

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
DECEMBER 14, 2000**

<b>10. APPLICATION:</b>	<b>Z00-075</b>
<b>Location:</b>	<b>983 EAST MAIN STREET (43205)</b> , being 0.23± acres located on the south side of East Main Street, 55± feet east of Gilbert Street (Near East Area Commission).
<b>Existing Zoning:</b>	ARLD, Apartment Residential District.
<b>Request:</b>	CPD, Commercial Planned Development District.
<b>Proposed Use:</b>	Commercial development.
<b>Applicant(s):</b>	Arlin Weldin Company; c/o Larry R. Browne; 1351 King Avenue, Suite 200; Columbus, Ohio 43212
<b>Property Owner(s):</b>	The applicant.

**BACKGROUND:**

- This application was tabled at the November 9, 2000 Development Commission meeting to allow applicant additional time to meet with the Near East Area Commission.
- The site is developed with two vacant buildings and zoned in the ARLD, Apartment Residential District. The applicant requests the CPD, Commercial Planned Development District to redevelop one of the buildings as an office use and demolish the other.
- The site lies within a portion of the Near East area that was the subject of an area rezoning in 1973. That rezoning established the ARLD, Apartment Residential District along the north and south sides of East Main Street and the R-2F, Residential District to the south. East Main Street is developed with a mixture of retail commercial, office commercial, and multi-family uses, with single-family and two-family dwellings to the south. Adjacent to the site to the east is property zoned in the L-C-3, Limited Commercial District (Z90-080). That property is developed with an office use. A retail use lies to the west in the ARLD District.
- Building records indicate the establishment of an office use on the first floor of the building in the 1940's.
- The site lies within the East Main Street Urban Commercial Overlay. The enclosed site plan conforms to the Urban Commercial Overlay standards with the exception of the proposed driveway access to East Main Street. In addition, the applicant requests a variance to the required parking from 16 spaces to 8 spaces.
- The site lies within the boundaries of the Near East Area Commission whose recommendation is for Conditional Approval. Staff anticipates the submittal of a new limitation text meeting the conditions by December 14<sup>th</sup>.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval.

The proposed office building redevelopment is consistent with the surrounding residential and commercial uses. The enclosed site plan illustrates the proposed addition to the existing vacant building and proposed parking.