

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
MAY 9, 2013**

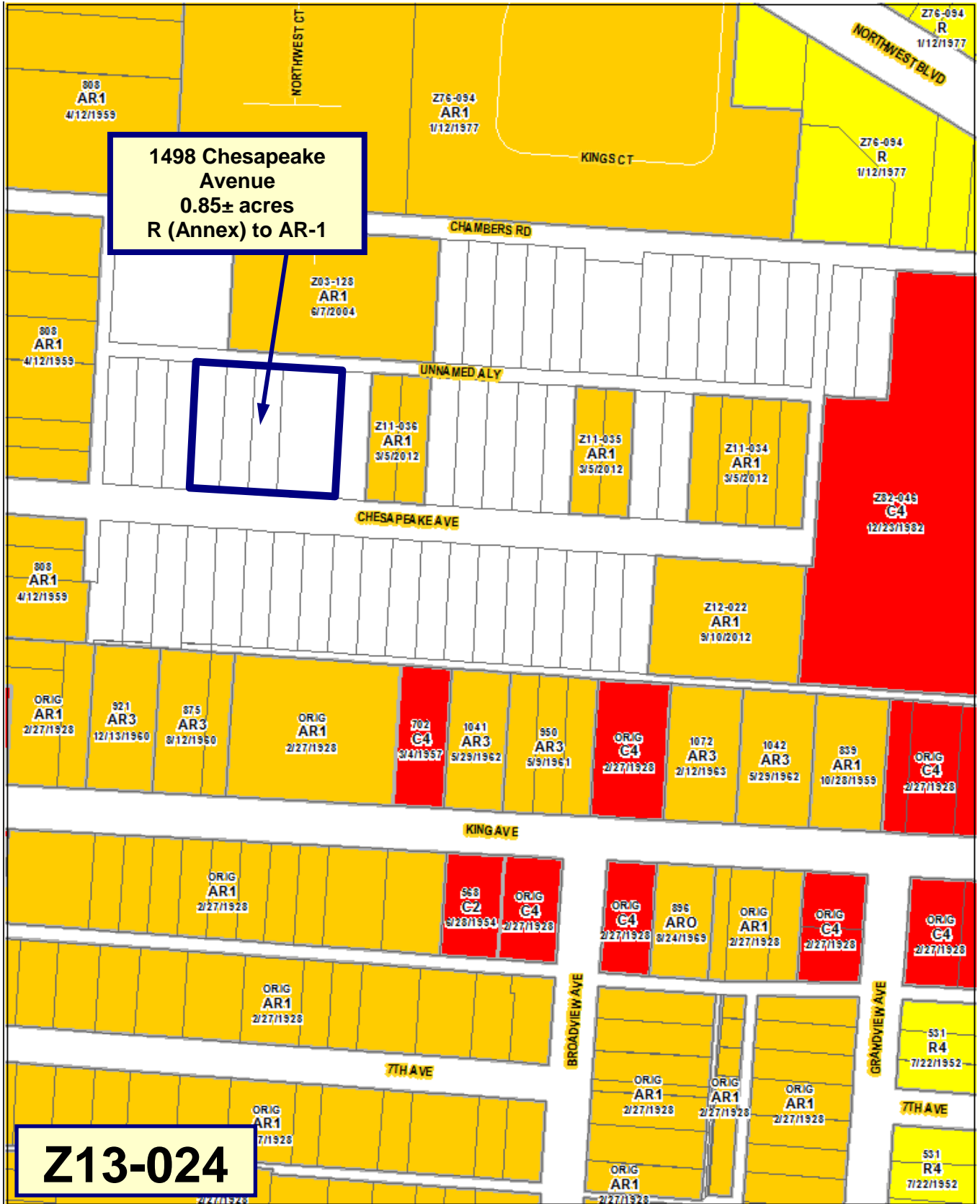
- 11. APPLICATION:** **Z13-024 (ACCELA # 13335-00000-00136)**  
**Location:** **1498 CHESAPEAKE AVENUE (43212)**, being 0.85± acres located on the north side of Chesapeake Avenue, 312± feet east of North Star Avenue. (130-001392, Fifth by Northwest Area Commission).  
**Existing Zoning:** R, Rural District.  
**Request:** AR-1, Apartment Residential District.  
**Proposed Use:** Multiple-unit dwellings  
**Applicant(s):** Guy Williams; c/o Jeffrey L. Brown & David L. Hodge, Attys.; Smith and Hale; 37 West Broad Street, Suite 725; Columbus, OH 43215.  
**Property Owner(s):** Guy Williams; 1387 Chambers Road; Columbus, Ohio 43212  
**Planner:** Dana Hitt; 645-2395; [dahitt@columbus.gov](mailto:dahitt@columbus.gov)

**BACKGROUND:**

- This 0.85± acre site is one of four recently annexed sites the applicant is currently seeking to rezone to the AR-1, Apartment Residential District on this portion of Chesapeake Avenue in order to develop multi-unit dwellings. The applicant was granted approval for four rezonings on Chesapeake Avenue to the AR-1, Apartment Residential District to develop multi-unit dwellings in 2012. This site is developed with a single- and multi-unit dwellings and a commercial warehouse. The applicant is also pursuing a concurrent Council variance to reduce various development standards. The Council variance is only heard by City Council and will not be considered at the Development Commission hearing.
- To the north is an office building in Franklin County and multi-unit dwellings zoned in the AR-1, Apartment Residential District. To the south across Chesapeake Avenue are two single-unit dwellings, parking areas and a vacant lot in Franklin County. To the east is a single-unit dwelling in Franklin County. To the west is a single-unit dwelling and a commercial warehouse which are also proposed to be rezoned to the AR-1, Apartment Residential District for new multi-unit dwellings.
- The site is located within the planning area of the *Fifth by Northwest Neighborhood Plan* (2009), which recommends mixed-use development for this location.
- The recommendation from the Fifth by Northwest Area Commission has not been received as of the preparation of this Staff Report.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval.

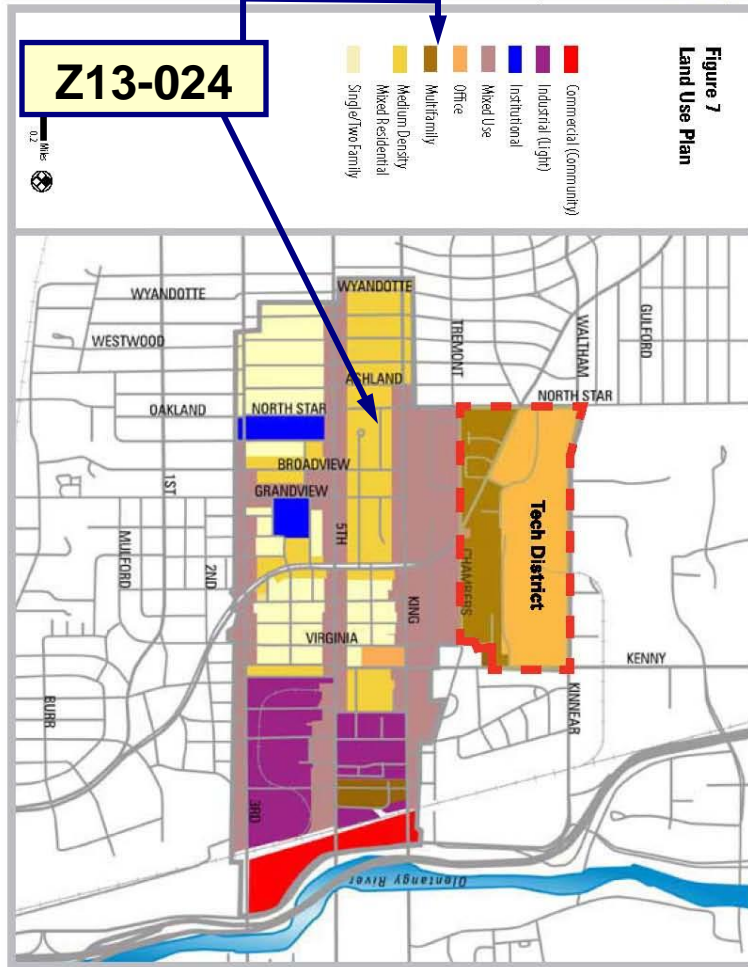
Given the office uses located to the north and south of the site and the proposed rezoning to the west to AR-1, Staff finds this proposal consistent with the development and zoning patterns in the area. Staff believes the warehouse use to the south across Chesapeake Avenue will eventually disappear. Staff will work with the applicant to ensure and appropriate side yard and buffer for the single-unit dwelling to the east as part of the concurrent Council variance. Staff finds the proposed use to be compatible with the recommendation of the Fifth by Northwest Neighborhood Plan (2009).



**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 with in a single building (no new stand-alone retail).



----- Forwarded Message -----

**From:** Rebecca McKibben <[thestylingnook@sbcglobal.net](mailto:thestylingnook@sbcglobal.net)>

**To:** [dahitt@colmbus.gov](mailto:dahitt@colmbus.gov)

**Sent:** Thu, May 9, 2013 10:17:26 AM

**Subject:** Fw: zoning aprovel

Dear Sir:

I am Bruce McKibben, commissioner and acting chairman of the 5th by Northwest Area Commission. Please note that we have unanimously approved the below listed zoning variance at our commission meeting on May 7, 2013.

If you have any questions, please call me at 6142561944,

Thank you.

McK

----- Forwarded Message -----

**From:** David Hodge <[DHodge@smithandhale.com](mailto:DHodge@smithandhale.com)>

**To:** "[bruce1812@hotmail.com](mailto:bruce1812@hotmail.com)" <[bruce1812@hotmail.com](mailto:bruce1812@hotmail.com)>; "[thestylingnook@sbcglobal.net](mailto:thestylingnook@sbcglobal.net)" <[thestylingnook@sbcglobal.net](mailto:thestylingnook@sbcglobal.net)>

**Cc:** Jack Reynolds <[JReynolds@smithandhale.com](mailto:JReynolds@smithandhale.com)>

**Sent:** Wed, May 8, 2013 10:30:31 AM

**Subject:**

Bruce-

The contact at the City is Dana Hitt, e-mail address [dahitt@columbus.gov](mailto:dahitt@columbus.gov). Here is the case information:

1354 Ida Avenue / CV13-002

1397 Chambers Road / Z13-015 / CV13-009

1424 Chesapeake Avenue / Z13 - 023 / CV13 - 016

1437 Chesapeake Avenue / Z13 - 013 / CV13 - 007

1454 Chesapeake Avenue / Z13 - 021 / CV13 - 015

1498 Chesapeake Avenue / Z13 - 024 / CV13 - 017

1516 Chesapeake Avenue / Z13 - 012 / CV13 - 006

Please let us know if you have questions. Enjoy your time away,

David Hodge  
Smith & Hale LLC  
37 W. Broad St., Suite 725  
Columbus, OH 43215  
(614) 221-4255 phone  
(614) 221-4409 fax





**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 # 213-024 / CV13-017

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) David Hodge  
of (COMPLETE ADDRESS) 37 W. Broad St., 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. <u>Guy Williams</u> <u>1387 Chambers Rd.</u> <u>Columbus, OH 43212</u>	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

David Hodge

Subscribed to me in my presence and before me this 22<sup>nd</sup> day of August, in the year 2013

SIGNATURE OF NOTARY PUBLIC

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.  
Applications must be submitted by appointment. Call 614-645-4522 to schedule.  
**Please make all checks payable to the Columbus City Treasurer**