

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

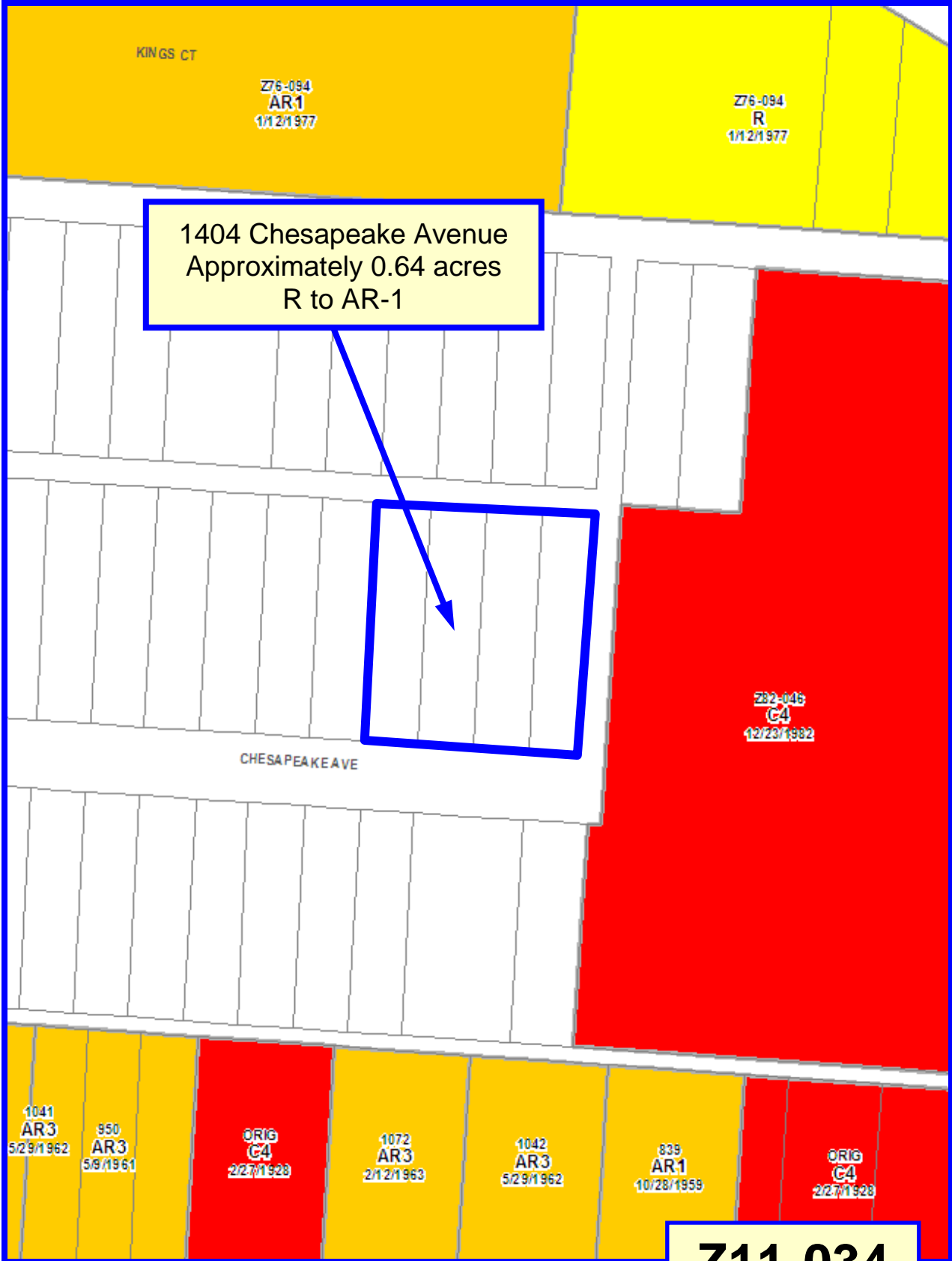
1.     **APPLICATION:**             **Z11-034 (11335-00000-00639)**  
       **Location:**             **1404 CHESAPEAKE AVENUE (43212)**, being 0.64± acres located on the north side of Chesapeake Avenue, 980± feet east of North Star Road (130-002453; Fifth by Northwest Area Commission).  
  
       **Existing Zoning:**         R, Rural District.  
       **Request:**                 AR-1, Apartment Residential District.  
       **Proposed Use:**           Sixteen-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):**     Linda Alvarez, et al; 1657 Pine Bluff Lane; Cincinnati, OH 45255.  
       **Planner:**                 Shannon Pine; 645-2208; [spine@columbus.gov](mailto:spine@columbus.gov).

**BACKGROUND:**

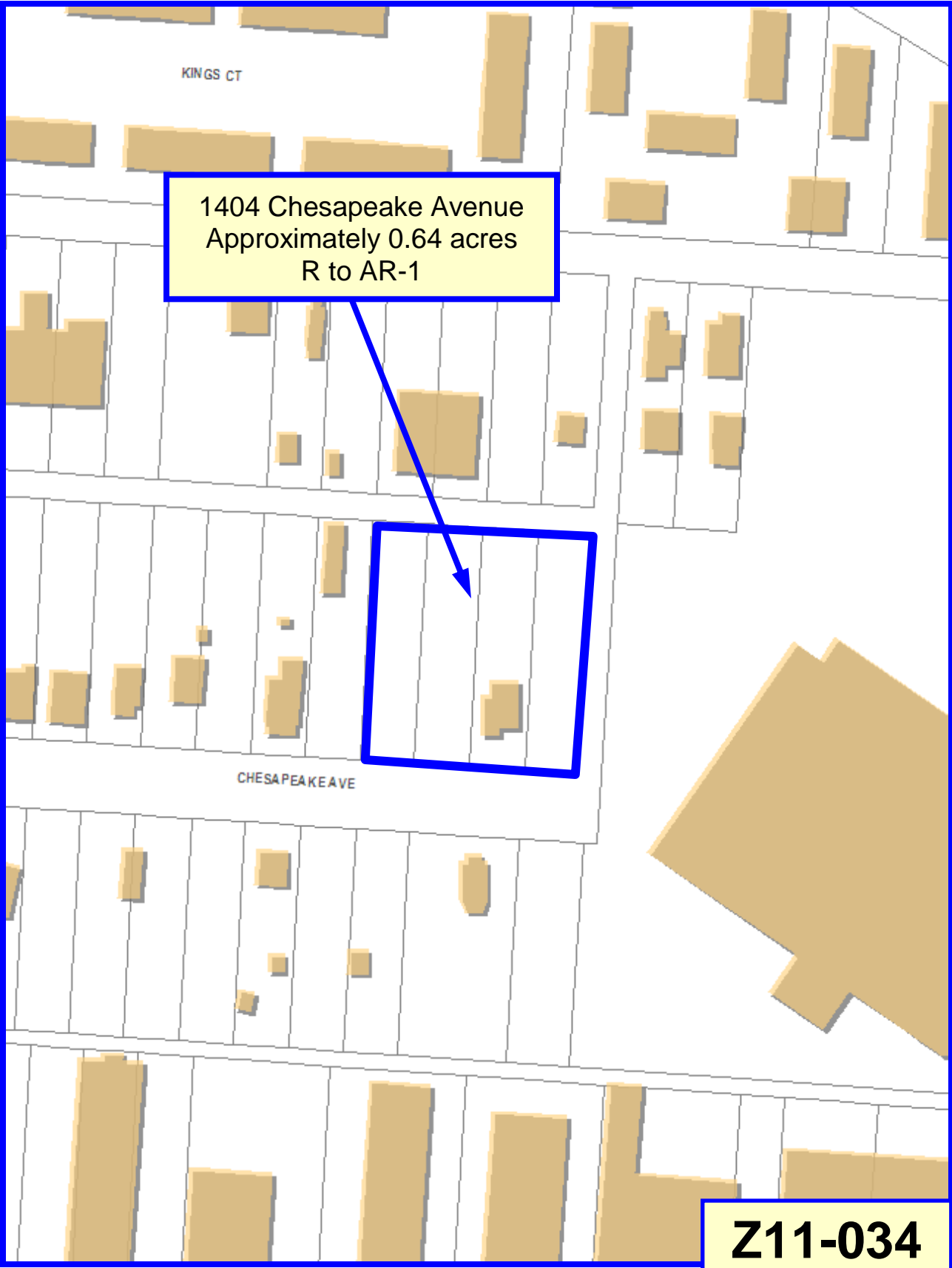
- The 0.64± acre site is comprised of a single-unit dwelling and three vacant lots recently annexed from Clinton Township. The applicant requests the AR-1 Apartment Residential District to allow a sixteen-unit residential development. Companion CV11-034 is also requested to allow a configuration of 2 two-unit dwellings to be developed on each lot.
- To the north is a commercial garage in Clinton Township. To the east is a grocery store in the C-4, Commercial District. To the south and west are dwellings 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-1, Apartment Residential District.

**CITY DEPARTMENTS RECOMMENDATION:** Approval.

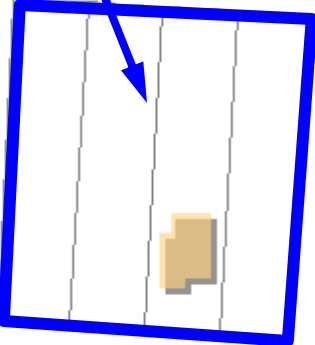
The proposed AR-1, Apartment Residential District will allow multi-unit residential development with a density that is similar to residential developments along King Avenue and Chambers Road. The request is compatible with the zoning and development patterns in the area, and with the land use recommendations of the *Fifth by Northwest Neighborhood Plan*.



**Z11-034**



1404 Chesapeake Avenue  
Approximately 0.64 acres  
R to AR-1



**Z11-034**

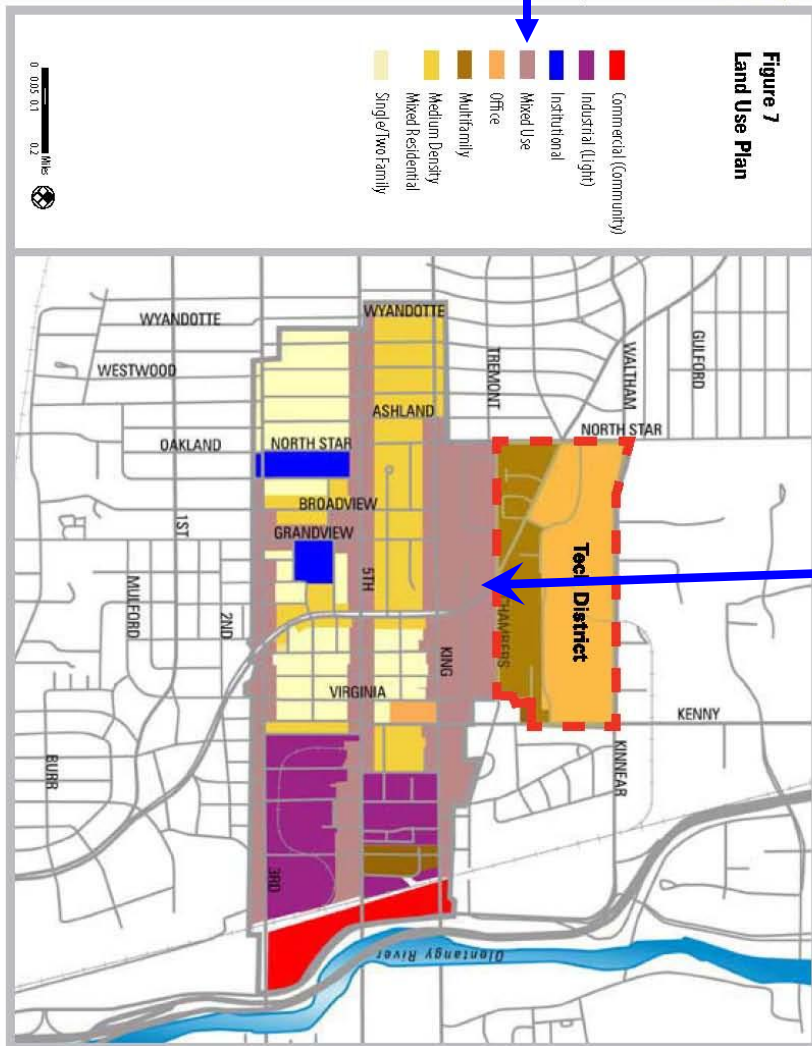
**19 FIFTH BY NORTHWEST NEIGHBORHOOD PLAN**

**1404 Chesapeake Avenue**

**Policy:**  
 Mixed use development should be common on Fifth Avenue'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).



**Z11-034**



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 & Northwest Area Com Meeting Date: 12-6-11  
 Case Number: CV 11-034 Case Type:  Council Variance  Rezoning  
 Zoning Address: 1404 Chesapeake Ave Applicant: Metropolitan Holdings LLC  
 Person(s) Representing Applicant at Meeting: Jeff Brown, Ann Smith + Kelly W.C.  
221-4233

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 Shultz

Daytime Phone Number: 614-488-1110

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 # 211-034

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. Linda K. Alvarez 1567 Pinebluff Lane Cincinnati, OH 45255
3. John D. Kost P.O. Box 603 Columbus, OH 43216	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 31<sup>st</sup> 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.*  
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