

**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)

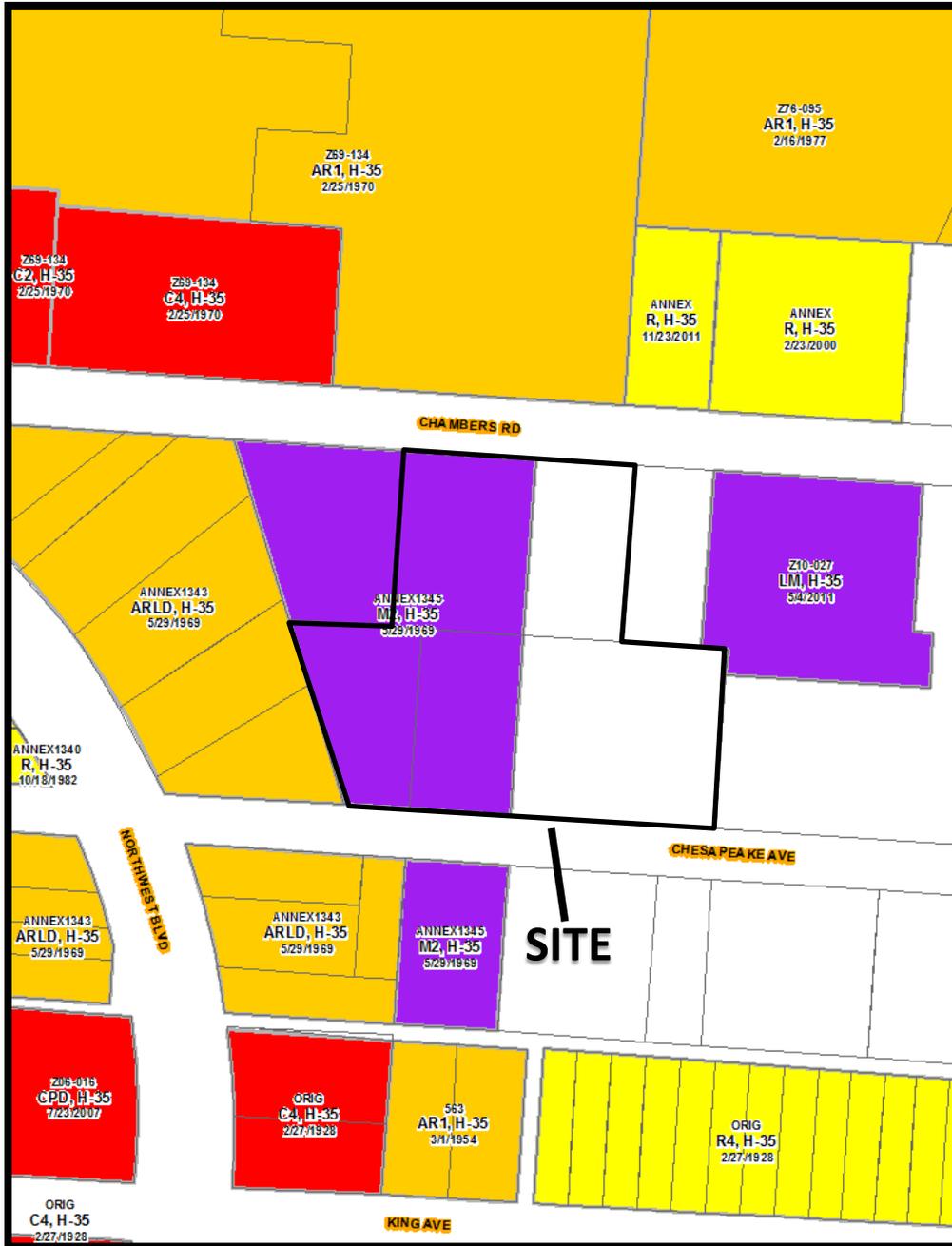
**BACKGROUND:**

- 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.

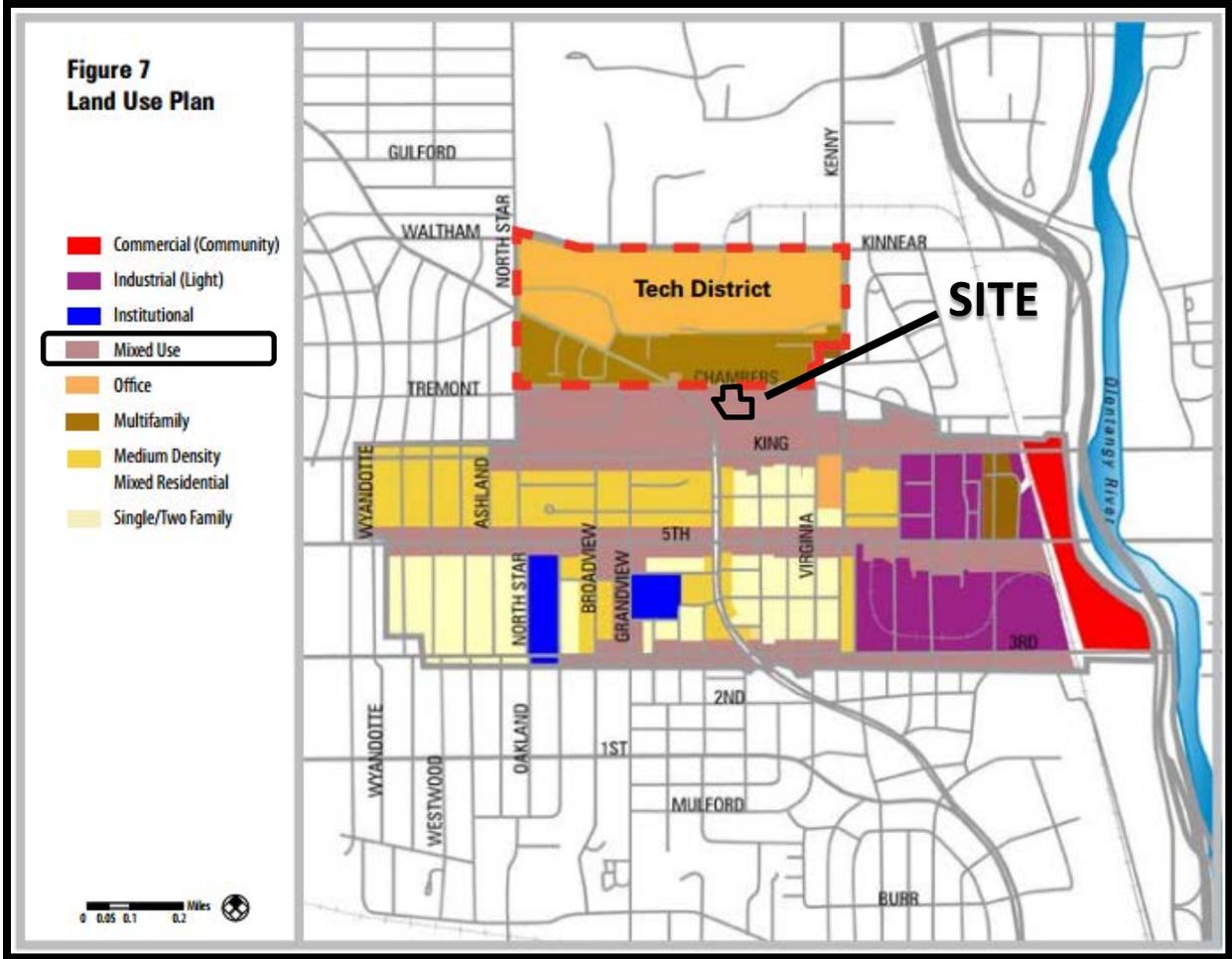
- Companion Council Variance CV16-008, which proposes a 114-unit apartment building, has been filed to vary building height, maneuvering, parking setback lines, side yards, and building line standards. That request will be heard by City Council and will not be considered at this Development Commission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



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 Approximately 2.72 acres  
 M-2 & R to AR-3



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