

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
MAY 9, 2013**

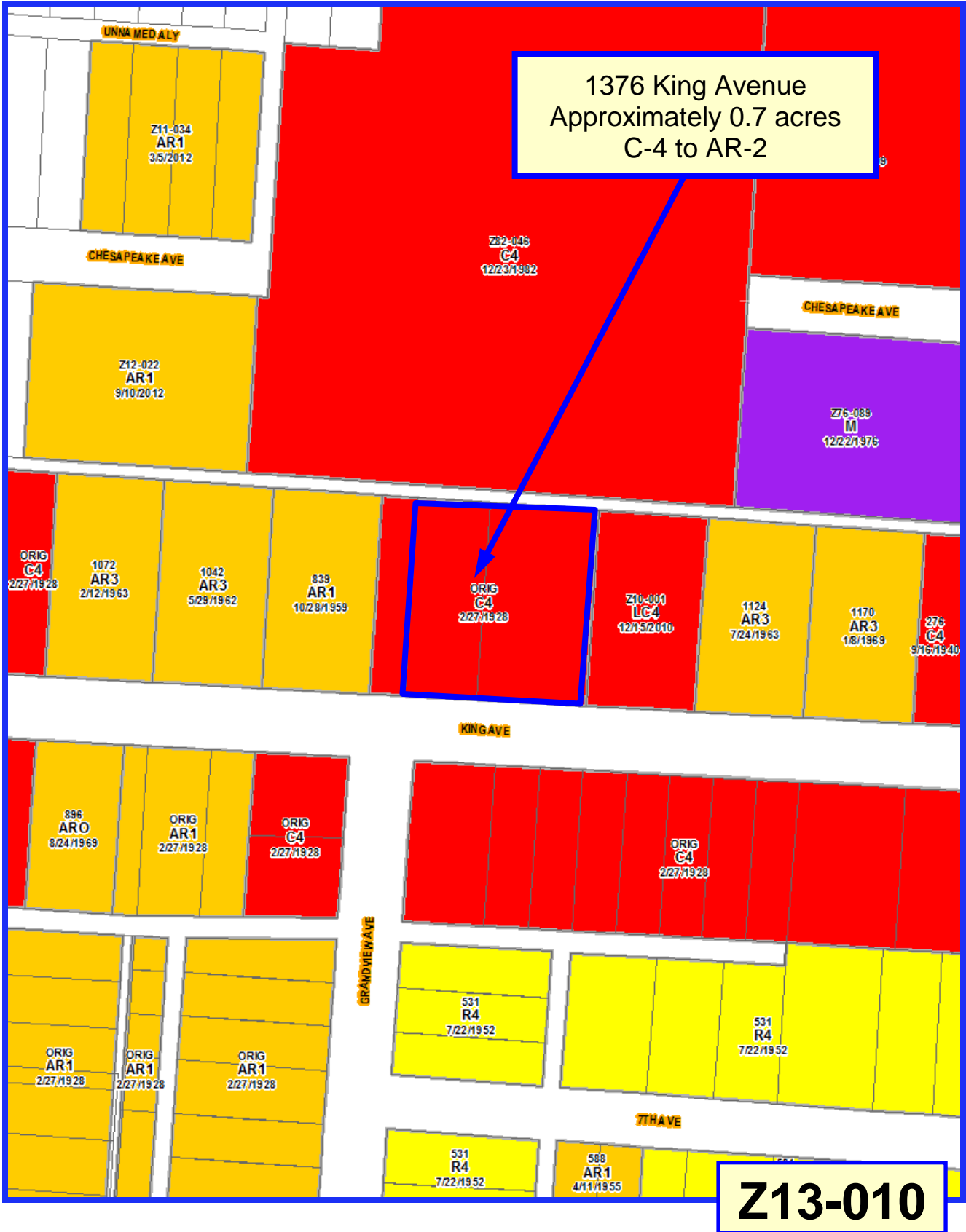
- 5. APPLICATION: Z13-010 (ACCELA # 13335-00000-00072)**
Location: 1376 KING AVENUE (43212), being 0.7± acres located at the northeast corner of King and Grandview Avenues (010-061968 & 010-062082; 5th by Northwest Area Commission).
Existing Zoning: C-4, Commercial District.
Request: AR-2, Apartment Residential District.
Proposed Use: Multi-unit residential development.
Applicant(s): 1374 King Avenue LLC; c/o Dave Perry, The David Perry Co.; 145 East Rich Street, 3rd Floor; Columbus, OH 43215 and Donald Plank, Atty.; Plank Law Firm; 145 East Rich St., 3rd Floor; Columbus, OH 43215.
Property Owner(s): The Applicant.
Planner: Shannon Pine; 645-2208; spine@columbus.gov

BACKGROUND:

- The 0.7± acre site is developed with a multi-tenant retail/office building. The requested AR-2, Apartment Residential District will allow redevelopment of the site with a multi-unit residential development. Companion CV13-005 has also been requested to vary the setback and rear yard requirements, but is heard by City Council and will not be considered at this hearing.
- To the north is a grocery store in the C-4, Commercial District. To the east is a retail nursery in the C-4, Commercial District. To the south across King Avenue are office buildings in the C-4, Commercial District. To the west is a mixed-use commercial/industrial building in the AR-1, Apartment Residential and C-4, Commercial District.
- The site is located within the planning area of the *Fifth by Northwest Neighborhood Plan* (2009), which recommends mixed-use development (office and multi-unit residential) for this location.
- The site is located within the boundaries of the Fifth by Northwest Area Commission whose recommendation was not finalized at the time this report was prepared.
- The *Columbus Thoroughfare Plan* identifies King Avenue as a 4-2 arterial requiring a minimum of 50 feet of right-of-way from centerline.

CITY DEPARTMENTS RECOMMENDATION: Approval.

The proposed AR-2, Apartment Residential District will allow multi-unit residential development with a density that is similar to residential developments along King Avenue and Chesapeake Avenue. The request is compatible with the zoning and development patterns in the area, and with the land use recommendations of the *Fifth by Northwest Neighborhood Plan*.



1376 King Avenue

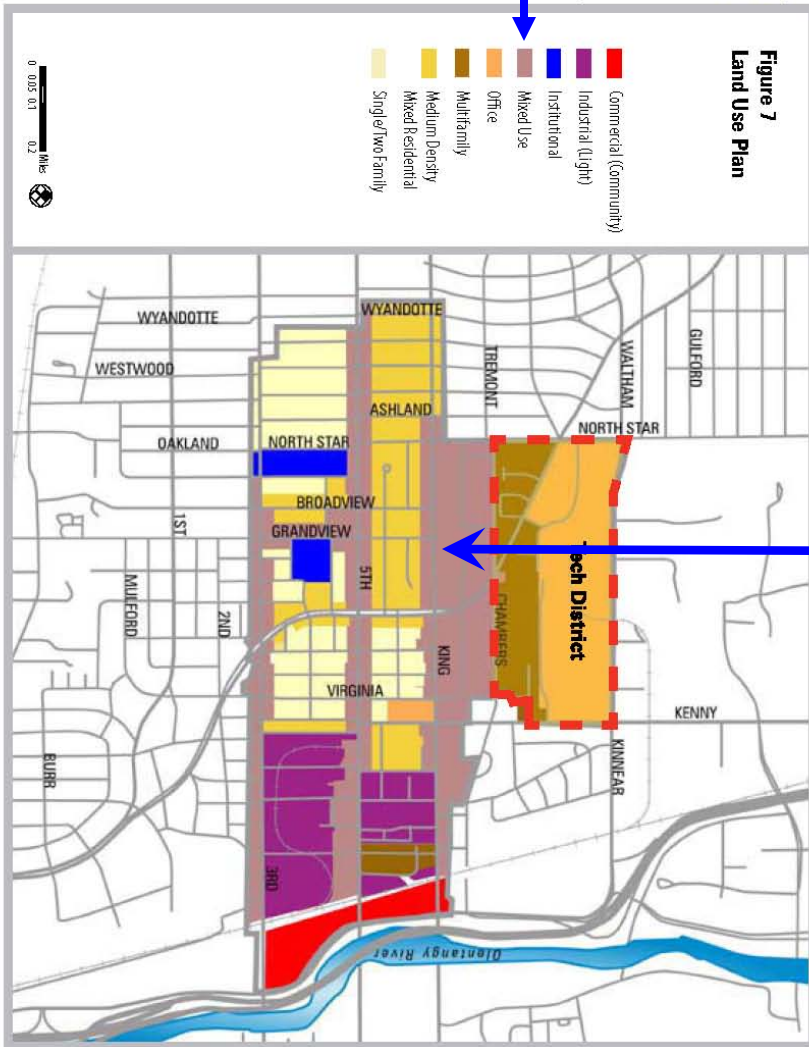
FIFTH BY NORTHWEST NEIGHBORHOOD PLAN

Development should be common on Fifth Street's primary corridors and include multifamily, neighborhood-scale retail, offices, and other uses that contribute to a walkable environment.

Lines/Strategies

Mixed use (retail, office, multifamily) is recommended for Fifth Avenue and Grandview Avenue (south of Fifth). The intersection of Fifth and Northwest and Fifth and Grandview should be the focus of the most intense neighborhood activity, expressed in the form of higher densities and intense commercial buildings. The intersection of Northwest and Chambers may also serve as a mixed use redevelopment opportunity.

★ Mixed use (office and multifamily) is recommended for King Avenue to the east of North Star Road, with Medium Density Mixed Residential recommended to the west of North Star Road. New retail should be limited to the sites of existing retail (such as at the intersections of King Avenue and Northwest Boulevard and King Avenue and North Star Road) or as part of a new mixed-use project, such as integrated within a single building (no new stand-alone retail).



Z13-010



1376 King Avenue
Approximately 0.7 acres
C-4 to AR-2

Z13-010



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 Rezoning Z13-010, Council Variance CV13-005

Address 1374 King Avenue, Columbus, OH

Group Name 5th by Northwest Area Commission

Meeting Date May 7, 2013

Specify Case Type

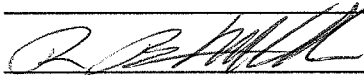
- BZA Variance / Special Permit
- Council Variance CV13-005
- Rezoning Z13-010
- Graphics Variance / Plan / Special Permit

Recommendation Approval
(Check only one) Disapproval

NOTES:

Vote

Signature of Authorized Representative


SIGNATURE

RECOMMENDING GROUP TITLE

614 256-1944
DAYTIME PHONE NUMBER

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.



REZONING APPLICATION

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

PROJECT DISCLOSURE STATEMENT

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.

APPLICATION # 213-010

STATE OF OHIO
COUNTY OF FRANKLIN

DONALD PLANK -----

Being first duly cautioned and sworn (NAME) Plank Law Firm, 145 East Rich Street, FL 3, Columbus, OH
of (COMPLETE ADDRESS) 43215
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
Business or individual's address
Address of corporate headquarters
City, State, Zip
Number of Columbus based employees
Contact name and number

1. 1374 King Avenue LLC PO Box 163216 Columbus, OH 43216 # of Columbus Based Employees: 0 Contact: Scott Owens, 614-404-	2. -----
3. ----- 0785	4. -----

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Donald Plank

Subscribed to me in my presence and before me this 4th day of FEBRUARY, in the year 2013

SIGNATURE OF NOTARY PUBLIC

Barbara A. Painter

My Commission Expires:

AUGUST 3, 2015



BARBARA A. PAINTER
Notary Public, State of Ohio
My Commission Expires AUGUST 3, 2015

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 all checks payable to the Columbus City Treasurer