request to vary from this standard process to meet the long-term goals of the plan and the schedules/logistics for both private and public works within the Poindexter Village area.

EMH&T had submitted the Rezoning request and performed a preliminary presentation to The Near East Area Commission (NEAC) on July 18, 2017. The meeting was met with general acceptance and understanding of our needs based on the previous 2 phases that required BZA variances. The current schedule with NEAC has us meeting on site on Saturday, September 9, 2017 to review the area in question. We then will be meeting with the NEAC Full Commission on Thursday, September 14, 2017 at 6:30pm. The intention of the Full NEAC Commission meeting is to vote and gain a recommendation or denial for rezoning and BZA variances to the City. Unfortunately, this meeting is at the same day and time as the Development Commission meeting. We formally request that our team can attend and present the project rezoning request at the September 14, 2017 Development Commission meeting to maintain our current rezoning and variance schedule. As this is the 3<sup>rd</sup> time we have gone before NEAC for zoning and variance requests for the overall Poindexter Village Redevelopment, we do not anticipate any opposition to the rezoning of the subject parcel. Their recommendation would be forwarded to the Development Commission as soon as it has been received in order to fulfil the above mentioned requirement.

Please call me at 614-775-4618 if you have any questions.