

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
JUNE 12, 2014**

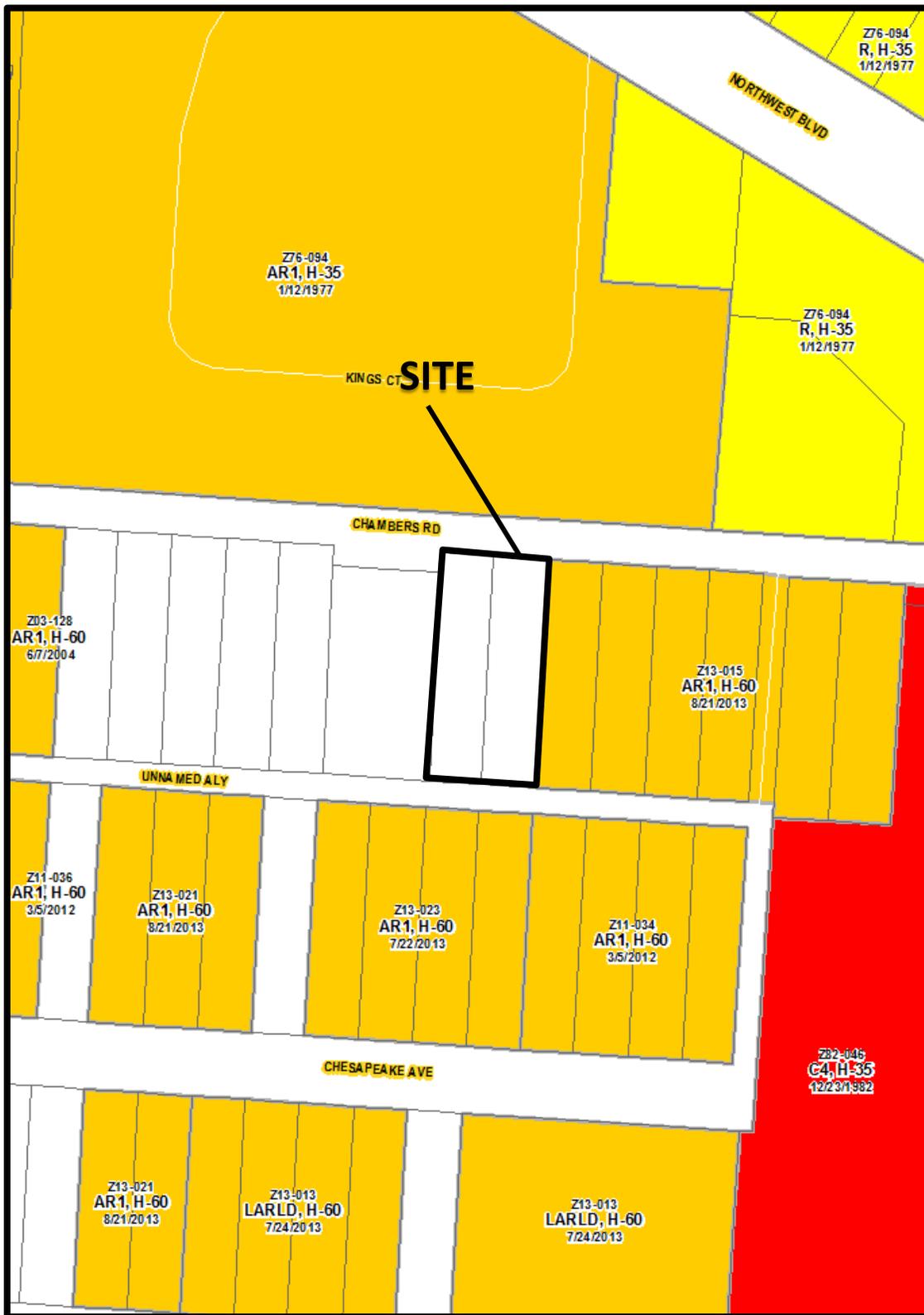
- 2. APPLICATION: Z14-016 (14335-00000-00199)**  
**Location:** 1415 CHAMBERS ROAD (43212), being 0.31± acres located on the south side of Chambers Road, 735± feet west of Northwest Boulevard (130-005581 and 420-292067; Fifth by Northwest Area Commission).  
**Existing Zoning:** R, Rural District.  
**Request:** AR-1, Apartment Residential District.  
**Proposed Use:** Multi-unit residential development.  
**Applicant(s):** Guy Williams, Jr.; c/o David L. Hodge, Atty.; Smith and Hale; 37 West Broad Street, Suite 725; Columbus, OH 43215.  
**Property Owner(s):** Guy Williams, Jr., et al; 1387 Chambers Road; Columbus, Ohio 43215;  
**Planner:** Shannon Pine, 645-2208, [spine@columbus.gov](mailto:spine@columbus.gov)

**BACKGROUND:**

- The site is zoned in the R, Rural District, and is comprised of a single-unit dwelling and a vacant lot recently annexed from Clinton Township. The applicant requests the AR-1 Apartment Residential District to allow multi-unit residential development. The applicant is also pursuing a concurrent Council variance (CV14-016) to reduce various development standards on this site and the adjacent AR-1 District to the east. That request will be heard by City Council and will not be considered at this Development Commission meeting.
- To the north across Chambers Road is an apartment complex in the AR-1 Apartment Residential District. To the east is a vacant industrial structure in the AR-1 Apartment Residential District. To the south is multi-unit residential development in the AR-1, Apartment Residential District. To the west is a guitar shop in Clinton Township.
- The site is located within the planning area of the *Fifth by Northwest Neighborhood Plan* (2009), which recommends mixed-use development for this location.
- The site is located within the boundaries of the Fifth by Northwest Area Commission whose recommendation had not been received at the time this report was prepared.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval

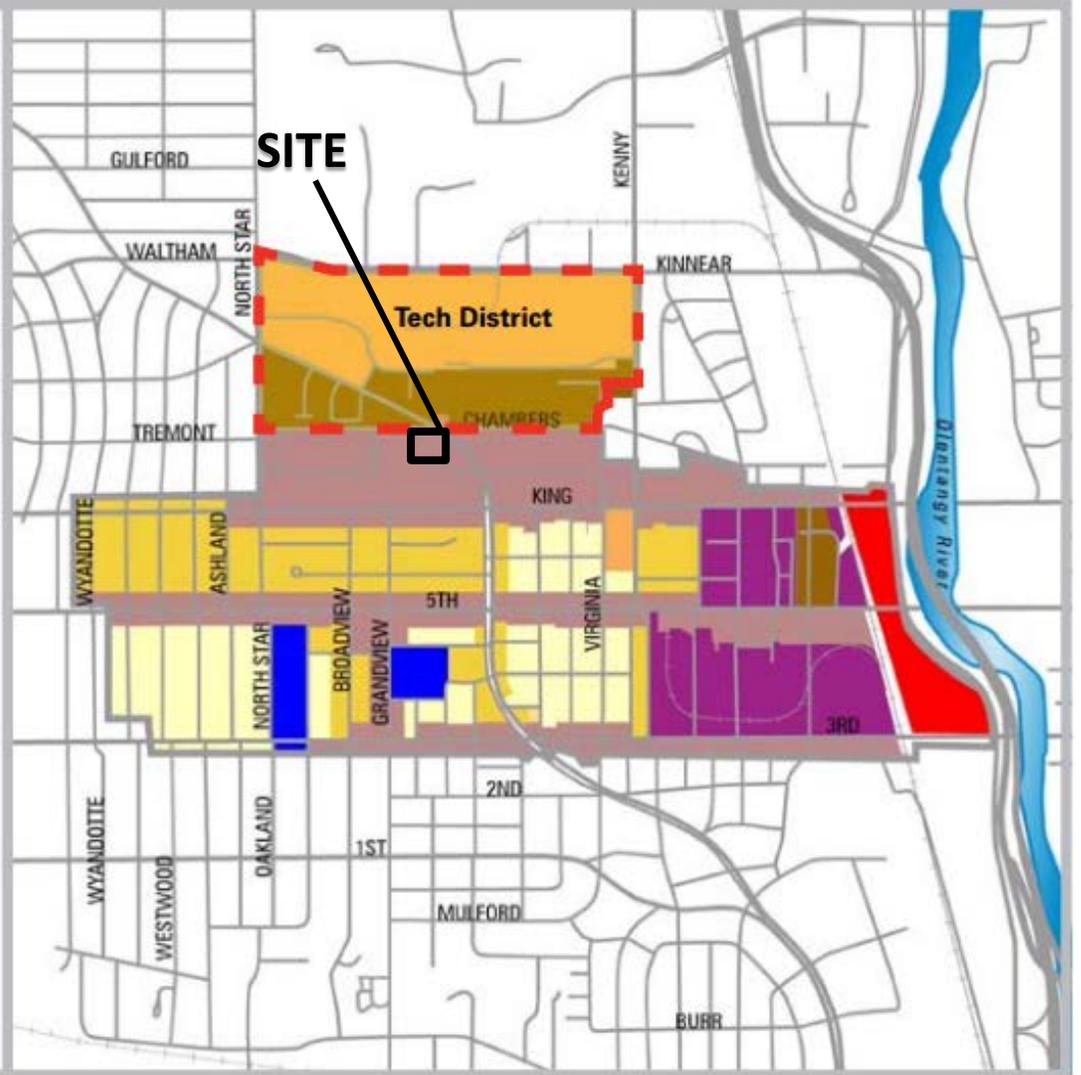
Given the predominance of multi-unit residential development to the north and south, and the future multi-unit residential development to the east, Staff finds this proposal to be compatible with the zoning and development pattern of the area, and with the land use recommendations of the *Fifth by Northwest Neighborhood Plan* (2009).



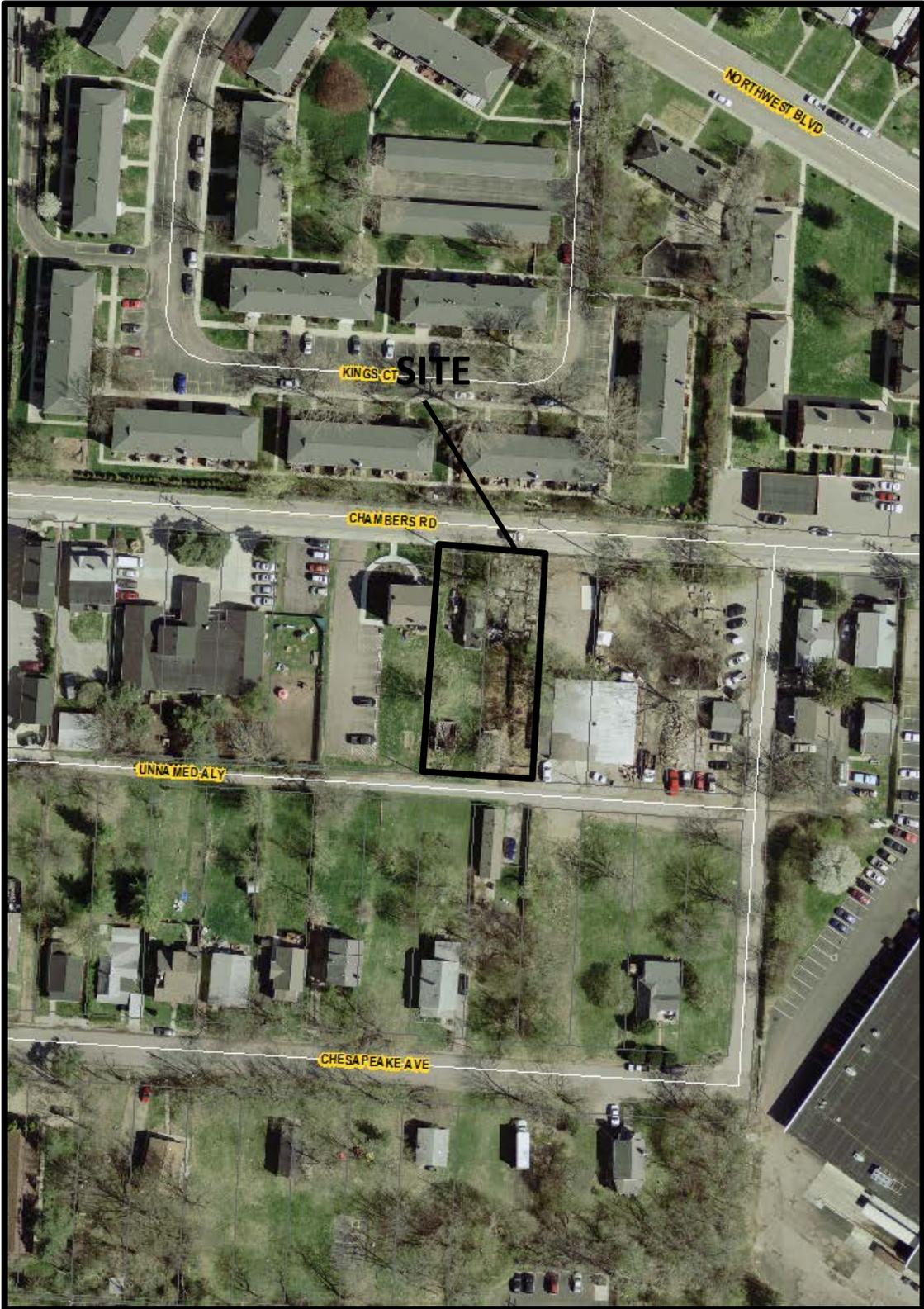
Z14-016  
 1415 Chambers Road  
 Approximately 0.31 acres  
 Request: R to AR-1

**Figure 7  
Land Use Plan**

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



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1415 Chambers Road  
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