

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
OCTOBER 11, 2012**

- 8. APPLICATION: Z04-026 (04335-00000-00027)**
Location: **577 WEST FIRST AVENUE (43215)**, being 10.59± acres surrounding the intersection of West First Avenue and Perry Street. (010-285101).
Existing Zoning: M, Manufacturing, C-3, C-4, Commercial and CPD Commercial Planned Development Districts.
Request: AR-2, AR-3 Apartment Residential and R-2F Residential Districts.
Proposed Use: Follow-up rezoning to CV04-006 to conform the zoning to the existing development.
Applicant(s): Royal Tallow Holdings Ltd; c/o Donald T. Plank, Atty; Plank Law Firm; 145 East Rich Street; Columbus, Ohio 43215.
Property Owner(s): Royal Tallow Holdings Ltd; c/o Donald T. Plank, Atty; Plank Law Firm; 145 East Rich Street; Columbus, Ohio 43215.
Planner: Dana Hitt, 645-2395; dahitt@columbus.gov

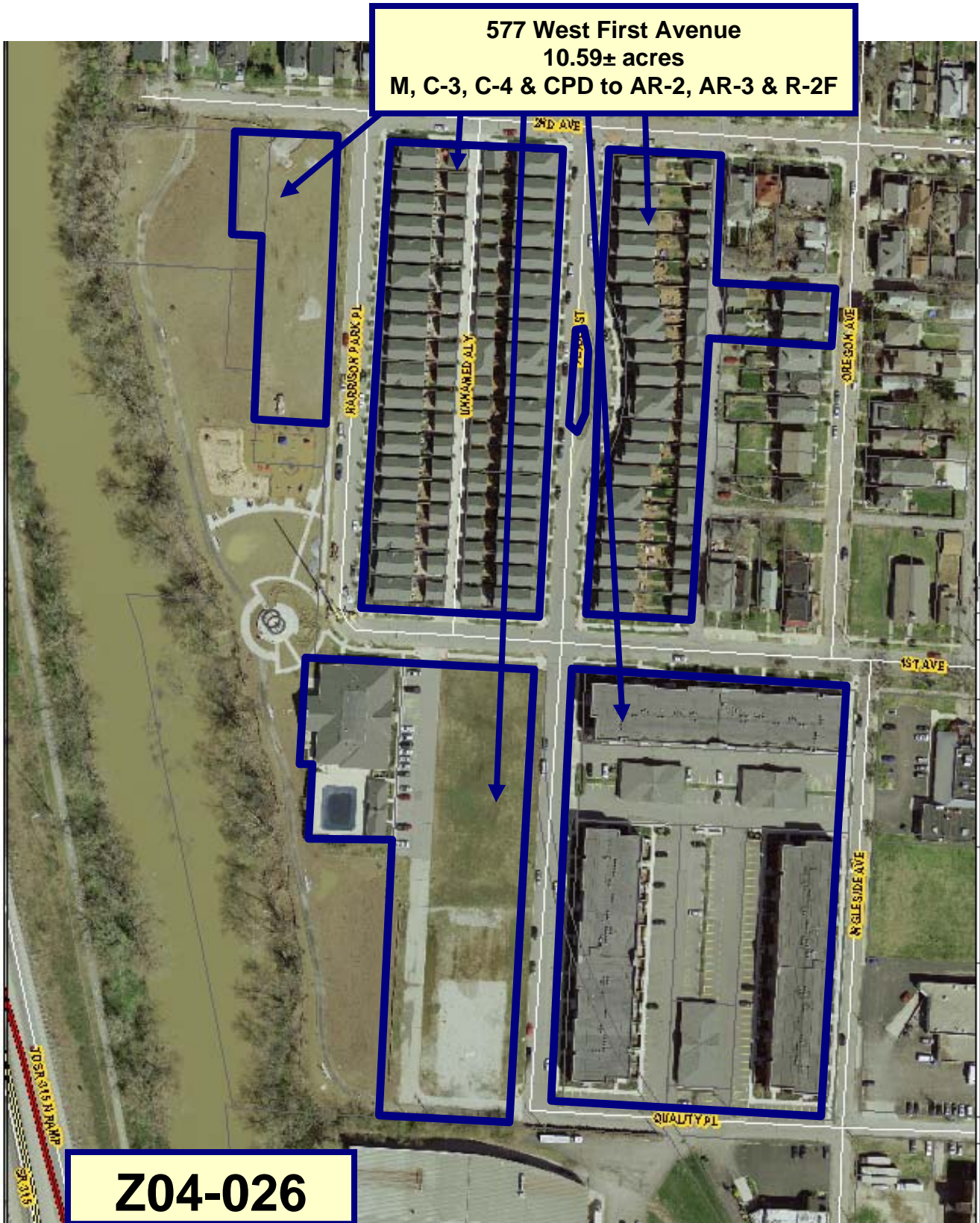
BACKGROUND:

- o At the insistence of Staff, the applicant is finishing a follow-up rezoning to the AR-2, AR-3 Apartment Residential and R-2F Residential Districts to bring the zoning into conformance with how this was developed under CV04-006. Currently the site is zoned in the M, Manufacturing District. Staff's position is that the site will likely not be used for manufacturing purposes again and that the zoning should reflect the land use for an orderly zoning map and for ease of administration including refinancings and sales. The site is developed with single and multi-unit dwellings as well as a community center. Only part of lot 7, is left to be developed.
- o To the north across Second Avenue are single and multi-unit dwellings in the R-2F and R-4 Residential Districts. To the south are a beer distributor and other industrial uses in the M, Manufacturing District. To the east are single-and multi-unit dwellings north of First Avenue and office and industrial uses south of First Avenue. To the west is Harrison Park.
- o The site falls within the boundaries of the *Harrison West Plan (2005)* which calls for mixed density residential development on the site.
- o The applicants sought and were granted various variances to standards via CV04-006 which currently governs the site. Those will be reiterated to maintain conformance of the development via CV04-009, concurrent with this application. Council will hear CV04-009 and those variances are not the Development Commission hearing.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

Staff supports the completion of this rezoning since it is consistent with the land use recommendations of the *Harrison West Plan* (2005), is consistent with CV04-006 and would result in the zoning map finally representing what the site is actually developed with and used for. Because the map will now reflect the actual use, the residents of the site should benefit with less confusion amongst lenders and appraisers when they go to buy, sell or refinance their property.







REZONING APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • 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 # Z04-026

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Donald Plank -----

of (COMPLETE ADDRESS) Plank Law Firm, 145 East Rich Street, Fl 3, 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

<p>1. Royal Tallow Holdings, LTD. 575 West First Avenue, Suite 100 Columbus, OH 43215 # of Columbus Based Employees: 0 Contact: Mark Wagenbrenner, (614) 545-9247</p>	<p>2.</p> <hr style="border-top: 1px dashed black;"/>
<p>3.</p> <hr style="border-top: 1px dashed black;"/>	<p>4.</p> <hr style="border-top: 1px dashed black;"/>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT Donald Plank

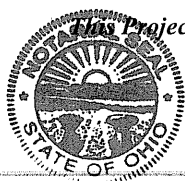
Subscribed to me in my presence and before me this 30th day of JULY, in the year 2012

SIGNATURE OF NOTARY PUBLIC Barbara A. Painter

My Commission Expires: AUGUST 3, 2015

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

Notary Seal Here



BARBARA A. PAINTER
Notary Public, State of Ohio
My Commission Expires AUGUST 3, 2015

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