

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
MAY 12, 2011**

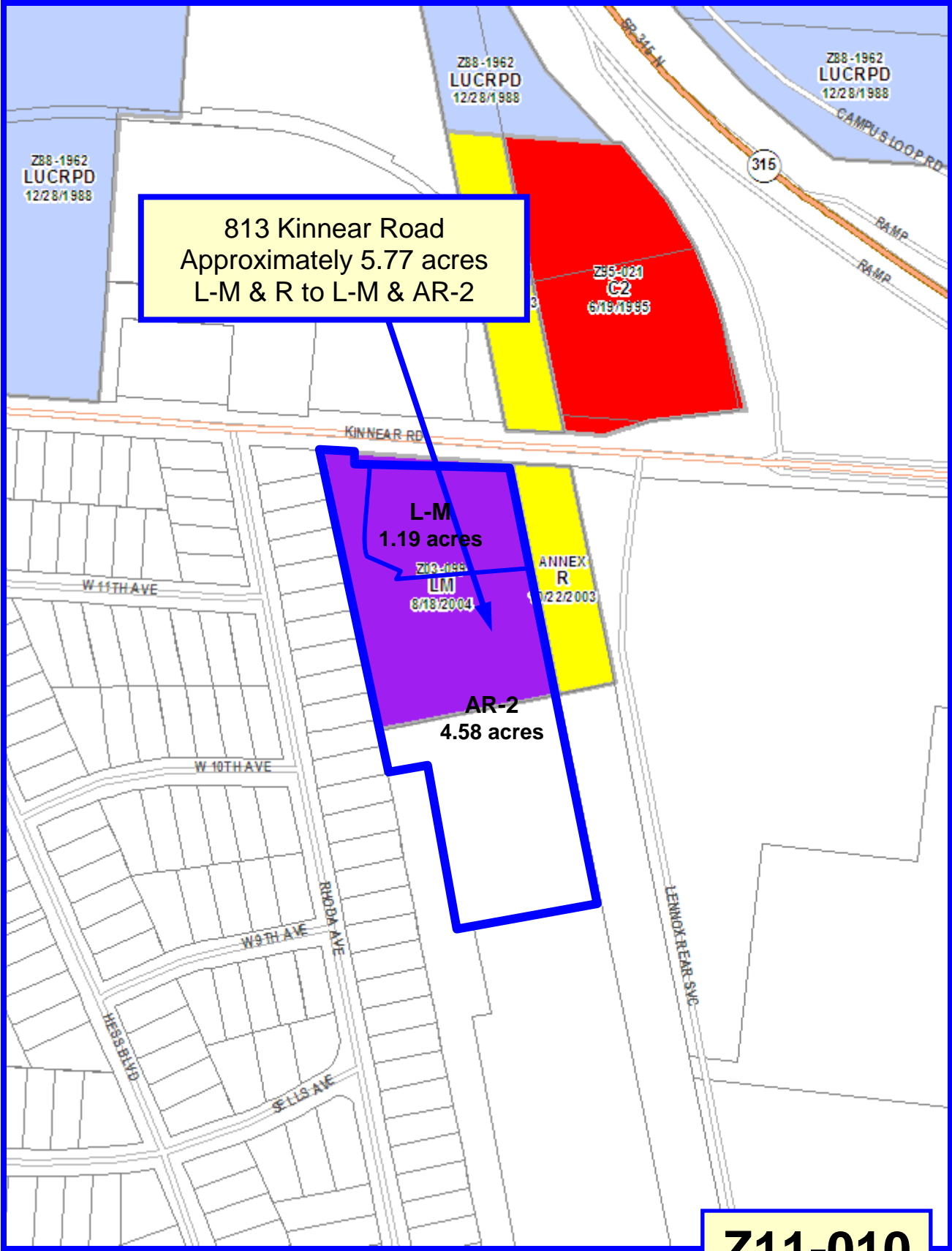
- 5. APPLICATION: Z11-010 (11335-00000-00129)**
- Location:** **813 KINNEAR ROAD (43212)**, being 5.77± acres located on the south side of Kinnear Road, 120± feet east of Rhonda Avenue (420-268862 & 130-011852).
- Existing Zoning:** L-M, Limited Manufacturing, and R, Rural (pending annexation) Districts.
- Request:** L-M, Limited Manufacturing, and AR-2, Apartment Residential Districts.
- Proposed Use:** Limited industrial and multi-unit residential development.
- Applicant(s):** Kinnear Road Redevelopment LLC; c/o Dave Perry, The David Perry Co., Inc.; 145 East Rich Street, 3rd Floor; Columbus, OH 43215; and Donald Plank, Atty.; Plank Law Firm; 145 East Rich Street, 3rd Floor; Columbus, OH 43215.
- Property Owner(s):** Julia E. Pfeifer and Nittany Lions LTD; c/o Donald Plank, Atty.; Plank Law Firm; 145 East Rich Street, 3rd Floor; Columbus, OH 43215.
- Planner:** Shannon Pine; 645-2208; spine@columbus.gov.

BACKGROUND:

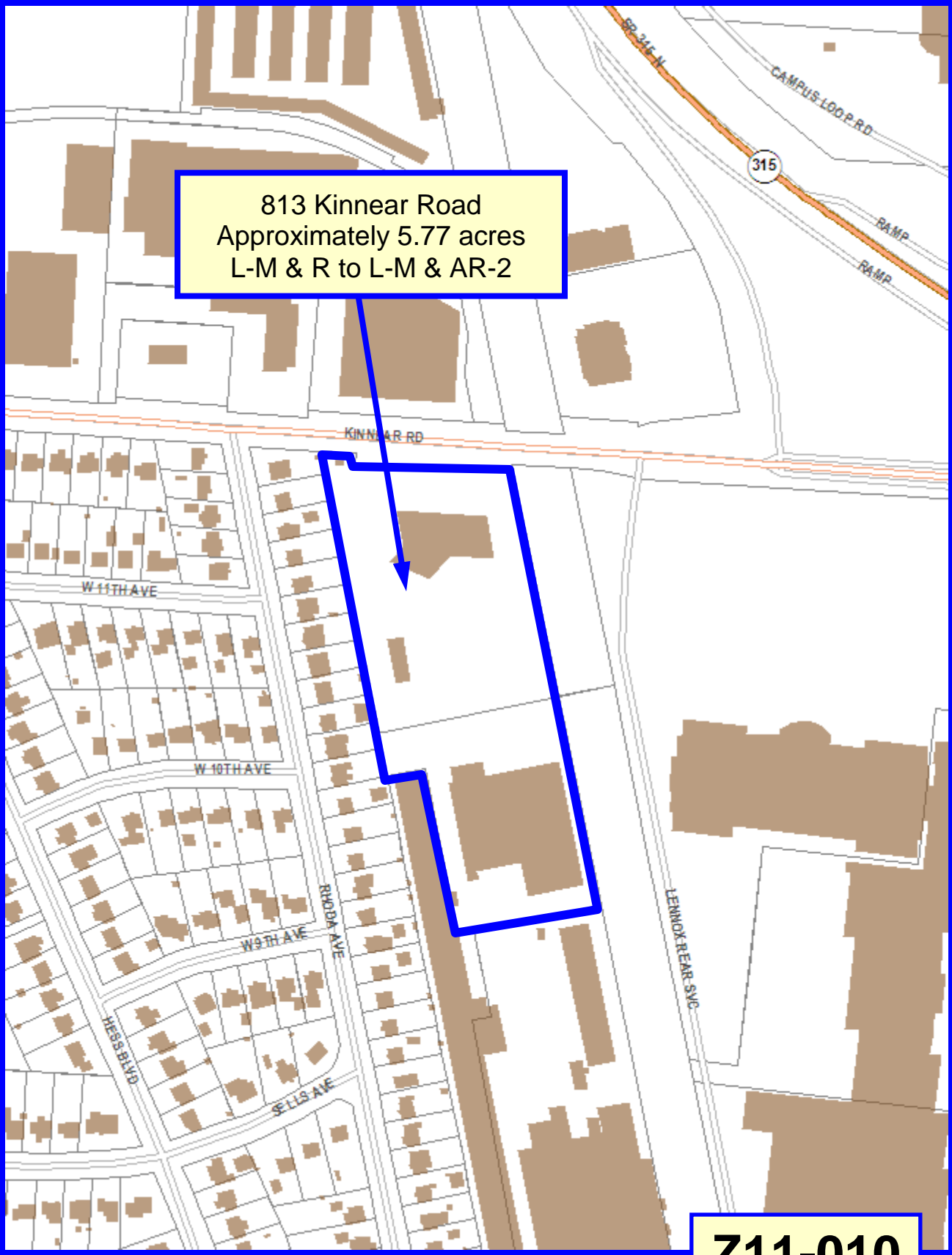
- The 5.77± acre site is developed with an office building zoned L-M, Limited Manufacturing District, and a vacant industrial complex recently annexed from Clinton Township. The applicant requests the L-M, Limited Manufacturing District to remove buffering requirements for the existing L-M District which will be reduced in size from 3.38 acres to 1.19 acres. The remainder of the site is proposed as AR-2, Apartment Residential District to allow multi-unit residential development.
- The site is surrounded by industrial uses to the north and south, CSX railroad tracks and a shopping center/movie theater to the east, and single-unit residential development to the west, all in Clinton Township. A portion of the railroad tracks to the east are zoned in the R, Rural District.
- The limitation text carries over current use restrictions, and the buffering changes are supported because the L-M District will no longer border the single-unit dwellings in Clinton Township.
- A companion Council variance has been requested (CV11-008) to allow vehicular access through the AR-2 District for the L-M property, a perimeter yard reduction, maneuvering over the property line for the L-M District development, and a parking space reduction for the multi-unit residential development. The variance includes commitment to a site plan which proposes 188 apartment units, and will contain Healthy Places recommendations for safe pedestrian means throughout the development, and the construction of a sidewalk along the Kinnear Road frontage.
- The *Columbus Thoroughfare Plan* identifies Kinnear Road as a 4-2 arterial requiring a minimum of 50 feet of right-of-way from centerline.

CITY DEPARTMENTS RECOMMENDATION: Approval.

The requested L-M, Limited Manufacturing and AR-2, Apartment Residential Districts provide a transition from the commercial uses to the east and the single-unit residential development to the west. The request is compatible with development in the area.



Z11-010



Z11-010



813 Kinnear Road
Approximately 5.77 acres
L-M & R to L-M & AR-2

Z11-010



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 # Z11-010

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Donald Plank
of (COMPLETE ADDRESS) Plank Law Firm, 145 East Rich Street, 3rd Flr., 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

<p>1. Julia E. Pfeifer c/o Donald Plank, Plank Law Firm 145 East Rich Street, 3rd Flr. Columbus, OH 43215 # of Columbus Based Employees: 0 Contact: Donald Plank, (614) 947-8600</p>	<p>2. Kinneer Road Redevelopment LLC c/o Donald Plank, Plank Law Firm 145 East Rich Street, 3rd Flr. Columbus, OH 43215 # of Columbus Based Employees: 0 Contact: Donald Plank, (614) 947-8600</p>
<p>3. Nittany Lions LTD 1930 Cambridge Boulevard Columbus, OH 43212 # of Columbus Based Employees: 0 Contact: Ray Tesner, (614) 739-1661</p>	<p>4. -----</p>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT Donald Plank

Subscribed to me in my presence and before me this 5th day of APRIL, in the year 2011

SIGNATURE OF NOTARY PUBLIC Barbara A. Painter

My Commission Expires: AUGUST 3, 2015

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

Notary Seal Here



BARBARA A. PAINTER
Notary Public, State of Ohio
My Commission Expires AUGUST 3, 2015

PLEASE NOTE: incomplete information will result in the rejection of this submittal.
For all questions regarding this form and fees please call: 614-645-4522
Please make all checks payable to the Columbus City Treasurer