

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
APRIL 11, 2013**

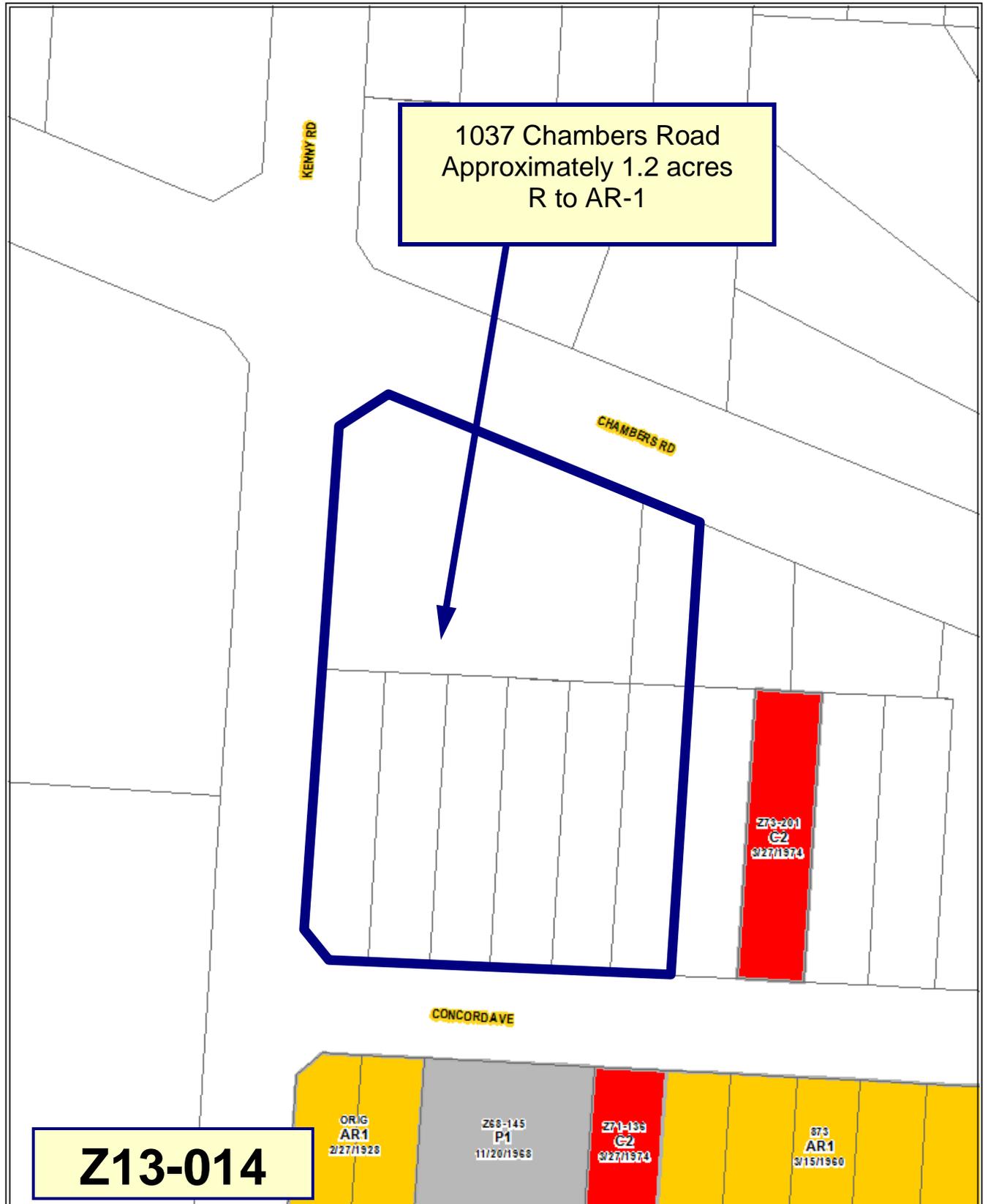
- 5. APPLICATION: Z13-014 (ACCELA # 13335-00000-00075)**  
**Location:** 1037 CHAMBERS ROAD (43212), being 1.2± acres located at the southeast corner of Chambers and Kenny Roads. (420-292047).  
**Existing Zoning:** R, Rural District.  
**Request:** AR-1, Apartment Residential District.  
**Proposed Use:** Multiple-unit dwellings  
**Applicant(s):** Metropolitan Holdings LLC; c/o Jeffrey L. Brown & David L. Hodge, Attys.; Smith and Hale; 37 West Broad Street, Suite 725; Columbus, OH 43215.  
**Property Owner(s):** Robert Steffens et al; 1037 Chambers Road; Columbus, Ohio 43212  
**Planner:** Dana Hitt; 645-2395; dahitt@columbus.gov

**BACKGROUND:**

- The recently annexed 1.2± acre site is developed with two single-unit dwellings and was automatically zoned in the R, Rural District upon annexation. The applicant wishes to rezone the property to the AR-1, Apartment Residential District to develop multiple-unit dwellings. The applicant is also pursuing a concurrent Council variance to reduce various development standards. The Council variance is only heard by City Council and will not be considered at the Development Commission hearing.
- To the north across Chambers Road are two single-unit dwellings in Franklin County. To the south is vacant land zoned in the AR-1, Apartment Residential District, parking in the P-1, Private Parking District and an office building in the C-2, Commercial District. To the east is a church in Franklin County. To the west across Kenny Road is a plumbing business in Franklin County.
- The *Columbus Thoroughfare Plan* identifies Kenny Road as a C arterial requiring a minimum of 30 feet right-of-way from centerline.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval

Staff supports the proposed rezoning given the presence of AR-1, Apartment Residential zoning to the south across Concord Avenue.







### REZONING APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services  
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • [www.columbus.gov](http://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 # Z13-014

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) David Hodge  
of (COMPLETE ADDRESS) 37 W. Broad St., Suite 725, 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

1. Metropolitan Holdings LLC 1500 W. 3rd Ave., Suite 400 Columbus, OH 43212 Zero employees Matt Vekasy - 488-1905, xt. 14	2. Robert & Steven Steffens 1307 Chambers Rd. Columbus, OH 43212 Peter Merkle - Broker - 629-5240
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

David Hodge

Subscribed to me in my presence and before me this 4th day of February, in the year 2013

SIGNATURE OF NOTARY PUBLIC

Jackson B. Reynolds

My Commission Expires:

\_\_\_\_\_

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

Notary Seal Here



JACKSON B. REYNOLDS, III, ATTORNEY AT LAW  
OF OHIO  
My commission has no expiration date.  
Section 147.03 R.C.

**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