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**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
APRIL 10, 2008**

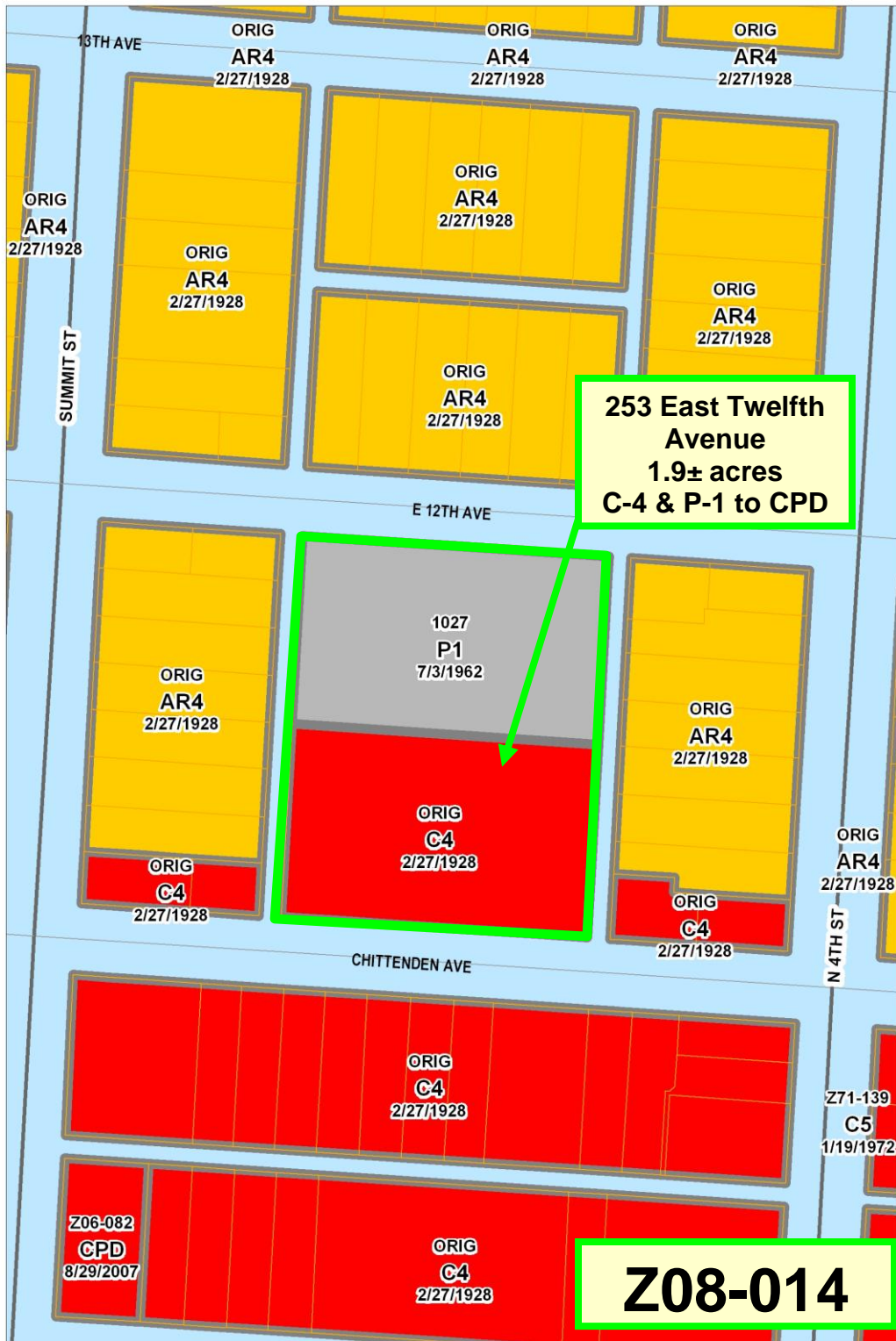
- 5. APPLICATION: Z08-014**
Location: **253 EAST TWELFTH AVENUE (43201)**, being 1.9± acres located on the south side of East Twelfth Avenue, 150± feet east of Summit Street (010-007539, University Area Commission).
Existing Zoning: C-4, Commercial and P-1, Parking Districts.
Request: CPD, Commercial Planned Development District.
Proposed Use: Commercial and second floor residential development.
Applicant(s): Timothy Welsh; 1838 Ridgeview Road; Upper Arlington, OH 43221.
Property Owner(s): ZBP Partnership, 243 East Twelfth Avenue, Columbus, Ohio 43201.
Planner: Dana Hitt, AICP; 645-2395; dahitt@columbus.gov

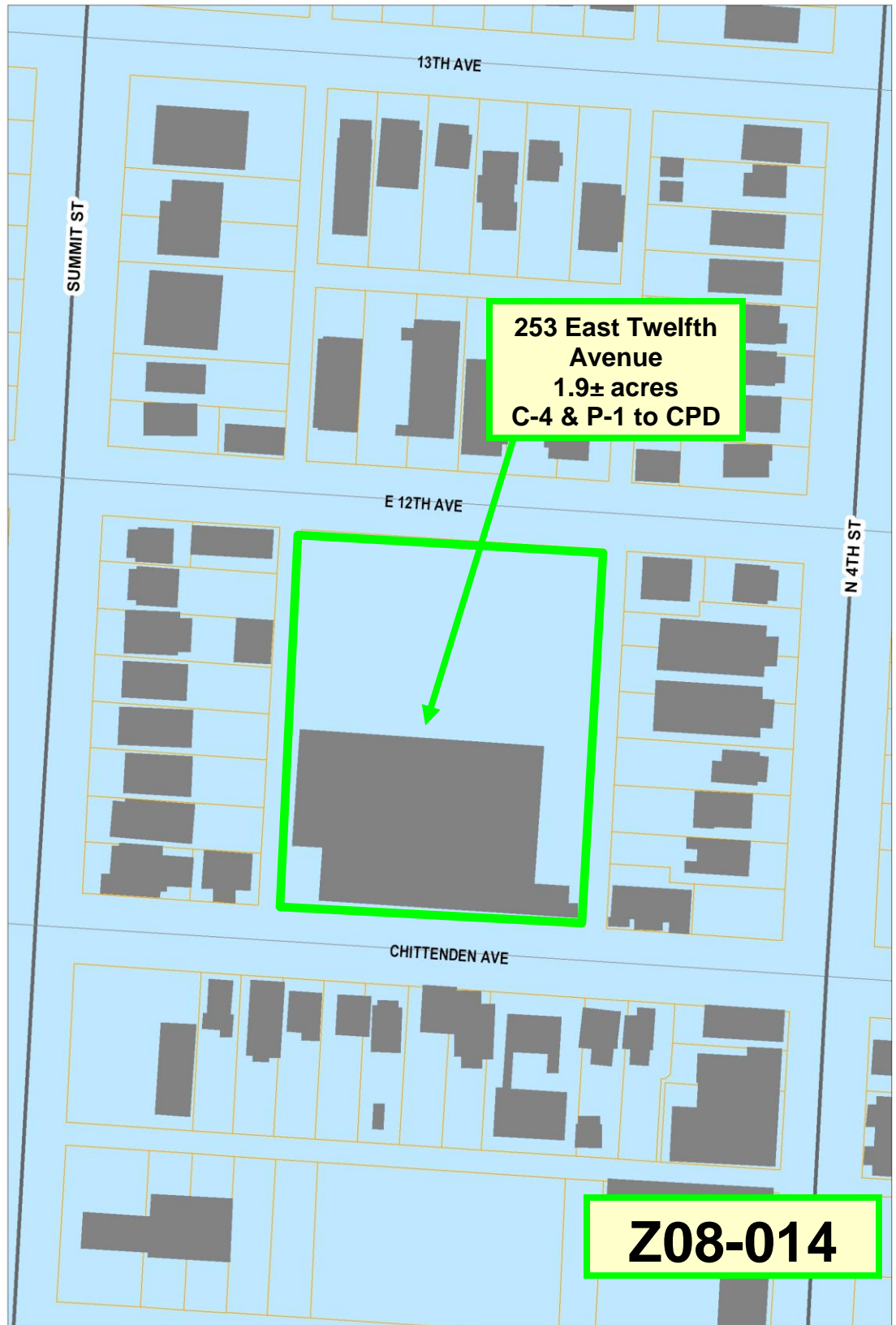
BACKGROUND:

- The 1.9± acre site is developed with a retail strip center and associated parking and is zoned C-4, Commercial and P-1 Parking Districts. The applicant requests the CPD, Commercial Planned Development District to allow retail uses with multi-family dwelling units on the second floors of the proposed buildings.
- To the north across East Twelfth Avenue are multi-family dwelling units zoned in the AR-4, Apartment Residential District. To the east across an alley are multi-family dwelling units zoned in the AR-4, Apartment Residential and C-4, Commercial Districts. To the west across an alley are multi-family dwelling units zoned in the AR-4, Apartment Residential and C-4, Commercial Districts. To the south across Chittenden Avenue is a mix of commercial and residential uses as well as a utility station single-family dwelling zoned in the C-4, Commercial District.
- This site is within the boundaries of the University Area Commission whose recommendation is for approval of the requested CPD District.
- The site is located within the planning area of *The Weinland Park Neighborhood Plan* (2006) which recommends this site for redevelopment.
- The CPD text contains a limitation on square footage and bedrooms, 0-10 foot building setbacks and 15 foot parking setbacks, at least 10,000 square feet of permeable surface, landscaping size commitments far in excess of those usually requested, lighting and graphics controls.
- The *Columbus Thoroughfare Plan* identifies Chittenden Avenue as a 6-2 arterial requiring a minimum of 60 feet of right-of-way from centerline.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested CPD, Commercial Planned Development District will allow a mixed use development that is consistent with surrounding residential and commercial uses. The CPD text contains use restrictions and customary development standards for setbacks, landscaping and lighting controls. The request is consistent with the zoning and development patterns of the area.







City of Columbus
Mayor Michael B. Coleman

University Area Review Board

109 North Front Street, Ground Floor
Columbus, Ohio 43215-9031
(614) 645-6096 (614) 645-1483 fax

RECOMMENDATION

date
property address
issued to

March 28, 2008
253 East 12th Avenue (Z08-014)
Tim Welsh & JC Hanks (ZBP Partnership)

To the members of City Council:

The University Area Review Board has reviewed the proposal for the said property and on March 27, 2008 passed the following motion:

To recommend City Council approve the rezoning and variance requests for 253 East 12th Avenue (Z08-014) as set forth in the CPD text, drawings and application with the following conditions:

- 1) That the Townhome buildings first/main floor elevation shall be at the same or similar elevation of adjacent and surrounding "Contributing Buildings" on 12th Avenue and/or Chittenden Avenue, which is typically 24" to 30" above grade.
- 2) That the UARB shall have the authority to approve signage/graphics for this development.

Respectfully submitted,

Daniel B. Ferdelman, AIA
University Area Review Board staff

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 FRANKLIN

APPLICATION # 208-014

Being first duly cautioned and sworn (NAME) Tim Welsh
of (COMPLETE ADDRESS) 1838 Ridgeway Rd. Columbus, OH 43221
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>John C. Hanks</u> <u>2205 Tremont Rd</u> <u>Columbus, OH 43221</u> <u>0</u> <u>452-2373</u>	2. <u>Tim Welsh</u> <u>1838 Ridgeway Rd.</u> <u>Columbus, OH 43221</u> <u>1 employee</u> <u>571-0654</u>
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

T. Welsh

Subscribed to me in my presence and before me this 4 day of February, in the year 2008

SIGNATURE OF NOTARY PUBLIC

Jenna L. Gallas

My Commission Expires:

13 May 2012

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

Notary Seal Here



JENNA L. GALLAS
Notary Public, State of Ohio
My Commission Expires May 13, 2012
Recorded in Franklin County