

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
APRIL 14, 2016**

- 3. APPLICATION: Z16-008**
- Location:** 1341 NORTON AVENUE (43212), being 2.82± acres located on the west side of Norton Avenue, 262± feet north of West Third Avenue (010-068131; 5th by Northwest Area Commission).
- Existing Zoning:** M, Manufacturing District.
- Request:** AR-3, Apartment Residential District.
- Proposed Use:** Apartments with reduced setbacks.
- Applicant(s):** 1341 Norton Partners LLC; c/o David Perry, David Perry Company, Inc., Agent; 145 East Rich Street, 3rd Floor; Columbus, OH 43215; and Donald Plank, Atty.; Plank Law Firm; 145 East Rich Street, FL 3; Columbus, OH 43215.
- Property Owner(s):** Grandview 1341 LLC; c/o David Perry, David Perry Company, Inc., Agent; 145 East Rich Street, 3rd Floor; Columbus, OH 43215; and Donald Plank, Atty.; Plank Law Firm; 145 East Rich Street, FL 3; Columbus, OH 43215.
- Planner:** Michael Maret; 645-2749; mjmaret@columbus.gov

BACKGROUND:

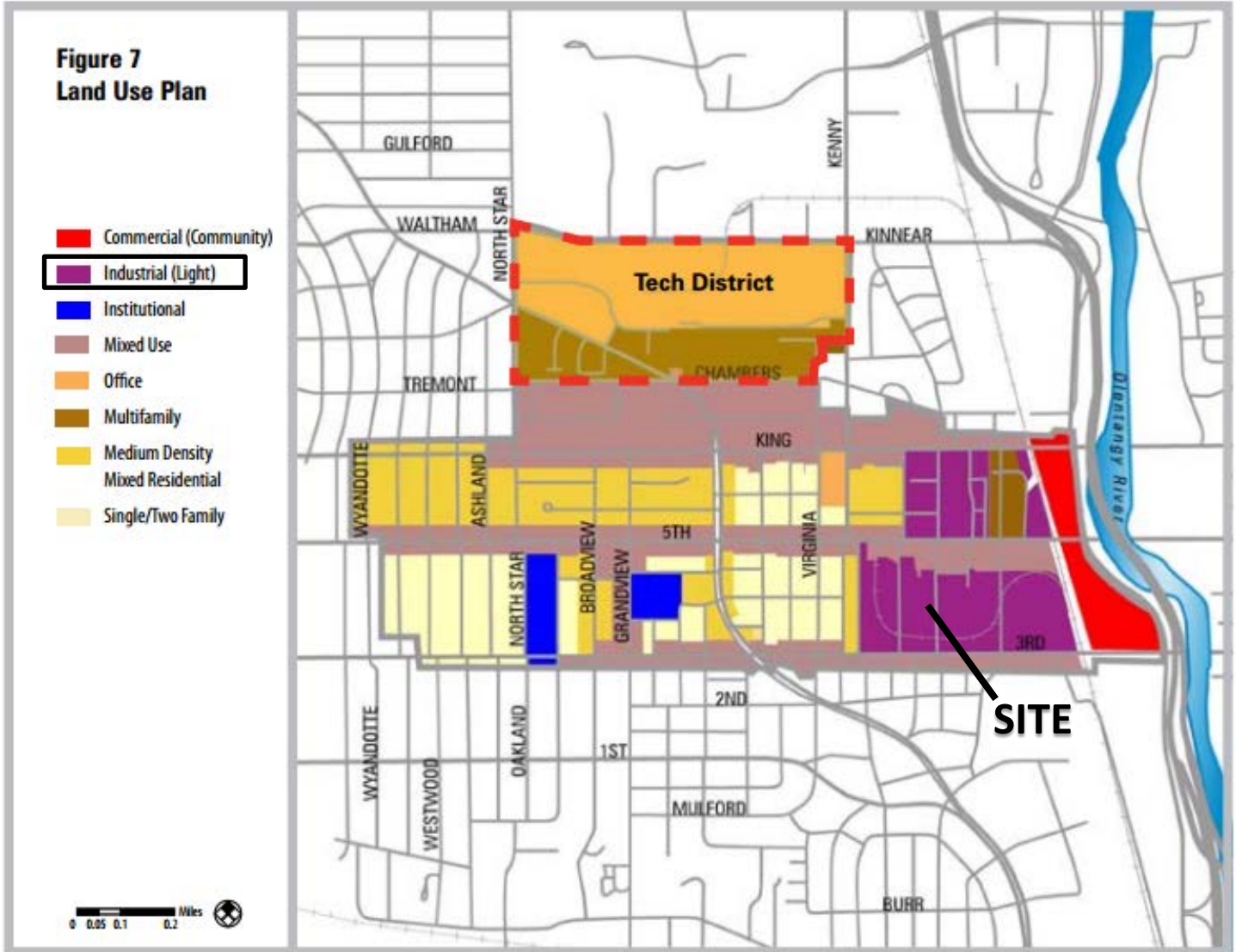
- The 2.82± acre site consists of a single parcel zoned M, Manufacturing District. The site is currently developed with an office/industrial building. The applicant is requesting to rezone the parcel to the AR-3, Apartment Residential District to allow construction of a new apartment building.
- The site is bordered to the north by apartments in the M, Manufacturing District. To the south, east, and west is a mixture of industrial offices and buildings, as well as several apartment buildings, all in the M, Manufacturing and AR-2, Apartment Residential Districts.
- Companion Council Variance CV16-011 has been filed to vary the parking setbacks and building lines. Conditions are also proposed to commit to a site plan, the maximum number of units (162), and a minimum of 1.5 parking spaces per unit being provided. That request will be heard by City Council and will not be considered at this Development Commission meeting.
- The site is located within the planning area of the 5th by Northwest Area Plan (2009), which recommends “Industrial (Light)” uses, which intends that this area be developed as a job center.
- The site is located within the boundaries of the 5th by Northwest Area Commission, whose recommendation was for approval.

CITY DEPARTMENTS’ RECOMMENDATION: Approval.

The requested AR-3, Apartment Residential District zoning classification will allow an apartment residential development. This is compatible with adjacent apartment residential and light industrial / contractor office uses. The recommendation of the 5th by Northwest Area Plan is for “Industrial (Light)” uses, through the area commission recommends approval of the requested rezoning. Recent development in this area has included a variety of uses, including multi-unit residential uses, restaurants, and retail uses, which are resulting in a mixed-use pattern, including higher density housing within close proximity to retail, restaurant, and office uses.



Z16-008
1341 Norton Avenue
Approximately 2.82 acres
M to AR-3



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Approximately 2.82 acres
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THE CITY OF
COLUMBUS
ANDREW J. GINTHER, MAYOR

DEPARTMENT OF BUILDING
AND ZONING SERVICES

REZONING APPLICATION

Department of Building & Zoning Services
Scott Messer, Director
757 Carolyn Avenue, Columbus, Ohio 43224-3218
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 # 216-008

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Donald Plank -----
of (COMPLETE ADDRESS) Plank Law Firm, 145 E Rich St, FL 3 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

1. 1341 Norton Partners LLC 1289 Grandview Avenue Columbus, Ohio 43212 # Columbus Based Employees: 0 Contact: Mike Amicon 614-286-2143	2. Grandview 1341, LLC 536 S. Wall Street, Suite 300 Columbus, Ohio 43215 # Columbus Based Employees: 0 Contact: Edward Friedman 614-419-1383
3. _____ and Mark Inks	4. _____

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Donald Plank

Subscribed to me in my presence and before me this 1ST day of FEBRUARY, in the year 2016

SIGNATURE OF NOTARY PUBLIC

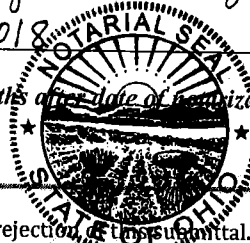
Stacey L. Danza

My Commission Expires:

11-5-2018

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

Notary Seal Here



Stacey L. Danza
Notary Public, State of Ohio
My Commission Expires 11-05-2018

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