

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

1. **APPLICATION:** **Z23-043**
Location: **1884 GENESSEE AVE. (43211)**, being 0.34± acres located at the northeast corner of Genessee Avenue and Joyce Avenue (010-069426 and 010-303838; Northeast Area Commission).
Existing Zoning: R-4, Residential District.
Request: CPD, Commercial Planned Development District (H-35).
Proposed Use: Parking lot.
Applicant(s): Genessee Avenue Church of Christ; 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): Genessee Avenue Church of Christ; c/o Audrey Howard; 1889 Genessee Avenue; Columbus, OH 43211.
Planner: Eastman Johnson; 614-645-7979; roejohnson@columbus.gov

BACKGROUND:

- The site consists of two parcels developed with a parking lot in the R-4, Residential District. The requested CPD, Commercial Planned Development District will conform the existing parking lot, which will be off-site parking exclusively for the use located at 1889 Genessee Avenue.
- To the north of the site is a single-unit dwelling in the R-3, Residential District. To the south is a religious facility in the R-4, Residential District. To the east is a single-unit dwelling in the R-4, Residential District. To the west is a single-unit dwelling in the R-4, Residential District.
- The site is located within the planning boundaries of the *Northeast Area Plan (2007)*, which recommends “Low-Density Residential” land uses at this location.
- The site is located within the boundaries of the Northeast Area Commission, whose recommendation is for approval.
- The CPD text includes use restrictions and supplemental development standards that address parking setbacks, vehicular access, landscaping and screening, graphics and signage, and includes a commitment to maintain the site in accordance with the submitted site plan. Code modifications to interior parking lot trees, parking setbacks, and vision clearance are included in the text.

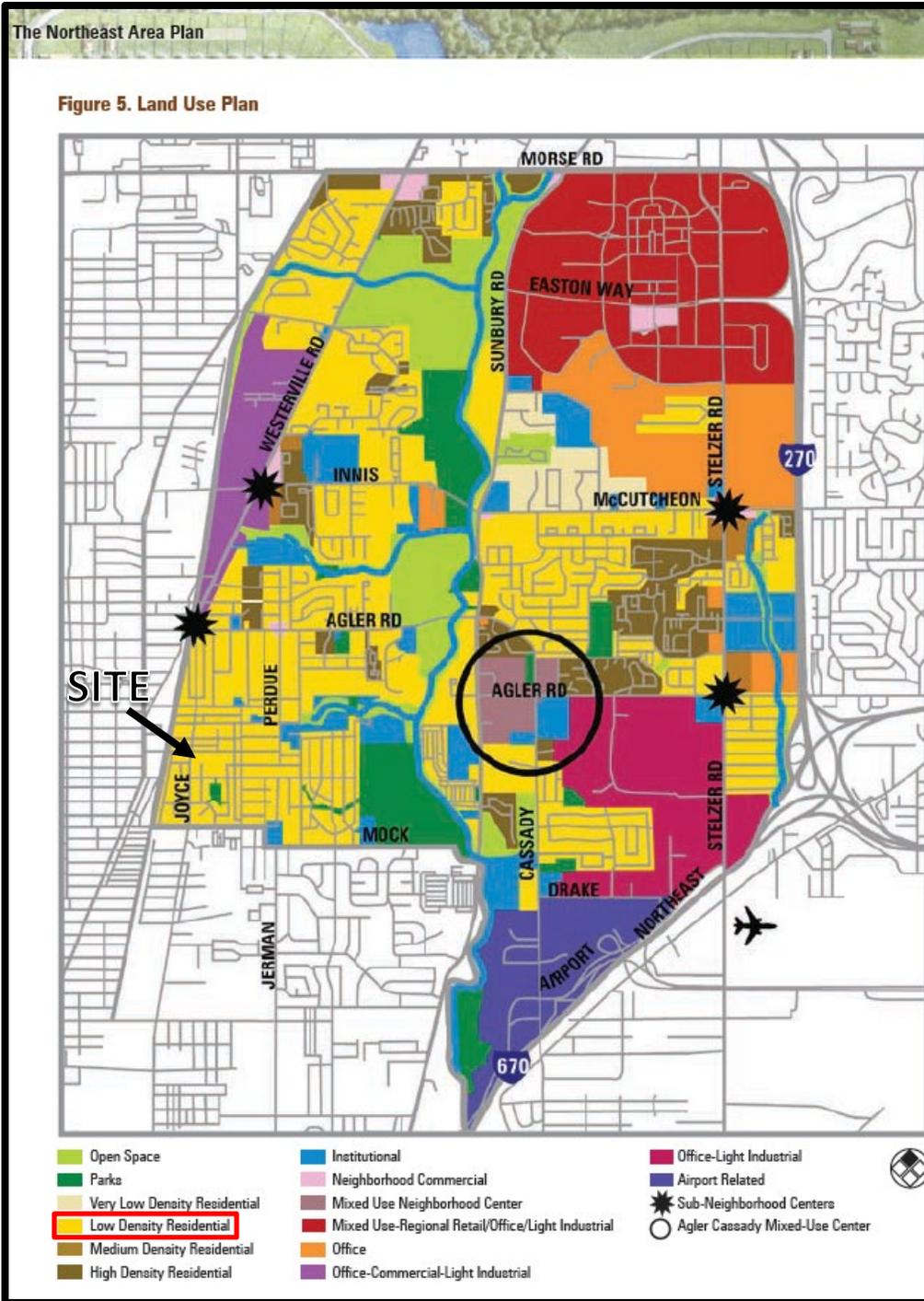
CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested CPD, Commercial Planned Development District will allow the site to continue to be used as a parking lot for the adjacent religious facility. The CPD text establishes appropriate

use restrictions and supplemental development standards, and includes commitments to develop the site in accordance with the submitted site plan. Although the proposal is not consistent with the *Northeast Area Plan*, which recommends “Low-Density Residential” land uses at this location, staff notes that the parking lot is existing and is associated with an institutional use, and is therefore supportive of the use. The submitted site plan demonstrates four additional street trees along Joyce Avenue and commitments to provide headlight screening up to three feet in height along both Joyce and Genessee Avenues both contribute to a site design that is consistent with the Plan’s design standards.



Z23-043
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Approximately 0.34 acres



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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: Z23-043

Address: 1884 GENESSEE AVENUE

Group Name: NORTHEAST AREA COMMISSION

Meeting Date: 11/02/2023

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:

The Northeast Area Commission has approved this rezoning application according to the development text indicated in the application. We look forward the addition of the landscaping trees on the Joyce avenue side of the parking lot. We are also looking foward to the parking blocks to be in place after all permits have been obtained. We do not want to see any storage units, tents or buildings placed on the lot at any time. We would like to see any torn or missing headlight screenings repaired around the fencing. Lastly, we are asking that all debris or garbage be removed and maintained on the interior and along the exterior perimeterof the fence line.

Vote 8 yes/ 0 no

Signature of Authorized Representative Commissioner E. Quora Moore

Recommending Group Title Northeast Area Commission

Daytime Phone Number 614-519-2195

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

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PROJECT DISCLOSURE STATEMENT

APPLICATION #: Z23-043

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
of (COMPLETE ADDRESS) Plank Law Firm, 411 East Town Street, Floor 2, Columbus, OH 43215
deposes and states that they are 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:

For Example: Name of Business or individual
 Contact name and number
 Business or individual's address; City, State, Zip Code
 Number of Columbus-based employees

<p>1. Genessee Avenue Church of Christ; 1889 Genessee Avenue, Columbus, OH 43211 Number of Columbus-based employees: 3 Contact: Audrey Howard; (614) 475-8506</p>	<p>2. _____ _____</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 14th day of February in the year 2024

SIGNATURE OF NOTARY PUBLIC

MaryAlice Wolf

Notary Seal Here

My Commission Expires



MaryAlice Wolf
Notary Public, State of Ohio
My Commission Expires:
October 24, 2028

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