

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
MARCH 10, 2022**

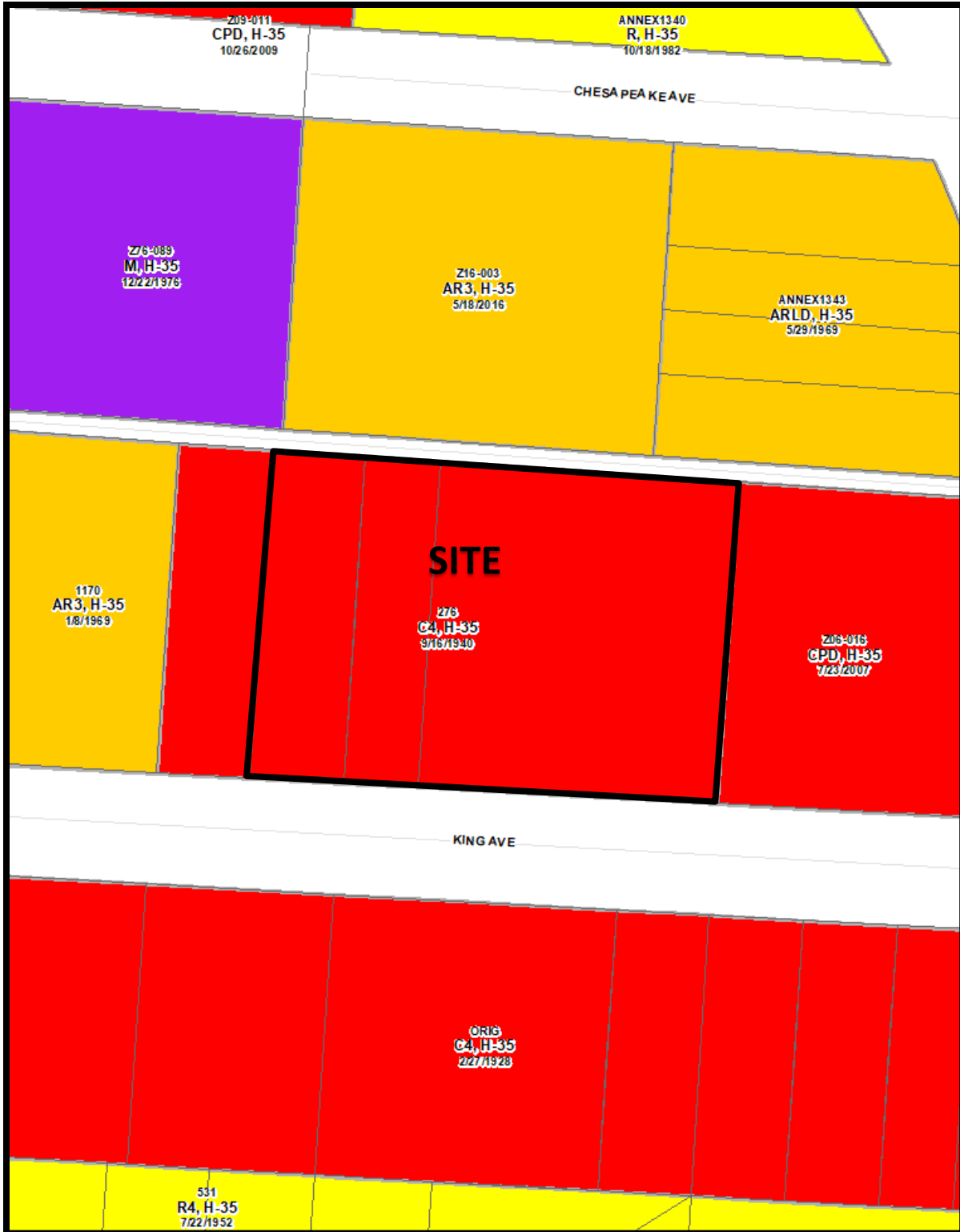
- 4. APPLICATION: Z21-095**
Location: 1300-1312 KING AVE. (43212), being 0.99± acres located on the north side King Avenue, 200± feet west of Northwest Boulevard (010-062028, 010-062007, and 010-044952; 5th by Northwest Area Commission).
Existing Zoning: C-4, Commercial District.
Request: AR-2, Apartment Residential District (H-60).
Proposed Use: Conform existing multi-unit residential development.
Applicant(s): Plaza Properties; c/o Jackson B. Reynolds, III, Atty.; 37 West Broad Street, Suite 460; Columbus, OH 43215.
Property Owner(s): Kingsbury Plaza LLC; 3016 Maryland Avenue; Columbus, OH 43209.
Planner: Kelsey Priebe; 614-645-1341; kpriebe@columbus.gov

BACKGROUND:

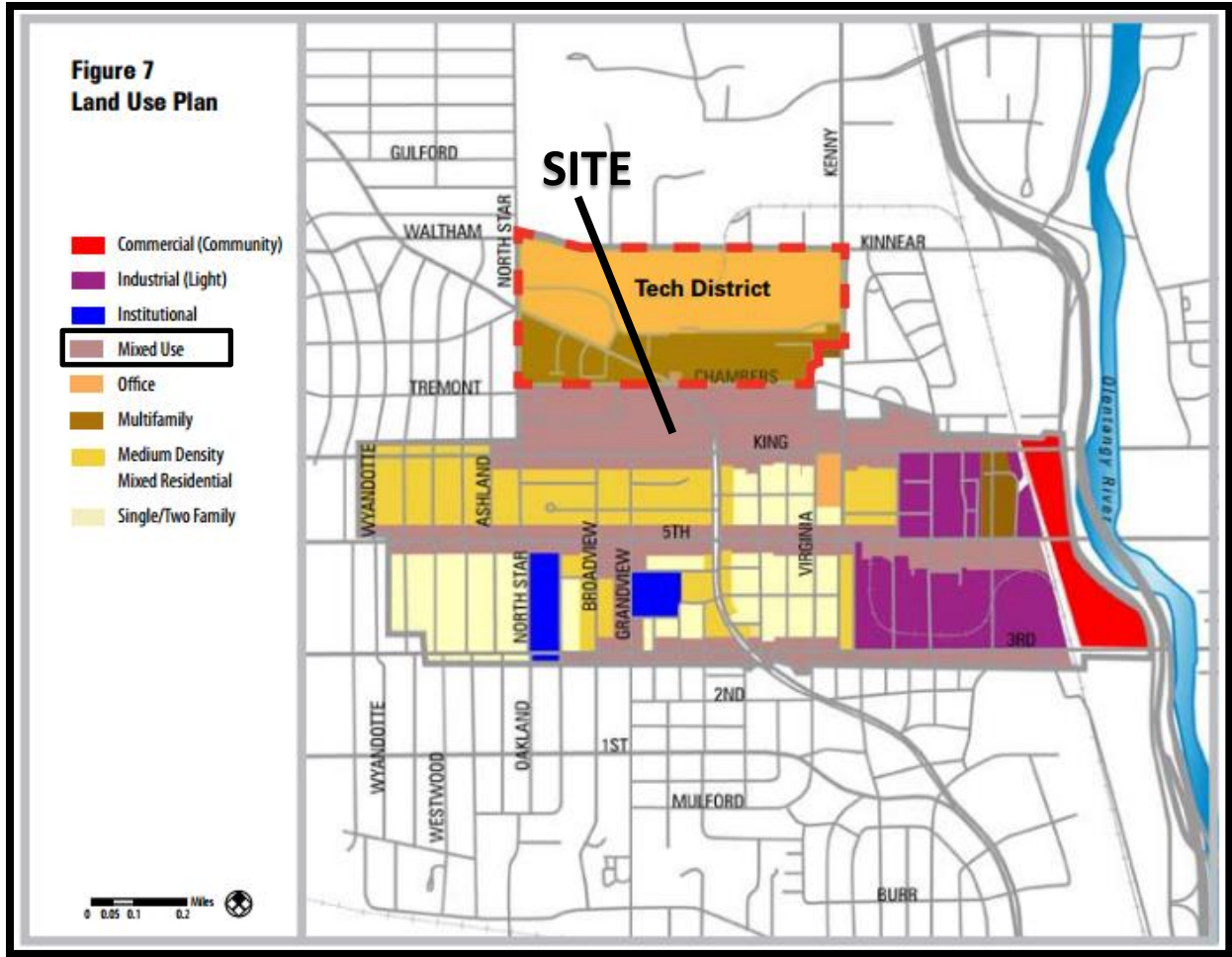
- The site is developed with a 42-unit apartment complex in the C-4, Commercial District constructed in 1960. The requested AR-2, Apartment Residential District will conform the existing development.
- To the north of the site is a multi-unit residential development in the AR-3, Apartment Residential district. To the south and west are multi-unit dwellings in the C-4, Commercial District. To the east is a commercial development in in the CPD, Commercial Planned Development District.
- Concurrent CV21-124 has been filed to vary rear yard, landscaping and screening, parking setback line, and minimum numbers of parking spaces required. That request will be heard by City Council and will not be considered at this Development Commission meeting.
- The site is located within the planning boundaries of the *5th by Northwest Area Plan* (2009), which recommends “Mixed Use” land uses at this location. Additionally, the Plan includes early adoption of the *Columbus Citywide Planning Policies (C2P2) Design Guidelines* (2018).
- The site is located within the boundaries of the 5th by Northwest Area Commission, whose recommendation is for approval.
- The *Columbus Multimodal Thoroughfare Plan* identifies King Avenue as an Urban Community Connector requiring 80 feet of right-of-way.

CITY DEPARTMENTS’ RECOMMENDATION: Approval.

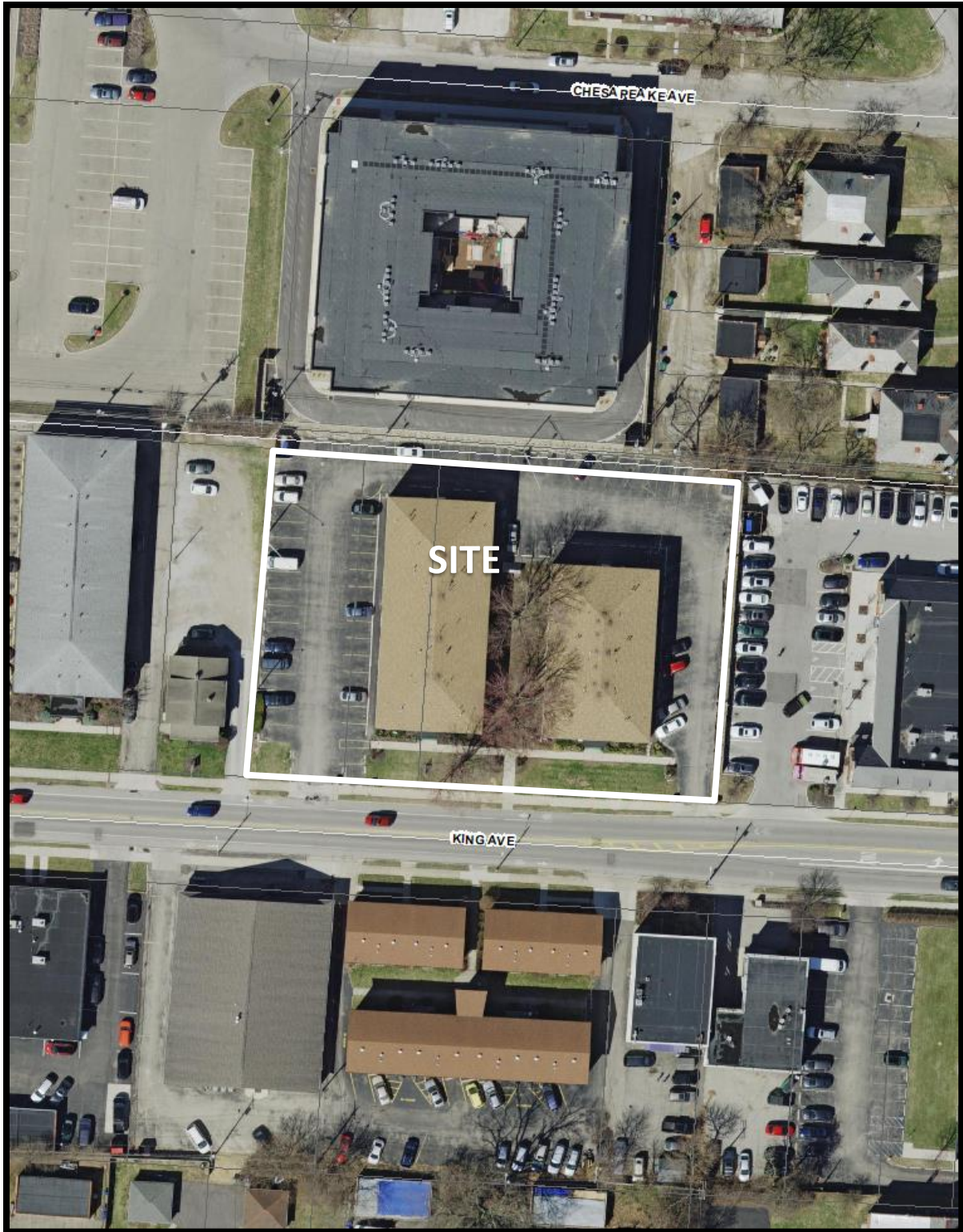
The requested AR-2, Apartment Residential District will secure proper zoning for a multi-unit residential development that is compatible with the density and development standards of adjacent residential developments. The proposal is also consistent with the land use recommendations of the *5th by Northwest Area Plan*.



Z21-095
1300-1312 King Ave.
Approximately 0.99 acres
C-4 to AR-2



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Approximately 0.99 acres
C-4 to AR-2



Z21-095
1300-1312 King Ave.
Approximately 0.99 acres
C-4 to AR-2

Standardized Recommendation Form

111 N. Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • www.columbus.gov/bzs • zoninginfo@columbus.gov

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW
(PLEASE PRINT)

Case Number: CV21-124 & Z21-095

Address: 1300-1312 West King Ave.

Group Name: 5th by Northwest Area Commission

Meeting Date: 2/1/2022

Specify Case Type:

- BZA Variance / Special Permit
- Council Variance
- Rezoning
- Graphics Variance / Plan / Special Permit

Recommendation:

(Check only one and list basis for recommendation below)

- Approval
- Disapproval

NOTES:

Recommend approval for project. During the presentation - we were informed there are two proposals specific to the setback for the right of way that is currently under discussions. 5xNW AC voted to support whichever plan is decided by the applicant and the City.

Vote: 7-0

Signature of Authorized Representative: 
SIGNATURE

Fifth by Northwest AC
RECOMMENDING GROUP TITLE

215-740-2835
DAYTIME PHONE NUMBER

Please e-mail this form to the assigned planner within 48 hours of your meeting day; or MAIL to: Assigned Planner, City of
MAIL to: Columbus, Department of Building & Zoning Services, 111 N. Front St, Columbus, OH 43215.

Rezoning Application

DEPARTMENT OF BUILDING
AND ZONING SERVICES

111 N Front Street, Columbus, Ohio 43215
Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

PROJECT DISCLOSURE STATEMENT

APPLICATION #: Z21-095

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

Being first duly cautioned and sworn (NAME) Jackson B. Reynolds, III
of (COMPLETE ADDRESS) 37 West Broad Street, Suite 460, 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 (including contact name and number)
Business or individual's address; City, State, Zip Code
Number of Columbus-based employees
(Limited to 3 lines per box)

| | |
|--|---|
| 1. Kingsbury Plaza LLC 3016 Maryland Avenue Columbus, OH 43209 Nick Vollman 614-237-3726 0 employees | 2. Plaza Properties 3016 Maryland Avenue Columbus, OH 43209 Nick Vollman 614-237-3726 150 employees |
| 3. | 4. |

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT *Jackson B. Reynolds III*

Sworn to before me and signed in my presence this 17th day of November, in the year 2021

Natalie C. Timmons
SIGNATURE OF NOTARY PUBLIC

9/4/2025
My Commission Expires



Notary Seal Here
Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2025

This Project Disclosure Statement expires six (6) months after date of notarization.