

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
MAY 11, 2006**

- 9. APPLICATION: Z06-027**
- Location:** **7440 EAST BROAD STREET (43004)**, being 11.2± acres located on the north side of East Broad Street at the intersection with Kingsmeadow Lane (170-000570). R, Rural District (annexation pending).
- Existing Zoning:** R, Rural District (annexation pending).
- Request:** L-AR-12, Limited Apartment Residential District.
- Proposed Use:** Multi-family residential development.
- Applicant(s):** Portrait Homes-Ohio, LLC; c/o David Perry, Agent; The David Perry Company; 145 East Rich Street; Columbus, OH 43215; and Donald T. Plank, Atty.; Plank and Brahm; 145 East Rich Street; Columbus, OH 43215.
- Property Owner(s):** Christopher Blackburn; James A. and Victoria L. Geiger, Trustees; c/o David Perry, Agent; The David Perry Company; 145 East Rich Street; Columbus, OH 43215; and Donald T. Plank, Atty.; Plank and Brahm; 145 East Rich Street; Columbus, OH 43215.
- Planner:** Lisa Russell, 645-0716, [lrussell@columbus.gov](mailto:lrussell@columbus.gov)

**BACKGROUND:**

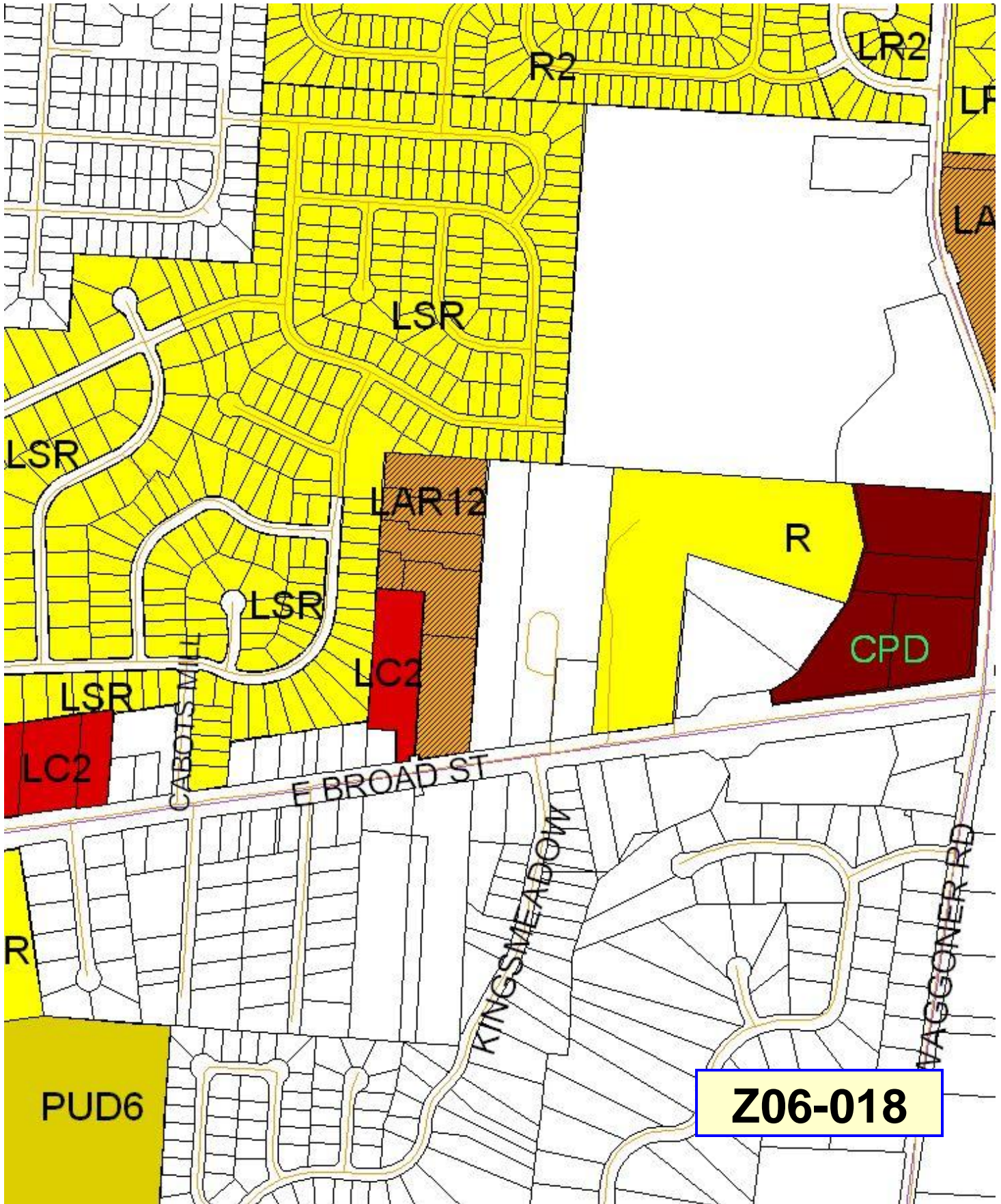
- The 11.2± acre site is developed with two single-family dwellings and is pending annexation. The applicant requests the L-AR-12, Limited Apartment Residential District for a multi-family development.
- A single-family house and a church flanks the site on the east, and undeveloped land lies northeast in Franklin County. Adjacent on the northwest is a subdivision zoned in the L-SR, Limited Suburban Residential District. On the west are five parcels zoned in the L-AR-12, Limited Apartment Residential District.
- The proposed L-AR-12 is limited to 74 dwelling units; it specifies a curb cut, 25 foot perimeter yard and 60 foot setback from East Broad Street.
- There is no adopted area plan for this site, but it lies within the boundaries of the *East Broad Street Study* (2000).
- The Columbus Thoroughfare Plan identifies East Broad Street as a 4-2D arterial requiring a minimum of 60 feet of right-of-way from the centerline.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval.

The requested L-AR-12, Limited Apartment Residential District is compatible with the large L-AR-12 to the west of the site and commits to a 25 foot perimeter yard to

provide buffer for single-family uses. Trees in the north 25 foot perimeter yard shall be preserved.

**Z06-027**



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**Z06-018**

206-027

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 # 06335-0-00027

Being first duly cautioned and sworn (NAME) Donald Plank  
of (COMPLETE ADDRESS) Plank & Brahm, 145 E. Rich St., Columbus, Ohio 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

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

1. Portrait Homes - Ohio, LLC C/o Steve Barnard 425 Metro Place North, Suite 185 Dublin, Ohio 43017 Contact: Steve Barnard (798-8099) # of Employees: 3	2. Christopher Blackburn 7440 East Broad Street Columbus, Ohio 43004 Contact: Steve Barnard (798-8099) # of Employees: 0
3. James and Victoria L. Geiger, Trustees 7460 East Broad Street Columbus, Ohio 43004 Contact: Steve Barnard (798-8099) # of Employees: 0	4.

SIGNATURE OF AFFIANT

Donald Plank

Subscribed to me in my presence and before me this 28<sup>th</sup> day of February, 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