

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
OCTOBER 10, 2019**

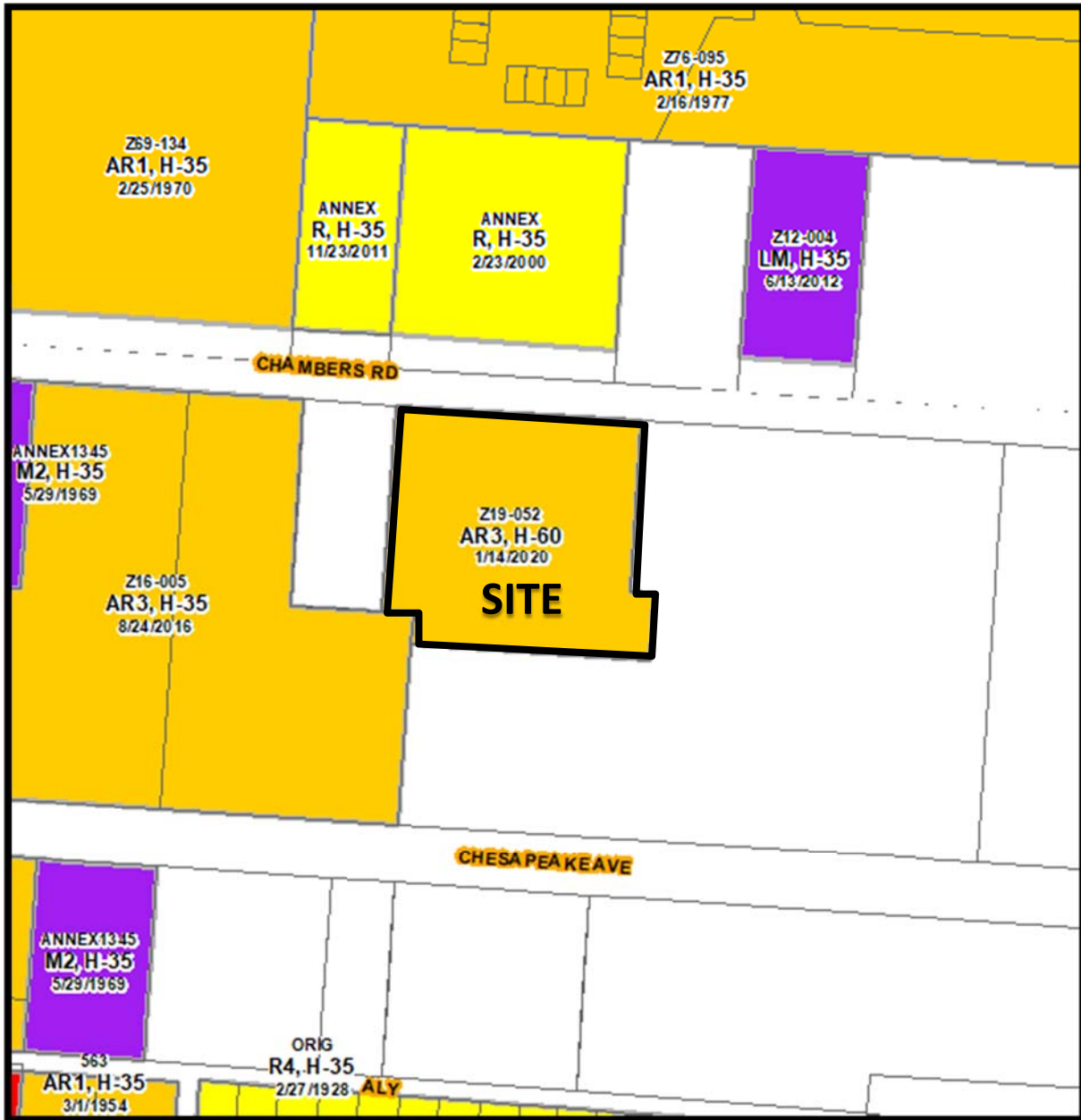
- 7. APPLICATION: Z19-052**  
**Location:** **1145 CHAMBERS RD. (43212)**, being 1.13± acres located on the south side of Chambers Road, 900± feet east of Northwest Boulevard (420-289815; Fifth by Northwest Area Commission).  
**Existing Zoning:** L-M, Limited Manufacturing District.  
**Request:** AR-3, Apartment Residential District (H-60).  
**Proposed Use:** Multi-unit residential development.  
**Applicant(s):** Preferred Living; c/o David Hodge, Atty.; Underhill & Hodge, LLC; 8000 Walton Parkway, Suite 260; New Albany, OH 43054.  
**Property Owner(s):** Davinng, LLC; 8624 Dunblanc Court; Dublin, OH 43017.  
**Planner:** Tim Dietrich; 614-645-6665; [tedietrich@columbus.gov](mailto:tedietrich@columbus.gov)

**BACKGROUND:**

- The 1.13± acre site consists of one parcel developed with two industrial buildings in the L-M, Limited Manufacturing District. The applicant requests the AR-3, Apartment Residential District to permit a multi-unit residential development.
- North of the site are office/warehouse buildings in the R, Rural District as a result of annexation in 2000. South and east of the site is an office/warehouse building and parking lot zoned LI, Limited Industrial District in Clinton Township. West of the site is a multi-unit residential development in the AR-3, Apartment Residential District and a commercial building in the LI, Limited Industrial District in Clinton Township.
- Concurrent Council variance CV19-070 has been filed to reduce the rear yard, driveway vision clearance, and the setbacks along Chambers Road. That request will be heard by City Council and will not be considered at this Development Commission meeting.
- The site is within the boundaries of the *Fifth by Northwest Neighborhood Plan* (2005), which recommends mixed-use land uses at this location. Additionally this site is within an area that has adopted *Columbus Citywide Planning Policies* (C2P2) Design Guidelines.
- 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 finalized.

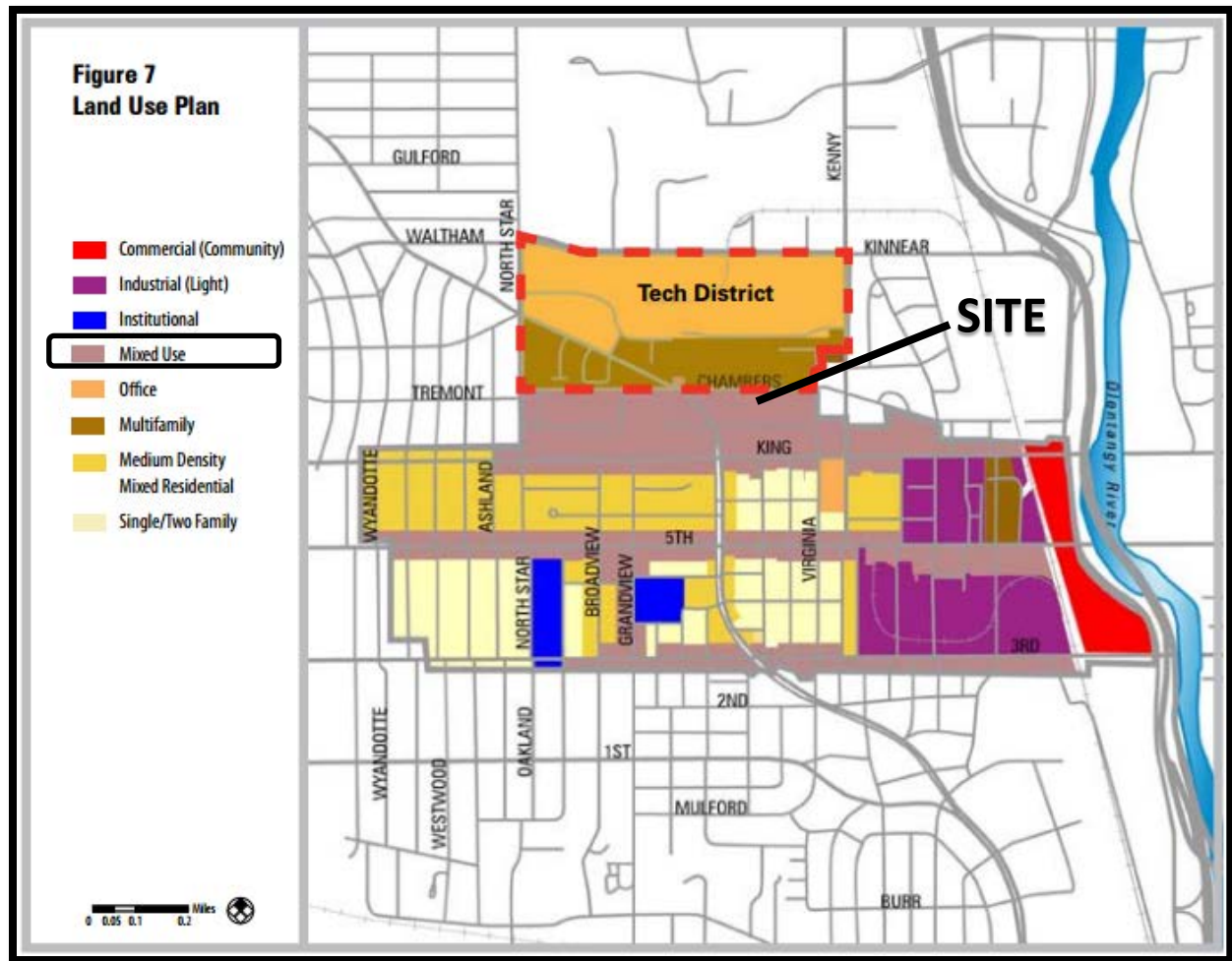
**CITY DEPARTMENTS' RECOMMENDATION:** Approval.

The requested AR-3, Apartment Residential District will permit a multi-unit residential development. The proposed use at this location is comparable with the land use recommendation of the *Fifth by Northwest Neighborhood Plan* for mixed-use development, and is consistent with both the established development pattern along Chambers Road and new residential infill developments in urban neighborhoods.



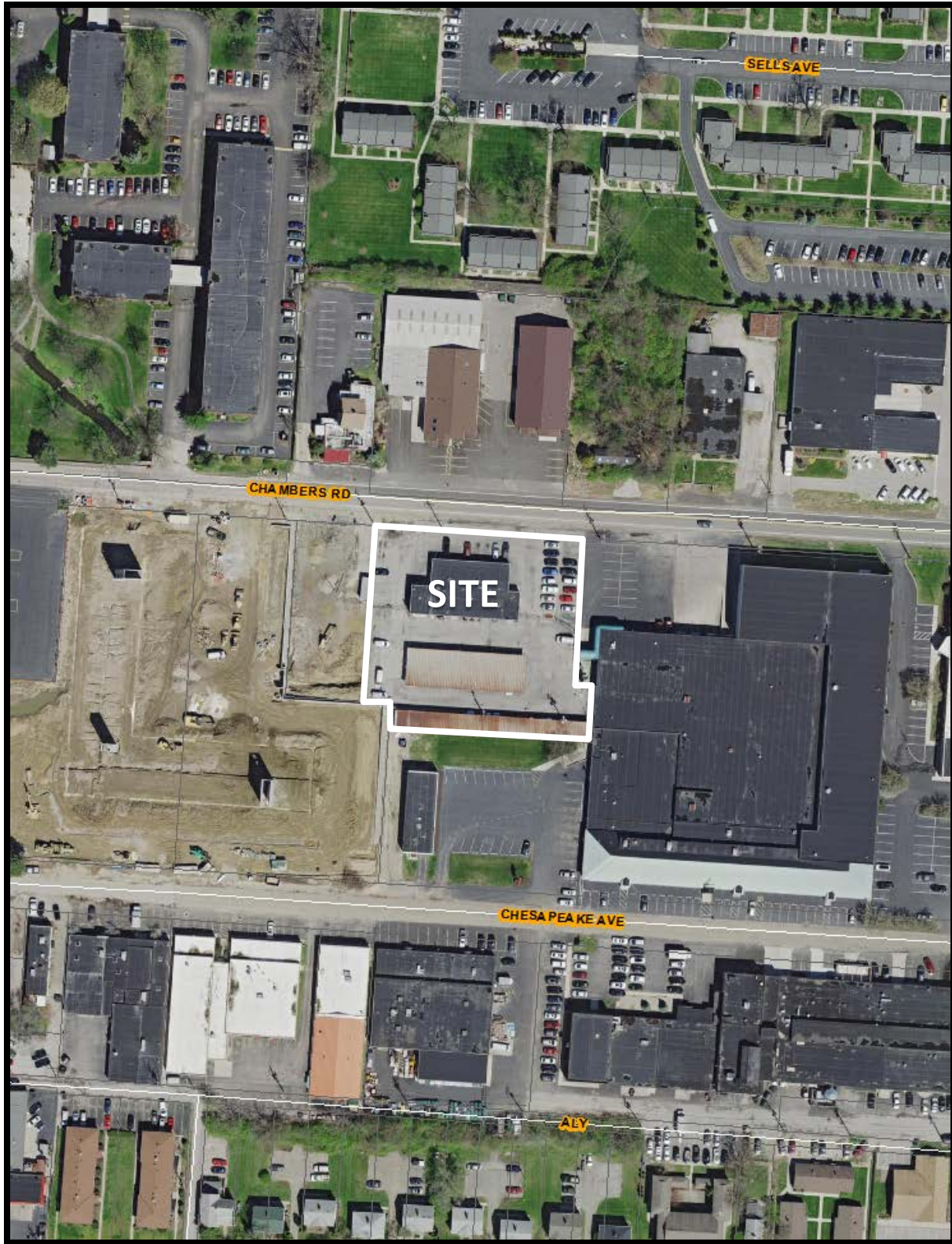
Z19-052A  
1145 Chambers Road  
Approximately 1.13 acres  
AR-3

5th by Northwest Area Plan (2009) – “Mixed Use” Recommended



Z19-052A  
1145 Chambers Road  
Approximately 1.13 acres  
AR-3





Z19-052A  
1145 Chambers Road  
Approximately 1.13 acres  
AR-3

## 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: Z19-052 and CV19-070

Address: 1145 Chambers Road (43212)

Group Name: Fith by Northwest Area Commission

Meeting Date: December 3, 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:

Applicant presented application to rezone property from L-M to AR-3 with companion council variances for sections: 3333.18(F) to reduce building line, 3333.24 to reduce rear yard, 3315.15(c) to increase building occupation area, 3312.21 (A) to eliminate interior lot landscaping, 3312.25 to allow maneuvering for stacked spaces, 3312.29 to allow stacked spaces and to allow reduced parking space size.

Vote: 4-0

Signature of Authorized Representative:   
SIGNATURE

Bruce McKibben - Zoning Chair

RECOMMENDING GROUP TITLE

614-256-1944

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.



## 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 #: Z19-052

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Eric Zartman  
of (COMPLETE ADDRESS) 8000 Walton Parkway, Suite 260, New Albany, Ohio 43054  
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 (include 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. Preferred Living 750 Communications Drive Columbus, Ohio 43214	2. Davinng LLC 8624 Dunblanc Court Dublin, Ohio 43017
3.	4.

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

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 5th day of December, in the year 2019

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:



**KIMBERLY R. GRAYSON**  
This Project Disclosure Statement expires six months after date of notarization.  
Notary Public, State of Ohio  
My Commission Expires  
January 11, 2021

**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