

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JANUARY 9, 2020**

- 2. APPLICATION: Z19-066**
- Location:** **50 HOSACK ST. (43207)**, being 0.96± acres located on the north side of Hosack Street, 360± feet east of South High Street (010-033320 and 3 others; Columbus Southside Area Commission).
- Existing Zoning:** R-3, Residential District.
- Request:** L-C-4, Limited Commercial and R-2F, Residential Districts (H-35).
- Proposed Use:** Automotive repair and residential use.
- Applicant(s):** Matthew Schirtzinger; c/o Donald Plank, Atty.; 411 East Town Street, Second Floor; Columbus, OH 43215.
- Property Owner(s):** A. Kathryn Schirtzinger, Trustee of the Robert L. Schirtzinger Trust; 2272 Canterbury Road; Columbus, OH 43221.
- Planner:** Kelsey Priebe; 614-645-1341; krpriebe@columbus.gov

BACKGROUND:

- The site consists of four parcels developed with two warehouses in the R-3, Residential District. The requested L-C-4, Limited Commercial District will permit an automotive repair facility and parking lot on the western three parcels, and the requested R-2F, Residential District will permit a residential use on the eastern parcel.
- To the north and east of the site are single-unit dwellings in the R-3, Residential District. To the west is a vacant lot in the R-3, Residential District. To the south, across Hosack Street, is non-compliant trailer storage in the R-3, Residential, and L-M, Limited Manufacturing districts.
- Concurrent CV19-086 has been filed to vary the building and parking setback and aisle width. 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 *South Side Plan* (2014), which recommends “Medium-High Density Residential” land uses at this location. The Plan also recommends that Hosack Street serves as a border between manufacturing uses to the south and residential uses to the north. Additionally, the Plan includes early adoption of the *Columbus Citywide Planning Policies (C2P2)* Design Guidelines.
- The site is located within the boundaries of the Columbus Southside Area Commission, whose recommendation is for approval.
- The limitation text includes use restrictions prohibiting outdoor storage of inoperable vehicles and automobile sales.

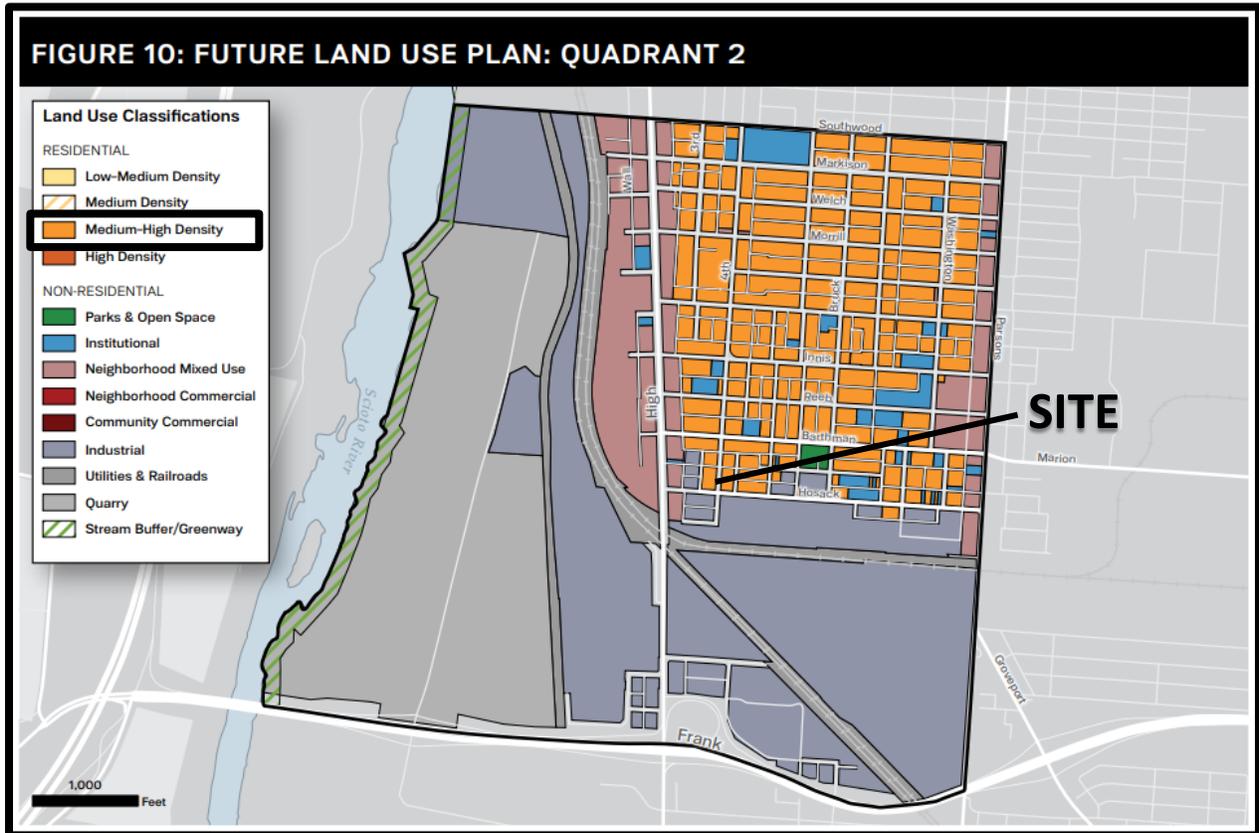
CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested L-C-4, Limited Commercial District will allow a commercial development that is compatible with the density and development standards of surrounding commercial development. While the *South Side Area Plan* (2014) recommends that Hosack Street serve as a border between manufacturing uses to the south and residential uses to the north, Staff understands there are a mix of uses on each side of the street. Additionally, the requested R-2F, Residential District allows a residential development that is consistent with the land use recommendation of the *South Side Area Plan*.



Z19-066
50 Hosack St.
Approximately 0.96 acres
R-3 to L-C-4, R-2F

South Side Plan (2014)



Z19-066 & CV19-086
50 Hosack St.
Approximately 0.96 acres
R-3 to @7!(, R-2F



Z19-066
50 Hosack St.
Approximately 0.96 acres
R-3 to L-C-4, R-2F



DEPARTMENT OF BUILDING AND ZONING SERVICES

Standardized Recommendation Form

111 N. Front Street, Columbus, Ohio 43215

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

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW (PLEASE PRINT)

Case Number: Z19-066 and CV19-086

Address: 50 Hosack Street

Group Name: Columbus Southside Area Commission

Meeting Date: December 17, 2019

- Specify Case Type: [] BZA Variance / Special Permit, [] Council Variance, [x] Rezoning, [] Graphics Variance / Plan / Special Permit

- Recommendation: [x] Approval, [] Disapproval (Check only one and list basis for recommendation below)

NOTES: [Handwritten notes area]

Vote: 13-0

Signature of Authorized Representative: [Handwritten signature]

SIGNATURE SOUTH SIDE AREA Commission

RECOMMENDING GROUP TITLE

DAYTIME PHONE NUMBER 614-285-4901 x1100

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.

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 #: Z19-066

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Donald T. Plank, Plank Law Firm, LPA
of (COMPLETE ADDRESS) Plank Law Firm, LPA, 411 E. Town Street, Floor 2, Columbus, Ohio 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 (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)

1. A. Kathryn Schirtzinger, Trustee of the Robert L. Schirtzinger Trust under agreement dated 10/9/95 2272 Canterbury Road, Columbus, Ohio 43221	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Donald Plank

Subscribed to me in my presence and before me this 9th day of March, in the year 2020

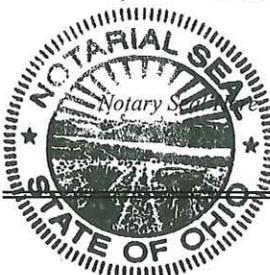
SIGNATURE OF NOTARY PUBLIC

[Signature]

My Commission Expires:

Never

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



Craig J. Moncrief, Attorney At Law
NOTARY PUBLIC-STATE OF OHIO
My Commission has no expiration date
Sec 147.03 R.C.

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