

1 SITE PLAN

SITE DATA:
 ADDRESS: 49 E Third Avenue, Columbus, OH 43201
 A/E: OTC/OB&S, OTC/OB&S
 HUBBARD PARTNER: H-35
 ZONING: P-4
 Proposed: CPO, Commercial Planned Development (Z16-074)
 Use: General Office Use
 Physical: General office, individual office and commercial parking lot (Commercial parking, with no other mixed parking use of parking lot or on street)

PARKING:
 Change of Use
 Secondary area
 No secondary parking area
 P-4, Residential
 CPO, Commercial Planned Development (Z16-074)
 General Office Use
 General Office Use
 Mechanical Office Use (to be added)
 Total parking provided:
 46 spaces

1 TREE REQUIRED FOR EVERY 10 PARKING SPACES
 P-4: PROVIDE 46 TREES
 4 TREES REQUIRED, 1 TREE PROVIDE
 PROPOSED DECIDUOUS TREE
 TREES TO BE PLANTED IN PARKING LOT TOWARD
 MOUNT PLEASANT AVENUE AND REPLACE
 WITH TROPICAL FOR PLANNING

2 LOCATION MAP



The Site Plan may be slightly adjusted to reflect engineering, topographical, or other site data...
 David B. Rupp, Inc. 4-06-17
 Daniel R. K...
 49 E. Third Ave, Columbus, OH 43201

PROJECT NUMBER: A16-018
 SHEET TITLE: SITE PLAN
 SHEET NUMBER: A1.01

archall office space
 49 E THIRD AVE., COLUMBUS, OH 43201

archall
 49 E THIRD AVE., COLUMBUS, OH 43201
 TEL: 614.265.1111
 WWW.ARCHALL.COM

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
DECEMBER 8, 2016**

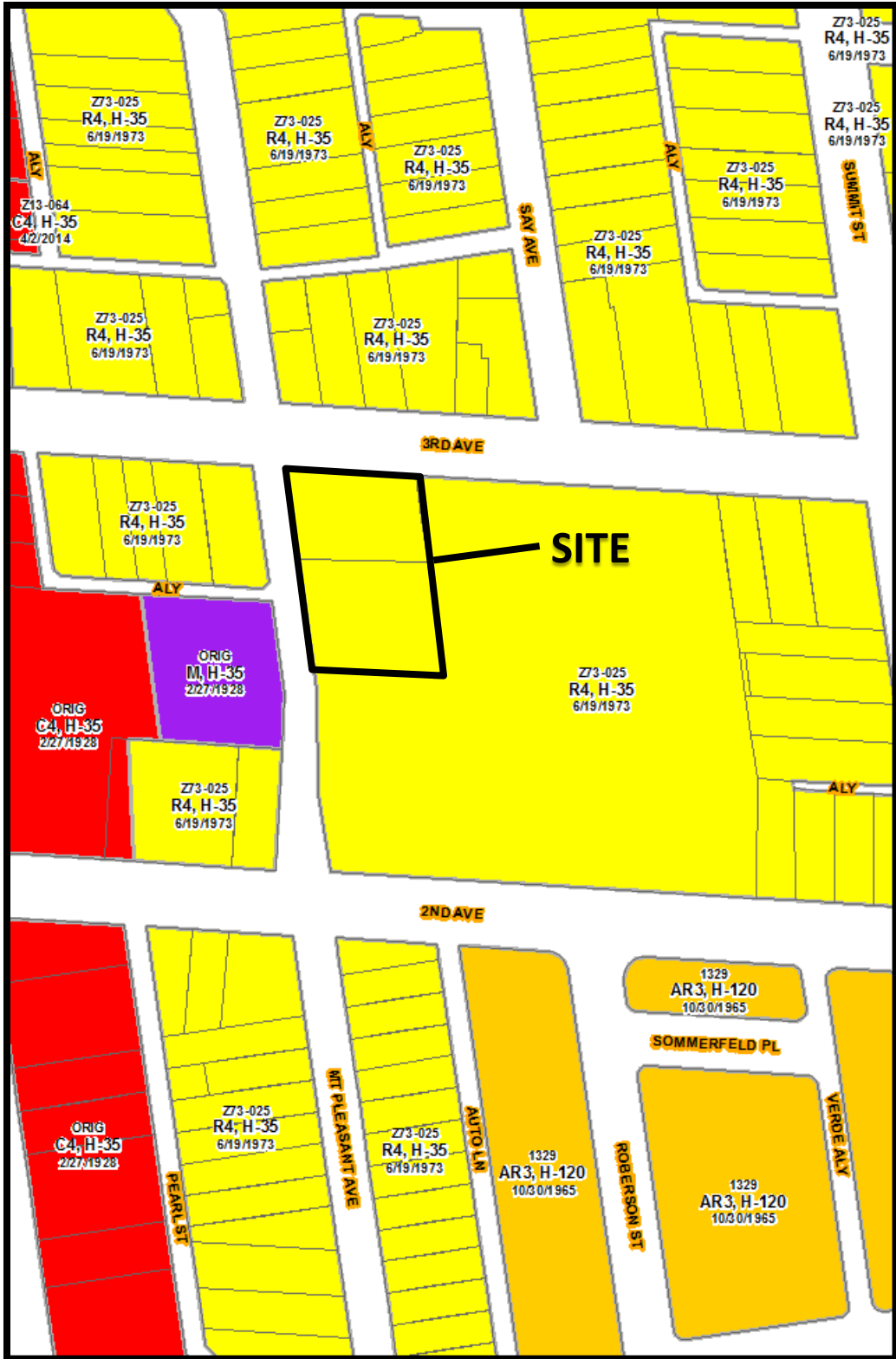
- 5. APPLICATION: Z16-074**
- Location:** **49 EAST THIRD AVENUE (43215)**, being 0.52± acres located on the southeast corner of East Third Avenue and Mount Pleasant Avenue (010-015099 & 010-016532; Italian Village Commission).
- Existing Zoning:** R-4, Residential District.
- Request:** CPD, Commercial Planned Development District.
- Proposed Use:** Office and shared parking.
- Applicant(s):** Fireproof Partners, LLC.; c/o Michael J Fitzpatrick; 1220 Dublin Road; Columbus, OH 43215.
- Property Owner(s):** Columbus First Free Will Baptist Church, Inc.; 49 East Third Avenue; Columbus, OH 43215.
- Planner:** Michael Maret; 614-645-2749; mimaret@columbus.gov

BACKGROUND:

- The 0.52± acre site is zoned in the R-4, Residential District, and is developed with a church and parking lot. The applicant proposes the CPD, Commercial Planned Development District to convert the building into offices and use a portion of the parking lot for shared parking.
- To the north is a mix of single, two, and four-unit dwellings in the R-4, Residential District. To the south and east is an education building in the R-4, Residential District. To the west is a variety of residential, parking, and commercial uses along East Third Avenue and North High Street.
- There is no Council adopted plan for this area. The site does fall within the Italian Village Architectural Review Commission area. The Italian Village Commission recommends approval of the requested CPD district.
- The CPD text will permit church, all office uses, and parking lot uses on the site, with commitments to C-3, Commercial District development standards and a site plan. Additionally, variances for a reduced driveway width, landscaping and screening requirements, shared use of the parking lot, and setback lines are requested.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested CPD, Commercial Planned Development District will accommodate the conversion of the current church into professional offices and include shared parking on the site. The request is consistent with the zoning and development patterns of this urban neighborhood.



Z16-074
49 East Third Avenue
Approximately 0.52 acres
R4 to CPD



Z16-074
49 East Third Avenue
Approximately 0.52 acres
R4 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: 49 East Third Avenue

APPLICANT'S NAME: Bradley Parish/Archall (Applicant) Columbus First Free Will Baptist Church, Inc. (Owner)

APPLICATION NO.: 16-11-13

COMMISSION HEARING DATE: 11-15-2016

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 & 3319 and the architectural guidelines:

Variance or Zoning Change Request

Rezoning

Parking Variance

Change of Use

Lot Split

Special permit

Setbacks

Other

ACTION:

Upon review of Application #16-11-13, 49 East Third Avenue, the Italian Village Commission recommends approval of the proposed variances, as follows:

Request for Rezoning Recommendation

- Rezone the property at the northwest corner of East Third and Mt. Pleasant Avenues from R-4 Residential to CPD (Commercial Planned Development) for use as office space with shared parking.

The CPD text indicates that the permitted uses will be Church, all office uses, and a parking lot. Office uses permitted by the zoning code include:

- Offices for administrative and support services
- Offices and/or Clinics for Health Care and Social Assistance
- Offices for Finance and Insurance
- Offices for Public and Miscellaneous Purposes
- Offices for Professional, Scientific and Technical Services
- Non-Office Commercial Facilities
 - o Art Studios (No retail sales)
 - o Electronic and Telephone Mail Order Processing Centers
 - o Educational Facility, Business, Computer, Management and Training Facilities
 - o Educational Facility, Professional, Secretarial, Technical and Trade
 - o Internet Providers, Web Search Portals and Data Processing Services
 - o Libraries and Museums
 - o Music Publishers
 - o Photography Studios, Commercial and Portrait
 - o Post Offices
 - o Public Park and Recreation Centers
 - o Radio and Television Broadcasting Stations and Studios
 - o Recording Studios
 - o Religious Facilities



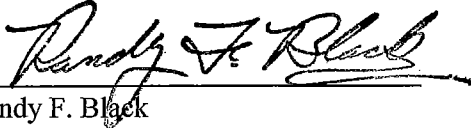
- o Schools
- Adult and Child Day Care Centers
- Veterinarians (Limited Practice) – small animal practice, no long-term boarding, no kenneling, and no outside runs.
- The applicant indicates that Graphics will be based on what is allowed in the C-2 zoning district that governs office uses. Final review of any/all signage will be based on the Short North Design Guidelines.
- The applicant is committing to the Site Plan submitted. Final review of any/all landscaping will be based on the Short North Design Guidelines.

MOTION: Goodman/Hagerling (4-0-0) APPROVAL RECOMMENDED

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



REZONING APPLICATION

Department of Building & Zoning Services

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224-3218

Phone: 614-645-7433 www.columbus.gov

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 # Z16-074

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. 49 E Third, LLC 165 North Third Avenue Columbus, Ohio 43215-1840 # of Columbus Based Employees: 0 Contact: Brad Parish 614-469-7500	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 7th day of April, in the year 2017

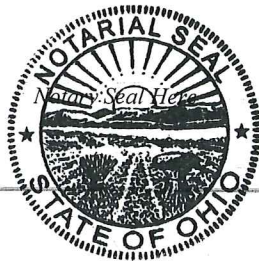
SIGNATURE OF NOTARY PUBLIC

Stacey L. Danza

My Commission Expires:

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