

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
JULY 10, 2014**

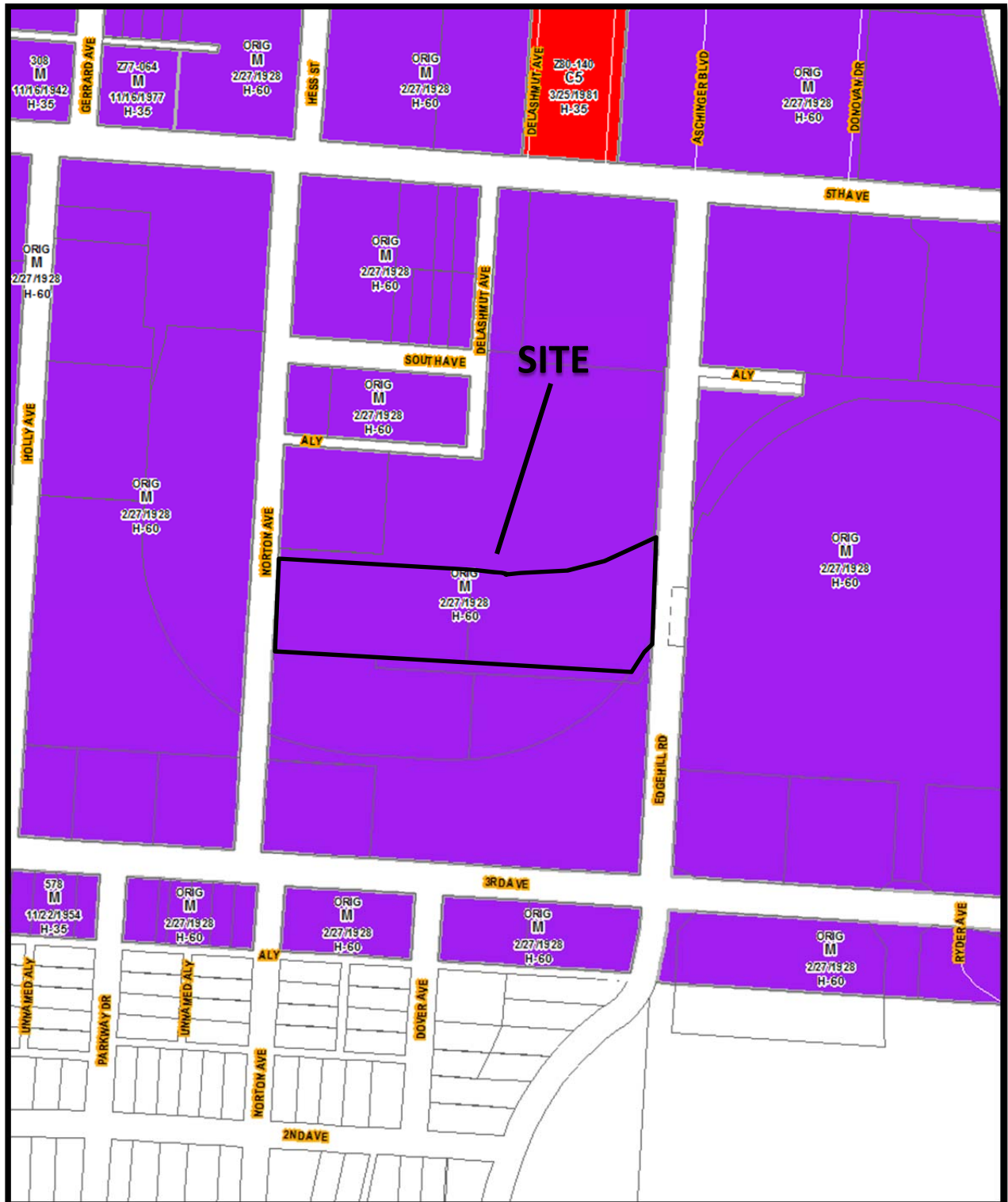
5.     **APPLICATION:**                   **Z14-021 (14335-00000-00269)**  
       **Location:**                   **1281 EDGEHILL ROAD (43212)**, being 2.8± acres located on the west side of Edgemoor Road, 443± feet north of West Third Avenue (010-063723 and 010-003020; Fifth by Northwest Area Commission).  
  
       **Existing Zoning:**           M, Manufacturing District.  
       **Request:**                   AR-2, Apartment Residential District.  
       **Proposed Use:**           Multi-unit residential development.  
       **Applicant(s):**           Continental Bell, Ltd.; c/o David L. Hodge, Atty.; Smith and Hale; 37 West Broad Street, Suite 725; Columbus, OH 43215.  
  
       **Property Owner(s):**   1281 Edgemoor LLC, et al; 911 Henry Street; Columbus, Ohio 43215.  
       **Planner:**                 Shannon Pine, 645-2208, [spine@columbus.gov](mailto:spine@columbus.gov)

**BACKGROUND:**

- The site is comprised of two separate parcels developed with industrial uses. The applicant requests the AR-2, Apartment Residential District to allow multi-unit residential development. The applicant is also pursuing a concurrent Council variance (CV14-026) to reduce various development standards for the proposal. That request will be heard by City Council and will not be considered at this Development Commission meeting.
- The site is surrounded by development in the M, Manufacturing District. To the north are a warehouse/distribution center and a marble/granite company. To the east across Edgemoor Road is a retail center under construction. To the south are an office/industrial communications company and a supportive housing apartment building. To the west across Norton Avenue is a factory/warehouse.
- The *Fifth by Northwest Plan* (2009) recommends light industrial uses for this location, which is consistent with the existing zoning and supportive of the intent that this area be developed as a job center. Recent development that has occurred within the M District has included a variety of uses, including multi-unit residential uses, restaurants, and retail uses. While these developments have not been entirely consistent with the job center concept, they are resulting in a mixed-use pattern, including higher density housing within close proximity to retail and restaurant uses, office uses, and transit. This proposal is consistent with the developing nature of the area and Staff is therefore supportive of the proposed use.
- The site is located within the boundaries of the Fifth by Northwest Area Commission whose recommendation is for approval of the requested AR-2 District.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval

Given the recent development pattern in the area for retail, restaurant, and multi-unit residential uses, Staff supports deviation from the land use recommendations of the *Fifth by Northwest Neighborhood Plan* for industrial uses with a job center concept. While these recent developments have not been entirely consistent with the concept, they are resulting in a mixed-use pattern, and this proposal fits in well with the developing nature of the area.



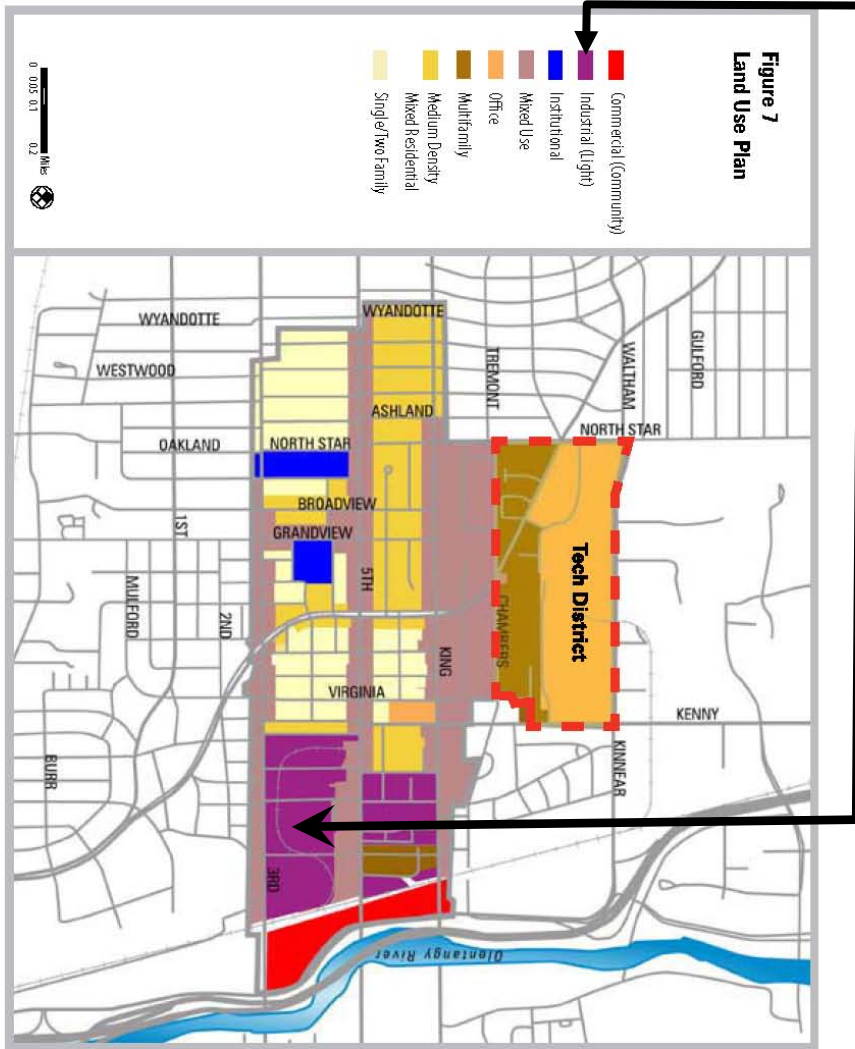
Z14-021  
 1281 Edgemoor Road  
 Approximately 2.8 acres  
 M to AR-2

**Policy:**

Mixed use development should be common on Fifth by Northwest's primary corridors and include multifamily housing, neighborhood-scale retail, offices, and other services that contribute to a walkable environment.

**Guidelines/Strategies**

- Mixed use (retail, office, multifamily) is recommended for Fifth Avenue and Grandview Avenue (south of Fifth). The intersection of Fifth and Northwest and Fifth and Grandview should be the focus of the most intense neighborhood activity, expressed in the form of higher densities and intense commercial buildings. The intersection of Northwest and Chambers may also serve as a mixed use redevelopment opportunity.
- Mixed use (office and multifamily) is recommended for King Avenue to the east of North Star Road, with Medium Density Mixed Residential recommended to the west of North Star Road. New retail should be limited to the sites of existing retail (such as at the intersections of King Avenue and Northwest Boulevard and King Avenue and North Star Road) or as part of a new mixed-use project, such as integrated within a single building (no new stand-alone retail).



Z14-021  
1281 Edgehill Road  
Approximately 2.8 acres  
M to AR-2





Z14-021  
1281 Edgehill Road  
Approximately 2.8 acres  
M to AR-2



## STANDARDIZED RECOMMENDATION FORM

City of Columbus, Ohio • Department of Building & Zoning Services  
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • [www.columbus.gov](http://www.columbus.gov)

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW

Case Number

214-021 / CV 14-026

Address

1281 Edgemoor Rd

Group Name

5th by Northwest

Meeting Date

6/2/14

Specify Case Type

- ☐ BZA Variance / Special Permit  
☒ Council Variance  
☒ Rezoning  
☐ Graphics Variance / Plan / Special Permit

Recommendation  
(Check only one)

- ☒ Approval  
☐ Disapproval

### NOTES:

4 approve / 3 absent

Vote

Signature of Authorized Representative

SIGNATURE

RECOMMENDING GROUP TITLE

DAY TIME PHONE NUMBER

Please FAX this form to **Zoning** at (614) 645-2463 within 48 hours of your meeting day; OR MAIL to: Zoning, City of Columbus, Department of Building & Zoning Services, 757 Carolyn Avenue, Columbus, Ohio 43224.