

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

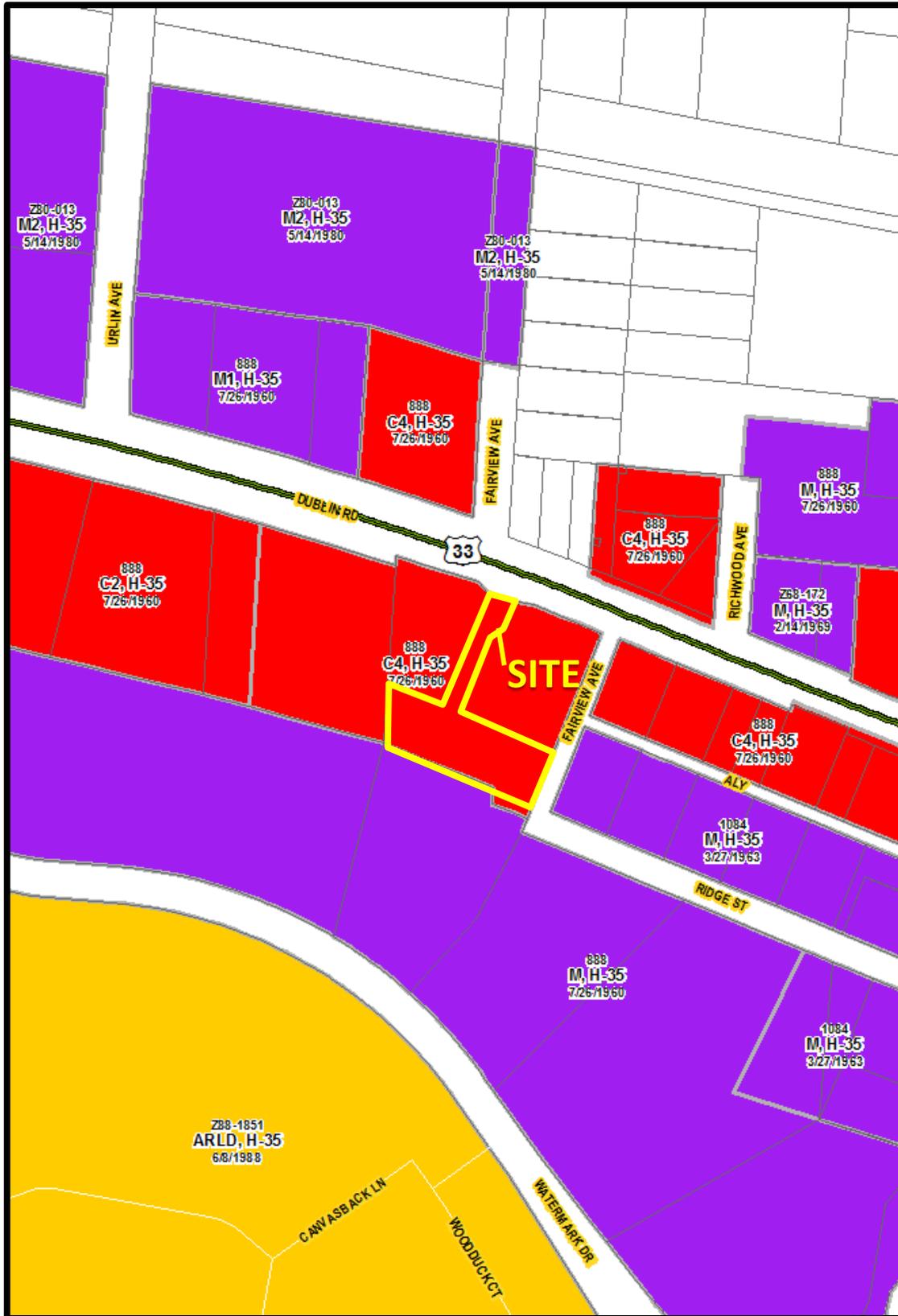
1.    **APPLICATION:**               **Z13-048 (14335-00000-00329)**  
      **Location:**               **1131 DUBLIN ROAD (43215)**, being 0.77± acres located on the south side of Dublin Road, 145± feet west of Fairview Avenue (010-258109).  
  
      **Existing Zoning:**       C-4, Commercial District.  
      **Request:**                ARO, Apartment Office District.  
      **Proposed Use:**        Multi-unit residential and office development.  
      **Applicant(s):**        Wayne A. Garland, Jr.; c/o Dave Perry, Agent; David Perry Co. Inc.; 145 East Rich St., 3<sup>rd</sup> Floor; Columbus, OH 43215; and Donald Plank, Plank Law Firm; 145 East Rich St., 3<sup>rd</sup> Floor; Columbus, OH 43215.  
  
      **Property Owner(s):**   Clydeco, LTD; c/o Dave Perry, Agent; David Perry Co.; 145 East Rich St., 3<sup>rd</sup> Floor; Columbus, OH 43215.  
  
      **Planner:**                Tori Proehl, 645-2749, [vjproehl@columbus.gov](mailto:vjproehl@columbus.gov)

**BACKGROUND:**

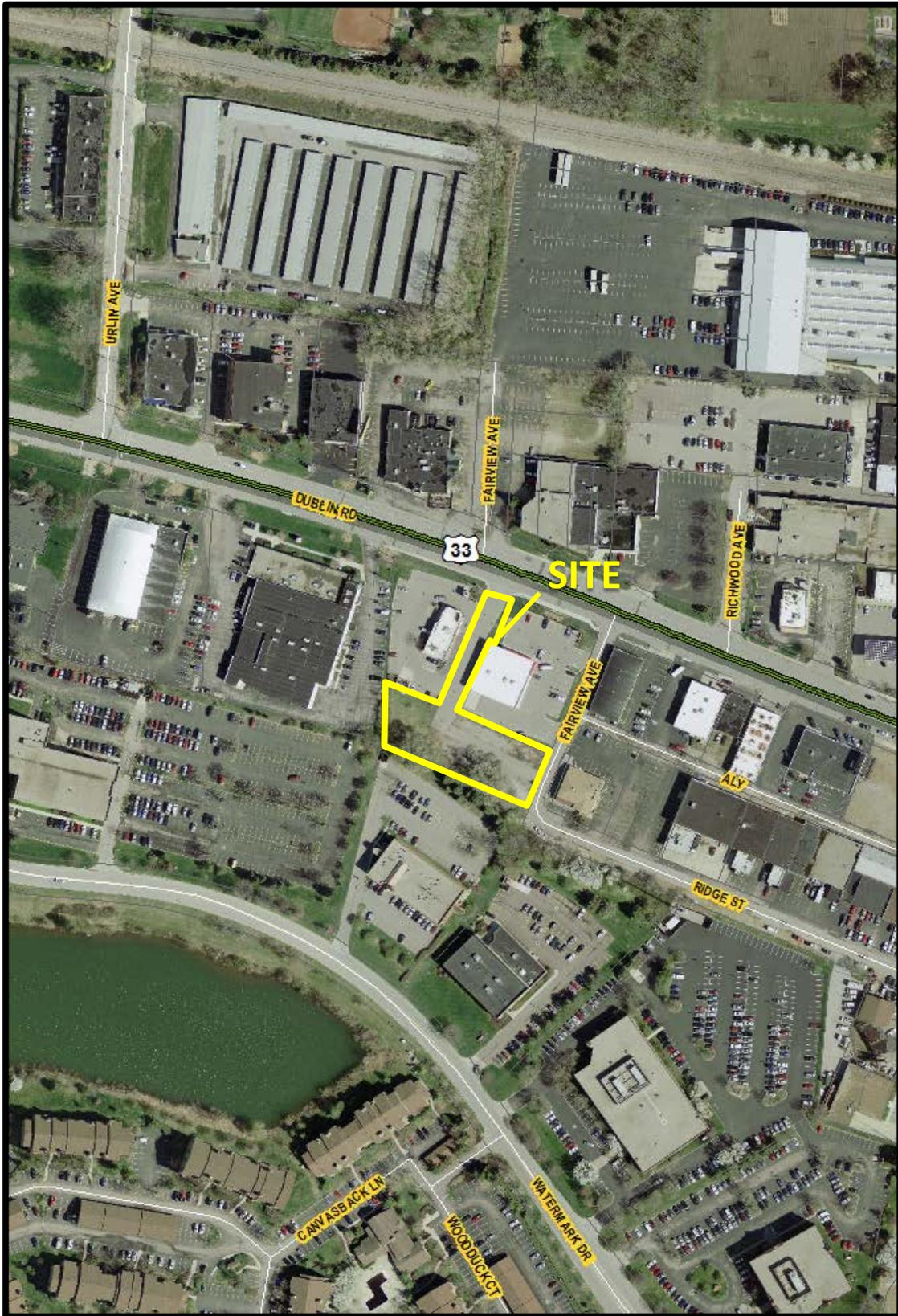
- This application was heard at the November 14, 2013 Development Commission meeting. It was approved to rezone the site from C-4, Commercial District to ARLD, Apartment Residential District. The applicant has requested a reconsideration to rezone this site from C-4, Commercial District to ARO, Apartment Office District.
- The 0.77± acre site is currently undeveloped and zoned C-4, Commercial District. The applicant requests the ARO, Apartment Office District to allow the construction of a fourteen (14) unit apartment and/or office building. A Companion Council Variance (CV13-033) has also been requested to vary required development standards, but is heard by City Council and will not be considered at this meeting.
- To the north is an auto parts store and a restaurant, both in the C-4, Commercial District. To the east is an athletic club, also zoned C-4, Commercial District. To the west is an office building, zoned C-4, Commercial District, and to the south are office buildings, located in the M, Manufacturing District.
- The *Columbus Thoroughfare Plan* identifies Dublin Road as a 4-2D arterial requiring a minimum of 50 feet of right-of-way from centerline.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval.

The requested ARO, Apartment Office District, will secure proper zoning for the proposed multi-family and office development. Because of the lack of frontage on Dublin Road and the close proximity of the ARLD District to the south, this area is more suitable for residential and office, rather than commercial, expansion. The request is consistent with the established zoning and development pattern of the area.



Z13-048  
 1131 Dublin Road  
 010-258109  
 Approximately 0.772 acres  
 Request: C-4 to ARO



Z13-048  
1131 Dublin Road  
010-258109  
Approximately 0.772 acres  
Request: C-4 to ARO