

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
MARCH 9, 2016**

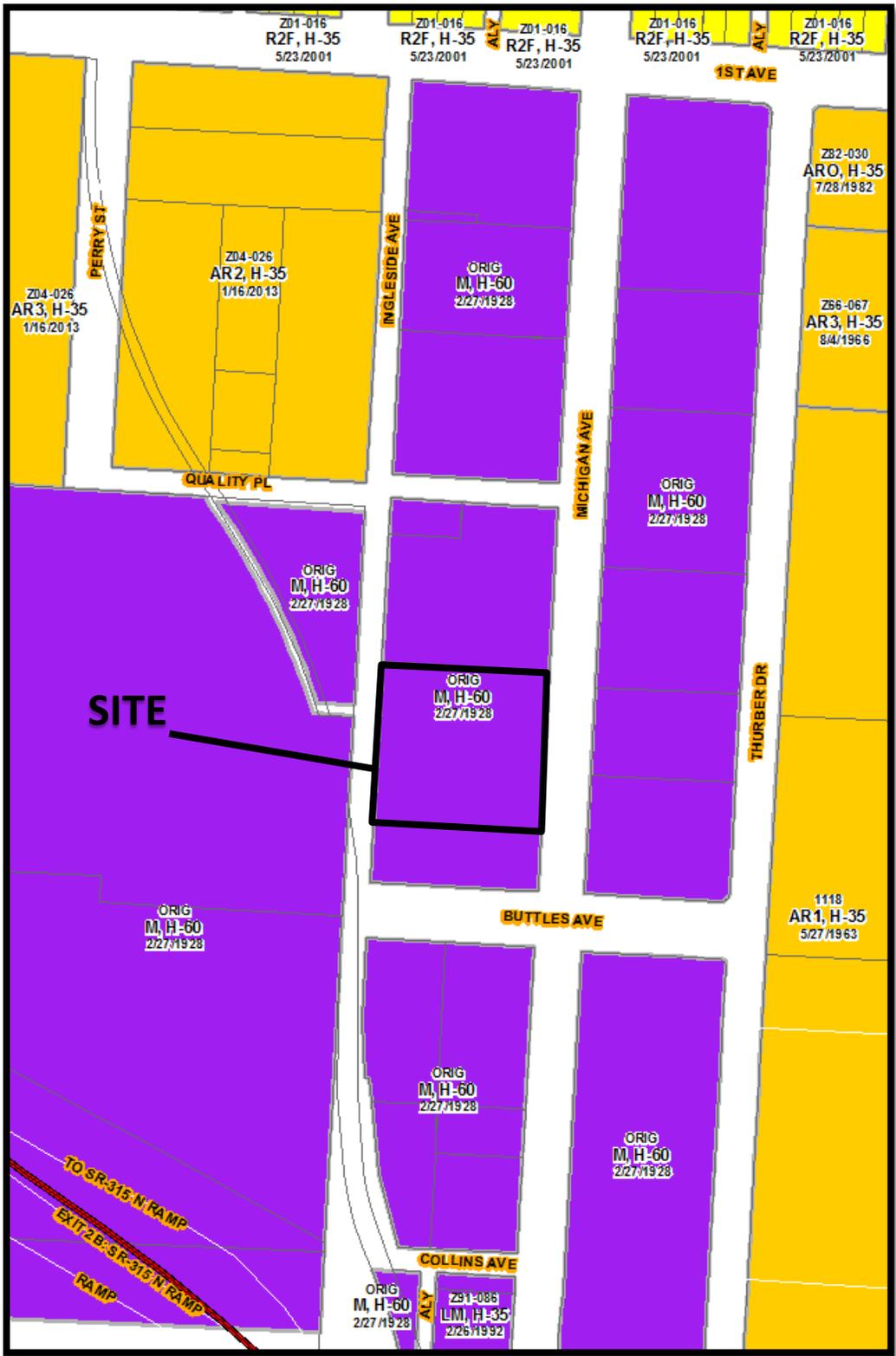
- 4. APPLICATION: Z16-073**
Location: **868 INGLESIDE AVENUE (43215)**, being 0.98± acres located on the east side of Ingleside Avenue, 70± feet north of Buttles Avenue (010-009443; Harrison West Society).
Existing Zoning: M, Manufacturing District.
Request: AR-2, Apartment Residential District.
Proposed Use: Multi-family residential development.
Applicant(s): Pickett Companies; c/o Dave Perry, Agent, David Perry Company, Inc.; 411 East Town Street, 1st Floor; Columbus, OH 43215; and Donald Plank, Atty.; Plank Law Firm; 411 East Town Street, 2nd Floor; Columbus, OH 43215.
Property Owner(s): Barley Equities III, LLC; c/o John Berry; 11150 Santa Monica Boulevard, Suite 1425; Los Angeles, CA 90025.
Planner: Michael Maret; 614-645-2749; mjmaret@columbus.gov

BACKGROUND:

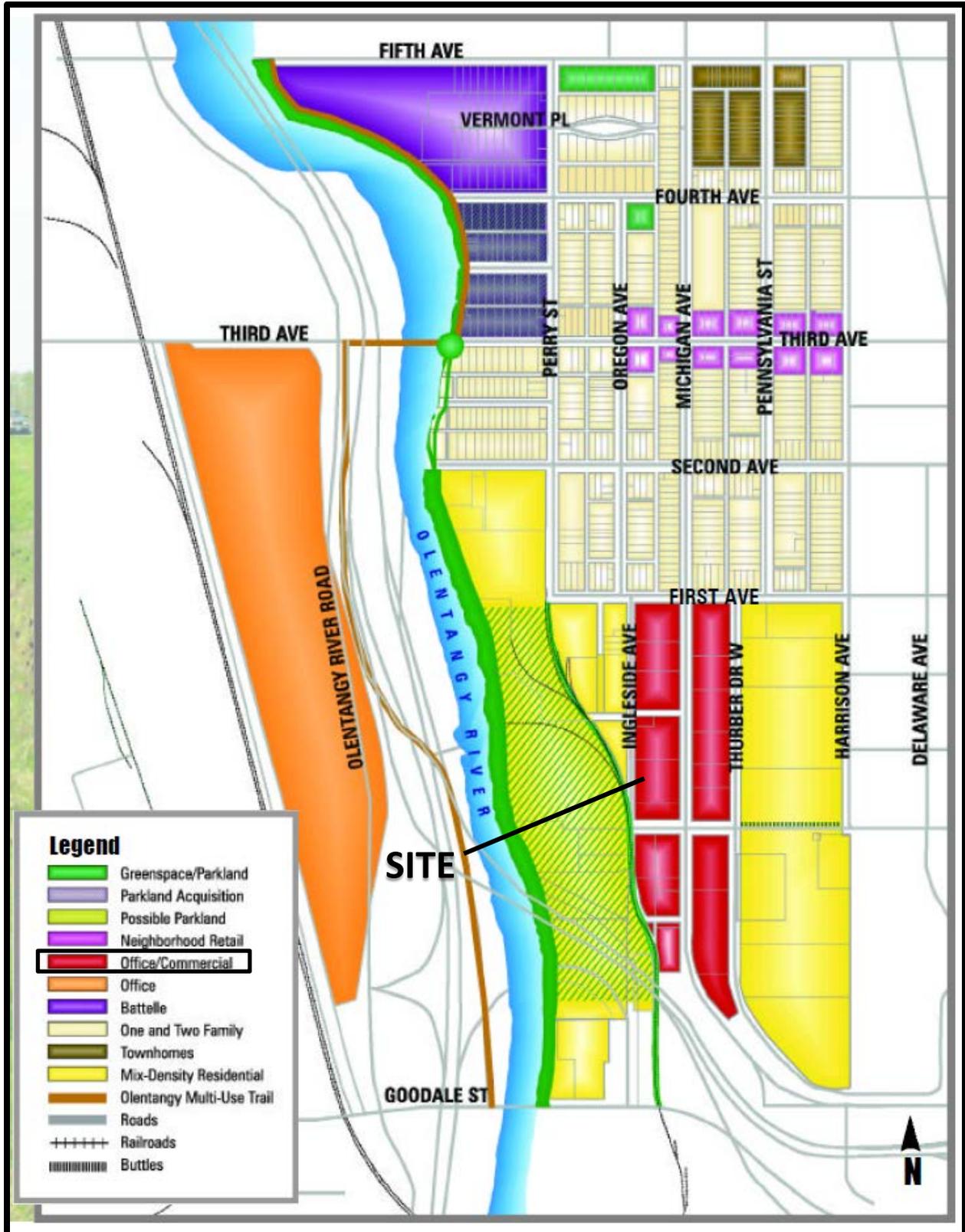
- o The 0.98± acre site is comprised of a single parcel and developed with a parking lot in the M, Manufacturing District. The applicant proposes to develop the site with a two-building (40-unit) apartment complex in the AR-2, Apartment Residential District.
- o Surrounding the property on all sides are offices in the M, Manufacturing District. To the west across Ingleside Avenue is also a site in the AR-2, Apartment Residential District slated for an apartment complex development.
- o The site is located within the boundaries of the *Harrison West Plan* (2005), which recommends "Office/Commercial" land uses for this location.
- o The site is located within the boundaries of the Harrison West Society, whose recommendation is for approval.
- o Concurrent Council variance, CV16-073, is included to vary the requirements for minimum number of parking spaces, building lines, and perimeter setback along all frontages. That request will be heard by City Council and will not be considered at this Development Commission meeting.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested AR-2, Apartment Residential District will allow a multi-unit residential development, with a density of 40.81 units/acre, which is compatible with the density and development standards of adjacent properties. The proposal is not consistent with the land use recommendations of the *Harrison West Plan*, but staff recognizes that current market conditions and trends in Harrison West support residential development, and therefore supports the proposal as it is consistent with and enhances the neighborhood character.



Z16-073
868 Ingleside Avenue
Approximately 0.98 acres
M to AR-2



Z16-073
868 Ingleside Avenue
Approximately 0.98 acres
M to AR-2



Z16-073
868 Ingleside Avenue
Approximately 0.98 acres
M to AR-2

Department of Building & Zoning Services
Scott Messer, Director
757 Carolyn Avenue, Columbus, Ohio 43224-3218
Phone: 614-645-7433 www.columbus.gov

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW

Case Number: CV16-073, Z16-073
Address: 868 Ingleside
Group Name: Harrison West Society
Meeting Date: 2-15-17

Specify Case Type:
 BZA Variance / Special Permit
 Council Variance
 Rezoning
 Graphics Variance / Plan / Special Permit

Recommendation: Approval
(Check only one) Disapproval

NOTES: Both the variances and rezoning requests
have been approved by the Harrison West Society.

Vote: 18 in favor, 12 opposed

Signature of Authorized Representative: [Signature]
SIGNATURE
Chair, Planning and Development
RECOMMENDING GROUP TITLE
614-975-9977
DAYTIME PHONE NUMBER

Please e-mail this form to the assigned planner within 48 hours of your meeting day; or FAX to Zoning at 614-645-2463; or MAIL to: Assigned Planner, City of Columbus, Department of Building & Zoning Services, 757 Carolyn Avenue, Columbus, OH 43224.

Maret, Michael J.

From: David Perry <dave@daveperryco.net>
Sent: Wednesday, July 05, 2017 12:15 PM
To: Maret, Michael J.
Subject: FW: Rezoning/variance: 868 Ingleside (Z16-073/CV16-073)

Michael:

Please see following updated response/recommendation (approval) from Harrison West Society/Jacob Sukosd regarding the addition of the citations for the monopole antenna/equipment building (existing) to CV16-073. Please include this email with the exhibits to the variance ordinance. Thank you.

Dave

Dave Perry

We've Moved! (Effective February 20, 2017)

David Perry Company, Inc.
Zoning/Real Estate Development Consultants
411 East Town Street, 1st Floor
Columbus, OH 43215

Mobile: (614) 353-0005 / Fax: (614) 228-1790
Email: dave@daveperryco.net

(Email, office phone and fax are the same).

From: Jacob Sukosd [mailto:jake_osu@hotmail.com]
Sent: Wednesday, July 05, 2017 10:28 AM
To: David Perry
Cc: Paul Pardi (pardi@sbi360.com)
Subject: Re: Rezoning/variance: 868 Ingleside (Z16-073/CV16-073)

David and Paul,
Since we approved this application with the site plan including the antenna equipment, and the preference by the Society is that the property be re-zoned, we will not need to re-vote on this. You still have the support of the Harrison West Society for this application with these additional variances.

Let me know if you need anything else,
Jacob Sukosd
Harrison West Society
Chair, Planning and Development Committee

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 # Z16-073

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Donald Plank (Plank Law Firm) -----
of (COMPLETE ADDRESS) 411 East Town Street, 2nd Floor, 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. Pickett Companies 88 East Broad Street, Suite 1750 Columbus, Ohio 43215 # of Columbus Based Employees: 0 Contact: Scott Pickett (614) 264-4400	2. Ingleside and Buttles, LLC 88 East Broad Street, Suite 1750 Columbus, Ohio 43215 # of Columbus Based Employees: 0 Contact: Scott Pickett (614) 264-4400
3. _____	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 13th day of June, in the year 2017

SIGNATURE OF NOTARY PUBLIC

Stacey L. Danza

My Commission Expires:

11-5-2018

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



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