

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
MARCH 10, 2016**

- 7. APPLICATION: Z16-005**
- Location:** **1169 CHAMBERS ROAD (43212)**, being 2.72± acres located on the south side of Chambers Road, 715± feet east of Northwest Boulevard (010-087469 plus four others; Fifth by Northwest Area Commission).
- Existing Zoning:** M-2 Manufacturing and R, Rural (annexation pending) Districts.
- Request:** AR-3, Apartment Residential District.
- Proposed Use:** Multi-unit residential development.
- Applicant(s):** SB Chesapeake LLC; c/o David Perry; 145 East Rich Street, 3<sup>rd</sup> Floor; Columbus, OH 43215; and Donald Plank; 145 East Rich Street, 3<sup>rd</sup> Floor; Columbus, OH 43215.
- Property Owner(s):** Shei-Ming and Kai-Lun Hwang; c/o David Perry; 145 East Rich Street, 3<sup>rd</sup> Floor; Columbus, OH 43215; and Donald Plank; 145 East Rich Street, 3<sup>rd</sup> Floor; Columbus, OH 43215.
- Planner:** James Burdin, 645-1341, [jeburdin@columbus.gov](mailto:jeburdin@columbus.gov)  
Shannon Pine, 645-2208, [spine@columbus.gov](mailto:spine@columbus.gov)

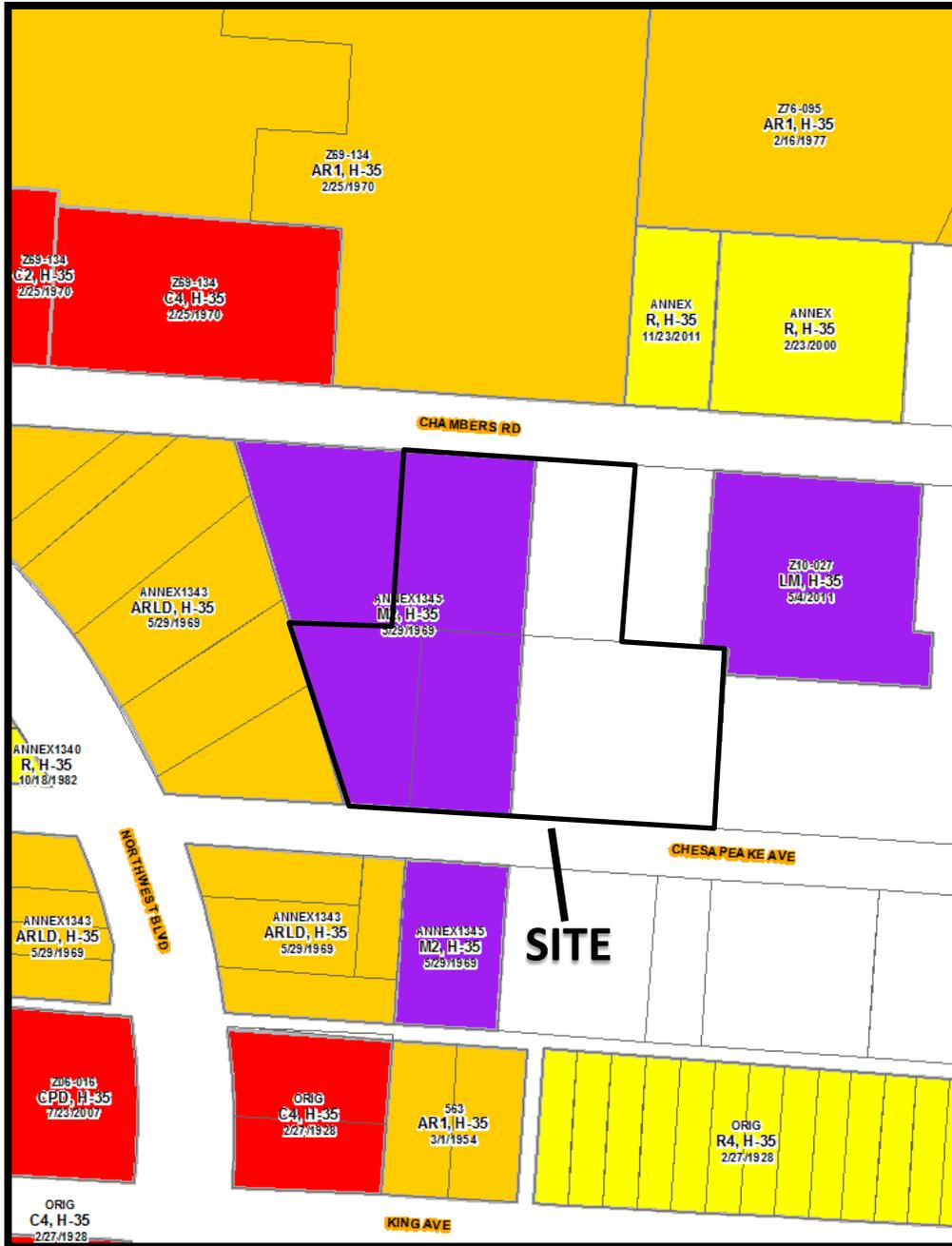
**BACKGROUND:**

- The 2.72± acre site consists of five parcels. Three parcels are already in Columbus, and are zoned in the M-2, Manufacturing District; the remaining two parcels are currently undergoing annexation, and will be zoned in the R, Rural District upon completion. The combined site is currently developed with several light industrial buildings. The applicant is requesting to rezone all five parcels to the AR-3, Apartment Residential District to allow construction of a new apartment building.
- The site is bordered to the west and south by light industrial buildings in the M-2, Manufacturing District. The site is bordered to the east and south by additional light industrial development in the L-M, Limited Manufacturing District and unincorporated Clinton Township. To the west along Northwest Boulevard is multi-unit residential development in the ARLD, Apartment Residential District. To the north along Chambers Road are various commercial and multi-unit residential properties in the C-4, Commercial District; R, Rural District; and AR-1, Apartment Residential District.
- The site is located within the planning area of the *Fifth by Northwest Neighborhood Plan* (2009), which recommends mixed uses for this location. The Plan further recommends that buildings be designed to address the street and enhance the pedestrian experience, be generally parallel to the street with the primary façade facing the major street, and incorporate entrance doors on façades facing public streets.
- The site is located within the boundaries of the 5<sup>th</sup> by Northwest Area Commission, whose recommendation was not available at the time this report was finalized.

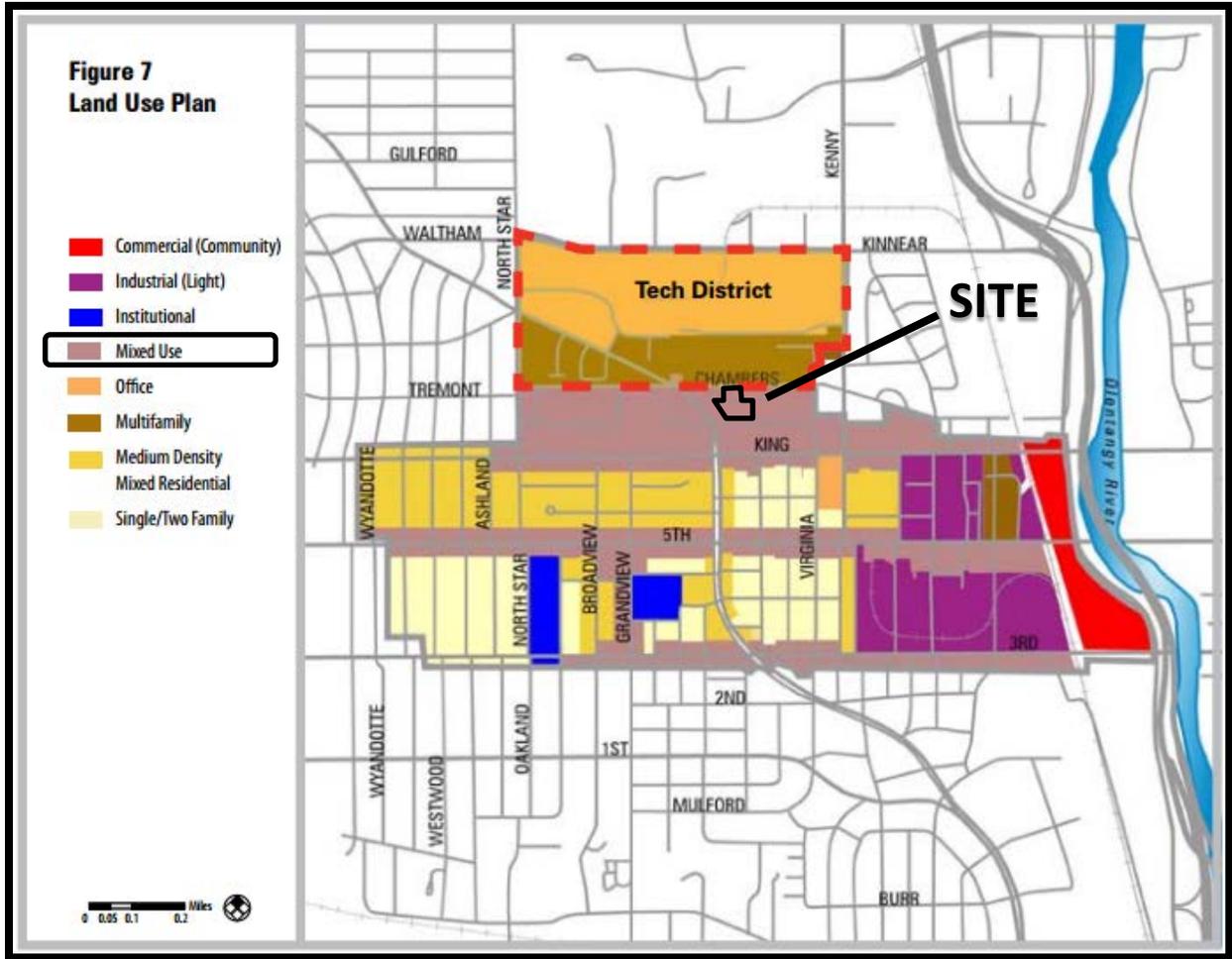
- Companion Council Variance CV16-008, which proposes a 114-unit apartment building, has been filed to vary building height, maneuvering, parking setback lines, side yards, and building line standards. That request will be heard by City Council and will not be considered at this Development Commission meeting.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval.

The requested AR-3 zoning classification would permit the construction of up to 114 apartments. The proposed use at this location is comparable with the land use recommendation of the Fifth by Northwest Neighborhood Plan for mixed-use development. While staff is concerned that elements of the building design are not consistent with Plan recommendations, those issues will be addressed as part of the Council Variance process. The requested land use is consistent with the established development pattern along Chambers Road.



Z16-005  
1169 Chambers Road  
Approximately 2.72 acres  
M-2 & R to AR-3



Z16-005  
1169 Chambers Road  
Approximately 2.72 acres  
M-2 & R to AR-3



Z16-005  
1169 Chambers Road  
Approximately 2.72 acres  
M-2 & R to AR-3

**Department of Building & Zoning Services**

Scott Messer, Director  
757 Carolyn Avenue, Columbus, Ohio 43224  
Phone: 614-645-7433 • www.bzs.columbus.gov

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

Case Number           Z16-005          

Address           1169 Chambers Road          

Group Name           5th by Northwest Area Commission          

Meeting Date           March 1, 2016          

Specify Case Type    BZA Variance / Special Permit  
                           Council Variance  
                           Rezoning  
                           Graphics Variance / Plan / Special Permit

Recommendation    Approval  
(Check only one)    Disapproval

**NOTES:**

*Approved all 8 variances & one rezoning  
plus specific stipulated applicant request*

Vote           6-0          

Signature of Authorized Representative *R. Bruce McKelvey*

Recommending Group Title           5<sup>th</sup> by Northwest Area Com          

Daytime Phone Number           614 256-1944          

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

**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 checks payable to the Columbus City Treasurer

Rev 12/15 slp

**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 # Z16-005

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Donald Plank, Plank Law Firm  
of (COMPLETE ADDRESS) 145 East Rich Street, 3rd 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

<p>1. SB Chesapeake, LLC 100 W Third Avenue, Suite 100 Columbus, Ohio 43201 # Columbus Based Employees: 0 Contact: Jason Snyder 614-721-1101</p>	<p>2. Shie-Ming Hwang, Kai-Lun H. Hwang 4886 Chevy Chase Court Columbus, Ohio 43220-2817 # of Columbus Based Employees: 0 Contact: Shie-Ming Hwang 614-406-1663</p>
<p>3. 1171 Chambers, LLC 991 Henry Street Columbus, Ohio 43215 # Columbus Based Employees: 0 Contact: Stan Milenkovic 614-297-6629</p>	<p>4.</p> <hr/>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

*Donald Plank*

Subscribed to me in my presence and before me this 26<sup>th</sup> day of May, in the year 2016

SIGNATURE OF NOTARY PUBLIC

*Stacey L. Danza*

My Commission Expires:

11-5-2018

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

Notary Seal Here



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Please use checks payable to the Columbus City Treasurer  
Stacey L. Danza  
Notary Public, State of Ohio  
My Commission Expires 11-05-2018