

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
OCTOBER 14, 2021**

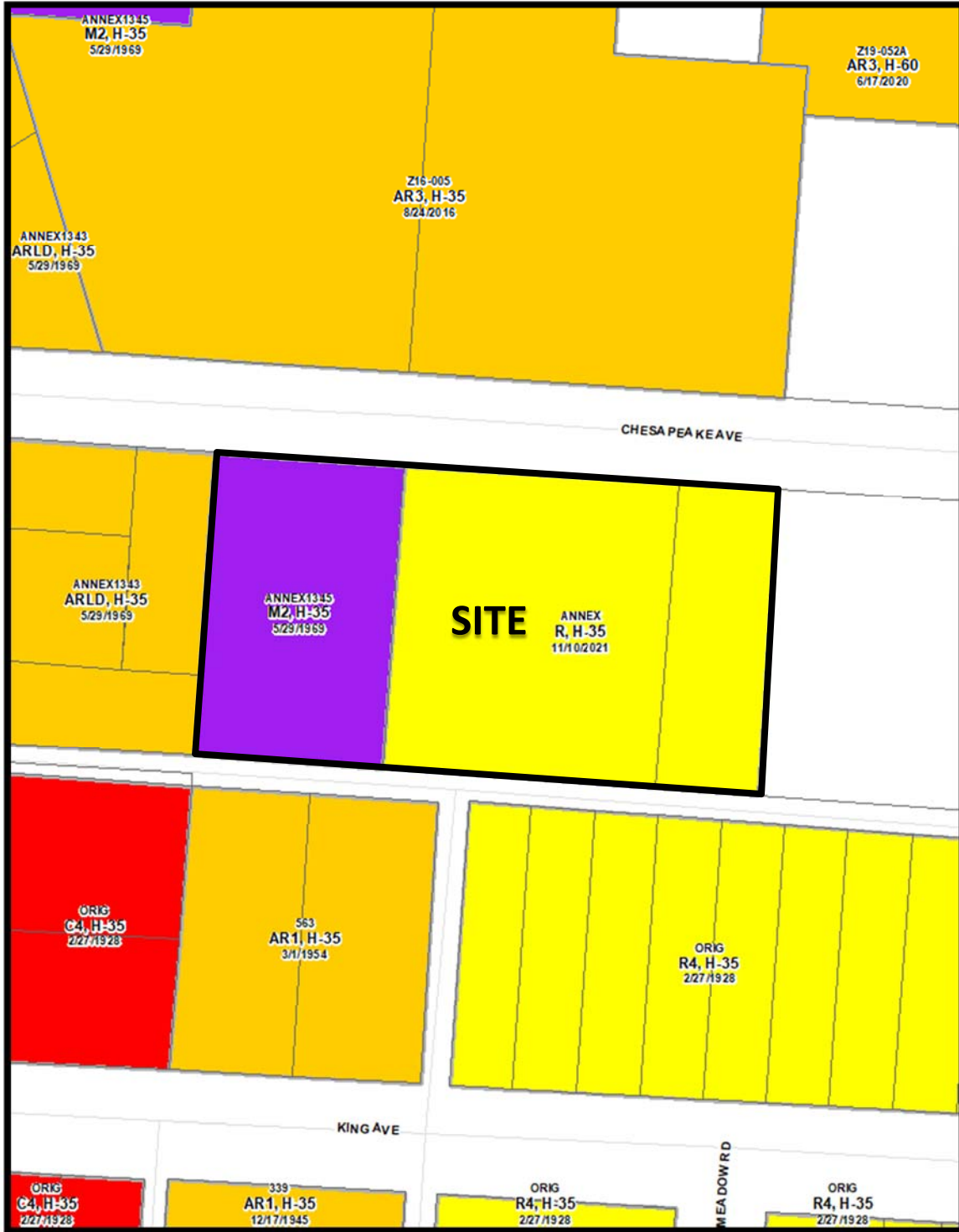
- 6. APPLICATION: Z21-054**
- Location:** **1205 CHESAPEAKE AVE. (43212)**, being 1.47± acres located on the south side of Chesapeake Avenue, 330± feet east of Northwest Boulevard (010-087471, 130-005495 & 130-011779; Fifth by Northwest Area Commission).
- Existing Zoning:** R, Rural District (pending annexation) and M-2, Manufacturing District.
- Request:** AR-3, Apartment Residential District (H-60).
- Proposed Use:** Multi-unit residential development.
- Applicant(s):** Preferred Living; c/o David Hodge, Atty.; 8000 Walton Parkway, Suite 290; New Albany, OH 43054.
- Property Owner(s):** Yellow Dog Investments; 1211 Chesapeake Avenue; Columbus, OH 43212.
- Planner:** Tim Dietrich; 614-645-6665; [tedietrich@columbus.gov](mailto:tedietrich@columbus.gov)

**BACKGROUND:**

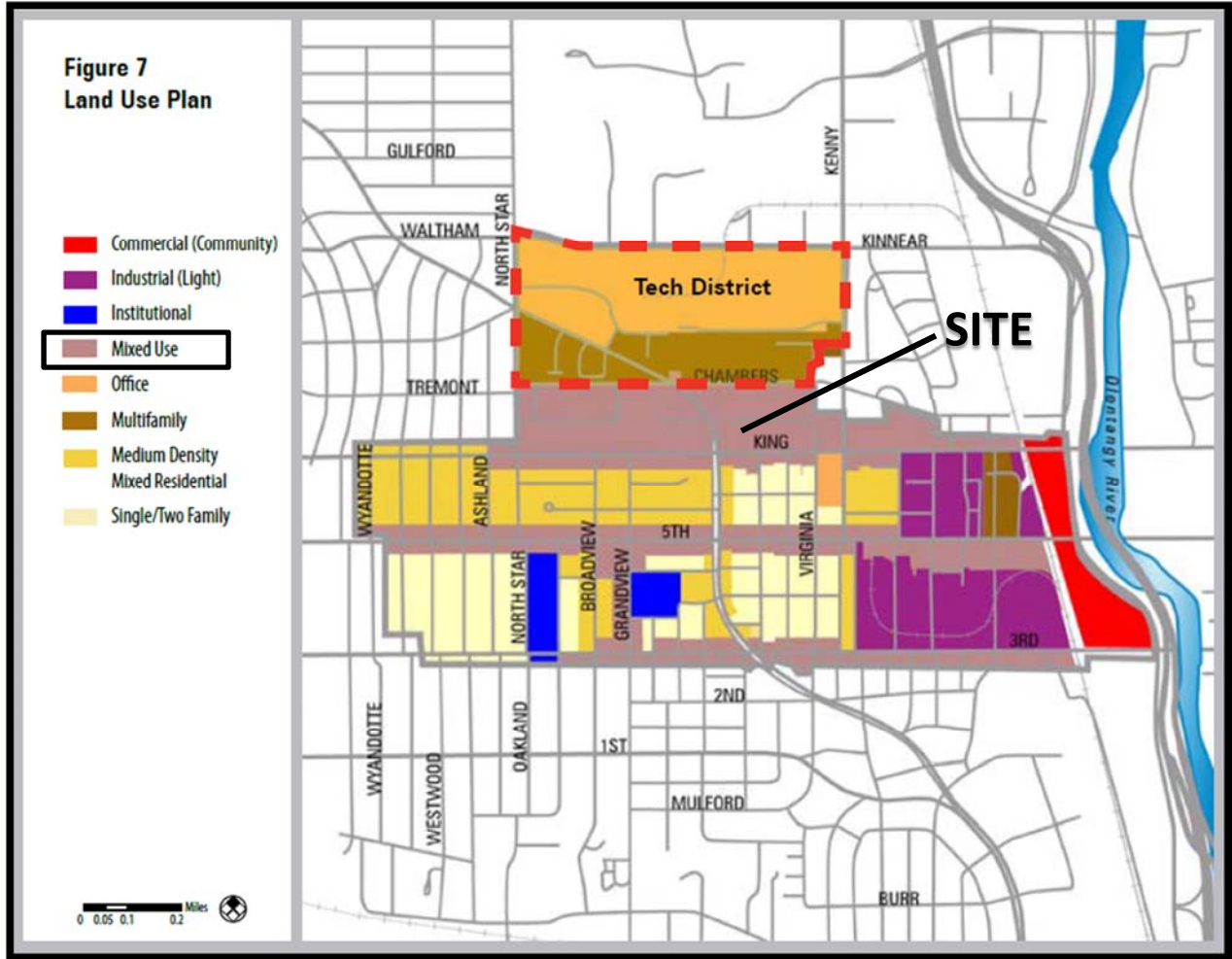
- The 1.47± acre site consists of three parcels developed with office/warehouse buildings. The western parcel is in the M-2, Manufacturing District, while the other two parcels are currently undergoing annexation from Clinton Township which will result in the assignment of the R, Rural District.
- North of the site is multi-unit residential development in the AR-3, Apartment Residential District. South of the site is multi-unit residential development in the AR-1, Apartment Residential District and two-unit dwellings in the R-4, Residential District. East of the site is an industrial/commercial building in the L-I, Limited Industrial District within Clinton Township. West of the site is a commercial building in the ARLD, Apartment Residential District, as the result of annexation.
- Concurrent Council variance CV21-071 has been filed and includes variances to the building height, lot coverage, building lines, rear yard, maneuvering, and parking space. That request will be heard by City Council and will not be considered at this Development Commission meeting.
- The site is within the planning boundaries of the *Fifth by Northwest Neighborhood Plan* (2009), which recommends “Mixed-use” land uses at this location. The site is also subject to *Columbus Citywide Planning Policies* (C2P2) Design Guidelines (2018).
- The site is located within the boundaries of the Fifth by Northwest Area Commission, whose recommendation for the rezoning request is for approval, but will need to reconsider concurrent CV21-071 at a future meeting.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval.

The requested AR-3, Apartment Residential District will permit multi-unit residential development. The proposed AR-3 district at this location is comparable with the land use recommendation of the *Fifth by Northwest Neighborhood Plan* for "Mixed-use" development at this location. Additionally, the request is consistent with both the established development and zoning pattern along Chambers Road and with new residential infill developments in urban neighborhoods.



Z21-054  
1205 Chesapeake Ave.  
Approximately 1.47 acres  
R & M-2 to AR-3



*Fifth by Northwest Neighborhood Plan (2009)*

CV21-071  
1205 Chesapeake Ave.  
Approximately 1.47 acres  
R & M-2 to AR-3



Z21-054  
1205 Chesapeake Ave.  
Approximately 1.47 acres  
R & M-2 to AR-3

**FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW**  
(PLEASE PRINT)

**Application Number** Z21-054

**Address** 1205 Chesapeake Avenue

**Group Name** 5th X Northwest

**Meeting Date** 9.14.21

**Specify Case Type**


- BZA Variance / Special Permit
- Council Variance
- Rezoning
- Graphics Variance / Plan / Special Permit

**Recommendation**  Approval  
(Check only one)  Disapproval

**LIST BASIS FOR RECOMMENDATION:**

Recommendation of approval for request to rezone property to AR-3 district.

**Vote** 3 - yes; 2 - no

**Signature of Authorized Representative**  Digitally signed by Justin Shaw  
Date: 2021.09.18 18:18:55 -04'00'

**Recommending Group Title** Justin Shaw, Zoning Committee Chair

**Daytime Phone Number** 614.723.9187

Please e-mail this form to **the assigned planner within 48 hours of meeting day**; OR FAX to Zoning at (614) 645-2463; OR MAIL to: Zoning, City of Columbus, Department of Building & Zoning Services, 111 N Front Street, Columbus, Ohio 43215.

# Rezoning Application

DEPARTMENT OF BUILDING  
AND ZONING SERVICES

111 N Front Street, Columbus, Ohio 43215  
Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

**PROJECT DISCLOSURE STATEMENT**

APPLICATION #: Z21-054

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

Being first duly cautioned and sworn (NAME) Eric Zartman  
of (COMPLETE ADDRESS) 8000 Walton Parkway, Suite 260, New Albany, Ohio 43054  
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 (including contact name and number)  
Business or individual's address; City, State, Zip Code  
Number of Columbus-based employees  
(Limited to 3 lines per box)

<p>1. Yellow Dog Investments 1211 Chesapeake Avenue Columbus, Ohio 43212</p>	<p>2. Preferred Living 750 Communications Parkway, Suite 200 Columbus, Ohio 43214</p>
<p>3. Green Mountain Investments, LLC 1211 Chesapeake Avenue Columbus, Ohio 43212</p>	<p>4.</p>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT 

Sworn to before me and signed in my presence this 21<sup>st</sup> day of June, in the year 2021

 My Commission Expires 11-2026 Notary Seal Here



**KIMBERLY R. GRAYSON**  
Notary Public, State of Ohio  
My Commission Expires  
01-11-2026

***This Project Disclosure Statement expires six (6) months after date of notarization.***