

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
MARCH 14, 2019**

- 2. APPLICATION: Z19-012**
Location: **1450 BROADVIEW AVENUE (43212)**, being 0.9± acres located at the southeast corner of Broadview Avenue and Ida Avenue (010-063155; Fifth by Northwest Area Commission).
Existing Zoning: R-4, Residential District.
Request: AR-3, Apartment Residential District (H-35).
Proposed Use: Multi-unit residential development.
Applicant(s): Avenue Partners; c/o Dave Perry, Agent; David Perry Company, Inc.; 411 East Town Street, 1st Floor; Columbus, OH 43215; and Donald Plank, Atty.; Plank Law Firm; 411 East Town Street, 2nd Floor; Columbus, OH 43215.
Property Owner(s): Glen A. Robbins; 939 South High Street; Columbus, OH 43206.
Planner: Kelsey Priebe; 614-645-1341; krpriebe@columbus.gov

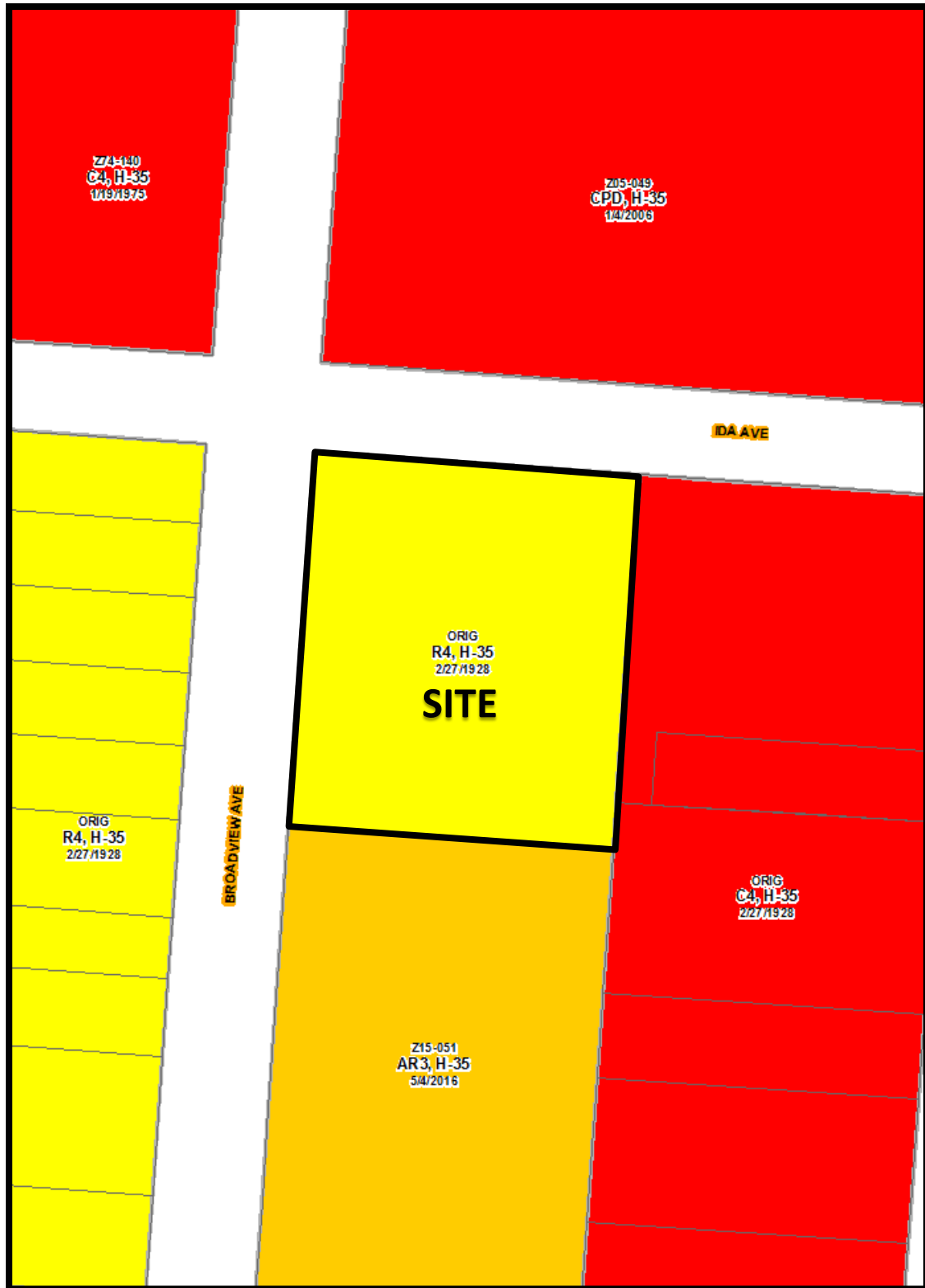
BACKGROUND:

- The site is developed with six, two-unit dwellings in the R-4, Residential District. The applicant proposes the AR-3, Apartment Residential District, in order to construct a multi-unit residential development.
- To the north is retail development in the CPD, Commercial Planned Development District. To the south is multi-unit residential development in the AR-3, Apartment Residential District. To the east is retail development along Grandview Avenue in the C-4, Commercial District. To the west are single-unit dwellings in the R-4, Residential District.
- Companion CV19-011 has been filed to vary the height district, aisle width, driveway width, maneuvering, parking space size and stacking, minimum numbers of required parking spaces, vision clearance, lot coverage, building lines, and rear yard for a proposed 62-unit apartment building. That request will be heard by City Council and will not be considered at this Development Commission meeting.
- The site is located within the boundaries of the *Fifth by Northwest Neighborhood Plan* (2009), which recommends “Medium Density Mixed Residential” land uses for this location. The Plan allows for greater densities in areas designated as Medium Density Mixed Residential that are directly adjacent to Grandview Avenue. Staff recognizes that the proposal has a somewhat higher density but that its location being directly adjacent to Grandview Avenue and south of Fifth Avenue makes the density appropriate. Additionally, the Plan includes early adoption of the *Columbus Citywide Planning Policies* (C2P2) design guidelines. C2P2 design guidelines states that building height transitions should be used to create a scale and massing that is appropriate based on the surrounding uses, and that setbacks of higher stories from the front facade should be considered for taller buildings to lessen their visual impact.

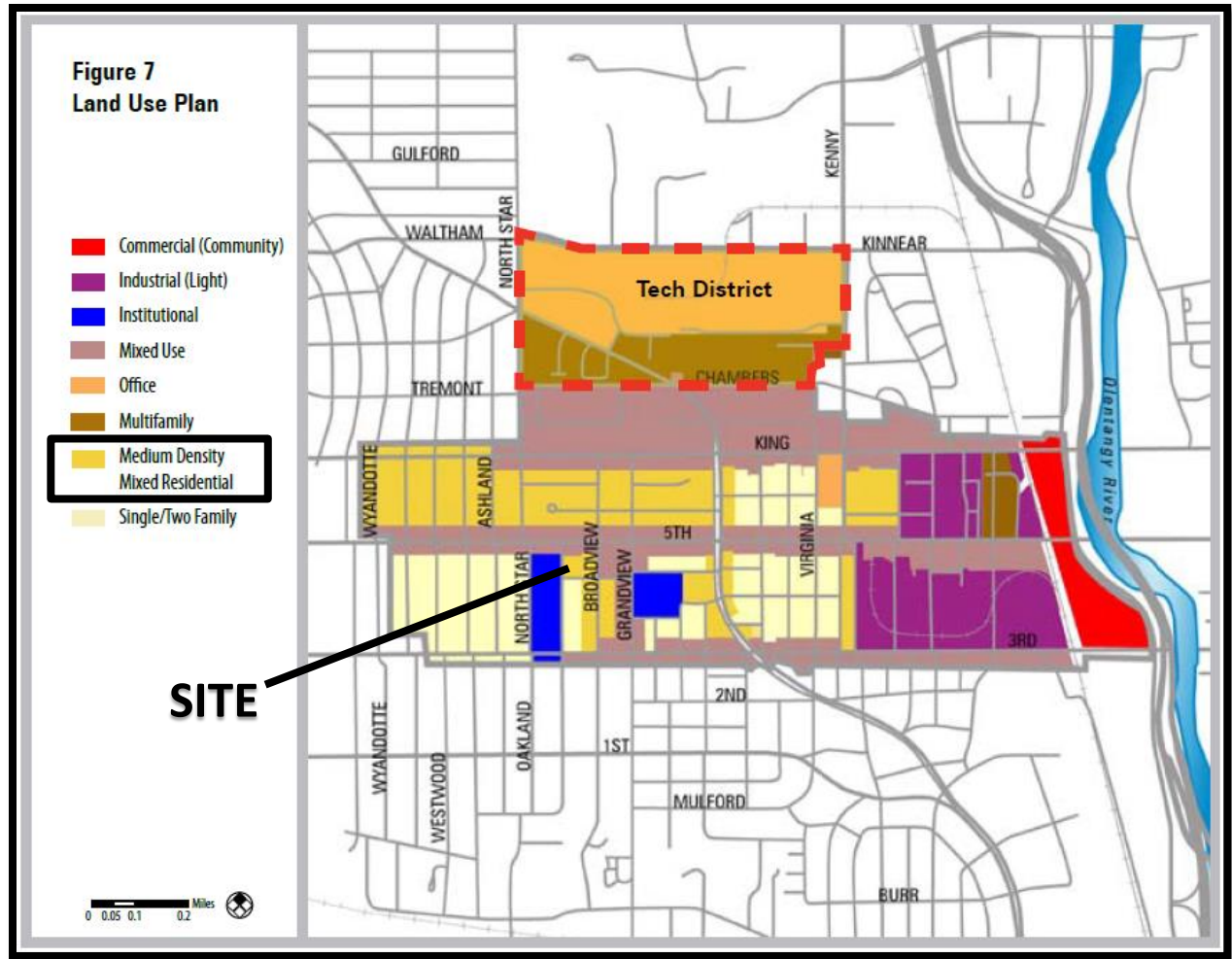
- The site is located within the boundaries of the Fifth by Northwest Area Commission, whose recommendation is for approval. However, Staff had not received the recommendation form at the time this report was finalized.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested AR-3, Apartment Residential District will allow a multi-unit residential development that is compatible with the established development pattern of the area. The proposed use at this location is comparable with the land use recommendation of the *Fifth by Northwest Neighborhood Plan* for medium density mixed residential development. Staff's support for the project is based on the site's proximity to Grandview Avenue (which is recommended for densities of up to 55 du/AC), and the bulk of the development is located on the eastern portion of the site, immediately adjacent to the Grandview Avenue commercial corridor. Additionally, the proposal includes site design, architecture, and structured parking which mitigates its impact on nearby residential properties.

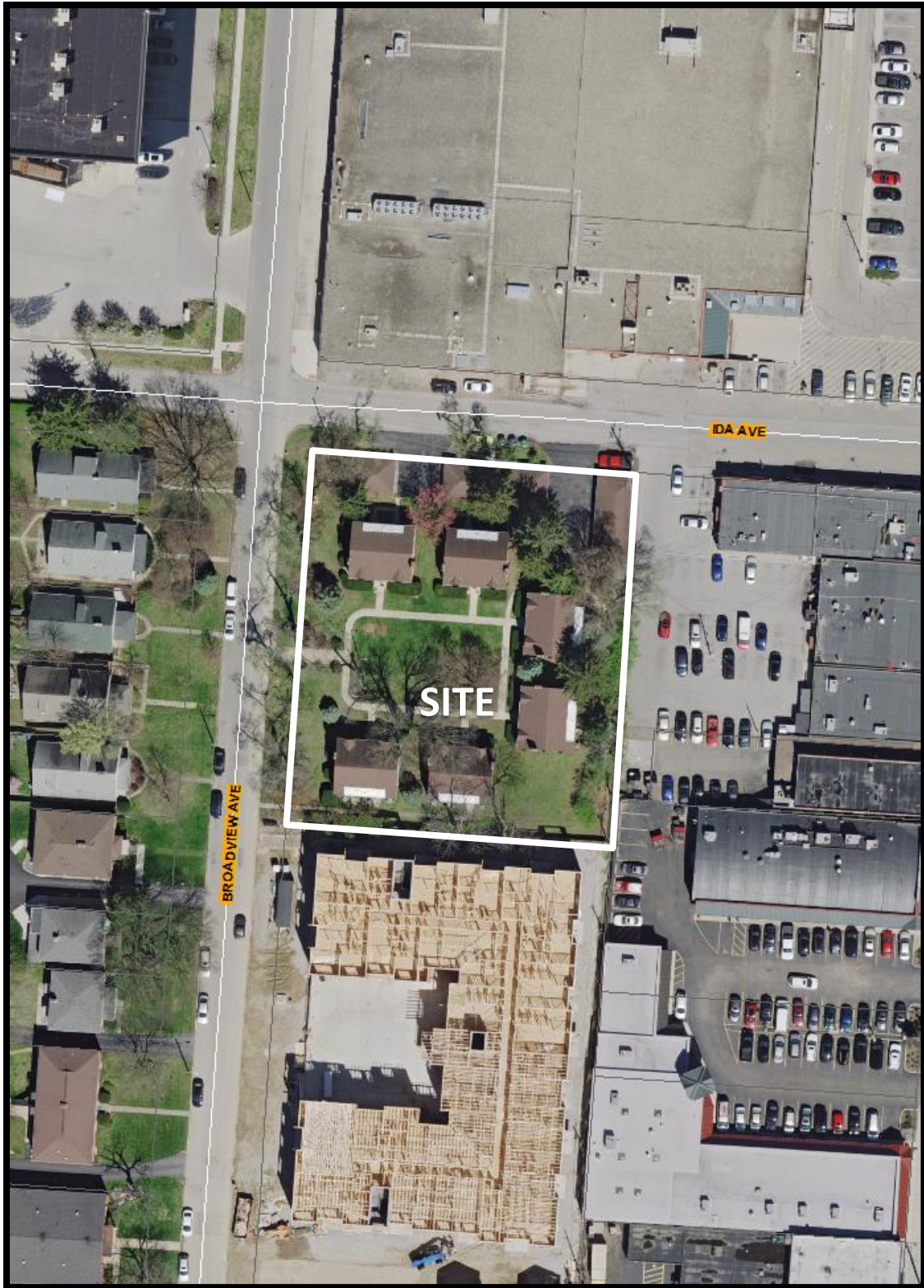


Z19-012
1450 Broadview Avenue
Approximately 0.9 acres
R-4 to AR-3



Fifth by Northwest Neighborhood Plan (2009)

Z19-012
1450 Broadview Avenue
Approximately 0.9 acres
R-4 to AR-3



Z19-012
1450 Broadview Avenue
Approximately 0.9 acres
R-4 to AR-3

THE CITY OF
COLUMBUS
ANDREW J. GINTHER, MAYOR

DEPARTMENT OF BUILDING
AND ZONING SERVICES

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: Z19-012 / CV19-011

Address: 1450 Broadview Avenue

Group Name: 5th by Northwest Area Commission

Meeting Date: March 5, 2019

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:

~~Increased~~ Increased density on Ida, which
has mainly been used as a side-street,
is a concern because the density is increasing
by 60 residents. Concerns by neighboring properties
owners impacted voting. Concerns that tenants
may not make use of paid parking thus putting more
vehicles back on street. Height of Building is excessive
and could be easily mitigated with lower ceilings

Signature of Authorized Representative: [Signature]

SIGNATURE

5th by N.W. Area Commission

RECOMMENDING GROUP TITLE

614 256-1949

DAYTIME PHONE NUMBER

Please e-mail this form to the assigned planner within 48 hours of your meeting day; or FAX to Zoning at 614-645-2463; or
MAIL to: Assigned Planner, City of Columbus, Department of Building & Zoning Services, 111 N. Front St, Columbus, OH 43215.



DEPARTMENT OF BUILDING
AND ZONING SERVICES

Rezoning Application

111 North Front Street, Columbus, Ohio 43215

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

PROJECT DISCLOSURE STATEMENT

All parties having a 5% or more interest in the project that is the subject of this application should be listed.

THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

APPLICATION #: 219-012

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Donald Plank, Plank Law Firm
of (COMPLETE ADDRESS) 411 East Town Street, Floor 2, 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

1. Avenue Partners 100 West Third Avenue, Suite 240R Columbus, Ohio 43215 Number of Columbus-based Employees: One (1) Contact: Paul Pardi; Phone: 614-579-3433	2. Glen A. Robbins 929 South High Street Columbus, Ohio 43206 Number of Columbus-based Employees: Zero (0) Contact: Glen A. Robbins; Phone: 614-444-6871
3. -----	4. -----

☐ Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Donald Plank

Donald Plank

Subscribed to me in my presence and before me this 28th day of January, in the year 2019

SIGNATURE OF NOTARY PUBLIC

MaryAlice Wolf

My Commission Expires:

October 24, 2023

Notary Seal Here



MaryAlice Wolf
Notary Public, State of Ohio
My Commission Expires October 24, 2023

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