

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
MARCH 8, 2012**

- 5. APPLICATION:** **Z12-004 (ACCELA # 12335-00000-00003)**  
**Location:** **1140 CHAMBERS ROAD (43212)**, being 0.49± acres located on the north side of Chambers Road, 700± feet west of Kenny Road. (010-248990).  
**Existing Zoning:** R, Rural District.  
**Request:** L-M, Limited Manufacturing District.  
**Proposed Use:** Commercial use.  
**Applicant(s):** Westwood Cabinetry and Millwork, LLC; c/o Jeffrey L. Brown, Atty.; Smith and Hale; 37 West Broad Street, Suite 725; Columbus, OH 43215.  
**Property Owner(s):** Estate of Rebecca Larkins c/o J. Michael Evans, Administrator; 261 W. Johnstown Road; Columbus, Ohio 43230.  
**Planner:** Dana Hitt; 645-2395; [dahitt@columbus.gov](mailto:dahitt@columbus.gov).

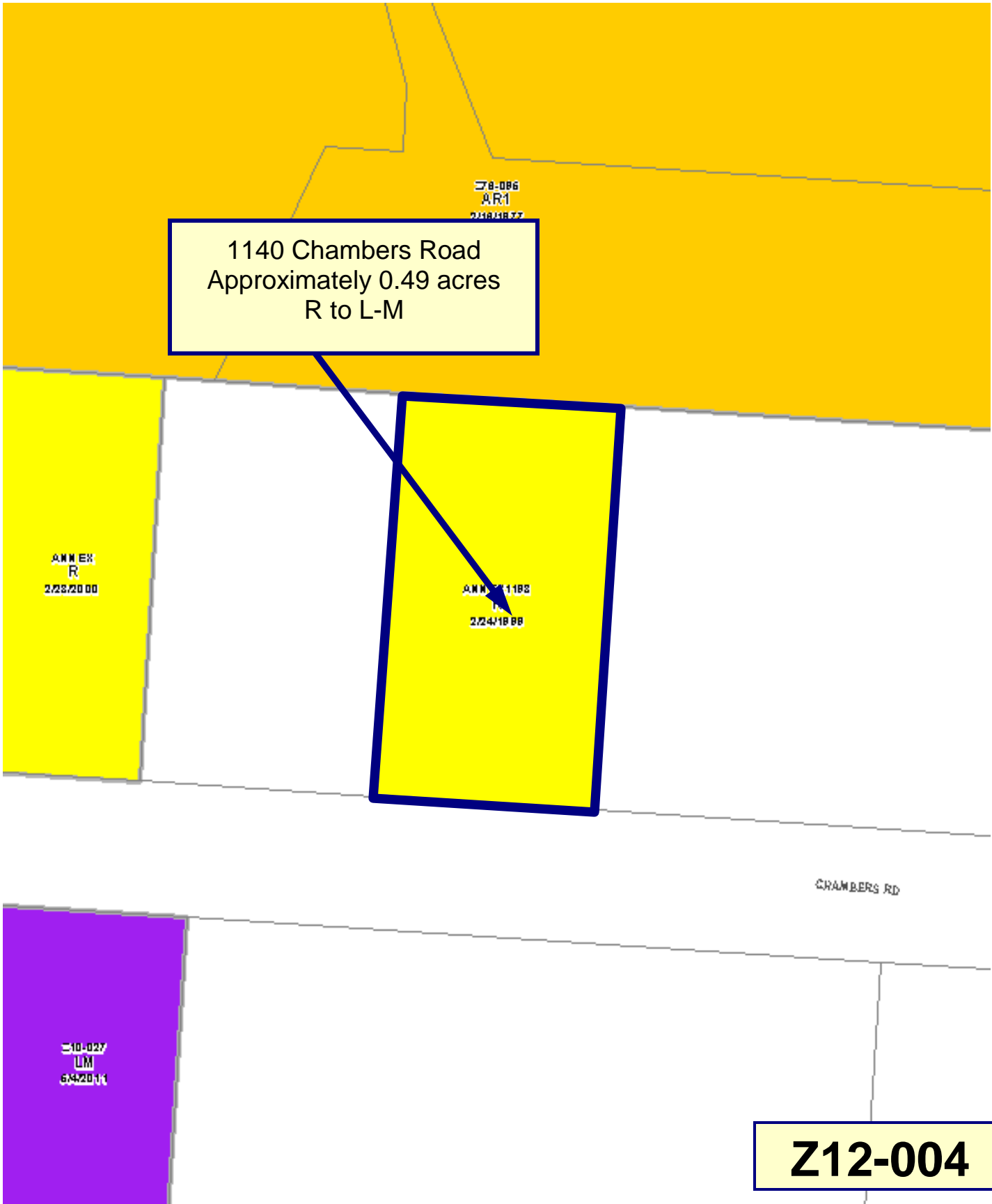
**BACKGROUND:**

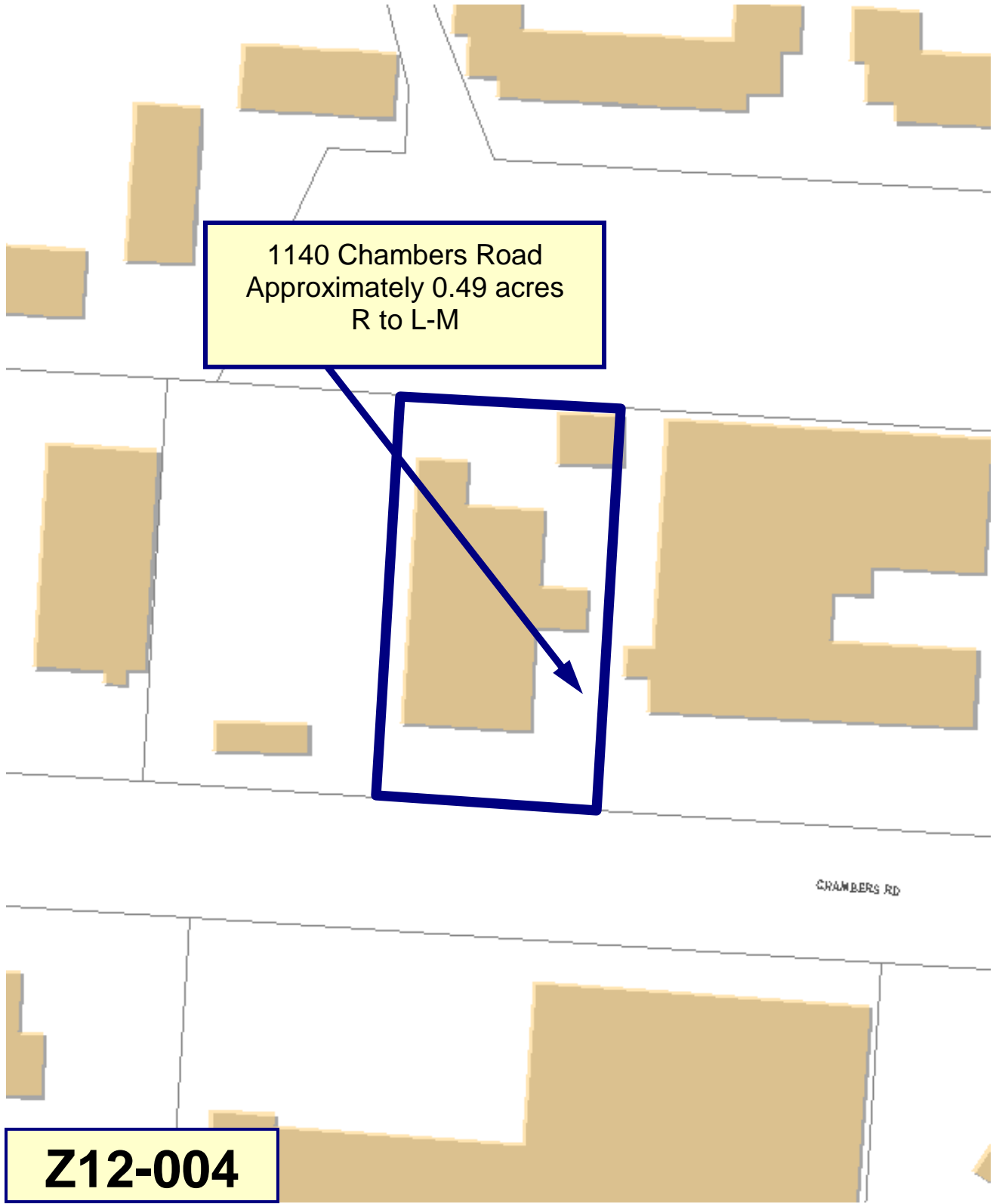
- The 0.49± acre site is developed with an industrial building. This application is to rezone this site from the R, Rural District to the L-M, Limited Manufacturing District to allow various commercial, office, parking and manufacturing uses. The site was annexed in 1999 but never rezoned.
- To the north is a multi-unit residential development zoned in the AR-1, Apartment Residential District. To the south across Chambers Road is industrial development in Clinton Township. To the east, is an industrial building in Clinton Township. To the west is a commercial structure in Clinton Township.
- The site falls within the boundaries of the *Fifth by Northwest Neighborhood Plan* (2009), which calls for multi-unit development on the site.
- The site is located within the boundaries of the Fifth by Northwest Area Commission who recommends approval of the requested L-M, Limited Manufacturing District.
- The limitation text permits less objectionable manufacturing uses, parking and permits a limited number of commercial uses but generally no retail uses. This is consistent with similar recent rezonings in the area. The text also prohibits any new doors or windows from facing the residential use to the north unless required by the Building Code.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval.

The requested L-M, Limited Manufacturing District will bring an existing industrial facility

into zoning conformance. The proposal only allows less objectionable manufacturing uses, parking, office and limited commercial uses. Given that this is an existing use, Staff supports deviating from the land use recommendations of the *Fifth by Northwest Neighborhood Plan*. The proposal is consistent with the established zoning and development patterns of the area.





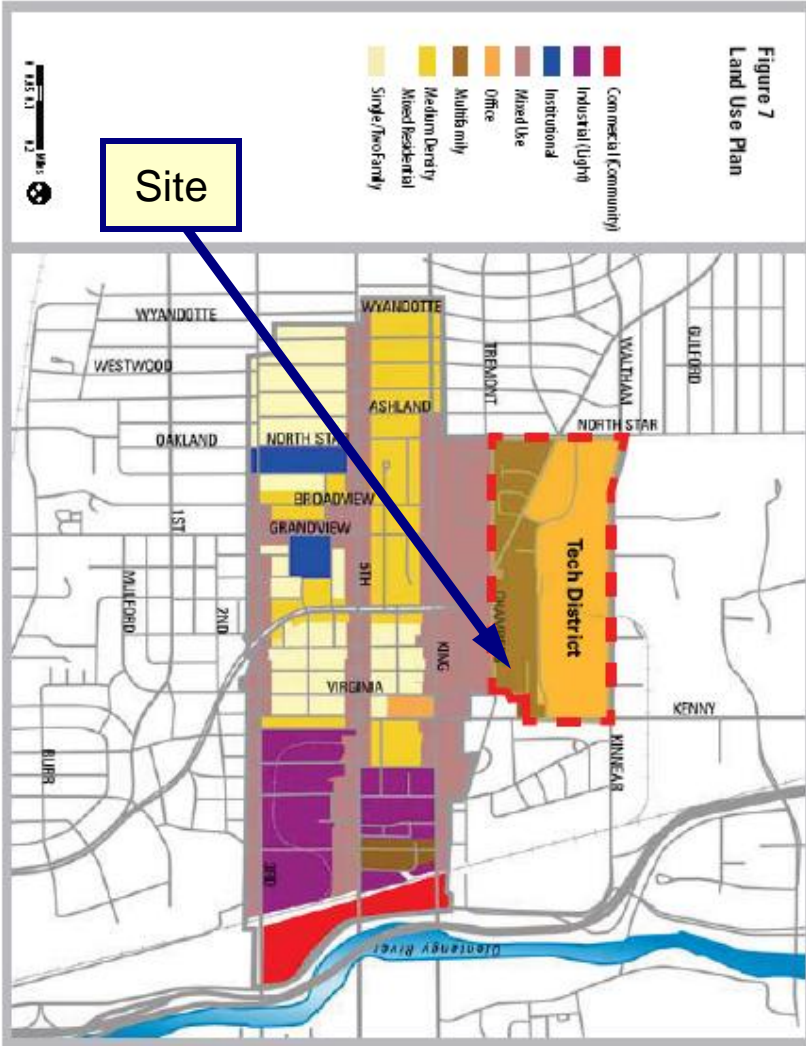
**FIFTH ST. NORTHWEST NEIGHBORHOOD PLAN**

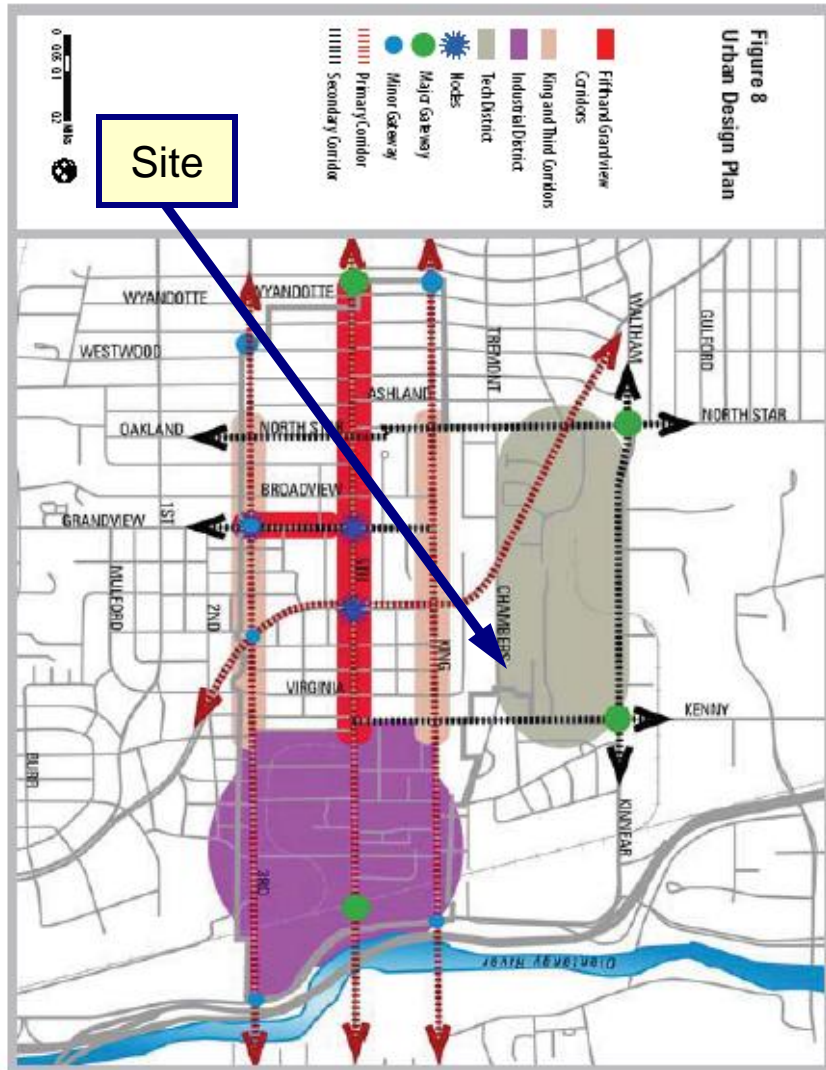
**Policy:**

Mixed use development should be common on Fifth by Northwest's primary corridors and include multifamily housing, neighborhood-scale retail, offices, and other services that contribute to a walkable environment.

**Guidelines/Strategies**

- Mixed use (retail, office, multifamily) is recommended for Fifth Avenue and Grandview Avenue (south of Fifth). The intersection of Fifth and North West and Fifth and Grandview should be the focus of the most intense neighborhood activity, expressed in the form of higher densities and intense commercial buildings. The intersection of Northwest and Chambers may also serve as a mixed use redevelopment opportunity.
- Mixed use (office and multifamily) is recommended for King Avenue to the east of North Star Road, with Medium Density Mixed Residential recommended to the west of North Star Road. New retail should be limited to the sites of existing retail (such as at the intersections of King Avenue and Northwest Boulevard and King Avenue and North Star Road) or as part of a new mixed-use project, such as integrated within a single building (no new stand-alone retail).





Site

Figure 8  
Urban Design Plan

- Mixed use (office and multifamily) is recommended for Third Avenue to the east of North Star Road, with Single/Two Family residential recommended to the west of North Star Road. New retail is not supported on Third Avenue.
- Community commercial is recommended along Orientang River Road. Multi-story mixed use projects including office/retail and multifamily would also be supported.
- The placement of active uses, such as retail, restaurants, cultural facilities and amenities, and various services is encouraged on the ground floor of buildings on Fifth Avenue and Grandview Avenue (south of Fifth Avenue).
- The redevelopment of the development opportunity sites (and other applicable locations) should be guided by the principles illustrated through the development concepts and other guidelines included in this plan.

PLAN BY NORTHWEST NEIGHBORHOOD PLAN



City of Columbus  
Mayor Michael B. Coleman

### Department of Development Building Services

757 Carolyn Avenue • Columbus, Ohio • 43224 • (614) 645-7314

FOR USE BY: AREA COMMISSIONS / CIVIC ASSOCIATIONS / ACCORD PARTNERS

#### STANDARDIZED RECOMMENDATION FORM

Group Name: 5th x Northwest Area Commission Meeting Date: 2-7-2012

Case Number: Z12-004 Case Type:  Council Variance  Rezoning Council

Zoning Address: 1140 Chambers Rd Applicant: Westwood Cabinetry & Millwork LLC

Person(s) Representing Applicant at Meeting: Jeff Brown, Smith & Hale

Conditions Requested by Group (Add continuation sheet if needed): Area Commissions see note at bottom.	Applicant Response	
	Yes	No
1. _____	<input type="checkbox"/>	<input type="checkbox"/>
2. _____	<input type="checkbox"/>	<input type="checkbox"/>
3. _____	<input type="checkbox"/>	<input type="checkbox"/>
4. _____	<input type="checkbox"/>	<input type="checkbox"/>
5. _____	<input type="checkbox"/>	<input type="checkbox"/>
6. _____	<input type="checkbox"/>	<input type="checkbox"/>
7. _____	<input type="checkbox"/>	<input type="checkbox"/>
8. _____	<input type="checkbox"/>	<input type="checkbox"/>

#### Recommendation

Approval  Disapproval  Conditional Approval (list conditions and applicant response above)

Explain the basis for Approval, Disapproval or Conditional Approval below (Add continuation sheet if needed).

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Recommending Commission / Association / Accord Partner Vote: For 6 Against \_\_\_\_\_

Signature / Title of Authorized Representative: Bruce Shalton

Daytime Phone Number: 614-498-1110

Note to Area Commissions: Ordinances sent to Council will contain only recommendations for "approval" or "disapproval." Recommendations for "conditional approval" will be treated as a disapproval, if, at the time the ordinance is sent to Council, any condition that was checked "No" on the Standardized Recommendation Form has not been resolved as documented in writing by the recommending body or party.



### REZONING APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services  
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • [www.columbus.gov](http://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 #           Z12-004          

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jeffrey L. Brown - Smith & Hale LLC  
of (COMPLETE ADDRESS) 37 W. Broad Street, Suite 725, 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. Estate of Rebecca Larkins c/o J. Michael Evans, Administrator 261 W. Johnstown Rd., Columbus, OH 43230 0 Columbus based employees</p>	<p>2. Westwood Cabinetry &amp; Millwork, LLC 1384B King Avenue, Columbus, OH 43212 ____ Columbus based employees</p>
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

[Handwritten Signature]

Subscribed to me in my presence and before me this 3<sup>rd</sup> day of January, in the year 2012

SIGNATURE OF NOTARY PUBLIC

[Handwritten Signature]

My Commission Expires:

9/4/15

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



Natalie C. Timmons  
Notary Public, State of Ohio  
My Commission Expires 09-04-2015

**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**