

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
APRIL 14, 2016**

- 3. APPLICATION: Z16-008**
- Location:** 1341 NORTON AVENUE (43212), being 2.82± acres located on the west side of Norton Avenue, 262± feet north of West Third Avenue (010-068131; 5th by Northwest Area Commission).
- Existing Zoning:** M, Manufacturing District.
- Request:** AR-3, Apartment Residential District.
- Proposed Use:** Apartments with reduced setbacks.
- Applicant(s):** 1341 Norton Partners LLC; c/o David Perry, David Perry Company, Inc., Agent; 145 East Rich Street, 3rd Floor; Columbus, OH 43215; and Donald Plank, Atty.; Plank Law Firm; 145 East Rich Street, FL 3; Columbus, OH 43215.
- Property Owner(s):** Grandview 1341 LLC; c/o David Perry, David Perry Company, Inc., Agent; 145 East Rich Street, 3rd Floor; Columbus, OH 43215; and Donald Plank, Atty.; Plank Law Firm; 145 East Rich Street, FL 3; Columbus, OH 43215.
- Planner:** Michael Maret; 645-2749; mjmaret@columbus.gov

BACKGROUND:

- The 2.82± acre site consists of a single parcel zoned M, Manufacturing District. The site is currently developed with an office/industrial building. The applicant is requesting to rezone the parcel to the AR-3, Apartment Residential District to allow construction of a new apartment building.
- The site is bordered to the north by apartments in the M, Manufacturing District. To the south, east, and west is a mixture of industrial offices and buildings, as well as several apartment buildings, all in the M, Manufacturing and AR-2, Apartment Residential Districts.
- Companion Council Variance CV16-011 has been filed to vary the parking setbacks and building lines. Conditions are also proposed to commit to a site plan, the maximum number of units (162), and a minimum of 1.5 parking spaces per unit being provided. 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 “Industrial (Light)” uses, which intends that this area be developed as a job center.
- The site is located within the boundaries of the 5th by Northwest Area Commission, whose recommendation was for approval.

CITY DEPARTMENTS’ RECOMMENDATION: Approval.

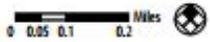
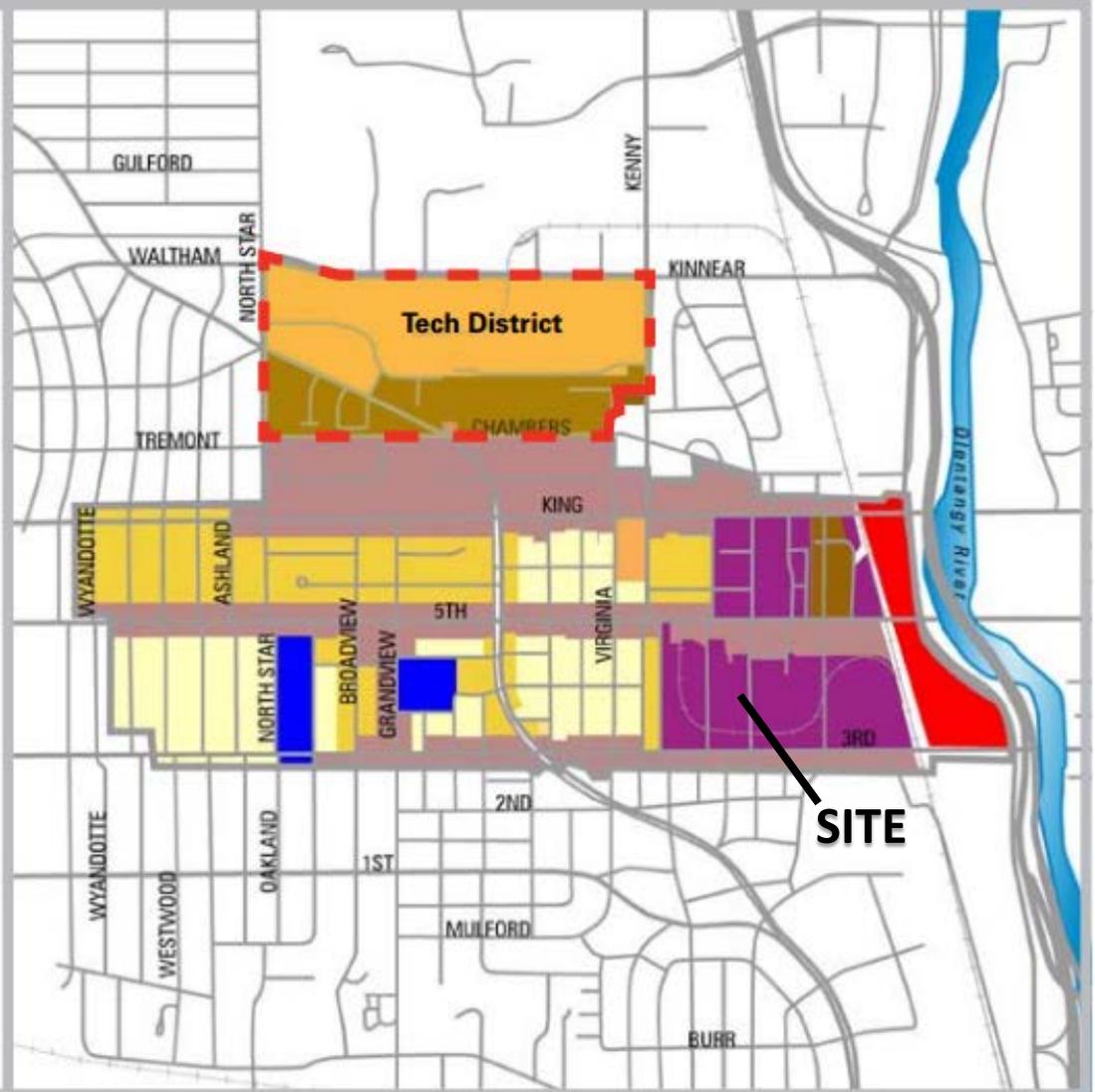
The requested AR-3, Apartment Residential District zoning classification will allow an apartment residential development. This is compatible with adjacent apartment residential and light industrial / contractor office uses. The recommendation of the 5th by Northwest Area Plan is for “Industrial (Light)” uses, through the area commission recommends approval of the requested rezoning. Recent development in this area has included a variety of uses, including multi-unit residential uses, restaurants, and retail uses, which are resulting in a mixed-use pattern, including higher density housing within close proximity to retail, restaurant, and office uses.



Z16-008
1341 Norton Avenue
Approximately 2.82 acres
M to AR-3

**Figure 7
Land Use Plan**

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



Z16-008
1341 Norton Avenue
Approximately 2.82 acres
M to AR-3



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1341 Norton Avenue
Approximately 2.82 acres
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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 Z16-008

Address 1341 Norton Avenue

Group Name 5th by Northwest Area Commission

Meeting Date April 5, 2016

Specify Case Type

BZA Variance / Special Permit

Council Variance

Rezoning

Graphics Variance / Plan / Special Permit

Recommendation (Check only one)

Approval

Disapproval

NOTES:

Approval based on specific readings & variances presented

[Signature]

Vote 6-0

Signature of Authorized Representative *[Signature]*

Recommending Group Title 5th 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