

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
AUGUST 9, 2012**

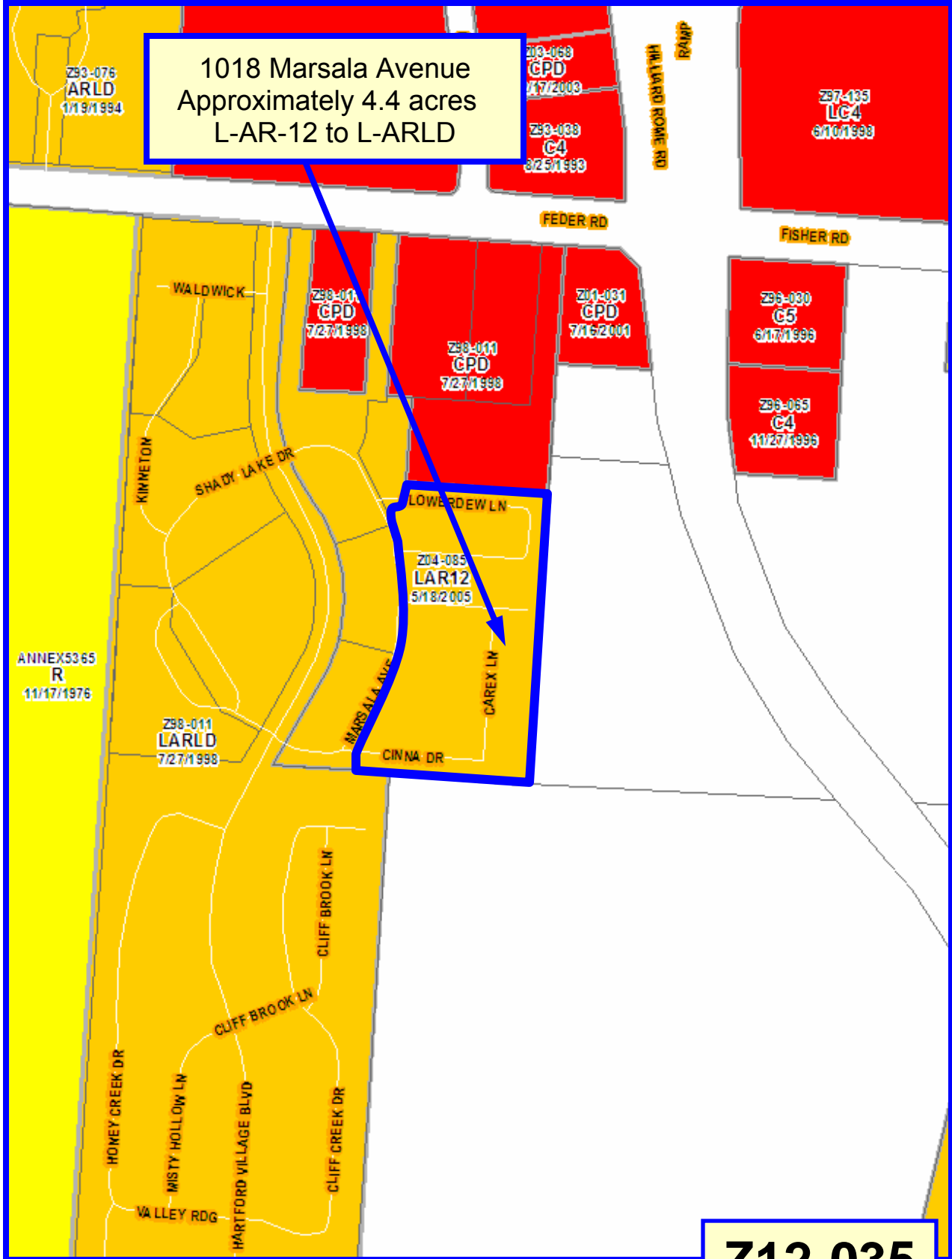
- 2. APPLICATION: Z12-035 (12335-00000-00311)**
Location: **1018 MARSALA AVENUE (43228)**, being 4.4± acres located on the east side of Marsala Avenue, 520± feet south of Feder Road (010-243602).
Existing Zoning: L-AR-12, Limited Apartment Residential District.
Request: L-ARLD, Limited Apartment Residential District.
Proposed Use: Multi-unit residential development.
Applicant(s): Hartford Village Commons, LLC; c/o Jeffrey L. Brown and David Hodge, Attys.; Smith & Hale, LLC; 37 West Broad Street, Suite 725; Columbus, OH 43215.
Property Owner(s): Hartford Village Commons, LLC; 470 Olde Worthington Road, Suite 100; Westerville, OH 43082.
Planner: Shannon Pine; 645-2208; spine@columbus.gov.

BACKGROUND:

- The 4.4± acre site is an undeveloped portion of an apartment complex zoned in the L-AR-12, Limited Apartment Residential District. The applicant requests the L-ARLD, Limited Apartment Residential District for a higher-density development. The applicant is also expected to file a companion Council variance for a reduced perimeter yard from twenty-five feet to zero feet along the west property line since this development will be incorporated into the existing development.
- The site is bounded by a hotel to the north in the CPD, Commercial Planned Development District, and multi-unit residential development to the west in the L-AR-12, Limited Apartment Residential District. To the east and south is undeveloped land in Prairie Township, and to the southwest is multi-unit residential development in the L-ARLD, Limited Apartment Residential District.
- The site is located within the planning area of the *Trabue/Roberts Area Plan* (2011), which recommends medium-to-high density residential uses for this location.
- The limitation text provides development standards for a maximum of 72 units, landscaping, building materials commitments, lighting controls, and five-foot-wide sidewalks as requested by the Columbus Health Department Healthy Places Program.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested L-ARLD, Limited Apartment Residential District will allow multi-unit residential development consistent with the land use recommendations of the *Trabue/Roberts Area Plan* and with surrounding developments. The limitation text includes development standards that are comparable with the adjacent zoning districts.



Z12-035

1018 Marsala Avenue

Plan Recommendations
Trabue/Roberts Area Plan

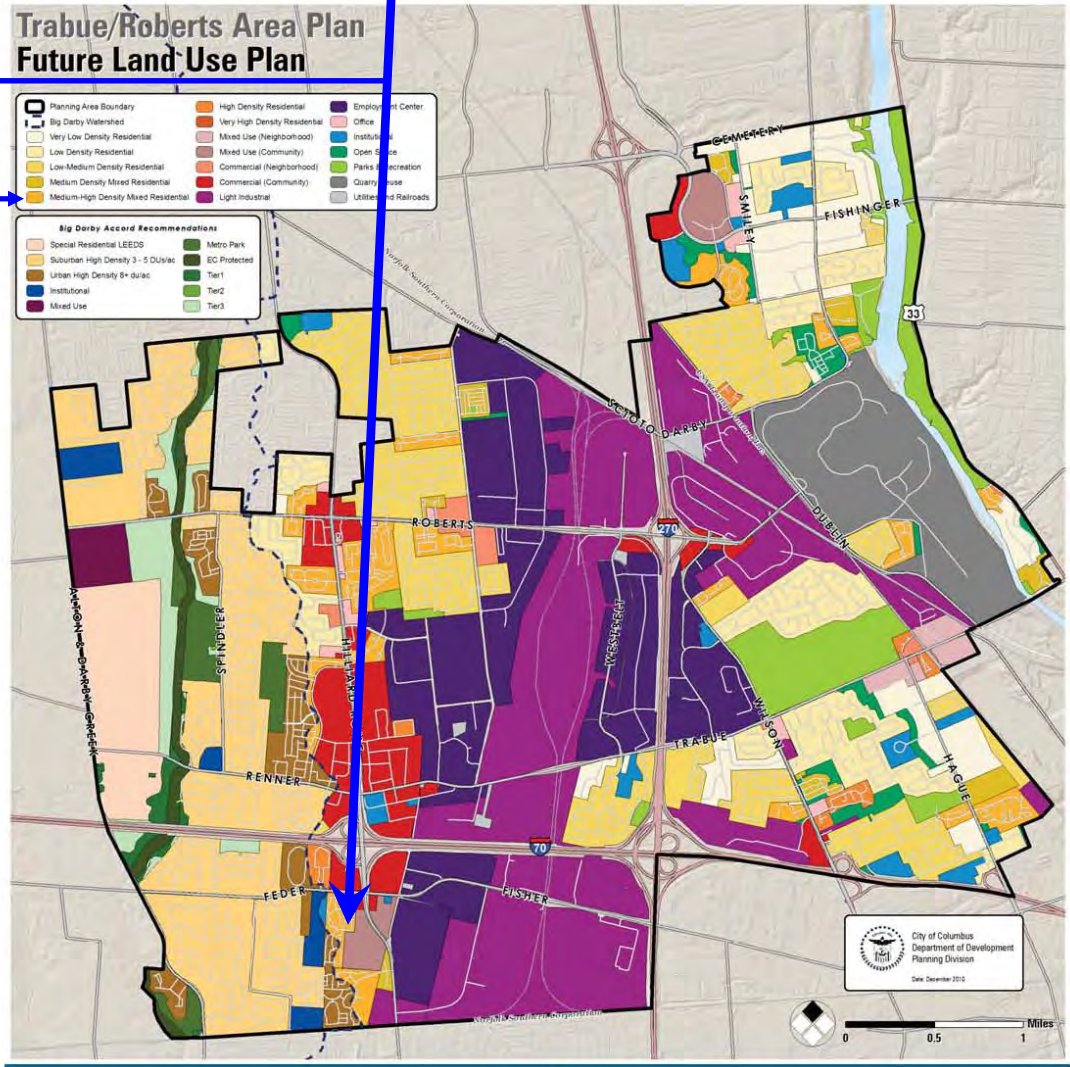
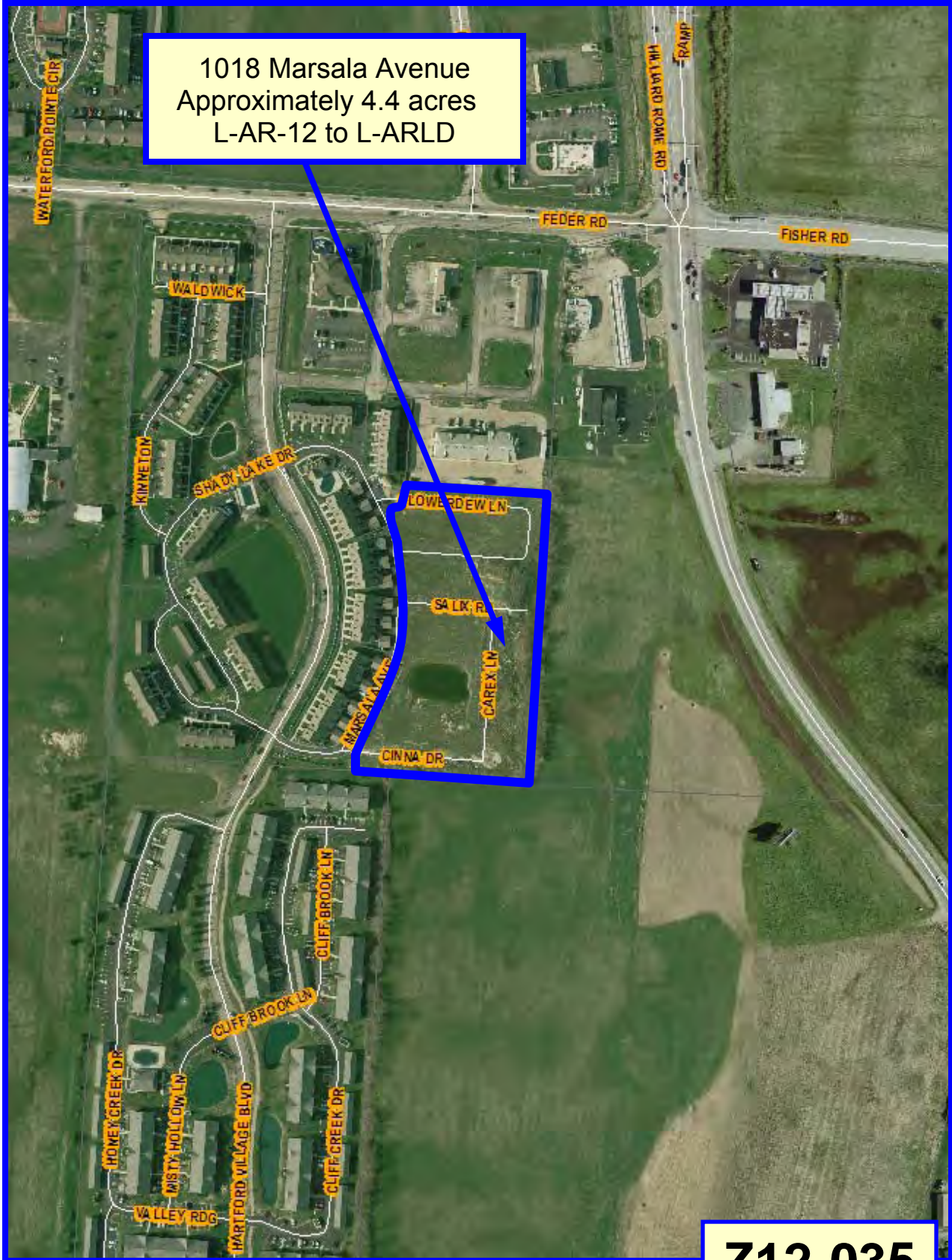


Figure 16

Z12-035



1018 Marsala Avenue
Approximately 4.4 acres
L-AR-12 to L-ARLD

Z12-035



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 # Z12-035

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. Hartford Village Commons, LLC 470 Olde Worthington Rd., Suite 100 Westerville, OH 43082 Joe Thomas: 540-2400 zero employees | 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 4th day of JUNE, in the year 2012

SIGNATURE OF NOTARY PUBLIC

Natalie C. Trimm

My Commission Expires:

9/4/15



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