

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
AUGUST 11, 2022**

- 6. APPLICATION: Z22-030**
- Location:** **1138 CHAMBERS RD. (43212)**, being 1.9± acres located on the north side of Chambers Road, 800± feet west of Kenny Road (010-252454, 130-000006, & 010-248990; 5th by Northwest Area Commission).
- Existing Zoning:** R, Rural District (one parcel pending annexation) and L-M, Limited Manufacturing District.
- Request:** AR-3, Apartment Residential District (H-60).
- Proposed Use:** Mixed-use development.
- Applicant(s):** Preferred Living; c/o David Hodge, Atty.; Underhill and Hodge, LLC; 8000 Walton Parkway, Suite 260; New Albany, OH 43054.
- Property Owner(s):** Chambers Road Holdings LLC; 750 Communications Parkway, Suite 200; Columbus, OH 43214.
- Planner:** Joe Rose; 614-645-3526; jmrose@columbus.gov

BACKGROUND:

- The 1.9± acre site consists of three parcels located on the north side of Chambers Road zoned R, Rural District, L-M, Limited Manufacturing District, and one parcel pending annexation which will be zoned R, Rural District. The parcels zoned in the R, Rural and L-M, Limited Manufacturing Districts are developed with commercial warehousing. The parcel pending annexation is developed with a single-unit dwelling. The requested AR-3, Apartment Residential District will permit multi-unit residential development.
- To the north is a condominium development in the AR-1, Apartment Residential District. To the south is a multi-unit development zoned AR-3, Apartment Residential District, and warehouse use in Clinton Township. To the east is commercial warehouse use in Clinton Township. To the west is a mixed-use structure in the R, Rural District.
- The site is within the planning boundaries of the 5th by Northwest Area Plan (2009), which recommends multifamily land uses at this location. The Plan also includes the adoption of the *Columbus Citywide Planning Policies (C2P2) Design Guidelines (2018)*.
- Concurrent CV22-039 has been filed for a proposed mixed-use development containing 180 apartment units and 2,192 square feet of commercial space. Variances for commercial use; increased building height; maneuvering; stacked spaces; bicycle parking placement increased lot coverage; and reduced minimum building setback lines and rear 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.
- At the time this Staff Report was finalized, a traffic access study is still in progress. However, the Division of Traffic Management is supportive of the unrestricted AR-3

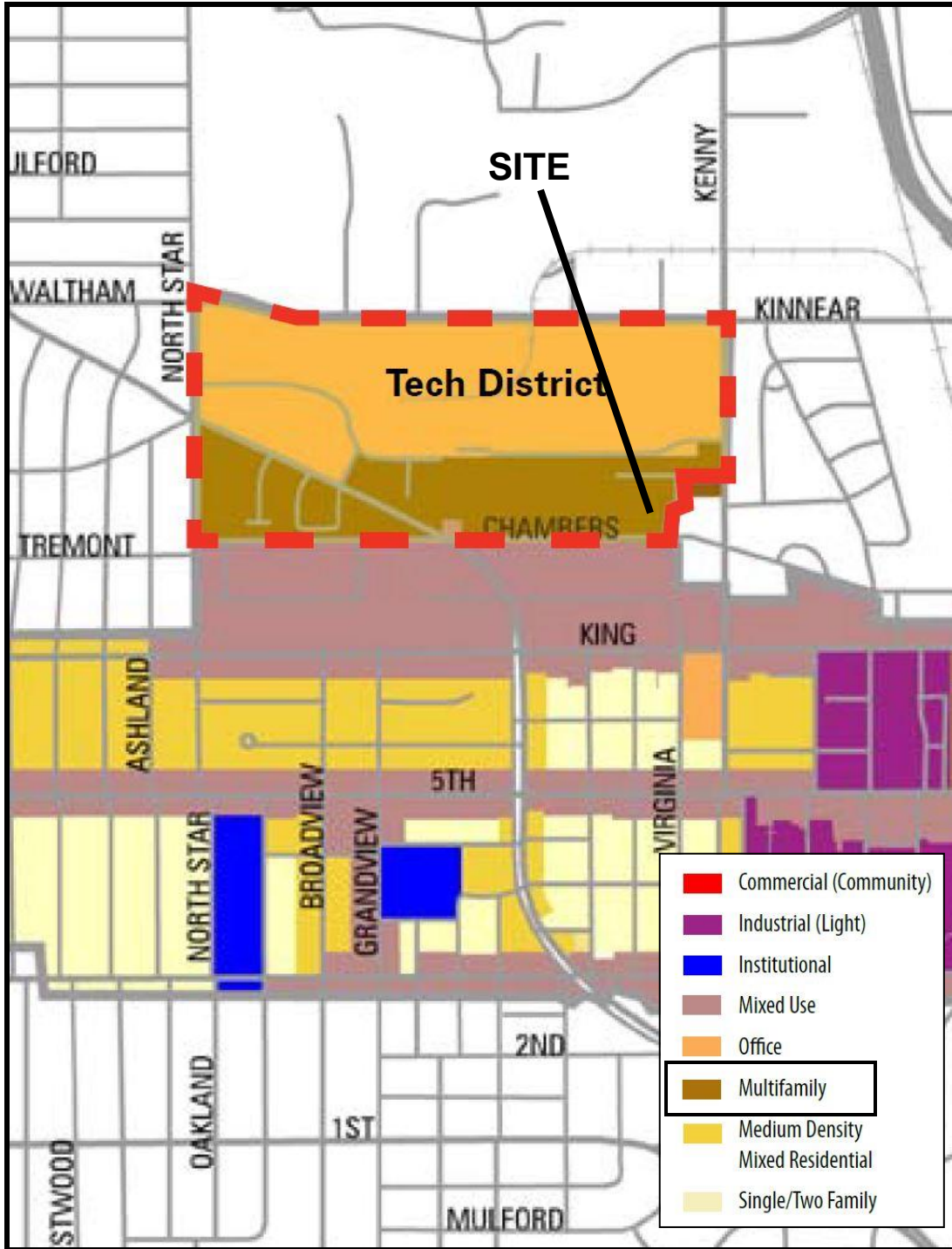
district. Any outstanding items related to the traffic access study can be resolved with concurrent Council variance CV22-039.

CITY DEPARTMENTS' RECOMMENDATION: ~~Conditional~~ *Approval.

The requested AR-3, Apartment Residential District will permit a mixed-use development in conjunction with concurrent Council Variance #CV22-039. The proposed development is consistent with the multi-unit residential land use recommendation of the *5th by Northwest Area Plan*, and is consistent with other developments in the surrounding area. Planning Division staff are generally supportive of the proposal but have requested additional information in the form of building elevations, revisions addressing the Chambers Road frontage, and landscaping. Staff recognizes the mix of uses on the Chambers Road corridor and the proposal's commercial component as an appropriate amenity to the predominant multi-unit residential use and therefore the mixed-use proposal is supported. ~~Staff's position will change to approval upon receipt and review of the requested materials to the satisfaction of the Planning Division.~~ The requested materials have been received and Planning Division is in full support, Staffs position has changed to approval.



Z22-030
1138 Chambers Rd.
Approximately 1.9 acres
R & L-M to AR-3



Z22-030
1138 Chambers Road
Approximately 1.9 Acres
R & L-M (annexation pending on 1 parcel) to AR-3



Z22-030
1138 Chambers Rd.
Approximately 1.9 acres
R & L-M (annexation pending on 1 parcel) to AR-3



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	Z22-030; CV22-039
Address	1138 CHAMBERS RD
Group Name	5TH X NORTHWEST AREA COMMISSION
Meeting Date	
Specify Case Type	<input type="checkbox"/> BZA Variance / Special Permit <input checked="" type="checkbox"/> Council Variance <input checked="" type="checkbox"/> Rezoning <input type="checkbox"/> Graphics Variance / Plan / Special Permit
Recommendation (Check only one)	<input checked="" type="checkbox"/> Approval <input type="checkbox"/> Disapproval

LIST BASIS FOR RECOMMENDATION:

Fifth by Northwest AC recommends approval of both rezoning and council variance requests

Vote	3-1 recommend approval
Signature of Authorized Representative	<div style="float: right; font-size: small;"> Digitally signed by Justin Shaw Date: 2022.07.21 11:05:30 -04'00' </div>
Recommending Group Title	Fifth by Northwest AC
Daytime Phone Number	215-740-2835

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 #: Z22-030

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) Eric Zartman
of (COMPLETE ADDRESS) 8000 Walton Parkway, Suite, 260, New Albany, Ohio 43054
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:

- | | |
|---------------------------------------|--|
| 5. | Name of Business or individual (including contact name and number) |
| Preferred Living | Business or individual's address; City, State, Zip Code |
| 750 Communications Parkway, Suite 200 | Number of Columbus-based employees |
| Columbus, Ohio 43214 | (Limited to 3 lines per box) |

<p>1. Chambers Road Holdings LLC 750 Communications Pkwy., Ste. 200 Columbus, OH 43214</p>	<p>2. Evan Davis 247 E. Kelso Columbus, OH 43202</p>
<p>3. Dado LLC 1140 Chambers Road Columbus, OH 43212</p>	<p>4. Chambers Road Holdings LLC 750 Communications Parkway Columbus, OH 43214</p>

Check here if listing additional parties on a separate page.

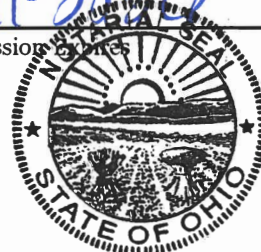
SIGNATURE OF AFFIANT [Signature]

Sworn to before me and signed in my presence this 26th day of April, in the year 2022

[Signature]
SIGNATURE OF NOTARY PUBLIC

1-11-2026
My Commission Expires

Notary Seal Here



KIMBERLY R. GRAYSON
Notary Public, State of Ohio
My Commission Expires
01-11-2026

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