

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
OCTOBER 12, 2006**

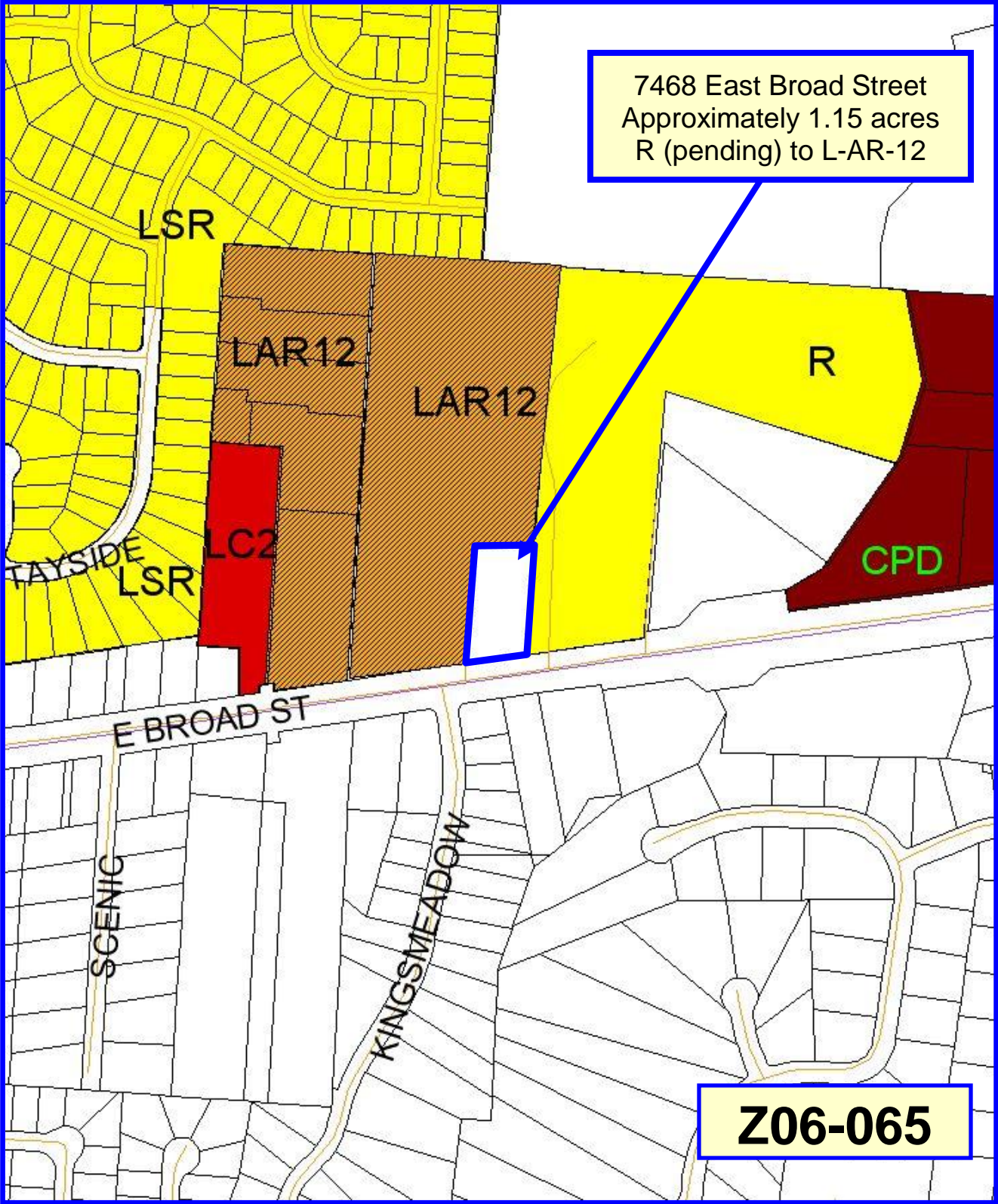
- 4. APPLICATION: Z06-065**
- Location:** **7468 EAST BROAD STREET (43004)**, being 1.15± acres located on the north side of East Broad Street, 65± feet east of Kingsmeadow Lane (170-000569).
- Existing Zoning:** R, Rural District (pending annexation).
- Request:** L-AR-12, Limited Apartment Residential District.
- Proposed Use:** Multi-family residential development.
- Applicant(s):** Portrait Homes Ohio, LLC; c/o David Perry, Agent; The David Perry Company; 145 East Rich Street, 3rd Floor; Columbus, Ohio 43215 and Donald T. Plank, Atty.; Plank and Brahm; 145 East Rich Street, 3rd Floor; Columbus, Ohio 43215.
- Property Owner(s):** Annis L. Brake; c/o David Perry, Agent; The David Perry Company; 145 East Rich Street, 3rd Floor; Columbus, Ohio 43215 and Donald T. Plank, Atty.; Plank and Brahm; 145 East Rich Street, 3rd Floor; Columbus, Ohio 43215.
- Planner:** Walter Green, 645-2485, wagreen@columbus.gov

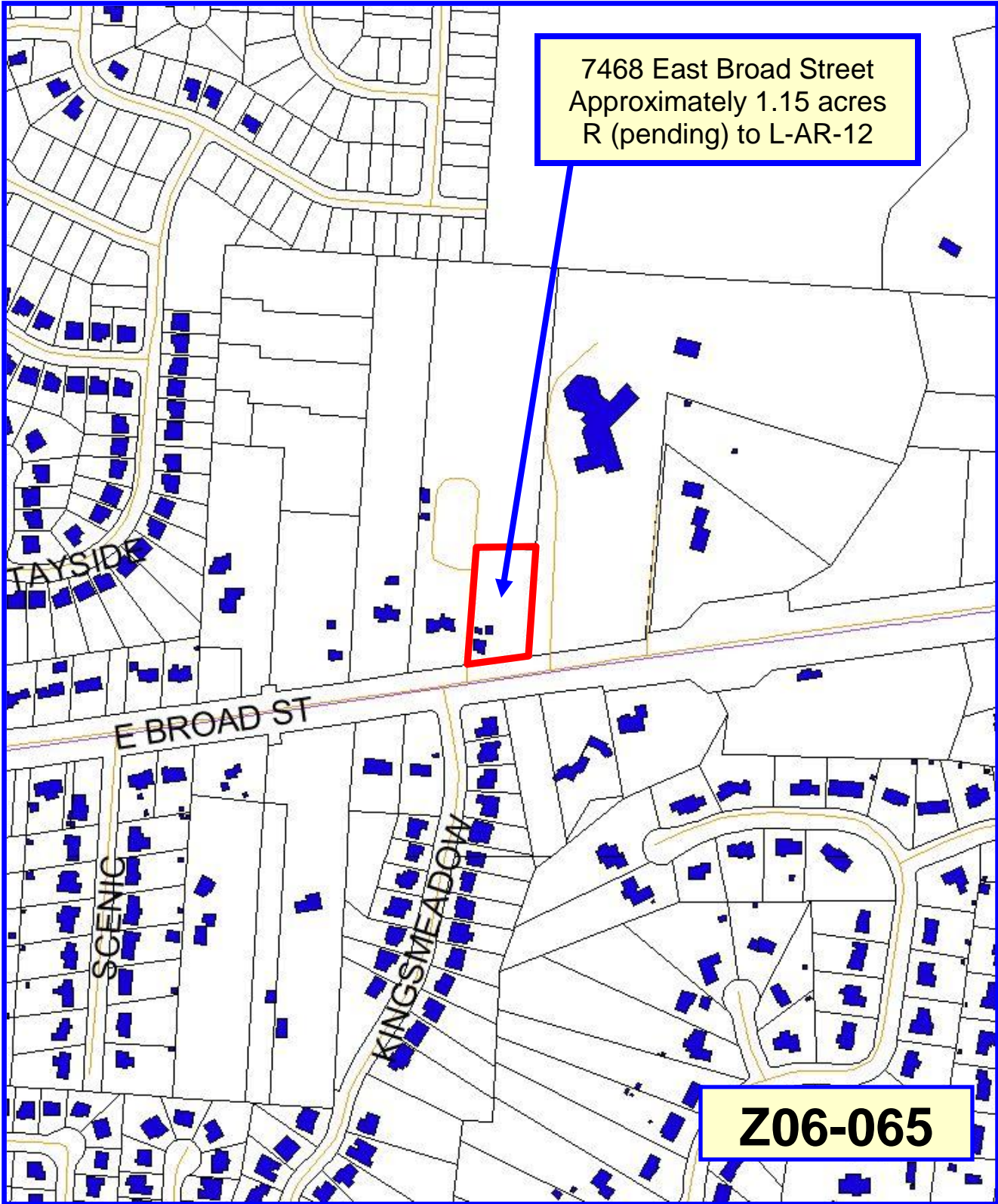
BACKGROUND:

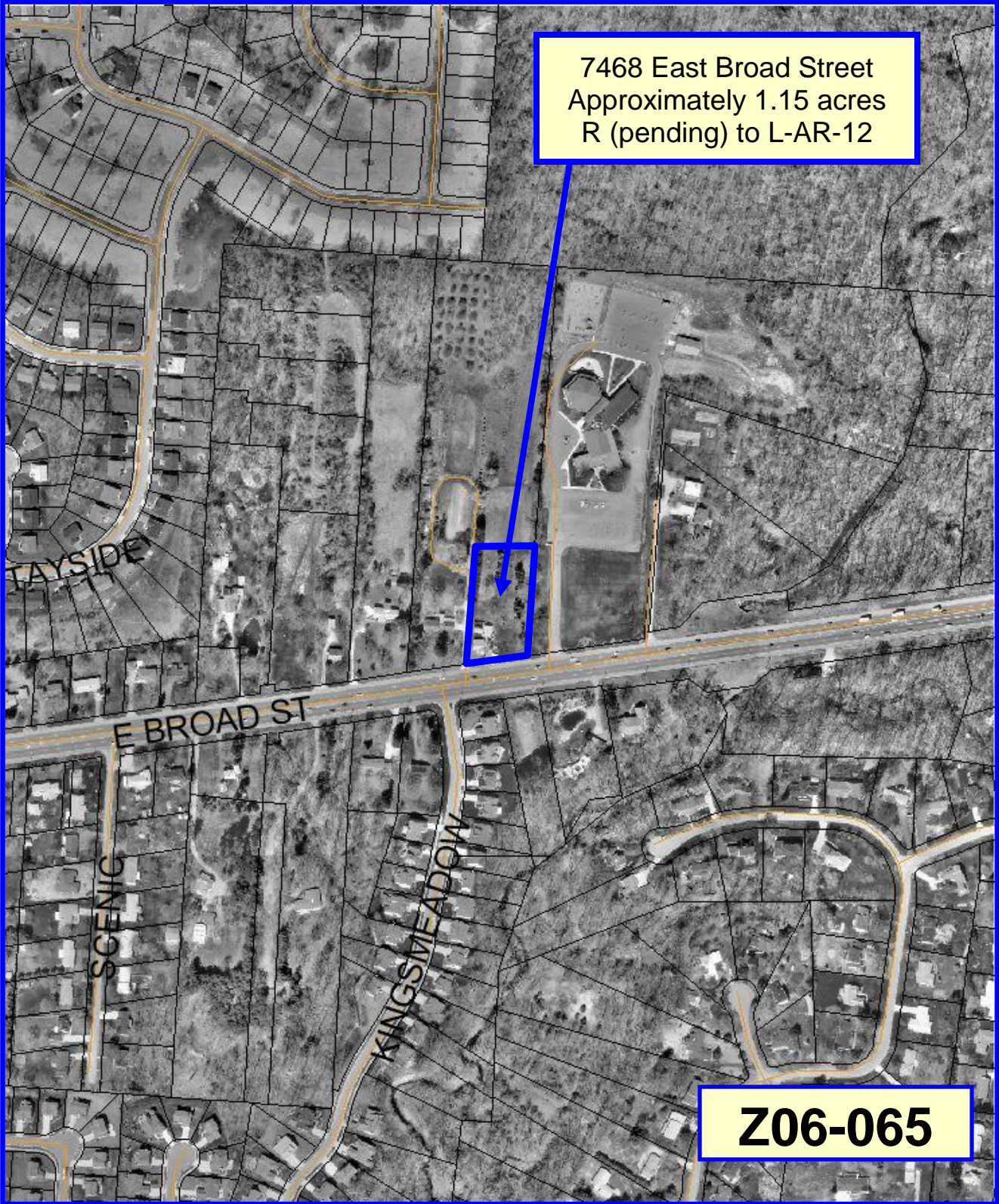
- The 1.15± acre site is developed with a single-family residence. The proposed L-AR-12, Limited Apartment Residential District would allow a maximum of two (2) dwelling units on the site. This site would be developed in conjunction with the adjacent 11.2 acre site that was rezoned to L-AR-12 in July, 2006.
- To the north and west of the site, is a single-family residence in the L-AR-12, Limited Apartment Residential District. To the east, is a church in the R, Rural District. To the south, across East Broad Street, is a single-family residence and undeveloped property in the City of Reynoldsburg and Jefferson Township, respectively.
- The site is located within the boundaries of the *East Broad Street Study*, which identifies the site as a potential redevelopment parcel. One recommendation of the study for potential redevelopment areas is to limit the number of curb-cuts. This 1.15-acre site will only access East Broad Street through the property to the west.
- The limitation text includes development standards for street trees, landscaping, headlight screening, underground utility lines, and lighting.
- The *Columbus Thoroughfare Plan* identifies this section of East Broad Street as a 4-2D arterial requiring a minimum of 60 feet of right-of-way from centerline.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested L-AR-12, Limited Apartment Residential District would permit a maximum of two (2) dwelling units on the 1.15-acre site. The site is proposed to be developed in conjunction with the 11.2 acre site to the north and west and access to East Broad Street will only be through that adjacent parcel. The limitation text commits to customary development standards. The proposed development is consistent with the zoning and development patterns of the area.







7468 East Broad Street
Approximately 1.15 acres
R (pending) to L-AR-12

Z06-065

City of Columbus | Department of Development | 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
COUNTY OF FRANKLIN

APPLICATION # 206-065

Being first duly cautioned and sworn (NAME) Donald Plank
of (COMPLETE ADDRESS) Plank & Brahm, 145 E. Rich Street, Columbus, OH 43215
deposes and states that (he) 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

If applicable, check here if listing additional parties on a separate page (REQUIRED)

1. Annis L. Brake 378 Shadowood Drive Vandalia, Ohio 45377 # of Employees: 0 Contact: Steve Barnard (614) 798-8099	2. Portrait Homes Ohio, LLC C/o Steve Barnard 425 Metro Place North, Suite 185 Dublin, Ohio 43017 # of Employees: 8 Contact: Steve Barnard 798-8099
3.	4.

SIGNATURE OF AFFIANT

Donald Plank

Subscribed to me in my presence and before me this 27th day of July, in the year 2006

SIGNATURE OF NOTARY PUBLIC

Stacey L. Danza

My Commission Expires:

11-05-08

This Project Disclosure Statement expires six months after date of notarization.



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