

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
NOVEMBER 12, 2020**

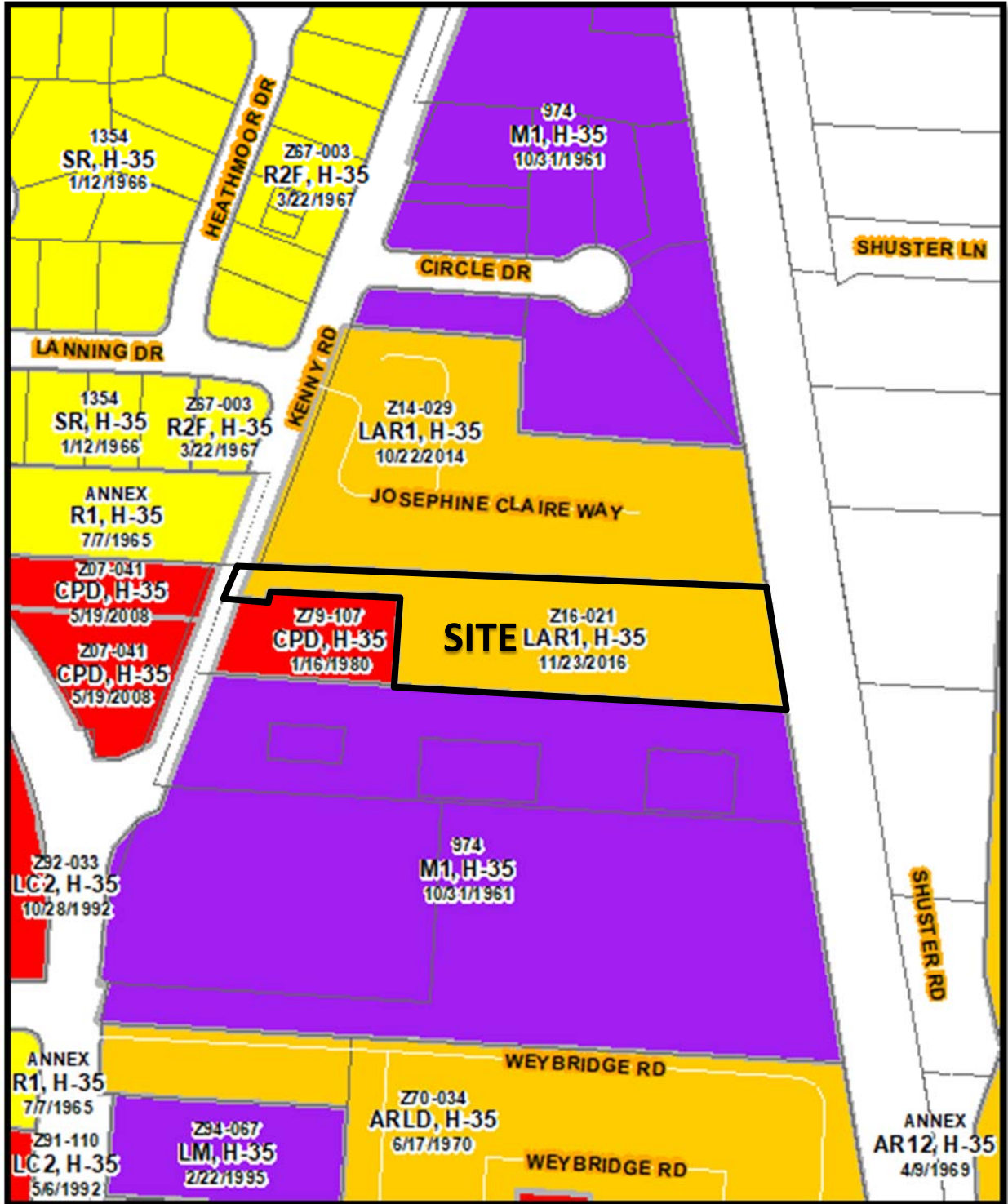
- 11. APPLICATION: Z20-028**  
**Location:** 4660 KENNY RD. (43220), being 1.99± acres located on the east side of Kenny Road, 380± feet north of Godown Road (010-129794; Northwest Civic Association).  
**Existing Zoning:** L-AR-1, Limited Apartment Residential District.  
**Request:** AR-1, Apartment Residential District (H-60).  
**Proposed Use:** Multi-unit residential development.  
**Applicant(s):** Kenny Road Storage, LLC; c/o David Hodge, Atty.; Underhill & Hodge, LLC; 8000 Walton Parkway, Suite 260; Columbus, OH 43054.  
**Property Owner(s):** The Applicant.  
**Planner:** Tim Dietrich; 614-645-6665; [tedietrich@columbus.gov](mailto:tedietrich@columbus.gov)

**BACKGROUND:**

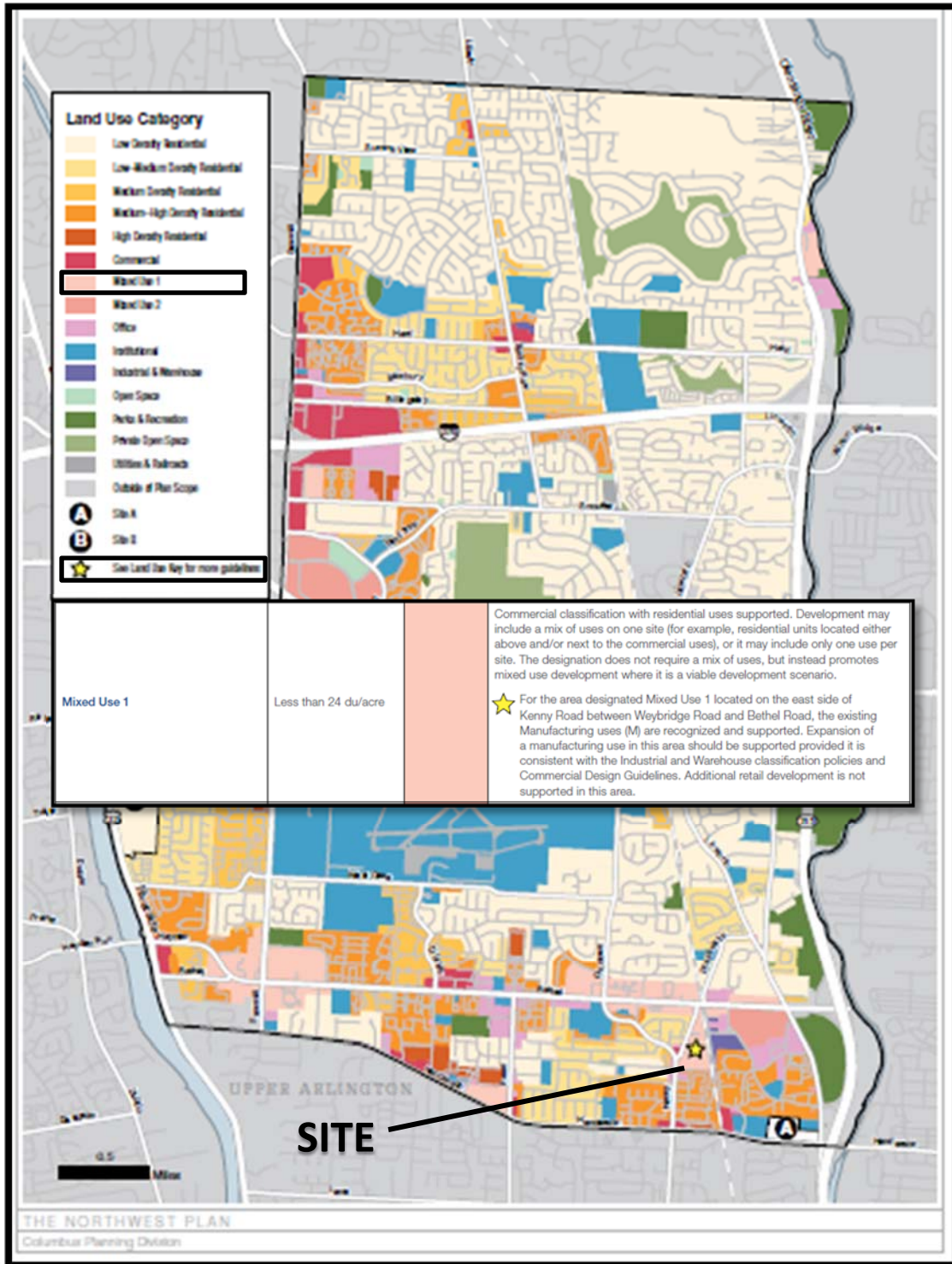
- The 2.26± acre site consists of one parcel developed with an office flex/industrial building in the L-AR-1, Limited Apartment Residential District as a result of Ordinance #2443-2016 (Z16-024). Additionally, the site is subject to two Council variances; one permits a commercial driveway and reduced development standards (CV16-024), and the second permits the existing office flex/industrial building to remain until the site is redeveloped (CV17-060). The requested AR-1, Apartment Residential District will permit the site to be redeveloped into multi-unit residential development.
- North of the site is a multi-unit residential development in the L-AR-1, Limited Apartment Residential District. South of the site are various manufacturing uses in the M, Manufacturing District. East of the site is railroad right-of-way. West of the site is various commercial uses in the CPD, Commercial Planned Development District.
- Concurrent CV20-030 has been filed and includes variances for reduced rear yard and to permit commercial vehicular access. That request will be heard by City Council and will not be considered at this Development Commission meeting.
- The site is within *The Northwest Plan* (2016), which recommends “Mixed-Use 1” land uses at this location.
- The site is located within the boundaries of the Northwest Civic Association, whose recommendation is for approval.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval.

The proposed AR-1, Apartment Residential District will permit a multi-unit residential development. The zoning district and allowable destiny are consistent with *The Northwest Plan's* land use recommendation of "Mixed-Use 1" at this location. The proposed AR-1 district is consistent with adjacent multi-unit residential development and will not add incompatible uses to the area.



Z20-028  
4660 Kenny Rd.  
Approximately 1.99  
L-AR-1 to AR-1



Z20-028  
4660 Kenny Rd.  
Approximately 1.99  
L-AR-1 to AR-1



Z20-028  
4660 Kenny Rd.  
Approximately 1.99  
L-AR-1 to AR-1

**FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW**  
(PLEASE PRINT)

**Case Number:** Z20-028 and CV20-030

**Address:** 4660 Kenny Road

**Group Name:** Northwest Civic Association

**Meeting Date:** 10/07/2020

**Specify Case Type:**


- BZA Variance / Special Permit
- Council Variance
- Rezoning
- Graphics Variance / Plan / Special Permit

**Recommendation:**  Approval  
(Check only one and list basis for recommendation below)  Disapproval

**NOTES:**

Motion to recommend approval as presented.

**Vote:** 5-2

**Signature of Authorized Representative:** Amanda H. Gibbs  Digitally signed by Amanda H. Gibbs  
Date: 2020.10.09 09:01:52 -04'00'

SIGNATURE

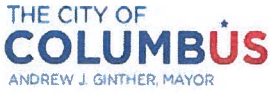
Trustee

RECOMMENDING GROUP TITLE

614-204-3981

DAYTIME PHONE NUMBER

Please e-mail this form to the assigned planner within 48 hours of your meeting day; or FAX to Zoning at 614-645-2463; or MAIL to: Assigned Planner, City of Columbus, Department of Building & Zoning Services, 111 N. Front St, Columbus, OH 43215.



DEPARTMENT OF BUILDING AND ZONING SERVICES

Rezoning Application

111 North Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • www.columbus.gov • zoninginfo@columbus.gov

PROJECT DISCLOSURE STATEMENT

All parties having a 5% or more interest in the project that is the subject of this application should be listed. THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

APPLICATION #: Z20-028

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Eric Zartman
of (COMPLETE ADDRESS) Underhill & Hodge LLC, 8000 Walton Parkway, Suite 260, New Albany, OH 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 (include contact name and number)
Business or individual's address; City, State Zip Code
Number of Columbus based employees
(Limited to 3 lines per box)

Table with 2 columns and 2 rows for listing parties with interest in the project.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Handwritten signature of Eric Zartman

Subscribed to me in my presence and before me this 4th day of November, in the year 2020

SIGNATURE OF NOTARY PUBLIC

Handwritten signature of Aaron L. Underhill

My Commission Expires:

N/A

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

Notary Seal Here



AARON L. UNDERHILL
ATTORNEY AT LAW
Notary Public, State of Ohio
My Commission Has No Expiration
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