

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
MAY 11, 2006**

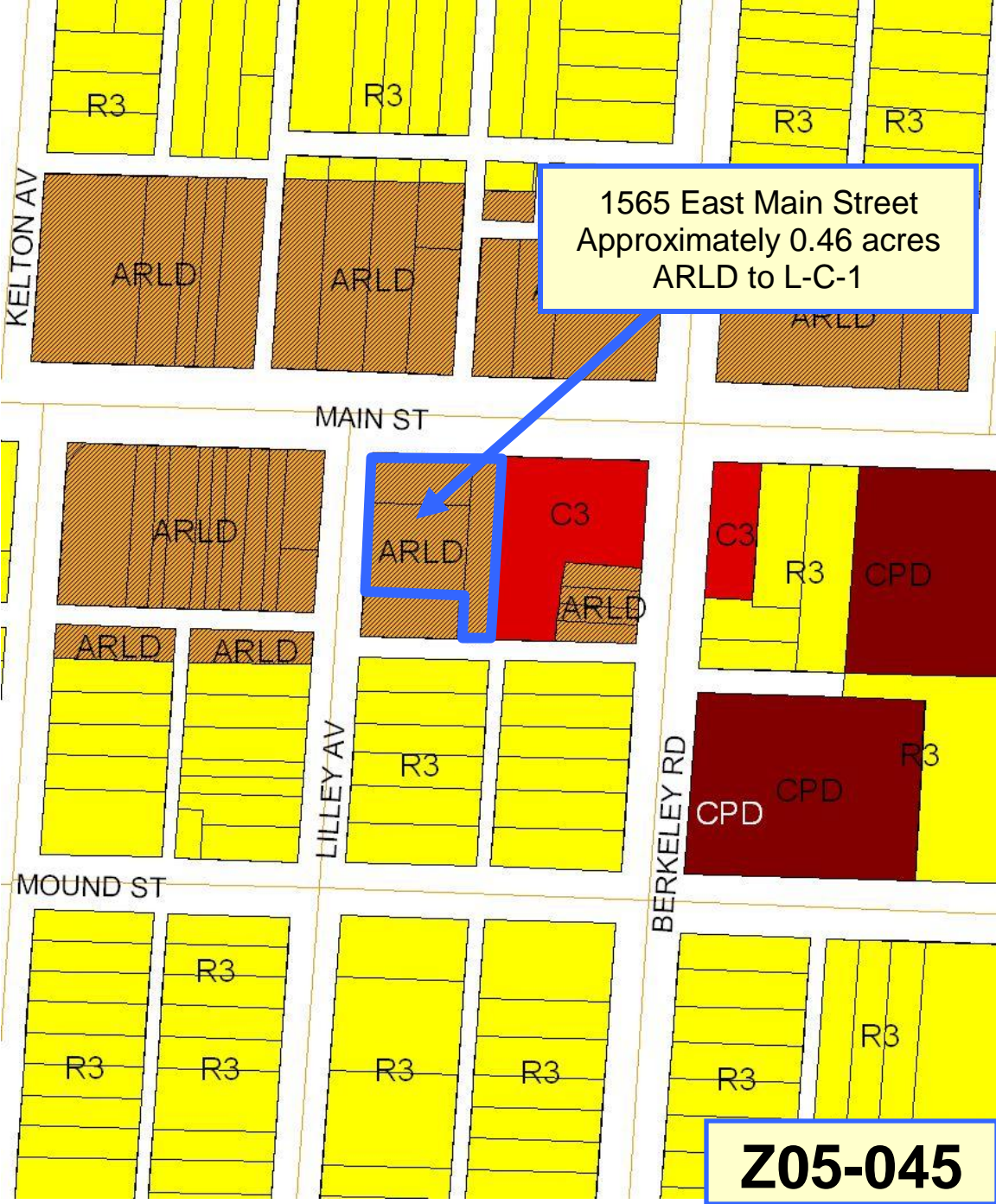
1. **APPLICATION:** **Z05-045**
Location: **1565 EAST MAIN STREET (43205)**, being 0.46± acres located at the southeast corner of East Main Street and Lilley Avenue (010-064874; Near East Area Commission).
Existing Zoning: ARLD, Apartment Residential District.
Request: L-C-1, Limited Commercial District.
Proposed Use: Commercial development.
Applicant(s): Mohammad Ibaid; 4239 Moreland Circle West; Grove City, OH 43123.
Property Owner(s): 1565 East Main Street Inc.; c/o the Applicant.
Planner: Dana Hitt, AICP, 645-2395, dahitt@columbus.gov

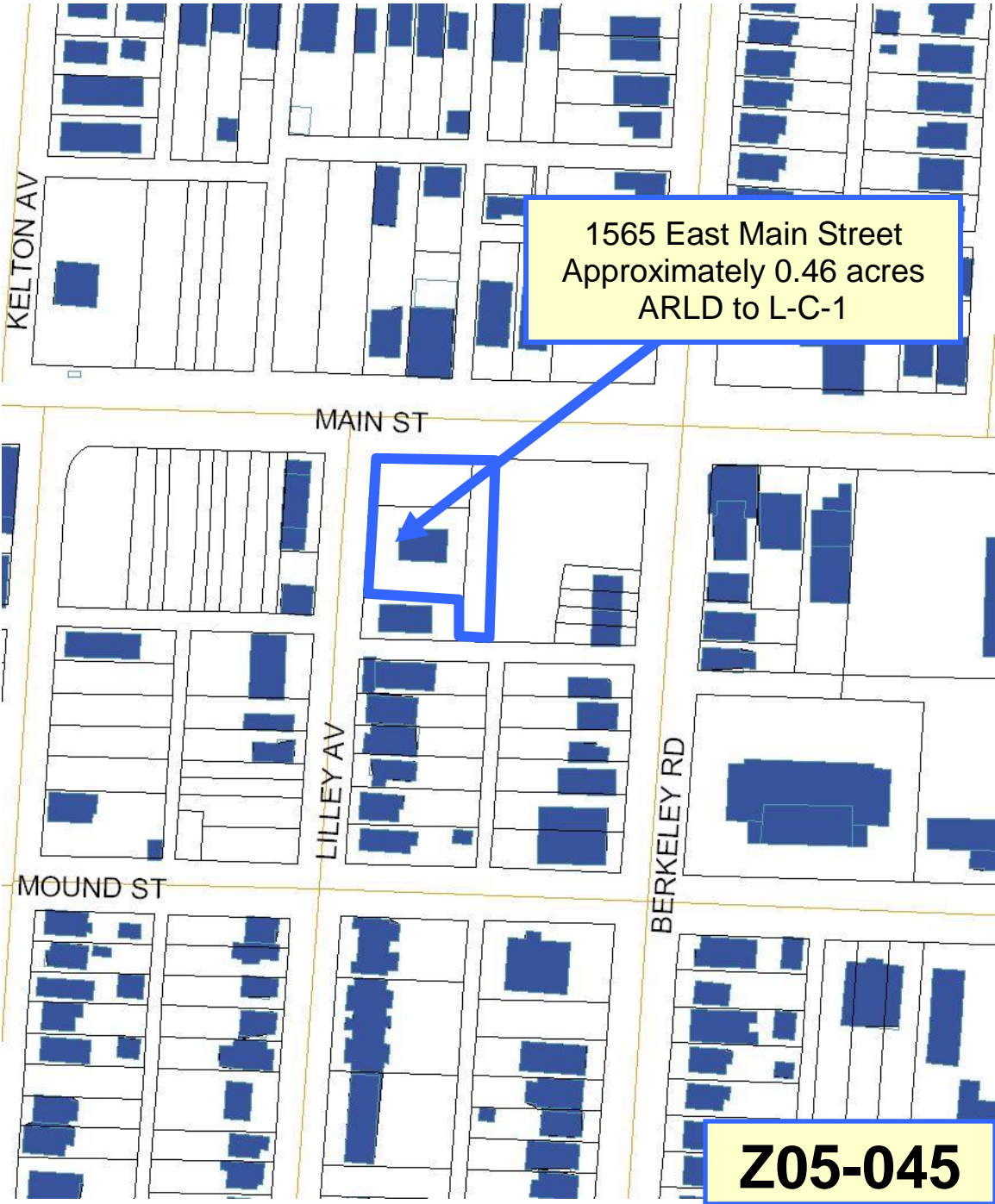
BACKGROUND:

- The 0.46± acre site is currently zoned in the ARLD, Apartment Residential District and in the Urban Commercial Overlay and is developed with an abandoned church that was previously a convenience store. The applicant requests the L-C-1, Commercial District for restaurant use only.
- To the north across East Main Street is a vacant building zoned in the ARLD, Apartment Residential District. To the south is a church zoned in the ARLD, Apartment Residential District. To the east is vacant land zoned in the C-3, Commercial District. To the west, is a carry-out zoned in the ARLD, Apartment Residential District.
- The site lies within the boundaries of the *Near East Area Plan* which was adopted by Columbus City Council in September, 2005. The recently adopted *Near East Plan* recommends commercial development for the existing commercial districts, including East Main Street. The Plan recommends that these areas should serve as the adjacent neighborhood's day-to-day retail hubs that provide local job opportunities and where area residents purchase food, clothing, gifts, etc., and conduct their regular banking, postal, and personal service transactions.
- The limitation text provides for metal ornamental fencing and window openings per the Urban Commercial Overlay Requirements, street trees, bushes and lighting requirements.
- The *Columbus Thoroughfare Plan* identifies East Main Street as a 4-2 arterial requiring a minimum of 50 feet of right-of-way from centerline.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The Applicant requests the L-C-1, Commercial District for restaurant use only. The proposal is compatible with the zoning pattern of the area, being less intense than the existing unrestricted C-3, Commercial District immediately to the east. The limitation text addresses the Urban Commercial Overlay Requirements and provides for new landscaping. The proposed L-C-1 District could provide an opportunity for area residents purchase food per the *Near East Area Plan*.





The specific issues, policies and strategies identified to achieve the overall goals are:

ISSUE 1:

Revitalization of the historic, existing commercial districts

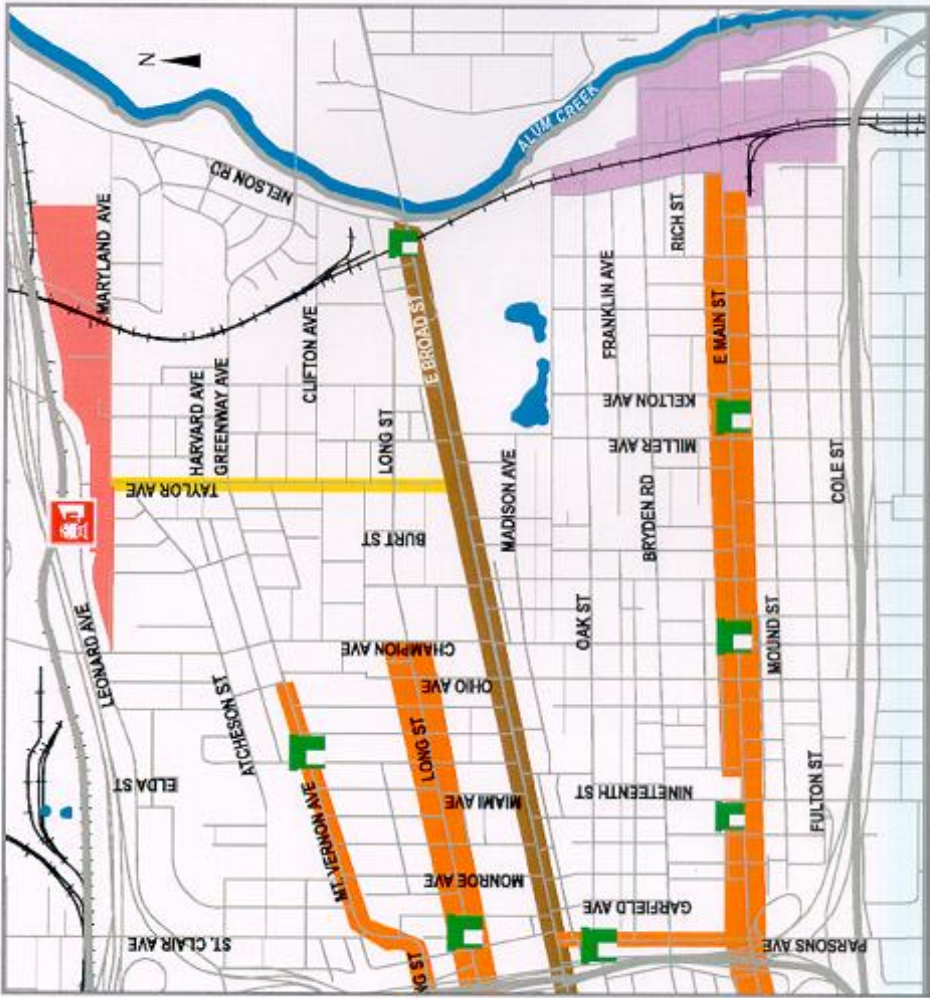
POLICY:

Commercial development and revitalization should occur within the existing historic commercial districts (Main Street, Parsons Avenue, Long Street, and Mt. Vernon Avenue).

STRATEGIES:

- ▶▶ Steer commercial development toward existing commercial districts, with the most intense retail/commercial activity focused at the specific nodes identified on the Development Strategy map (page 27).
- ▶▶ These commercial districts should serve as the adjacent neighborhoods' day-to-day retail hubs that provide local job opportunities and where area residents purchase food, clothing, gifts, etc., and conduct their regular banking, postal, and personal service transactions.
- ▶▶ Require new commercial development to follow the commercial district design guidelines from this plan.
- ▶▶ Utilize the recommendations from the commercial district design guidelines to guide land use and transportation decisions, investment, revitalization, and redevelopment efforts.
- ▶▶ Commercial development is recommended for the portion of Nelson Road between Broad Street and Long Street. This site should be redeveloped as a signature development as it serves as a gateway to the city of Columbus. Any development should also follow the commercial development guidelines presented in this plan.

DEVELOPMENT STRATEGY



Light Industrial/Commercial: This area consists largely of light industrial development. Future development should reinforce this land use. Development standards should be utilized to ensure high quality development.

Potential Light Rail Station: A site in this area should be reserved for a potential light rail station. COTA's Vision 2020 plan anticipates the development of light rail within this corridor and this area could provide a convenient rail station and spur/ accommodate commercial and higher density residential development.

- Medium Density Residential
- East Broad Street
- Higher Density Residential /Mixed Use Development:
- Commercial District Nodes
- Office/Light Industrial/Mixed Uses
- Light Industrial/Commercial
- Potential Light Rail Station

Figure 5

draft

NEAR EAST AREA PLAN

RECOMMENDATIONS SPECIFIC TO EACH COMMERCIAL DISTRICT

- 7) Renovate for market rate housing existing house located to the immediate east of the commercial building at the south east corner of Miller Avenue and Main Street.
- 8) Improve landscaping and fencing in front of the Main Street Elementary School. Landscaping and fencing should enhance the school's relationship to the street and potentially provide seating for pedestrians.
 - 9) At intersection of Main Street and Kelton Avenue:
 - Northwest corner - Saint Vincent Family Center.
 - Northeast corner - New commercial development that would include existing business.
 - Southwest corner - Smaller structure on the immediate corner could be renovated for commercial use or could be demolished, with space serving as pocket park or screened parking area. Larger structure to the west of corner building should be renovated for market rate housing above and commercial use on the street level. Structure may provide the opportunity for indoor parking at the rear of building.
 - Southeast corner - New commercial building. This development should also consider and may incorporate available parcels as far east as Berkeley Avenue.
- Uses at the south east corner and this intersection in general should court the high traffic counts and could include a bank, pharmacy or other auto-friendly retail uses. New buildings should be consistent with the Urban Commercial Overlay, but nonetheless configured to accommodate automobiles (parking on the side, drive-through acceptable, etc).
- Establish textured pavement for crosswalks in all directions. Consider gateway features to the east of Kelton Avenue on Main Street and other features to highlight area as commercial node (banners, etc).
- Install pedestrian refuge islands with trees that do not have a negative impact on left turn movements.



Second Avenue Elementary in Italian Village provides a model for potential improvements at Main Street Elementary.



Main Street and Kelton Avenue.

Other Recommendations:

- Consider curb cut and alley vacation requests within the commercial node in order to facilitate commercial redevelopment consistent with the commercial district design guidelines.
- High density housing should be developed on available parcels on Main Street and Ohio/Champion Avenues revitalization at the intersections (commercial nodes) at Main Street and Ohio/Champion Avenues and Main Street and Miller/Kelton Avenues.

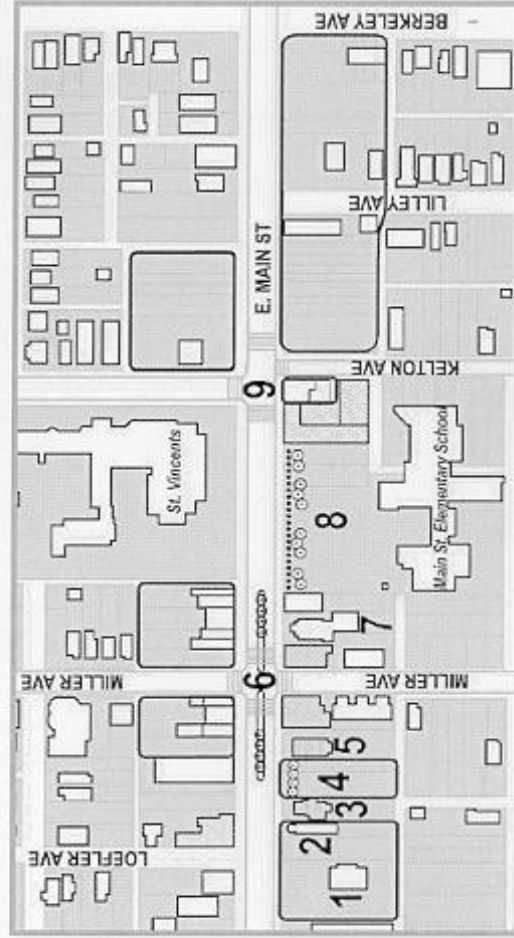
draft

NEAR-EAST AREA PLAN

RECOMMENDATIONS SPECIFIC TO EACH COMMERCIAL DISTRICT

MAIN STREET AT MILLER/KELTON AVENUES

- 1) Redevelop old McDonald's site along with building to the east.
- 2) Restaurant use in existing building.
- 3) Renovate for market rate housing existing residential structure located to the immediate west of the existing car lot.
- 4) Develop setback and screening for existing car lot and investigate potential for shared parking arrangement. Optimal use would be new mixed use building with a setback and design cues consistent with adjacent residential structures.
- 5) Renovate existing structure (located to the immediate west of commercial structure at Miller Avenue and Main Street) for market rate housing.



6) At intersection of Main Street and Miller Avenue:

- Northwest corner - Redevelop with new building with the potential of parking on the west side of the building.
- Northeast corner - Consider a plaza with parking behind the plaza (provide landscaped screen between plaza and parking). Optimal use would be new commercial building.
- Southwest corner - Renovate/commercial use with housing above.
- Southeast corner - Renovate/commercial use with housing above.
- This intersection has a relatively strong urban fabric. Renovations and redevelopment should reflect this urban nature and serve the pedestrian.
- Establish textured pavement for crosswalks in all directions. Consider gateway features to the west of Miller Avenue on Main Street and other features to highlight area as commercial node (banners, etc).
- Install pedestrian refuge islands with trees that do not have a negative impact on left turn movements.



P.O. BOX 83344
COLUMBUS, OH 43203-0344

November 16, 2005

2000-2003 OFFICERS

KATHLEEN BAILEY
CHAIR

LARRY W. ROBERTS
VICE CHAIR

KIMULA POWELL
SECRETARY

MARGARET COOLEY
ASST. SECRETARY

PAT LEWIS
TREASURER

Dana Hitt
Department of Development
Division of Building Services Zoning
757 Carolyn Avenue
Columbus, Ohio 43224

Dear Dana,

The Near East Area Commission (NEAC) voted unanimously (12-0-0) not to accept the rezoning application (Z05-045) of 1565 E. Main Street in favor of an approach that would give NEAC and the community greater assurance that the proposed development will be in line with the positive change that is taking place on Main Street and the other Near East area Neighborhood Commercial Revitalization corridors (NCR).

As you are aware, the NCR strips were down zoned in the seventies to prohibit erratic and sub standard development by allowing the community to participate in the review process through the Area Commissions. NEAC has set a strong precedent in favoring council variances over rezonings as a means to insure good development.

In reference to Z05-045, NEAC voted to support a usage variance for a Subway franchise or a deli. In addition per NEAC's request, the applicant worked with the Neighborhood Design Center to develop a design that addresses some portions of the Urban Commercial Overlay for the existing building and parking lot.

Per our conversation, as further assurance of the requested changes and to comply with the applicant's request for rezoning, we can move forward with a limitation text (LC1 instead of C1). This text would include adherence to the Urban Commercial overlay, usage of deli or Subway Franchise, as well as the prohibition to sell liquor. (The applicant has indicated his willingness to agree to the third requirement.) In other words, the LC1 designation would strengthen what NEAC requests in the variance.

Please contact me at 252-3283 should you have any questions or concerns.

Sincerely yours,


Kathleen Bailey
Chair

Cc: NEAC Zoning Committee

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 # 205-045

Being first duly cautioned and sworn (NAME) Mohammed Ibaid
of (COMPLETE ADDRESS) 4239 Moreland C.W. Grove City Ohio 43123
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

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

1. <u>Mohammed Ibaid</u> <u>4239 Moreland C.W.</u> <u>Grove city Ohio 43123</u>	2.
3.	4.

SIGNATURE OF AFFIANT

[Signature]

Subscribed to me in my presence and before me this 20th day of April, in the year 2006

SIGNATURE OF NOTARY PUBLIC

[Signature]

My Commission Expires:

10/2/10

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



MATTHEW C SCHULER
Notary Public
In and for the State of Ohio
My Commission Expires
October 2, 2010