

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
DECEMBER 13, 2018**

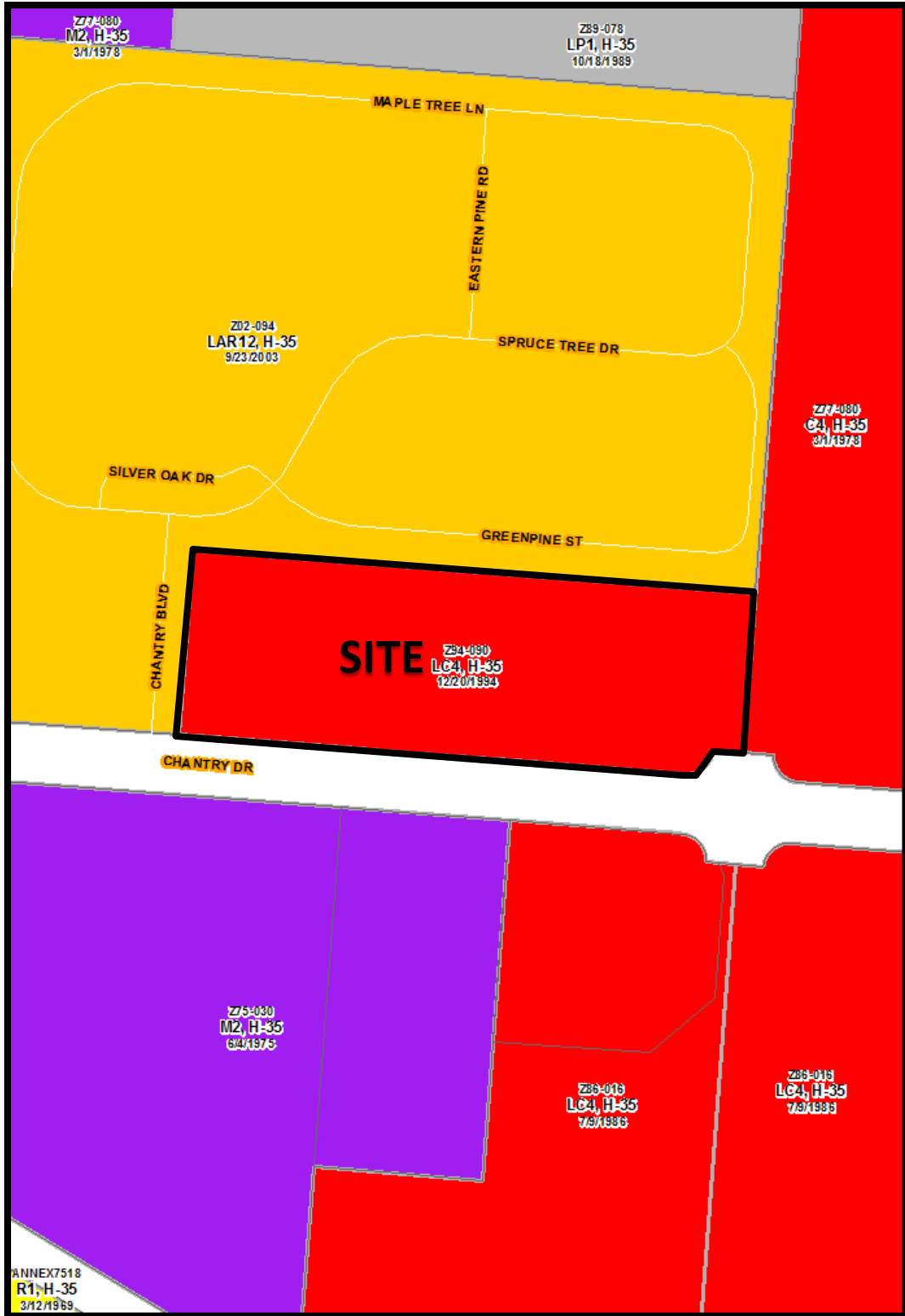
- 2. APPLICATION: Z18-031**
Location: **5704 CHANTRY DRIVE (43232)**, being 4.29± acres located on the north side of Chantry Drive, 1,500 feet west of Brice Road (010-200928; Far East Area Commission).
Existing Zoning: L-C-4, Limited Commercial District.
Request: L-ARLD, Limited Apartment Residential District.
Proposed Use: Multi-unit residential development.
Applicant(s): Chantry Drive Ltd. No. 2; c/o Jeffrey L. Brown, Atty.; 37 West Broad Street, Suite 460; Columbus, OH 43215.
Property Owner(s): The Applicant.
Planner: Tim Dietrich; 614-645-6665; tedietrich@columbus.gov

BACKGROUND:

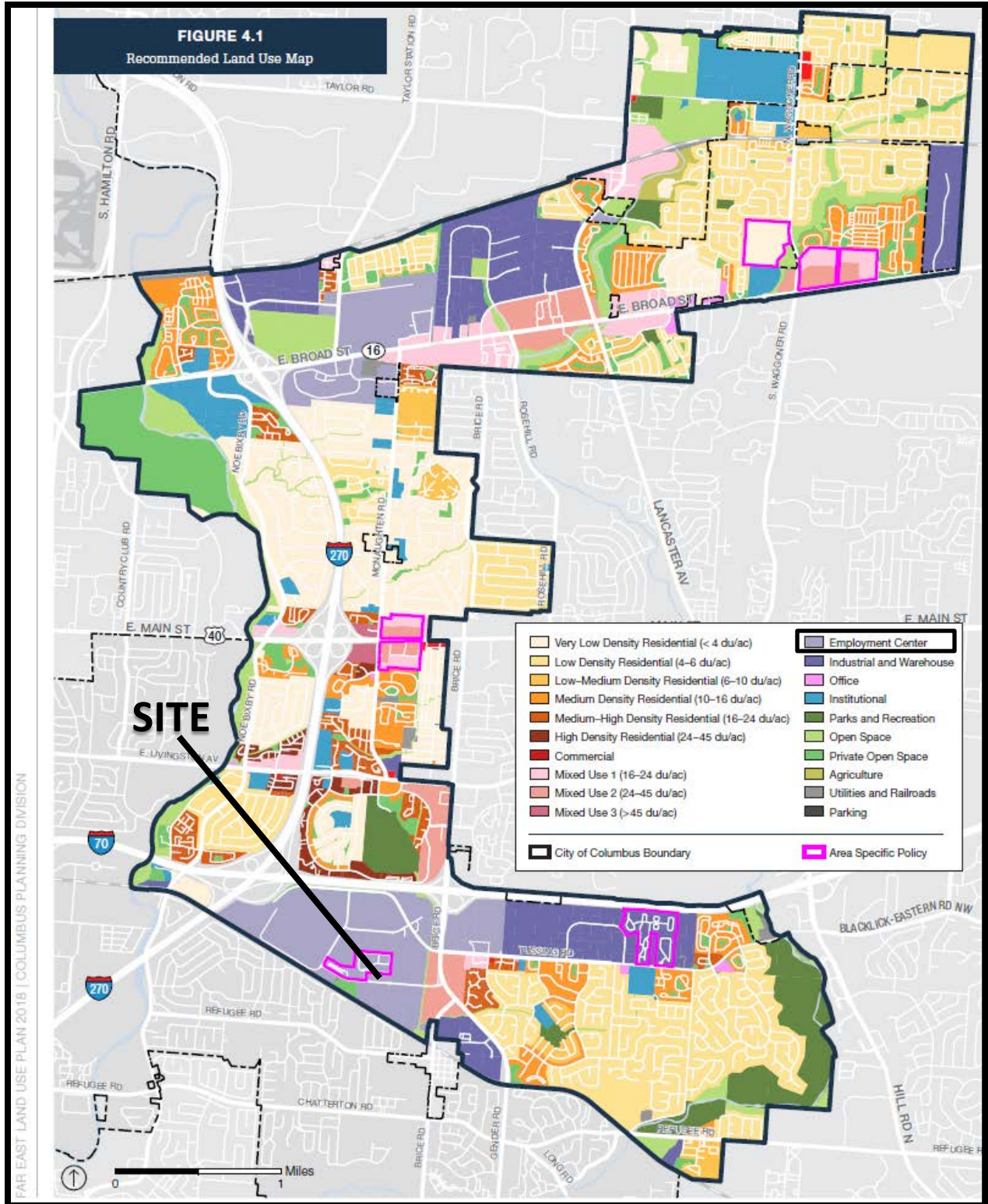
- The 4.29± acre site is undeveloped and zoned L-C-4, Limited Commercial District. The applicant is requesting the L-ARLD, Limited Apartment Residential District to allow a multi-unit residential development containing a maximum of 66 dwelling-units. The development is intended to be an extension of the existing multi-unit residential development to the west and north.
- North and west of the site is a multi-unit residential development in the AR-12, Apartment Residential District. South of the site are commercial office and retail uses in the M-2, Manufacturing and L-C-4, Limited Commercial Districts. East of the site are retail uses in the C-4, Commercial District.
- Concurrent CV18-102 has been filed to reduce the required perimeter yard. That request will be heard by City Council and will not be considered at this Development Commission meeting.
- The site is within the boundaries of the *Far East Land Use Plan* (2018), which recommends “employee center” land uses at this location. Additionally this site is within an area that has complete adoption of the new Columbus Citywide Planning Policies (C2P2) design guidelines.
- The site is located within the boundaries of the Far East Area Commission, whose recommendation is for approval.
- The limitation text establishes supplemental development standards that address density, landscaping, screening, street trees, building materials, and lighting controls.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested L-ARLD, Limited Apartment Residential District will allow a multi-unit residential development with a maximum of 66 dwelling-units. The limitation text establishes supplemental development standards that address density, landscaping, screening, street trees, building materials and lighting controls. While the proposal is inconsistent with the Plan's land use recommendation, staff notes that the site is a natural extension of the existing multi-unit residential development to the north and west. Additionally, the new development will match the existing buildings in terms of building style and materials, consistent with the C2P2 Design Guidelines for residential development.



Z18-031
5704 Chantry Drive
Approximately 4.29 acres
From L-C-4 to L-ARLD



Z18-031
5704 Chantry Drive
Approximately 4.29 acres
From L-C-4 to L-ARLD



Z18-031
5704 Chantry Drive
Approximately 4.29 acres
From L-C-4 to L-ARLD

From: [Larry Marshall](#)
To: [Dietrich, Timothy E.](#)
Cc: [Jeff Brown](#); [Cedar Run](#); [Portia Pulsifer](#); [Gene Tyree](#); [Mark Hutsko](#); [Brittany Eddy](#); [Erik and Cindy Watson](#); [Cathy D. Nelson](#); [Derek Abner](#); [LaCour, Lynne D.](#)
Subject: Re: Z18-031 5704 chantry drive
Date: Thursday, August 02, 2018 7:19:43 AM

On Monday, July 16, 2018 10:36:23 AM, Jeff Brown <JLBrown@smithandhale.com> wrote:
This is to advise that Application Z18-031 was reviewed by The Far East Area Commission on July 10, 2018

With 9 Commissioners were present presenting a quorum.

The consensus was this rezoning was in keeping with the adjacent parcels.

The Commissioners related they wanted to see landscaping as well as fencing that would provide security between the apartments and the adjacent parcels to the East.

The Commission Vote was
8 For
1 Abstain
-0- NO

Larry Marshall
Zoning Chair
Far East Area Commission

Larry, please send the commission's recommendation to Tim Dietrich. Thanks

Dietrich, Timothy E. <TEDietrich@columbus.gov>

Jeffrey L. Brown

Smith & Hale LLC

37 West Broad Street, Suite 460

Columbus, OH 43215

(614) 221-4255

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Rezoning Application

111 North Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • www.columbus.gov • zoninginfo@columbus.gov

PROJECT DISCLOSURE STATEMENT

All parties having a 5% or more interest in the project that is the subject of this application should be listed.
THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

APPLICATION #: 218-031

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jeffrey L. Brown
of (COMPLETE ADDRESS) 37 W. Broad Street, #460, Columbus, OH 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. Chantry Drive Ltd. No. 2 2202 Niles Cortland Road Cortland, OH 44410 No Columbus based employees Brian Ross 330-856-7792 | 2. |
| 3. | 4. |

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 3rd day of December, in the year 2018

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

9/4/2020



Natalie C. Finmore
Notary Public, State of Ohio
My Commission Expires 09-04-2020
This Disclosure Statement expires six months after date of notarization.

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