

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
DECEMBER 8, 2016**

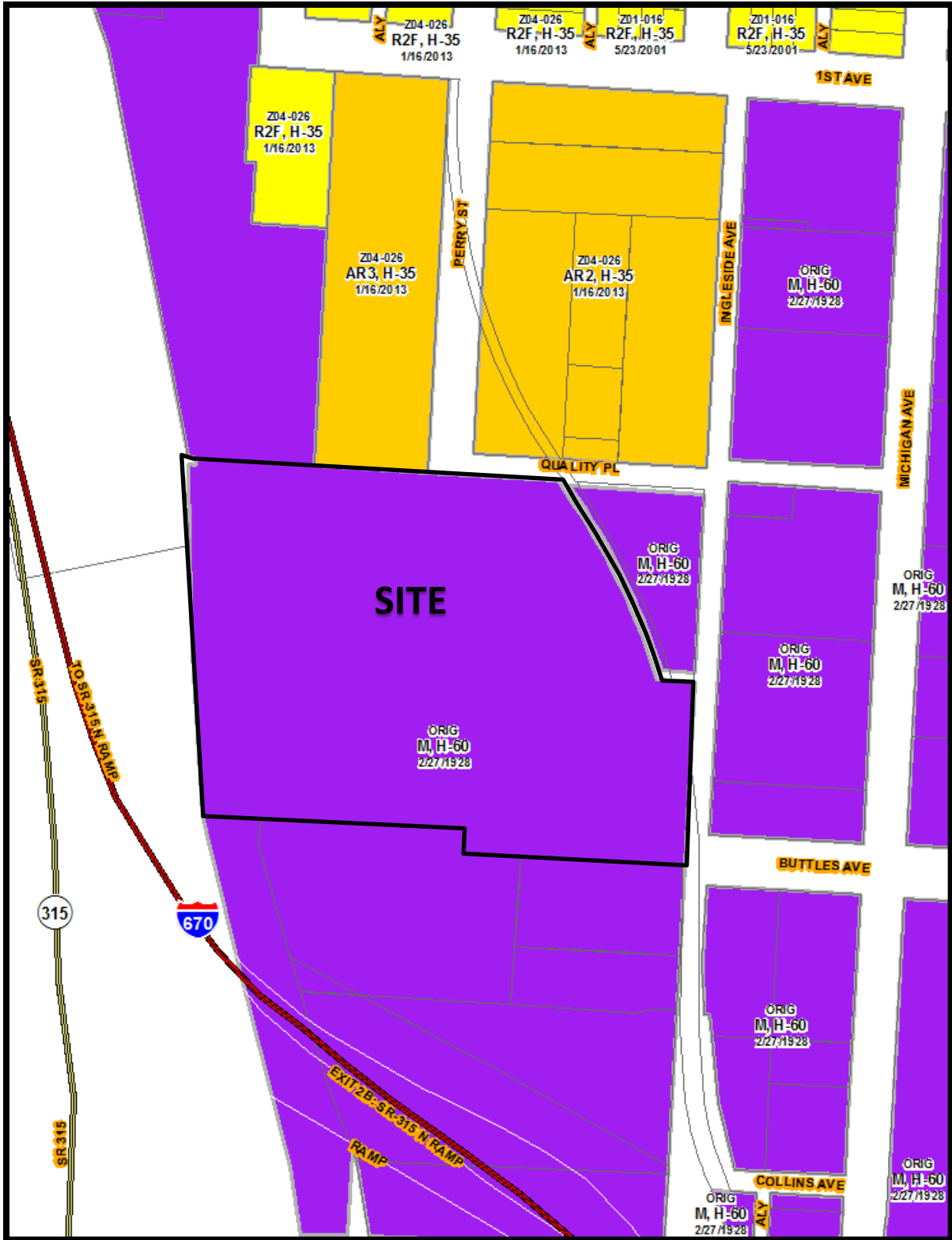
- 12. APPLICATION: Z16-066**  
**Location:** 871 INGLESIDE AVENUE (43215), being 7.03± acres located at the southwest corner of Ingleside Avenue and Buttles Avenue (010-005889; Harrison West Society).  
**Existing Zoning:** M, Manufacturing District.  
**Request:** AR-2, Apartment Residential District.  
**Proposed Use:** Multi-unit residential development.  
**Applicant(s):** Pickett Companies, c/o Dave Perry, Agent; David Perry Company, Inc.; 423 East Town Street, 2nd Floor; Columbus, OH 43215, and Donald Plank, Atty.; 423 East Town Street, 2nd Floor; Columbus, OH 43215.  
**Property Owner(s):** Barley Equities III, LLC; c/o John Berry; 11150 Santa Monica Boulevard, Suite 1425; Los Angeles, CA 90025.  
**Planner:** Kelsey Priebe; 614-645-1341; [krpriebe@columbus.gov](mailto:krpriebe@columbus.gov)

**BACKGROUND:**

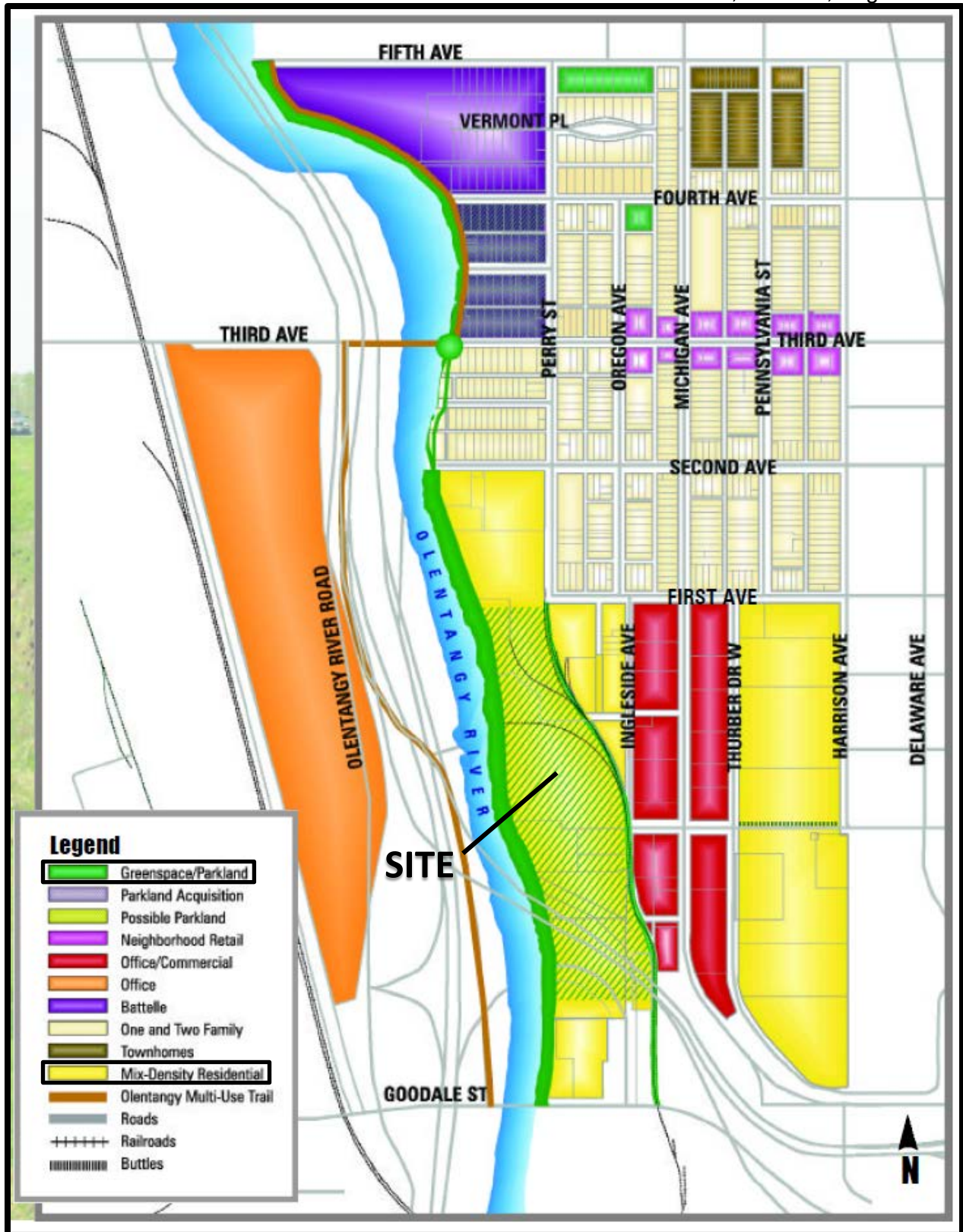
- o The 7.03± acre site is comprised of one parcel developed with an office/warehouse in the M, Manufacturing District. The applicant proposes to develop the site with a four-story, two-building, 245-unit apartment complex in the AR-2, Apartment Residential District.
- o To the north is multi-unit residential development zoned in the AR-2 and AR-3, Apartment Residential districts. To the south is a warehouse in the M, Manufacturing District. To the east across Ingleside Avenue is a parking lot and office/warehouse in the M, Manufacturing District. To the west is the Olentangy River and State Route 315.
- o The site is located within the boundaries of the *Harrison West Plan* (2005), which recommends “Mix-Density Residential, Greenspace/Parkland” land uses for this location.
- o The site is located within the boundaries of the Harrison West Society, whose recommendation is for approval.
- o Concurrent Council variance, CV16-066, is included to vary perimeter setback requirements along the north, south, and east property line. That request will be heard by City Council and will not be considered at this Development Commission meeting.

**CITY DEPARTMENTS’ RECOMMENDATION:** Approval.

The requested AR-2, Apartment Residential District will allow a multi-unit residential development, with a density of 34.85 units/acre, which is compatible with the density and development standards of adjacent residential developments. The proposal is also consistent with the land use recommendations of the *Harrison West Plan* and compatible with the emerging development pattern of the area.



Z16-066  
871 Ingleside Avenue  
Approximately 7.03 acres  
M to AR-2



Z16-066  
871 Ingleside Avenue  
Approximately 7.03 acres  
M to AR-2



Z16-066  
871 Ingleside Avenue  
Approximately 7.03 acres  
M to AR-2

**Priebe, Kelsey R.**

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**From:** Jacob Sukosd <jake\_osu@hotmail.com>  
**Sent:** Monday, November 28, 2016 11:15 AM  
**To:** Priebe, Kelsey R.  
**Subject:** Z16-066 - Harrison West Society Response

Kelsey,

On Wednesday, November 16th, the Harrison West Society voted to support the re-zoning of the parcel 010-005889 from M to AR-2.

This meets the direction of the Harrison West Plan, and the desire of the neighborhood to re-zone these "M" properties, to zoning more consistent with the desired uses of the neighborhood moving forward.

Please let me know if you have any questions.

Jacob Sukosd  
Harrison West Society  
Chair, Planning and Development Committee



DEPARTMENT OF BUILDING AND ZONING SERVICES

REZONING APPLICATION

Department of Building & Zoning Services
Scott Messer, Director
757 Carolyn Avenue, Columbus, Ohio 43224-3218
Phone: 614-645-7433 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 # Z16-066

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Donald Plank (Plank Law Firm)
of (COMPLETE ADDRESS) 423 East Town Street, 2nd Floor, 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

Table with 2 columns and 2 rows containing party information: 1. Pickett Companies, 2. Barley Equities III, LLC, 3. (blank), 4. (blank)

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Donald Plank (handwritten signature)

Subscribed to me in my presence and before me this 3rd day of October, in the year 2016

SIGNATURE OF NOTARY PUBLIC

Stacey L. Danza (handwritten signature)

My Commission Expires:

11-5-2018

This Project Disclosure Statement expires six months after 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 all checks payable to the Columbus City Treasurer