

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
AUGUST 11, 2005**

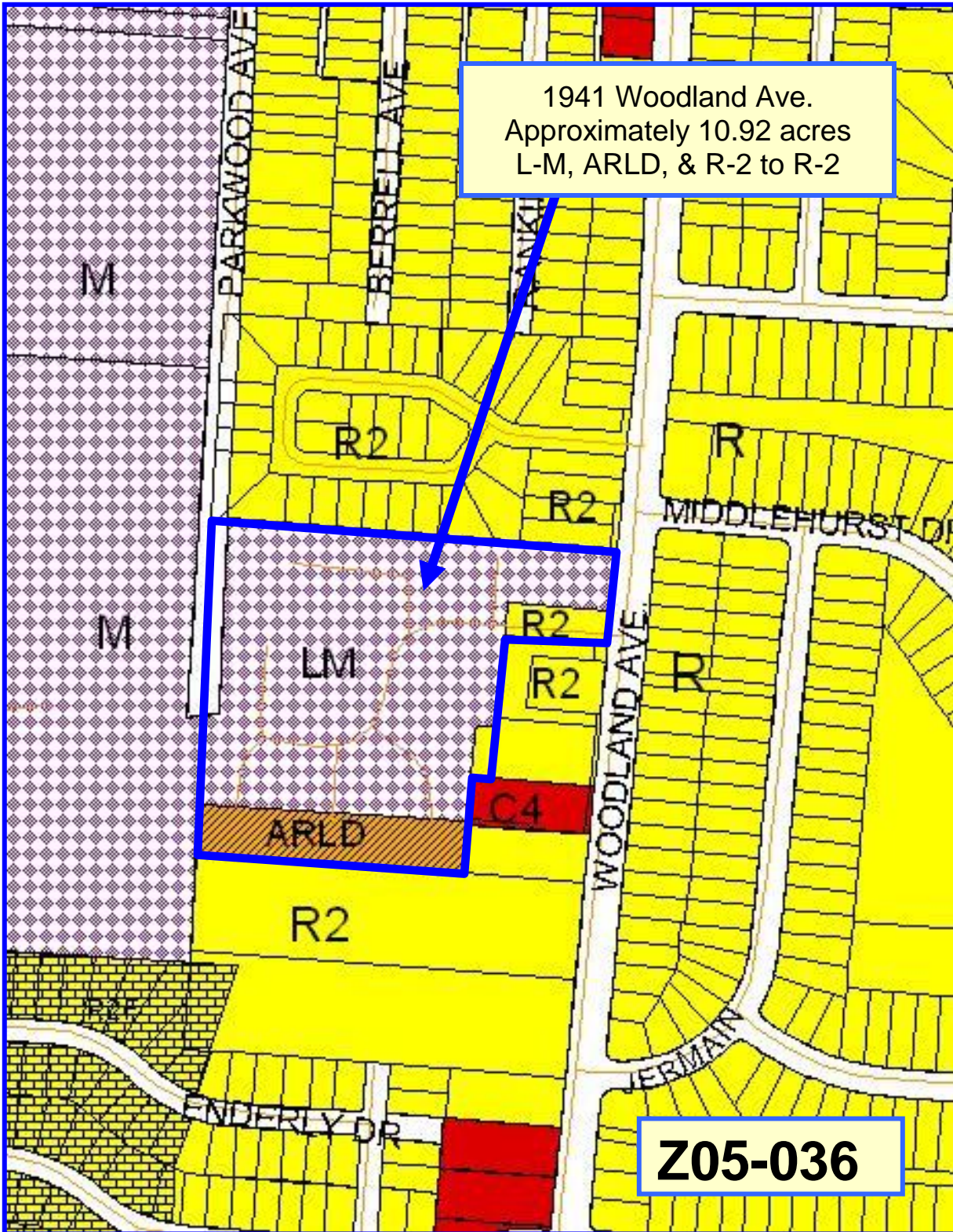
1. **APPLICATION:** Z05-036
Location: 1941 WOODLAND AVENUE (43219), being 10.92± acres located on the west side of Woodland Avenue, 90± feet south of Middlehurst Drive (010-108776; North Central Area Commission).
Existing Zoning: L-M, Limited Manufacturing, ARLD, Apartment Residential and R-2, Residential Districts.
Request: R-2, Residential District.
Proposed Use: Single-family residential development.
Applicant(s): City of Columbus, Department of Development; c/o William J. Graves, Housing Division Administrator; 50 West Gay Street; Columbus, OH 43215.
Property Owner(s): City of Columbus; 109 North Front Street; Columbus, OH 43215.
Planner: Walter Green, 645-2485, wagreen@columbus.gov

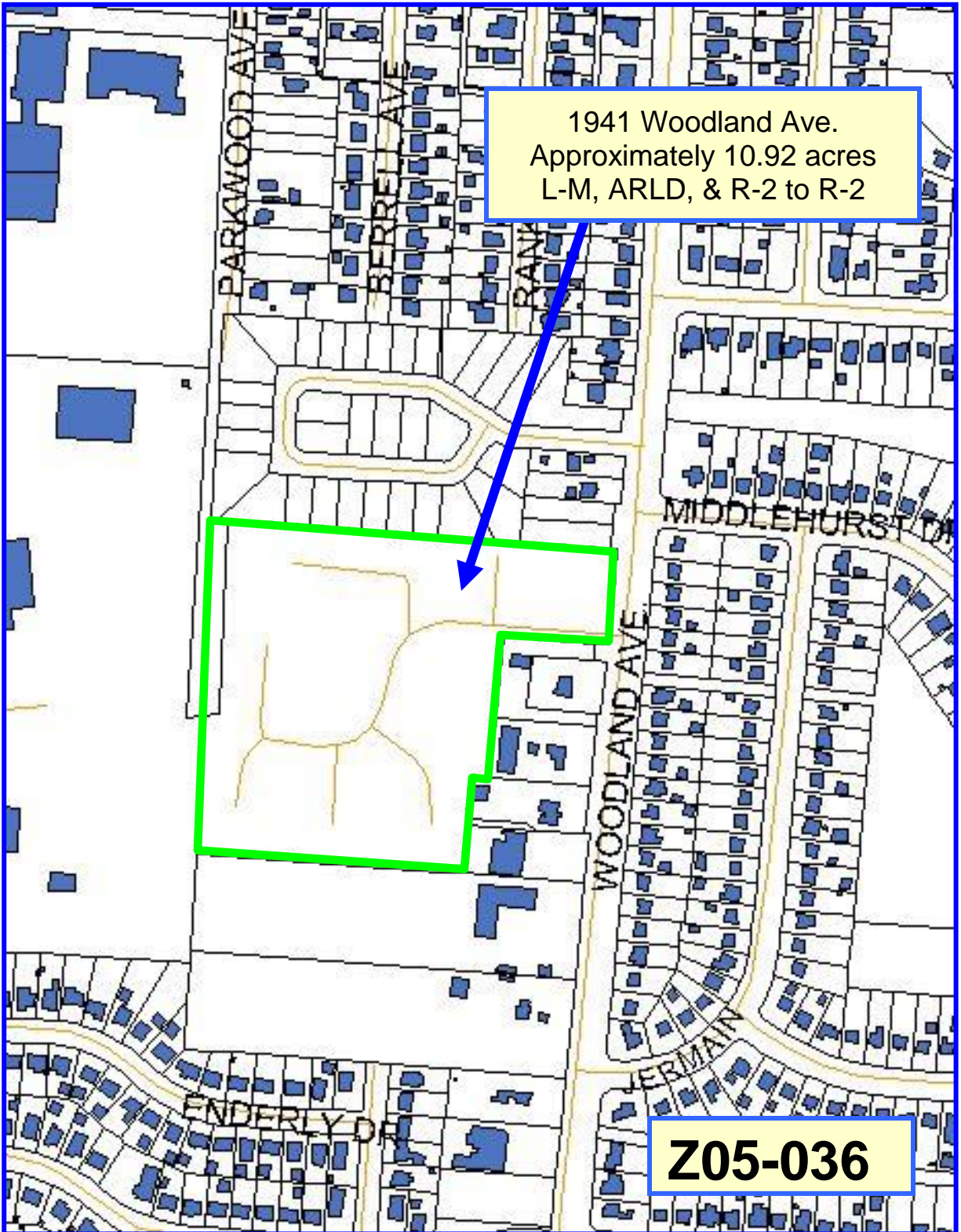
BACKGROUND:

- o The 10.92± acre site is vacant and is zoned in the L-M, Limited Manufacturing, ARLD, Apartment Residential, and R-2, Residential Districts. The applicant requests the R-2, Residential District to permit single-family residential development.
- o To the north is a residential subdivision in the R-2, Residential District. To the east is single-family residential development in the R-2, Residential and a non-conforming dwelling in the C-4, Commercial Districts and single-family residential development in the R, Rural District across Woodland Avenue. To the south is a church in the R-2, Residential District. To the west is a City of Columbus street maintenance facility in the M, Manufacturing District.
- o The site is within the planning area of *The North Central Plan (2002)* which identifies single-family residential as the most appropriate land use. The proposed R-2, Residential District is consistent with the recommendation of the Plan.
- o The site lies within the boundaries of the North Central Area Commission which recommends approval of this request.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

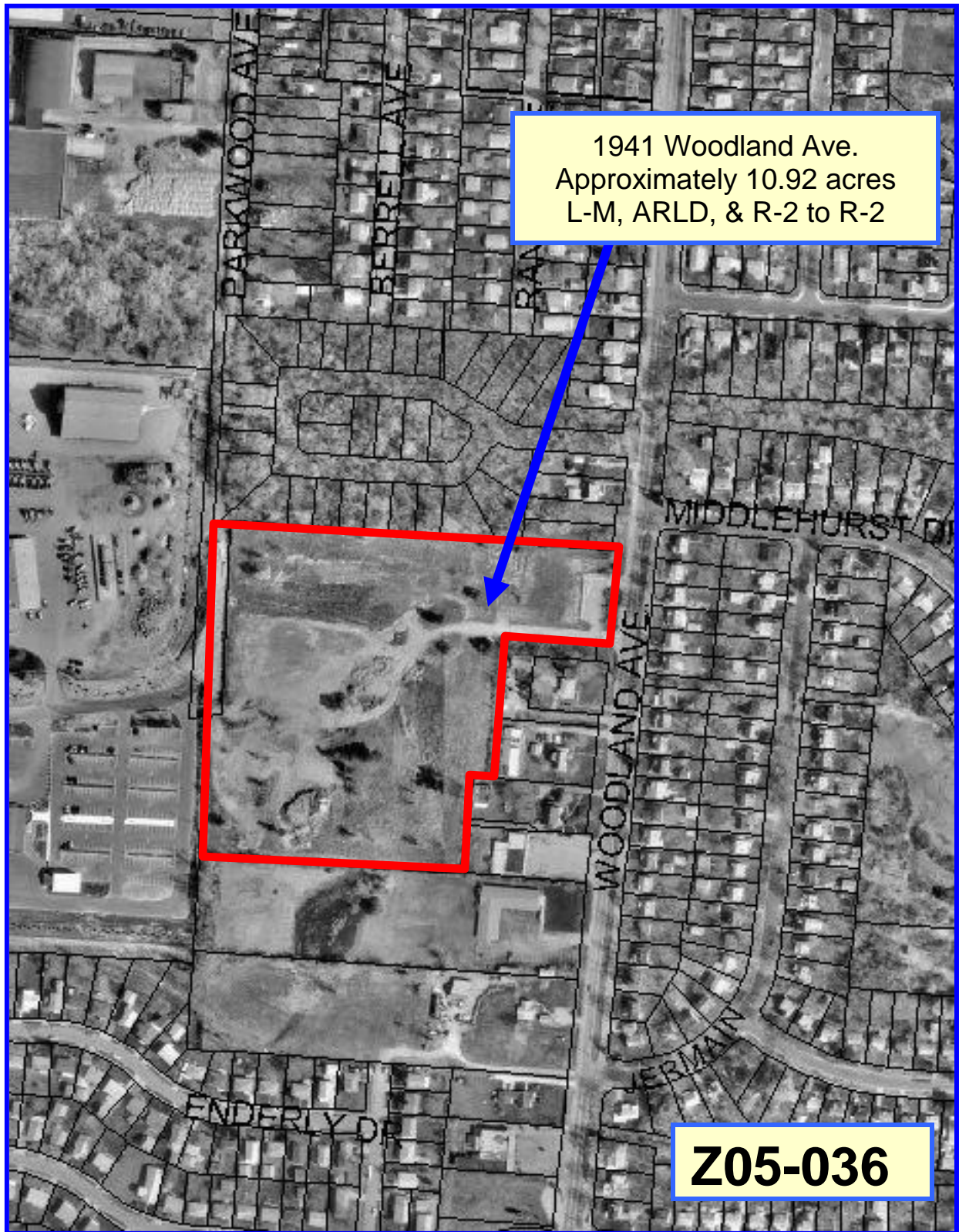
The requested R-2, Residential District will allow single-family residential development which is consistent with the recommendation of the *North Central Plan (2002)*, and the zoning and development patterns of the area.





1941 Woodland Ave.
Approximately 10.92 acres
L-M, ARLD, & R-2 to R-2

Z05-036

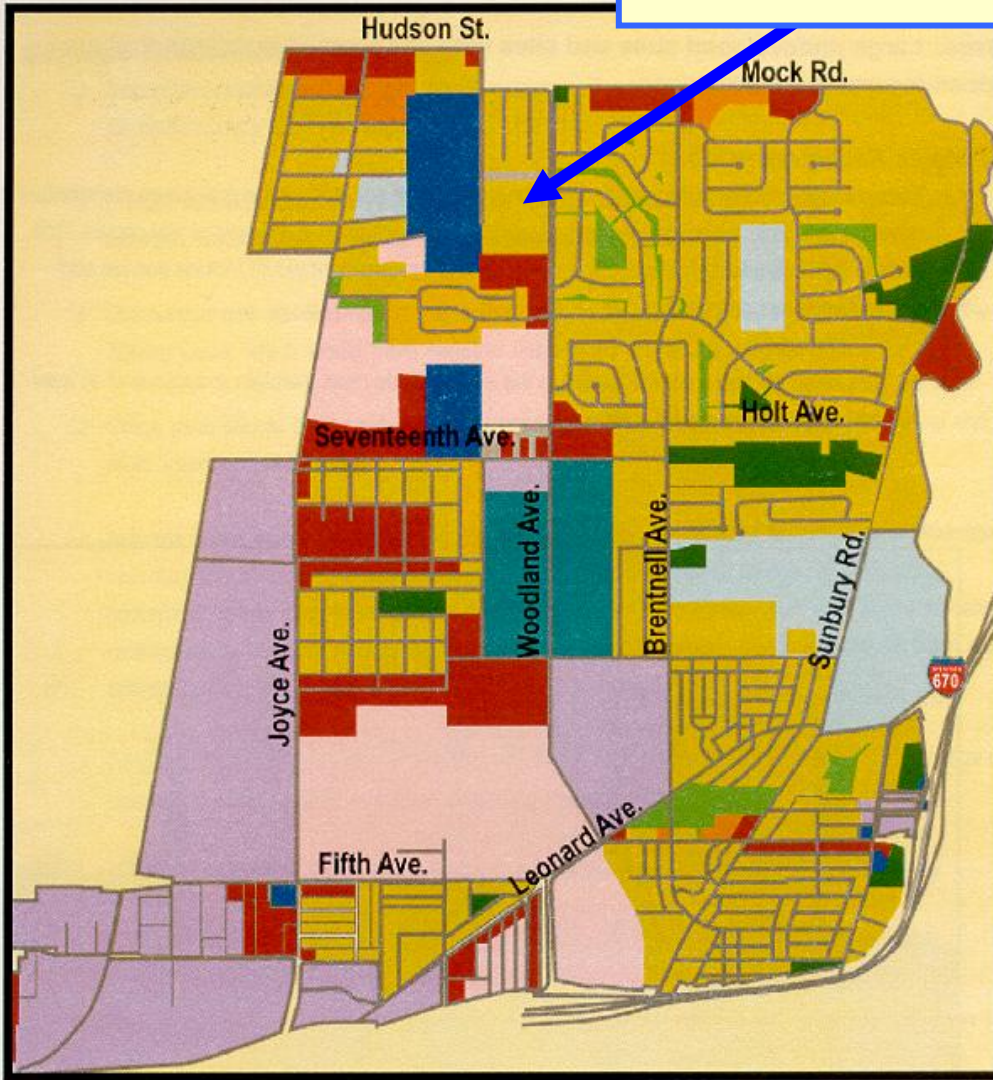


1941 Woodland Ave.
Approximately 10.92 acres
L-M, ARLD, & R-2 to R-2

Z05-036

1941 Woodland Ave.
Approximately 10.92 acres
L-M to R-2

proposed land use



Proposed Land Use

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

s and strategic recommendations — land use

Z05-036



City of Columbus
Mayor Michael B. Coleman

Department of Development Building Services

757 Carolyn Avenue • Columbus, Ohio • 43224 • (614) 645-7314

FOR USE BY: AREA COMMISSIONS / CIVIC ASSOCIATIONS / ACCORD PARTNERS
STANDARDIZED RECOMMENDATION FORM

Group Name: North Central Area Commission Meeting Date: May 5, 2005
Case Number: 205-036 Case Type: Council Variance Rezoning
Zoning Address: 1941 Woodland Avenue Applicant: City of Columbus
Person(s) Representing Applicant at Meeting: _____

Conditions Requested by Group (Add continuation sheet if needed):	Applicant Response	
	Yes	No
Area Commissions see note at bottom. <u>N/A</u>	<input type="checkbox"/>	<input type="checkbox"/>
1. _____	<input type="checkbox"/>	<input type="checkbox"/>
2. _____	<input type="checkbox"/>	<input type="checkbox"/>
3. _____	<input type="checkbox"/>	<input type="checkbox"/>
4. _____	<input type="checkbox"/>	<input type="checkbox"/>
5. _____	<input type="checkbox"/>	<input type="checkbox"/>
6. _____	<input type="checkbox"/>	<input type="checkbox"/>
7. _____	<input type="checkbox"/>	<input type="checkbox"/>
8. _____	<input type="checkbox"/>	<input type="checkbox"/>

Recommendation

Approval Disapproval Conditional Approval (list conditions and applicant response above)

Explain the basis for Approval, Disapproval or Conditional Approval below (Add continuation sheet if needed). Reaffirming previous Approval.

Recommending Commission / Association / Accord Partner Vote: For 10 Against _____

Signature / Title of Authorized Representative: [Signature], President

Daytime Phone Number: 774 9196

Note to Area Commissions: Ordinances sent to Council will contain only recommendations for "approval" or "disapproval." Recommendations for "conditional approval" will be treated as a disapproval, if, at the time the ordinance is sent to Council, any condition that was checked "No" on the Standardized Recommendation Form has not been resolved as documented in writing by the recommending body or party.

City of Columbus | Department of Development | Building Services Division | 757 Carolyn Avenue, Columbus, Ohio 43224



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 # Z05-036

Being first duly cautioned and sworn (NAME) **William J. Graves**
of (COMPLETE ADDRESS) **50 West Gay Street 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. City of Columbus Department of Development 109 N. Front Street Columbus 43215 645-6885 Donna Hunter	2.
3.	4.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 19th day of April, in the year 2005

SIGNATURE OF NOTARY PUBLIC

My Commission Expires: 12/05/07

William J. Graves
Carol E. Mason

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

Notary Seal Here

