

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JUNE 14, 2007**

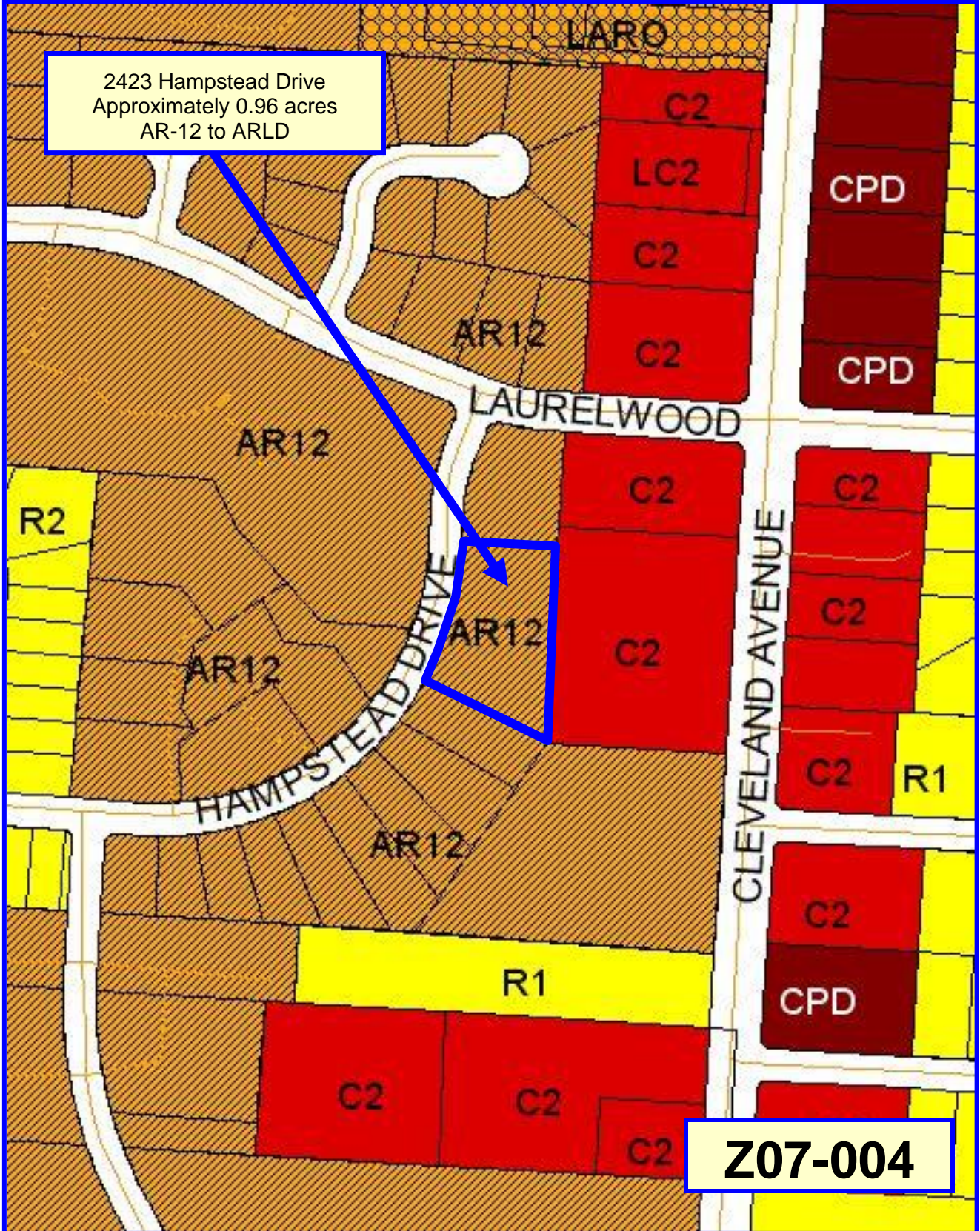
- 5. APPLICATION: Z07-004**
Location: **2423 HAMPSTEAD ROAD (43229)**, being 0.96± acres located on the east side of Hampstead Drive, 210± feet south of Laurelwood Drive. (010-145465).
Existing Zoning: AR-12, Apartment Residential District.
Request: ARLD, Apartment Residential District.
Proposed Use: Multi-family residential.
Applicant(s): Hamilton Commerce, Ltd.; c/o Michael Shannon; 500 South Front Street, Suite 1200; Columbus, OH 43215.
Property Owner(s): Hamilton Commerce, Ltd.; P.O. Box 340738; Columbus, OH 43234.
Planner: Walter Green, 645-2485, wagreen@columbus.gov

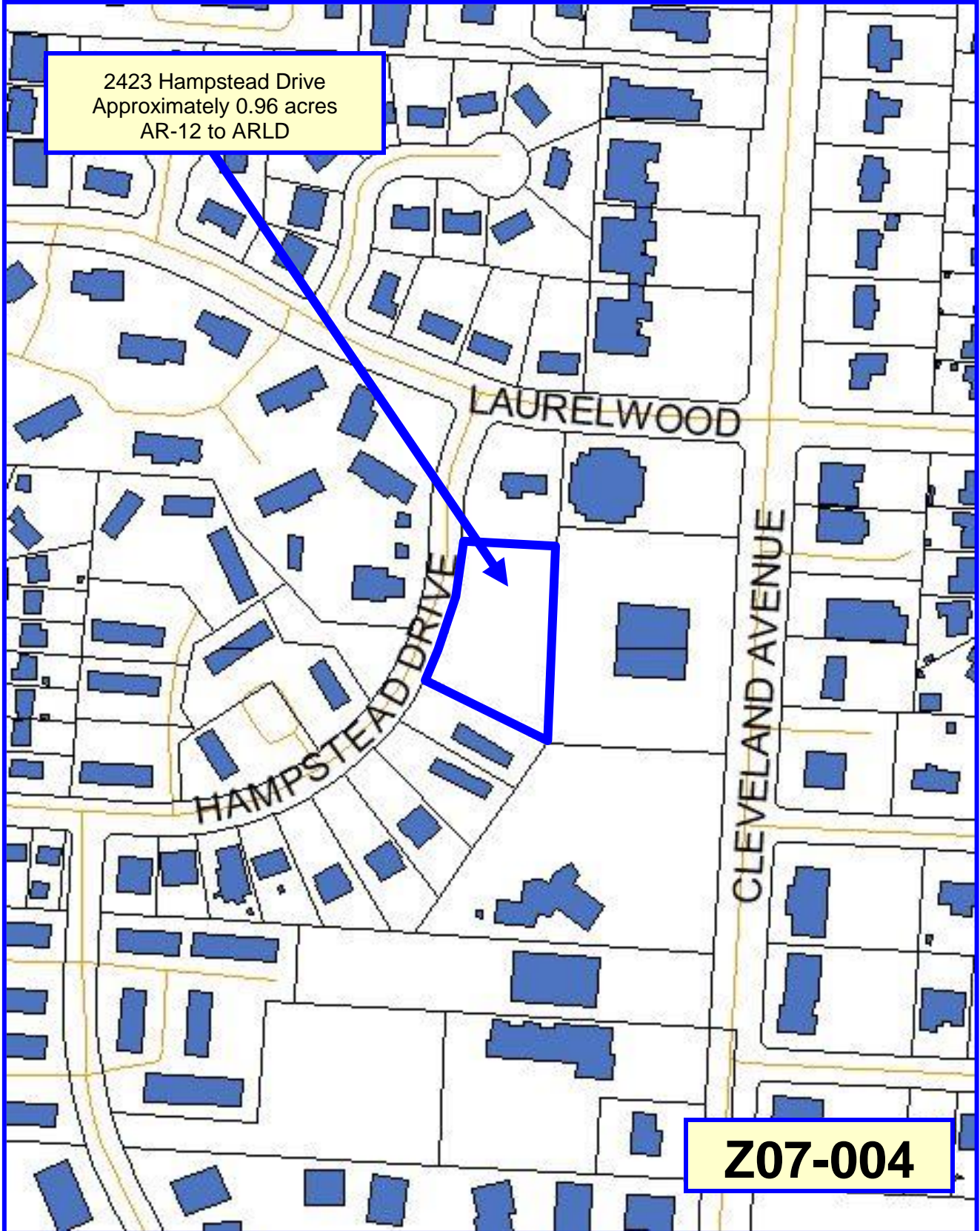
BACKGROUND:

- The 0.96± acre site is undeveloped and zoned in the AR-12, Apartment Residential District. The applicant is requesting the ARLD, Apartment Residential District. The AR-12 district permits a maximum density of 12 du/acre while the proposed ARLD district permits a maximum density of 17.4 du/acre. If this rezoning request is approved a maximum of 16 dwelling units could be built on the site while a maximum of 11 dwelling units could be constructed under the existing AR-12 zoning district.
- To the north of the site is a condominium clubhouse and pool in the AR-12, Apartment Residential District. To the east is an office in the C-2, Commercial District. To the south is a four-unit dwelling in the AR-12, Apartment Residential District. To the west are a four-unit dwellings in the AR-12, Apartment Residential District.
- The site is located within the boundaries of the *Northland Plan: Volume I* (2001).

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The site is adjacent to office uses in the C-2, Commercial District to the east and a clubhouse and pool in the AR-12, Apartment Residential District to the north. The requested ARLD, Apartment Residential District, would allow multi-family development at an acceptable density considering the sites proximity to office and the predominance of multi-family development in the area.





2423 Hampstead Drive
Approximately 0.96 acres
AR-12 to ARLD

Z07-004



2423 Hampstead Drive
Approximately 0.96 acres
AR-12 to ARLD

Z07-004

Mr. Jeff S. Murray – Chairperson FAX 614-818-4399



Fax

To: Jack Coppess	From: Jeff Murray
Fax: 614-273-0106	Pages: 1
Phone: 614-206-2921	Date: 4/26/07
Z07-004	
Re: 2423 Hampstead Dr.	Email:

Dear Mr. Coppess

Our committee voted to not support this application due to the high density.

If you have any questions please contact me at:

Work, 614-882-8558, ext. 207

Fax, 614-818-4399

Email, jeffmurray@wideopenwest.com.

Best regards,

Jeff S. Murray
Chairperson, Development Committee
Northland Community Council

City of Columbus | Department of Development | Building Services Division | 757 Carolyn Avenue, Columbus, Ohio 43224



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.

STATE OF OHIO
COUNTY OF FRANKLIN

APPLICATION # 207-004

Being first duly cautioned and sworn (NAME) JACK COPPES
of (COMPLETE ADDRESS) PO BOX 20476 COLUMBUS OH 43229
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. <u>HAMILTON COMMERCE DR</u> <u>PO BOX 340738</u> <u>COLUMBUS OH 43234</u> <u>614-866-0007</u>	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

[Signature] RN 384056

Subscribed to me in my presence and before me this 30th day of January, in the year 2007

SIGNATURE OF NOTARY PUBLIC

[Signature]

My Commission Expires:

August 19 2007

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

Notary Seal Here



CHRISTINA COLLINS
Notary Public, State of Ohio
My Commission Expires
August 19, 2009