

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JANUARY 8, 2009**

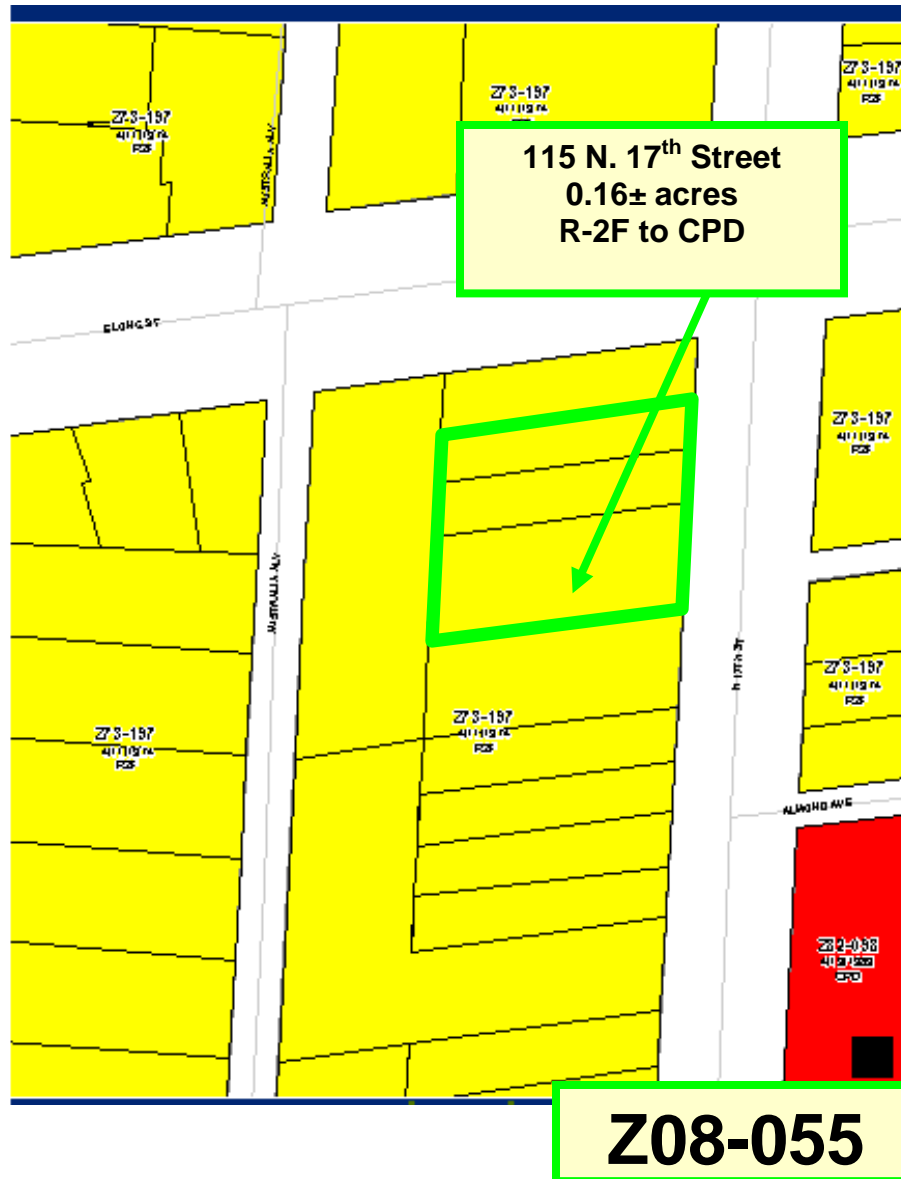
- 3. APPLICATION: Z08-055**
Location: **115 NORTH SEVENTEENTH STREET (43203)**, being 0.16± acres located on the west side of North Seventeenth Street, 22 feet south of Long Street. (010-004148, Near East Area Commission).
Existing Zoning: R-2F, Residential District.
Request: CPD, Commercial Planned Development District.
Proposed Use: Public Parking
Applicant(s): City of Columbus; c/o John Turner; 109 North Front Street, Columbus, Ohio 43215.
Property Owner(s): City of Columbus; 109 North Front Street, Columbus, Ohio 43215.
Planner: Dana Hitt, AICP; 645-2395; dahitt@columbus.gov

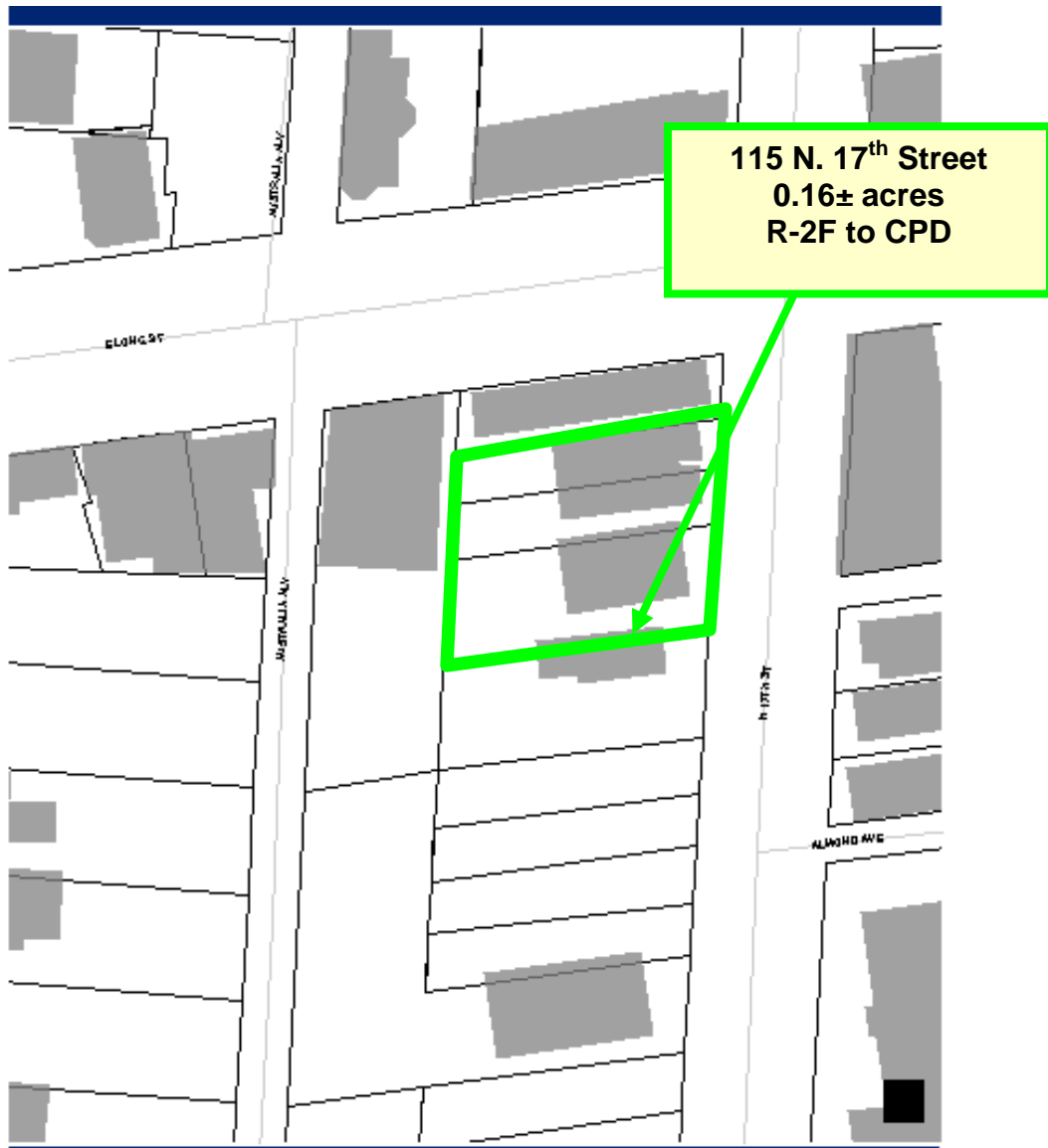
BACKGROUND:

- The applicants wish to rezone the site from the 0.19± acre site from R-2F, Residential District to the CPD, Commercial Planned Development District in order to provide public parking. One dwelling would be demolished as part of the proposal. The applicant request setback variances and a variance for screening.
- To the north is a restaurant zoned in the R-2F, Residential District. To the south is a single-family dwelling zoned in the R-2F, Residential District. To the east across North Seventeenth Street is a multi-family dwelling zoned in the R-2F, Residential District. To the west is a vacant building zoned in the R-2F, Residential District.
- The site lies within the boundaries of the *Near East Plan* (2005). The Plan calls for the revitalization of the commercial buildings and Seventeenth and Long Streets. The proposed public parking would further that goal.
- The CPD text provides for screening and street trees, bushes and lighting controls.
- The applicant requests setback variances from 25 feet down to zero feet from the north, five feet from the south, ten feet from the east and zero feet from the west. Staff finds these variances to be minor in nature and supportable.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The Applicant requests the CPD, Commercial Planned Development District for public parking only. The CPD text provides for adequate screening of the parking from adjacent dwellings. The proposed CPD District is consistent with the land use patterns of the area and furthers the goals of the *Near East Plan* (2005).



**Z08-055**

NEAR EAST AREA PLAN

ISSUE 3:

Parking for commercial areas and churches

POLICY:

Churches and businesses are valued members of the Near East community. Parking needs for businesses, churches, and other organizations must be balanced with the need to preserve the urban fabric of the Near East Side.

STRATEGIES:

- »» *Encourage business and community organizations to use shared parking.*
- »» *Develop and adopt parking lot screening and landscape guidelines for churches, businesses and other organizations.*
- »» *In the case of a proposed house demolition, require the organization proposing the demolition to investigate moving the house to another location in the neighborhood by advertising the availability of the structure for at least forty-five days.*
- »» *Focus new businesses, churches, and other organizations adjacent to the identified commercial nodes, making it easier to develop shared parking opportunities.*
- »» *Encourage the provision of signage that provides on-street parking on Sunday mornings for elderly and for people with disabilities immediately adjacent to churches with parking needs.*
- »» *Encourage churches to implement strategies such as carpooling and the use of church vans to reduce parking*

ISSUE 4:

Encroachment of non-residential uses into residential areas

POLICY:

Recognizing that mixed land use is an inherent strength of the Near East Side, discourage the intrusion of new non-residential uses into residential areas.

STRATEGIES:

- »» *Maintain residential zoning districts.*
- »» *Discourage inappropriate rezonings and variances in residential areas.*
- »» *Steer new non-residential development to the commercial nodes identified on the Development Strategy map (page 27).*
- »» *As previously stated, the intrusion of new non-residential uses into residential areas is discouraged. But it is recognized that neither the city nor neighborhood can stop proposals for new non-residential uses in residential areas. In these cases, the following criteria should be used to evaluate the proposal:*
 - 1) *Has the applicant considered the existing commercial districts for their project?*
 - 2) *Is the site adjacent to or near a commercial district?*
 - 3) *If so, can a shared parking situation be created?*
 - 4) *Does the proposed project result in the demolition of architecturally significant building(s) or, on the contrary, is*

the project proposed to fill a vacant lot or replace a building which is historically noncontributing?

5) Is any proposed structure architecturally compatible with adjacent structures and consistent with the appropriate design guidelines from this plan?

6) What is the proposed project's anticipated impact on parking and traffic?

7) Is appropriate screening proposed to buffer the project, including its parking lot, on adjacent residential properties?

8) Does the proposed project/land use offer benefits desired by the neighborhood (needed jobs or business?) **ISSUE 4:**

Encroachment of non-residential uses into residential areas

POLICY:

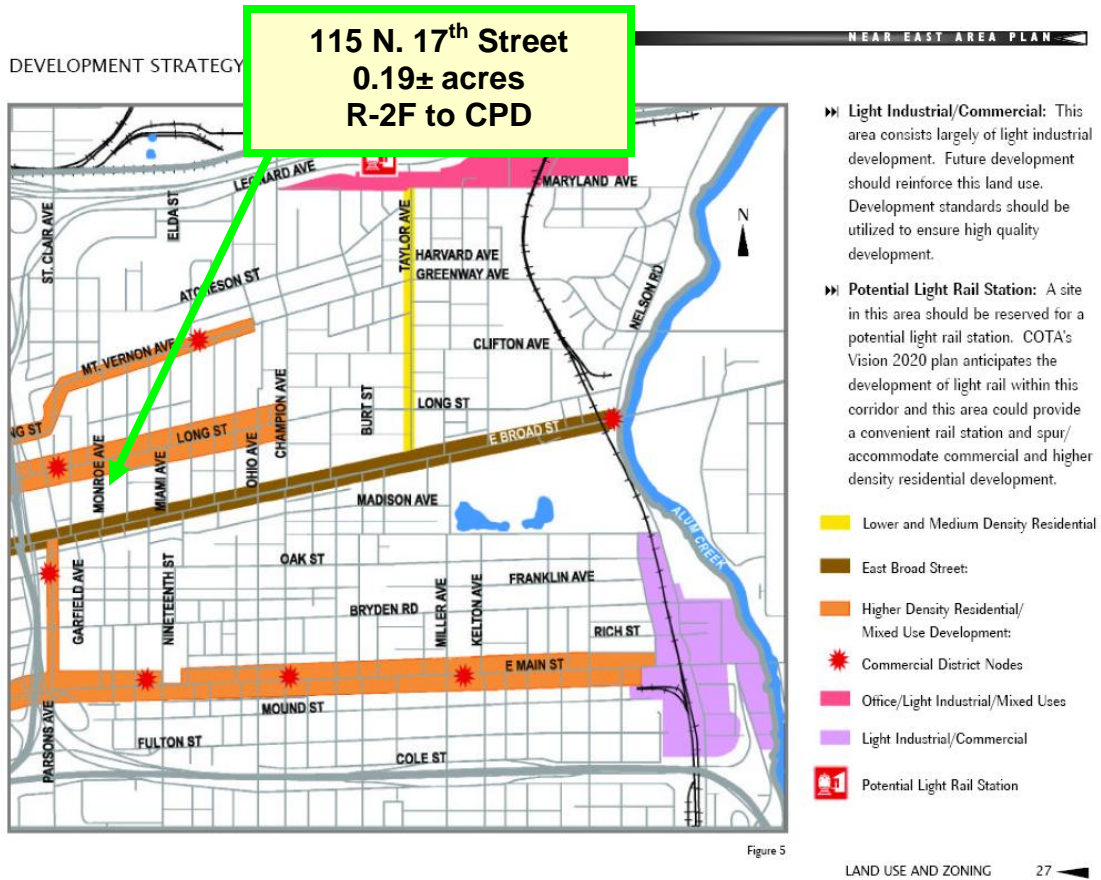
Recognizing that mixed land use is an inherent strength of the Near East Side, discourage the intrusion of new non-residential uses into residential areas.

STRATEGIES:

»» *Maintain residential zoning districts.*

»» *Discourage inappropriate rezonings and variances in residential areas.*

»» *Steer new non-residential development to the commercial nodes identified on the Development Strategy map (page 27).*





1150 E. Main Street
Columbus, OH 43205

February 13, 2009

OFFICERS

KATHLEEN BAILEY
NEAC CHAIRPERSON

ANNIE ROSS-WOMACK
VICE CHAIRPERSON

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THOMAS CROWE
TREASURER

OFFICE
614-545-2709

John M. Turner
Office of Land Redevelopment
City of Columbus
109 N. Front Street
Columbus, Ohio 43215

Dear Mr. Turner,


Per your update on the development of the parking lot at 115 N. 17th at the February 2009 General Business Meeting for the Near East Area Commission (NEAC), NEAC is satisfied that you have fulfilled the conditional requirements for its full approval of the variance to construct a parking facility at that property.

Namely, the parking lot will contain four lights (white) that will provide security while not being obtrusive and have a two sided cedar privacy fence.

Please let us know the actual start date once it is determined and please remember to coordinate the construction schedule with Mr. Peter Losocco owner of adjacent property to the North known as the Alpha Building.

We look forward to this much needed and welcomed addition to the Near East Side.

Sincerely yours,


Kathleen Bailey
Chair

City of Columbus | Department of Development | Building Services Division | 757 Carolyn Avenue, Columbus, Ohio 43224

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 FRANKLINAPPLICATION # Z08-055Being first duly cautioned and sworn (NAME) John Turnerof (COMPLETE ADDRESS) 109 N. Front St. Col. 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, Zip
 Number of Columbus based employees
 Contact name and number

1. <u>City of Columbus Dept. of Development Columbus, Oh 43215</u>	2.
3.	4.

☐ Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 30 day of OCTOBER, in the year 2008

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

11-30-2011*This Project Disclosure Statement expires six months after date of notarization.*

Notary Seal Here

DAN HEADAPOL
 Notary Public, State of Ohio
 My Commission Expires 11-30-2011
Dan Headapol