

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
JANUARY 12, 2012**

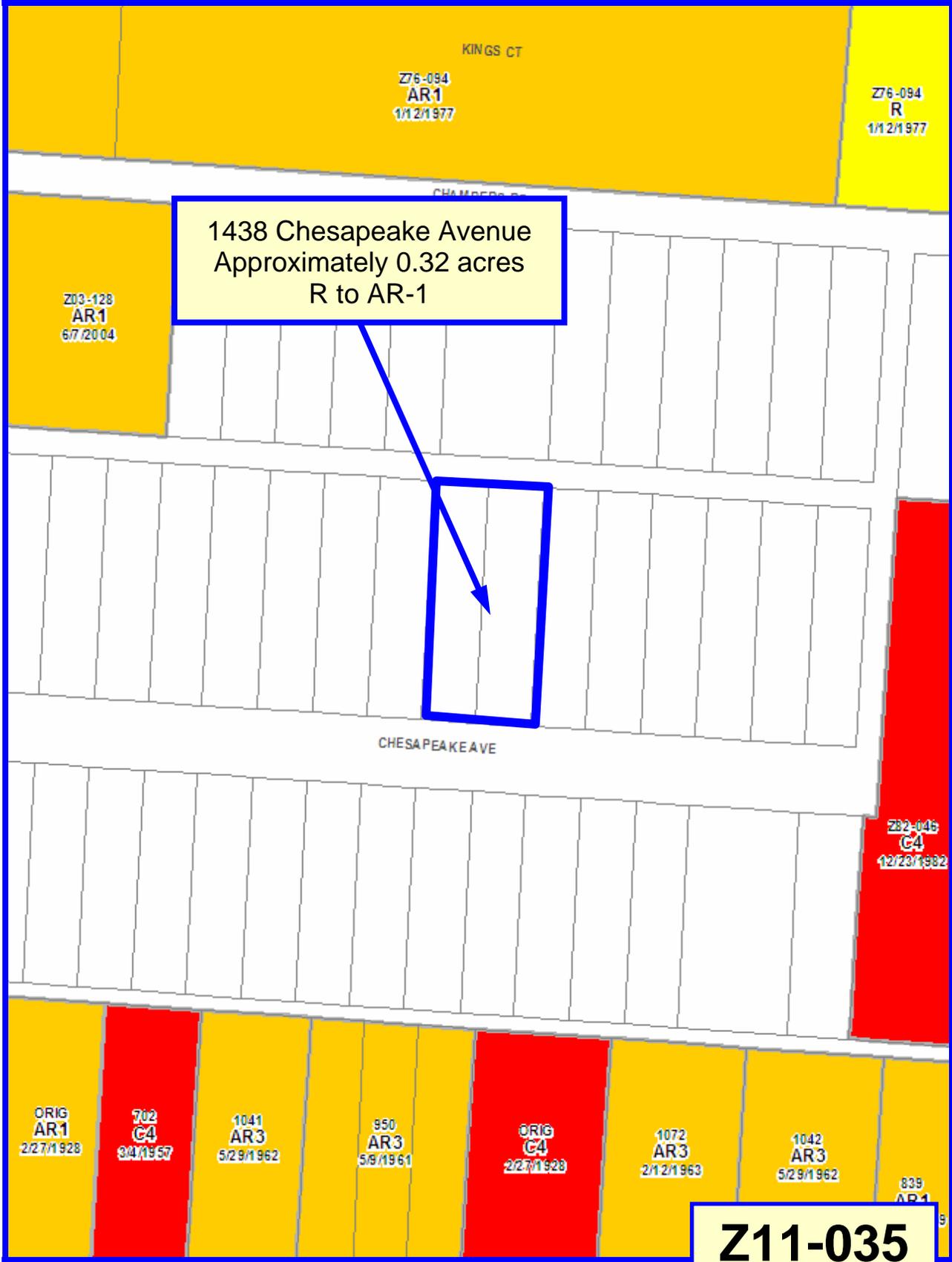
- 2. APPLICATION: Z11-035 (11335-00000-00640)**  
**Location:** **1438 CHESAPEAKE AVENUE (43212)**, being 0.32± acres located on the north side of Chesapeake Avenue, 820± feet east of North Star Road (130-001395; Fifth by Northwest Area Commission).  
**Existing Zoning:** R, Rural, District.  
**Request:** AR-1, Apartment Residential District.  
**Proposed Use:** Eight-unit residential development.  
**Applicant(s):** Metropolitan Holdings LLC; c/o Jeffrey L. Brown, Atty.; Smith & Hale, LLC; 37 West Broad Street, Suite 725, Columbus, OH 43215.  
**Property Owner(s):** Guy P. Williams Jr., et al; 1387 Chambers Road; Columbus, OH 43212.  
**Planner:** Shannon Pine; 645-2208; [spine@columbus.gov](mailto:spine@columbus.gov).

**BACKGROUND:**

- The 0.32± acre site is comprised of a single-unit dwelling and one vacant lot recently annexed from Clinton Township. The applicant requests the AR-1 Apartment Residential District to allow an eight-unit residential development. Companion CV11-035 is also requested to allow a configuration of 2 two-unit dwellings to be developed on each lot.
- To the north is a retail structure, and to the east, west, and south are dwelling units, all 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, and supports carriage house development if it abides by the Plan's density and design considerations.
- The site is located within the boundaries of the Fifth by Northwest Area Commission whose recommendation is for approval of the requested AR-I, Apartment Residential District.

**CITY DEPARTMENTS RECOMMENDATION:** Approval.

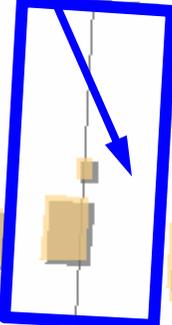
The proposed AR-I, Apartment Residential will allow multi-unit residential development with a density that is similar to residential developments along King Avenue and Chambers Road. The request is compatible with the zoning and development patterns in the area, and with the land use recommendations of the *Fifth by Northwest Neighborhood Plan*.



**Z11-035**



1438 Chesapeake Avenue  
Approximately 0.32 acres  
R to AR-1



**Z11-035**



1438 Chesapeake Avenue  
Approximately 0.32 acres  
R to AR-1

**Z11-035**

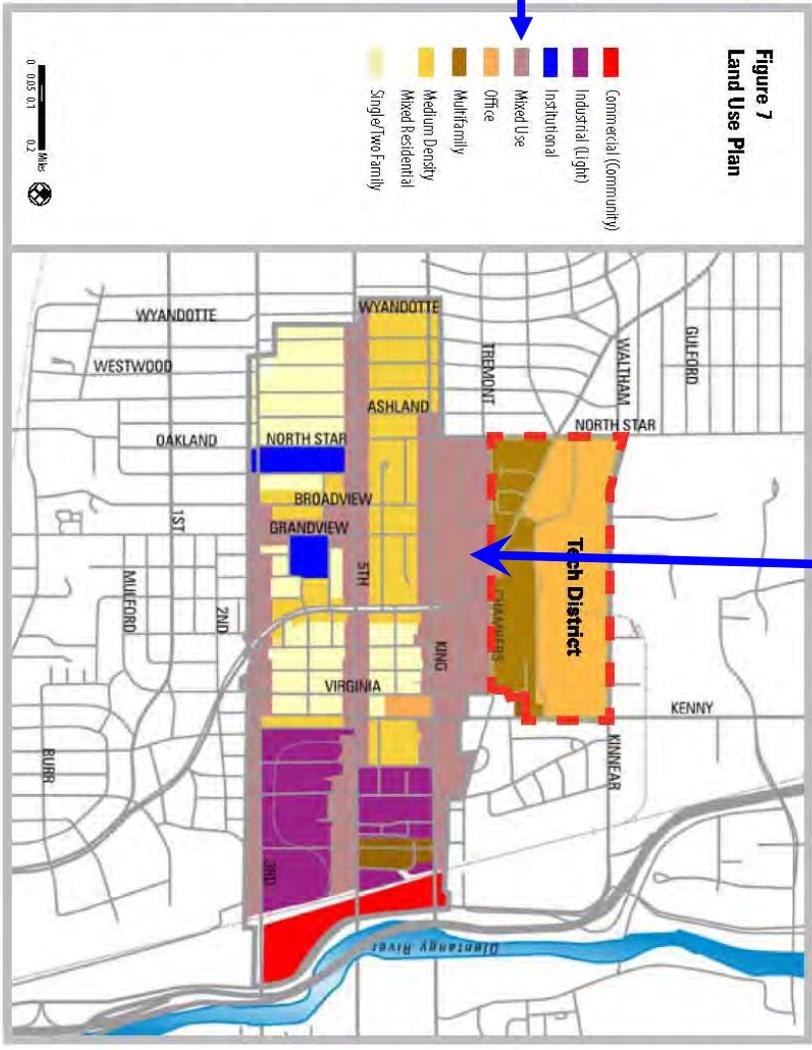
1438 Chesapeake Avenue

**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).

Figure 7  
 Land Use Plan



Z11-035



Example of open space area developed as part of a multifamily development.

**Policy:**

A neighborhood park, community park or recreation facility (public or private) should be located within one-half mile of all residents.

**Guidelines/Strategies:**

- Where feasible, consideration should be given to the joint use of schools, churches, and recreational facilities.
- As development occurs within the planning area, opportunities to develop parks and include green space should be explored.
- Opportunities to enhance connections to adjacent recreation areas and green space should be explored.
- Whenever feasible, new housing developments should provide for on-site open space to meet the passive recreation needs of the development's occupants.

**Principle 2:**

Neighborhoods will have an increased range of housing options.

The sustainability of each neighborhood is enhanced when a full range of housing options is provided to current and future residents. People from a variety of economic backgrounds should be provided options for owning or renting their home. Ensuring that people can live in their chosen neighborhood throughout their lives because of a broad range of housing options is important to maintaining the long term stability of each neighborhood. Mixing housing types and products can also provide for a stronger and more stable housing market overall. Future housing development in the Fifth by Northwest neighborhood, particularly multifamily housing on the planning area's primary corridors offers the opportunity for the development of future entry level, "empty nester", and workforce housing that can take advantage of close proximity to employment centers and transit service.



**Policy:**

New residential developments should offer a range of housing types, sizes, and price points.

**Guidelines/Strategies:**

- New development on Fifth Avenue, Grandview Avenue (south of Fifth), Third Avenue, and King Avenue should include residential products that include entry level, "empty nester" or workforce housing.
- Where adequate space is available, an accessory structure, such as a backyard apartment over a garage (or a carriage house) may be considered to expand the range of housing options, but abide by the density and design considerations given in this plan to ensure that areas with single family homes maintain their current overall character.



Example of an apartment over a garage.



City of Columbus  
Mayor Michael B. Coleman

### Department of Development Building Services

757 Carolyn Avenue • Columbus, Ohio • 43224 • (614) 645-7314

FOR USE BY: AREA COMMISSIONS / CIVIC ASSOCIATIONS / ACCORD PARTNERS

#### STANDARDIZED RECOMMENDATION FORM

Group Name: 5th & Northmont Area Com Meeting Date: 12-6-11

Case Number: CV11-035  
211-033 Case Type:  Council Variance  Rezoning

Zoning Address: 1438 Chesapeake Ave Applicant: Metropolitan Holdings LLC

Person(s) Representing Applicant at Meeting: Jeff Brown, Allen Smith & Hale LLC  
221-4255

Conditions Requested by Group (Add continuation sheet if needed): Area Commissions see note at bottom.	Applicant Response	
	Yes	No
1. _____	<input type="checkbox"/>	<input type="checkbox"/>
2. _____	<input type="checkbox"/>	<input type="checkbox"/>
3. _____	<input type="checkbox"/>	<input type="checkbox"/>
4. _____	<input type="checkbox"/>	<input type="checkbox"/>
5. _____	<input type="checkbox"/>	<input type="checkbox"/>
6. _____	<input type="checkbox"/>	<input type="checkbox"/>
7. _____	<input type="checkbox"/>	<input type="checkbox"/>
8. _____	<input type="checkbox"/>	<input type="checkbox"/>

#### Recommendation

Approval  Disapproval  Conditional Approval (list conditions and applicant response above)

Explain the basis for Approval, Disapproval or Conditional Approval below (Add continuation sheet if needed).

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Recommending Commission / Association / Accord Partner Vote: For 7 Against 0

Signature / Title of Authorized Representative: Bruce Schaller

Daytime Phone Number: 614-488-1110, 614-477-3801

Note to Area Commissions: Ordinances sent to Council will contain only recommendations for "approval" or "disapproval." Recommendations for "conditional approval" will be treated as a disapproval, if, at the time the ordinance is sent to Council, any condition that was checked "No" on the *Standardized Recommendation Form* has not been resolved as documented in writing by the recommending body or party.

