

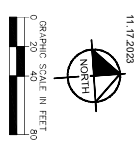
- LEGEND**
- EXISTING EASEMENT
 - - - PROPOSED PROPERTY LINE
 - PERIMETER FENCE
 - YARD SETBACK
 - DRIVE AISLE CENTER

SITE DATA - RESIDENTIAL

APPROXIMATE ACREAGE	12.48 ± AC
EXISTING ZONING	MANUFACTURING (M)
PROPOSED ZONING	APARTMENT RESIDENTIAL LOW DENSITY DISTRICT (ARLD)
BUILDING LOT COVERAGE	50% MAX
REQUIRED PARKING (9' X 18')	348
CITY OF COLUMBUS REQUIRED PARKING (1.5 STALLS PER UNIT)	326
PROVIDED PARKING (9' X 18')	368
MAXIMUM BUILDING HEIGHT	35 FT
FRONT SETBACK	25 FT
SIDE SETBACK	25 FT
REAR SETBACK	25 FT

UNIT MIX

2 BEDROOMS	121 UNITS
3 BEDROOMS	48 UNITS
4 BEDROOMS	48 UNITS
TOTAL	217 UNITS



CORNERSTONE CROSSING
 MULTIFAMILY DEVELOPMENT
 COLUMBUS, OH
 OCTOBER 2, 2023



**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
NOVEMBER 09, 2023**

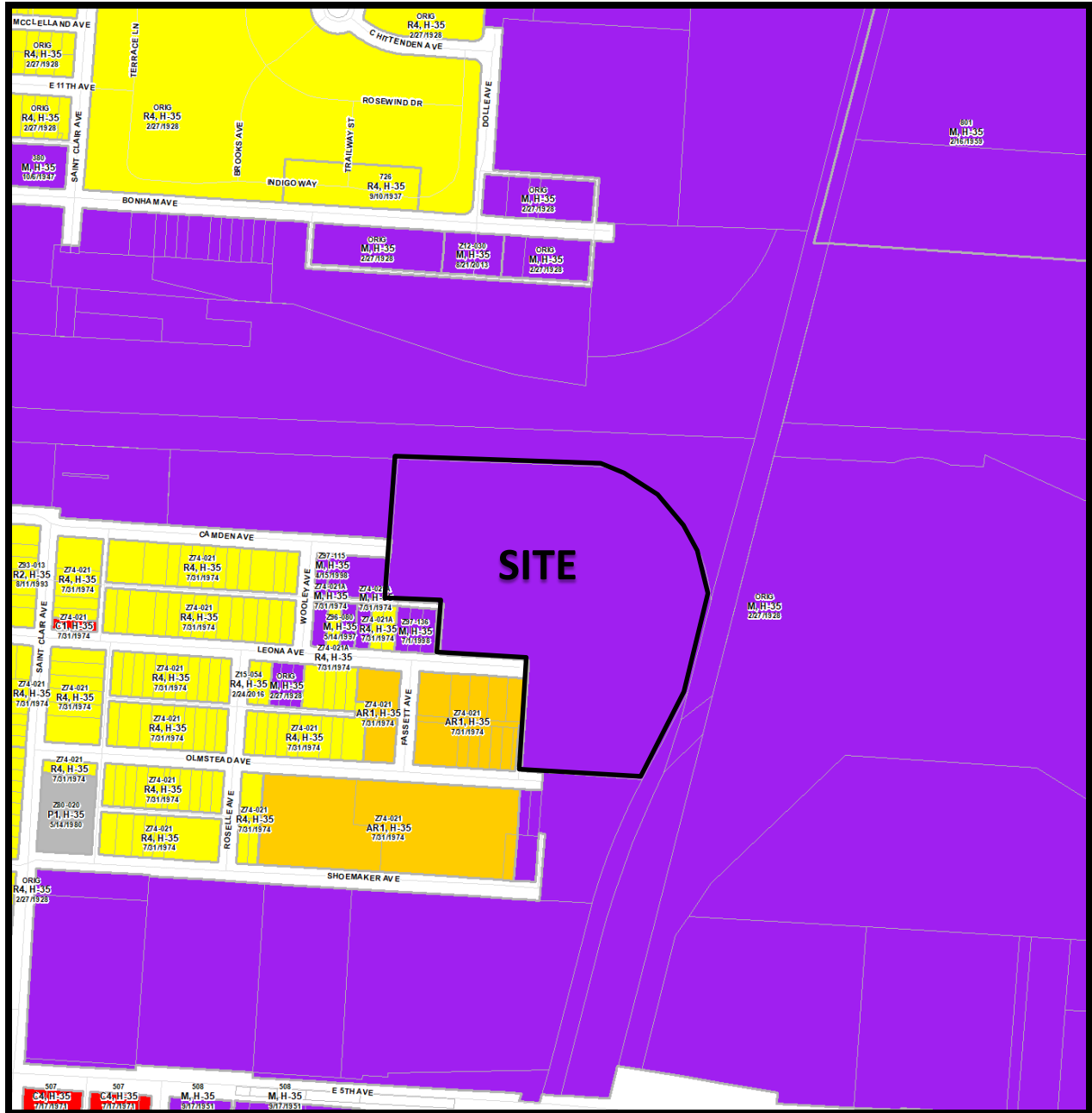
- 8. APPLICATION: Z23-054**
Location: 1160 CAMDEN AVE. (43201), being 12.50± acres located at the eastern terminus of Camden Avenue (010-258776; Milo-Grogan Area Commission).
Existing Zoning: M, Manufacturing District.
Request: L-ARLD, Limited Apartment Residential District (H-60).
Proposed Use: Multi-unit residential development.
Applicant(s): Domenic Spencer; PO Box 4108; Bellevue, WA 98009.
Property Owner(s): East Milo Partners, LLC; c/o John B. Howarth; 691 Parsons Ave.; Columbus, OH 43215.
Planner: Eastman Johnson; 614-645-7979; roejohnson@columbus.gov

BACKGROUND:

- The 12.50± acre site is an undeveloped parcel in the M, Manufacturing District. The requested L-ARLD, Apartment Residential District will allow a 217-unit apartment complex, as shown on the submitted site plan.
- North of the site is a recycling facility in the M, Manufacturing District. East of the site is a metal warehouse in the M, Manufacturing District. South of the site is an undeveloped lot in the M, Manufacturing District. West of the site is a landscaping warehouse in the M, Manufacturing District, an auto-repair garage in the M, Manufacturing District, single-unit and multi-unit residential developments in the AR-1, Apartment Residential District and R-4, Residential District, respectively.
- The site is located within the planning boundaries of the *Milo-Grogan Neighborhood Plan* (2007) which recommends “Light Industrial” land uses at this location.
- The site is located within the boundaries of the Milo-Grogan Area Commission, whose recommendation is for approval.
- At the time this report was written, the applicant has agreed to convert this application into an L-ARLD request. Staff has received a site plan showing an apartment complex containing 217 units, but has yet to receive the limitation text.

CITY DEPARTMENTS’ RECOMMENDATION: Approval.

The requested L-ARLD, Limited Apartment Residential District will allow the development of a 217-unit apartment complex. The limitation text includes appropriate use restrictions and a commitment to development the site as demonstrated on the submitted site plan. Although the *Milo-Grogan Neighborhood Plan* recommends “Light Industrial” land uses at this location, the submitted site plan incorporates high design features that are consistent with *Columbus Citywide Planning Policies* (C2P2) Design Guidelines (2018). Additionally, the proposed use will not add an incompatible land use to the area as there are existing residential uses west and south of the site.



Z23-054
1160 Camden Ave.
M to L-ARLD
Approximately 12.50 acres



Z23-054
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M to L-ARLD
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Z23-054
1160 Camden Ave.
M to L-ARLD
Approximately 12.50 acres

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

FOR USE BY: AREA COMMISSION / NEIGHBORHOOD GROUP
(PLEASE PRINT)

Case Number Z23-054

Address 1160 Camden Avenue

Group Name Milo Grogan Area Commission

Meeting Date 10/10/23

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:

We had our Area commission meeting on 10/10/23, at the Milo-Grogan community recreation center, meeting time was 6:00 pm.

We voted to Approve and to support the rezoning on 1160 Camden avenue in the Milo-Grogan community.

Vote We had 10 commissioners that voted, 10 voted yes.

Signature of Authorized Representative *Charles Thompson* 10/10/23

Recommending Group Title Milo-Grogan Area Commission

Daytime Phone Number 614-580-0280

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 #: Z23-054

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) Stephanie Hayward
of (COMPLETE ADDRESS) 300 Spruce St Suite 300 Columbus, OH 43125
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. DevCo Preservation, LLC 10900 NE 8th Street, #1200 Bellevue, WA 98004 # of Columbus-Based Employees: 0</p>	<p>2.</p>
<p>3.</p>	<p>4.</p>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT Stephanie Hayward

Sworn to before me and signed in my presence this 28th day of AUGUST, in the year 2023

Linnette Schaffer
SIGNATURE OF NOTARY PUBLIC

Notary Seal Here
JANUARY 13, 2024
My Commission Expires



LINETTE SCHAFFER
Notary Public, State of Ohio
My Comm. Expires Jan. 13, 2024

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