

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
NOVEMBER 14, 2019**

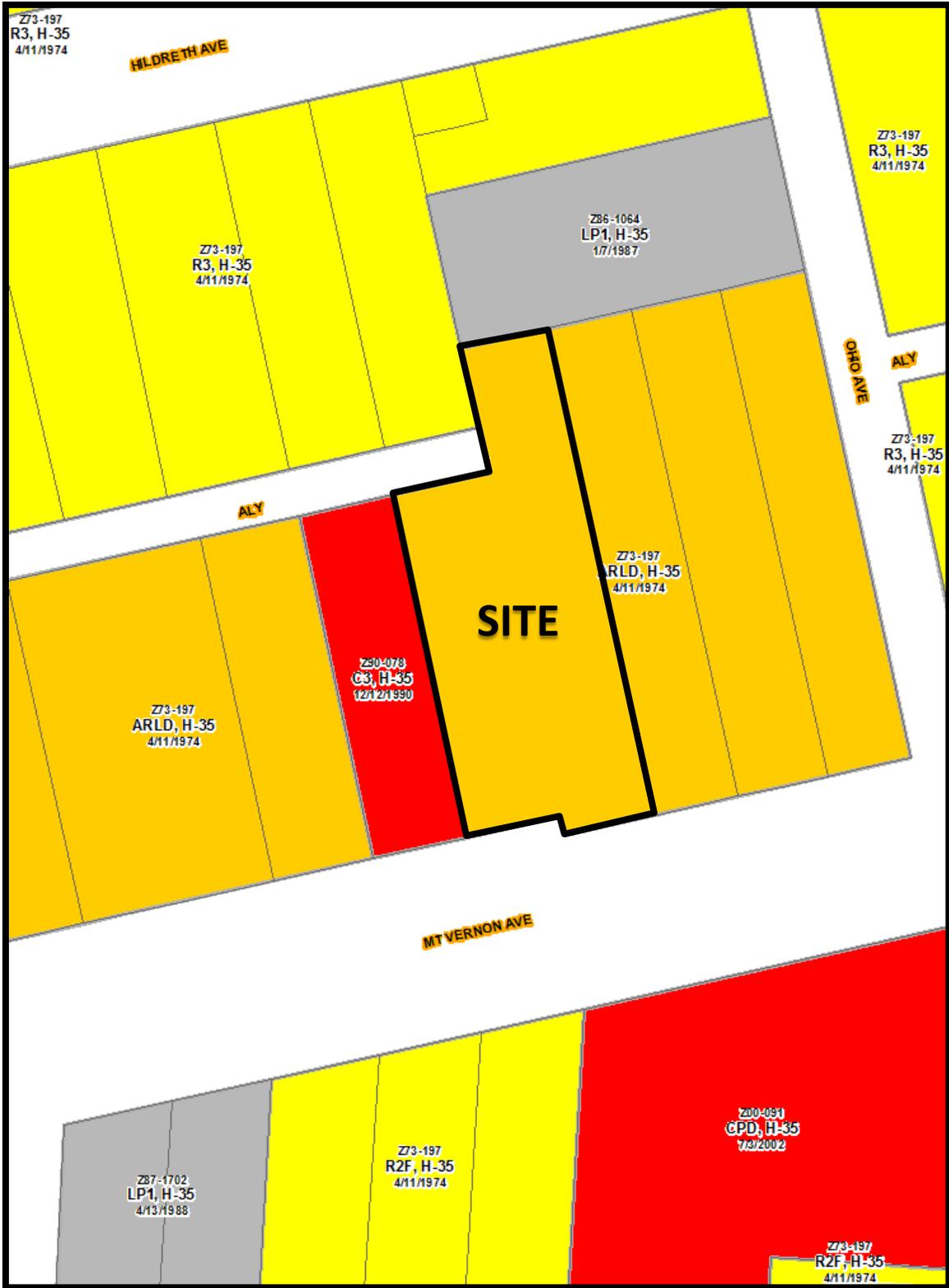
- 3. APPLICATION: Z19-067**
Location: 1194 MT. VERNON AVE. (43203), being 0.21± acres located on the north side of Mt. Vernon Avenue, 90± feet west of North Ohio Avenue (part of 010-045319; Near East Area Commission).
Existing Zoning: ARLD, Apartment Residential District.
Request: C-3, Commercial District (H-35).
Proposed Use: Commercial development.
Applicant(s): Leslie Thompson; c/o Ashley Ingram, Atty.; 98 Hamilton Avenue; Columbus, OH 43203.
Property Owner(s): Bradley Ransier; 244 Hamilton Avenue; Columbus, OH 43203.
Planner: Tim Dietrich; 614-645-6665; tedietrich@columbus.gov

BACKGROUND:

- This parcel is split zoned with the western portion developed with a commercial building in the C-3, Commercial District, and the eastern portion undeveloped and in the ARLD, Apartment Residential District. This request will rezone the eastern two-thirds of the site to the C-3, Commercial District to permit parking for an eating and drinking establishment.
- North of the site is a single-unit dwelling in the R-3, Residential District and a parking lot in the L-P-1, Limited Private Parking District. South of the site is a funeral home in the CPD, Commercial Planned Development District and a church parking lot in the R-2F, Residential District. East of the site is a single-unit dwelling in the ARLD, Apartment Residential District. West of the site is a religious facility in the ARLD, Apartment Residential District.
- Concurrent CV19-089 has been filed to reduce the minimum number of parking spaces required for an eating and drinking establishment. That request will be heard by City Council and will not be considered at this Development Commission meeting.
- The site is within the boundaries of the *Near East Area Plan* (2005), which recommends higher density residential and mixed-use development along this portion of Mt. Vernon Avenue. The site is also subject to the Mt. Vernon Urban Commercial Overlay.
- The site is located within the boundaries of the Near East Area Commission, whose recommendation is for approval.
- The *Columbus Multimodal Thoroughfare Plan* identifies this portion of Mt. Vernon Avenue as an Urban Community Connector requiring 80 feet of right-of-way.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

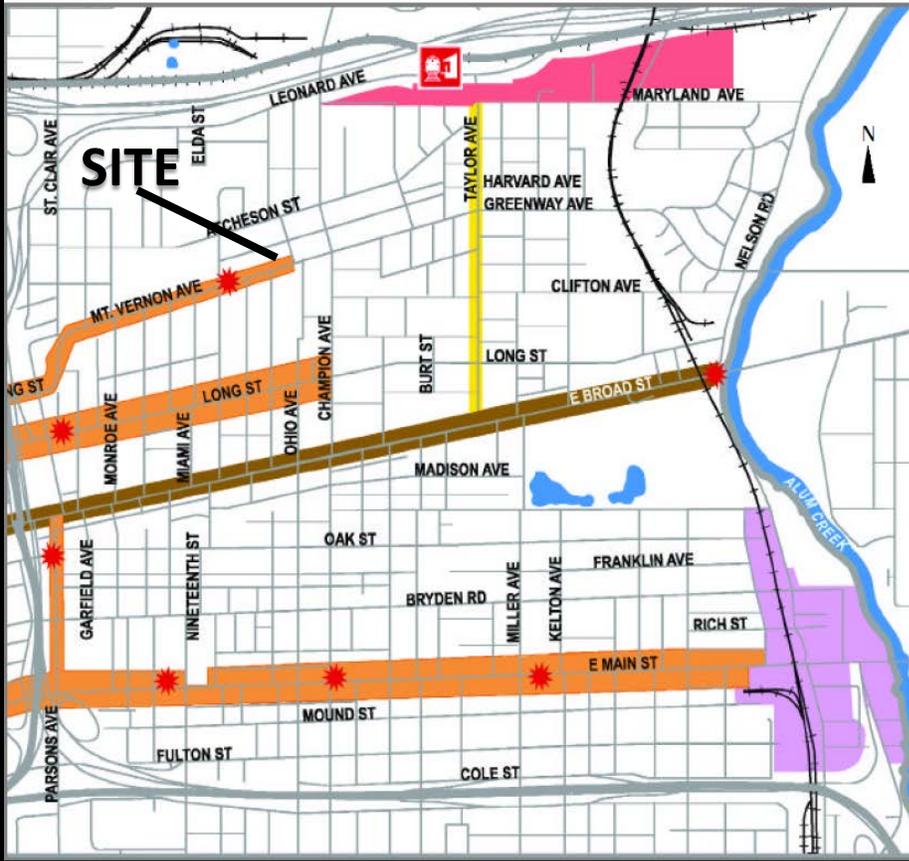
The proposed C-3, Commercial District will permit the remainder of a parcel to be used as a parking lot for an eating and drinking establishment. The requested zoning district is comparable to the *Near East Area Plan's* land use recommendation for mixed-use development along this portion of the Mt. Vernon Avenue corridor.



Z19-067
1190-1194 Mt. Vernon Ave.
Approximately 0.21 acres
ARLD to C-3

DEVELOPMENT STRATEGY

NEAR EAST AREA PLAN



» 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.

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

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Z19-067
1190-1194 Mt. Vernon Ave.
Approximately 0.21 acres
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FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW
(PLEASE PRINT)

Case Number: Z19-067 CV19-089

Address: 1194 MT. VERNON

Group Name: NEAR EAST AREA COMM

Meeting Date: 10/10/2019

Specify Case Type:

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

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

- Approval
- Disapproval

NOTES: _____

Vote: 9-0-0

Signature of Authorized Representative: Kathleen D. Bully
SIGNATURE

CHAIR
RECOMMENDING GROUP TITLE

614-582-3053
DAYTIME PHONE NUMBER

Please e-mail this form to the assigned planner within 48 hours of your meeting day; or FAX to Zoning at 614-645-2463; or MAIL to: Assigned Planner, City of Columbus, Department of Building & Zoning Services, 111 N. Front St, Columbus, OH 43215.



DEPARTMENT OF BUILDING AND ZONING SERVICES

Rezoning Application

111 North Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • www.columbus.gov • zoninginfo@columbus.gov

PROJECT DISCLOSURE STATEMENT

All parties having a 5% or more interest in the project that is the subject of this application should be listed. THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

APPLICATION #: 219-067

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Bradley Ransier
of (COMPLETE ADDRESS) 1190-1194 Mount Vernon Avenue Columbus, Ohio 43203
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 (include contact name and number)
Business or individual's address; City, State Zip Code
Number of Columbus based employees
(Limited to 3 lines per box)

Table with 2 columns and 2 rows listing parties with names and addresses.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Handwritten signature of Bradley Ransier

Subscribed to me in my presence and before me this 26 day of August, in the year 2019

SIGNATURE OF NOTARY PUBLIC

Handwritten signature of Kathleen H. Ransier

My Commission Expires:



KATHLEEN H. RANSIER, ATTORNEY AT LAW

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

NOTARY PUBLIC, STATE OF OHIO
My commission has no expiration date.
Section 147.03 R.C.

Notary Seal Here

PLEASE NOTE: Incomplete information will result in the rejection of this submittal.

Applications must be submitted by appointment. Call 614-645-4522 to schedule.

Please make all checks payable to the Columbus City Treasurer