

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
MAY 9, 2013**

- 8. APPLICATION:** **Z13-015 (ACCELA # 13335-00000-00079)**
Location: **1397 CHAMBERS ROAD (43212)**, being 0.96± acres located on the south side of Chambers Road, 480± feet west of Northwest Boulevard. (130-005577, Fifth by Northwest Area Commission).
Existing Zoning: R, Rural District.
Request: AR-1, Apartment Residential District.
Proposed Use: Multiple-unit dwellings
Applicant(s): Guy Williams; c/o Jeffrey L. Brown & David L. Hodge, Attys.; Smith and Hale; 37 West Broad Street, Suite 725; Columbus, OH 43215.
Property Owner(s): 1405 LLC et al; 911 Henry Street; Columbus, Ohio 43215;
Planner: Dana Hitt; 645-2395; dahitt@columbus.gov

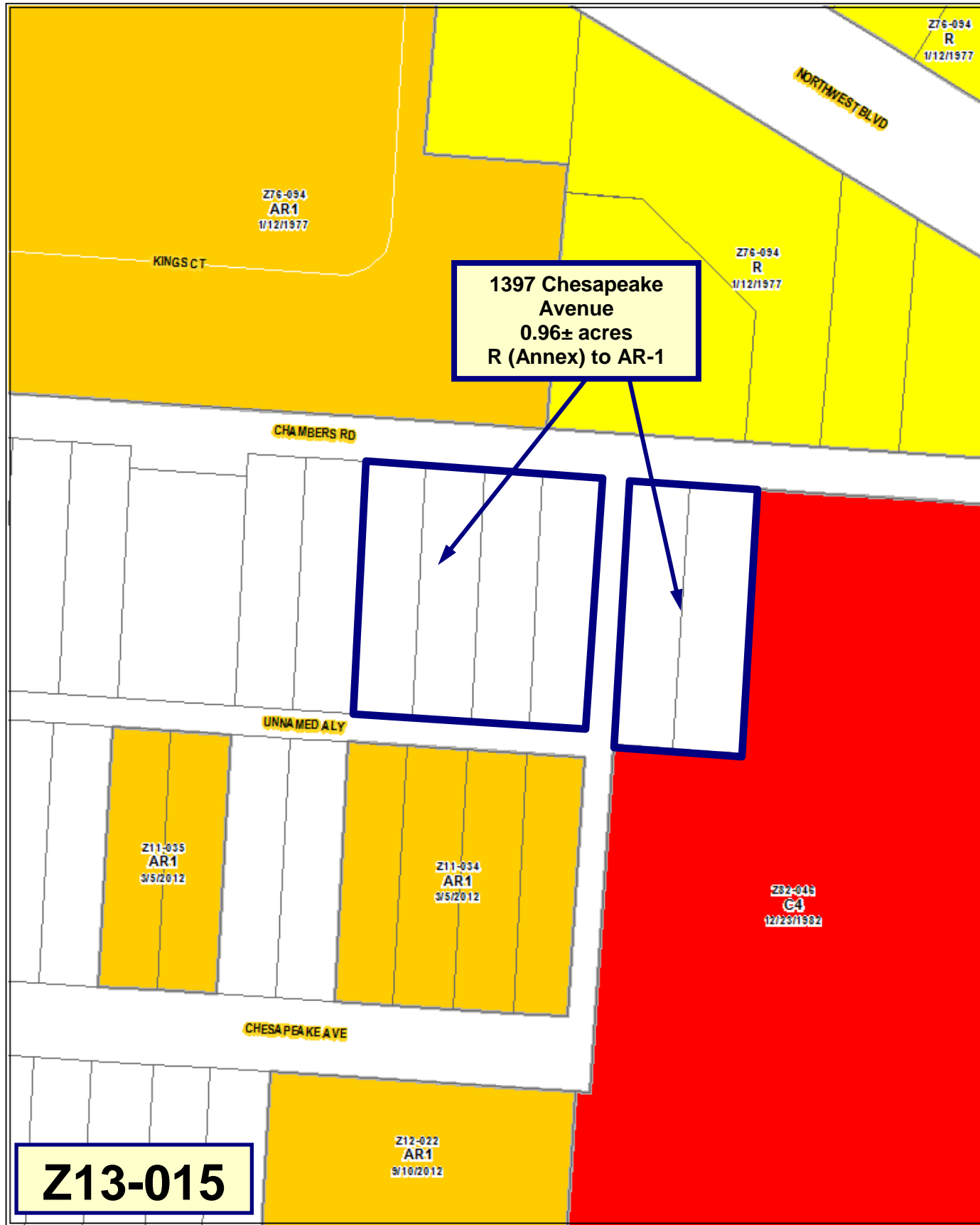
BACKGROUND:

- The applicant is seeking to rezone this recently annexed 0.96± acre site to the AR-1, Apartment Residential District in order to develop multi-unit dwellings. This site is developed with an office, an auto detailing business, a single-unit dwelling and a landscaping company. The applicant is also pursuing a concurrent Council variance to reduce various development standards on this site. The Council variance is only heard by City Council and will not be considered at the Development Commission hearing.
- To the north across Chambers Road is an office building in the R, Rural District and multi-unit dwellings zoned in the AR-1 Apartment Residential District. To the south is a grocery store parking lot zoned in the C-4, Commercial District and multi-unit dwellings zoned in the AR-1, Apartment Residential District. To the east is a grocery store parking lot zoned in the C-4, Commercial District. To the west is a storage yard in Franklin County.
- The site is located within the planning area of the *Fifth by Northwest Neighborhood Plan* (2009), which recommends mixed-use development for this location.
- The recommendation from the Fifth by Northwest Area Commission is not available as of the preparation of this report.

CITY DEPARTMENTS' RECOMMENDATION: Approval

Given the predominance of multi-unit dwellings to the north and south and the commercial use to the east, Staff finds the proposed use and zoning compatible with the zoning pattern and development pattern of the area. Staff believes the storage yard to the west will eventually be redeveloped and this proposal will not negatively impact it

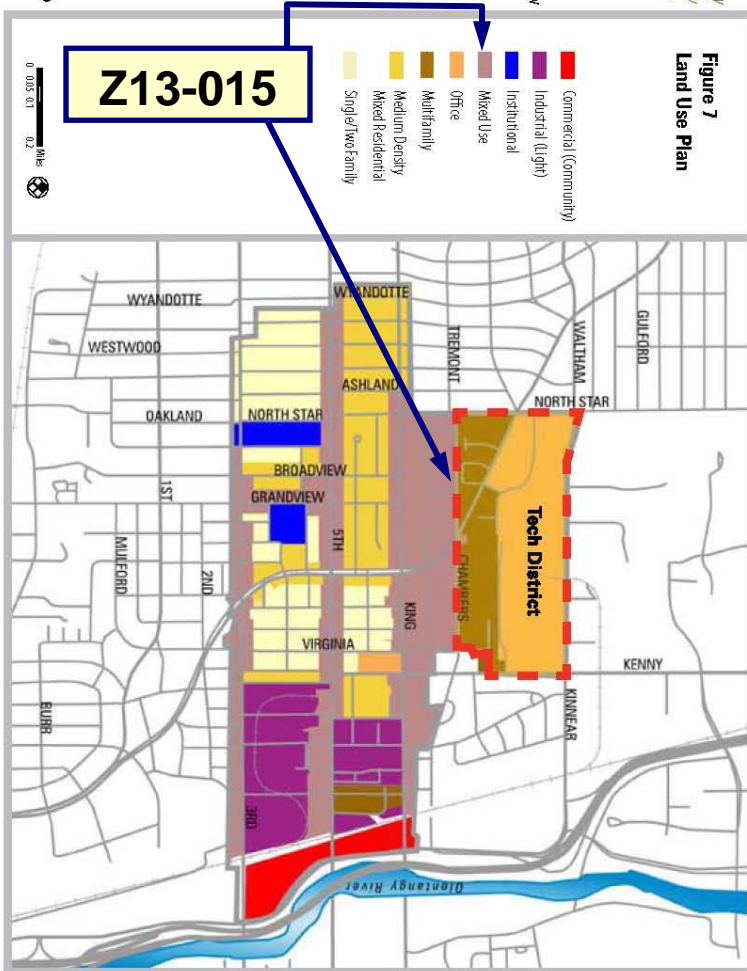
while it is there. Staff also finds the proposed use to be compatible with the recommendation of the *Fifth by Northwest Neighborhood Plan* (2009).



Policy:
 Mixed use development should be common on Fifth by Northwest's primary corridors and include multifamily housing, neighborhood-scale retail, offices, and other services that contribute to a walkable environment.

Guidelines/Strategies

- Mixed use (retail, office, multifamily) is recommended for Fifth Avenue and Grandview Avenue (south of Fifth). The intersection of Fifth and Northwest and Fifth and Grandview should be the focus of the most intense neighborhood activity, expressed in the form of higher densities and intense commercial buildings. The intersection of Northwest and Chambers may also serve as a mixed use redevelopment opportunity.
- Mixed use (office and multifamily) is recommended for King Avenue to the east of North Star Road, with Medium Density Residential recommended to the west of North Star Road. New retail should be limited to the sites of existing retail (such as at the intersections of King Avenue and Northwest Boulevard and King Avenue and North Star Road) or as part of a new mixed-use project, such as integrated within a single building (no new stand-alone retail).



----- Forwarded Message -----

From: Rebecca McKibben <thestylingnook@sbcglobal.net>

To: dahitt@colmbus.gov

Sent: Thu, May 9, 2013 10:17:26 AM

Subject: Fw: zoning aprovel

Dear Sir:

I am Bruce McKibben, commissioner and acting chairman of the 5th by Northwest Area Commission. Please note that we have unanimously approved the below listed zoning variance at our commission meeting on May 7, 2013.

If you have any questions, please call me at 6142561944,

Thank you.

McK

----- Forwarded Message -----

From: David Hodge <DHodge@smithandhale.com>

To: "bruce1812@hotmail.com" <bruce1812@hotmail.com>; "thestylingnook@sbcglobal.net" <thestylingnook@sbcglobal.net>

Cc: Jack Reynolds <JReynolds@smithandhale.com>

Sent: Wed, May 8, 2013 10:30:31 AM

Subject:

Bruce-

The contact at the City is Dana Hitt, e-mail address dahitt@columbus.gov. Here is the case information:

1354 Ida Avenue / CV13-002

1397 Chambers Road / Z13-015 / CV13-009

1424 Chesapeake Avenue / Z13 - 023 / CV13 - 016

1437 Chesapeake Avenue / Z13 - 013 / CV13 - 007

1454 Chesapeake Avenue / Z13 - 021 / CV13 - 015

1498 Chesapeake Avenue / Z13 - 024 / CV13 - 017

1516 Chesapeake Avenue / Z13 - 012 / CV13 - 006

Please let us know if you have questions. Enjoy your time away,

David Hodge
Smith & Hale LLC
37 W. Broad St., Suite 725
Columbus, OH 43215
(614) 221-4255 phone
(614) 221-4409 fax



1397 Chesapeake Avenue
0.96± acres
R (Annex) to AR-1

Z13-015



REZONING APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

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.

APPLICATION # Z13-015

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) David Hodge
of (COMPLETE ADDRESS) 37 W. Broad St., Suite 725, 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. Guy Williams 1387 Chambers Rd. Columbus, OH 43212	2. 1405, LLC 911 Henry St. Columbus, OH 43215 Zero employees Stan Milenkovic, 402-0112
3. VW Partners LLC 1500 W. 3rd. Ave., Suite 400 Columbus, OH 43212 Zero Columbus employees Matt Vekasy, 488-1900 xt. 14	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

David Hodge

Subscribed to me in my presence and before me this 4th day of February, in the year 2013

SIGNATURE OF NOTARY PUBLIC

John B. Reynolds III

My Commission Expires:

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

Notary Seal Here



JACQUES BEVILACCA, III, ATTORNEY AT LAW
STATE OF OHIO
Section 147.03 R.C.

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