

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
APRIL 13, 2006**

- 2. APPLICATION: Z05-091**
- Location:** **116 WEST STARR AVENUE (43201)**, being 0.77± acres located at the northeast corner of Starr and Dennison Avenues (Victorian Village Commission, 010-017064).
- Existing Zoning:** L-P-2, Limited Public Parking and P-2, Public Parking Districts.
- Request:** AR-O, Apartment Residential Office District.
- Proposed Use:** Multi-family residential development.
- Applicant(s):** Plaza Properties; c/o Jackson B, Reynolds III, Atty.; Smith & Hale; 37 West Broad Street, Suite 725; Columbus, OH 43215.
- Property Owner(s):** Doctors Ohio Health Corp.; c/o Ohio Health – Office of General Counsel; 1087 Dennison Avenue, 4<sup>th</sup> Floor; Columbus, OH 43201 and Third-Apollo Co.; 100 West 3<sup>rd</sup> Avenue; Columbus, OH 43201.
- Planner:** Lisa Russell, 645-0716, [lrussell@columbus.gov](mailto:lrussell@columbus.gov)

**BACKGROUND:**

- The 0.77± acre site is zoned P-2, Parking and L-P-2, Limited Parking Districts. The applicant requests a rezoning to the AR-O, Apartment Office District to allow for a multi-family residential development. In conjunction with this rezoning request, a companion Council variance application has been filed (CV05-056) that anticipates a 111-unit multifamily development. The applicant has secured staff support for the parking and setback variances. The variance application includes property to the north of the site, while this application is limited to rezoning the southern half of the site, at the northeast corner of Dennison and Starr Avenues.
- North of the site are medical offices zoned in the AR-O, Apartment Residential Office District. East is a single-family dwelling zoned in the ARLD, Apartment Residential District. South, across Starr Avenue, is a pharmacy in the AR-O Apartment Residential Office District; and west of the site is the Victorian Village Medical Center zoned in the I, Institutional District. The majority of this property was rezoned from P-2 to L-P-2 in 1986 under application Z86-072. The purpose of the application was to provide 76 parking spaces and allow for the expansion of a medical office building located on a separate site. The sole condition in the limitation text was to reserve the parking lot for clients and staff of the medical building located at 100 West Third Avenue.
- The applicant is proposing to rezone this site to AR-O and mitigate the parking for 100 W. Third on another separate lot, which in turn requires zoning action to accommodate the parking use.

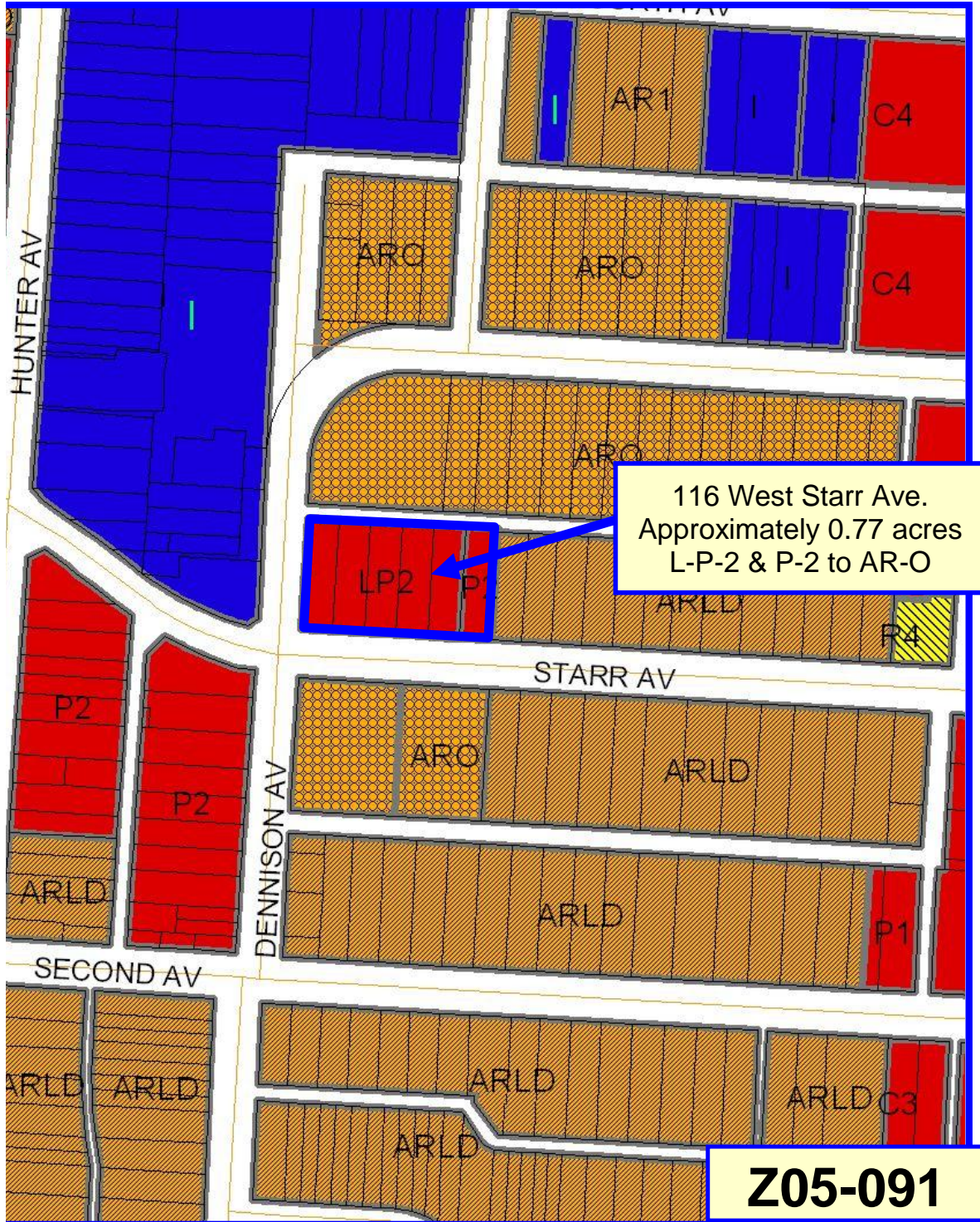
- The site is located within the boundaries of the Victorian Village Area Commission whose recommendation is for approval of the proposed zoning district.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval.

Staff approves of the land use and the applicant has filed application Z06-010 to provide parking for 100 West Third on another site prior to an ordinance being submitted to Columbus City Council for the rezoning of this site.













1-31-06: 3:34PM:Smith and Hale

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Z05-091



City of Columbus  
Mayor Michael B. Coleman

## Department of Development

Mark Barbash, Director

### Certificate of Appropriateness

#### VICTORIAN VILLAGE COMMISSION

*This Certificate of Appropriateness is not a zoning clearance nor a building permit. This document does not relieve the applicant from the responsibility of filing for and obtaining any required zoning clearance (645-7314) and/or building permit (645-7433) from the City of Columbus Building & Development Services Division (757 Carolyn Ave.) and following all other applicable codes and ordinances of the City of Columbus.*

PROPERTY ADDRESS: 116 West Starr Avenue  
APPLICANT'S NAME: Plaza Properties (Owner)

APPLICATION NO.: 05-12-10a

HEARING DATE: 1-12-06

EXPIRATION: 1-12-07

The Victorian Village Commission hereby certifies that the application for the above referenced property and a copy of this Certificate of Appropriateness are on file with the city's Historic Preservation Office. The Commission has reviewed the application and taken the following action(s) in accordance with Columbus City Code 3116 & 3325 and the architectural guidelines:

- Approved:** Exterior alterations per APPROVED SPECIFICATIONS  
 **Recommendation for Approval:** Requested re-zoning/special permit/variance per APPROVED SPECIFICATIONS

#### APPROVED SPECIFICATIONS:

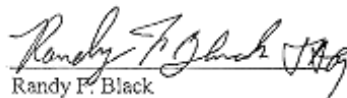
Recommend the approval of proposed variance #05-12-10a, 116 West Starr Avenue, as submitted with the following clarifications:

- Rezone the southern parcel from L-P-2 & P-2 to AR-0.
- Recommendation is contingent on the applicant's securing the additional parking area.
- Future development of this site, regardless of owner, shall meet the appropriateness of the Victorian Village Guidelines

MOTION: Conte/Decker (7-0-0) RECOMMENDED.

- Drawings Required

This Certificate of Appropriateness is only valid for work performed in accordance with the motion so passed and approved by the Commission, and shall accompany plans submitted for zoning clearance and/or building permits.

  
Randy P. Black

Historic Preservation Officer



205-091

City of Columbus | Department of Development | Building Services Division | 757 Carolyn Avenue, Columbus, Ohio 43224

### 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.

STATE OF OHIO  
COUNTY OF FRANKLIN

APPLICATION # 205-091  
05335-0000-00091

Being first duly cautioned and sworn (NAME) Jackson B. Reynolds, III  
of (COMPLETE ADDRESS) 37 W. Broad Street, Suite 725, 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

If applicable, check here if listing additional parties on a separate page (REQUIRED)

<p>1. Third-Apollo Co. 100 West Third Avenue Columbus, Ohio 43201</p>	<p>2. Doctors Ohio Health Corp. c/o Ohio Health - Office of General Counsel 1087 Dennison Avenue, 4th Floor Columbus, Ohio 43201</p>
<p>3. Plaza Properties 3016 Maryland Avenue Columbus, Ohio 43209</p>	<p>4.</p>

SIGNATURE OF AFFIANT

*Jackson B. Reynolds III*

Subscribed to me in my presence and before me this 27th day of October in the year 2005

SIGNATURE OF NOTARY PUBLIC

*Jennifer T. Huette*

My Commission Expires:

04-25-09

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



JENNIFER T. HUETTE  
Notary Public, State of Ohio  
My Commission Expires 04-25-09