

September 2024 Zoning Committee Special Meeting Minutes

North Linden Area Commission

Prepared by Ben Keith 2024-09-12

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Meeting Attendance

Called to order at 18:10

Video of this meeting was not recorded, due to operator error.

Members in attendance:

- Ben Keith
- Michelle Dranichak
- Tracy Robinson
- Carol Perkins

Quorum.

Agenda

As on the website: <https://us21.campaign-archive.com/?u=330bc1a667408c7b6f03e46bb&id=f3f32527bd>

- Moved: Robinson
- Second: Perkins
- Keith: Aye
- Dranichak: Aye



Minutes

May

<https://f.benlk.com/nlac-zoning/2024-05-report.pdf>

Moved to approve: Perkins, Second Robinson, unanimous.

June

<https://f.benlk.com/nlac-zoning/2024-06-minutes.pdf>

Moved to approve: Robinson, Second Dranichak, unanimous.

July

<https://f.benlk.com/nlac-zoning/2024-07-minutes.pdf>

Moved to approve: Perkins, second Robinson, unanimous.

Demolition Agenda

DEMO2434347 / 2291 Cleveland Avenue

Application: <https://portal.columbus.gov/Permits/urlrouting.ashx?type=1000&Module=Building&capID1=24120&capID2=00000&capID3=00051&agencyCode=COLUMBUS&HideHeader=true>

- Parcel <https://audr-apps.franklincountyohio.gov/redir/Link/Parcel/010-060174-00>
- Zoned: UCT
- Application Submitted: August 8, 20204
- Application Received: August 22, 2024

The brick building at the corner of Cleveland Avenue and Hudson Street is to be removed to support ODOT PID110587 (<https://www.transportation.ohio.gov/projects/projects/110587>), widening Cleveland Avenue at Hudson Street to add right- and left-turn lanes from Cleveland onto Hudson in both directions.

No presenters, no comment.

Move forward to NLAC: Moved Perkins, Second Robinson, unanimous

DEMO2434351 / 2299 Cleveland Avenue

Application: <https://portal.columbus.gov/Permits/urlrouting.ashx?type=1000&Module=Building&capID1=24120&capID2=00000&capID3=00051&agencyCode=COLUMBUS&HideHeader=true>

- Parcel <https://audr-apps.franklincountyohio.gov/redir/Link/Parcel/010-063542-00>
- Zoned: UCT
- Application Submitted: August 22, 2024
- Application Received: August 22, 2024

The one-story building on the west side of Cleveland Avenue, immediately north of 2291 Cleveland Avenue, to be demolished as part of the same project.

No presenters, no comment.

Move forward to NLAC: Moved Perkins, Second Robinson, unanimous

DEMO2434348 / 2305 Cleveland Avenue

Application: <https://portal.columbus.gov/Permits/urlrouting.ashx?type=1000&Module=Building&capID1=24120&capID2=00000&capID3=00051&agencyCode=COLUMBUS&HideHeader=true>

- Parcel <https://audr-apps.franklincountyohio.gov/redir/Link/Parcel/010-063541-00>
- Zoned: UCT
- Application Submitted: August 22, 2024
- Application Received: August 22, 2024



The one-story building on the west side of Cleveland Avenue, immediately north of and touching 2299 Cleveland Avenue, is to be removed to support the same project.

No presenters, no comment.

Move forward to NLAC: Moved Perkins, Second Dranichak, unanimous

DEMO2435478 / 1130 E Weber Road

Application: <https://portal.columbus.gov/Permits/urlrouting.ashx?type=1000&Module=Building&capID1=24120&capID2=00000&capID3=00068&agencyCode=COLUMBUS&HideHeader=true>

- Parcel <https://audr-apps.franklincountyohio.gov/redir/Link/Parcel/010-075754-00>
- Zoned: Commercial Planned District
- Application Submitted: August 29, 2024
- Application Received: August 30, 2024

Demolition of the former Columbus Fire Station #16.

No presenters.

Keith: No idea what the plans are. Nothing in the permits portal.

Robinson: It would be nice to know what's coming up next.

Perkins: We should bring it forward next week.

Move forward: Moved Perkins, second Robinson, unanimous.

Variance agenda.

BZA24-093 / 922 Lenore Avenue

Application: <https://portal.columbus.gov/Permits/Cap/CapDetail.aspx?Module=Zoning&TabName=Zoning&capID1=24LAC&capID2=00000&capID3=00780&agencyCode=COLUMBUS&IsToShowInspection=>

- Parcel <https://audr-apps.franklincountyohio.gov/redir/Link/Parcel/010-096979-00>
- Zoned: R-3 Residential
- Application Submitted: July 17, 2024
- Application Received: July 17, 2024

Kearnan Smith architects, the builder: It's a weird site on a corner, and the way the city calculates the back yards makes it really small. It's already a nonconforming use, and the owner wants to do a 191 sf addition.

Recommend approval: Moved Robinson, Second Dranichak, unanimous

CV24-100 / 2150 Innis Road

Application: <https://portal.columbus.gov/Permits/Cap/CapDetail.aspx?Module=Zoning&TabName=Zoning&capID1=24LAC&capID2=00000&capID3=00931&agencyCode=COLUMBUS&IsToShowInspection=>

- Parcel <https://audr-apps.franklincountyohio.gov/redir/Link/Parcel/010-087436-00>
- Zoned: L-M Limited Manufacturing
- Application Submitted: August 23, 2024
- Application Received: August 26, 2024

Keith: Thank you for the call that we had on September 6.

Presentation from Jordan Henderson, summarizing the slides.

At this time, Dr. Daniel and Ebony arrived.

Demolition of the hardware store is complete. Anticipating a phased construction. 1.3 spaces per unit. Connections to the Linden Green Line.

Working with Central Ohio Green Fund to bring solar to the project.



Submitted application to the Ohio Housing Finance Agency today; going with CV before rezoning to meet deadlines of OHFA.

Phase 1: Single 4-story elevator building, \$23.7 million

- 5 ADA parking spaces
- 8 ANSI Type-A dwelling units, fully-accessible with lowered counters and removable base cabinets, grab bars.
- Remaining units are ANSI Type-B. Can be adapted to ADA compliance. Meets this requirement because of elevator access.

Phase 2: 72 rental units in 3 3-story walk-ups.

- 3 ADA parking spaces.
- Upper floors not required to be accessible under ANSI Type-B; designed that way anyways.

Phase 3: the 25 homeownership opportunities.

To be operated by Fairfield Homes.

Bike parking: Likely to have small interior bike storage in the elevator building; other areas around building for exterior bike storage.

Perkins: Given the issues we've seen at Kenlawn and Mulby Place, What assurances do we have that you'll have an organization which can address the *daily* needs of these residents?

Jordan: NCH Healthy Homes will be involved in these from day one. Total costs near \$75m; financial incentive to make sure that this has success and is maintained. Fairfield has good reputation, will have on-site monitoring. We anticipate providing supportive services to tenants. Wraparound services, high-touch management.

Robinson: I love this sliding range, and that you're assessing people's earnings?

Jordan: Different units targeted to different earning levels. Income caps on each unit.

Robinson: No one outside of this room knows of the building. But you need to zoom out, and do the work outside the buildings too. How do you make sure that the community is safe and comfortable to come outside of the building. This is a wonderful building. But let me tell you the perception. People that live in Linden have no idea why the hospital is in Linden. They don't look at you as developers. There's two types of developers in Columbus: greedy, whose primary concern is the developer fee, and then you have do-gooders. Down here on the granular level, you need to ask yourself: Who is on your team? Or we going to have to put the police around the building to have them protect it?

Jordan: We're making every effort. Every chance we can, we do outreach.

Dr. Daniel: What he said is an indication of the experience we have had. But who occupies it determines the longevity and the message that you are passing along to the community. I really want Nationwide to work on this aspect. Construction, you have people who will do that. But what will happen after the building is finished?

Jordan: This isn't a one-and-done. We'll come back for the next development.

Robinson: How do you distinguish yourself from the housing blocks guy? Something to think about.

Dranichak: We've had issues at two other affordable housing developments; might you want to learn from them?

Dranichak: What's the timeframe? And solar?

Jordan: Phase 1 is competitive funding, scores released by early November with a final application in December. Best-case scenario we'd be in a position to close on financing in late 2025 or early 2026. Construction would start in tandem with that.

Perkins: Opportunities for minority businesses?

Jordan: Yes.

Keith: Integrations with Carriage House apartments?

Jordan: We're aware; it's owned by Millennium who are the former operators of Latitude 525. The property is in environmental court. We certainly want to see that property elevated and have some

Keith: Sidewalks to those apartments?

Jordan: Would need to have talks with owners of adjacent properties. City of Columbus hasn't commented about ingress/egress. City plans to build some form of sidewalk along Innis, and maybe a bridge or crosswalk for the Linden Green Line.

Keith: If you could push for the bridge, that would be great.

Variances requested:

- 3363.01 Manufacturing Districts: to permit a 173-dwelling unit residential development, while the Manufacturing district doesn't permit residential uses other than a dwelling unit for a security person.
- 3370.05 Permitted Uses: To permit a 173 dwelling unit residential development in the L-M Limited Manufacturing District (Z85-080, Ord. 811-86, passed April 7, 1986, while the Limitation Text permits all C-4 uses, thereby permitting dwelling units in conformance with the C-4 District (Chapter 3356) but not the proposed residential development with various forms of residential uses and ground level residential uses)
- 3309.14 Height Districts: to increase permitted height from 35' to 50' for a four (4) story building and 42' for three (3) story buildings as noted on the Site Plan, in the H-35 Height District
- 3312.49 Required Parking: to reduce required car parking from 260 spaces for 173 dwelling units to 225 spaces. (ratio from 1.50 to 1.30 spots per unit)
- 3363.24 Building Lines in a Manufacturing District: to reduce the Innis Road building setback line from 50' to 2', net right of way conveyance of 50' from centerline (Columbus Multimodal Thoroughfare Plan) of Innis Road. Innis Road measures 25' from the centerline to the curb.

Keith: Why stop at 4 stories? Why not go for 5 or 6, besides parking?

Jordan: There's a significant change in economics above 4 stories.

Robinson: We do need this to succeed.

Recommend approval: Moved Robinson, Second Dr. Daniel. 5 ayes, ebony abstains.

Other business

None

Upcoming

None

Announcements

As in the agenda.

Education and Safety meetings announced.

Closure

Adjourn: Perkins moved.