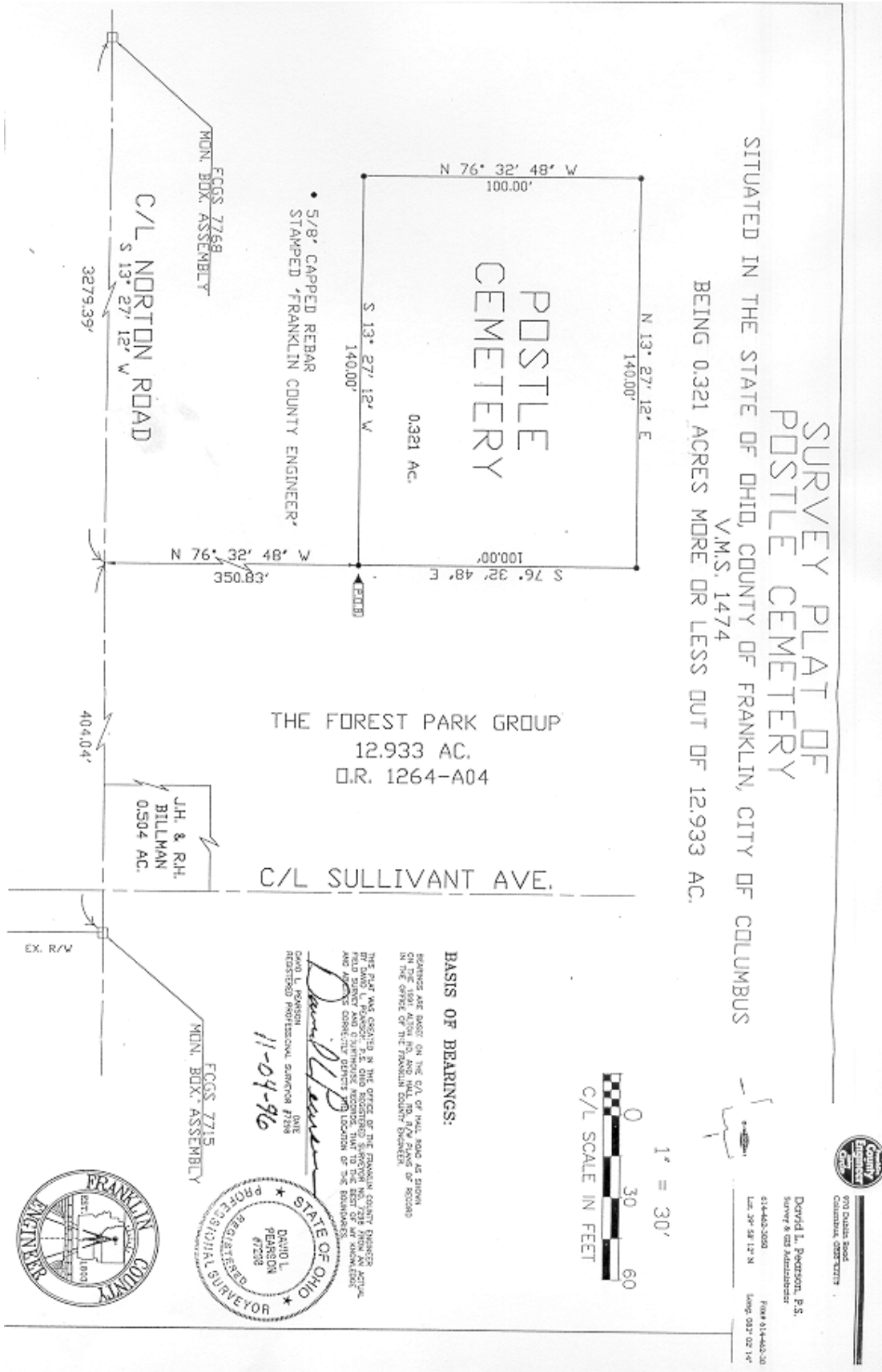




SITE DATA:*Rezoning Application:**Z04-075, 5353 Sullivant Avenue, Columbus, Ohio 43119**L-AR-12, Limited Apartment Residential**Site Area: 11.0± Acres**ARLD: 8.08± Acres**C-2: 2.80± Acres**C-4 0.11± Acres**Density:**80 Dwelling Units (Max.) (Condominiums)
in 4 and 6 unit buildings.**7.3 Dwelling Units/Acre (See Text. Section 6.7) DBP
D Plank**Parking: 2 per dwelling unit*



**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
DECEMBER 9, 2004**

- 3. APPLICATION: Z04-075**
- Location:** **5353 SULLIVANT AVENUE (43119)**, being 11.0± acres located on the south side of Sullivant Avenue, 560± feet west of Norton Road (Westland Area Commission; 570-110624).
- Existing Zoning:** C-2, and C-4, Commercial, and ARLD, Apartment Residential Districts.
- Request:** L-AR-12, Apartment Residential District.
- Proposed Use:** Multi-family residential development.
- Applicant(s):** Portrait Homes-Ohio, Inc.; c/o Dave Perry, Agent; The Dave Perry Company; 145 East Rich Street; Columbus, Ohio 43215.
- Property Owner(s):** Forest Park Group; c/o Dave Perry, Agent.; The Dave Perry Company; 145 East Rich Street; Columbus, Ohio 43215.
- Planner:** Shannon Pine, 645-2208, spine@columbus.gov

BACKGROUND:

- The 11.0± acre site is undeveloped, and is zoned in the C-2, and C-4, Commercial, and ARLD, Apartment Residential Districts. The applicant requests the L-AR-12, Limited Apartment Residential District to allow *86 multi-family units at a gross density of 7.81 units/acre.
- To the north across Sullivant Avenue is single-family residential development in the R-2, Residential, and L-R-2, Limited Residential Districts. To the east is undeveloped land in the C-4, Commercial District. To the south is undeveloped land and multi-family residential development in the ARLD, Apartment Residential District. To the west is single-family residential development in the SR, Suburban Residential District.
- The site lies within the planning area of *The Westland Plan* (1994), which recommends office and high density residential development as the most appropriate land uses for the site.
- The site lies within the boundaries of the Westland Area Commission whose response is for approval of the proposed L-AR-12, Limited Apartment Residential District.
- The limitation text commits to a development plan, buffering and landscaping, a minimum unit size of 1,100 square feet, one-car garages for each unit, pitched

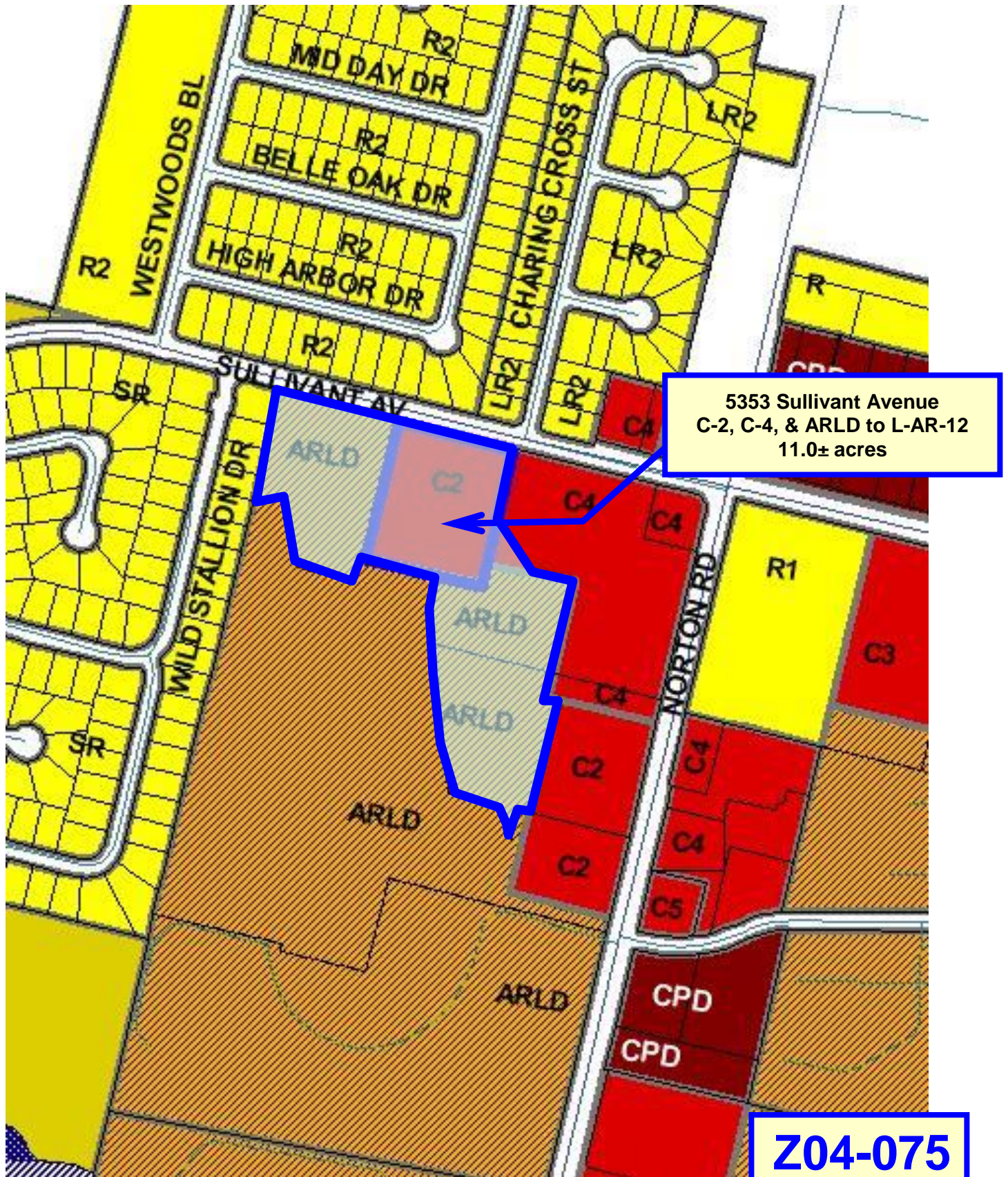
roofs, lighting controls, and measures to protect and preserve the Postle Cemetery.

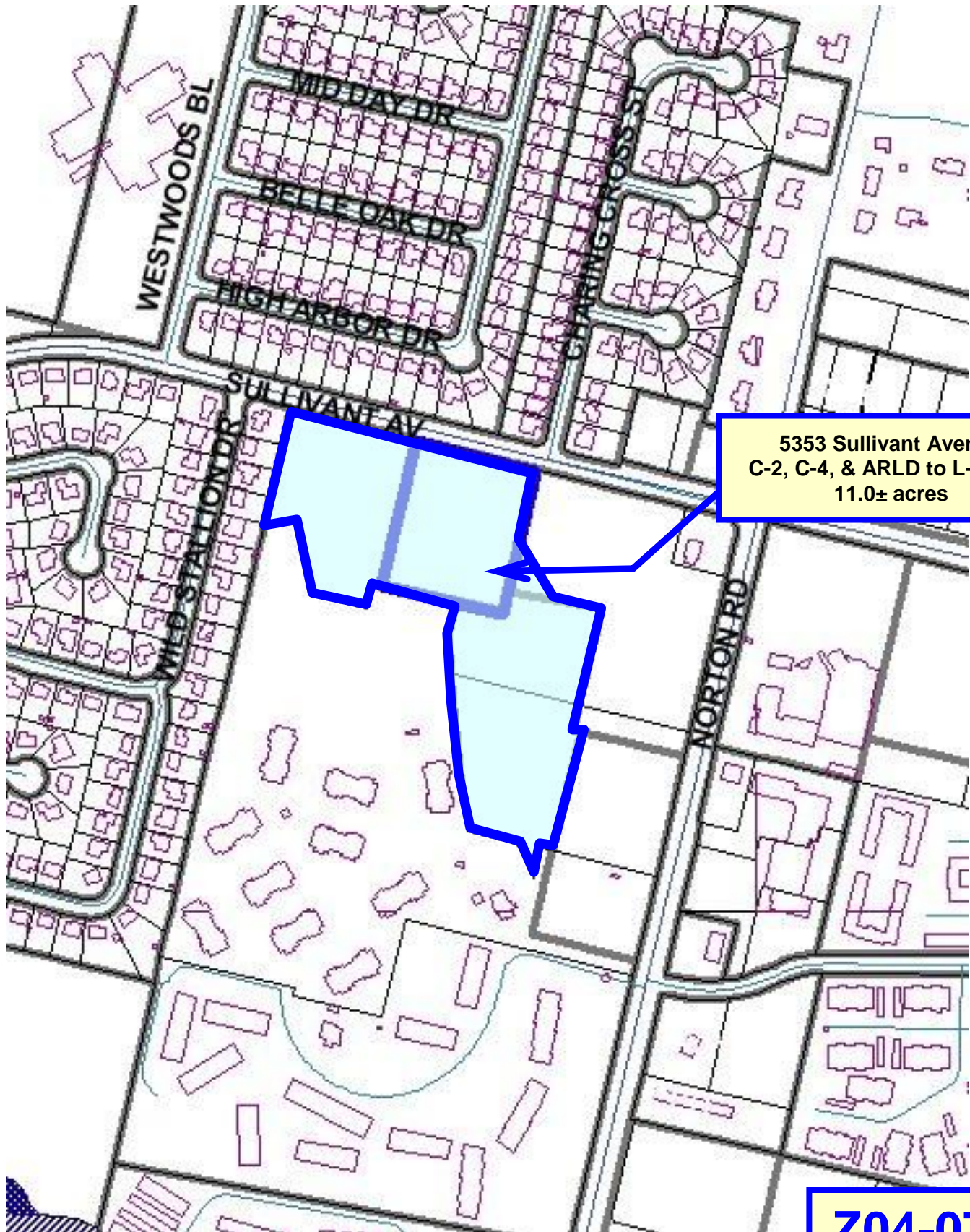
- The *Columbus Thoroughfare Plan* identifies Sullivant Avenue as a C arterial requiring a minimum of 30 feet of right-of-way from centerline.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The applicant requests the L-AR-12, Limited Apartment Residential District to allow an *86-unit multi-family development. The limitation text establishes development standards in consideration of the adjacent single-family residential development, and contains measures to protect and preserve the historic Postle Cemetery. Although *The Westland Plan* (1994), recommends office uses for a portion of the site, residential encroachment and subsequent development justifies deviation from the Plan. With the density limitations and open space preservation committed to in this proposal, Staff recognizes multi-family residential development as an appropriate land use. The requested L-AR-12, Limited Apartment Residential District is consistent with the zoning and development patterns of the area.

*The number of proposed units has been decreased from 86 units to 80 units after the December 9, 2004 Development Commission meeting. The resulting gross density is 7.3 units per acre. Staff has no objection to the density decrease.



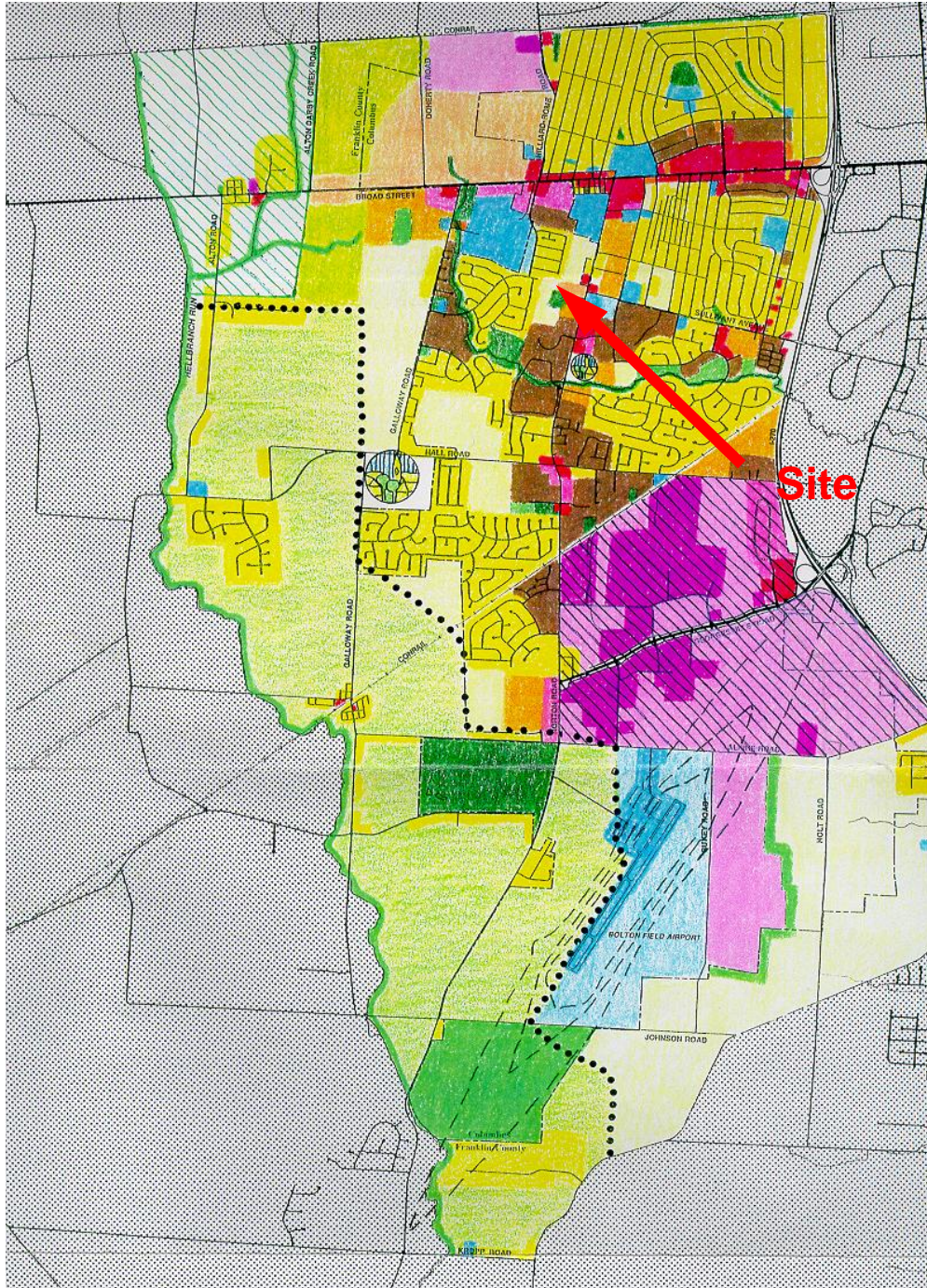


Z04-075



5353 Sullivant Avenue
C-2, C-4, & ARLD to L-AR-12
11.0± acres

Z04-075



PROPOSED LAND USE

Existing

- Agricultural / Very low density residential
- Low density residential 1-2 units per acre
- Residential 3-5 units per acre
- High density residential 6 units per acre +
- Commercial
- Office
- Industrial / Manufacturing

Proposed

-
-
-
-
-
-
-

- Columbus corporate boundary
- Sewer facilities planning area
- Bolton Field noise contours

- Environmental Conservation District
- Industrial/ Office District

Z04-075

City of Columbus | Department of Development | Building Services Division | 757 Carolyn Avenue, Columbus, Ohio 43224



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

Group Name Westland Area CommissionMeeting Date November 17, 2004

Specify Case Type

☐ BZA Variance
☐ BZA Special Permit
☐ Council Variance
☒ Rezoning
☐ Graphics
☐ Graphics Special Permit

Case Number 204-075

Recommendation
 (Check only one)

☒ Approval
☐ Disapproval
☐ Conditional Approval (please list conditions below)
 (Area Commissions, see note below*)

*Ordinances sent to council will contain only a recommendation for "approval" or "disapproval". If a recommendation for "conditional approval" is sent, the conditions should be concise and specific. Staff will determine whether conditions are met when the final ordinance is prepared unless a revised response indicating "approval" has been received. (If staff determines that conditions have not been met, your group's recommendation will be listed as "disapproval".)

Vote 17-0Signature of Authorized Representative Michael J. McLaughlin

SIGNATURE

Chairman

RECOMMENDING GROUP TITLE

644-9159

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, Building Services Division, 757 Carolyn Avenue, Columbus, Ohio 43224.

**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.

STATE OF OHIO

APPLICATION #

204-075

COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Donald T. Plank, Esq.
 of (COMPLETE ADDRESS) Plank & Brahm, 145 E. Rich Street, Columbus, Ohio 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 and their mailing addresses:

NAME

COMPLETE MAILING ADDRESS

Forest Park GroupC/o Evan Jeney800 King AvenueColumbus, Ohio 43212Portrait Homes - Ohio, LLCC/o Steve Barnard5850 Venture Drive, Suite BDublin, Ohio 43017

SIGNATURE OF AFFIANT

Donald PlankSubscribed to me in my presence and before me this 25th day of March, in the year 2005

SIGNATURE OF NOTARY PUBLIC

Stacey L. Danza

My Commission Expires:

11-05-08***This Project Disclosure Statement expires six months after date of notarization.***

Notary Seal Here



STACEY L. DANZA
 Notary Public, State of Ohio
 My Commission Expires 11-05-08