

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JUNE 12, 2014**

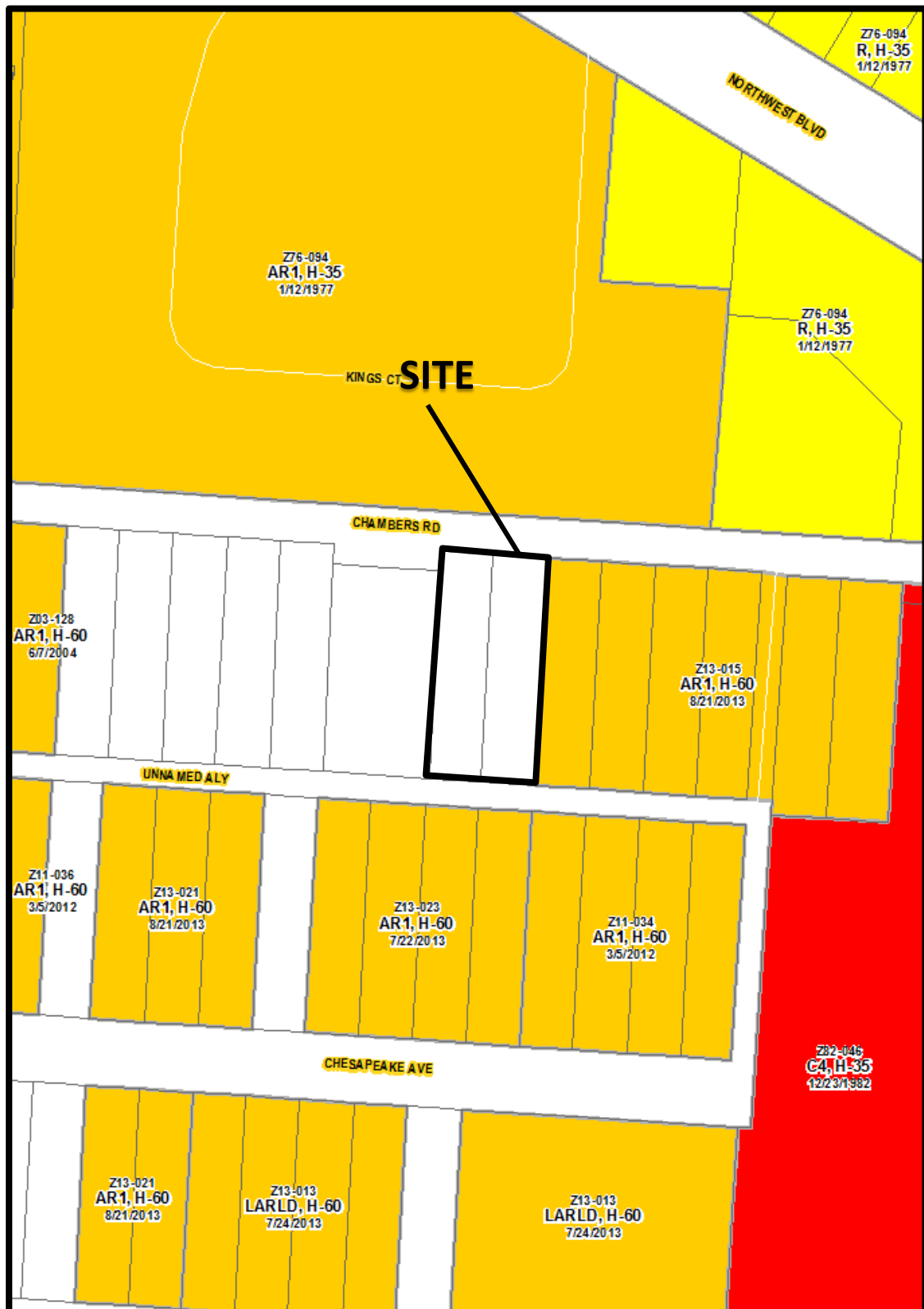
- 2. APPLICATION: Z14-016 (14335-00000-00199)**
Location: **1415 CHAMBERS ROAD (43212)**, being 0.31± acres located on the south side of Chambers Road, 735± feet west of Northwest Boulevard (130-005581 and 420-292067; Fifth by Northwest Area Commission).
Existing Zoning: R, Rural District.
Request: AR-1, Apartment Residential District.
Proposed Use: Multi-unit residential development.
Applicant(s): Guy Williams, Jr.; c/o David L. Hodge, Atty.; Smith and Hale; 37 West Broad Street, Suite 725; Columbus, OH 43215.
Property Owner(s): Guy Williams, Jr., et al; 1387 Chambers Road; Columbus, Ohio 43215;
Planner: Shannon Pine, 645-2208, spine@columbus.gov

BACKGROUND:

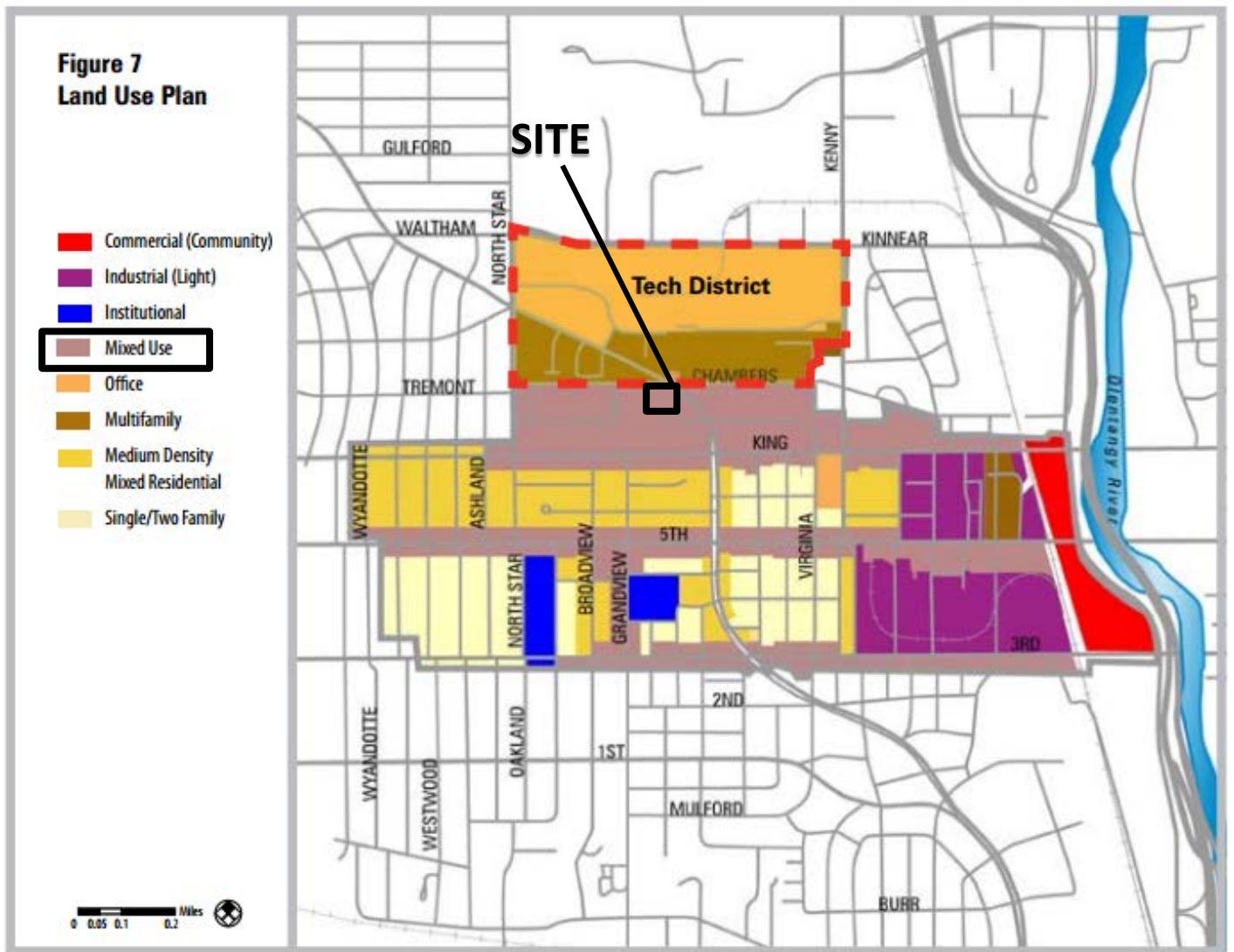
- The site is zoned in the R, Rural District, and is comprised of a single-unit dwelling and a vacant lot recently annexed from Clinton Township. The applicant requests the AR-1 Apartment Residential District to allow multi-unit residential development. The applicant is also pursuing a concurrent Council variance (CV14-016) to reduce various development standards on this site and the adjacent AR-1 District to the east. That request will be heard by City Council and will not be considered at this Development Commission meeting.
- To the north across Chambers Road is an apartment complex in the AR-1 Apartment Residential District. To the east is a vacant industrial structure in the AR-1 Apartment Residential District. To the south is multi-unit residential development in the AR-1, Apartment Residential District. To the west is a guitar shop in Clinton Township.
- The site is located within the planning area of the *Fifth by Northwest Neighborhood Plan* (2009), which recommends mixed-use development for this location.
- The site is located within the boundaries of the Fifth by Northwest Area Commission whose recommendation had not been received at the time this report was prepared.

CITY DEPARTMENTS' RECOMMENDATION: Approval

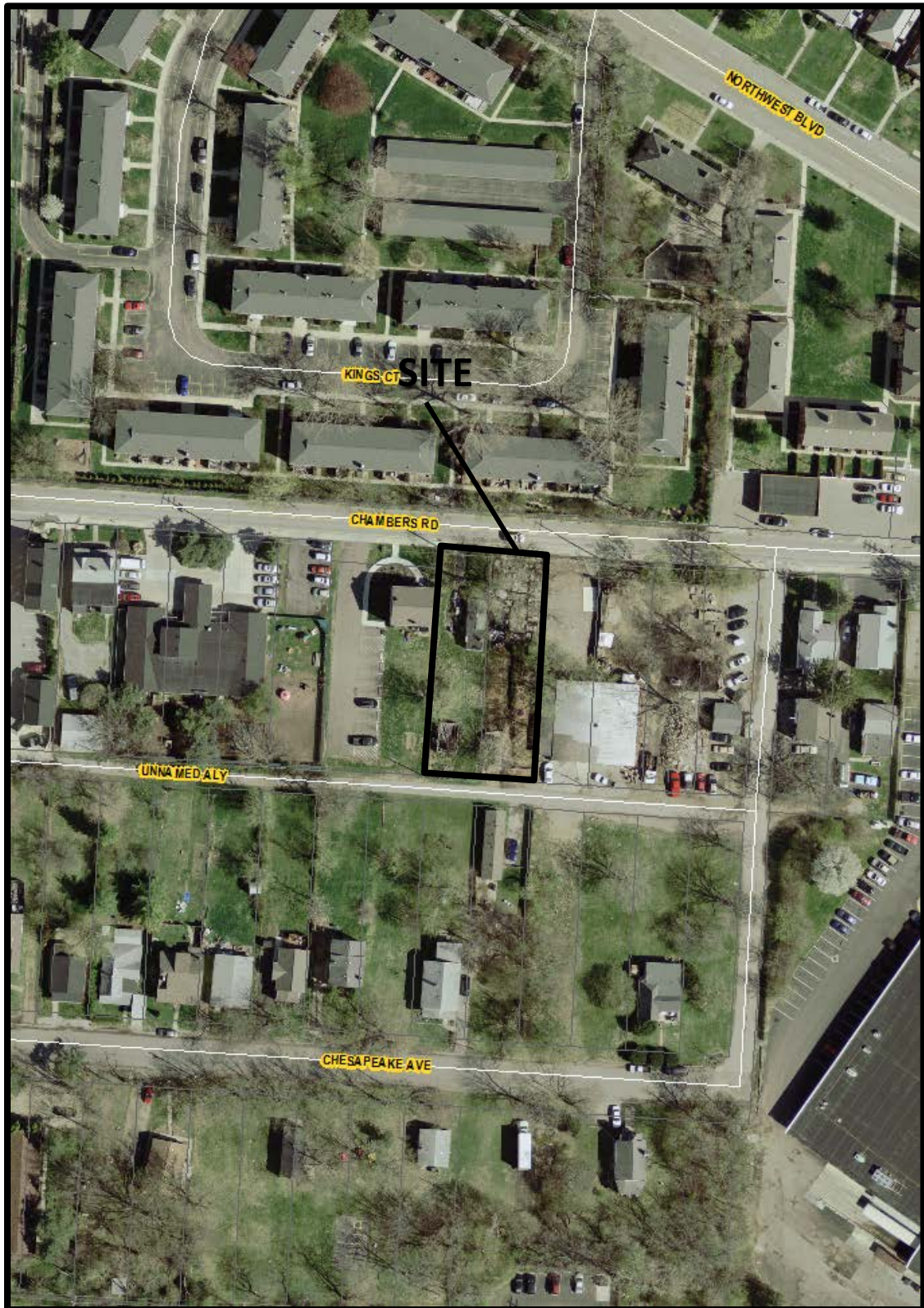
Given the predominance of multi-unit residential development to the north and south, and the future multi-unit residential development to the east, Staff finds this proposal to be compatible with the zoning and development pattern of the area, and with the land use recommendations of the *Fifth by Northwest Neighborhood Plan* (2009).



Z14-016
1415 Chambers Road
Approximately 0.31 acres
Request: R to AR-1



Z14-016
1415 Chambers Road
Approximately 0.31 acres
Request: R to AR-1



Z14-016
1415 Chambers Road
Approximately 0.31 acres
Request: R to AR-1

**STANDARDIZED RECOMMENDATION FORM**

City of Columbus, Ohio • Department of Building & Zoning Services
 757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

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

Case Number

Z14-016 + CV14-016

Address

1415 Chambers Road

Group Name

5th by Northwest Area Commission

Meeting Date

May 6, 2014

Specify Case Type

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

Recommendation
 (Check only one)

- ☒ Approval
☐ Disapproval

NOTES:

Vote

Unanimous

Signature of Authorized Representative

SIGNATURE

RECOMMENDING GROUP TITLE

DAYTIME PHONE NUMBER

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

**REZONING APPLICATION**

City of Columbus, Ohio • Department of Building & Zoning Services
 757 Carolyn Avenue, Columbus, Ohio 43224 • 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 #

714-016

STATE OF OHIO
 COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) David Hodge

of (COMPLETE ADDRESS) 37 W. Broad St., 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
 Business or individual's address
 Address of corporate headquarters
 City, State, Zip
 Number of Columbus based employees
 Contact name and number

1. Guy Williams 1387 Chambers Rd. Columbus, OH 43212	2. 1405, LLC 911 Henry St. Columbus, OH 43215 Zero employees Stan Milenkovic, 402-0112
3. VW Partners LLC 1433 Grandview Ave. Columbus, OH 43212 Zero Columbus employees Matt Vekasy, 488-1900 xt. 14	4. Matthew Vekasy 1433 Grandview Ave. Columbus, OH 43212

☐ 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 31st day of March, in the year 2014

SIGNATURE OF NOTARY PUBLIC

Natalie C. Timmons

My Commission Expires:

9/4/15

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



Notary Public, State of Ohio
 My Commission Expires 09-04-2015

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