

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
FEBRUARY 11, 2016**

1. **APPLICATION:** **Z15-055**
 Location: **1764 NORTHWEST BOULEVARD**, being 0.15± acres located on the northeast side of Northwest Boulevard, 350± feet northwest of Chambers Road (010-170948; 5th by Northwest Area Commission).

 Existing Zoning: R, Rural District.
 Request: R-4, Residential District.
 Proposed Use: Retain existing four-unit dwelling.
 Applicant(s): Kenneth Mollica; c/o Dow Voelker, Atty.; 1620 West First Avenue; Columbus, OH 43212.

 Property Owner(s): Turtle Bay, LLC; 1926 Suffolk Road; Upper Arlington, OH 43221.

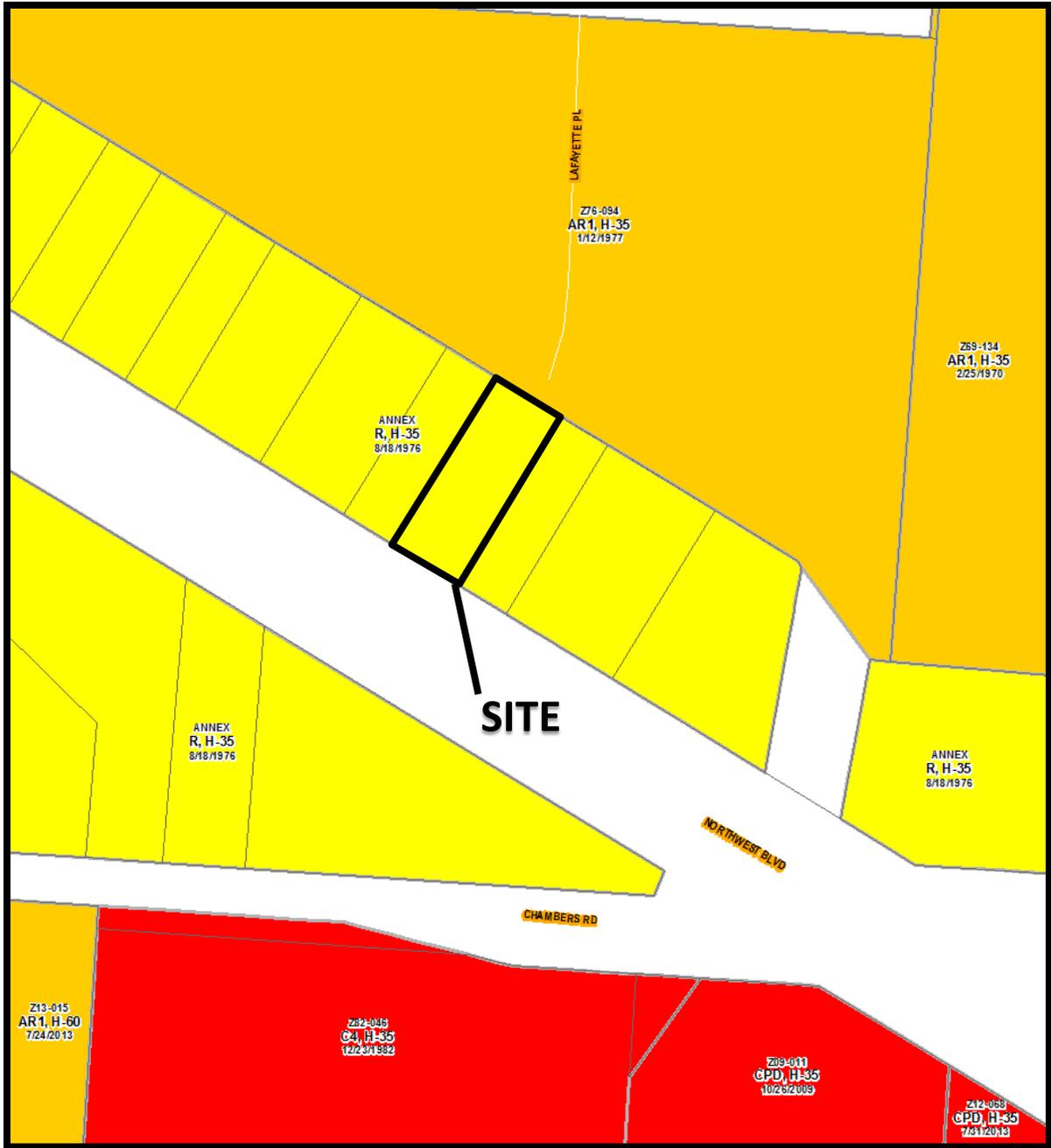
 Planner: Michael Maret; 645-2749; mimaret@columbus.gov

BACKGROUND:

- The site consists of a parcel developed with a four-unit dwelling circa 1940 and annexed into the City of Columbus in 1976 as R, Rural District. The applicant proposes to rezone the parcel to R-4, Residential District, with the addition of a companion Council variance (CV15-075) to conform the parcel and structure.
- The site is surrounded by similar multi-unit residential structures to the east and west zoned R, Rural, apartments to the north zoned AR1, and commercial offices along with apartments to the south zoned R, Rural.
- Companion CV15-075 has been filed to vary lot size, setbacks, and parking requirements. 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 area of the 5th by *Northwest Area Plan* (2009), which recommends “Multi-Family” uses.
- The site is located within the boundaries of the 5th by Northwest Area Commission, whose recommendation is for approval.
- The *Columbus Thoroughfare Plan* identifies Northwest Boulevard as a 4-2 arterial requiring a minimum of 50 feet of right-of-way from centerline.

CITY DEPARTMENTS’ RECOMMENDATION: Approval

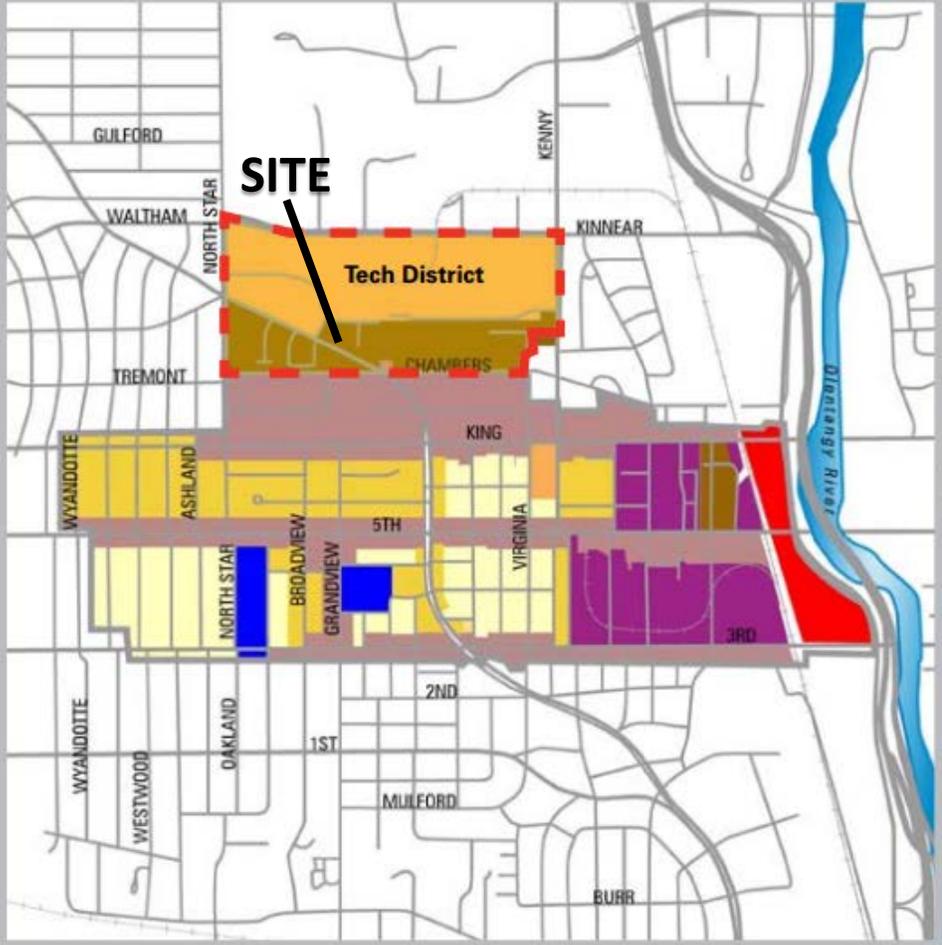
The requested R-4, Residential District will conform an existing four-unit dwelling that is compatible with neighboring residential and commercial development along the Northwest Boulevard corridor. The proposal is also consistent with the land use recommendations of the *Northwest Area Plan* (2009).



Z15-055
1764 Northwest Boulevard
Approximately .15 acres
R to R-4

**Figure 7
Land Use Plan**

- Commercial (Community)
- Industrial (Light)
- Institutional
- Mixed Use
- Office
- Multifamily
- Medium Density Mixed Residential
- Single/Two Family



Z15-055
1764 Northwest Boulevard
Approximately .15 acres
R to R-4



Z15-055
1764 Northwest Boulevard
Approximately .15 acres
R to R-4

LANDMARK

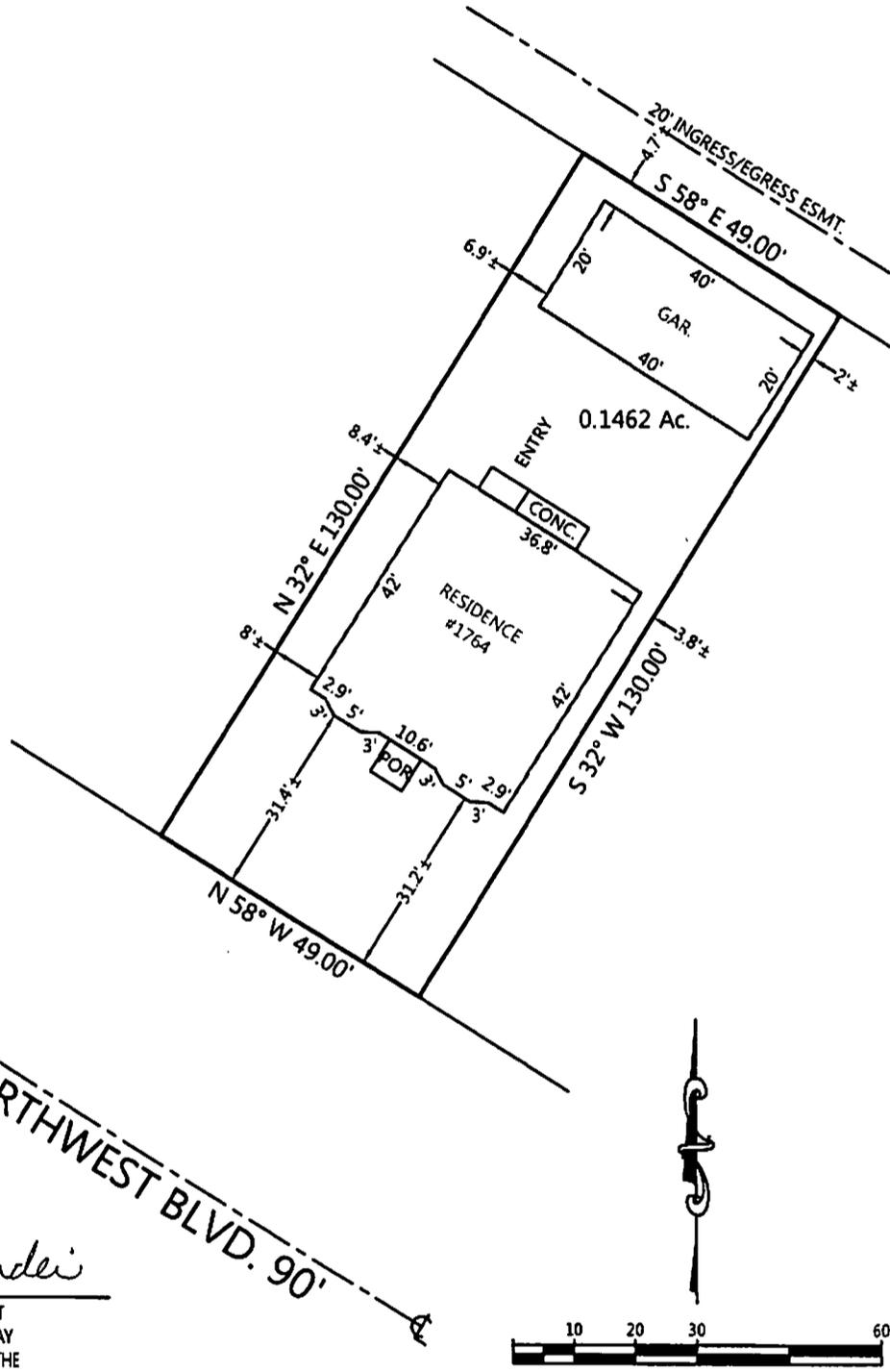
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PROPERTY ADDRESS: 1764 NORTHWEST BLVD COLUMBUS, OHIO 43212

SURVEY NUMBER: 177477



Scott D. Grunde

THIS PLAT IS NOT TO BE USED TO ERECT
 FENCES OR OTHER STRUCTURES, AND MAY
 NOT SHOW ALL EASEMENTS AFFECTING THE
 SUBJECT TRACT

LSGI#: 177477



SCALE: 1" = 30'

POINTS OF INTEREST: NONE VISIBLE.

CLIENT NUMBER: N/A		DATE: 12/9/2015
BUYER:		
SELLER: TURTLE BAY, LLC		
SUBLOT / ORIGINAL LOT:		
SUBDIVISION:		
PLAT:	PG:	COUNTY: FRANKLIN
CERTIFIED TO: TRI-VILLAGE TITLE AGENCY, INC +		

THIS MORTGAGE LOAN IDENTIFICATION SURVEY IS NOT TO BE USED FOR THE INSTALLATION OR BUILDING OF FENCES, SHEDS, GARAGES, ADDITIONS OR ANY OTHER STRUCTURE. TO DETERMINE EXACT BOUNDARY LINES, A BOUNDARY SURVEY IS REQUIRED.

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THIS PLAT DEPICTS THE SUBJECT PROPERTY IN ACCORDANCE WITH THE OHIO ADMINISTRATIVE CODE, CHAPTER 4733-38, MINIMUM STANDARDS FOR MORTGAGE SURVEYS IN THE STATE OF OHIO, AND IS NOT A BOUNDARY SURVEY PURSUANT TO CHAPTER 4733-37, OHIO ADMINISTRATIVE CODE.

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Maret, Michael J.

From: Rebecca McKibben <thestylingnook@sbcglobal.net>
Sent: Wednesday, January 20, 2016 10:59 AM
To: Maret, Michael J.
Subject: Re: Recommendations for Z15-055 & CV15-075

For your information, the 5th x Northwest area commission approved the rezoning application at our January meeting. I did ask Mr. Voelker to provide me with the appropriate address which your email has provided. If there are any further questions, please email or text or call me at 614 256-1944.

McK

On Wednesday, January 20, 2016 8:21 AM, "Maret, Michael J." <MJMaret@columbus.gov> wrote:

The address would be 1764 Northwest Boulevard with the goal of making an existing multi-unit residence conforming to the city code.

Dow Voelker would have been the agent.

Thank you

Michael Maret
Planner II

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Zoning/Council Activities Section
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