

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JANUARY 14, 2016**

- 3. APPLICATION: Z15-051**
- Location:** **1414 BROADVIEW AVENUE (43212)**, being 1.1± acres located on the east side of Broadview Avenue, 377± feet north of West Third Avenue (010-059430, and 6 others; 5th by Northwest Area Commission).
- Existing Zoning:** R-4, Residential District.
- Request:** AR-3, Apartment Residential District.
- Proposed Use:** Apartment building.
- Applicant(s):** Snyder Baker Acquisitions, LLC; c/o Dave Perry, Agent; David Perry Company, Inc.; 145 East Rich Street, 3rd Floor; Columbus, OH 43215; and Donald Plank, Atty.; Plank Law Firm; 145 East Rich Street, 3rd Floor; Columbus, OH 43215.
- Property Owner(s):** Florence Corkwell Phillips Trust, et al; c/o Dave Perry, Agent; David Perry Company, Inc.; 145 East Rich Street, 3rd Floor; Columbus, OH 43215; and Donald Plank, Atty.; Plank Law Firm; 145 East Rich Street, 3rd Floor; Columbus, OH 43215.
- Planner:** Tim Dietrich; 645-6665; tedietrich@columbus.gov
Shannon Pine; 645-2208; spine@columbus.gov

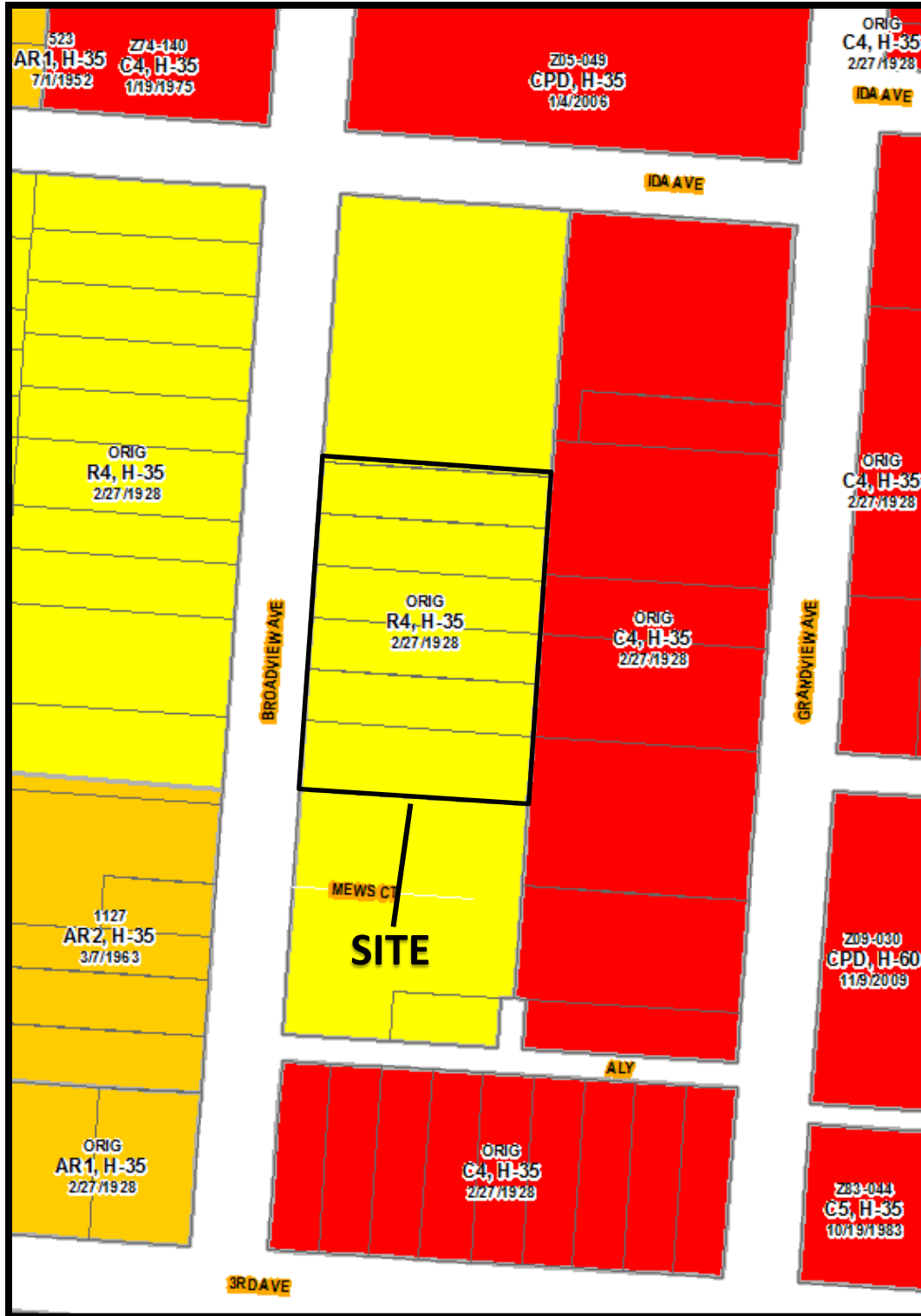
BACKGROUND:

- The 1.1± acre site consists of seven parcels zoned R-4, Residential District. The southernmost parcel has an existing four-unit dwelling, while the middle five parcels each have an existing two-unit dwelling. The northernmost parcel is undeveloped. The applicant is requesting to rezone all seven parcels to the AR-3, Apartment Residential District to allow construction of a new apartment building with a maximum of 68 dwelling units.
- North of the site are several multiple-unit residential structures zoned in the R-4, Residential District. To the east is a retail shopping center zoned in the C-4, Commercial District. To the south is a multiple unit residential development zoned in the R-4, Residential District. To the west are several multiple-unit residential structures zoned in the R-4, Residential District.
- The site is located within the planning area of the *Fifth by Northwest Neighborhood Plan* (2009), which recommends medium density mixed residential uses for this location. Staff recognizes that the proposal has a somewhat higher density but that its location being directly adjacent to Grandview Avenue and south of Fifth Avenue makes the density appropriate. Furthermore, multifamily development in the medium density mixed residential areas must demonstrate that they will not adversely impact the existing nature of the area and be consistent with residential design guidelines set forth in the neighborhood plan.

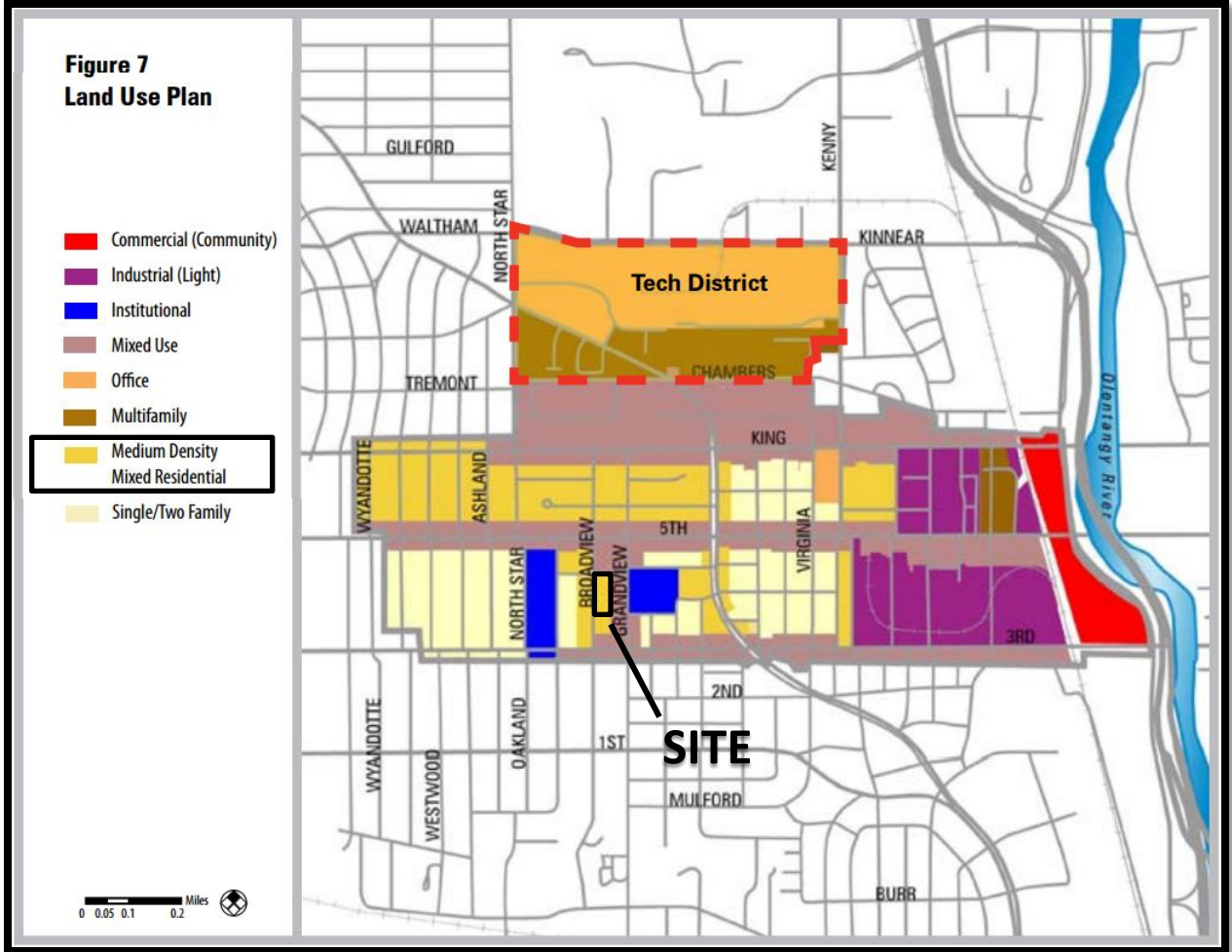
- The site is located within the boundaries of the 5th by Northwest Area Commission, whose recommendation was for approval, but the written recommendation had not been received at the time this report was finalized.
- Companion Council Variance (CV15-069) has been filed to vary building height, maneuvering, parking setback lines, vision clearance, building coverage, building lines and rear yard size standards. That request will be heard by City Council and will not be considered at this Development Commission meeting.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

Given the existing presence of multifamily residential uses to the south, west and east of the property, and its proximity to Grandview Avenue, Staff finds the proposed use and zoning to be compatible with the established development pattern of the area. The proposed use at this location is comparable with the land use recommendation of the *Fifth by Northwest Neighborhood Plan* for medium density mixed residential development.



Z15-051
1414 Broadview Avenue
Approximately 1.1 acres
R-4 to AR-3



Z15-051
1414 Broadview Avenue
Approximately 1.1 acres
R-4 to AR-3



Z15-051
1414 Broadview Avenue
Approximately 1.1 acres
R-4 to AR-3



DEPARTMENT OF BUILDING AND ZONING SERVICES

STANDARDIZED RECOMMENDATION FORM

Department of Building & Zoning Services
Scott Messer, Director
757 Carolyn Avenue, Columbus, Ohio 43224-3218
Phone: 614-645-7433 www.columbus.gov

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW

Case Number: Z15-051
Address: 1414 Broadview Avenue
Group Name: 5th by Northwest Area Commission
Meeting Date: January 5, 2016
Specify Case Type: [] BZA Variance / Special Permit, [] Council Variance, [x] Rezoning, [] Graphics Variance / Plan / Special Permit
Recommendation (Check only one): [] Approval, [x] Disapproval

NOTES: Approval as previously noted in my email of this project

Vote: 7-0
Signature of Authorized Representative: [Handwritten Signature]
RECOMMENDING GROUP TITLE: 5th by Northwest Area Commission
DAYTIME PHONE NUMBER: 614 256-1944

Please e-mail this form to the assigned planner within 48 hours of your meeting day; or FAX to Zoning at (614) 645-2463 OR MAIL to: Zoning, City of Columbus, Department of Building & Zoning Services, 757 Carolyn Avenue, Columbus, Ohio 43224.

Applications must be submitted by appointment. Call (614) 645-4522 to schedule

Revised 12/15 slp

THE CITY OF
COLUMBUS
MICHAEL B. COLEMAN, MAYOR

Rezoning Application

DEPARTMENT OF BUILDING
AND ZONING SERVICES

757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.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 # 215-051

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Donald Plank
of (COMPLETE ADDRESS) Plank Law Firm, 145 E Rich St., 3rd Floor, 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. Snyder Barker Acquisitions LLC 100 W Third Ave., Suite 100 Columbus, Ohio 43201 # Columbus based employees: 0 Contact: Jason Snyder 614-746-5858</p>	<p>2. Florence Corkwell Phillips Trust Elizabeth M. Fagan, Trustee 8911 Olentangy River Road Delaware, Ohio 43015 # of Columbus based employees: 0 Contact: Jeff Florey, 614-989-4555.</p>
<p>3. Owais T. Rana Omar Qaiser 2369 Dorset Road Columbus, Ohio 43221 # of Columbus based employees: 0 Contact: Omar Qaiser, 646-327-4050</p>	<p>4. _____</p>

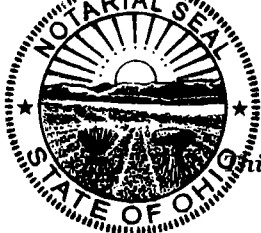
SIGNATURE OF AFFIANT Donald Plank

Sworn to before me and signed in my presence this 2nd day of November, in the year 2015

Stacey L. Danza
SIGNATURE OF NOTARY PUBLIC

11-5-2018
My Commission Expires

Notary Seal Here



Stacey L. Danza
Notary Public, State of Ohio
My Commission Expires 11-05-2018
This Project Disclosure expires six (6) months after the date of notarization.

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 checks payable to the Columbus City Treasurer