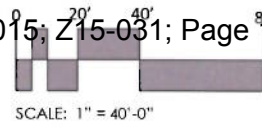


# CARGOMINIUM

COLUMBUS, OHIO

NISRE, INC.

ORD # 2197-2015; Z15-031; Page 80 of 7



## SITE PLAN

DATE: August 5, 2015

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### DENSITY:

15.5 UNITS/ACRE  
(25 UNITS / 1.6125 ACRES)

STEVEN C. FLUM INC.

architecture &  
urban planning

3105 Holbrook  
Hamtramck, Mi 48212  
313.831.2844  
www.stevenflum.com



*Z15-031 Final Received 8/13/15*  
*Miller Curdin 8/13/15*

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
AUGUST 13, 2015**

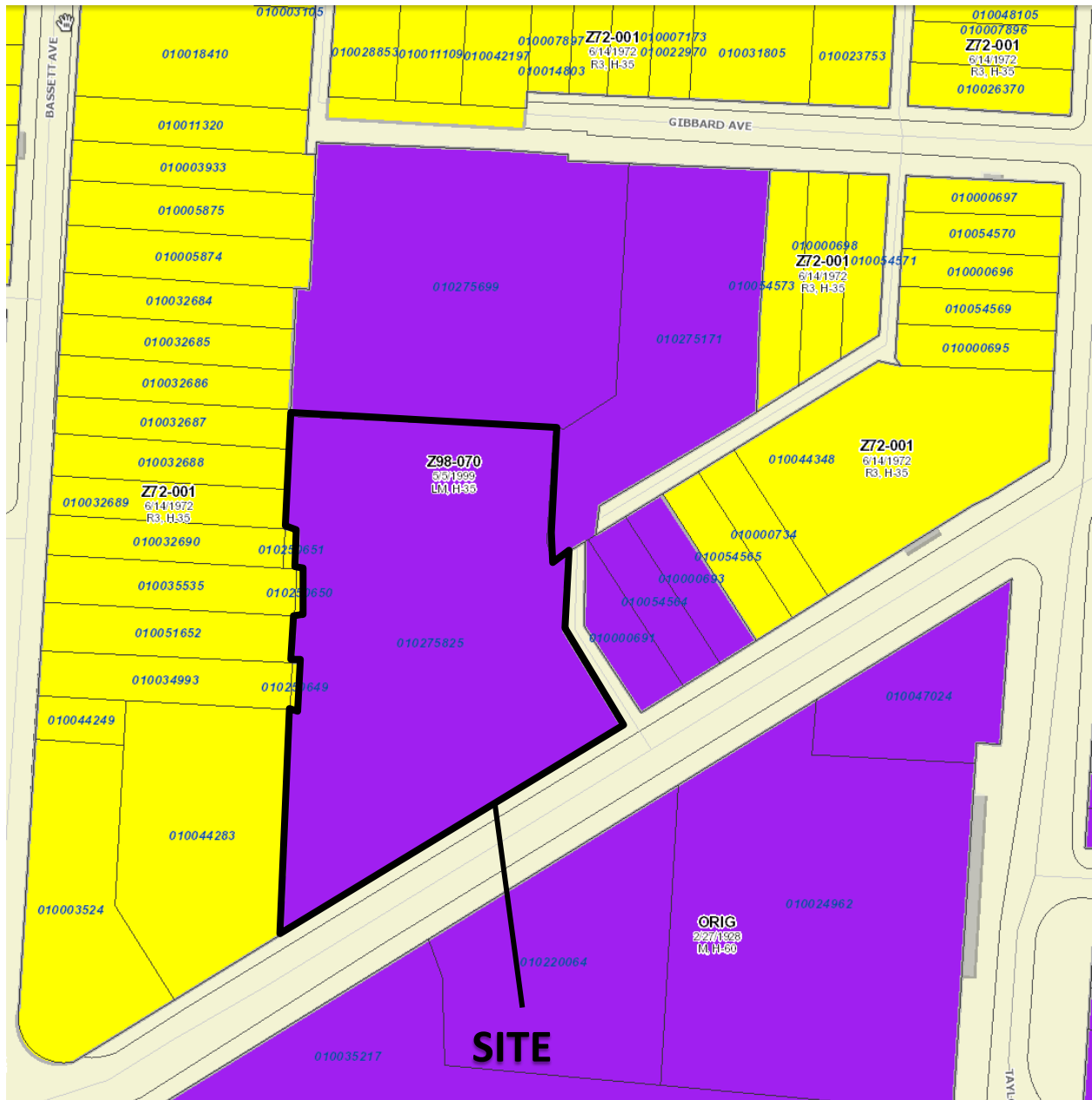
1.    **APPLICATION:**                    **Z15-031**  
      **Location:**                     **1560 OLD LEONARD AVENUE (43219)**, being 1.52± acres located on the north side of Old Leonard Avenue, 318± feet west of Taylor Avenue (010-275825; North Central Area Commission).
- Existing Zoning:**            L-M, Limited Manufacturing District.  
      **Request:**                     L-ARLD, Limited Apartment Residential District.  
      **Proposed Use:**               Multi-unit residential development.  
      **Applicant(s):**               Michele Reynolds, c/o Nick Cavalaris; 65 East State Street, Suite 1800; Columbus, OH 43215.  
      **Property Owner(s):**        Old Leonard Holdings, LLC; 1561 Old Leonard Avenue; Columbus, OH 43219.  
      **Planner:**                     Shannon Pine; 645-2208; [spine@columbus.gov](mailto:spine@columbus.gov)

**BACKGROUND:**

- The 1.52± acre undeveloped site zoned L-M, Limited Manufacturing District. The requested L-ARLD, Limited Apartment Residential District, will allow the development of a 25-unit apartment building.
- To the north is commercial/warehouse development in the L-M, Limited Manufacturing District. To the east are single-unit dwellings in the L-M, Limited Manufacturing District. To the south is office development in the M, Manufacturing District. To the west is a church, a warehouse building, and residential development in the R-3, Residential District.
- The site is within the boundaries of the *North Central Plan* (2002), which recommends single family residential uses. However, Staff supports the proposed development given the commitment to a site plan, limitation text, proposed density, proposed screening and landscaping, and the existing underlying L-M, Limited Manufacturing zoning district.
- The site is located within the boundaries of the North Central Area Commission, whose recommendation is for approval.
- The limitation text commits to a site plan, maximum number of units (25), landscaping, building design and exterior treatments, and lighting controls.

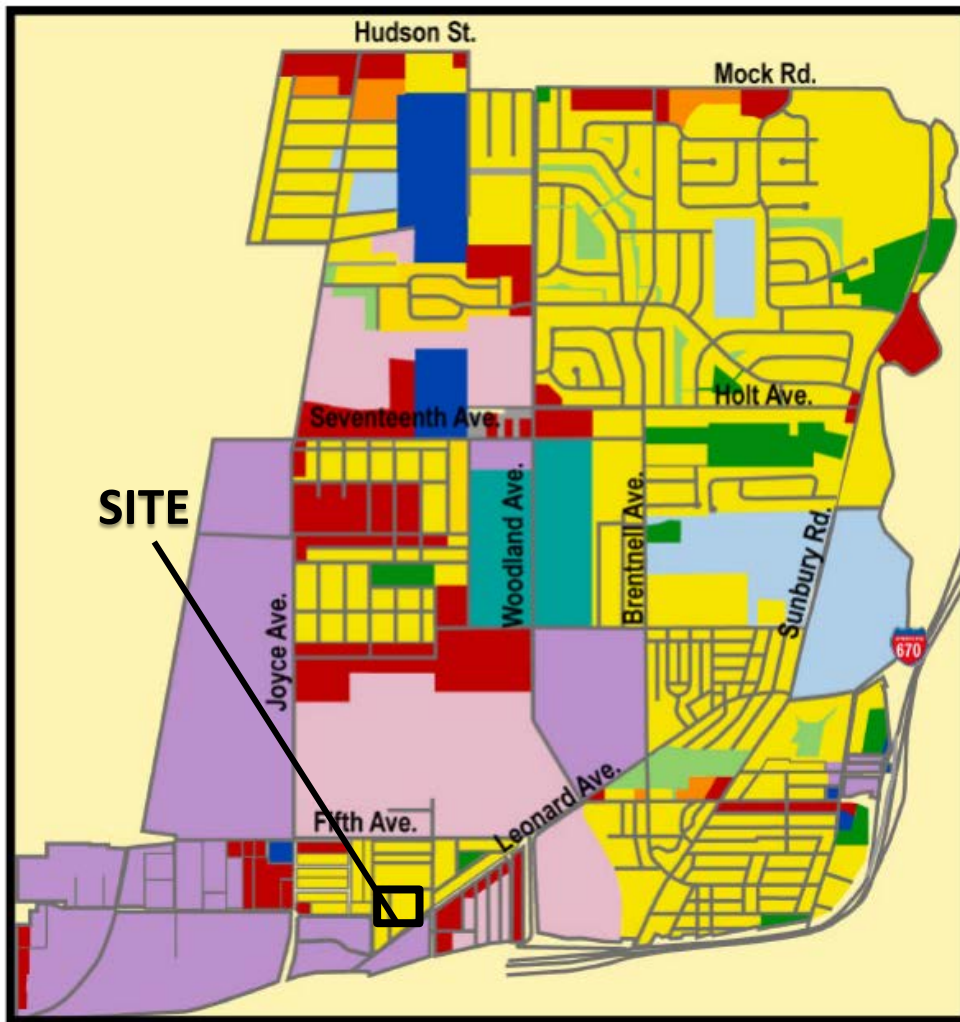
**CITY DEPARTMENTS' RECOMMENDATION:** Approval.

The proposed L-ARLD, Limited Apartment Residential District, will allow development of a 25-unit apartment building, and while inconsistent with the area plan recommendation, is appropriate and consistent with the zoning and development pattern in the area.



Z15-031  
1560 Old Leonard Avenue  
Approximately 1.52 acres  
Rezoning from L-M to AR-1





- Proposed Land Use**
- Neighborhood Commercial Services
  - Light Manufacturing
  - Multi-family Residential
  - Public/Institutional
  - Single-family Residential**
  - Open Space
  - Office/Light Manufacturing
  - Parkland
  - Cemetery
  - School

Z15-031  
1560 Old Leonard Avenue  
Approximately 1.52 acres  
Rezoning from L-M to AR-1  
North Central Plan (2002)



Z15-031  
1560 Old Leonard Avenue  
Approximately 1.52 acres  
Rezoning from L-M to AR-1

**Commissioners:**

***Tiffany White***  
Chairperson  
Commissioner-At-Large

***Donna Turner***  
Vice Chairperson  
Teakwood Heights

***Gloria Zebbs-Anderson***  
Secretary  
Commissioner at Large

***Jessica Martin***  
Correspondence Secretary  
Shephard

***Frank Brown***  
Parliamentarian  
Amer Crest

***Alfonso Hooper***  
Brittany Hills

Bee Tolber  
Commissioner-At-Large  
Amer Crest

***Carlton Fraley***  
Argyle Park

***Vacant***  
Brentnell

***Marie Moreland Short***  
Mayoral Appointee

***Vacant***  
Oriole Heights

***Vacant***  
St. Mary's

***Vacant***  
Woodland-Holt

DATE : July 3,2015

City of Columbus  
Attention: Eliza Thrush  
Department of Rezoning Applications  
757 Carolyn Avenue  
Columbus, Ohio 43224

RE: Application Number: Z15-031

Dear Ms. Thrush:

The North Central Area Commission met on July 2,2015 with a quorum and were presented with the project for 1560 Old Leonard Avenue.

The application was to change from LM to AR-1 however the presentation to the North Central Area Commission was for change from LM to ARLD and was approved with a majority vote. The project proposed will consist of 25 units apartment/condo complex.

Should you have any questions or concerns, please feel free to contact me at (614)570-5369.

Sincerely,

Tiffany White  
North Central Area Commission  
Chairperson

# Rezoning Application

DEPARTMENT OF BUILDING  
AND ZONING SERVICES

757 Carolyn Avenue, Columbus, Ohio 43224  
Phone: 614-645-7433 • www.bzs.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 # 215-031

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Nick Cavalaris  
of (COMPLETE ADDRESS) 65 E. State Street, Suite 1800, 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. Old Leonard Holdings, LLC 1561 Old Leonard Ave. Columbus, OH 43219	2.
3.	4.

SIGNATURE OF AFFIANT *Nick Cavalaris*

Sworn to before me and signed in my presence this 2<sup>nd</sup> day of June, in the year 2015

*Sara J. Radcliffe*  
SIGNATURE OF NOTARY PUBLIC

N/A  
My Commission Expires

Notary Seal Here



Sara J. Radcliffe, Attorney At Law  
NOTARY PUBLIC - STATE OF OHIO  
My commission has no expiration date  
Sec. 147.03 R.C.

*disclosure expires six (6) months after the date of notarization.*

**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 checks payable to the Columbus City Treasurer