

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

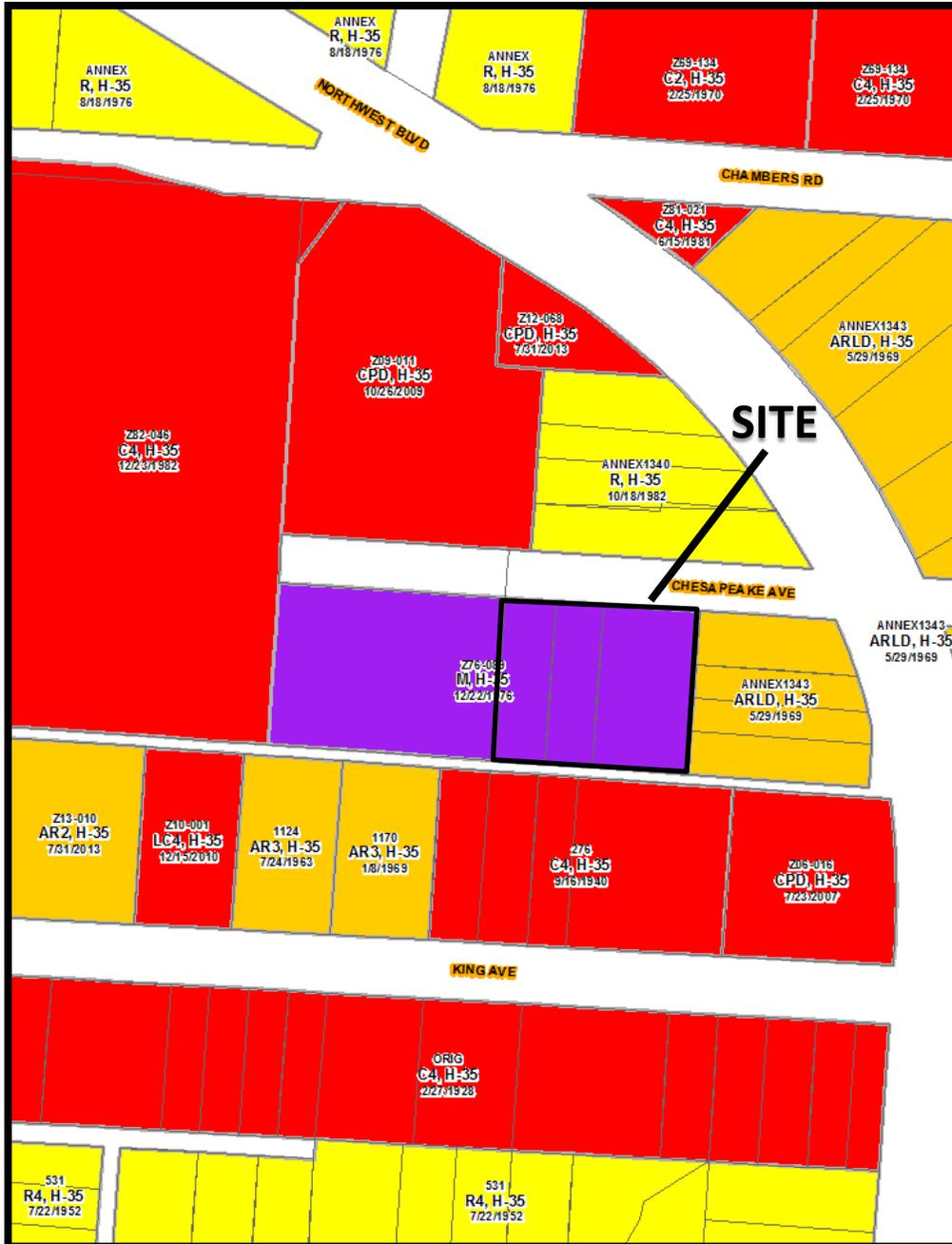
- 5. APPLICATION: Z16-003**
Location: 1317 CHESAPEAKE AVENUE (43212), being 0.76± acres located on the south side of Chesapeake Avenue, 139± feet west of Northwest Boulevard (010-087475, 010-098799 and 010-087468; 5th by Northwest Area Commission).
Existing Zoning: M, Manufacturing District.
Request: AR-3, Apartment Residential District.
Proposed Use: Apartment building.
Applicant(s): Metropolitan Holdings, LLC; c/o David Hodge, Atty.; Underhill, Yaross & Hodge LLC; 8000 Walton Parkway, Suite 260; New Albany, OH 43054.
Property Owner(s): Chesapeake Properties, LLC; 1024 Ridge Street; Columbus, OH 43215.
Planner: Tim Dietrich; 645-6665; tedietrich@columbus.gov
Shannon Pine; 645-2208; spine@columbus.gov

BACKGROUND:

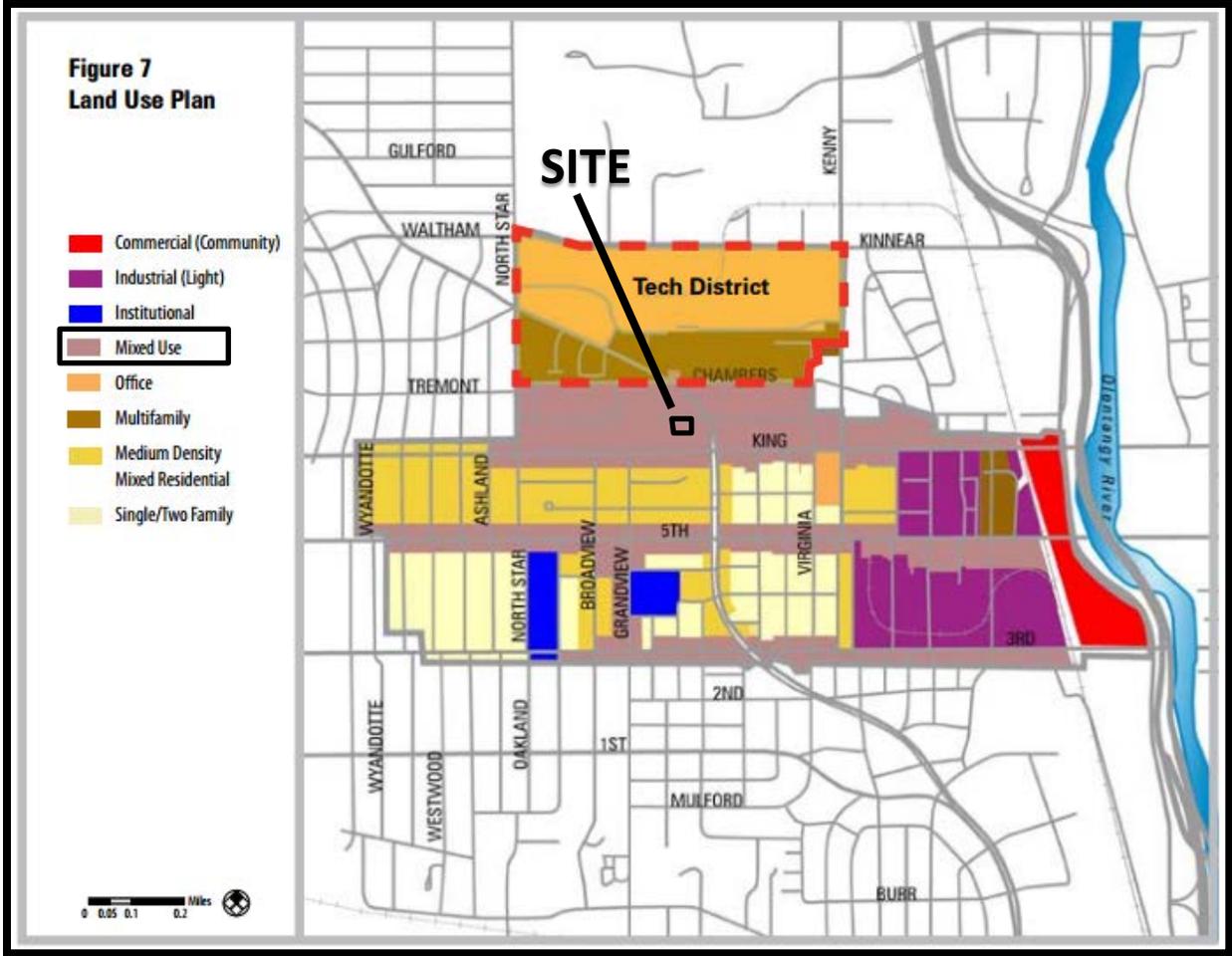
- The 0.76± acre site consists of three parcels zoned M, Manufacturing District that developed with industrial buildings and parking. The applicant is requesting to rezone all three parcels to the AR-3, Apartment Residential District to allow construction of a multi-unit residential development.
- North of the site are several multi-unit dwellings zoned in the R, Rural District. To the east are multi-unit dwellings zoned in the ARLD, Apartment Residential District. To the south are two three-story apartment buildings zoned C-4, Commercial District. To the west are a grocery store and a parking lot zoned M, Manufacturing and C-4, Commercial Districts, respectively.
- The site is located within the planning area of the *Fifth by Northwest Neighborhood Plan* (2009), which recommends mixed use, including multi-unit residential uses, for this location. Staff recognizes that the proposed AR-3, Apartment Residential District matches similar densities in the general area.
- The site is located within the boundaries of the 5th by Northwest Area Commission, whose recommendation was for approval (7-0).
- Companion Council Variance (CV16-003) has been filed to permit development of a three story multi-unit residential development with a maximum of 45 units that includes variances to landscaping, screening, setbacks, required yards, and parking related standards. That request will be heard by City Council and will not be considered at this Development Commission meeting.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

Noting the existing presence of multi-unit dwellings to the north and east, and the abutting apartment buildings to the south, Staff finds the requested AR-3, Apartment Residential District to be compatible with the established development pattern of the area. The request is also consistent with the *Fifth by Northwest Neighborhood Plan's* future land use recommendation of mixed use at this location.



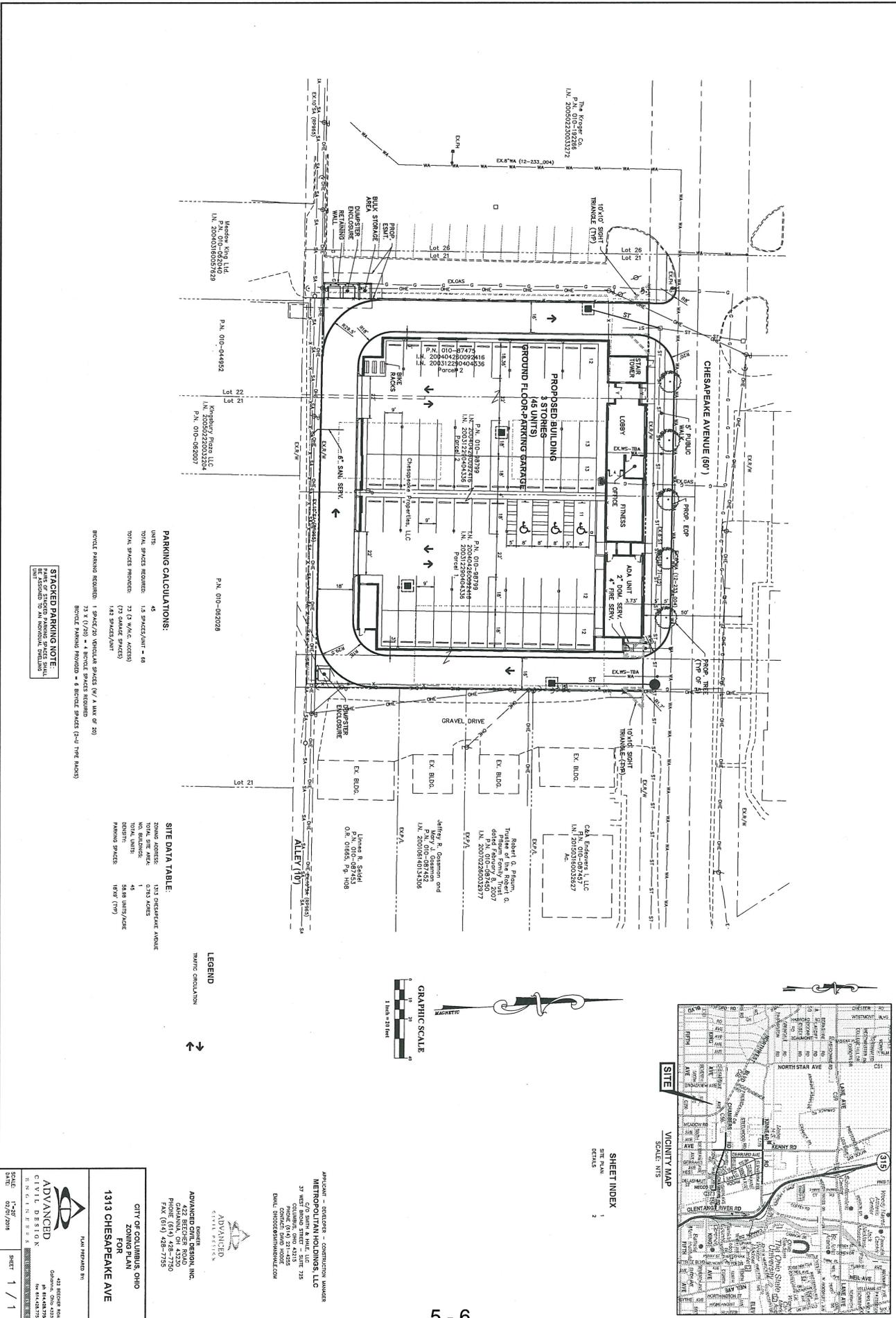
Z16-003
 1317 Chesapeake Avenue
 Approximately 0.76 acres
 M to AR-3



Z16-003
 1317 Chesapeake Avenue
 Approximately 0.76 acres
 M to AR-3



Z16-003
1317 Chesapeake Avenue
Approximately 0.76 acres
M to AR-3



STACKED PARKING NOTE:
PARTS OF STACKED PARKING SPACES SHALL BE ASSIGNED TO AN INDIVIDUAL DRIVING

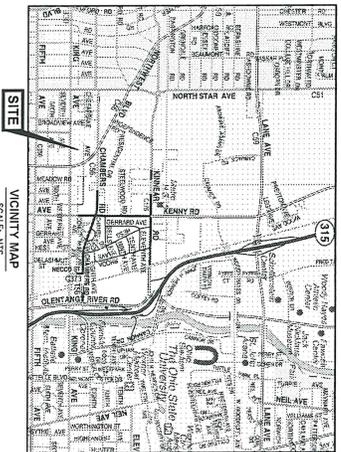
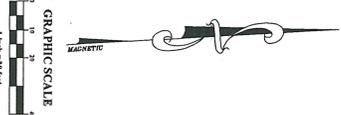
PARKING CALCULATIONS:
UNITS: 45
TOTAL SPACES REQUIRED: 1.5 SPACES/UNIT = 68
TOTAL SITE AREA: 721 (3.5 ACRES)
TOTAL SPACES PROVIDED: 721 (3.5 ACRES)
1.52 SPACES/UNIT

SPECIAL PARKING REQUIRED: 1 SPACE/20 VEHICULAR SPACES (W/ A MAX OF 20)
20 X 10' (20) - SPECIAL SPACES REQUIRED (20)
SPECIAL PARKING PROVIDED - 4 SPECIAL SPACES (2-41' PARK RACKS)

SITE DATA TABLE:

ZONING ADDRESS:	1313 CHESAPEAKE AVENUE
TOTAL SITE AREA:	0.713 ACRES
TOTAL UNITS:	45
DENSITY:	64.89 UNITS/ACRE
PARKING SPACES:	1897 (TYP)

LEGEND
HYDRO DRAINAGE
→



SHEET INDEX
SHEET NO. 1
SHEET TITLE: SITE PLAN
DATE: 02/07/2016

APPLICANT - DEVELOPER - CONTRIBUTION MAINDER
METROPOLITAN HOLDINGS, LLC
37 WEST BROAD STREET - SUITE 725
COLUMBUS, OHIO 43260
PHONE (614) 221-1215
FAX (614) 221-1215
EMAIL: INFO@METROPOLITANHOLDINGS.COM

DESIGNER
ADVANCED CIVIL DESIGN, INC.
6740 WOODLAND DR. SUITE 200
COLUMBUS, OHIO 43220
PHONE (614) 428-7750
FAX (614) 428-7755

CITY OF COLUMBUS, OHIO
ZONING PLAN
1313 CHESAPEAKE AVE

PLAN PREPARED BY
ADVANCED CIVIL DESIGN, INC.
428 BROAD ROAD
COLUMBUS, OHIO 43260
PHONE (614) 428-7750
FAX (614) 428-7755

SCALE: 1"=20'
DATE: 02/07/2016

SHEET: 1 / 1

STANDARDIZED RECOMMENDATION FORM

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 216-003

Address 1317 Chesapeake Avenue

Group Name 5th by Northwest Area Commission

Meeting Date 2/2/16

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

- Recommendation (Check only one)
- Approval
 - Disapproval

NOTES:

Vote 7-0

Signature of Authorized Representative [Signature]

Recommending Group Title 5th by Northwest Area Commission

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