

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
APRIL 8, 2021**

1. **APPLICATION:** **Z20-084**
 Location: **875 MICHIGAN AVE. (43215)**, being 0.99± acres located at the southwest corner of Michigan Avenue and Quality Place (010-212420 and 010-021383; Harrison West Society).

 Existing Zoning: M, Manufacturing District.
 Request: AR-3, Apartment Residential District (H-35).
 Proposed Use: Multi-unit residential development.
 Applicant(s): Bunn Minnick Michigan Ave, LLC; c/o Dave Perry, Agent; David Perry Company, Inc.; 411 East Town Street, 1st Floor; Columbus, OH 43215; and Donald Plank, Atty.; Plank Law Firm; 411 East Town Street, 2nd Floor; Columbus, OH 43215.

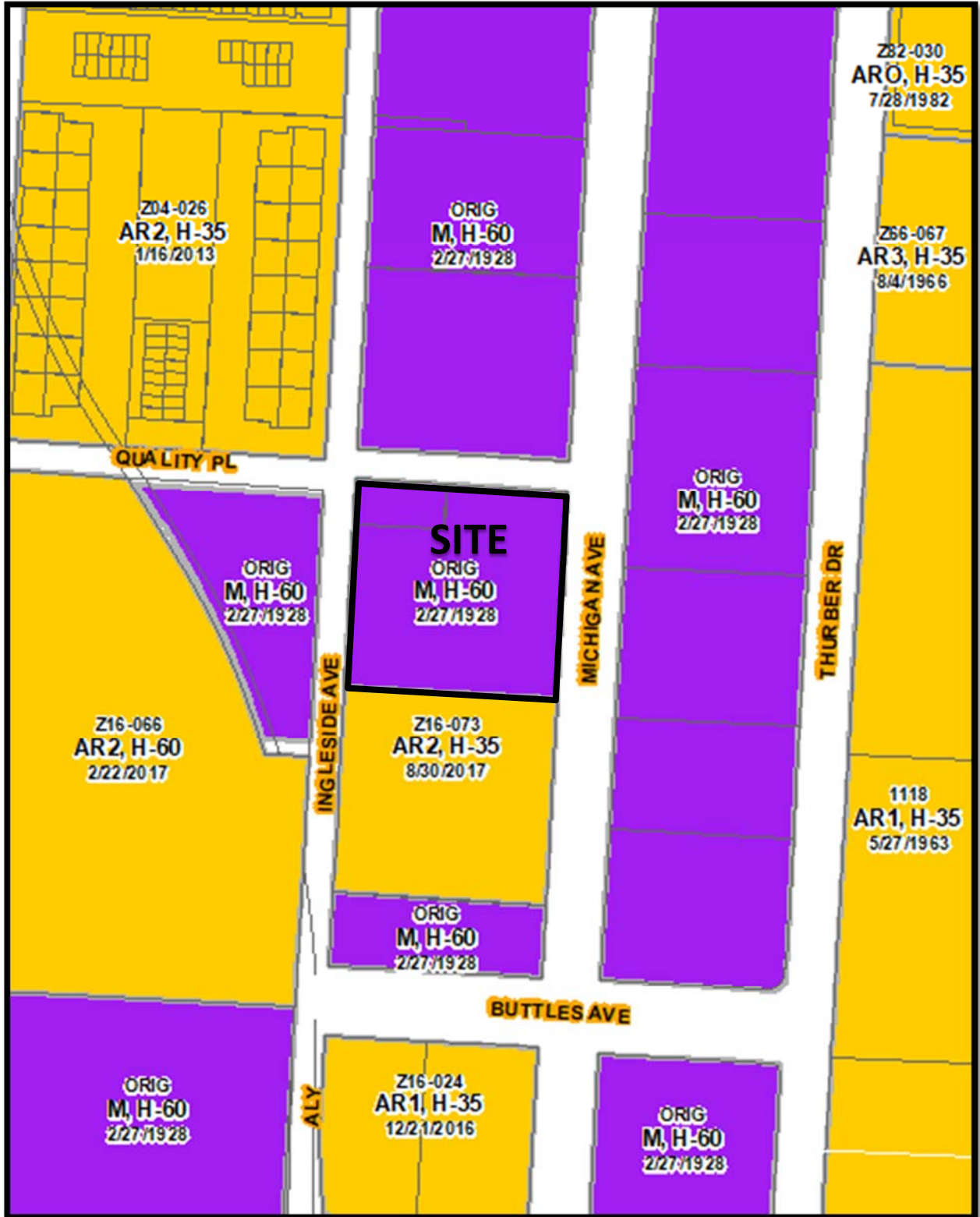
 Property Owner(s): The Applicant.
 Planner: Shannon Pine; 614-645-2208; spine@columbus.gov

BACKGROUND:

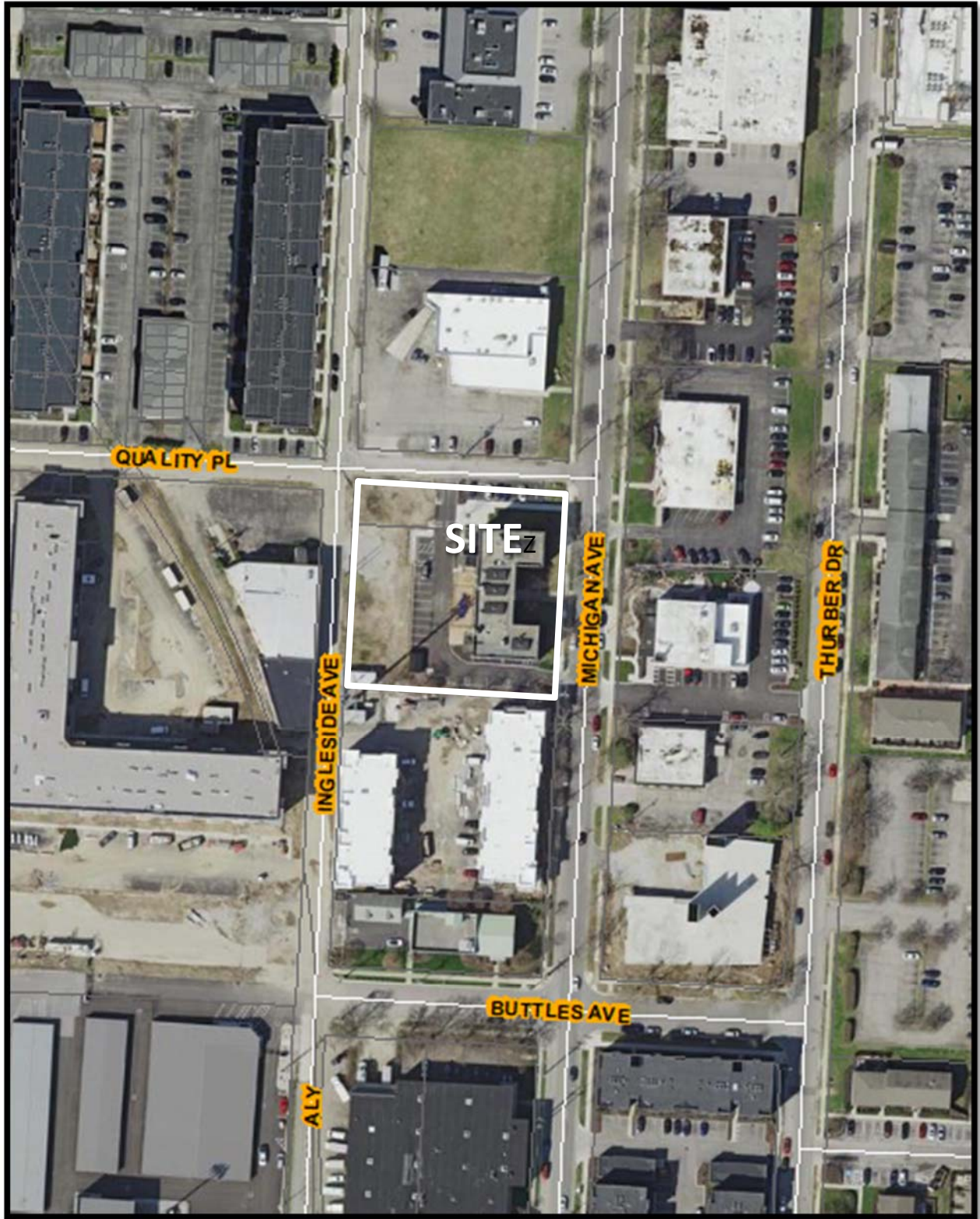
- o The 0.99± acre site consists of two parcels developed with the former Bunn Minnick Pipe Organ manufacturing facility in the M, Manufacturing District. The requested AR-3, Apartment Residential District will allow the existing building to be converted into an apartment building, and provides for a second apartment building to be constructed on the site.
- o To the north across Quality Place is an industrial building in the M, Manufacturing District. To the east across Michigan Avenue are a daycare center and office building in the M, Manufacturing District. To the south is an apartment complex in the AR-2, Apartment Residential District. To the west across Ingleside Drive is an industrial building in the M, Manufacturing District. Multi-unit residential development in the AR-2, Apartment Residential District, is northwest of the site.
- o The site is located within the boundaries of the *Harrison West Plan* (2005), which recommends “Office/Commercial” land uses for this location.
- o The site is located within the boundaries of the Harrison West Society, whose recommendation is for approval.
- o Concurrent Council Variance #CV20-097 has been filed to conform the existing telecommunication equipment located in the southwest portion of the site for a monopole on the adjacent property. The request also includes standard variances for increased building height, reduced parking from 83 to 61 spaces, and reduced parking setback and perimeter yard. The site plan included with the variance proposes the existing building to be converted to a 27-unit apartment building, and the construction of a 28-unit apartment building (55.6 du/acre gross). The Division of Parking Services has approved a parking study for this proposal and can support the requested parking variance.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested AR-3, Apartment Residential District will allow an existing manufacturing facility to be converted into an apartment building, and provides for additional apartment development. The proposal is not consistent with the "Office/Commercial" land use recommendation of the *Harrison West Plan*, however, given the changing nature of land uses in the immediate area and the age of the Plan, apartment residential use is consistent with the mixed use typology of the area. In addition, the adaptive reuse of the existing building is considered as a mitigating factor in support of the proposed density and use. Planning Division staff has requested additional information in the form of building elevations and a revised site plan that includes additional screening of the existing telecommunication equipment to align with the *Columbus Citywide Planning Policies (C2P2)*, as chain link fencing is not considered appropriate for screening. Planning staff also recommends that on-street parking be explored to replace the proposed parking lot on the west section of the site along with additional bicycle parking to mitigate the requested parking variance. Finally, Planning staff recommends the applicant provide street trees along each street frontage in consultation with the City Forester. As such, staff supports the requested AR-3 district for multi-unit residential development with the understanding that the site plan and exhibits committed to with concurrent CV20-097 will address the comments above.

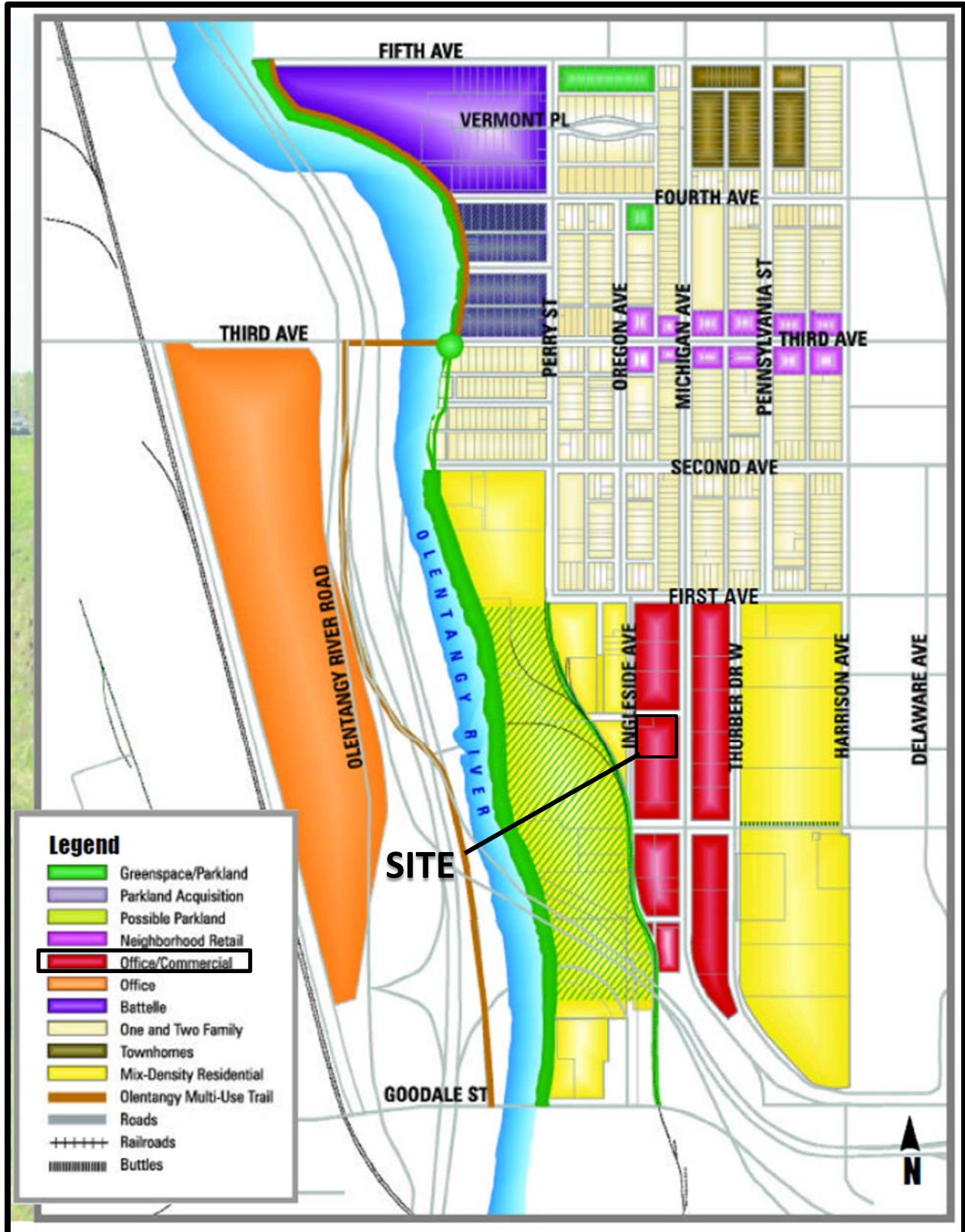


Z20-084
875 Michigan Ave.
Approximately 0.99 acres
M to AR-3



Z20-084
875 Michigan Ave.
Approximately 0.99 acres
M to AR-3

Harrison West Plan (2005)



Z20-084
875 Michigan Ave.
Approximately 0.99 acres
M to AR-3

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW
(PLEASE PRINT)

Case Number: Z20-084 & CV20-097

Address: 875 Michigan Ave.

Group Name: Harrison West Society

Meeting Date: 3/17/2021

Specify Case Type:

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

Recommendation: Approval
(Check only one and list basis Disapproval
for recommendation below)

NOTES:

The Harrison West Society believes the residential usage is appropriate, and the variance requests are not inappropriate for the area. Although the parking variance is substantial, the Society believes it is not so severe as to risk major negative impact on the surrounding area. Aside from the rezoning and variance request, the Society commends this project for the planned preservation of the historic Bunn-Minnick building and for proposing matching architecture for the new structure.

Vote: 9-0 (rezoning), 11-0 (variances)

Signature of Authorized Representative: 

Digitally signed by David Carey
DN: cn=David Carey, o, ou, email=david.j.carey@gmail.com, c=US
Date: 2021.03.17 19:29:48 -04'00'

SIGNATURE

Planning Chair, Harrison West Society

RECOMMENDING GROUP TITLE

(646) 957-4765

DAYTIME PHONE NUMBER

Please e-mail this form to the assigned planner within 48 hours of your meeting day; or MAIL to: Assigned Planner, City of
MAIL to: Columbus, Department of Building & Zoning Services, 111 N. Front St, Columbus, OH 43215.

THE CITY OF
COLUMBUS
ANDREW J. GINTHER, MAYOR

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 #: Z20 - 084

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, Plank Law Firm
of (COMPLETE ADDRESS) 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)

<p>1. Bunn Minnick Michigan Ave, LLC; 1020 Dennison Ave, Ste 102, Cols, OH 43201; # Cols based emps: 0 Contact: Kevin Lykens, (614) 565-4209</p>	<p>2. Lykens Companies; 1020 Dennison Ave, Columbus, OH 43201; # Cols based emps: 15 Contact: Kevin Lykens, (614) 565-4209</p>
<p>3. -----</p>	<p>4. -----</p>

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 26th day of March, in the year 2021

SIGNATURE OF NOTARY PUBLIC

MaryAlice Wolf

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.