

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
FEBRUARY 9, 2023**

1. **APPLICATION:** **Z22-087**
Location: **30-32 PRINCETON AVE. (43222)**, being 0.07± acres located at the southeast corner of Princeton Avenue and West Capital Street (010-024650; Franklinton Area Commission).
Existing Zoning: R-4, Residential District.
Request: CPD, Commercial Planned Development District (H-35).
Proposed Use: Parking lot.
Applicant(s): 1285 West Broad Street LLC; c/o Andrew Wappner; and Sean Knoppe; P.O. Box 732; Worthington, OH 43085.
Property Owner(s): The Applicant.
Planner: Joe Rose; 614-645-3526; jmrose@columbus.gov

BACKGROUND:

- The site consists of one undeveloped parcel zoned in the R-4, Residential District. The requested CPD, Commercial Planned Development District will permit a parking lot at this location. The parking lot will serve as a private lot for the uses located at 1251 West Broad Street. The lot will provide seven parking spaces including one ADA-compliant space.
- To the north is an office building with an accessory residential structure, and a retail building in the L-C-4, Limited Commercial District. To the south, east, and west is undeveloped land in the R-4, Residential District.
- The site is within the planning boundaries of the *West Franklinton Plan* (2014), which recommends “Medium-High Density Residential” land uses at this location. The Plan also includes the early adoption of the *Columbus Citywide Planning Policies (C2P2) Design Guidelines* (2018).
- The site is located within the boundaries of the Franklinton Area Commission, whose recommendation is for approval.
- The CPD text commits to a site plan and establishes use restrictions and includes supplemental development standards that address parking setbacks, access, buffering and landscaping, and graphics provisions.

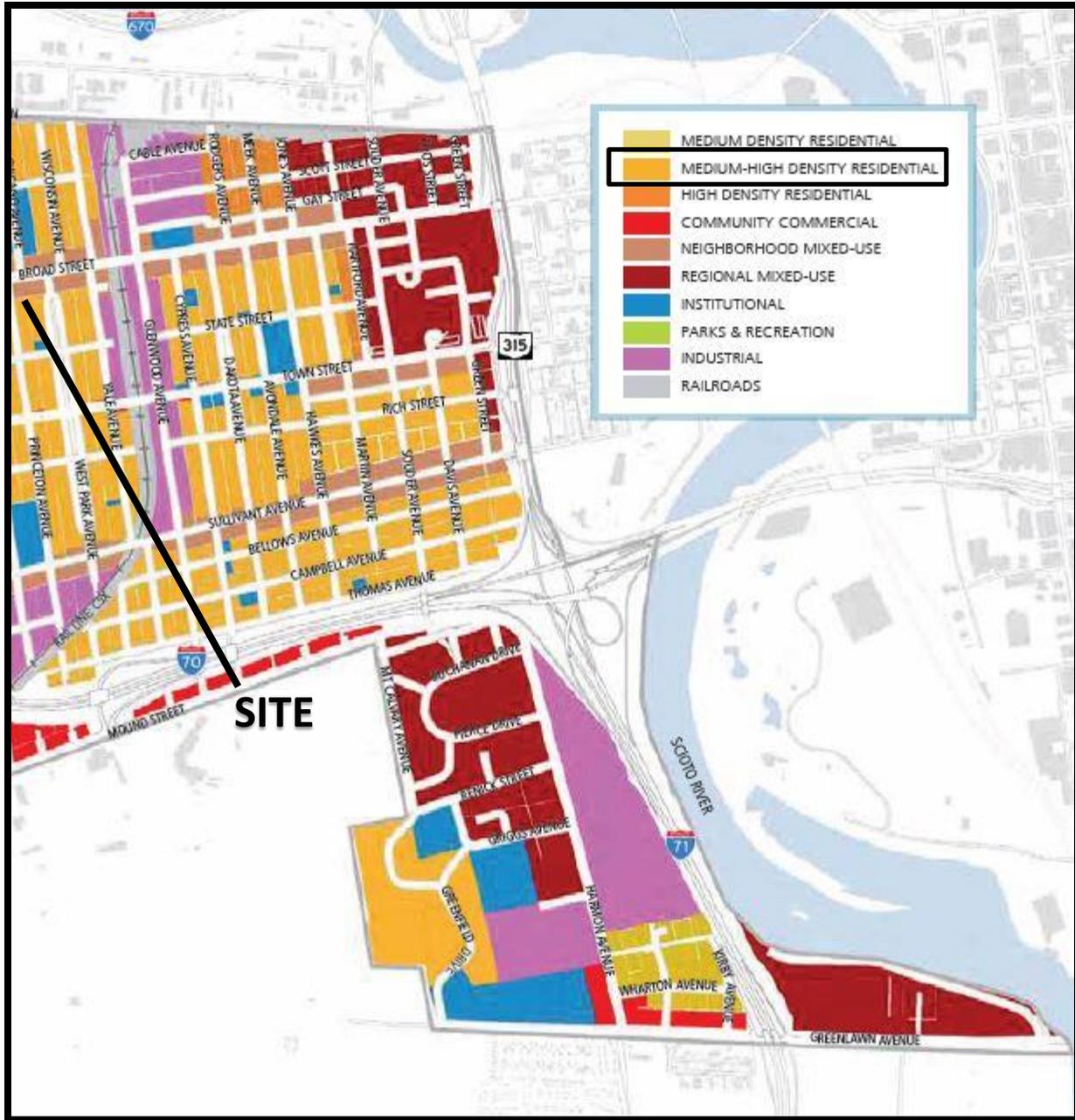
CITY DEPARTMENTS’ RECOMMENDATION: Approval.

The requested CPD, Commercial Planned Development District will permit the site to be developed with a private parking lot for the uses located at 1251 West Broad Street. Although the proposal is inconsistent with the *West Franklinton Plan’s* recommendation for “Medium-High Density Residential” land uses, the requested CPD district site plan demonstrates adequate landscaping and screening and includes a commitment that bicycle parking will be located along the building frontage of 1251 West Broad Street to alleviate visibility concerns. Staff considers

these aspects of the development to be consistent with C2P2 Design Guidelines and supports the request.



Z22-087
30-32 Princeton Ave.
Approximately 0.07 acres
R-4 to CPD



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Approximately 0.07 acres
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FOR USE BY: AREA COMMISSION / NEIGHBORHOOD GROUP
(PLEASE PRINT)

Case Number _____

Address _____

Group Name _____

Meeting Date _____

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 *Signature on File

Recommending Group Title _____

Daytime Phone Number _____

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.

PROJECT DISCLOSURE STATEMENT

APPLICATION #: Z22-087

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) Andrew Wappner
of (COMPLETE ADDRESS) 156 E 3rd Ave, Columbus, OH 43201
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. 1285 West Broad Street LLC PO Box 732 Worthington, OH 43085 | 2. |
| 3. | 4. |

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT *[Signature]* 10/24/2022

Sworn to before me and signed in my presence this 24th day of October, in the year 2022

[Signature]
SIGNATURE OF NOTARY PUBLIC

Notary Seal Here
My Commission Expires _____



BEVERLY L. KAZEE
Notary Public
State of Ohio
My Comm. Expires
April 28, 2025

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