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cpo management
community properties of ohio

PROPOSED PARKING DEVELOPMENT

MOODY·NOLAN
architectural | civil engineering | interior architecture

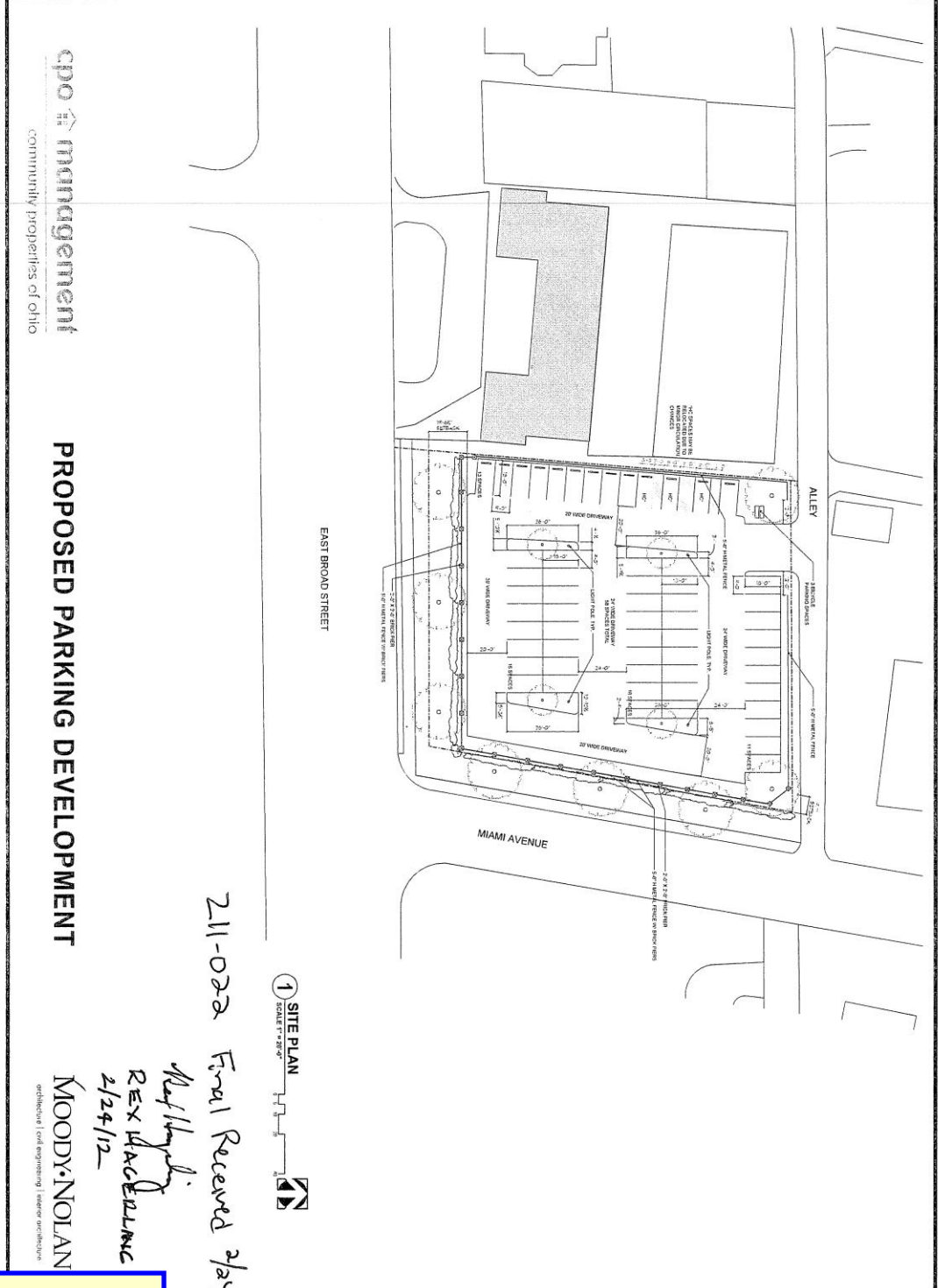
211-022 Final Received 2/24/12

*Moody Nolan
REX WACHSBERG
2/24/12*

① **SITE PLAN**
SCALE: 1" = 20'-0"

Site Plan

Z11-022



**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
DECEMBER 8, 2011**

1. **APPLICATION:** **Z11-022 (ACCELA # 11335-00000-00424)**
 Location: **944 EAST BROAD STREET (43205)**, being 0.28± acres located at the northwest corner of East Broad Street and Miami Avenue (010-005326; Near East Area Commission).

 Existing Zoning: AR-O, Apartment Residential Office District.
 Request: CPD, Commercial Planned Development District.
 Proposed Use: Parking lot.
 Applicant(s): Community Properties of Ohio Management Services, LLC; c/o Thomas F. Kibbey, Atty.; 2000 Huntington Center, 41 South High Street; Columbus, Ohio 43215.

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

BACKGROUND:

- o This application was tabled by the Development Commission at the November 2011 meeting to allow neighboring owners the opportunity to meet with the applicant. The 0.28± acre site is developed with an office building and a dilapidated commercial structure in the AR-O, Apartment Residential Office District. The requested CPD, Commercial Planned Development District will allow the site to be redeveloped with a 60-space parking lot in accordance with the *P-2, Public Parking District for the office building located at 910 East Broad Street.
- o To the north is a single-unit dwelling in the R-2F, Residential District. To the east across Miami Avenue is a medical office in the AR-O, Apartment Office District. To the south across East Broad Street are office buildings in the AR-O, Apartment Office District.
- o The site is located within the planning area of the *Near East Area Plan (2005)*, which recommends medium to high density residential and office uses for East Broad Street, and includes design guidelines for new development. While the Plan discourages demolitions on East Broad Street, it notes the subject buildings as "intrusions" (non-contributing). Since the parking lot is for office uses along East Broad Street and contains commitments for metal fencing with brick piers and other favorable development standards, the request is supported.
- o The site is located within the boundaries of the Near East Area Commission whose recommendation is for approval of the requested CPD District.
- o The CPD text commits to the attached site plan and includes use restrictions,

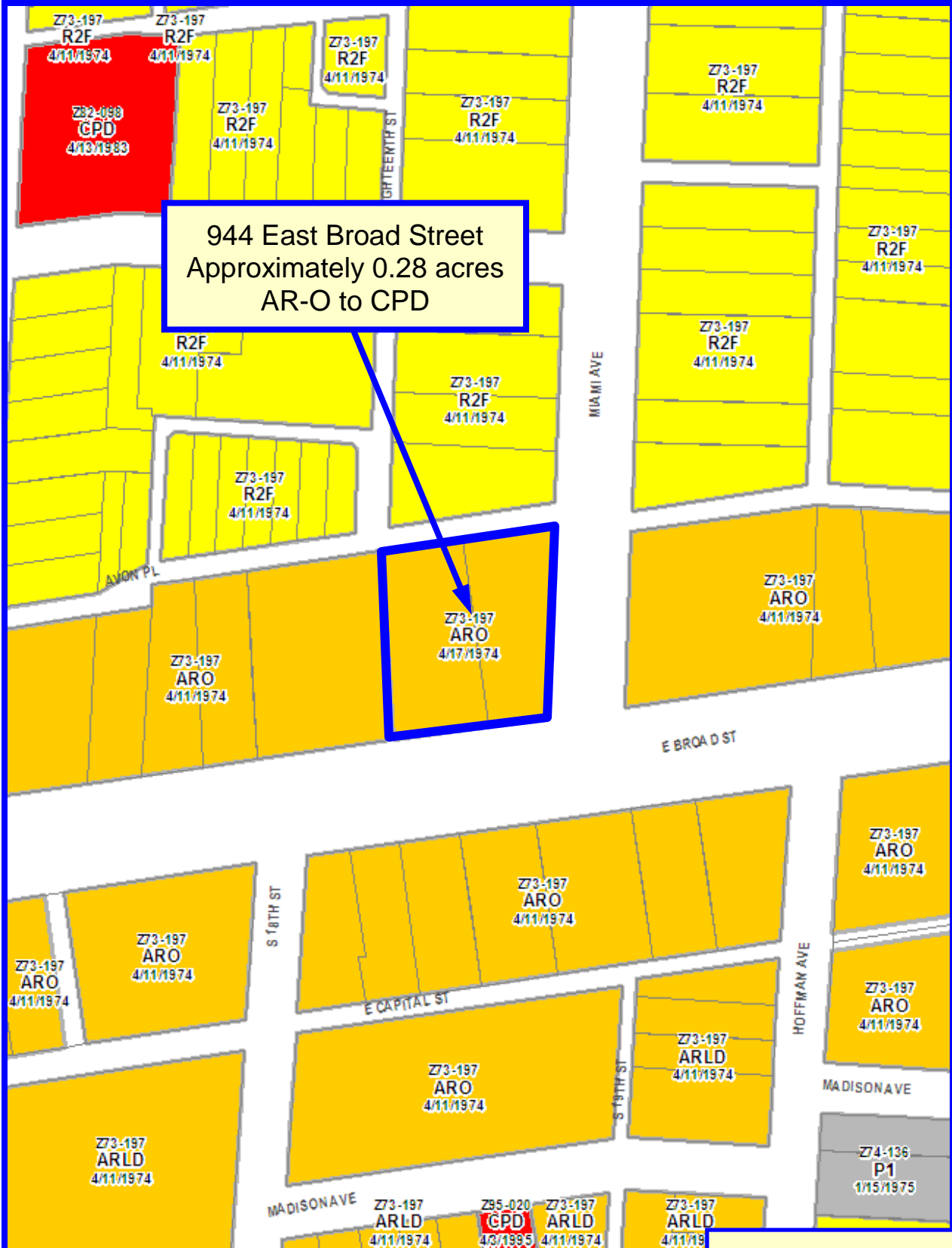
landscaping, screening, and fence material commitments. The site plan commits to bicycle parking as requested by the Health Department Healthy Places program. Variances to the P-2 District setback and screening requirements are included in the request.

- o The *Columbus Thoroughfare Plan* identifies East Broad Street as 6-2D arterial requiring a minimum of 80 feet of right-of-way from centerline.

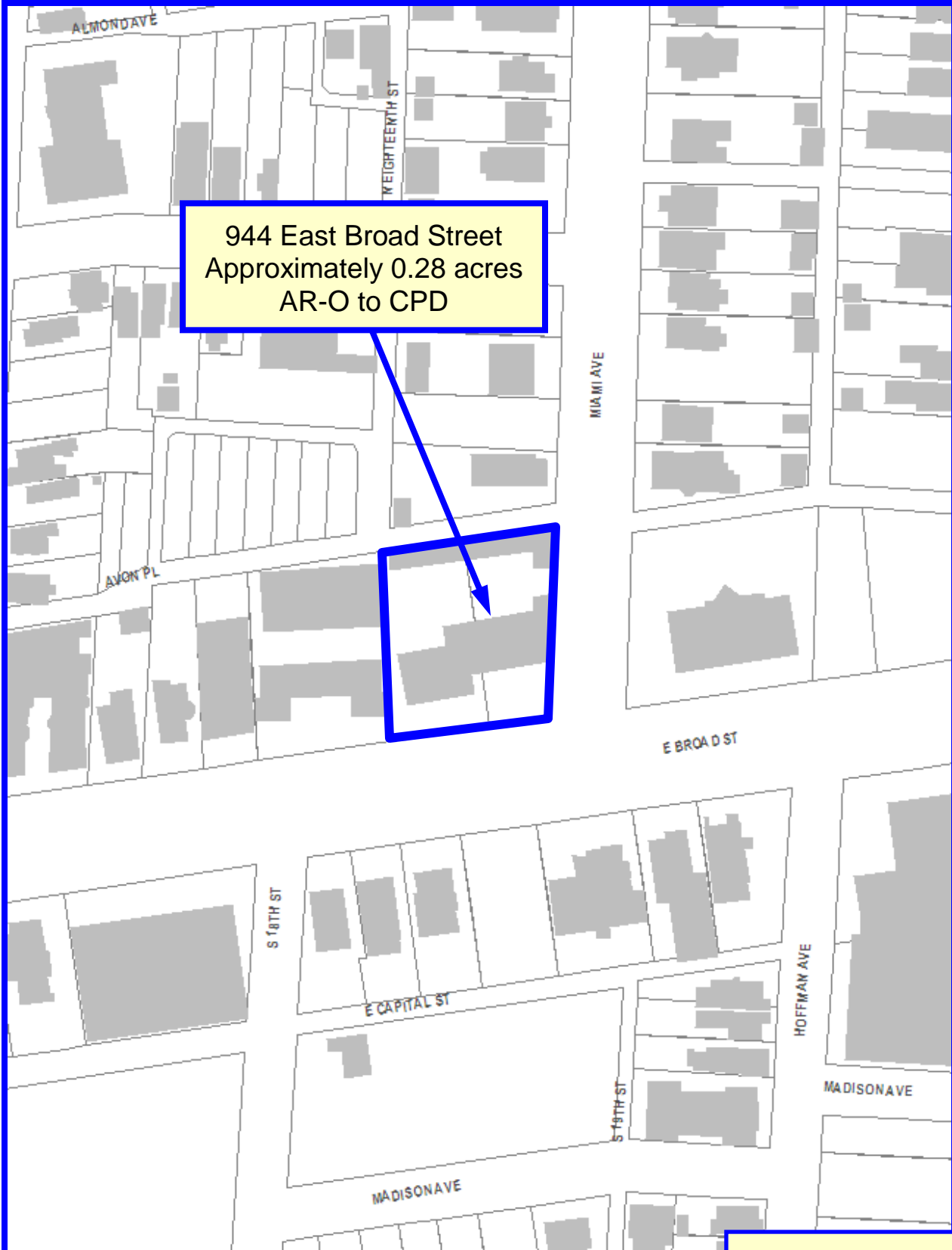
CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested CPD, Commercial Planned Development District, will allow the site to be redeveloped with a 60-space parking lot in accordance with the *P-2, Public Parking District for the office building located at 910 East Broad Street. Since the parking lot contributes to the success of office uses along East Broad Street, and contains commitments for metal fencing with brick piers and other favorable development standards, the request is supported. The request is consistent with the zoning and development patterns of the area.

*As a condition of the Development Commission recommendation, the applicant changed the CPD Text to allow for P-1, Private Parking District uses and development standards.



Z11-022



Z11-022

DEVELOPMENT STRATEGY

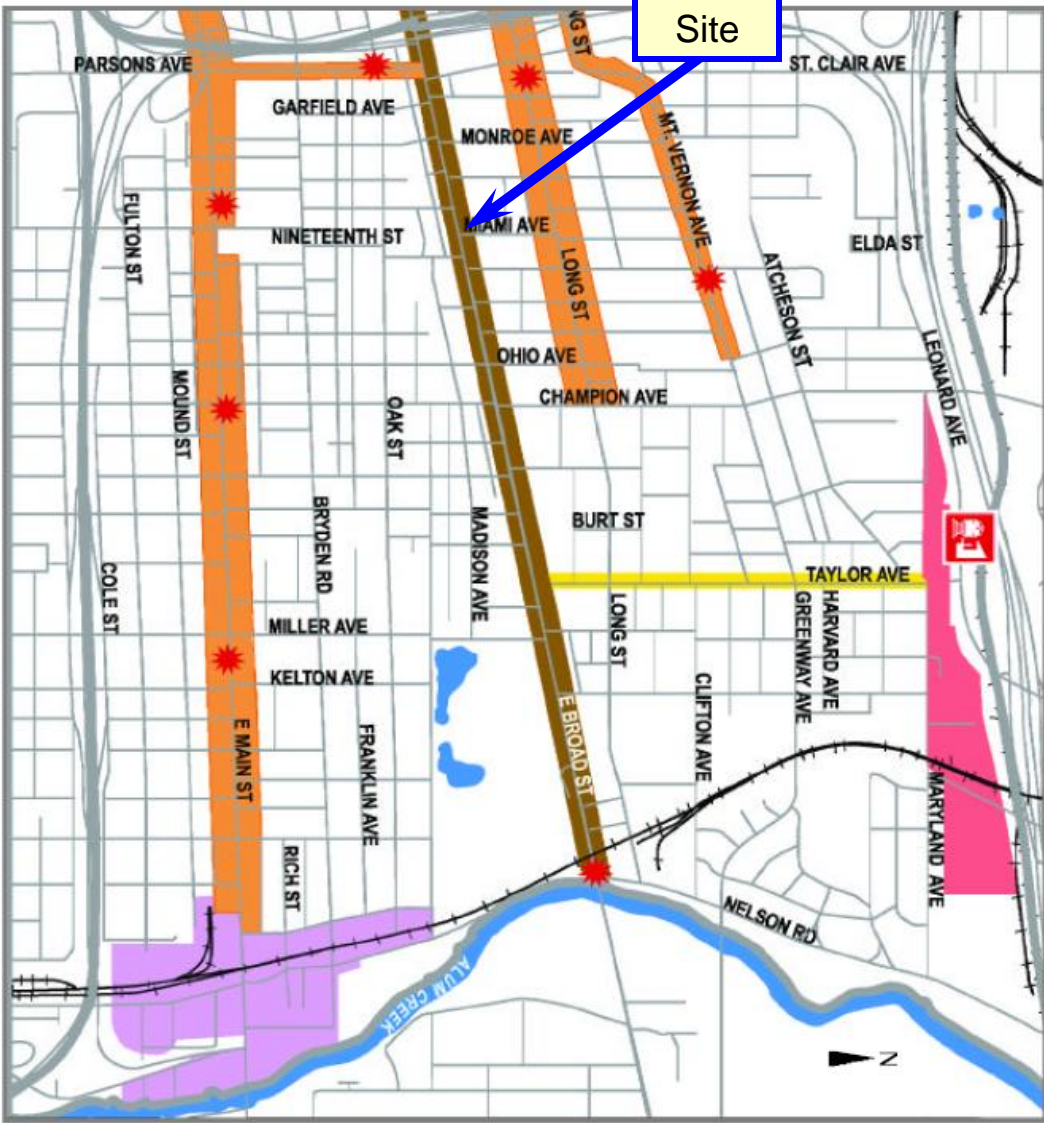






Figure 5

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 
- » Potential Light Rail Station 

Z11-022

NEAR EAST AREA PLAN
DEVELOPMENT STRATEGY

The Development Strategy for the Near East Side is illustrated in Figure 5. It is intended to highlight development opportunities and priorities that would ultimately spur residential and commercial revitalization throughout the Near East Side and provide job opportunities within the neighborhood. The following correspond with the legend on the Development Strategy map on the following page:

➤ **Lower and Medium Density Residential:** Taylor Avenue serves as a visible edge of the adjacent neighborhoods and will spur further revitalization. New and renovated single-family housing should be the predominant building type. Consideration may be given to rowhouses or other market-rate multifamily and some neighborhood based retail at some locations. Future development should reflect the existing new and renovated Taylor Homes housing and/or the housing design guidelines presented in this plan.



➤ **East Broad Street:** East Broad is one of Columbus' most beautiful streets. Future development should consist of new and renovated buildings for medium to high-density housing and office uses. Development should follow the East Broad Street Design Guidelines presented in this plan.

➤ **Higher Density Residential/Mixed Use Development:** These historic commercial corridors are the visible edges of the surrounding neighborhoods and present opportunities for mixed use developments and new higher density housing within walking distance of shops/offices and contribute to a lively atmosphere. Housing and commercial developments should follow the guidelines presented in this plan.

➤ **Commercial District Nodes:** These sites should be the focus for retail/commercial development and revitalization. Each node will be a mixed-use center where residents purchase food, clothing, gifts, etc., and conduct regular banking, postal, and personal service transactions. Developments should follow the commercial district guidelines presented in this plan. These should concurrently serve pedestrians living within a quarter to a half-mile radius and auto traffic traveling along the major east-west and north-south streets of the Near East Side.

➤ **Office/Light Industrial/Mixed Uses:** This area presents a strategic opportunity for job creation. Office and/or light industrial uses should be developed in the northern portions and transition to housing on the southern portion. Design standards should consider the potential for light rail and subsequent opportunities for transit-oriented development. Standards should also ensure an appropriate transition to existing residential areas and that office/light industrial uses relate to I-670.



REZONING APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services
 757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

STANDARDIZED RECOMMENDATION FORM

FOR USE BY: AREA COMMISSIONS / CIVIC ASSOCIATIONS / ACCORD PARTNERS

GROUP NAME NEAR EAST AREA COMMISSION MEETING DATE 10/13/11
 CASE NUMBER 211-022 Case Type Council Variance Rezoning
 ZONING ADDRESS 944 E BROAD APPLICANT CPO
 PERSON[S] REPRESENTING APPLICANT AT MEETING HARRY POST

CONDITIONS REQUESTED BY GROUP (Add continuation sheet if needed)

Area Commission see note at the bottom.

	Applicant Response	
	Yes	No
1. _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. _____	<input type="checkbox"/>	<input type="checkbox"/>
3. <u>REQUESTED THAT APPLICANT</u>	<input type="checkbox"/>	<input type="checkbox"/>
4. <u>NOTIFY NEAR IF CITY WILL NOT</u>	<input type="checkbox"/>	<input type="checkbox"/>
5. <u>RETAIN BRICK PAVERS IN REAR</u>	<input type="checkbox"/>	<input type="checkbox"/>
6. <u>OF PROPOSED DEVELOPMENT</u>	<input type="checkbox"/>	<input type="checkbox"/>
7. _____	<input type="checkbox"/>	<input type="checkbox"/>
8. _____	<input type="checkbox"/>	<input type="checkbox"/>

Recommendations

Approval Disapproval Conditional approval (list conditions and applicant response above)

Explain the basis for the Approval, Disapproval or Conditional Approval below (Add continuation sheet if needed.)

Recommending Commission / Association / Accord Partner Vote: For 11 Against 0

Signature / Title of Authorized Representative Matthew J. Pugh CHAIR

Daytime Phone Number 252-3283

NOTE TO AREA COMMISSIONS: Ordinances sent Council will contain only recommendations for "Approval" or "Disapproval". Recommendations for "Conditional Approval" will be treated as "Disapproval". If, at the time the ordinance is sent to Council, any condition that has checked "No" on the *Standardized Recommendation Form* has not been resolved as documented in writing by the recommending body or party.

PLEASE NOTE: incomplete information will result in the rejection of this submittal.
 For all questions regarding this form and fees please call: 614-645-4522
 Please make all checks payable to the Columbus City Treasurer



COLUMBUS DEVELOPMENT COMMISSION
Basis for Recommendation

Date: December 8, 2011

Application #: Z11-022	Requested: CPD	Address 944 EAST BROAD STREET (43205)
# Hearings:	Length of Testimony: <u>0:05</u> → <u>0:40</u> (40)	Staff <input checked="" type="checkbox"/> Approval <input type="checkbox"/> Disapproval Position: <input type="checkbox"/> Conditional Approval
# Speakers Support: (4)	Development Commission Vote: <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> Abstain	Area Comm/ Civic Assoc: <input checked="" type="checkbox"/> Approval <input type="checkbox"/> Disapproval <input type="checkbox"/> Conditional Approval
Position Y=Yes N=No (write out ABSENT or ABSTAIN)	<input checked="" type="checkbox"/> YES Fitzpatrick	<input checked="" type="checkbox"/> YES Ingwersen
	<input checked="" type="checkbox"/> YES Anderson	<input checked="" type="checkbox"/> YES Cooley
	<input checked="" type="checkbox"/> YES Conroy	<input checked="" type="checkbox"/> YES Onwukwe
	<input checked="" type="checkbox"/> YES Coe	
+ = Positive or Proper - = Negative or Improper	<input type="checkbox"/>	<input type="checkbox"/>
Land Use	+	+
Use Controls	+	+
Density or Number of Units		
Lot Size		
Scale		
Environmental Considerations		
Emissions		
Landscaping or Site Plans	+	+
Buffering or Setbacks	-	TBD
Traffic Related Commitments		
Other Infrastructure Commitments		
Compliance with City Plans		
Timeliness of Text Submission		
Area or Civic Assoc. Recommendation	11-0	11-0
Governmental or Public Input		-
MEMBER COMMENTS:		
<p>FITZPATRICK: PROPOSED USE IS APPROPRIATE AND NEEDED TO SEIZE THE EXISTING OFFICE FACILITY (AS A P.U. PARADIGM CLASSIFICATION). APPLICANT HAS COMMITTED TO DILIGENTLY WORK WITH THE MIAMI AVE. HOMEOWNERS TO IMPROVE PLAN, SPECIFICATIONS, AND DETAILS. APPLICANT "PLAYED BY THE RULES" IN NOTIFICATION PROCESS AND IN COORDINATING WITH STAFF.</p>		
<p>INGWERSEN: PROPOSED USE - PARKING - SUPPORTS EXISTING OFFICE - APPLICANT HAS AGREED TO WORK WITH NEIGHBORS TO ADDRESS SCREENING, LIGHT & NOISE & HOMEOWNERS IN REQUEST SHOULD PROVIDE CONSENSUS BEFORE THE MATTER IS PRESENTED TO COUNCIL. REASONABLE</p>		
<p>ANDERSON: CONCERN ABOUT LACK OF NOTIFICATION OF RESIDENTS; DISCONNECT BETWEEN NEAC & NEIGHBORHOOD RESIDENTS; STRONGLY SUGGEST THE PROPOSED GOOD NEIGHBOR AGREEMENT</p>		
<p>COOLEY:</p>		
<p>CONROY: Land use is appropriate + applicant has done well to start working with neighbors. Key concern surrounds NEAC + the neighbor notification. Applicant + neighbors should continue working toward GMA.</p>		
<p>ONWUKWE: Appropriate land use. But needs collaborative and participatory planning approach with neighbors to establish a total buy-in and local neighborhood</p>		
<p>COE: Land use is appropriate and consistent w/ neighborhood. This application got the 11-0 support of the WEAC. Neighbors have had time to work w/ owner since last month. The owner has committed to work w/ neighbors and they should continue the process.</p>		



REZONING APPLICATION

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757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

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.

APPLICATION # 211-022

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Thomas F. Kibbey
of (COMPLETE ADDRESS) 41 South High Street, 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
Business or individual's address
Address of corporate headquarters
City, State, Zip
Number of Columbus based employees
Contact name and number

1. Ohio Capital Corporation for Housing 88 East Broad Street, Suite 1800 Columbus, OH 43215 Columbus-based employees: 50 Contact: Harold D. Keller, (614) 224-8446	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

[Signature]

Subscribed to me in my presence and before me this 2nd day of March, in the year 2012

SIGNATURE OF NOTARY PUBLIC

[Signature]
12/19/2016

My Commission Expires:



Notary Seal Here

This Project Disclosure Statement expires six months after date of notarization.
Beverly J. Kantor
Notary Public, State of Ohio
My Commission Expires 12-19-2016

PLEASE NOTE: incomplete information will result in the rejection of this submittal.
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Please make all checks payable to the Columbus City Treasurer