

ALKIRE GATE APARTMENTS PHASE II

NAME OF PROJECT: ALKIRE GATE APARTMENTS PHASE II
 COUNTY: CLATSOP
 CITY: ASTORIA
 PROJECT NUMBER: 204-090
 DATE: 11/11/04

NAME OF APPLICANT: ALKIRE GATE APARTMENTS PHASE II, LLC
 ADDRESS: 1000 10TH AVENUE, ASTORIA, OR 97103
 PHONE: (503) 325-1111
 FAX: (503) 325-1111

NAME OF ARCHITECT: JAMES W. HARRIS ARCHITECTS, INC.
 ADDRESS: 1000 10TH AVENUE, ASTORIA, OR 97103
 PHONE: (503) 325-1111
 FAX: (503) 325-1111

NAME OF ENGINEER: JAMES W. HARRIS ARCHITECTS, INC.
 ADDRESS: 1000 10TH AVENUE, ASTORIA, OR 97103
 PHONE: (503) 325-1111
 FAX: (503) 325-1111

NAME OF LANDSCAPE ARCHITECT: JAMES W. HARRIS ARCHITECTS, INC.
 ADDRESS: 1000 10TH AVENUE, ASTORIA, OR 97103
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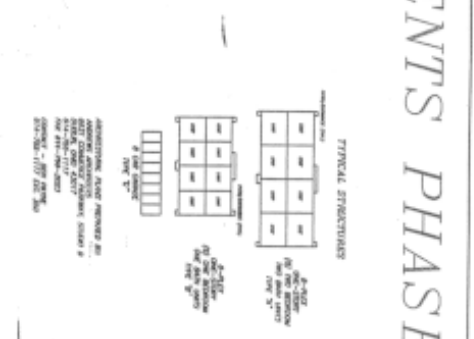
NAME OF CIVIL ENGINEER: JAMES W. HARRIS ARCHITECTS, INC.
 ADDRESS: 1000 10TH AVENUE, ASTORIA, OR 97103
 PHONE: (503) 325-1111
 FAX: (503) 325-1111

GENERAL NOTES:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF ASTORIA ZONING ORDINANCES AND THE ASTORIA CITY ENGINEERING DEPARTMENT STANDARDS AND SPECIFICATIONS.
2. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF ASTORIA AND THE CLATSOP COUNTY HEALTH DEPARTMENT.
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DEVELOPMENT STANDARDS:

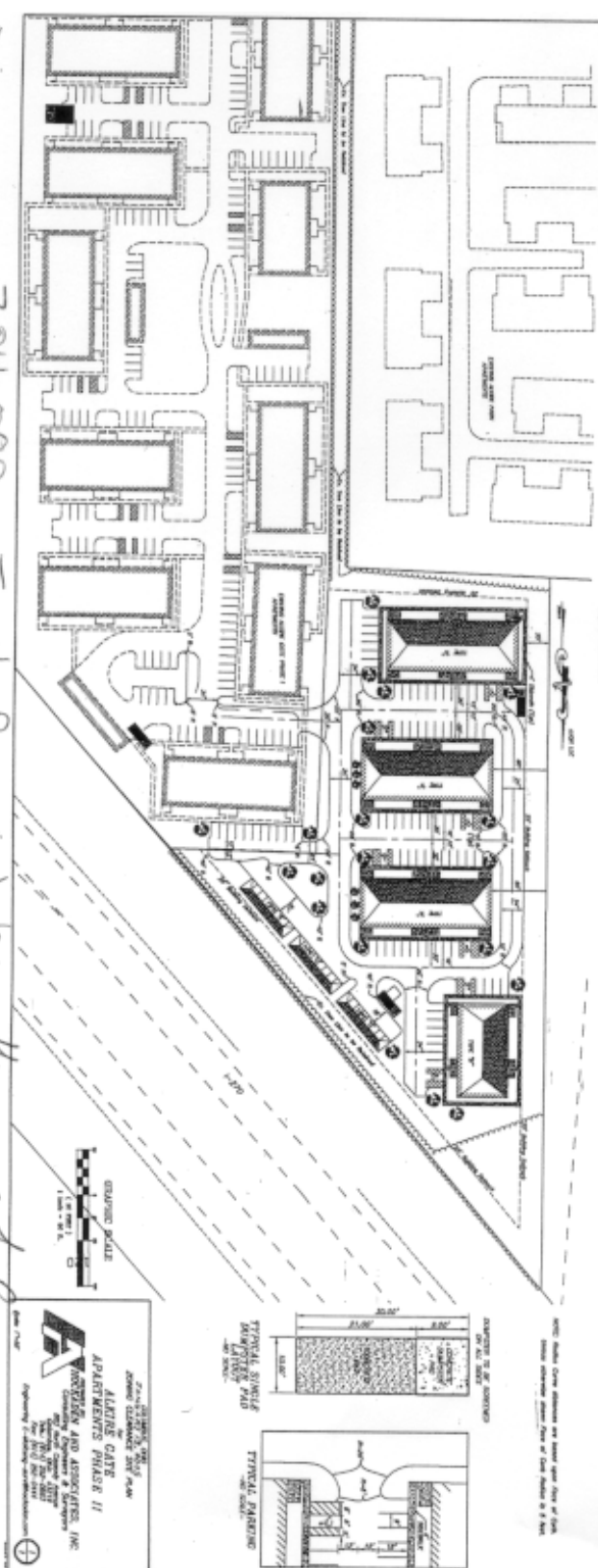
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APPROVED:

James W. Harris
 James W. Harris Architects, Inc.
 1000 10th Avenue, Astoria, OR 97103
 Phone: (503) 325-1111
 Fax: (503) 325-1111

11/11/04



204-090 Final Received by Planning Dept

GRADED SCALE
 1" = 10' 0"

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 JAMES W. HARRIS ARCHITECTS, INC.
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**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JANUARY 13, 2005**

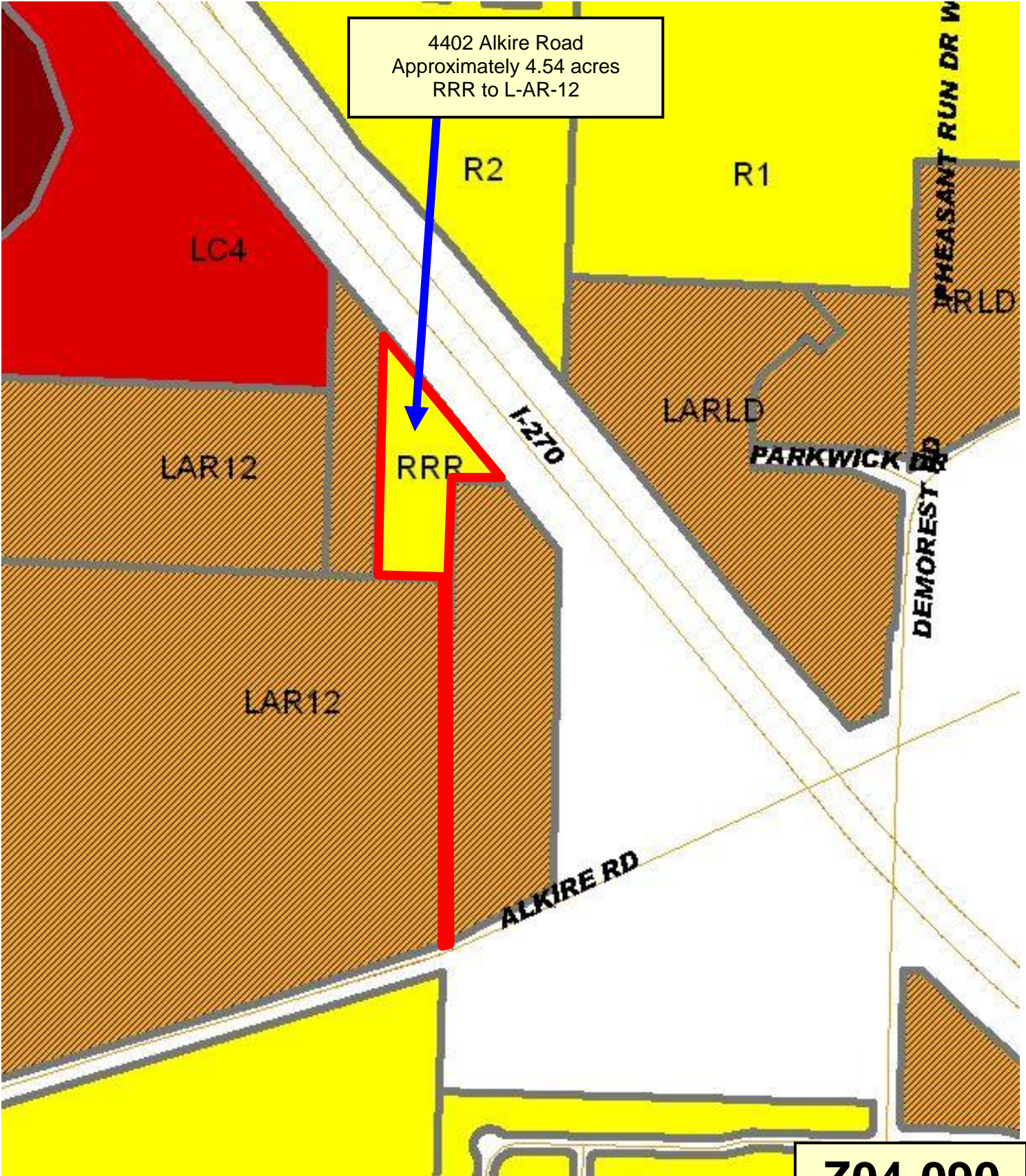
- 3. APPLICATION: Z04-090**
- Location:** **4402 ALKIRE ROAD (43228)**, being 4.54± acres located on the north side of Alkire Road, 1090± feet west of I-270 (010-243595; Westland Area Commission).
- Existing Zoning:** RRR, Restricted Rural Residential District.
- Request:** L-AR-12, Limited Apartment Residential District.
- Proposed Use:** Multi-family residential development.
- Applicant(s):** Alkire Investments, LLC; c/o Richard C. Brahm, Atty.; Plank and Brahm; 145 East Rich Street; Columbus, OH 43215.
- Property Owner(s):** Paul F. Bricker; c/o The Applicant.
- Planner:** Shannon Pine, 645-2208, spine@columbus.gov

BACKGROUND:

- The 4.54± acre site is developed with a single-family dwelling and horse farm, and is zoned in the RRR, Restricted Rural Residential District. The applicant requests the L-AR-12, Limited Apartment Residential District to allow a total of 32 multi-family units and 24 garage spaces to be developed in conjunction with the apartment complex to the east.
- To the north is I-270. To the east is multi-family residential development in the L-AR-12, Limited Apartment Residential District. To the south is multi-family residential development in the L-AR-12, Limited Apartment Residential District and single-family residential development across Alkire Road in Jackson Township. To the west is multi-family residential development in the L-AR-12, Limited Apartment Residential District.
- The site lies within the planning area of *The Westland Plan* (1994), and is identified as being within an office/industrial district with manufacturing and industrial uses being recommended as the most appropriate land uses for the site.
- The site lies within the boundaries of the Westland Area Commission whose response had not been received at the time this report was prepared.
- The limitation text commits to a development plan, landscaping, and lighting controls.
- The *Columbus Thoroughfare Plan* identifies Alkire Road as a 4-2 arterial requiring a minimum of 50 feet of right-of-way from centerline.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The applicant requests the L-AR-12, Limited Apartment Residential District to allow a total of 32 multi-family units and 24 garage spaces to be developed in conjunction with the apartment complex to the east. The limitation text establishes the same development standards that are contained in the adjacent apartment complex. Although *The Westland Plan* (1994), recommends office and industrial uses for the site, residential encroachment and subsequent development justify deviation from the Plan. With the proposed limitations, 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.

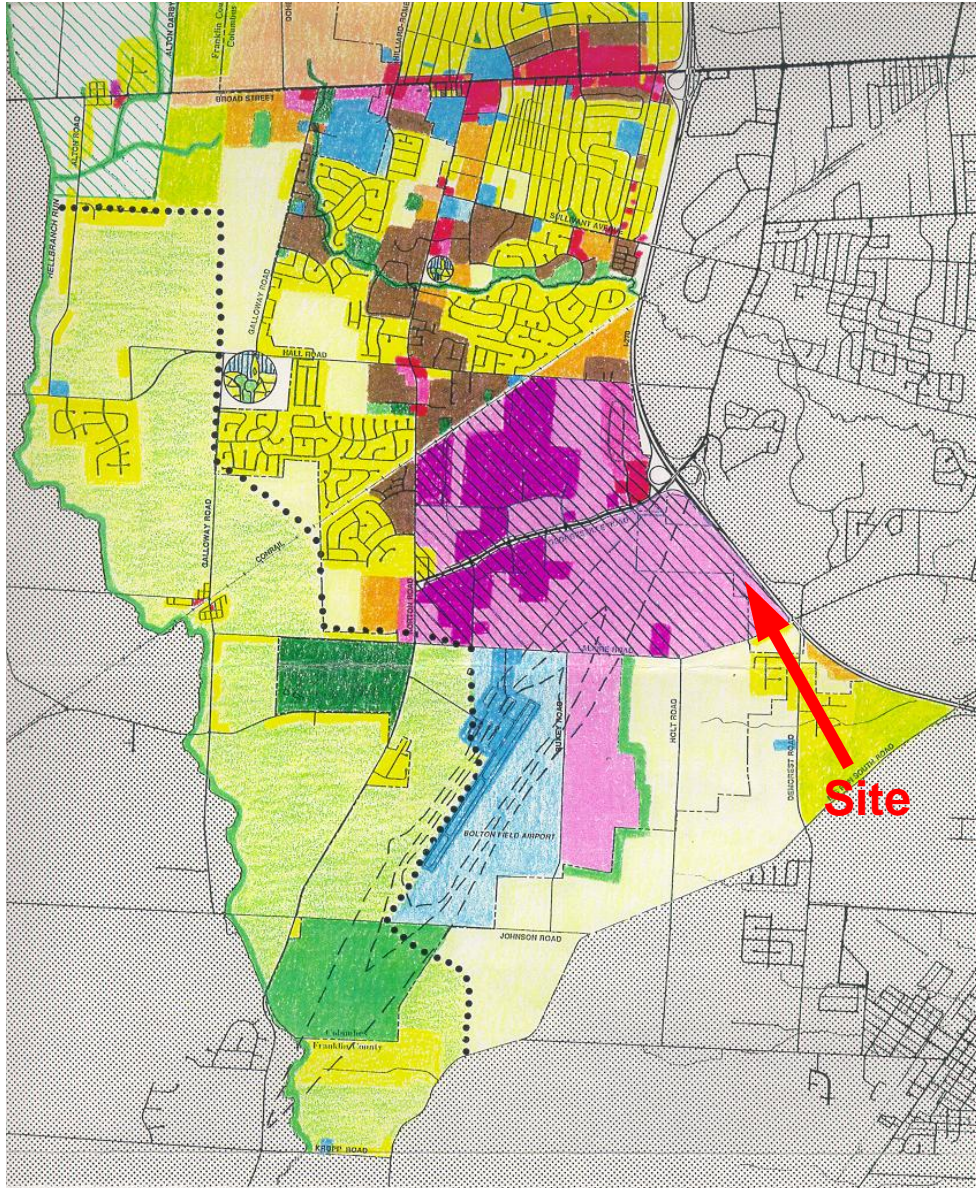


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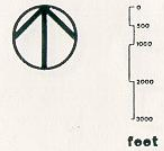
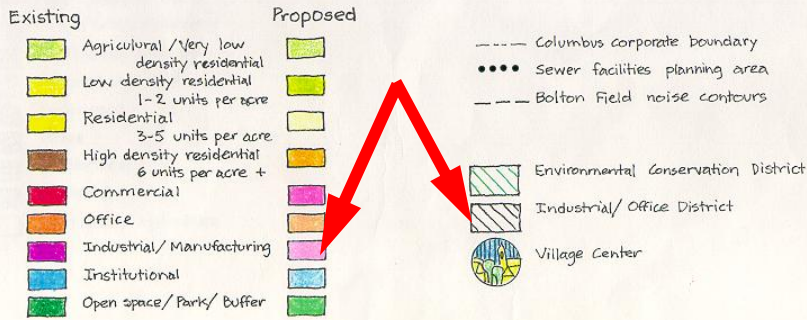
4402 Alkire Road
Approximately 4.54 acres
RRR to L-AR-12



Z04-090



PROPOSED LAND USE



THE
WESTLAND
PLAN



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

Group Name Westland Area Commission

Meeting Date December 15, 2004

- Specify Case Type
- BZA Variance
 - BZA Special Permit
 - Council Variance
 - Rezoning
 - Graphics
 - Graphics Special Permit

Case Number 204-090

- 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 13-0

Signature of Authorized Representative Michael J. McKay
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
COUNTY OF FRANKLIN

APPLICATION # 204-090

Being first duly cautioned and sworn (NAME) Richard C. Brahm
of (COMPLETE ADDRESS) 145 East 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
Robert E. Yoakam, Jr.	999 Polaris Parkway, Suite 200 Columbus, Ohio 43240
Patrick C. Yoakam	999 Polaris Parkway, Suite 200 Columbus, Ohio 43240
David W. Sowers	999 Polaris Parkway, Suite 200 Columbus, Ohio 43240

SIGNATURE OF AFFIANT

[Handwritten Signature]

Subscribed to me in my presence and before me this 29 day of October, in the year 2004

SIGNATURE OF NOTARY PUBLIC

[Handwritten Signature]

My Commission Expires:

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



Attorney at Law
Notary Public, State of Ohio
My Commission Has No Expiration
Section 147.03 R.C.

Notary Seal Here