

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
MARCH 11, 2004**

- 8. APPLICATION: Z03-128**
Location: 1481 CHAMBERS ROAD (43212), being 1.10± acres located on the south side of Chambers Road, 322± feet east of North Star Road (130-007061).
Existing Zoning: R, Rural District (Annexation Pending).
Request: AR-1, Apartment Residential District.
Proposed Use: Multi-family residential development.
Applicant(s): Metropolitan Holdings Limited; c/o Jeffrey L. Brown, Atty.; 37 West Broad Street, Suite 725; Columbus, Ohio 43215.
Property Owner(s): Linsue, Inc. et al.; 2098 Builford Road; Columbus, Ohio 43221.
Planner: Don Bier, 645-0712; drbier@columbus.gov

BACKGROUND:

- o The applicant wishes to rezone the site to the AR-1, Apartment Residential District to develop five 45 foot high 6-unit apartment buildings, two carriage houses, two detached 3-car garages, and permit on-street parking on Chambers Road, with reduced development standards. A maximum of 32 dwelling units are proposed with a density of 27.7 dwelling units per acre. This request is accompanied by companion Council Variance request CV03-052, which requests a variance to permit development of an apartment complex and carriage houses on the same lot and to vary development standards for yard, height and parking.
- o The site is bordered on the north by multi-family residential development zoned in the AR-1, Apartment Residential District, on the east by a two-family dwelling and nursing home located in Clinton Township, on the south by single-family dwellings located in Clinton Township, and on the west by an office building located in Clinton Township.
- o This staff report is based on the hardship statement and site plan submitted with CV03-052 on December 30, 2003 and subsequent review by City Staff of the combined rezoning and variance request. Variances are requested to permit an apartment complex and carriage houses on the same property (C.C. 3333.02); to reduce the Chambers Road building line from 30 feet to 18 feet (C.C. 3333.22); to permit construction of a carriage house, 3-car garage and required parking along the west property line in the maximum required side yard (C.C. 3333.22); to permit construction of a 3-car garage and allow continued use of a driveway easement for a 2-family dwelling located on parcel 130-005039 in the minimum required side yard (C.C. 3333.23); to reduce required rear yard from 25% (11,948± square feet (C.C. 3333.24); to permit construction of portions of three 6-unit apartment buildings, two 3-car garages and required parking in required side and rear yards (C.C. 3333.25); to increase the permitted height of a detached garage from 15 feet to 19 feet to enable installation of a cupola on garages (C.C. 3333.35); to reduce the size of required parking spaces accessed from the alley to 18 feet to 8.5 feet (C.C. 3342.19); and to reduce the number of required on-site parking spaces from 64 spaces (C.C. 3342.28). Data is not available to provide complete figures for variances to C.C. 3333.24, Rear yard or 3333.28, Minimum number of required parking spaces.

The applicant is working with the Franklin County Engineer's Office to identify required alley improvements and address any other county or township traffic issues and is preparing a revised site plan to address comments provided by Council Activities staff and the Divisions of Public Safety, Refuse and Transportation.

CITY DEPARTMENTS' RECOMMENDATION: Disapproval. **

The applicants request for the AR-1, Apartment Residential District to develop five 6-unit apartment buildings and two carriage houses is consistent with development patterns in the area. The requested density of 27.7 dwelling units per acre is not inconsistent with existing densities. The proposed 45 foot height of the apartment buildings falls within the 60 foot height district designated for the AR-1, Apartment Residential District. The companion Council Variance would permit two carriage houses on the same parcel as an apartment complex and vary development standards to reduce the Chambers Road building setback, maximum and minimum required side yards, rear yard, parking space size and required number of parking spaces, allow obstructions in required side and rear yards, and increase detached garage height. Staff recommends disapproval because the applicant has not provided an acceptable site plan for review by City of Columbus staff that includes all commitments made by the applicant to the City Departments and Franklin County.

**Conditional Approval (3/11/04).

The applicant submitted a revised site plan for companion CV#03-052 plan after completion of the staff report. The revised site design addresses concerns raised by Public Safety and Refuse regarding site access and on-site maneuvering by redesigning Chambers Road and alley driveways, relocating certain utility poles, and scaling down the dumpster area concrete island. The applicant has also agreed to install no parking zone signage, enter into a permanent agreement to have vehicles towed from no parking zones, and to designate the City of Columbus as an authorized agent for issuance of citations and the removal of vehicles parked in violation of parking restrictions on private streets. The Franklin County Engineer's Office will grant access for driveways and 15± on-site parking spaces that will be accessed from the alley when an agreement is reached with the applicant regarding the composition and scope of required alley improvements. Staff recommends conditional approval subject to the condition that applicant agrees to provide a written sign-off from the Franklin County Engineer before this ordinance can be submitted to Columbus City Council.