

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
AUGUST 13, 2015**

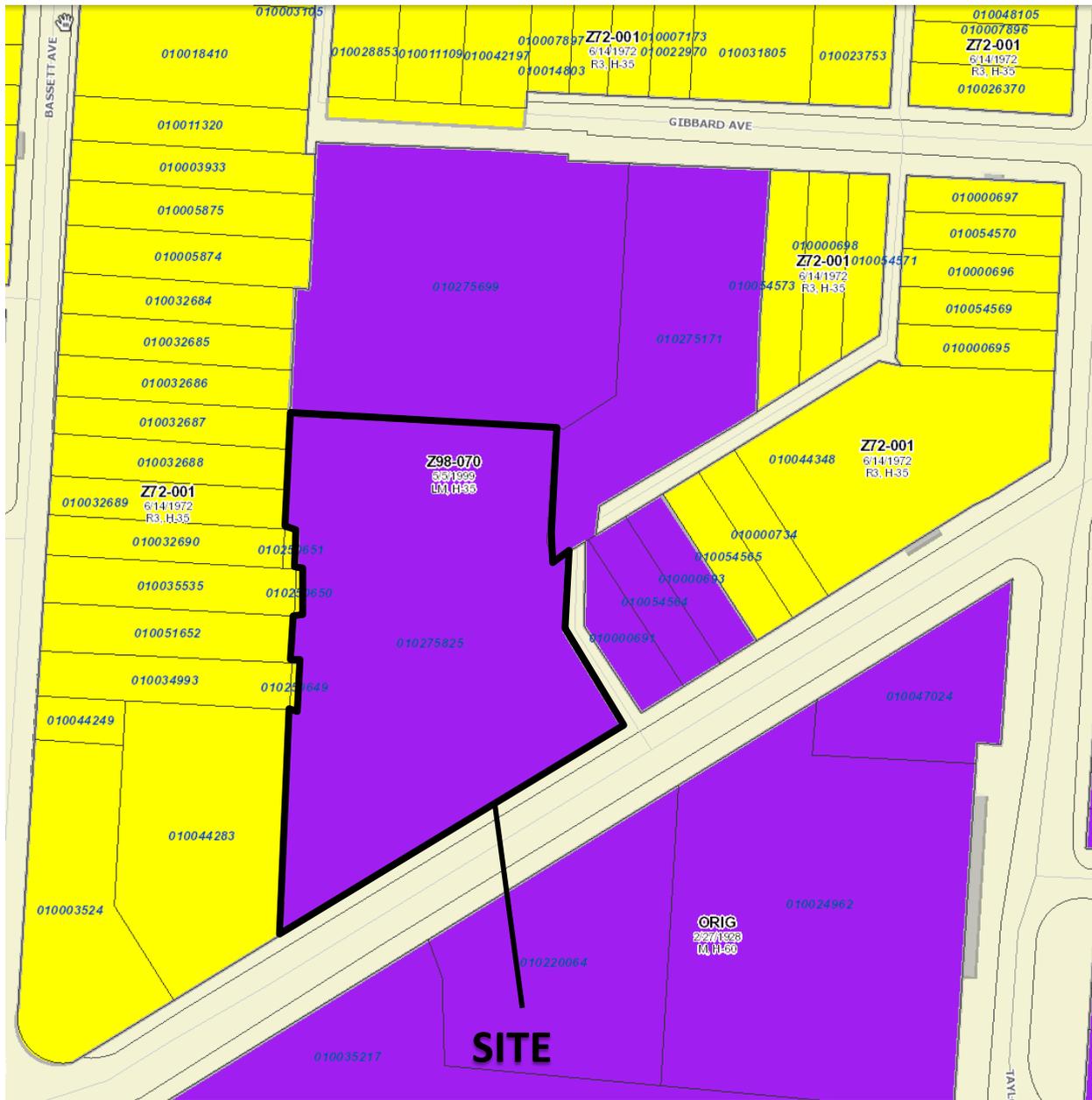
1. **APPLICATION:** **Z15-031**
Location: **1560 OLD LEONARD AVENUE (43230)**, being 1.6± acres located on the north side of Old Leonard Avenue, 318± feet west of Taylor Avenue (010-275825 and 010-000691; North Central Area Commission).
Existing Zoning: L-M, Limited Manufacturing District.
Request: L-AR12, Apartment Residential District.
Proposed Use: Multi-unit residential development.
Applicant(s): Michele Reynolds, c/o Nick Cavalaris; 65 East State Street, Suite 1800; Columbus, OH 43215.
Property Owner(s): Old Leonard Holdings, LLC; 1561 Old Leonard Avenue; Columbus, OH 43219.
Planner: Eliza Thrush; 645-1341; ecthrush@columbus.gov
Shannon Pine; 645-2208; spine@columbus.gov

BACKGROUND:

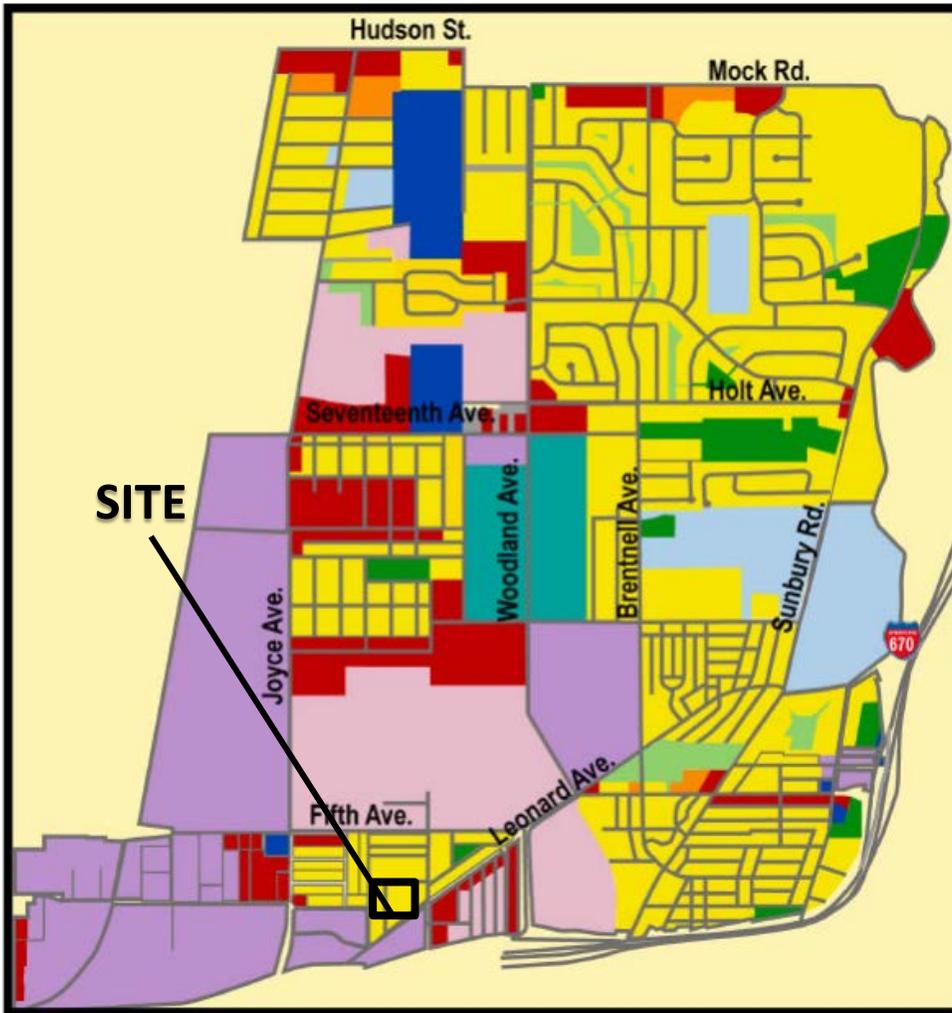
- The 1.6± acre undeveloped site zoned L-M, Limited Manufacturing District. The requested L-AR12, Limited Apartment Residential District, will allow the development of a 25-unit apartment building.
- To the north is commercial/warehouse development in the L-M, Limited Manufacturing District. To the east are single-unit dwellings in the L-M, Limited Manufacturing District. To the south is office development in the M, Manufacturing District. To the west is a church, a warehouse building, and residential development in the R-3, Residential District.
- The site is within the boundaries of the *North Central Plan* (2002), which recommends single family residential uses. However, Staff supports the proposed development given the commitment to a site plan, limitation text, proposed density, proposed screening and landscaping, and existing underlying M, Manufacturing zoning district.
- The site is located within the boundaries of the North West Area Commission, whose recommendation is for approval.
- The limitation text commits to a site plan, maximum number of units (25), landscaping, building design and exterior treatments, and lighting controls.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The proposed L-AR-12, Limited Apartment Residential District will allow development 25-unit apartment building, that while inconsistent with the area plan recommendation, is appropriate and consistent with the zoning and development pattern in the area.



Z15-031
 1560 Old Leonard Avenue
 Approximately 1.52 acres
 Rezoning from L-M to AR-1



- Proposed Land Use**
- Neighborhood Commercial Services
 - Light Manufacturing
 - Multi-family Residential
 - Public/Institutional
 - Single-family Residential
 - Open Space
 - Office/Light Manufacturing
 - Parkland
 - Cemetery
 - School

Z15-031
 1560 Old Leonard Avenue
 Approximately 1.52 acres
 Rezoning from L-M to AR-1
 North Central Plan (2002)



Z15-031
1560 Old Leonard Avenue
Approximately 1.52 acres
Rezoning from L-M to AR-1

LIMITATION TEXT

PROPOSED DISTRICT: L-ARLD

PROPERTY ADDRESS: 1560 Old Leonard Avenue

OWNER: Old Leonard Holdings, LLC

APPLICANT: Michele Reynolds and Nicholas Cavalaris, Attorney

DATE OF TEXT: July 27, 2015

APPLICATION NUMBER: Z15-031

1. **INTRODUCTION:** This vacant site is located north of I-670 approximately one block east of Joyce Avenue within the jurisdiction of the North Central Area Commission. The site is currently zoned Limited Manufacturing – LM. The applicant is seeking rezoning of the property to the L-ARLD zoning district to develop 25 residential units. The buildings shall be three stories and constructed with steel shipping containers and other conventional building materials. Parking for vehicles and bicycles shall be provided as shown on the site plan. The northern portion of the site shall remain green space as depicted on the site plan and may include gardens and recreational space for the residents.

2. **PERMITTED USES:** Those uses permitted in Section 3333.02 ARLD of the Columbus City Code.

3. **DEVELOPMENT STANDARDS:** Unless otherwise indicated, the applicable development standards are contained in Chapter 3333 of the Columbus City Code.
 - A. Density, Lot and/or Setback Commitments.
 1. The maximum number of dwelling units shall be 25.
 2. There shall be a minimum number of parking spaces of 38.

 - B. Buffering, Landscaping, Open Space and/or Screening Commitments.
 1. The developer shall install a mixture of eight (8) shade, ornamental and/or evergreen trees as depicted on the site plan.
 2. The developer shall provide green space as depicted on the site plan.

 - C. Building Design and Exterior Treatment Commitments.

Buildings shall be finished on the exteriors with a mixture or single application of steel, glass, brick, stone veneer, wood, cement wood siding, and/or beaded vinyl siding.

D. Graphics and/or Signage Commitments.

All graphics and signage shall comply with the Graphics Code, Title 33 of the Columbus City Code, and any variance to those requirements will be submitted to the Columbus Graphics Commission for consideration.

E. Lighting and Other Environmental Commitments.

1. External lighting, with the exception of entry lighting required by the Building Code, shall be cut-off type fixtures (down lighting) and shall not be higher than eighteen feet (18') provided, however, that the rental office, display/signage areas, and landscaping may be up-lighted from a ground source.
2. All external outdoor lighting fixtures shall be from the same or similar manufacturer's type to insure compatibility.

F. Miscellaneous Commitments.

1. The Parkland Dedication shall be in compliance with the requirements of the City of Columbus Recreation and Parks Department and shall require that (i) all new sidewalks installed within the site be connected in a network and a minimum of five feet in width, and (ii) that pedestrian signage or other safe pedestrian means (such as texture pavement, striping) be installed at the entrance of the development.
2. The new access point for the development on Old Leonard Avenue shall be aligned with the access point serving the existing developed property on the south side of Old Leonard Avenue having an address of 1561 Old Leonard Avenue.

The undersigned, being the applicant/owner of the subject property, does hereby agree singularly and collectively for itself, its successors and assigns, to abide by the above restrictions, conditions, and commitments regarding development of the subject property and for such purpose each states that it fully understands and acknowledges that none of the foregoing restrictions, conditions, or commitments shall in any manner act to negate, nullify, alter or modify any more restrictive provisions of the Columbus City Code.

Old Leonard Holdings, LLC

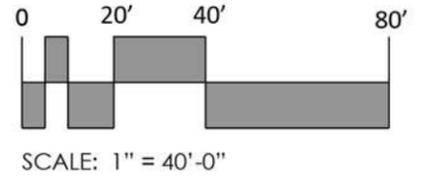
July 27, 2015
Date

Nicholas Cavalari
By: Nicholas Cavalari
Its: Attorney

CARGOMINIUM

COLUMBUS, OHIO

NISRE, INC.



SITE PLAN

DATE: August 5, 2015

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DENSITY:
15.5 UNITS/ACRE
(25 UNITS / 1.6125 ACRES)

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Woodland-Holt

DATE : July 3,2015

City of Columbus
Attention: Eliza Thrush
Department of Rezoning Applications
757 Carolyn Avenue
Columbus, Ohio 43224

RE: Application Number: Z15-031

Dear Ms. Thrush:

The North Central Area Commission met on July 2,2015 with a quorum and were presented with the project for 1560 Old Leonard Avenue.

The application was to change from LM to AR-1 however the presentation to the North Central Area Commission was for change from LM to ARLD and was approved with a majority vote. The project proposed will consist of 25 units apartment/condo complex.

Should you have any questions or concerns, please feel free to contact me at (614)570-5369.

Sincerely,

Tiffany White
North Central Area Commission
Chairperson