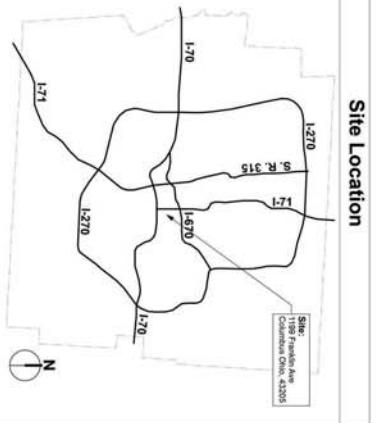


2 Second Floor (Subarea A)
Scale: 1" = 32'-0"

The development depicted on this drawing may be subject to local engineering, topographical or other data that may be required for the design of the project. Any such data shall be provided to the applicant and may be approved by the Director of the Building and Zoning Services Department of the applicant's jurisdiction. The applicant shall be responsible for obtaining and providing such data. The applicant shall be responsible for obtaining and providing such data. The applicant shall be responsible for obtaining and providing such data.

Daniel B. Perry, Architect
Date: 08/27/2022
Scale: 1" = 32'-0"

Daniel B. Perry, Architect
Date: 08/27/2022
Scale: 1" = 32'-0"



Site Location



Vicinity Map



1 Site Plan (Subarea B & C)
Scale: 1" = 32'-0"

FINAL SITE PLAN RECEIVED 6.27.22 SHEET 1 OF 1 Z21-077

General Site Information	
APR	0.313 acres +/-, 13,648 SF +/-
ZONING	CPD, Commercial Planned Development
PROPOSED USE	Existing historic building First Floor (restaurant) and 2,155 SF Retail, 1,700 SF Second Floor, 1,922 SF commercial (restaurant)
PARKING	11,729 SF restaurant @ 178 SF/157 Spaces 2,155 SF retail @ 170 SF/127 Spaces 13,810 SF Business @ 1,480 SF/29 Spaces Total: 333 Spaces
CAR	0
BICYCLE	34 Spaces
BIKE	3 Spaces
TRUCK	3 Spaces
TRAILER	3 Spaces
NOTES	(1) Avery Building is registered on the national and Columbus Historic Building registers. (2) Commercial spaces is calculated as restaurant spaces. Retail and office uses are also permitted.

Zoning Exhibit

Z1

BASS STUDIO ARCHITECTS
36 KING AVENUE
Columbus, OH 43201
ph. 614.294.4893
BassStudioArchitects.com

Avery Motor Car Building Rehabilitation
1199 Flanders Ave.
Columbus, OH 43205

**STAFF REPORT
DEVELOPMENT COMMISSION
SPECIAL ZONING MEETING
CITY OF COLUMBUS, OHIO
FEBRUARY 10, 2022**

- 11. APPLICATION: Z21-077**
- Location:** **1199 FRANKLIN AVE. (43205)**, being 0.90± acres located primarily at the southwest corner of Franklin Avenue and Sherman Avenue (010-001240, 010-023240, and part of 010-001774, 010-001773, and 010-009941; Near East Area Commission & Historic Resources Commission).
- Existing Zoning:** CPD, Commercial Planned Development District and R-3, Residential District.
- Request:** CPD, Commercial Planned Development District (H-35).
- Proposed Use:** Commercial development.
- Applicant(s):** 1199 Franklin Investments, LLC, et al; c/o Dave Perry, Agent; 411 East Town Street, 1st Floor; Columbus, OH 43201; and Donald Plank, Atty.; 411 East Town Street, 2nd Floor; Columbus, OH 43215.
- Property Owner(s):** The Applicants.
- Planner:** Tim Dietrich; 614-645-6665; tedietrich@columbus.gov

BACKGROUND:

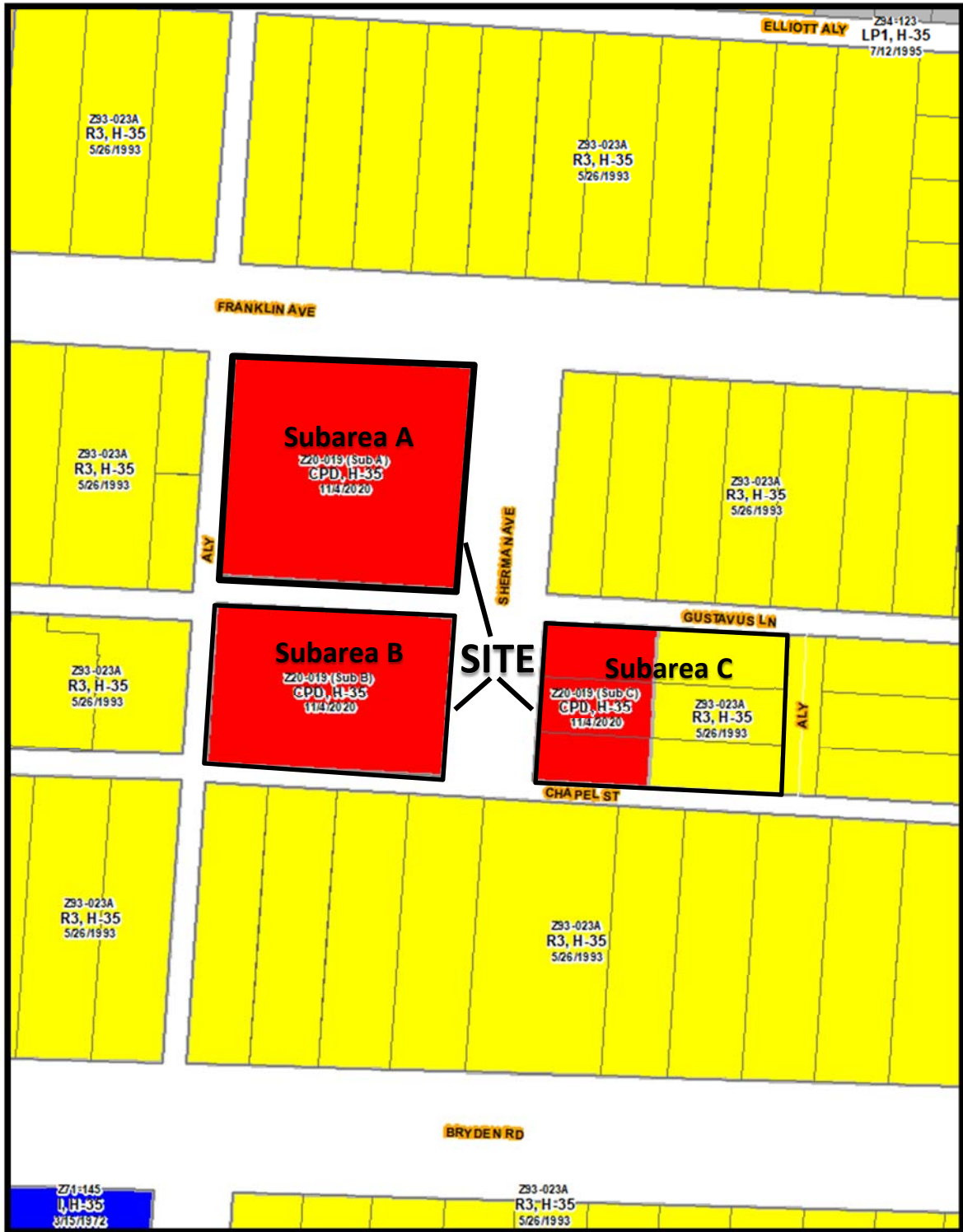
- The requested CPD, Commercial Planned Development District contains three proposed subareas: Subarea A consists of one parcel developed with the historic Avery Pontiac Building listed on the Columbus Register of Historic Properties, Subarea B consists of one parcel developed with a single-unit dwelling, and Subarea C consists of three undeveloped parcels split zoned in the CPD and R-3 districts. The existing CPD district was established with Ordinance #2124-2020 (Z20-019) which received a recommendation of approval from the Development Commission in September 2020.
- The applicant proposes C-3 commercial uses in Subarea A consisting of 11,730 square feet of eating and drinking establishment with 1,185 square feet of outdoor dining space; 2,155 square feet of retail, and 13,010 square feet of office uses. Subareas B and C will each be developed with a 34-space parking lot serving only those uses occurring within Subarea A. This request adds additional acreage to Subarea C to accommodate more parking spaces and also adjusts the square footage of permitted uses within Subarea A, including an increase in eating and drinking establishment and accessory patio space from the Z20-019 CPD district.
- North of the site is a mix of one-, two-, and four-unit dwellings in the R-3, Residential District. South of the site are single-unit dwellings in the R-3, Residential District. East of the site is a two-unit dwelling and undeveloped land in the R-3, Residential District. West of the site is a single-unit dwelling and a mixed-use building in the R-3, Residential District
- The site is within the planning boundaries of the *Near East Area Plan* (2005), which does

not contain a land use recommendation for this location but does provide guidance on the development of new commercial (non-residential) uses within residential areas, and encourages the preservation and renovation of historic structures rather than demolition. The Plan also states that parking needs should be balanced with the goal of preserving the character of the neighborhood and creating a pedestrian-friendly environment.

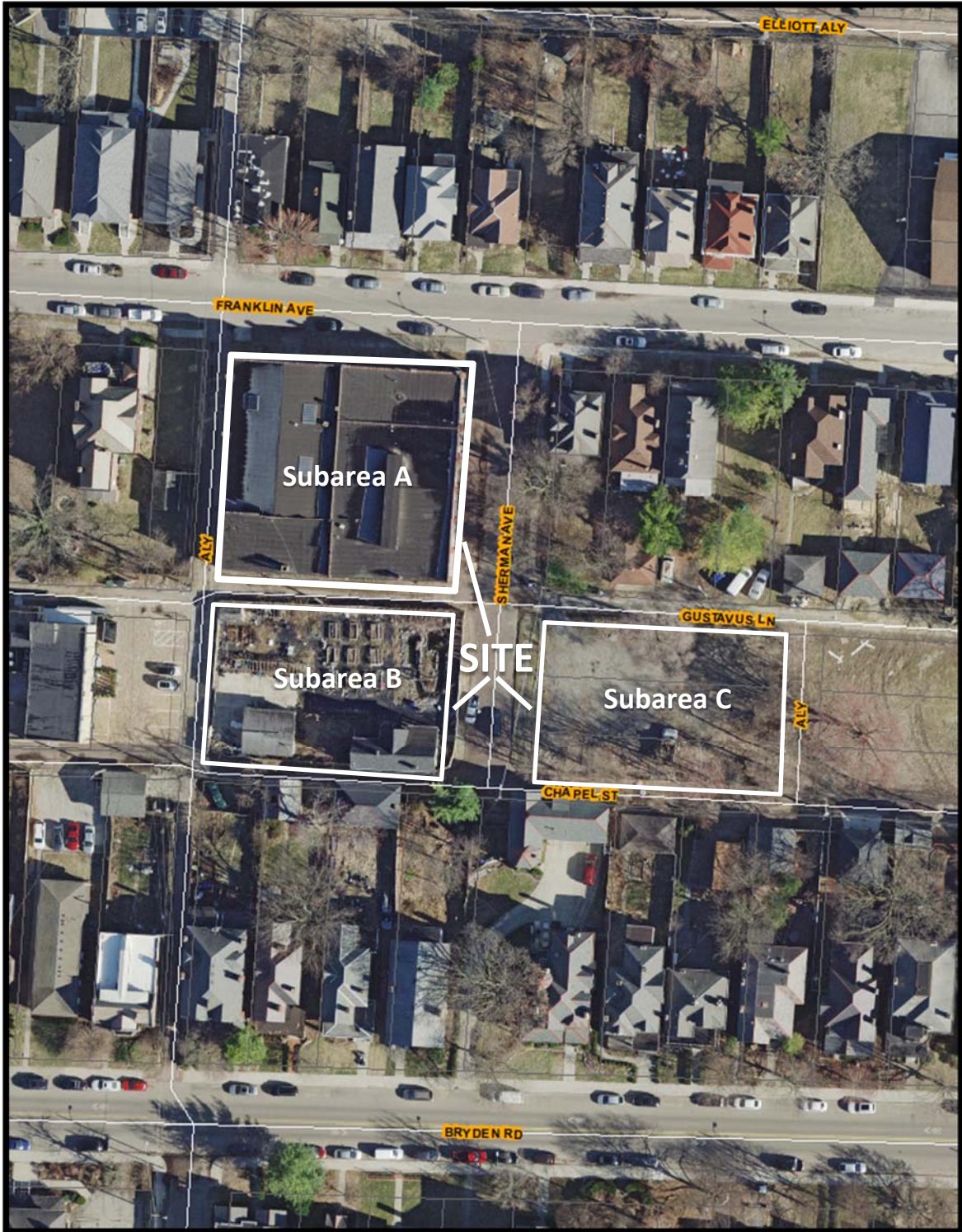
- The site is located within the boundaries of the Near East Area Commission and is subject to review by the Historic Resources Commission. At the time this report was written, neither recommendation had been received by Staff.
- The CPD text establishes use restrictions and supplemental development standards for each subarea addressing building and parking setbacks, traffic access and parking, street trees, landscaping, light controls, and includes a commitment to develop the site in accordance with the submitted site plan. The text includes code modifications to the minimum number of loading spaces, vision clearance, and building setbacks for Subarea A, interior and perimeter parking lot landscaping, and parking and building setbacks for Subarea B, and parking setback in Subarea C. Additionally, Subarea A includes a parking reduction from 203 required parking spaces to 0 provided parking spaces. However, the CPD text clearly states (and is reflected on the submitted site plan) that Subareas B and C will be developed as 34 space parking lots, solely supporting those uses in Subarea A.
- With the increased intensity of the uses on site the existing approved parking study from Z20-019 was reviewed and it was determined that the additional reduction in parking spaces can be support by the Department of Public Service.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The proposed CPD, Commercial Planned Development District permits the reuse of the historic Avery Pontiac Building into a mixed-commercial development containing eating and drinking establishment, accessory patio, retail, and general office uses, and provides a total of 68 parking spaces. The CPD establishes appropriate use restrictions and supplemental development standards, including modifications to code standards, for each subarea, and includes a commitment to develop the site in accordance with the submitted site plan. Staff supports the requests code modifications because of the existing building's characteristics and urban setting. A review of the previously approved parking study done with Z20-019 was completed resulting in support for the request parking reduction. The proposal is consistent with the *Near East Area Plan's* guidelines that historic properties be preserved and renovated and that parking needs should be balanced with the goal of preserving the character of the neighborhood and creating a pedestrian-friendly environment.



Z21-077
1199 Franklin Ave.
Approximately 0.90 acres
CPD & R-3 to CPD



Z21-077
1199 Franklin Ave.
Approximately 0.90 acres
CPD & R-3 to CPD

Standardized Recommendation Form

DEPARTMENT OF BUILDING
AND ZONING SERVICES

111 N Front Street, Columbus, Ohio 43215
Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

FOR USE BY: AREA COMMISSION / NEIGHBORHOOD GROUP
(PLEASE PRINT)

Case Number Z21-077

Address 1199 Franklin Avenue

Group Name Near East Area Commission

Meeting Date January 13, 2022

Specify Case Type

- BZA Variance / Special Permit
- Council Variance
- Rezoning
- Graphics Variance / Plan / Special Permit

Recommendation Approval
(Check only one) Disapproval

LIST BASIS FOR RECOMMENDATION:

Vote

Signature of Authorized Representative

Recommending Group Title

Daytime Phone Number

10-077 (MUSK) NO CONFLICT

Markie White

NEAR EAST AREA COMMISSION

614-531-2700

Please e-mail this form to the assigned planner within 48 hours of meeting day; OR FAX to Zoning at (614) 645-2463; OR MAIL to: Zoning, City of Columbus, Department of Building & Zoning Services, 111 N Front Street, Columbus, Ohio 43215.

**HISTORIC DISTRICT COMMISSION
RECOMMENDATION**

HISTORIC RESOURCES 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 and following all other applicable codes and ordinances of the City of Columbus.

PROPERTY ADDRESS: 1199 Franklin Avenue / Avery Pontiac Building/Individual Listing

APPLICANT'S NAME: 1199 Franklin Investments, LLC/Dave Perry (Applicant)

1199 Franklin Investments, LLC/Dean Adamantidis (Owner)

APPLICATION NO.: HR-22-06-019

COMMISSION HEARING DATE: 6-16-2022

The Historic Resources Commission hereby certifies that the application for the above referenced property and a copy of this Recommendation 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 & 3119.

Variance or Zoning Change Request

- Rezoning
- Parking Variance
- Change of Use
- Lot Split

- Special permit
- Setbacks
- Other

TYPE(S) OF ACTION(S) REQUESTED:

Upon review of Application #HR-22-06-019, 1199 Franklin Avenue, Avery Pontiac Building/Individual Listing, the Historic Resources Commission recommends approval of the proposed rezoning and variances in regard to the property located within the Columbus Register boundary, as submitted:

Request for Rezoning Recommendation

Rezone to CPD, Commercial Planned Development to change the commercial uses in the Avery Building and expand the east off-site parking lot to provide additional parking. Commercial uses include retail, office and restaurant.

Request for Variance Recommendation

Subarea A (Avery Building):

1. Section 3312.49, Minimum Numbers of Parking Spaces Required, to reduce parking from 203 to zero (0) spaces on Subarea A, calculated based on ground level use of 11,730 SF of restaurant, 1,185 SF of seasonal restaurant patio, 2,155 SF of retail/fitness uses and 13,010 SF of office use, to reduce parking from 203 spaces to 0 spaces with 36 spaces provided on Subarea B and 32 spaces provided on Subarea C. Any permitted use or combination of permitted uses with calculated parking not exceeding 203 spaces shall be permitted.
2. Section 3312.53, Minimum Number of Loading Spaces Required, to reduce loading spaces from one (1) to zero (0).
3. Section 3321.05(B)(1), Vision Clearance, to reduce vision clearance triangles for Subarea A from 10'x10' to 0'x0' at the corner of Sherman Avenue and Gustavus Lane (20', alley), to reflect existing conditions with the existing building at zero (0) setback.

4. Section 3355.09, C-3 District Setback Lines, to permit existing building setbacks on Franklin Avenue and Sherman Avenue of nine (9) feet and zero (0) feet, respectively.

Subarea B (parking lot):

1. Section 3312.21(A)(3),(D)(1), Landscaping and Screening, to permit placement of the four (4) required parking lot trees along the south property line of the Subarea B parking lot versus dispersed throughout the Subarea B parking lot, and to permit reduction of the four (4) foot landscaped buffer strip to two (2) feet along portions of the west property line with the height of screening reduced from five (5) feet to three (3) feet.
2. Section 3312.27(4), Parking Setback Line, to reduce the Sherman Avenue parking setback line from ten (10) feet to four (4) feet.
3. Section 3355.09, C-3 District Setback Lines, to permit a dumpster located at a seven (7) foot setback from Sherman Avenue.

Subarea C (parking lot):

Section 3312.27(4), Parking Setback Line, to reduce the Sherman Avenue parking setback line from ten (10) feet to five (5) feet.


Note: Subarea B and Subarea C are outside of the Columbus Register Boundary, and therefore, not within the purview of the Historic Resources Commission.

MOTION: Glover/Henry (3-0-0) 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.


 James A. Goodman, M.S.
 Historic Preservation Officer

cet

Rezoning Application

DEPARTMENT OF BUILDING
AND ZONING SERVICES

111 N Front Street, Columbus, Ohio 43215
Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

PROJECT DISCLOSURE STATEMENT

APPLICATION #: Z21-077

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

Being first duly cautioned and sworn (NAME) Donald Plank
of (COMPLETE ADDRESS) Plank Law Firm, 411 East Town Street, Floor 2, Columbus, 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 (including contact name and number)
Business or individual's address; City, State, Zip Code
Number of Columbus-based employees
(Limited to 3 lines per box)

1. 1199 Franklin Invts, LLC; 75 East Gay St, Ste 100, Columbus, OH 43215; # Cols based emps: Zero (0) Contact: Dean Adamantidis, (614) 774-9245	2. Steven Cox, Trustee; 75 East Gay St, Ste 100, Columbus, OH 43215; # Cols based emps: Zero (0) Contact: Dean Adamantidis, (614) 774-9245
3. Sherman Investments, LLC; P.O. Box 620, Columbus, OH 43209; # Cols based emps: Zero (0) Contact: Dean Adamantidis, (614) 774-9245	4. -----

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT *Donald Plank*

Sworn to before me and signed in my presence this 17th day of June, in the year 2022

MaryAlice Wolf
SIGNATURE OF NOTARY PUBLIC

Notary Seal Here
My Commission Expires _____



MaryAlice Wolf
Notary Public, State of Ohio
My Commission Expires October 24, 2023

This Project Disclosure Statement expires six (6) months after date of notarization.