

John B. Reynolds III
10/9/2020

STATE OF OHIO
DIVISION OF PLANNING AND COMMUNITY DEVELOPMENT
PLANNING COMMISSION
160 EAST WISCONSIN STREET, SUITE 100
COLUMBUS, OHIO 43260-1118
767-2470

PLANNING COMMISSION
RESOLUTION NO. 1230
APPROVED FOR THE PLANNING COMMISSION ON 10/9/2020

CONSULTANTS
2433 Erie Avenue, Suite 12
Columbus, OH 43208
614.278.2722
53.327.0644

ARCHITECTS
230 W. Spring St., Suite 265
Columbus, OH 43215
614.278.2722
53.327.0644

Z20-056; Final Received 10/9/2020

	230 W. Spring St., Suite 265 Columbus, OH 43215 614.278.2722 53.327.0644
	2433 Erie Avenue, Suite 12 Columbus, OH 43208 614.278.2722 53.327.0644
CONSULTANTS	SIMAKOVSKY Simakovsky Law Office 1451 7th East Main Street Columbus, OH 43209
ARCHITECTS	G. R. Reynolds III 10/9/2020
DATE	10/9/2020
SCALE	1/8" = 1'-0"
PROJECT	Z20-056
CLIENT	SIMAKOVSKY
PROJECT NO.	SA001

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
OCTOBER 8, 2020**

- 1. APPLICATION: Z20-056**
- Location:** 1448-1450 E. MAIN ST. (43205), being 0.3± acres located at the northeast corner of East Main Street and Miller Avenue (010-047167 & 010-015631; Near East Area Commission).
- Existing Zoning:** R-3, Residential District.
- Request:** CPD, Commercial Planned Development District (H-35).
- Proposed Use:** Mixed-use commercial development.
- Applicant(s):** Matryoshka Properties LLC, c/o David Bernstein, Agent; 302 South Cassady Avenue; Columbus, OH 43209; and Jackson B. Reynolds, Atty.; Smith and Hale; 37 West Broad Street, Suite 460; Columbus, OH 43215.
- Property Owner(s):** The Applicant.
- Planner:** Hayley Feightner; 614-645-3526; hfeightner@columbus.gov

BACKGROUND:

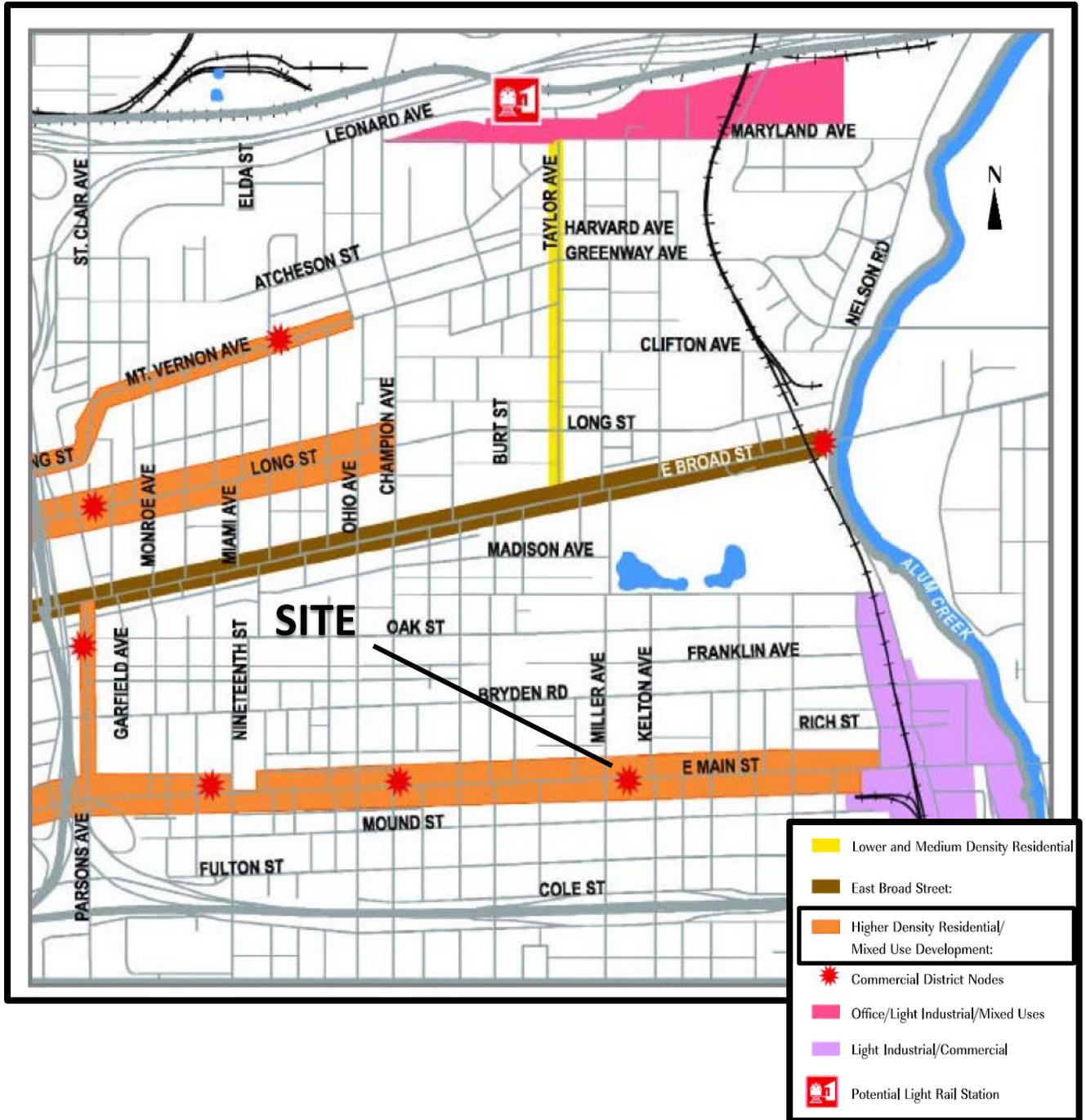
- The 0.3± acre site consists of two parcels, one developed with a multi-story building last used as a child daycare center, the other with a parking lot, both zoned in the R-3, Residential District. The requested CPD, Commercial Planned Development District would permit C-3, Commercial District uses including food trucks, farmer’s markets, and similar outdoor sales on site.
- North of the site are single-unit dwellings in the R-3, Residential District. East of the site is a mixed-use building in the R-3, Residential District. South of the site across East Main Street is a multi-unit residential development and single-unit dwelling in the R-3, Residential District. West of the site across Miller Avenue is vacant land in the C-4, Commercial District.
- The site is within the boundaries of the *Near East Plan (2005)*, which recommends higher density residential and mixed-use land uses at this location. The site is also located within the boundaries of the East Main Street Urban Commercial Overlay.
- The site is located within the boundaries of the Near East Area Commission, whose recommendation is pending the October 8, 2020 full Commission meeting.
- The CPD text establishes supplemental development standards that address site access, lighting, signage, and commits to developing the site in accordance with the submitted site plan. Additionally, the text includes variances to reduce the parking setback and building width requirements, and to increase the maximum parking requirement to 19 spaces for office uses.
- The *Columbus Multimodal Thoroughfare Plan* identifies this portion of E. Main Street an Urban Commuter Corridor with 100 feet of right-of-way.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The proposed CPD, Commercial Planned Development District will permit C-3, Commercial District uses, including food trucks, farmer's markets, and second story apartment units. The CPD text establishes supplemental development standards and includes a commitment to develop the site in accordance with the submitted site plan, which demonstrates adequate landscaping and buffering from adjacent uses. The request is consistent with the *Near East Plan's* recommendation of higher density residential and mixed use land uses at this location, and is consistent with the development pattern along the East Main Street corridor.



Z20-056
1448 - 1450 E. Main St.
Approximately 0.3 acres
R-3 to CPD



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Approximately 0.3 acres
R-3 to CPD

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW
(PLEASE PRINT)

Case Number:

Address:

Group Name:

Meeting Date:

Specify Case Type:

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

Recommendation:
(Check only one and list basis
for recommendation below)

- Approval
- Disapproval

**ADD NEAC
RECOMMENDATION**

NOTES:

Vote:

Signature of Authorized Representative:

SIGNATURE

RECOMMENDING GROUP TITLE

DAYTIME PHONE NUMBER

Please e-mail this form to the assigned planner within 48 hours of your meeting day; qt O CKN"q<Cuuki pgf "Rrcppgt."Ek{ "qh
MAIL to: Columbus, Department of Building & Zoning Services, 111 N. Front St, Columbus, OH 43215.

Rezoning Application

111 North Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • www.columbus.gov • zoninginfo@columbus.gov

PROJECT DISCLOSURE STATEMENT

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

APPLICATION #: Z20-056

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jackson B. Reynolds, III
of (COMPLETE ADDRESS) 37 West Broad Street, Suite 460, Columbus, OH 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 (include contact name and number)
Business or individual's address; City, State Zip Code
Number of Columbus based employees
(Limited to 3 lines per box)

1. Matryoshka Properties LLC 302 South Cassady Avenue Columbus, OH 43209 David Bernstein 614-599-0826 0 Columbus employees	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Jackson B. Reynolds III

Subscribed to me in my presence and before me this 24th day of July, in the year 2020

SIGNATURE OF NOTARY PUBLIC

Natalie C. Timmons

My Commission Expires:

9/4/2020

This Project Disclosure Statement expires six months after date of notarization.

Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2020



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