

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
APRIL 13, 2006**

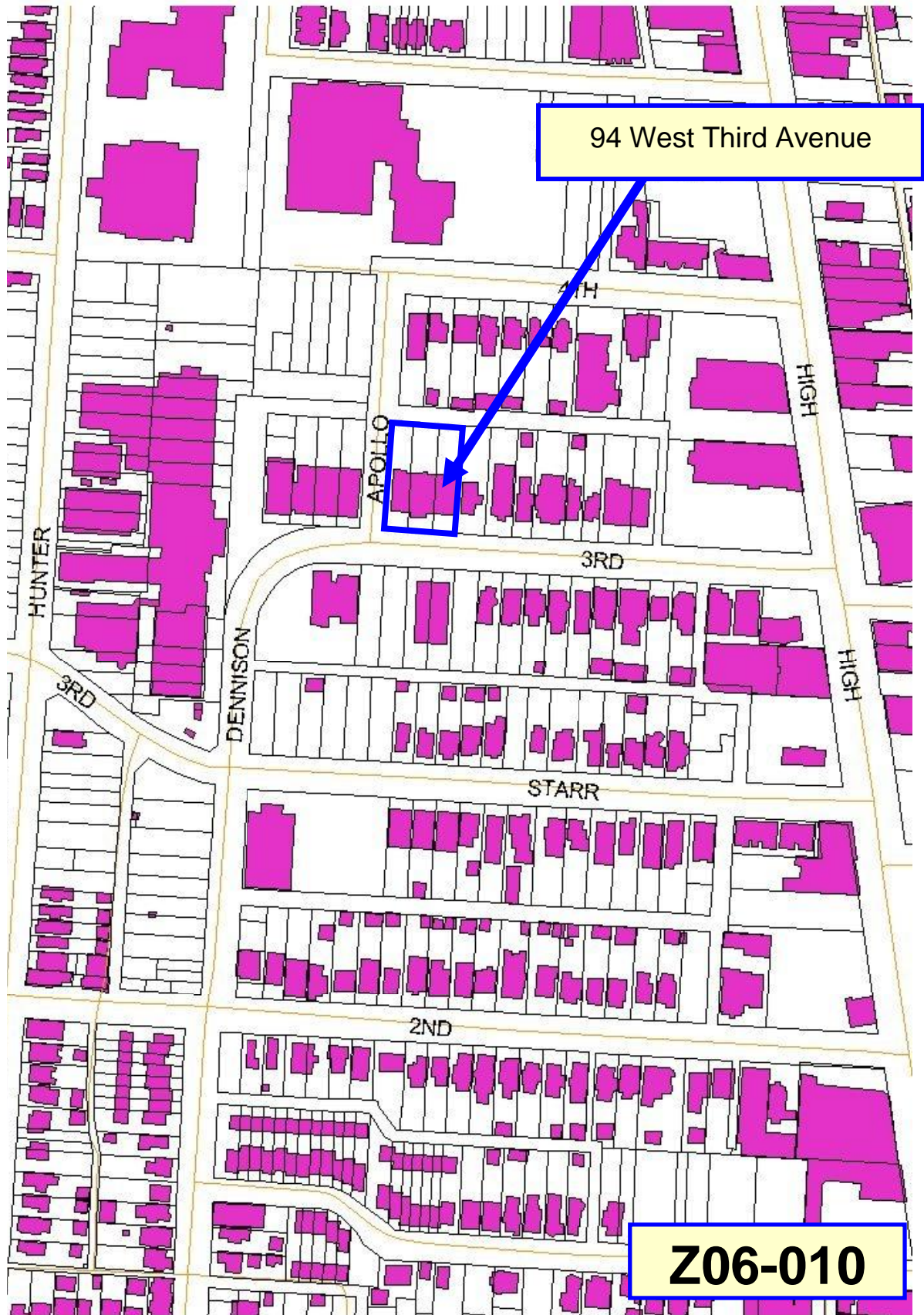
- 3. APPLICATION: Z06-010**
Location: **94 WEST THIRD AVENUE (43201)**, being 0.49± acres located at the northeast corner of Third Avenue and Apollo Place (Victorian Village Commission, 010-017064).
Existing Zoning: ARO, Apartment Office District.
Request: L-P-2, Limited Public Parking District.
Proposed Use: Private parking lot.
Applicant(s): Plaza Properties; c/o Jackson B, Reynolds III, Atty.; Smith & Hale; 37 West Broad Street, Suite 725; Columbus, OH 43215.
Property Owner(s): The Jewell Group LLC; 2445 Broadview Road; Columbus, OH 43209.
Planner: Lisa Russell, 645-0716, lrussell@columbus.gov

BACKGROUND:

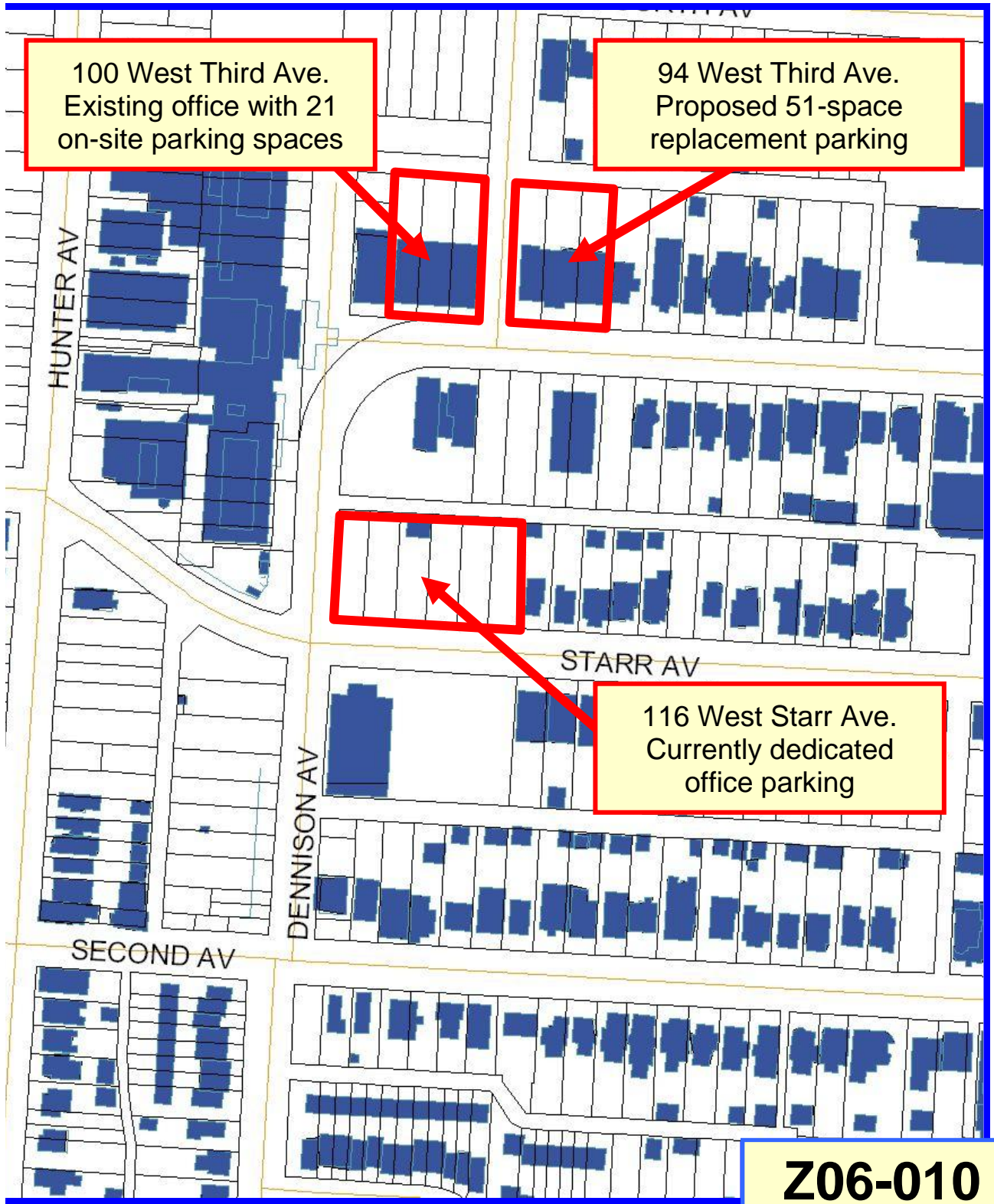
- The site is zoned AR-O, Apartment Residential Office District and is developed with a one-story medical office building. The applicant requests the L-P-2, Limited Parking District to develop a replacement parking lot for the 22,662 (approx.) square foot medical office building at 100 West Third Avenue. Currently, 100 West Third is served by 19 on-site parking spaces and 76 remote spaces at 122 (116) West Starr Avenue (total 95.)
- The applicant has requested, in application Z05-091, to rezone the remote West Starr parking lot to allow for a multi-family residential development. In conjunction with that rezoning request, a companion Council variance application has been filed (CV05-056) that anticipates a 111-unit multifamily development.
- A preliminary design for a 48-space parking lot is offered in this rezoning of 94 West Third. Combined with the existing 19 spaces on-site, a total of 67 parking spaces are proposed for 100 West Third. The previous zoning file, Z86-072 specified the required parking at 44 spaces.
- The Victorian Village Commission recommends approval of this rezoning.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

- The L-P-2, Limited Parking District will provide additional nearby parking for the medical office building at 100 West Third Avenue. Although 95 parking spaces are currently available (76 remote) for the medical building, only 44 spaces are required. The development plan includes substantial landscaping and screening and the needs of the adjacent property owner are addressed.







206-010



City of Columbus
Mayor Michael B. Coleman

Department of Development
Mark Barbash, Director

Certificate of Appropriateness

VICTORIAN VILLAGE COMMISSION

This Certificate of Appropriateness is not a zoning clearance nor a building permit. This document does not relieve the applicant from the responsibility of filing for and obtaining any required zoning clearance (645-7314) and/or building permit (645-7433) from the City of Columbus Building & Development Services Division (757 Carolyn Ave.) and following all other applicable codes and ordinances of the City of Columbus.

PROPERTY ADDRESS: 94 West Third Avenue

APPLICANT'S NAME: Plaza Properties (Applicant)/ Jewell Group, LLC. (Owner)

APPLICATION NO.: 06-3-17A

HEARING DATE: 3-9-06

EXPIRATION: 3-9-07

The Victorian Village Commission hereby certifies that the application for the above referenced property and a copy of this Certificate of Appropriateness 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 & 3325 and the architectural guidelines:

- Approved: Exterior alterations per APPROVED SPECIFICATIONS
- Recommendation for Approval: Requested re-zoning/special permit/variance per APPROVED SPECIFICATIONS

APPROVED SPECIFICATIONS:

After presentation by the Applicant and discussion by the Victorian Village Commission, Application #06-3-17 was divided into items 'a' and 'b' for clarity of review and the following motions were made, votes taken, and results recorded:

Recommend the approval of proposed variance #06-3-17A, 94 West Starr Avenue, as submitted:

- Rezone property from ARO to L-P-2, to relocate the dedicated parking for the building at 100 West Third Avenue.

MOTION: Brownstein/Berthold (5-1-0) RECOMMENDED. [Conte].

- Drawings Required

This Certificate of Appropriateness is only valid for work performed in accordance with the motion so passed and approved by the Commission, and shall accompany plans submitted for zoning clearance and/or building permits.

Randy F. Black
Historic Preservation Officer



City of Columbus
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PROPERTY ADDRESS: 94 West Third Avenue

APPLICANT'S NAME: Plaza Properties (Applicant)/ Jewell Group, LLC. (Owner)

APPLICATION NO.: 06-3-17B

HEARING DATE: 3-9-06

EXPIRATION: 3-9-07

The Victorian Village Commission hereby certifies that the application for the above referenced property and a copy of this Certificate of Appropriateness 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 & 3325 and the architectural guidelines:

- Approved:** Exterior alterations per APPROVED SPECIFICATIONS
- Recommendation for Approval:** Requested re-zoning/special permit/variance per APPROVED SPECIFICATIONS

APPROVED SPECIFICATIONS:

Approve application #06-3-17B, 94 West Third Avenue, as submitted with the following clarifications:

- * Demolish the existing modern, noncontributing medical office building.
- * Create fifty (50) space parking lot, landscaped according to submitted site plan.
- * Parking setback on alley to be reduced from 5' to 0' (5' reduction), and from 25' to 18' on West Third Avenue.
- * The landscape plan is to be altered to include an additional two (2) trees to be located towards the center of the lot.
- * All details are to be shown on drawings stamped and dated March 9, 2006 by City of Columbus Historic Preservation Office staff.

MOTION: Brownstein/Berthold (4-2-0) APPROVED. [Conte, Decker].

- Drawings Required

This Certificate of Appropriateness is only valid for work performed in accordance with the motion so passed and approved by the Commission, and shall accompany plans submitted for zoning clearance and/or building permits.


Randy F. Black
Historic Preservation Officer



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.

STATE OF OHIO
COUNTY OF FRANKLIN

APPLICATION # 206-010

Being first duly cautioned and sworn (NAME) Jackson B. Reynolds, III
of (COMPLETE ADDRESS) 37 West Broad Street, Suite 725, 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
- Business or individual's address
- Address of corporate headquarters
- City, State, Z ip
- Number of Columbus based employees
- Contact name and number

If applicable, check here if listing additional parties on a separate page (REQUIRED)

1. Plaza Properties 3016 Maryland Avenue Columbus, OH 43209	2. The Jewell Group LLC 2445 Brookwood Road Columbus, OH 43209
3.	4.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 27th day of January in the year 2006

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

Jackson B. Reynolds III
Natalie C. Patrick
9/4/2010

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



NATALIE C. PATRICK
Notary Public, State of Ohio
My Commission Expires 08-04-10