

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
DECEMBER 8, 2016**

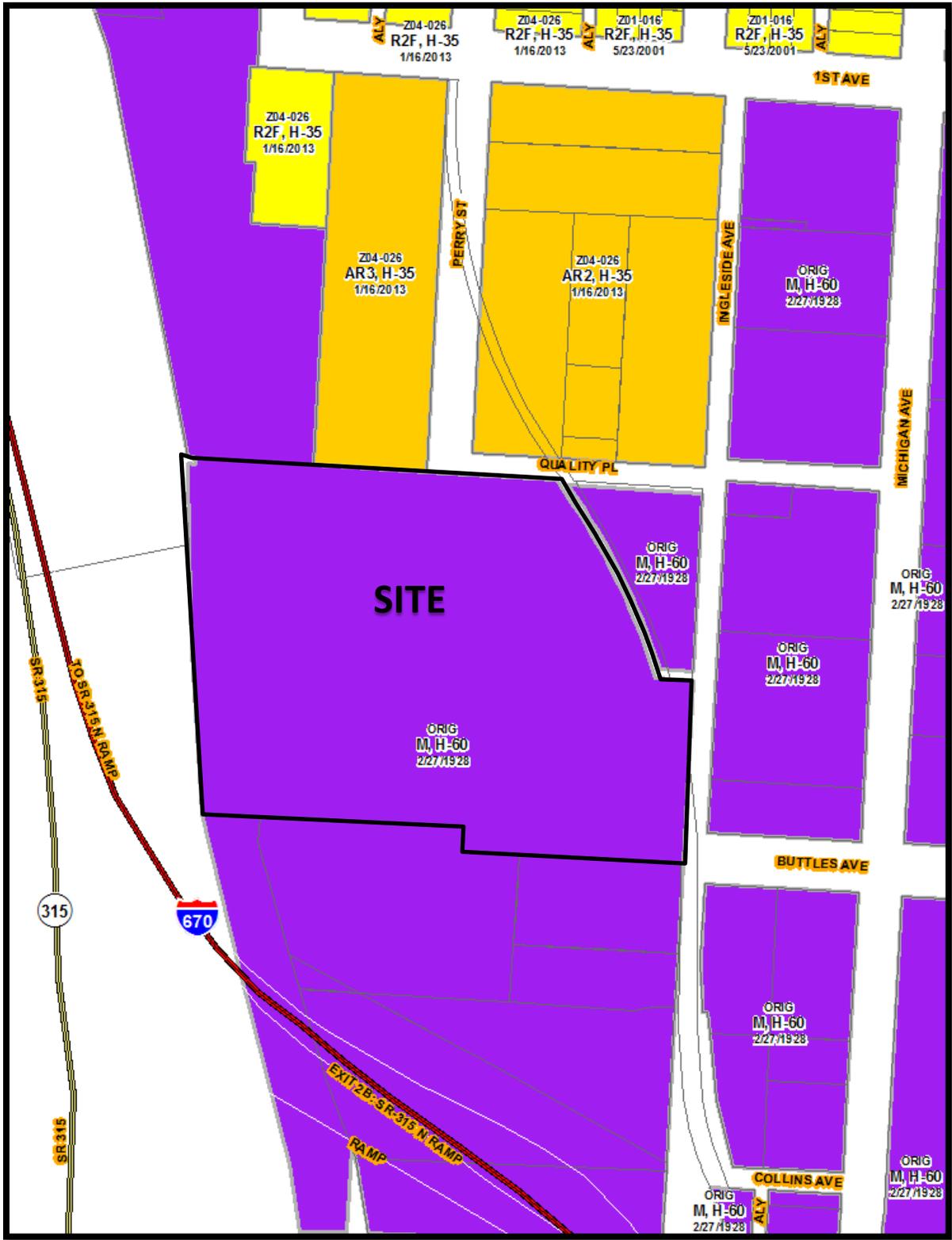
- 12. APPLICATION: Z16-066**
Location: 871 INGLESIDE AVENUE (43215), being 7.03± acres located at the southwest corner of Ingleside Avenue and Buttles Avenue (010-005889; Harrison West Society).
Existing Zoning: M, Manufacturing District.
Request: AR-2, Apartment Residential District.
Proposed Use: Multi-unit residential development.
Applicant(s): Pickett Companies, c/o Dave Perry, Agent; David Perry Company, Inc.; 423 East Town Street, 2nd Floor; Columbus, OH 43215, and Donald Plank, Atty.; 423 East Town Street, 2nd Floor; Columbus, OH 43215.
Property Owner(s): Barley Equities III, LLC; c/o John Berry; 11150 Santa Monica Boulevard, Suite 1425; Los Angeles, CA 90025.
Planner: Kelsey Priebe; 614-645-1341; krpriebe@columbus.gov

BACKGROUND:

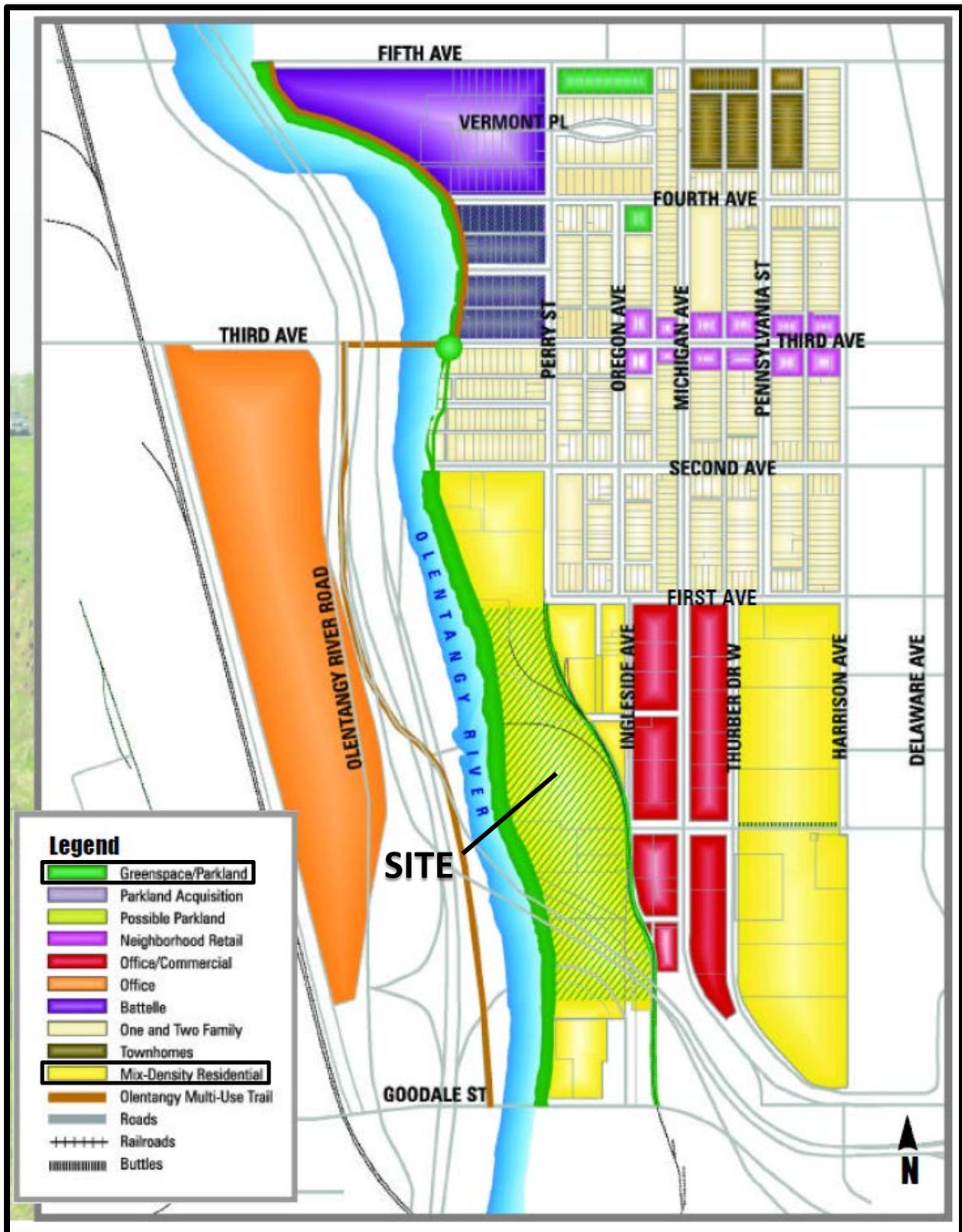
- o The 7.03± acre site is comprised of one parcel developed with an office/warehouse in the M, Manufacturing District. The applicant proposes to develop the site with a four-story, two-building, 245-unit apartment complex in the AR-2, Apartment Residential District.
- o To the north is multi-unit residential development zoned in the AR-2 and AR-3, Apartment Residential districts. To the south is a warehouse in the M, Manufacturing District. To the east across Ingleside Avenue is a parking lot and office/warehouse in the M, Manufacturing District. To the west is the Olentangy River and State Route 315.
- o The site is located within the boundaries of the *Harrison West Plan* (2005), which recommends “Mix-Density Residential, Greenspace/Parkland” land uses for this location.
- o The site is located within the boundaries of the Harrison West Society, whose recommendation is for approval.
- o Concurrent Council variance, CV16-066, is included to vary perimeter setback requirements along the north, south, and east property line. 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-2, Apartment Residential District will allow a multi-unit residential development, with a density of 34.85 units/acre, which is compatible with the density and development standards of adjacent residential developments. The proposal is also consistent with the land use recommendations of the *Harrison West Plan* and compatible with the emerging development pattern of the area.



Z16-066
 871 Ingleside Avenue
 Approximately 7.03 acres
 M to AR-2



Z16-066
 871 Ingleside Avenue
 Approximately 7.03 acres
 M to AR-2



Z16-066
871 Ingleside Avenue
Approximately 7.03 acres
M to AR-2

Priebe, Kelsey R.

From: Jacob Sukosd <jake_osu@hotmail.com>
Sent: Monday, November 28, 2016 11:56 AM
To: Priebe, Kelsey R.
Subject: CV16-066 - Harrison West Society response

Kelsey,

On Wednesday, November 16th, the Harrison West Society voted 14-2 to support the variances requested in application CV16-066.

The Society's approval is contingent upon the applicant resolving the concerns of City staffers, that was outlined in the document dated 10/24/16.

Discussions with the developer last week showed progress on expanding the greenspace and alignment of the bike trail, while maintaining the proposed variances and parking ratio. These are positive developments for the plan which was voted on and approved.

Please let me know if you have any questions.

Jacob Sukosd
Harrison West Society
Chair, Planning and Development Committee