

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JUNE 12, 2014**

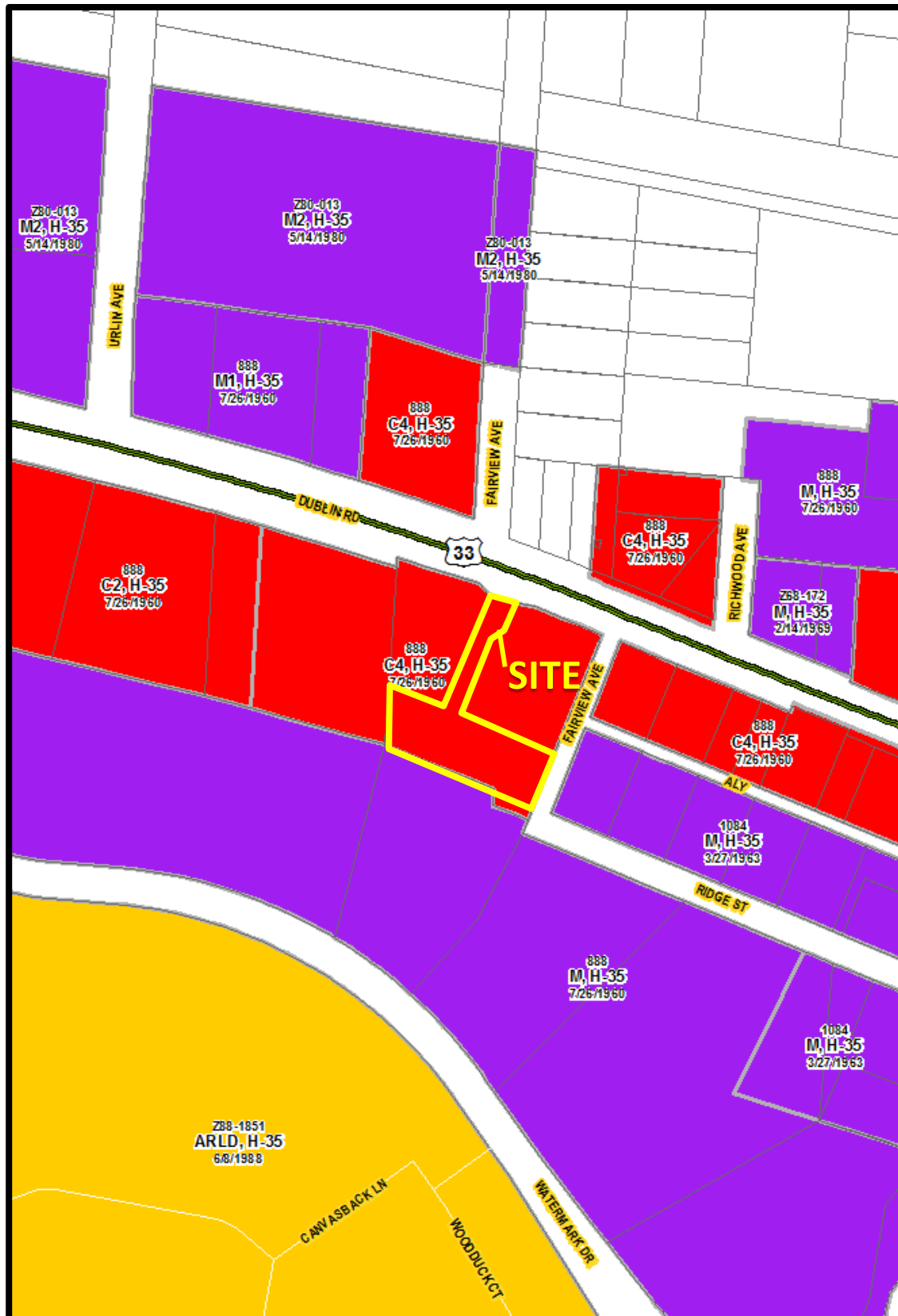
- 1. APPLICATION: Z13-048 (14335-00000-00329)**
Location: 1131 DUBLIN ROAD (43215), being 0.77± acres located on the south side of Dublin Road, 145± feet west of Fairview Avenue (010-258109).
Existing Zoning: C-4, Commercial District.
Request: ARO, Apartment Office District.
Proposed Use: Multi-unit residential and office development.
Applicant(s): Wayne A. Garland, Jr.; c/o Dave Perry, Agent; David Perry Co. Inc.; 145 East Rich St., 3rd Floor; Columbus, OH 43215; and Donald Plank, Plank Law Firm; 145 East Rich St., 3rd Floor; Columbus, OH 43215.
Property Owner(s): Clydeco, LTD; c/o Dave Perry, Agent; David Perry Co.; 145 East Rich St., 3rd Floor; Columbus, OH 43215.
Planner: Tori Proehl, 645-2749, vjproehl@columbus.gov

BACKGROUND:

- This application was heard at the November 14, 2013 Development Commission meeting. It was approved to rezone the site from C-4, Commercial District to ARLD, Apartment Residential District. The applicant has requested a reconsideration to rezone this site from C-4, Commercial District to ARO, Apartment Office District.
- The 0.77± acre site is currently undeveloped and zoned C-4, Commercial District. The applicant requests the ARO, Apartment Office District to allow the construction of a fourteen (14) unit apartment and/or office building. A Companion Council Variance (CV13-033) has also been requested to vary required development standards, but is heard by City Council and will not be considered at this meeting.
- To the north is an auto parts store and a restaurant, both in the C-4, Commercial District. To the east is an athletic club, also zoned C-4, Commercial District. To the west is an office building, zoned C-4, Commercial District, and to the south are office buildings, located in the M, Manufacturing District.
- The *Columbus Thoroughfare Plan* identifies Dublin Road as a 4-2D arterial requiring a minimum of 50 feet of right-of-way from centerline.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested ARO, Apartment Office District, will secure proper zoning for the proposed multi-family and office development. Because of the lack of frontage on Dublin Road and the close proximity of the ARLD District to the south, this area is more suitable for residential and office, rather than commercial, expansion. The request is consistent with the established zoning and development pattern of the area.



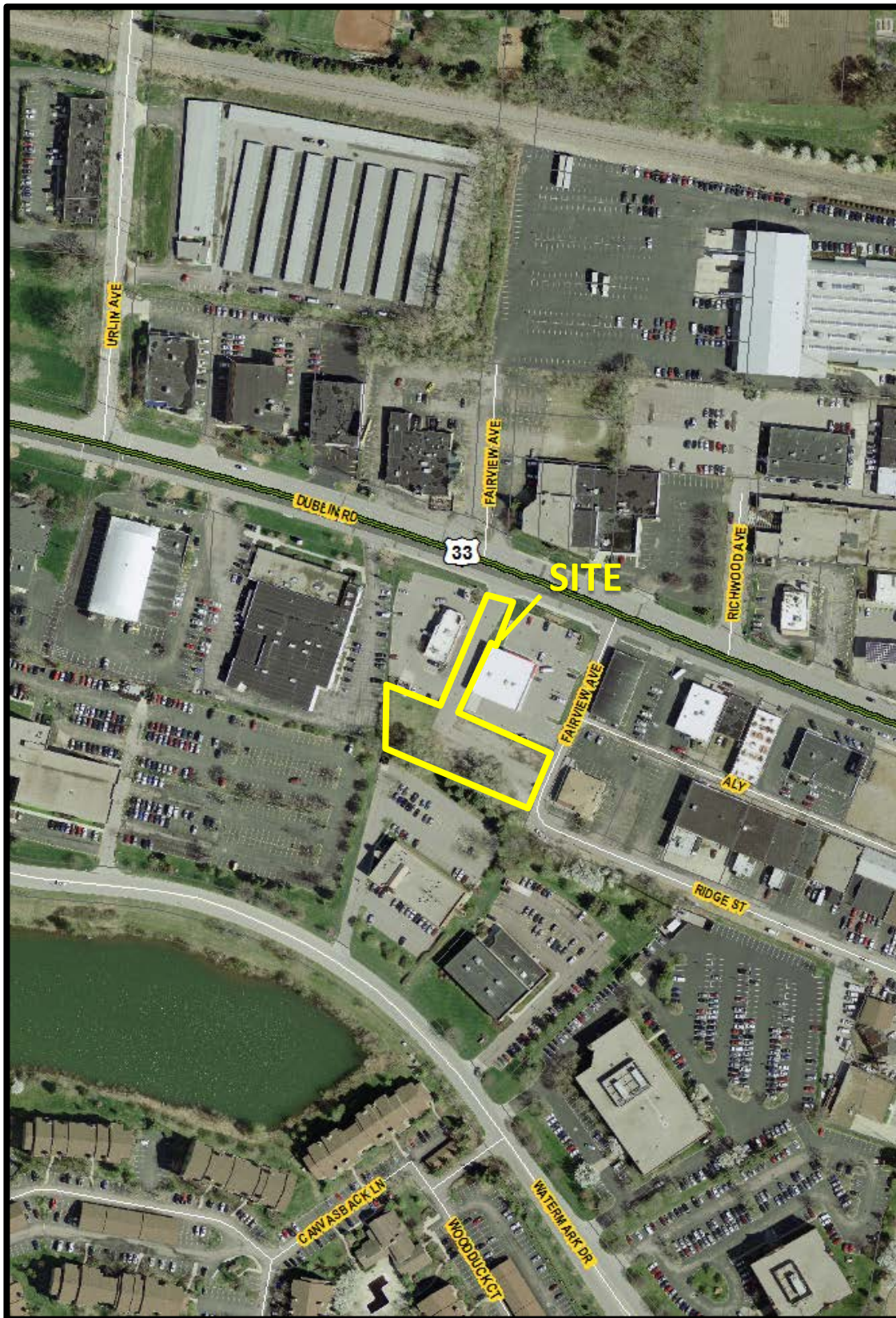
Z13-048

1131 Dublin Road

010-258109

Approximately 0.772 acres

Request: C-4 to ARO



Z13-048

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010-258109

Approximately 0.772 acres

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**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 # Z13-048

STATE OF OHIO
 COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Donald Plank
 of (COMPLETE ADDRESS) Plank Law Firm, 145 E Rich Street, FL 3, 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. Clydeco, Ltd. 48 E 15th Avenue Columbus, OH 43201 Contact: Wayne Garland (614) 294-5511	2. Wayne A. Garland, Jr. 48 E 15th Avenue Columbus, OH 43201 Contact: Wayne Garland, 614-294-5511 # Columbus Based Employees: 0
3. # of Columbus Based Employ: 0 -----	4. -----

☐ Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Donald Plank

Subscribed to me in my presence and before me this 12th day of May, in the year 2014

SIGNATURE OF NOTARY PUBLIC

Barbara A. Painter

My Commission Expires:

AUGUST 3, 2015

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

Notary Seal Here



BARBARA A. PAINTER
 Notary Public, State of Ohio
 My Commission Expires AUGUST 3, 2015

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