

205-042

PROJECT DATA

Property address: 1266 W. Third Avenue
 Current zoning: C-4
 Current use: Office Building
 Proposed use: Residential - condominiums
 Site area: .365 acres (15,463 sq. ft.)
 Residential units: 22 units
 44 stairs required (2 per unit)
 35 scotars provided on-site (1.6 per unit)
 35 feet required
 57.5 feet to top of the drum at the SE corner of the building
 53.5 feet to the top of the SW corner of the building
 50.5 feet parapet wall along Meadow Road
 46.5 feet to gravel stop and 50.5 feet to parapet wall along alley

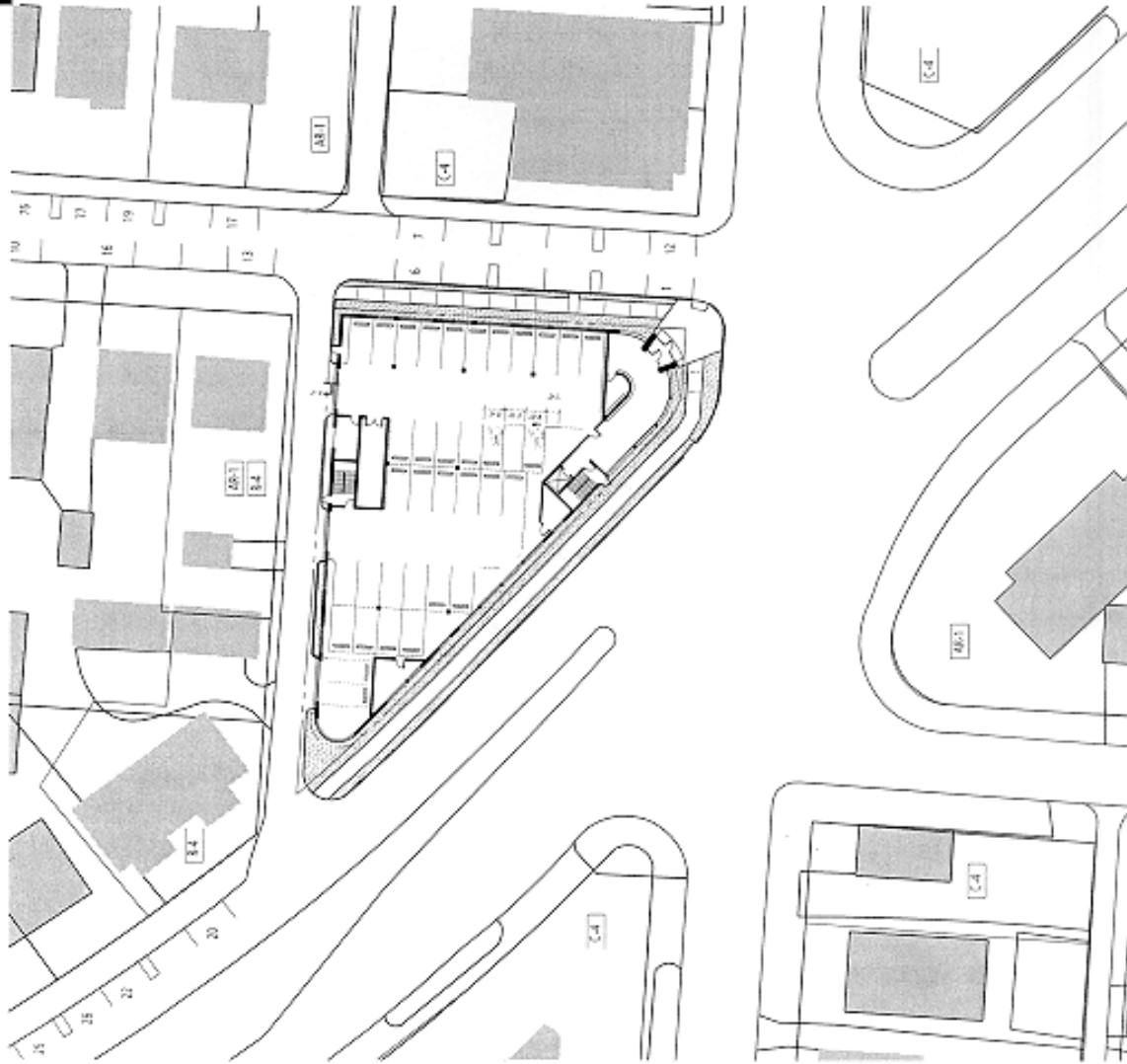
VARIANCES

This plan requires variances which are addressed by CV05-033.

NOTE

The proposed project will comply with sections 3342.11 Landscape; 3342.12 Lighting; 3342.17 Scenery; 3342.23 Striping/Marking; 3342.24 Surface; and 3342.26 Wheel Stops/Curb.

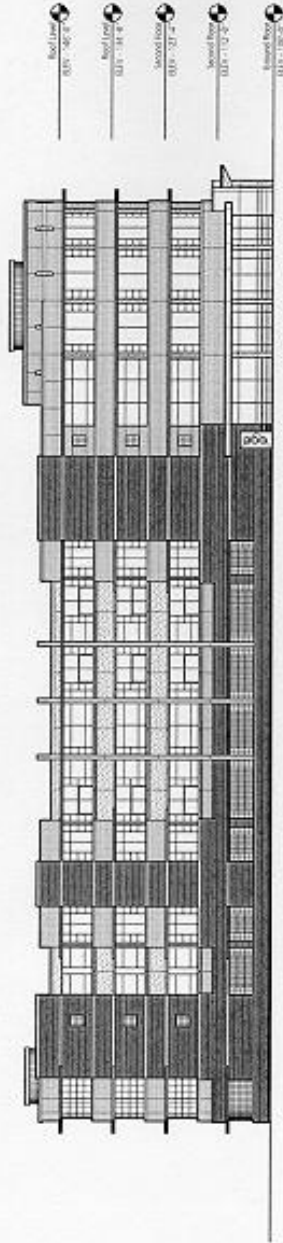
FINAL RECEIVED: Darraghitt
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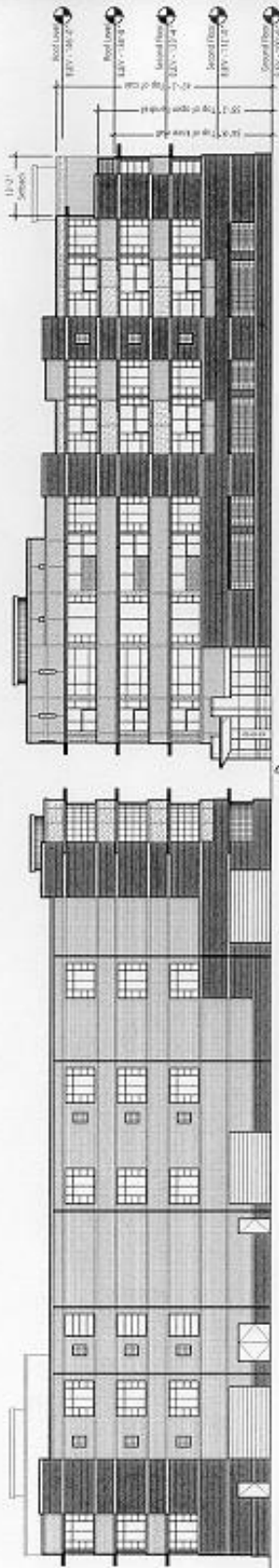
Metropolitan Holdings
 Zoning Plan

205-042
 Design Group





South (Northwest Boulevard) Elevation



East (Meadow Street) Elevation

*Jellyby & Co
Dec 14, 2005*

Note: Elevations are conceptual. Modifications and refinements will be made as technical code-compliant drawings are completed.

3rd & Northwest Condominiums
Micropossession Holdings



Design Group

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
OCTOBER 13, 2005**

- 9. APPLICATION: Z05-042**
Location: 1266 WEST THIRD AVENUE (43212), being 0.38± acres located at the northeast corner of West Third Avenue and Northwest Boulevard (010-069915).
Existing Zoning: C-4, Commercial District.
Request: L-AR-3, Limited Apartment Residential District.
Proposed Use: Multi-family residential development.
Applicant(s): Metro Partners at NW, LLC; c/o Jeffrey L. Brown, Atty.; Smith and Hale; 37 West Broad Street, Suite 725; Columbus, OH 43215.
Property Owner(s): Donald Compton; 1100 Urlin Avenue; Columbus, OH 43212.
Planner: Dana Hitt, AICP, 645-2395, dahitt@columbus.gov

BACKGROUND:

- The applicants tabled this application last month in order to provide more information. Included are reductions of the elevations presented at the September 8, 2005 Development Commission Meeting. The Applicants will present their sunlight study at the meeting.
- The 0.38± acre site is developed with an office building and is zoned in the C-4, Commercial District. The applicant seeks a rezoning to the L-AR-3 Limited Apartment Residential District to develop multi-family development with 22 dwelling units on .38 acres for a density of 57.9 dwelling units per acre and to change the height district from H-35 to H-60 to accommodate the 58 foot high structure. The applicant is also seeking a concurrent Council variance for variances to other standards. That variance will be deliberated and decided on by City Council.
- To the north are multi-family dwellings zoned in the R-4, Residential District. Single-family dwellings are zoned in the AR-1, Apartment Residential District to the northeast. To the south across Third Avenue is an apartment building zoned in the AR-1, Apartment Residential District. To the east, is a restaurant / bar zoned in the C-4, Commercial District. To the west across Northwest Boulevard is a commercial building in the C-4, Commercial District. All of the parcels surrounding the site are in the H-35 Height District.
- The proposed structure is fifty-eight feet high, fifty and one half feet high along the north property line. The adjacent single-family dwelling and multi-family dwellings are 25 feet high or less. Prior to the September 8, Development Commission meeting, the applicant lowered the height of the building by 10 feet along the north property line and stepped it back approximately 10 feet. Staff finds such a solution while not ideal, to be supportable.

- The *Columbus Thoroughfare Plan* identifies Third Avenue as a C, Collector requiring a minimum of 30 feet of right-of-way from centerline and Northwest Boulevard as a 4-2 arterial requiring a minimum of 50 feet of right-of-way from centerline.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

Staff can support this proposal based on the following considerations until a policy for infill development is written by the Planning Division. First, the property in question is located at the end of a block adjacent to an unusually large intersection of two arterials which contain bus lines. Second, the property itself is of an unusual shape. Third, the façade of the proposed structure is broken up with openings. Finally, the north façade faces the side of the existing single-family dwelling to the north.





1266 West Third Avenue
Approximately 0.38 acres
C-4 to L-AR-3

Z05-042

COLUMBUS DEVELOPMENT COMMISSION
Basis for Recommendation

Date: **October 13, 2005**

Application #: Z05-042	Requested: L-AR-3	Address: 1266 WEST THIRD AVENUE (43212)						
# Hearings:	Length of Testimony: 7:35 - 8:15	Staff Position:	<input checked="" type="checkbox"/> Approval	<input type="checkbox"/> Disapproval				
# Speakers Support:	Development Commission Vote: (3) Opposition: (4) Yes (0) No (0) Abstain	Area Comm/ Civic Assoc:	<input type="checkbox"/> Approval	<input type="checkbox"/> Disapproval				
Position Y=Yes N=No (write out ABSENT or ABSTAIN)	YES Fitzpatrick	ABSENT Ingwersen	YES Barnes	ABSENT Anderson	YES Cooley	YES Onwukwe	<input checked="" type="checkbox"/> Vacant	
+ = Positive or Proper - = Negative or Improper								
Land Use								
Use Controls								
Density or Number of Units								
Lot Size								
Scale								
Environmental Considerations								
Emissions								
Landscaping or Site Plans								
Buffering or Setbacks								
Traffic Related Commitments								
Other Infrastructure Commitments								
Compliance with City Plans								
Timeliness of Text Submission								
Area or Civic Assoc. Recommendation								
Governmental or Public Input								
MEMBER COMMENTS:	<p>FITZPATRICK: APPLICANT'S CHANGES MITIGATE IMPACT ON RESIDENCES TO NORTH ALTIPLANO DRIVE; THE BUILDING'S DESIGN CREATES AN ACCEPTABLE SCALE & MASS. EXISTING ZONING (C.A.) COULD BE WORSE IMPACT ON NEIGHBORS.</p> <p>INGWERSEN:</p> <p>BARNES:</p> <p>ANDERSON:</p> <p>ONWUKWE:</p> <p>COOLEY:</p>							

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 # 205-042

Being first duly cautioned and sworn (NAME) Jeffrey L. Brown
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

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

1. Metro Partners at NW, LLC 1515 Lake Shore Drive, Suite 250 Columbus, OH 43204	2. Donald J. Compton 1100 Urline Ave. Columbus, OH 43212
3.	4.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 27th day of January, in the year 2006

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

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

Notary Seal Here



PAULA V. PRICE
Notary Public, State of Ohio
My Commission Expires 07-13-07