

PARKING CALCULATIONS

Proposed Use (1)(2)(3)	Area(3)	Parking Ratio/Spaces	Italian Village Urban Commercial Overlay Parking Reduction	Code Required Parking
Front Building Restaurant Patio (4)	11,400 SF	1 space/75 SF; 152 spaces	25% reduction	114 spaces
Office (general)	1,800 SF	1 space/150 SF; 12 spaces	25% reduction	9 spaces
Office (general)	10,451 SF	1 space/450 SF; 23.2 spaces	25% reduction	17.4 spaces
Rear Building Office (general)	23,031 SF	1 space/450 SF; 51.2 spaces	25% reduction	38.4 spaces
Building Connection (5)	2,518 SF	1 space/450 SF; 5.6 spaces	25% reduction	4.2 spaces (5)
TOTAL BUILDING AREA with building connection(5)	47,400 SF			
TOTAL REQUIRED PARKING without building connection(5)	144,882 SF			
TOTAL PROVIDED PARKING without building connection(5)				183 spaces
TOTAL PROVIDED PARKING with building connection(5)				179 spaces
TOTAL PROVIDED PARKING without building connection(5)				108 spaces (6)
				114 spaces (6)

SITE DATA TABLE:

ADDRESS: 1086 N. FOURTH STREET
 PDI: 010-009127
 EXISTING ZONING: M-2
 PROPOSED ZONING: CPD (COMMERCIAL PLANNED DEVELOPMENT DISTRICT)
 ITALIAN VILLAGE URBAN COMMERCIAL OVERLAY
 COMMERCIAL USES: OFFICE, RESTAURANT, RETAIL
 PROPOSED USE: 2,038 ACRES
 NO. BUILDINGS: 2
 HEIGHT/DISTRICT: H-35

VICINITY MAP
SCALE: NTS

- Office and restaurant parking shown for example. Any mix of commercial use, including retail use, is permitted subject to the applicable minimum number of parking spaces provided with and without the Building Connection.
- Retail parking not calculated since required parking is less than restaurant parking.
- There is a substantial amount of common area (18% +/- of gross area in both buildings, including common hallways, stairwells, mechanical equipment rooms and bathrooms). Parking for common area attributed at general office rate (1 space/450 gross SF less applicable Urban Commercial Overlay reduction).
- Patio area for seasonal outside seating for restaurant(s). Maximum of 1,800 SF total patio area for restaurant use. Restaurant patio(s) may occur on the ground or roof. Optional locations are shown for illustrative purposes.
- Existing building connection (2,518 SF). Building connection may or may not be retained. See Alternate Plan 1 and 2 for building connection area. Parking for the building connection area attributed as general office rate (1 space/450 gross SF less applicable Urban Commercial Overlay reduction).
- Total parking includes 6 ADA spaces.

217-076 Final Received 6/19/2017
 David B. Perry, Agent
 Donald Plank, Attorney
 Date: 6-18-17
 Date: 6/18/17
 Z16-076

CITY OF COLUMBUS, OHIO ZONING SITE PLAN BUDD DAIRY BUILDINGS 3 & 4 FOR LYKENS COMPANIES 1086 N. FOURTH STREET	PLAN PREPARED FOR: PLAN PREPARED BY: 422 Beecher Road Gohanna, Ohio 43230 ph 614.428.7750 fax 614.428.7755 ENGINEERS SURVEYORS
Issue Dates: XX/XX/XXXX Date: 06/18/2017 Scale: 1" = 30' Drawn By: [Signature] Checked By: [Signature] Project Number: 16-0001-725 Drawing Number: 111	The Site Plan may be slightly adjusted to reflect engineering, topographical, or other site data developed after the final design and engineering approval of the Site Plan and Zoning Certificate. The City Engineer and Zoning Services Department or his designee upon submission of the appropriate data regarding the proposed development.

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
FEBRUARY 9, 2016**

- 2. APPLICATION: Z16-076**
- Location:** **1086 NORTH FOURTH STREET (43201)**, being 2.03± acres located at the southeast corner of North Fourth Street and East Fourth Avenue (010-009127; Italian Village Commission).
- Existing Zoning:** M-2, Manufacturing District.
- Request:** CPD, Commercial Planned Development District.
- Proposed Use:** Mixed-commercial development.
- Applicant(s):** 1086 North Fourth St. LS, LLC; c/o Dave Perry, Agent; David Perry Company, Inc.; 423 East Town Street, 2nd Floor; Columbus, OH 43215; and Donald Plank, Atty.; Plank Law Firm; 423 East Town Street, 2nd Floor; Columbus, OH 43215.
- Property Owner(s):** The applicant.
- Planner:** Shannon Pine; 614-645-2208; spine@columbus.gov

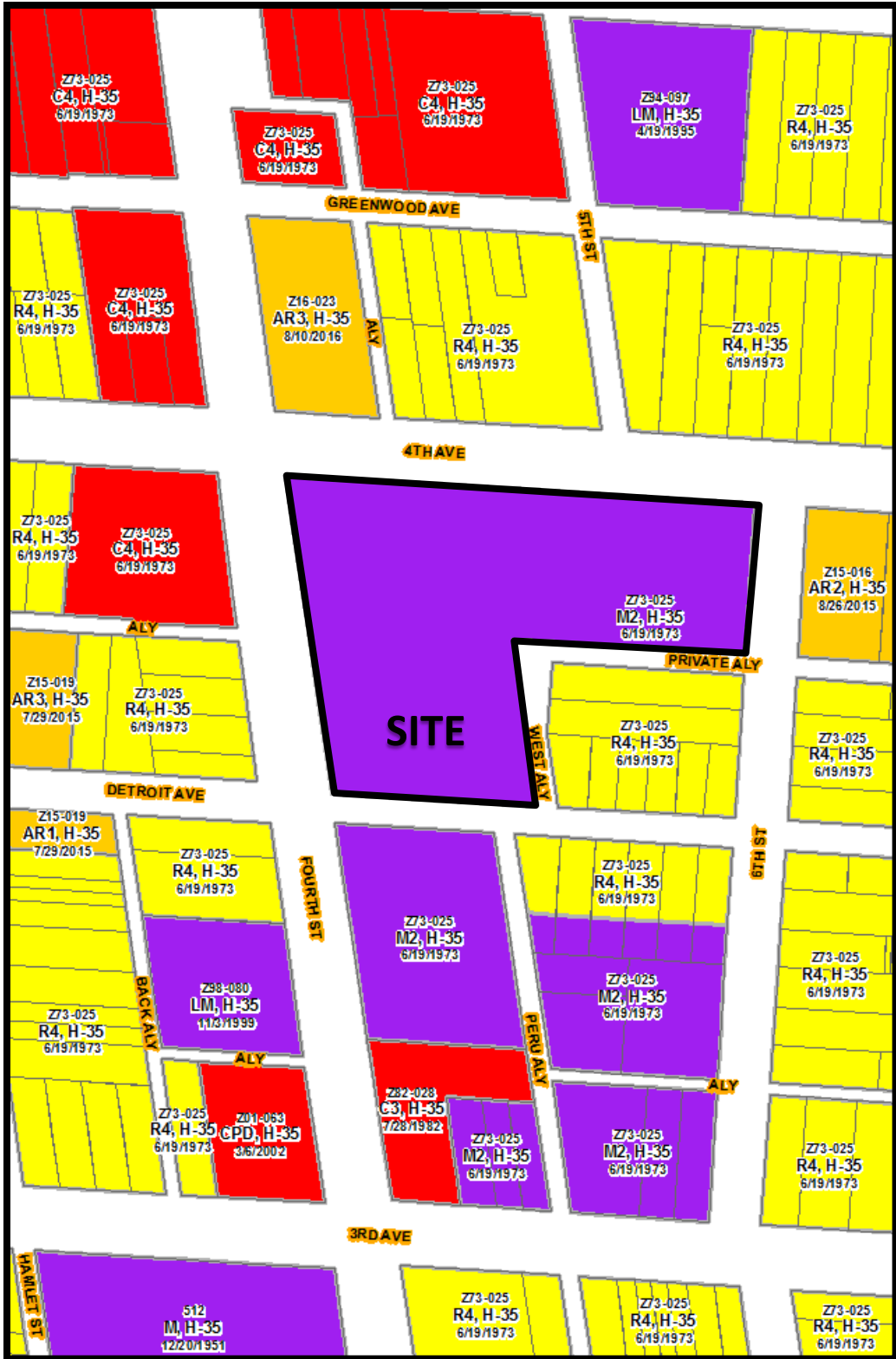
BACKGROUND:

- The 2.03± acre site is developed with the former Budd Dairy bottling plant, is zoned in the M-2, Manufacturing District, and is within the Italian Village Urban Commercial Overlay (UCO). The proposed CPD, Commercial Planned Development District will allow the conversion of the building into mixed-commercial tenant spaces.
- To the north across East Fourth Avenue are undeveloped land in the AR-3, Apartment Residential District, and single-unit dwellings in the R-4, Residential District. To the east are a vacant church in the AR-2, Apartment Residential District, and single- and two-unit dwellings in the R-4, Residential District. To the south across Detroit Avenue are an industrial development in the M-2, Manufacturing District, and a single-unit dwelling in the R-4, Residential District. To the west across North Fourth Street are a micro-brewery in the C-4, Commercial District, and single-unit dwellings in the R-4, Residential District.
- The site falls within the boundaries of the *Italian Village East Redevelopment Plan* (2011), which encourages a mix of commercial, residential, and office land uses along the North Fourth and East Fifth corridors, and specifically recommends commercial uses for this location.
- The site is located within the boundaries of the Italian Village Commission, whose recommendation is for approval of the requested CPD district.
- The CPD text proposes C-3 and limited C-4 uses, contains graphics provisions, and includes variances for reduced parking space size, vision clearance triangles, and UCO setback and building design standard requirements. A parking space reduction of up to 68 required parking spaces is also incorporated. The CPD plan depicts access locations, parking lot and landscaping improvements, and provides parking calculations.

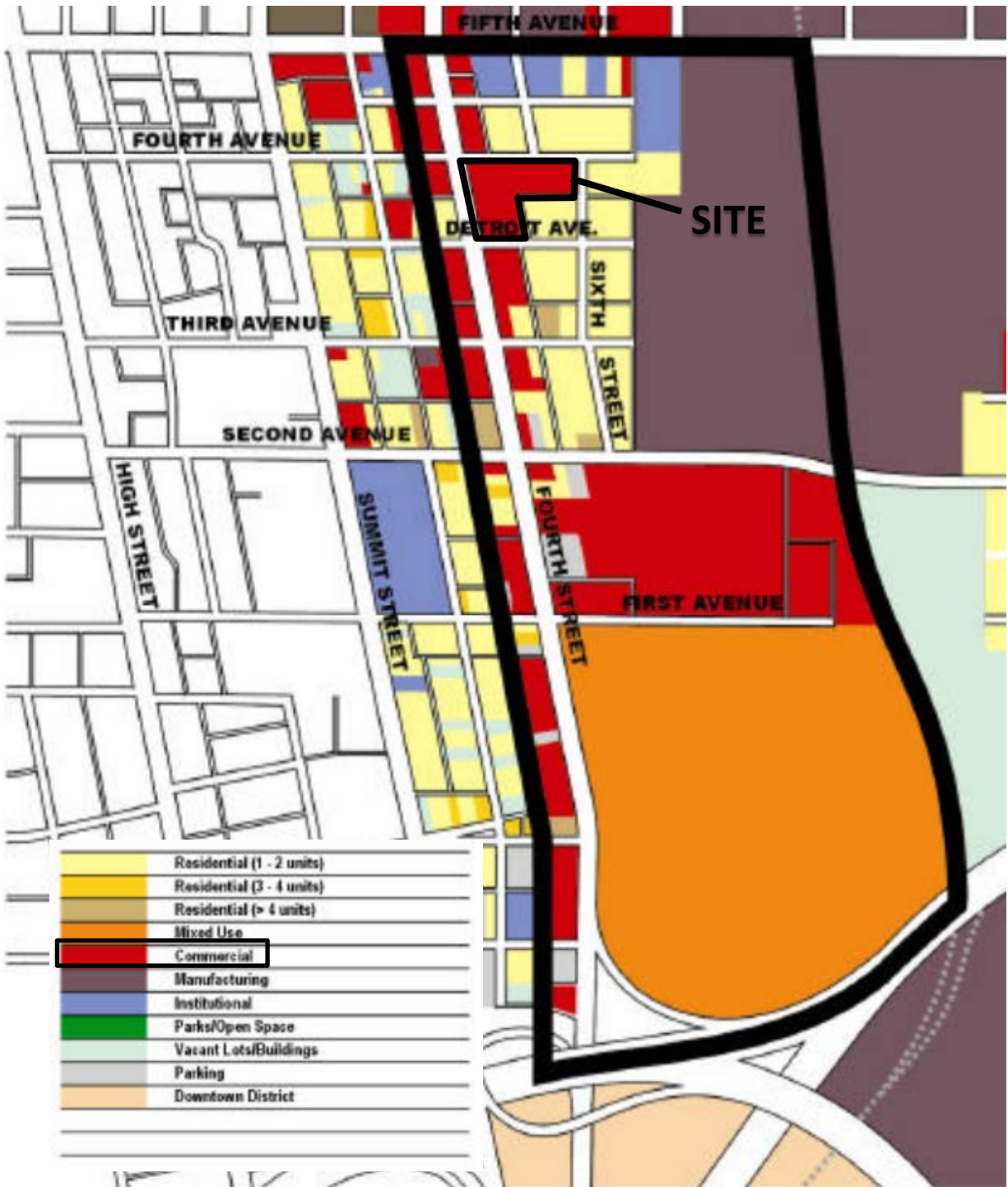
- The *Columbus Thoroughfare Plan* identifies North Fourth Street as a 3-1 arterial requiring a minimum of 40 feet of right-of-way from centerline.

CITY DEPARTMENTS' RECOMMENDATION: Approval

The requested CPD, Commercial Planned Development District would allow commercial development within an existing historical industrial complex. The proposed commercial uses are consistent with the land use recommendations of the *Italian Village East Redevelopment Plan*. The reduced development standards are supportable because they account for existing conditions and allow for improved site design, traffic circulation, and reuse of the property as a commercial urban-infill site.



Z16-076
1086 North Fourth Street
Approximately 2.03 acres
M-2 to CPD



Italian Village East Redevelopment Plan (2000)

Z16-076
1086 North Fourth Street
Approximately 2.03 acres
M-2 to CPD



Z16-076
1086 North Fourth Street
Approximately 2.03 acres
M-2 to CPD

STEVEN R. SCHOENY
Director

THE CITY OF
COLUMBUS
ANDREW J. GINTHER, MAYOR
DEPARTMENT OF
DEVELOPMENT

**HISTORIC DISTRICT COMMISSION
RECOMMENDATION**

ITALIAN VILLAGE COMMISSION

This is a recommendation to the appropriate regulatory body as identified per City Code. It is not a zoning clearance or a building permit. This document does not relieve the applicant from the responsibility of filing for and obtaining any required zoning clearance and/or building permit from the City of Columbus Department of Building & Zoning Services (645-6090 / 757 Carolyn Avenue) and following all other applicable codes and ordinances of the City of Columbus.

PROPERTY ADDRESS: 1086 N. Fourth St.

APPLICANT'S NAME: 1086 N. Fourth Street LS, LLC c/o Dave Perry, Agent (Applicant)

APPLICATION NO.: 17-12-12

COMMISSION HEARING DATE: 2-21-17

The Italian Village Commission hereby certifies that the application for the above referenced property and a copy of this Recommendation are on file with the city's Historic Preservation Office. The Commission has reviewed the application and taken the following action(s) in accordance with Columbus City Code 3116 & 3119 and the architectural guidelines:

Variance or Zoning Change Request

- | | |
|--|--|
| <input type="checkbox"/> Rezoning | <input type="checkbox"/> Special Permit |
| <input checked="" type="checkbox"/> Parking Variance | <input checked="" type="checkbox"/> Setbacks |
| <input type="checkbox"/> Change of Use | <input checked="" type="checkbox"/> Other |
| <input type="checkbox"/> Lot Split | |

TYPE(S) OF ACTION(S) REQUESTED:

Recommend approval of application #17-2-12, 1086 N. Fourth St., as submitted with the following clarifications:
Variance Recommendation Request

- 33312.21(A)(2) Landscaping and Screening - to reduce the area of three (3) parking lot islands from 145 square feet to 88, 107 and 120 square feet and to reduce the minimum soil radius per parking lot tree for certain parking lot islands from four (4) feet to a minimum of two (2) feet.
- 3312.29, Parking Space - to reduce the width of parking spaces from 9 feet to 8.5 feet.
- 3312.49, Minimum Numbers of Parking Spaces Required - to reduce required parking from 182 spaces to 108 spaces for Site Plan Alternate 1 and from 169 spaces to 114 spaces for Site Plan Alternate 2.
- 3321.05(B)(1), Vision Clearance - to reduce the 10'x10' clear vision triangle at N Sixth Street and the unnamed alley to 0'x0' for the existing building and to reduce the 10'x10' clear vision triangle at the E. 4th Avenue site driveway to 6' x 6' for Site Plan Alternate 1 and 7'x7' for Site Plan Alternate 2.
- 3372.604(A)(B), Setback Requirements - to increase the permitted maximum building setback from ten (10) feet to thirty (30) feet on N. Fourth Street, to conform the setback of the existing building fronting on N. Fourth Street, and to permit the parking lot, as depicted on the Site Plan (Alternate 1 and 2), to be located in advance of the principal building on N. Fourth Street and in front of the N. Fourth Street building on the E. 4th Avenue frontage, and to permit more than 50% of the provided parking to be located on the north and south sides of the N. Fourth Street building.
- 3372.605(A)(B)(D), Building Design Standards - to permit the north elevation (E 4th Street) of the E. 4th Street building to not have a primary entrance door (existing condition); to permit the existing widths of the principal buildings on N. Fourth Street and E. 4th Avenue of 20% and 40% of the width of the lot rather than 60%; to permit less than 60 percent glass on the E. 4th Avenue primary (20%, existing) and secondary (35%, existing) building frontages of the E. 4th Avenue building.
- The southwest corner of the parking lot is to be modified per the Commission discussion, and the Commission recognizes and supports any/all decreased parking counts due to the changes. Revised siteplan and counts are to be submitted to HPO Staff for review.



STEVEN R. SCHOENY
Director

THE CITY OF
COLUMBUS
ANDREW J. GINTHER, MAYOR


DEPARTMENT OF
DEVELOPMENT

MOTION: Cooke/Goodman (6-0-1) RECOMMEND APPROVAL. [Study Abstained]

RECOMMENDATION:

RECOMMEND APPROVAL RECOMMEND DENIAL NO ACTION TAKEN

THIS RECOMMENDATION IS FOR CONSIDERATION BY THE DESIGNATED REGULATORY AUTHORITY FOR THE ACTION(S) REQUESTED AS INDICATED.


Randy F. Black
Historic Preservation Officer



THE CITY OF
COLUMBUS
ANDREW J. GINTHER, MAYOR

REZONING APPLICATION

Department of Building & Zoning Services
Scott Messer, Director
757 Carolyn Avenue, Columbus, Ohio 43224-3218
Phone: 614-645-7433 www.columbus.gov

DEPARTMENT OF BUILDING
AND ZONING SERVICES

PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject of this application.
THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

APPLICATION # Z16-076

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Donald Plank (Plank Law Firm)
of (COMPLETE ADDRESS) 411 East Town Street, 2nd Floor, Columbus, Ohio 43215
deposes and states that (he/she) is the APPLICANT, AGENT or DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application in the following format:

Name of business or individual
Business or individual's address
Address of corporate headquarters
City, State, Zip
Number of Columbus based employees
Contact name and number

1. 1086 North Fourth St LS, LLC 1020 Dennison Avenue, Suite 102 Columbus, Ohio 43201 # of Columbus Based Employees: 0 Contact: Kevin Lykens 614-565-4209	2. _____
3. _____	4. _____

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Donald Plank

Subscribed to me in my presence and before me this 5th day of June, in the year 2017

SIGNATURE OF NOTARY PUBLIC

Stacey L. Danza
11-5-2018



This Project Disclosure Statement expires six months after date of notarization.
Stacey L. Danza
Notary Public, State of Ohio
My Commission Expires 11-05-2018

PLEASE NOTE: incomplete information will result in the rejection of this submittal.
Applications must be submitted by appointment. Call 614-645-4522 to schedule.
Please make all checks payable to the Columbus City Treasurer