

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
MARCH 10, 2016**

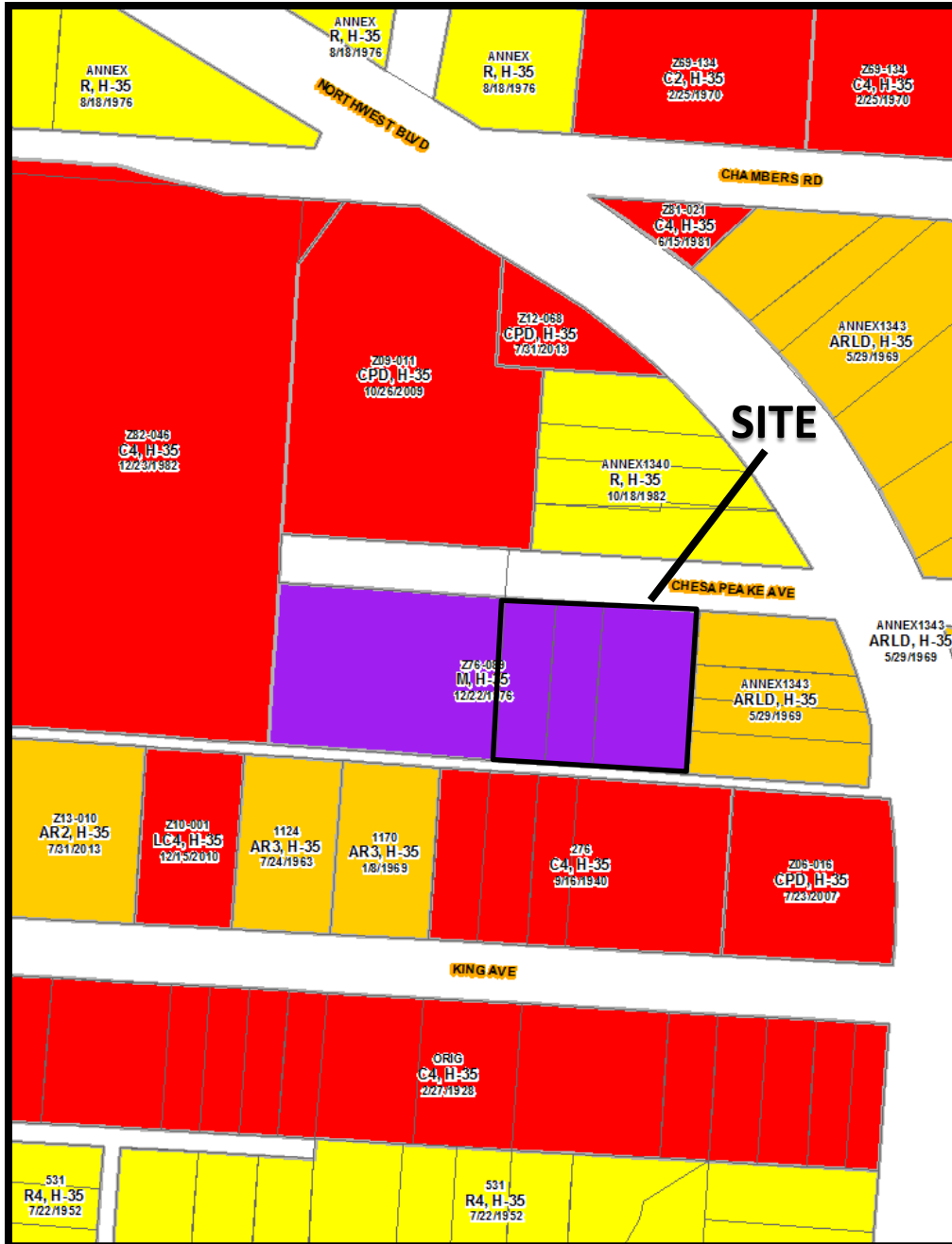
- 5. APPLICATION: Z16-003**
Location: 1317 CHESAPEAKE AVENUE (43212), being 0.75± acres located on the south side of Chesapeake Avenue, 139± feet west of Northwest Boulevard (010-087475, 010-098799 and 010-087468; 5th by Northwest Area Commission).
Existing Zoning: M, Manufacturing District.
Request: AR-3, Apartment Residential District.
Proposed Use: Apartment building.
Applicant(s): Metropolitan Holdings, LLC; c/o David Hodge, Atty.; Underhill, Yaross & Hodge LLC; 8000 Walton Parkway, Suite 260; New Albany, OH 43054.
Property Owner(s): Chesapeake Properties, LLC; 1024 Ridge Street; Columbus, OH 43215.
Planner: Tim Dietrich; 645-6665; tedietrich@columbus.gov
 Shannon Pine; 645-2208; spine@columbus.gov

BACKGROUND:

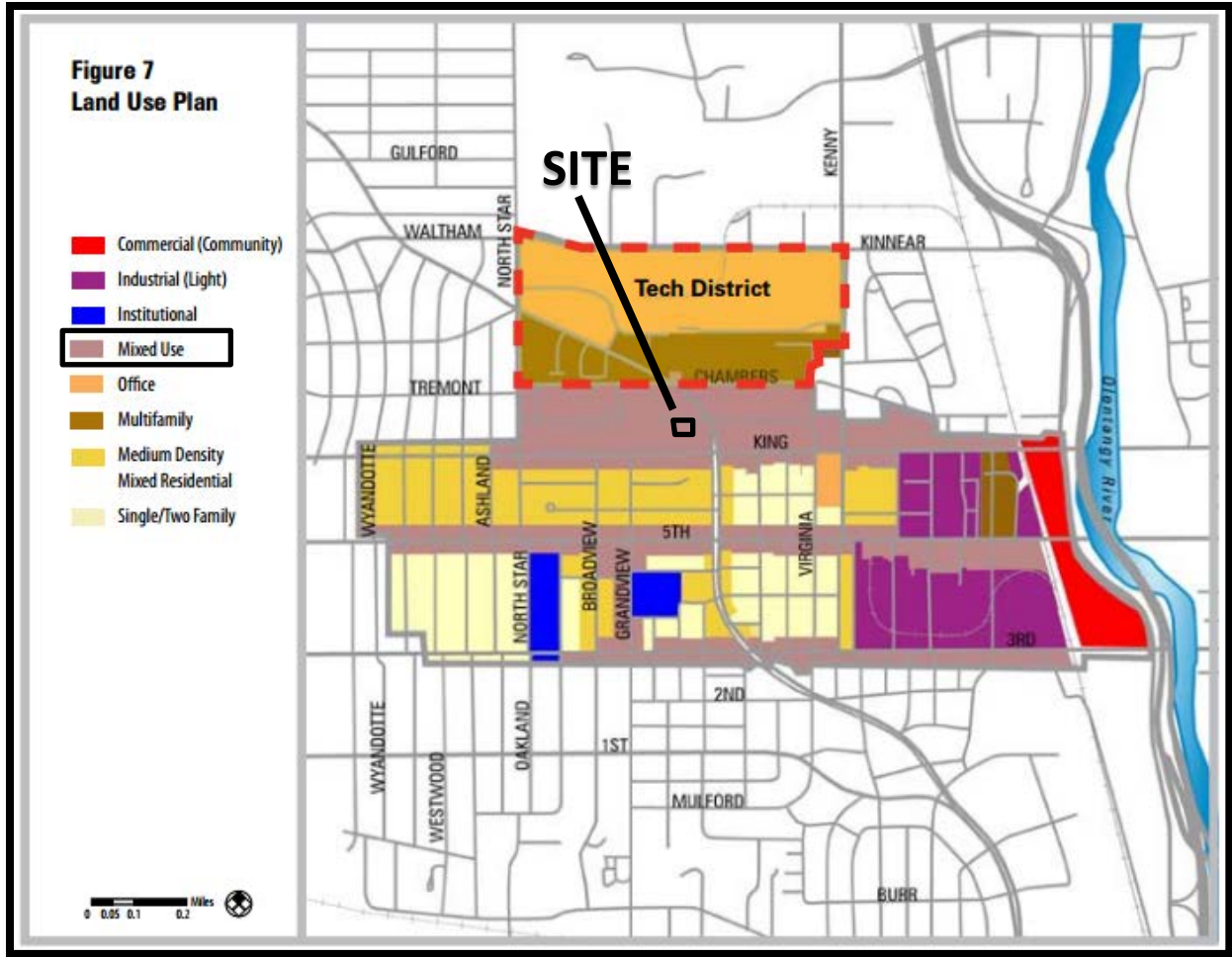
- The 0.75± acre site consists of three parcels zoned M, Manufacturing District that developed with industrial buildings and parking. The applicant is requesting to rezone all three parcels to the AR-3, Apartment Residential District to allow construction of a multi-unit residential development.
- North of the site are several multi-unit dwellings zoned in the R, Rural District. To the east are multi-unit dwellings zoned in the ARLD, Apartment Residential District. To the south are two three-story apartment buildings zoned C-4, Commercial District. To the west are a grocery store and a parking lot zoned M, Manufacturing and C-4, Commercial Districts, respectively.
- The site is located within the planning area of the *Fifth by Northwest Neighborhood Plan* (2009), which recommends mixed use, including multi-unit residential uses, for this location. Staff recognizes that the proposed AR-3, Apartment Residential District matches similar densities in the general area.
- The site is located within the boundaries of the 5th by Northwest Area Commission, whose recommendation was for approval (7-0).
- Companion Council Variance (CV16-003) has been filed to permit development of a three story multi-unit residential development with a maximum of 45 units that includes variances to landscaping, screening, setbacks, required yards, and parking related standards. That request will be heard by City Council and will not be considered at this Development Commission meeting.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

Noting the existing presence of multi-unit dwellings to the north and east, and the abutting apartment buildings to the south, Staff finds the requested AR-3, Apartment Residential District to be compatible with the established development pattern of the area. The request is also consistent with the *Fifth by Northwest Neighborhood Plan's* future land use recommendation of mixed use at this location.



Z16-003
1317 Chesapeake Avenue
Approximately 0.75 acres
M to AR-3



Z16-003
1317 Chesapeake Avenue
Approximately 0.75 acres
M to AR-3



Z16-003
1317 Chesapeake Avenue
Approximately 0.75 acres
M to AR-3



DEPARTMENT OF BUILDING AND ZONING SERVICES

STANDARDIZED RECOMMENDATION FORM

Department of Building & Zoning Services

Scott Messer, Director
757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.columbus.gov

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW

Case Number 216-003

Address 1317 Chesapeake Avenue

Group Name 5th by Northwest Area Commission

Meeting Date 2/2/16

- Specify Case Type: BZA Variance / Special Permit, Council Variance, Rezoning (checked), Graphics Variance / Plan / Special Permit

- Recommendation (Check only one): Approval (checked), Disapproval

NOTES:

Multiple horizontal lines for notes.

Vote 7-0

Signature of Authorized Representative [Handwritten Signature]

Recommending Group Title 5th by Northwest Area Commission

Daytime Phone Number 614-256-1944

Please e-mail this form to the assigned planner within forty-eight (48) hours of your meeting day; or FAX to Zoning at (614) 645-2463; OR MAIL to: Zoning, City of Columbus, Department of Building & Zoning Services, 757 Carolyn Avenue, Columbus, Ohio 43224.

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 checks payable to the Columbus City Treasurer



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 # 216-003

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) David Hodge
of (COMPLETE ADDRESS) Underhill Yaross & Hodge LLC, 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:

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. Metropolitan Holdings LLC 1433 Grandview Avenue Columbus, Ohio 43212 Matt Vekasy, 614.488.1900	2. Chesapeake Properties LLC 1037 Ridge Street Columbus, Ohio 43215
3.	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 15th day of March, in the year 2016

SIGNATURE OF NOTARY PUBLIC Rimberly R. Grayson

My Commission Expires: 1-11-2021



This Project Disclosure Statement expires six months after date of notarization.
RIMBERLY R. GRAYSON
Notary Public, State of Ohio
My Commission Expires
January 11, 2021

Notary Seal Here

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