

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
AUGUST 12, 2010**

- 3. APPLICATION: Z10-019 (ACCELA # 10335-00000-00292)**  
**Location:** 1000 SOUTH FRONT STREET (43215), being 0.25± acres located on the east side of Front Street, 200± feet south of Frederick Street (010-039662).  
**Existing Zoning:** M, Manufacturing District.  
**Request:** AR-O, Apartment Office District.  
**Proposed Use:** Up to six multi-unit dwellings and office uses.  
**Applicant(s):** 1000 S. Front Street LLC; c/o David Hodge, Atty.; Smith & Hale, LLC; 37 West Broad Street, Suite 725; Columbus, OH 43215.  
**Property Owner(s):** 1000 S. Front Street LLC; 22 East Gay Street; Suite 800; Columbus, OH 43215.  
**Planner:** Dana Hitt; 645-2395; [dahitt@columbus.gov](mailto:dahitt@columbus.gov)

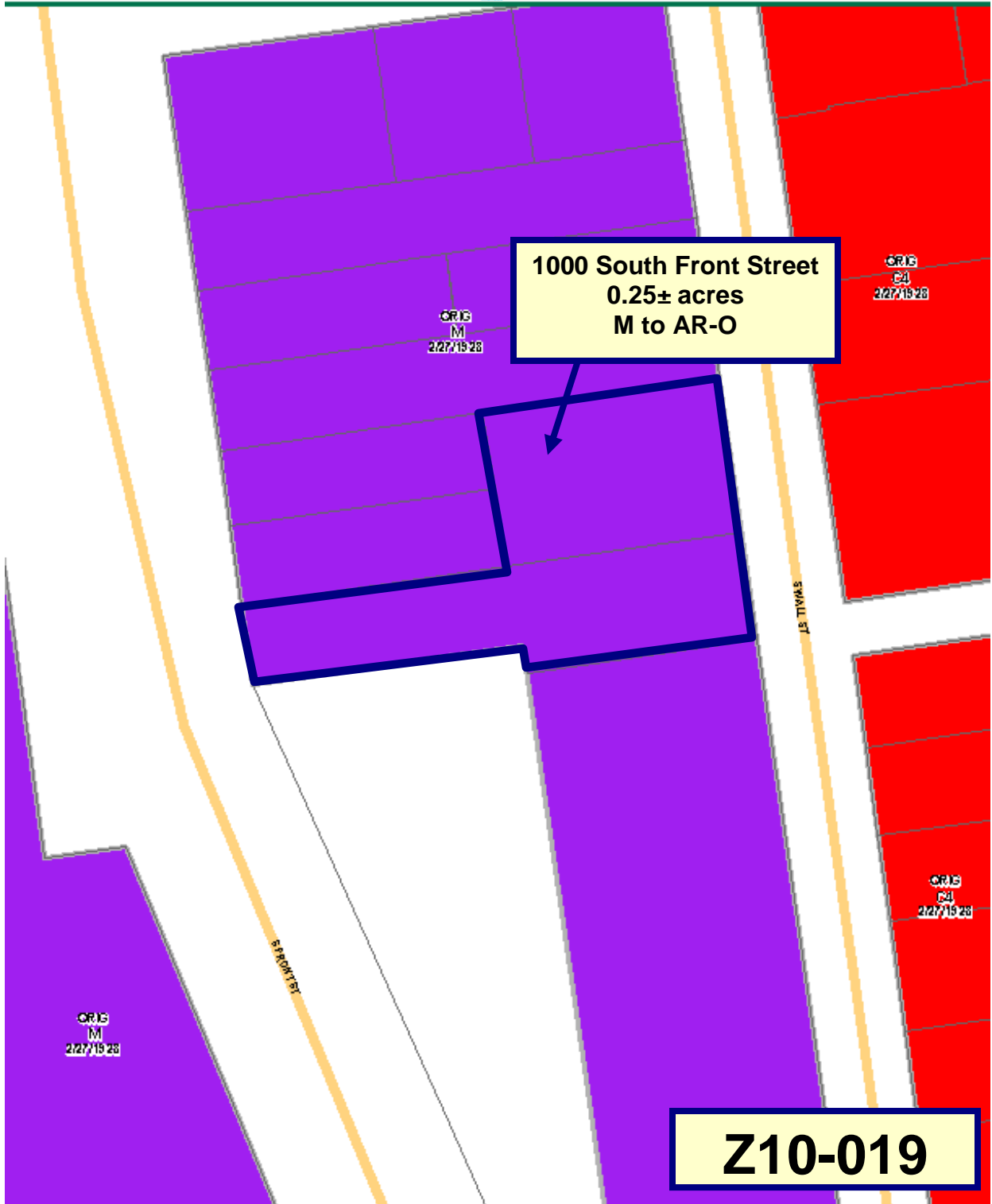
**BACKGROUND:**

- The applicant is applying for a rezoning with concurrent Council variance CV10-027. That Council Variance requests approval to redevelop an existing structure with six dwelling units and offices. During consideration of CV10-027, Building and Zoning Services Staff asked the applicant to rezone this to a more appropriate zoning district that would accurately reflect the way the site is to be used.
- To the north are single-unit dwellings and offices zoned in M, Manufacturing Districts. To the south are multi-unit dwellings zoned in the M, Manufacturing District. To the east across South Wall Street are parking lots and a mix of office and residential buildings zoned in the C-4, Commercial District. To the west across South Front Street is vacant land zoned in the M, Manufacturing District.
- The site is located within the boundaries of *The Brewery District Plan* (1993) and this rezoning is consistent with the Plan's recommendations to rezone manufacturing districts to more appropriate uses allowing a mix of office, residential and commercial uses.

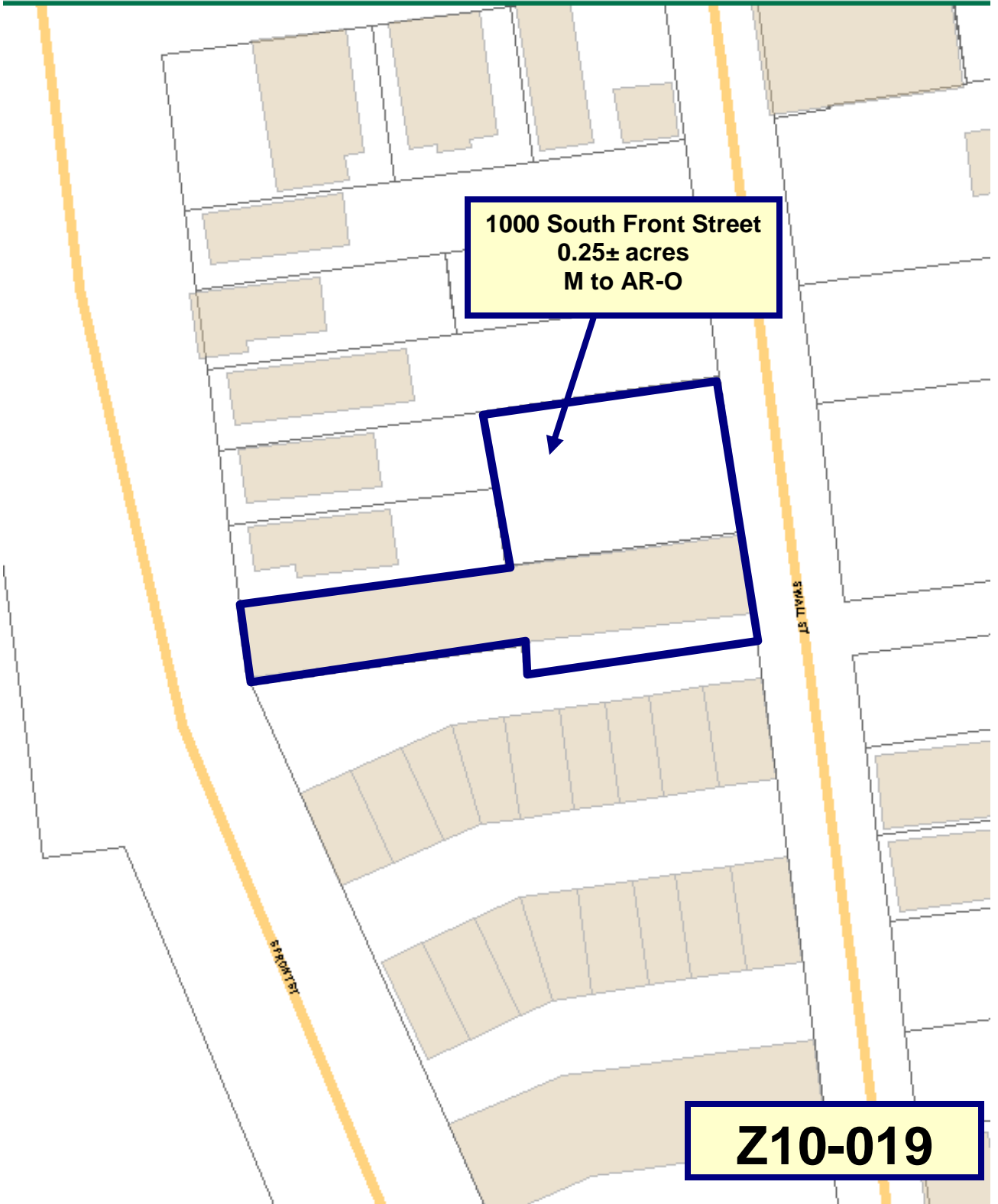
**CITY DEPARTMENTS RECOMMENDATION:** Approval.

The proposed AR-O, Apartment Office District for the existing building is consistent with the recommendation of *The Brewery District Plan* (1993) as well as with the zoning and development patterns of the area to rezone manufacturing districts to more appropriate uses allowing a mix of office, residential and commercial uses.

**CITY OF COLUMBUS**  
DEPARTMENT OF BUILDING AND ZONING SERVICES  
151 CAROLYN AVENUE, COLUMBUS, OH 43224



**CITY OF COLUMBUS**  
DEPARTMENT OF BUILDING AND ZONING SERVICES  
157 CAROLYN AVENUE, COLUMBUS, OH 43224



**1000 South Front Street**  
**0.25± acres**  
**M to AR-O**

**Z10-019**

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 # Z10-019

Being first duly cautioned and sworn (NAME) Jeffrey L. Brown  
of (COMPLETE ADDRESS) 37 W. Broad Street, 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. 1000 S. Front LLC 22 E. Gay St., Suite 800 Columbus, OH 43215  Don Devere 227-0600 Zero Columbus based employees	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 22<sup>nd</sup> day of July, in the year 2010

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

*[Handwritten Signature]*  
*[Handwritten Signature: Natalie C. Timmons]*  
9/4/2010

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

Notary Seal Here



NATALIE C. PATRICK-TIMMONS  
Notary Public, State of Ohio  
My Commission Expires 09-04-10