

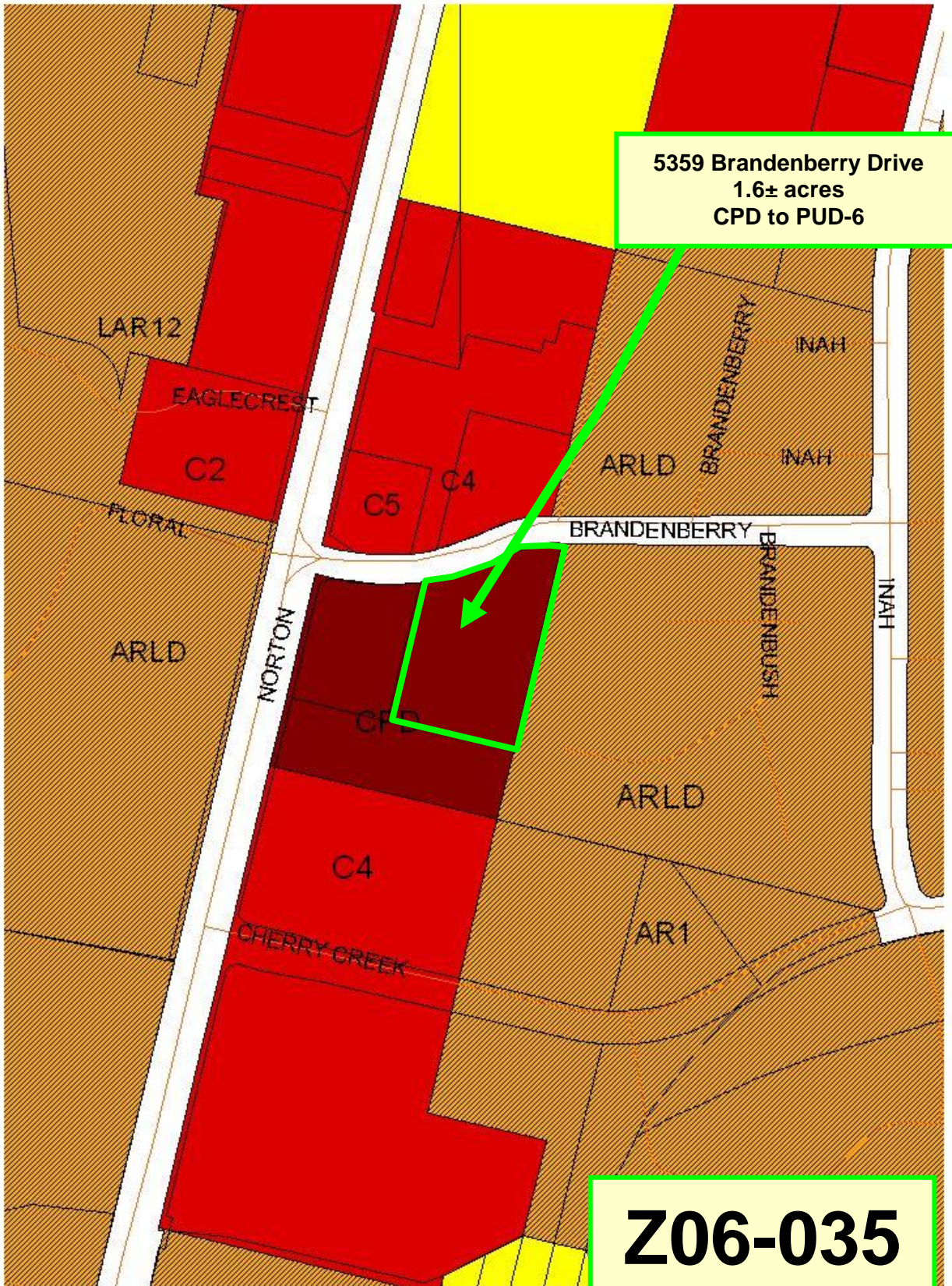
**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JUNE 8, 2006**

- 3. APPLICATION: Z06-035**
- Location:** **5359 BRANDENBERRY DRIVE (43228)**, being 1.6± acres located on the south side of Brandenberry Drive 200± east of Norton Road (570-118498; Westland Area Commission).
- Existing Zoning:** CPD, Commercial Planned Development District.
- Request:** PUD-6, Planned Unit Development District.
- Proposed Use:** Multi-family residential development.
- Applicant(s):** Creative Housing, Inc.; c/o David Perry, Agent; The David Perry Company; 145 East Rich Street, 2nd Floor; Columbus, OH 43215; and Donald T. Plank, Atty.; Plank and Brahm; 145 East Rich Street; Columbus, OH 43215.
- Property Owner(s):** Andrew Nippert; c/o David Perry, Agent; The David Perry Company; 145 East Rich Street, 2nd Floor; Columbus, OH 43215; and Donald T. Plank, Atty.; Plank and Brahm; 145 East Rich Street; Columbus, OH 43215.
- Planner:** Dana Hitt, AICP, 645-2395, dahitt@columbus.gov

BACKGROUND:

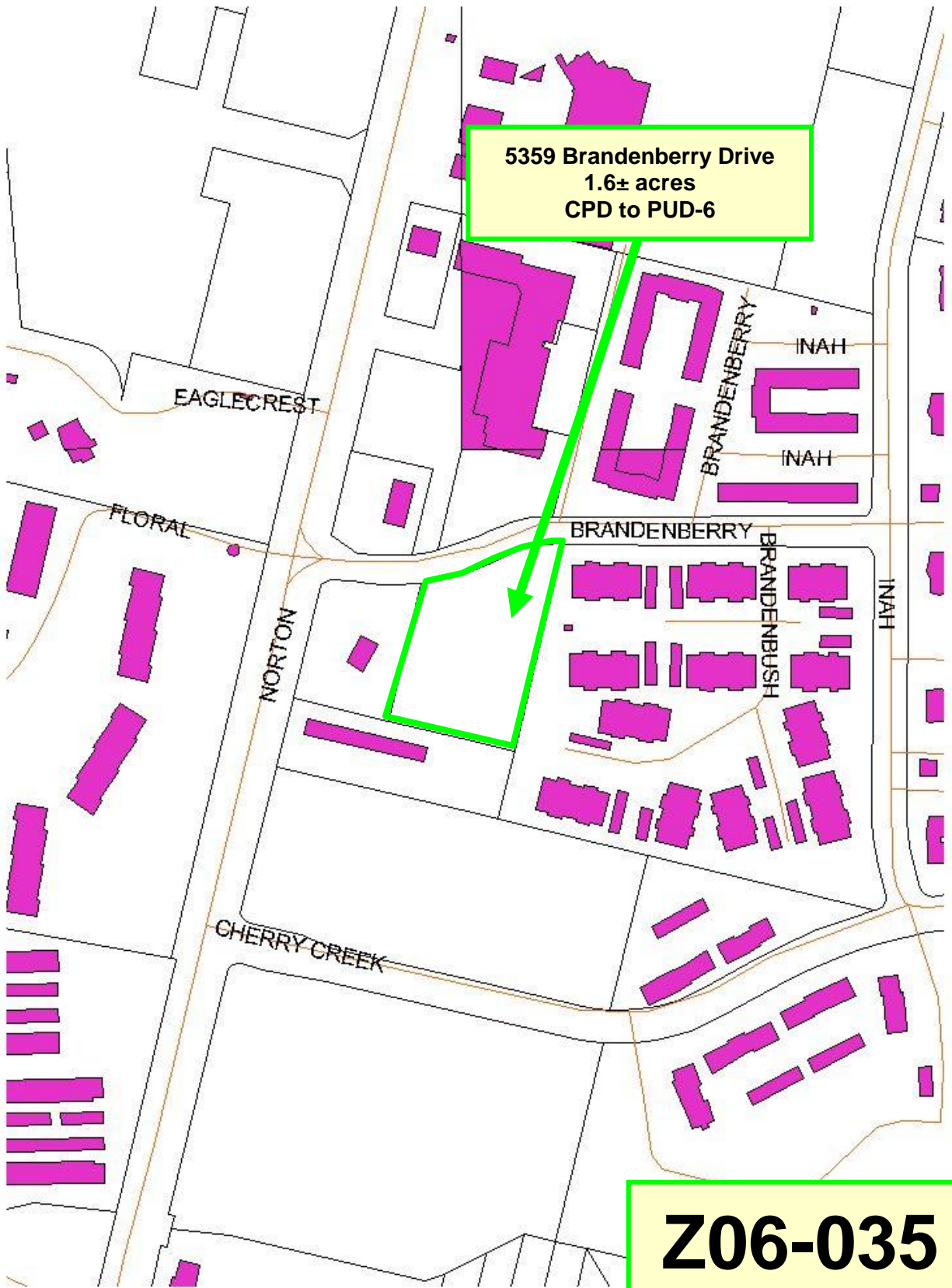
- The applicant is requesting the PUD-6, Planned Unit Development District to develop two four-unit multi-family dwellings on 1.57 acres for a density of 5.1 units per acre with .57 acres of open space where .15 acres is required.
- To the north is a shopping plaza in the C-4, Commercial District. To the south is a carwash zoned in the CPD, Commercial Planned Development District. To the east are multi-family dwellings zoned in the ARLD, Apartment Residential District. To the west is a gasoline station in the CPD, Commercial Planned Development District.
- The PUD plan and notes, lists the amount of open space per dwelling unit as required by the Zoning Code. In addition, a commitment to street tree plantings with a minimum street tree size, and a commitment to the installation of underground utilities are also incorporated into the PUD notes.
- The site is located within the boundaries the *Westland Area Plan (1994)* recommends industrial/manufacturing use for the site but the area has not developed that way. Because the area has instead developed with commercial and multi-family uses, deviation from the *Westland Area Plan (1994)* is supported by staff since it is consistent with the way the area has developed.
- This site lies within the boundaries of the Westland Area Commission whose recommendation has not been received as of preparation of this report.

CITY DEPARTMENTS' RECOMMENDATION: Approval. Although not consistent with the *Westland Area Plan (1994)*, the proposed PUD-6, Planned Unit Development District is consistent with the development and zoning patterns of the area and meets the standards of the Zoning Code. In addition, the applicant has agreed to provisions for street trees and underground utilities. These additional commitments are above and beyond the standards of the Zoning Code.



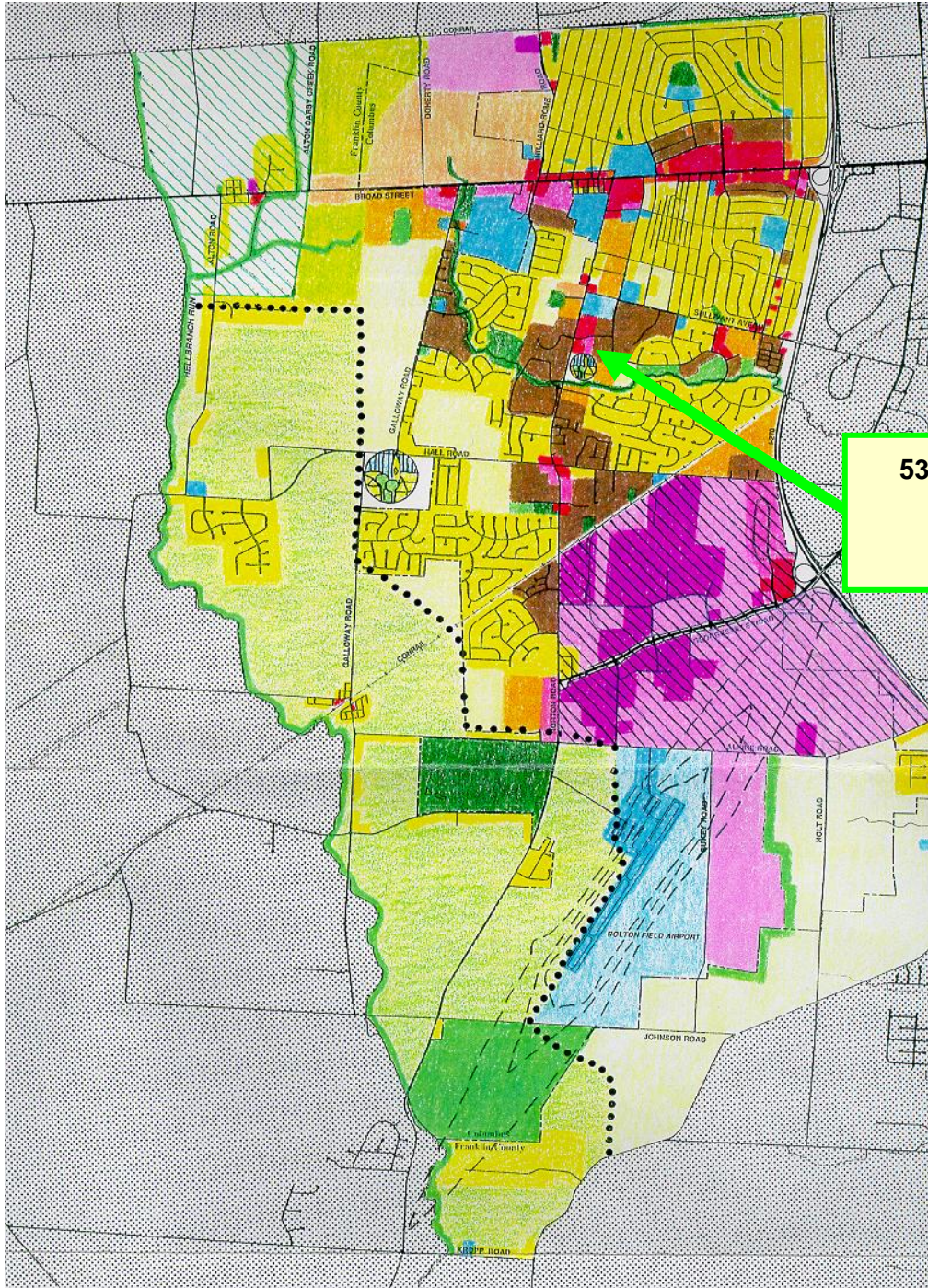
5359 Brandeberry Drive
1.6± acres
CPD to PUD-6

Z06-035



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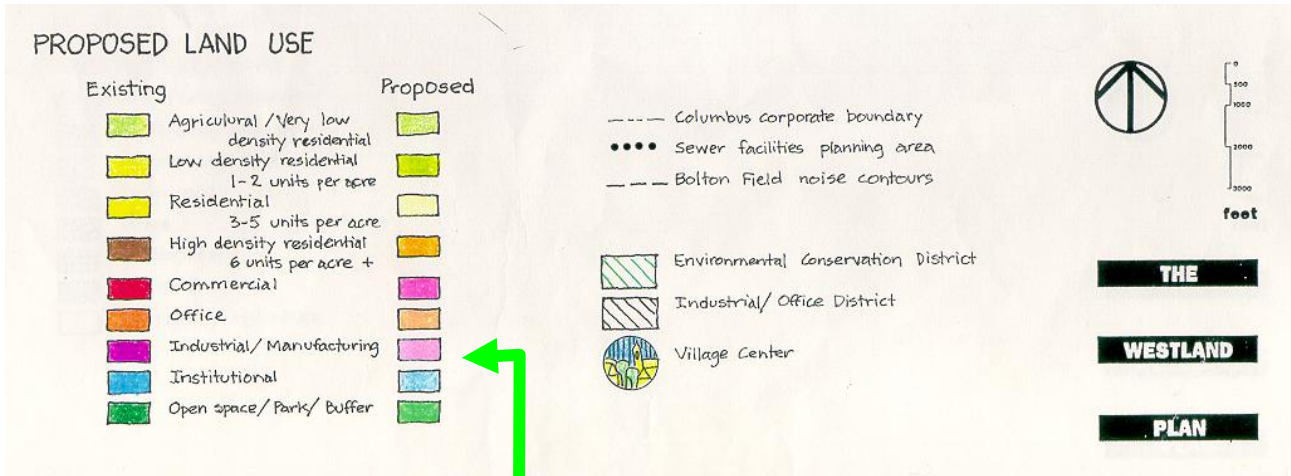


5359 Brandenberry Drive
1.6± acres
CPD to PUD-6

PROPOSED LAND USE

Existing	Proposed	
Agricultural / Very low density residential	Agricultural / Very low density residential	--- Columbus corporate boundary
Low density residential 1-2 units per acre	Low density residential 1-2 units per acre	••• Sewer facilities planning area
Residential 3-5 units per acre	Residential 3-5 units per acre	--- Bolton Field noise contours
High density residential 6 units per acre +	High density residential 6 units per acre +	Environmental Conservation District
Commercial	Commercial	Industrial/ Office District
Office	Office	
Industrial / Manufacturing	Industrial / Manufacturing	

Z06-035



**Recommendation for
5359 Brandenberry Drive
1.6± acres
CPD to PUD-6**



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

Group Name Westland Area Commission

Meeting Date May 17, 2006

- Specify Case Type
- BZA Variance
 - BZA Special Permit
 - Council Variance
 - Rezoning
 - Graphics
 - Graphics Special Permit

Case Number Z06-035

- Recommendation (Check only one)
- Approval
 - Disapproval
 - Conditional Approval (please list conditions below)
(Area Commissions, see note below*)

*Ordinances sent to council will contain only a recommendation for "approval" or "disapproval". If a recommendation for "conditional approval" is sent, the conditions should be concise and specific. Staff will determine whether conditions are met when the final ordinance is prepared unless a revised response indicating "approval" has been received. If staff determines that conditions have not been met, your group's recommendation will be listed as "disapproval".

Vote 13-1

Signature of Authorized Representative Michael J. McLaughlin
SIGNATURE

Chairman
RECOMMENDING GROUP TITLE

644-9159
DAYTIME PHONE NUMBER

Please FAX this form to Zoning at (614) 645-2463 within 48 hours of your meeting day;
OR MAIL to: Zoning, City of Columbus, Building Services Division, 757 Carolyn Avenue, Columbus, Ohio 43224.

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 # 206-035

Being first duly cautioned and sworn (NAME) Donald Plank
 of (COMPLETE ADDRESS) Plank & Brahm, 145 E. Rich St., Columbus 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 pa rs, corporations or entities having a 5% or more interest in the project which is the
 subject of this application in th ing 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

If applicable, check here if listing additional parties on a separate page (REQUIRED)

1. Andrew Nippert 4590 Wwertz Court Dublin, Ohio 43016 # of Employees: 0 (614) 799-9031	2. Creative Housing, Inc. C/o Patrick Rafter 2233 Citygate Drive # of Employees: 20 Contact: Patrick Rafter (614) 418-7725
3.	4.

SIGNATURE OF AFFIANT

Donald Plank

Subscribed to me in my presence and before me this 3rd day of April, in the year 2006

SIGNATURE OF NOTARY PUBLIC

Stacey L. Danza

My Commission Expires:

11-05-08

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



STACEY L. DANZA
 Notary Public, State of Ohio
 My Commission Expires 11-05-08