

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JANUARY 12, 2023**

- 6. APPLICATION:** **Z21-044**
- Location:** **1095 W. 3RD AVE. (43212)**, being 0.31± acres located at the southeast corner of West 3rd Avenue and Oxley Road (010-062963, 010-062964 & 010-062965; Fifth by Northwest Area Commission).
- Existing Zoning:** M, Manufacturing District.
- Request:** AR-1, Apartment Residential District (H-35).
- Proposed Use.** Multi-unit residential development.
- Applicant(s):** Roby Development; c/o Dave Perry, Agent; Dave Perry Company, Inc.; 411 East Town Street, 1st Floor; Columbus, OH 43215; and Donald Plank, Atty.; Plank Law Firm; 411 East Town Street, 2nd Floor, Columbus, OH 43215..
- Property Owner(s):** The Applicant.
- Planner:** Joe Rose; 614-645-3526; jmrose@columbus.gov

BACKGROUND:

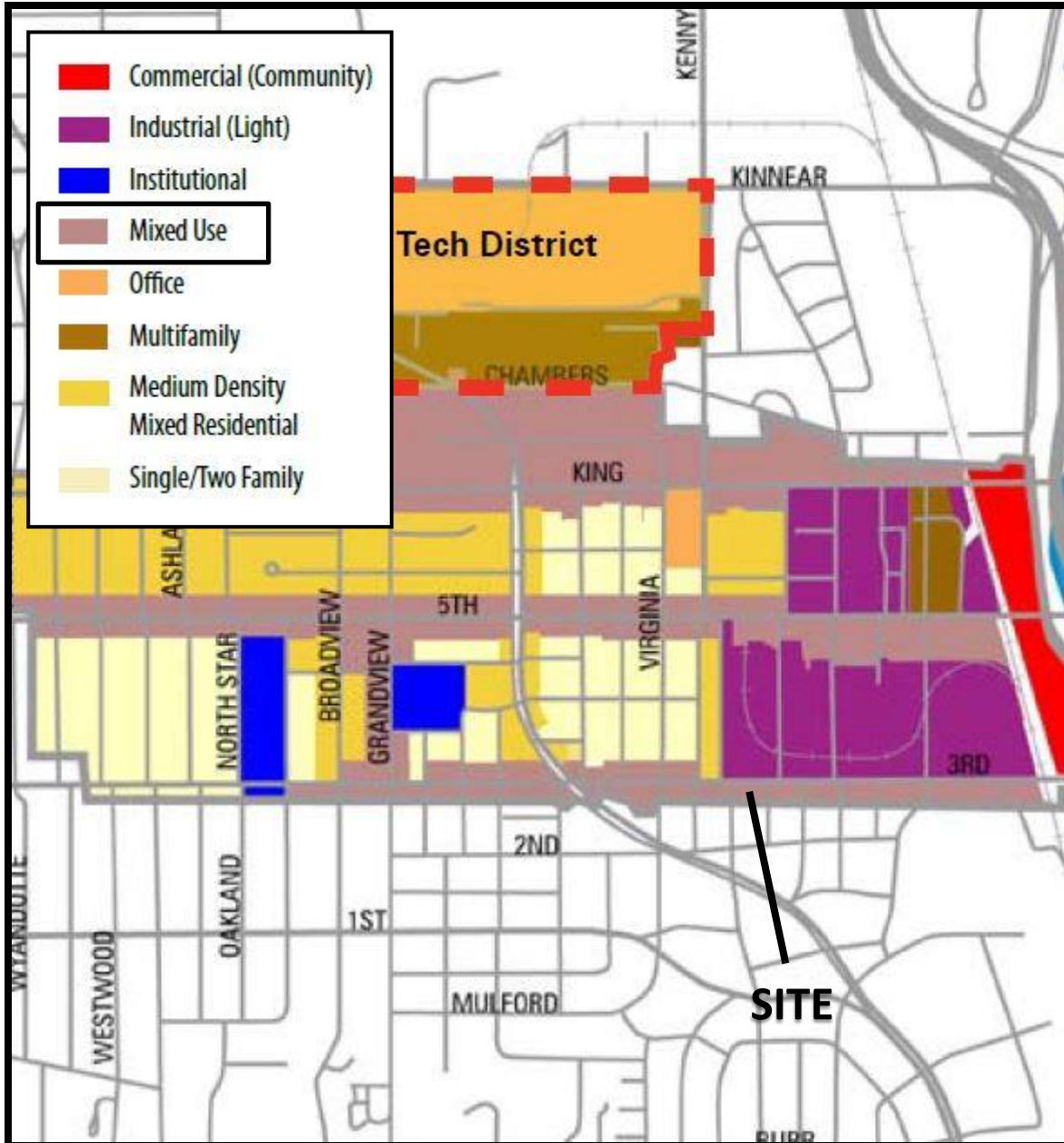
- The 0.31± acre site consists of three parcels developed with a parking lot located on the south side of West 3rd Avenue zoned M, Manufacturing District. The requested AR-1, Apartment Residential District will permit a multi-unit residential development at this location.
- To the north is an industrial warehouse in the M, Manufacturing District. To the south are single-unit dwellings within the City of Grandview. To the east is a commercial garage and to the west is a commercial warehouse both in the M, Manufacturing District.
- The site is within the planning boundaries of the *5th by Northwest Area Plan* (2009), which recommends “Mixed Use” land uses at this location. The Plan also includes the early adoption of the *Columbus Citywide Planning Policies (C2P2) Design Guidelines* (2018).
- Concurrent CV21-066 has been filed for a proposed multi-unit residential development demonstrating nine dwelling units. Variances for permitted uses; building height; vision clearance; lot coverage; building setback lines; and perimeter yard are included in the request. That request will be heard by City Council and will not be considered at this Development Commission meeting.
- The site is located within the boundaries of the 5th by Northwest Area Commission, whose recommendation is for approval.
- The *Columbus Multimodal Thoroughfare Plan* identifies the portion of West 3rd. Avenue as an Urban Community Connector requiring 80 feet of right-of-way.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested AR-1, Apartment Residential District will permit a multi-unit residential development in conjunction with concurrent Council Variance #CV21-066. The proposed use is consistent with the "Mixed Use" land use recommendation of the 5th by Northwest Area Plan, and with other developments in the surrounding area. The proposed AR-1 district is not considered to be an introduction of an incompatible use to the area



Z21-044
1095 W. 3rd Ave.
Approximately 0.31 acres
M to AR-1



Z21-044
1095 W. 3rd Ave.
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1095 W. 3rd Ave.
Approximately 0.31 acres
M to AR-1

Standardized Recommendation Form

DEPARTMENT OF BUILDING
AND ZONING SERVICES

111 N Front Street, Columbus, Ohio 43215
Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

FOR USE BY: AREA COMMISSION / NEIGHBORHOOD GROUP
(PLEASE PRINT)

Case Number Z21-044 / CV21-066

Address 1095 W 3rd Avenue

Group Name 5th x Northwest Area Commission

Meeting Date December 6, 2022


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

- Recommendation (Check only one)
- Approval
 - Disapproval

LIST BASIS FOR RECOMMENDATION:

Commission finds variances reasonable, taking into account vocal citizen input, especially resistance to setback on alley side of property.

Vote 4-1

Signature of Authorized Representative 

Recommending Group Title Fifth by Northwest Area Commission

Daytime Phone Number 614-584-1455

Please e-mail this form to the assigned planner within 48 hours of meeting day; OR FAX to Zoning at (614) 645-2463; OR MAIL to: Zoning, City of Columbus, Department of Building & Zoning Services, 111 N Front Street, Columbus, Ohio 43215.

Rezoning Application

DEPARTMENT OF BUILDING
AND ZONING SERVICES

111 N Front Street, Columbus, Ohio 43215
Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

PROJECT DISCLOSURE STATEMENT

APPLICATION #: Z21-044

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

Being first duly cautioned and sworn (NAME) Donald Plank
of (COMPLETE ADDRESS) Plank Law Firm, 411 East Town Street, Floor 2, 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 (including contact name and number)
Business or individual's address; City, State, Zip Code
Number of Columbus-based employees
(Limited to 3 lines per box)

| | |
|--|--|
| 1. Roby Development, LLC; 7100 Muirfield Dr, Ste 200, Dublin, OH 43017; # Cols-based emps: Zero (0) Contact: Joel Roby, (614) 791-1151 | 2. Bonnie Jo Roby, Jeffrey A. Roby Company, Limited Partnership; 7100 Muirfield Dr, Suite 200, Dublin, OH 43017; # Columbus-based employees: Zero (0) Contact: Joel Roby, (614) 791-1151 |
| 3. ----- | 4. ----- |

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT Donald Plank

Sworn to before me and signed in my presence this 21st day of February in the year 2023

SIGNATURE OF NOTARY PUBLIC MaryAlice Wolf

Notary Seal Here
My Commission Expires _____



MaryAlice Wolf
Notary Public, State of Ohio
My Commission Expires October 24, 2023

Project Disclosure Statement expires six (6) months after date of notarization.