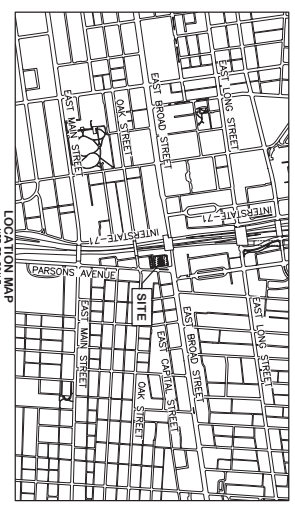
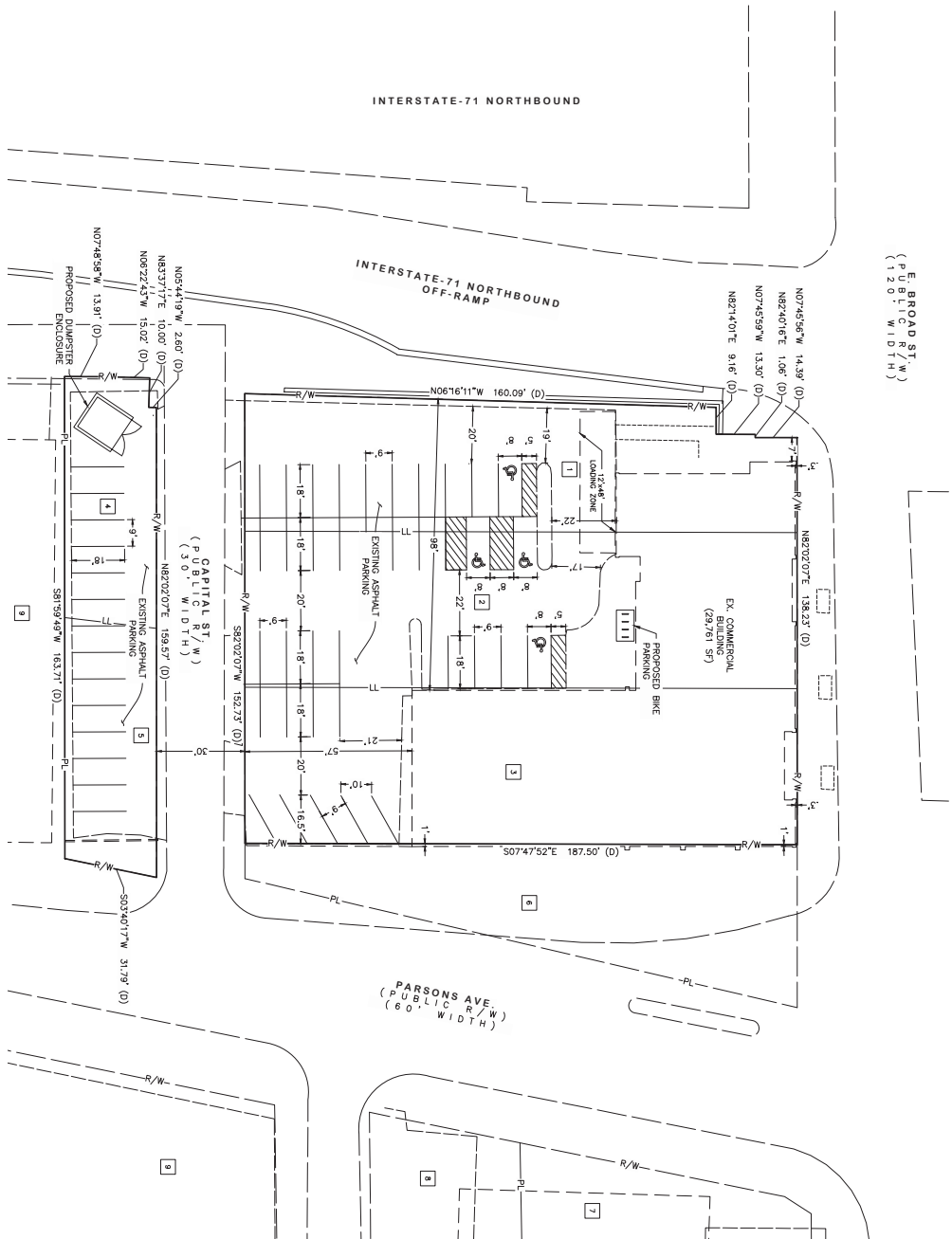


M:\1288001\_697EastBroad\DWG\Zoning\Zoning Site Plan.dwg --Zoning Site Plan LAST EDITED BYCPOST ON 01/16/24 14:24



**SITE & BUILDING INFORMATION**

ADDRESS: 697 E. BROAD ST		
PID: 010-046088, 010-011680, 010-031796, 010-032267, 010-011977		
SITE AREA: 0.76 AC (33,037 SF)		
EXISTING ZONING: CPD, COMMERCIAL (29#-056)		
PROPOSED ZONING: CPD, COMMERCIAL		
HEIGHT DISTRICT: H-60		
ZONING VARIANCE:		
EXISTING USE: COMMERCIAL		
PROPOSED USE: COMMERCIAL		
FLOOD ZONE: "X"		
FLOOD PANEL NO.: 390400329K (06/17/2008)		
MIN. PARKING REQUIRED: 120 SPACES	MAX. PARKING REQUIRED: 120 SPACES	REQUIRED PARKING: 80 SPACES
TOTAL PROVIDED SPACES: 52 SPACES	TOTAL REQUIRED SPACES: 80 SPACES	
ACCESSIBLE PARKING PROVIDED: 4 SPACES	ACCESSIBLE PARKING REQUIRED: 4 SPACES	
BICYCLE PARKING PROVIDED: 8 SPACES	BICYCLE PARKING REQUIRED: 8 SPACES	
REFUSE: SERVICE BY PRIVATE HAULER		

1	697 EAST BROAD LLC ZONING: CPD, H-35 0.17 ACRES	4	CITY OF COLUMBUS H-60 ZONING: CPD, H-60 0.18 ACRES
2	697 EAST BROAD LLC ZONING: CPD, H-35 0.24 ACRES	7	SHANG JI LLC ZONING: CPD, H-60 0.21 ACRES
3	697 EAST BROAD LLC ZONING: CPD, H-35 0.24 ACRES	8	SHANG JI LLC ZONING: CPD, H-60 0.21 ACRES
4	697 EAST BROAD LLC ZONING: CPD, H-35 0.06 ACRES	9	FMVOTE LLC ZONING: CPD, H-60 (Z-22-086, CV-22-118) 0.33 ACRES
5	697 EAST BROAD LLC ZONING: CPD, H-35 0.06 ACRES		

**E. P. FERRIS & ASSOCIATES**  
 2100 QUARRY TRAILS DR.,  
 COLUMBUS, OHIO 43228  
 (614) 298-2299  
 www.epferris.com

CITY OF COLUMBUS, OHIO  
**697 EAST BROAD STREET**  
 RIVERWEST PARTNERS

Final Site Plan Received 1/29/24 Sheet 1 of 1 Z23-069  
 SCALE: 1" = 20'  
 SHEET NO. 1 OF 1

**STAFF REPORT  
DEVELOPMENT COMMISSION  
SPECIAL ZONING MEETING  
CITY OF COLUMBUS, OHIO  
FEBRUARY 8, 2024**

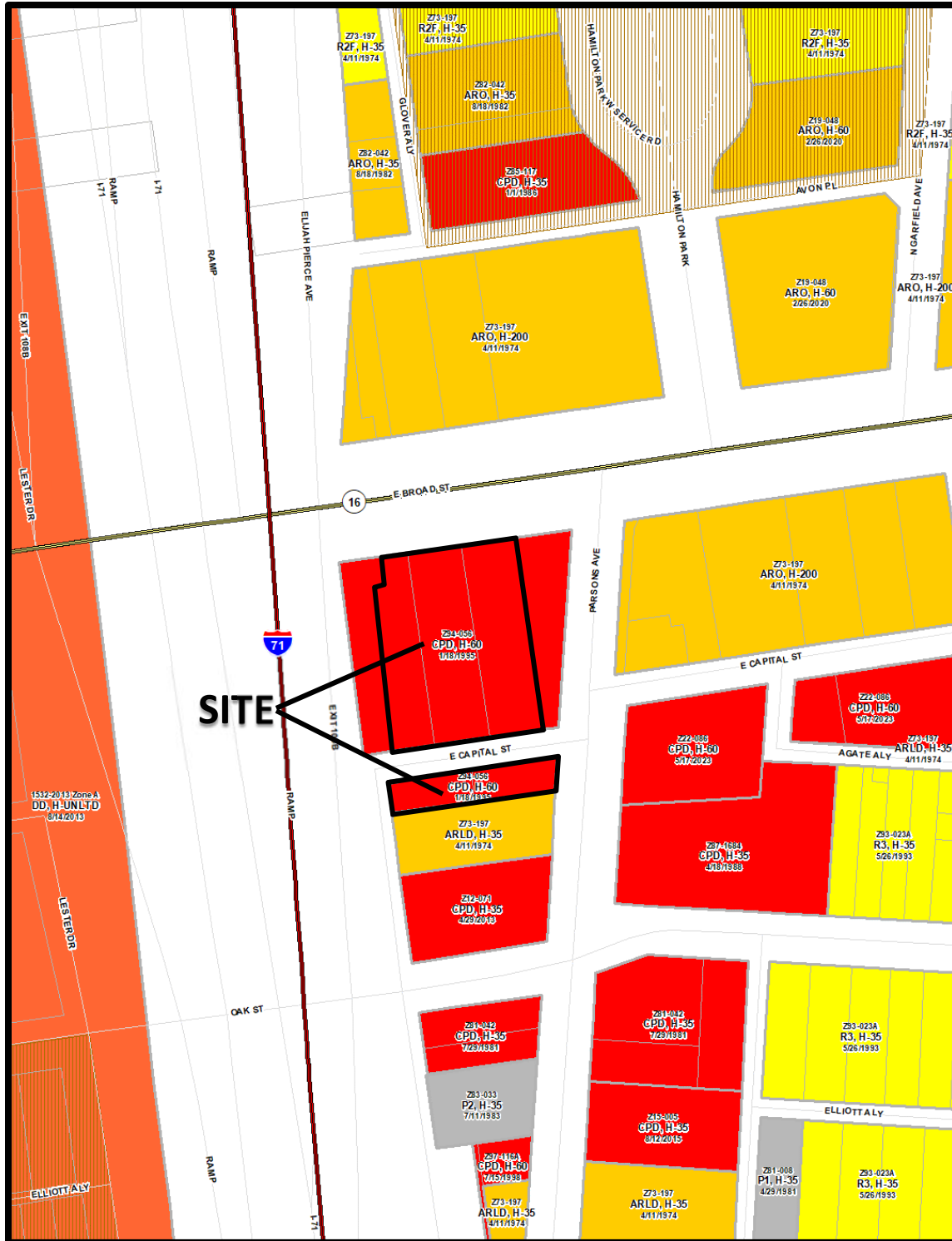
- 2. APPLICATION: Z23-069**
- Location:** **697 E. BROAD ST. (43215)**, being 0.76± acres located at the southwest corner of East Broad Street and Parsons Avenue (010-046088 & 4 others; Near East Area Commission).
- Existing Zoning:** CPD, Commercial Planned Development District.
- Request:** CPD, Commercial Planned Development District (H-60).
- Proposed Use:** Commercial development.
- Applicant(s):** 697 East Broad, LLC c/o David Hodge, Atty.; 8000 Walton Parkway, Suite 260; New Albany, OH 43054.
- Property Owner(s):** 697 East Broad, LLC c/o Tom Vetter; 15 West Cherry Street, Suite 201; Columbus, OH 43215.
- Planner:** Tim Dietrich; 614-645-6665; [tedietrich@columbus.gov](mailto:tedietrich@columbus.gov)

**BACKGROUND:**

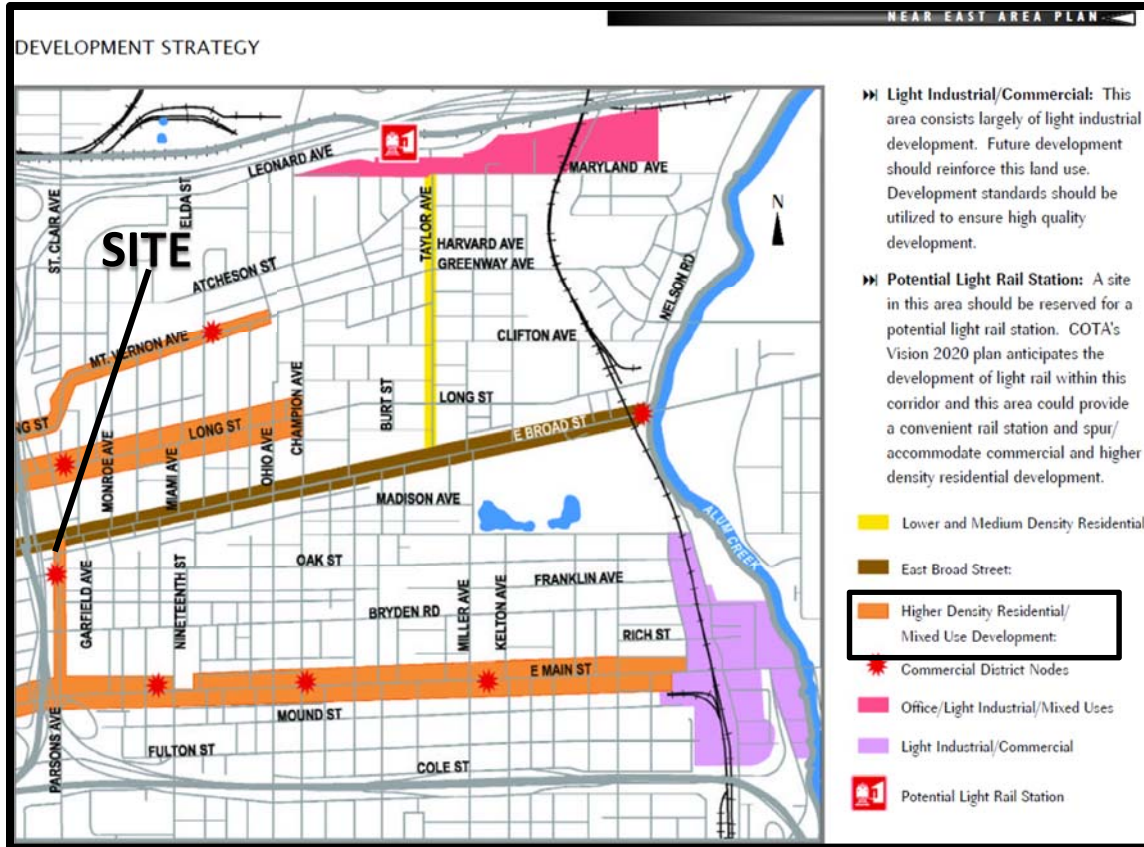
- The 0.76± acre site consists of five parcels developed with an office building and parking in the CPD, Commercial Planned Development District, which only allows C-2 commercial uses. The requested CPD district updates the permitted uses to a limited number of C-4 uses and conforms the existing site conditions.
- North of the site are offices in the AR-O, Apartment-Office District. South of the site is an apartment building in the ARLD, Apartment Residential District. East of the site is an eating and drinking establishment in the AR-O, Apartment Office District. West of the site is right-of-way for I-70.
- The site is within the *Near East Area Plan* (2005), which recommends “Higher Density Residential/ Mixed Use Development” land uses for this location.
- The site is located within the boundaries of the Near East Area Commission whose recommendation is for approval.
- The CPD text includes use restrictions, and supplemental development standards addressing building height, building and parking setbacks, required parking and loading spaces, vision clearance, and includes a commitment to develop the site in accordance with the submitted site plan. Code modifications to building and parking setbacks, required parking and loading spaces, and vision clearance are included in the text.
- The *Columbus Multimodal Thoroughfare Plan* (2019) identifies this portion of East Broad Street as a Signature Corridor requiring 120 feet of right-of-way and this portion of Parsons Avenue as an Urban Community Connector requiring 80 feet of right-of-way.

**CITY DEPARTMENTS' RECOMMENDATION: Conditional Approval.**

The proposed CPD, Commercial Planned Development District will update the permitted uses to include a limited number of C-4 uses, while also conforming the site's existing conditions. The CPD text includes appropriate use restrictions and supplemental development standards. The permitted uses are consistent with the *Near East Area Plan's* recommendation for "Higher Density Residential/ Mixed Use Development." Additionally, the included code modifications will conform the existing site conditions. ~~The Department of Public Service has the following unresolved issues: site plan does not show the proposed reduction in loading space dimensions, and staff questions the accuracy regarding the aisle width measurement for the western portion of the parking lot. Upon resolution of these comments staff will be in full approval.~~ **Staff comments have been addressed and are now in full approval.**



Z23-069  
697 E. Broad St.  
Approximately 0.76± acres  
CPD to CPD

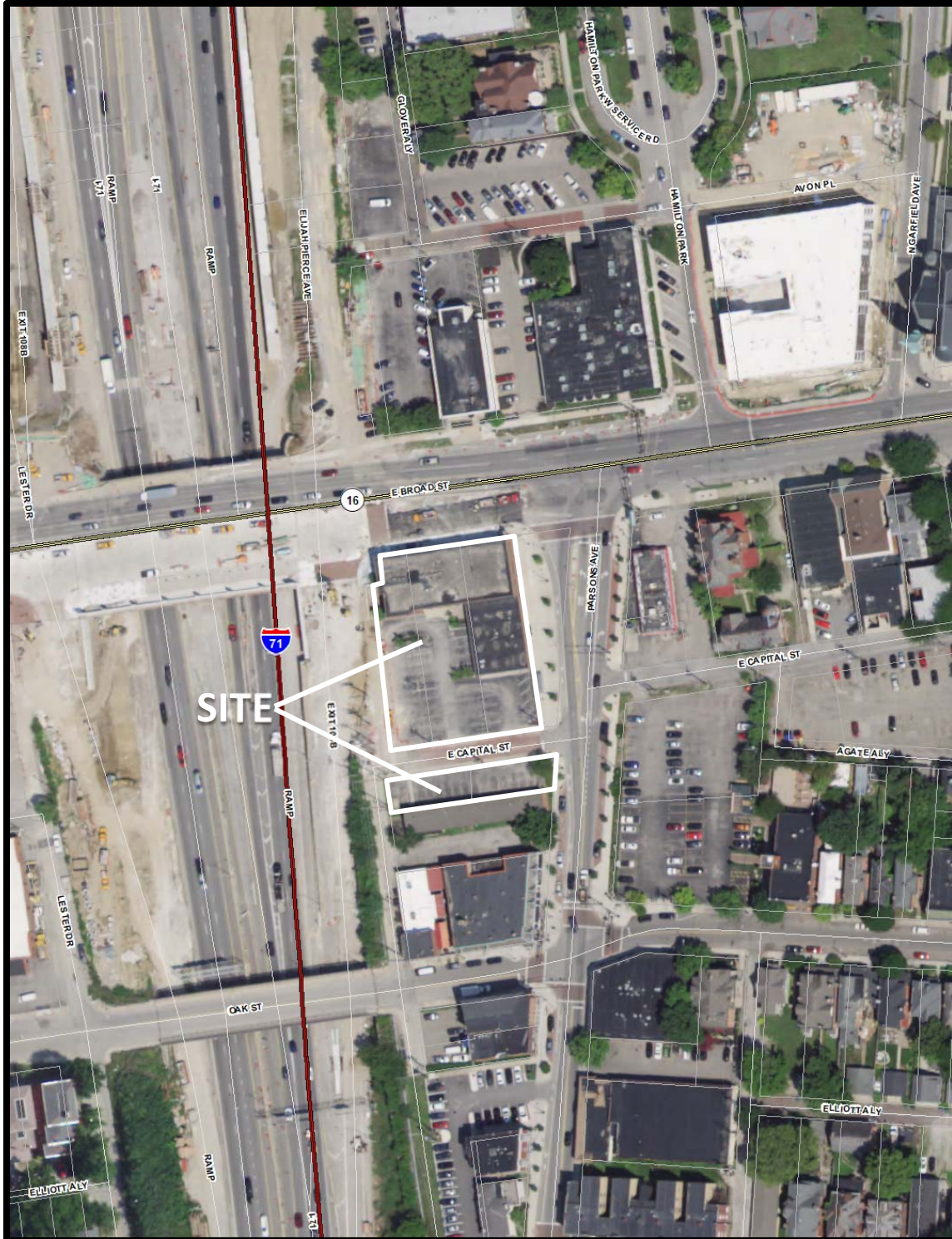


» Light Industrial/Commercial: This area consists largely of light industrial development. Future development should reinforce this land use. Development standards should be utilized to ensure high quality development.

» 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
- Potential Light Rail Station

Z23-069  
 697 E. Broad St.  
 Approximately 0.76± acres  
 CPD to CPD



Z23-069  
697 E. Broad St.  
Approximately 0.76± acres  
CPD 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 Z23-069

Address 697 E. Broad St.

Group Name Near East Area Commssion

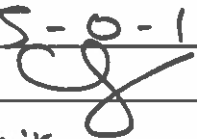
Meeting Date 11/11/2024

- Specify Case Type
- BZA Variance / Special Permit
  - Council Variance
  - Rezoning
  - Graphics Variance / Plan / Special Permit

- Recommendation (Check only one)
- Approval
  - Disapproval

**LIST BASIS FOR RECOMMENDATION:**

Vote 15-0-1

Signature of Authorized Representative 

Recommending Group Title Chair

Daytime Phone Number 614 403 2225

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.

# 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 #:           Z23-069          

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) Eric Zartman  
of (COMPLETE ADDRESS) 8000 Walton Parkway, Suite 260, New Albany, Ohio 43054

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. 697 East Broad LLC c/o Tom Vetter 15 West Cherry Street, Suite 201 Columbus, Ohio 43215 (0 employees)</p>	<p>2.</p>
<p>3.</p>	<p>4.</p>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT 

Sworn to before me and signed in my presence this 27<sup>th</sup> day of Nov, in the year 2023

SIGNATURE OF NOTARY PUBLIC  My Commission Expires 08.19.2026 Notary Seal Here



**TIFFANY LAWSON**  
Notary Public, State of Ohio  
My Commission Expires 08.19.26

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