

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JANUARY 12, 2012**

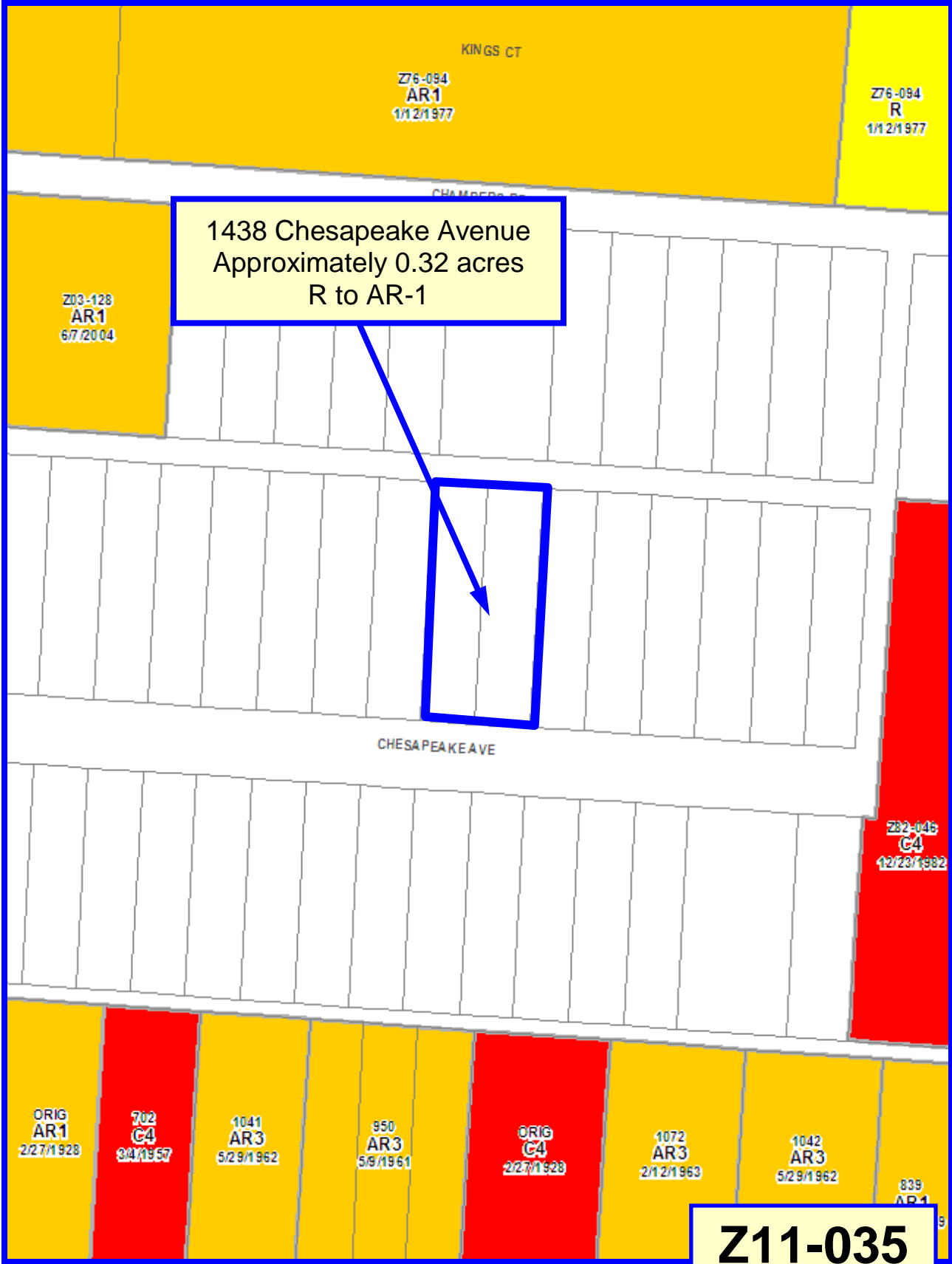
- 2. APPLICATION: Z11-035 (11335-00000-00640)**
- Location:** 1438 CHESAPEAKE AVENUE (43212), being 0.32± acres located on the north side of Chesapeake Avenue, 820± feet east of North Star Road (130-001395; Fifth by Northwest Area Commission).
- Existing Zoning:** R, Rural, District.
- Request:** AR-1, Apartment Residential District.
- Proposed Use:** Eight-unit residential development.
- Applicant(s):** Metropolitan Holdings LLC; c/o Jeffrey L. Brown, Atty.; Smith & Hale, LLC; 37 West Broad Street, Suite 725, Columbus, OH 43215.
- Property Owner(s):** Guy P. Williams Jr., et al; 1387 Chambers Road; Columbus, OH 43212.
- Planner:** Shannon Pine; 645-2208; spine@columbus.gov.

BACKGROUND:

- The 0.32± acre site is comprised of a single-unit dwelling and one vacant lot recently annexed from Clinton Township. The applicant requests the AR-1 Apartment Residential District to allow an eight-unit residential development. Companion CV11-035 is also requested to allow a configuration of 2 two-unit dwellings to be developed on each lot.
- To the north is a retail structure, and to the east, west, and south are dwelling units, all in Clinton Township.
- The site is located within the planning area of the *Fifth by Northwest Neighborhood Plan* (2009), which recommends mixed-use development for this location, and supports carriage house development if it abides by the Plan’s density and design considerations.
- The site is located within the boundaries of the Fifth by Northwest Area Commission whose recommendation is for approval of the requested AR-I, Apartment Residential District.

CITY DEPARTMENTS RECOMMENDATION: Approval.

The proposed AR-I, Apartment Residential District will allow multi-unit residential development with a density that is similar to residential developments along King Avenue and Chambers Road. The request is compatible with the zoning and development patterns in the area, and with the land use recommendations of the *Fifth by Northwest Neighborhood Plan*.





19 FIFTH BY NORTHWEST NEIGHBORHOOD PLAN

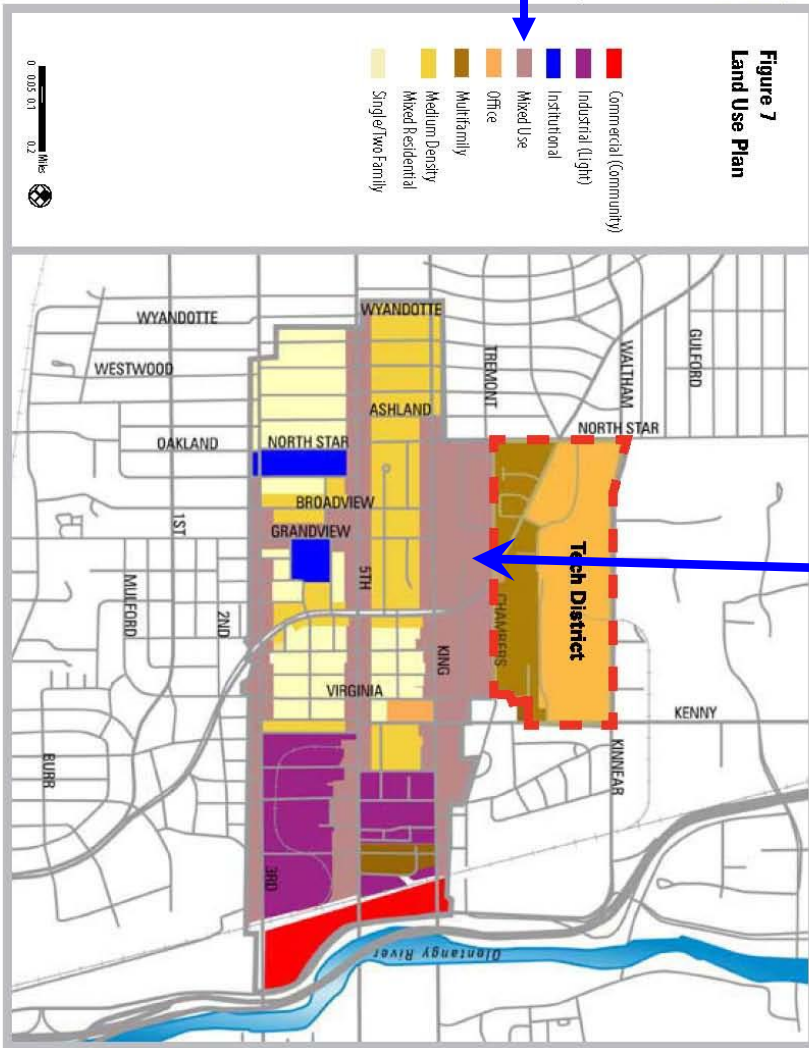
1438 Chesapeake Avenue

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 Northwest 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).

**Figure 7
 Land Use Plan**



Z11-035



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 & Northmont Area Com Meeting Date: 12-6-11

Case Number: CV11-035 / Z11-035 Case Type: Council Variance Rezoning

Zoning Address: 1438 Chesapeake Ave Applicant: Metropolitan Holdings LLC

Person(s) Representing Applicant at Meeting: Jeff Brown, Allen Smith & Hale LLC
221-4255

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 7 Against 0

Signature / Title of Authorized Representative: Bruce Shatter

Daytime Phone Number: 614-488-1110, 614-477-3801

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

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 # 211-035

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jeffrey L. Brown
of (COMPLETE ADDRESS) Smith & Hale LLC, 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

1. Metropolitan Holdings LLC 1500 W. Third Avenue, Suite 400 Columbus, OH 43212 Matt Vekasy - 488-1900 - 5 employees	2. Guy P. Williams Jr. 1387 Chambers Road Columbus, OH 43212
3. Guy P. & Laura L. Williams 1387 Chambers Road Columbus, OH 43212	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 31st day of October, in the year 2011

SIGNATURE OF NOTARY PUBLIC

[Handwritten Signature: Natalie C Timmons]

My Commission Expires:

9/4/15

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



Notarized Here 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