



Z07-002



Elevation



Engine House No. 10
1096 West Broad Street Columbus, Ohio 43222



207-002 Final Received 3/23/2007
 by *[Signature]* 3/23/07

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
MARCH 8, 2007**

1. **APPLICATION:** **Z07-002**
 Location: **1080 WEST BROAD STREET (43222)**, being 1.76± acres located on the north side of West Broad Street, 136± feet east of North Glenwood Avenue (010-066796; Franklinton Area Commission).
 Existing Zoning: L-C-4, Limited Commercial District.
 Request: CPD, Commercial Planned Development District.
 Proposed Use: Fire station.
 Applicant(s): City of Columbus Facilities Management; c/o Bruce A. Harris, Architect; Harris Design Services, Inc.; P.O. Box 360867; Columbus, OH 43236.
 Property Owner(s): City of Columbus; c/o Real Estate Management Office; 109 North Front Street; Columbus, OH 43215.
 Planner: Shannon Pine, 645-2208, spine@columbus.gov

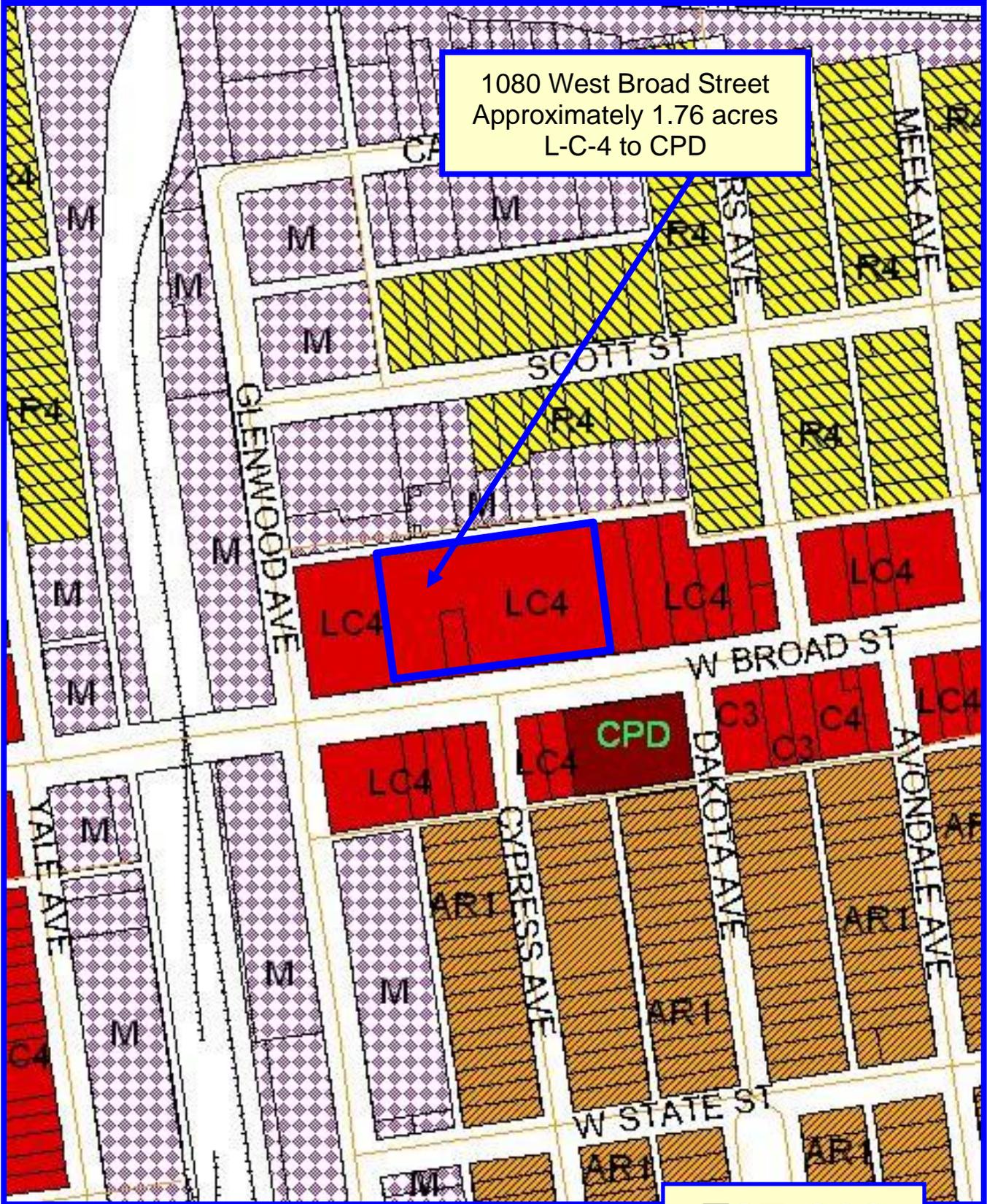
BACKGROUND:

- o The site is zoned L-C-4, Limited Commercial District, and is developed with a fire station. The applicant requests the CPD, Commercial Planned Development District to construct a new fire station and memorial structure. The existing fire station will also be incorporated into the CPD District.
- o To the north is industrial development in the M, Manufacturing District. To the east is undeveloped land in the C-4, Commercial District. To the south across West Broad Street is retail and office commercial development in the C-4, Commercial, and CPD, Commercial Planned Development Districts. To the west are a retail structure and a nonconforming apartment building in the L-C-4, Limited Commercial District.
- o The site is located within the planning area of *The Franklinton Plan* (2003) which recommends commercial development along West Broad Street.
- o The site is located within the boundaries of The Franklinton Area Commission whose recommendation is for approval of the proposed CPD District.
- o The CPD plan depicts the location of the existing fire station with the proposed 21,500 square foot fire station, parking lot, and landscaping. The CPD text contains use restrictions and development standards that address parking and building setbacks, site access, landscaping, building design/materials, and lighting controls. The site is located within the Urban Commercial Overlay District, and variances are requested for an increased building setback to 29 feet to permit sufficient maneuvering area for the fire engines, and for window and fencing requirements. The 60-foot height district is requested with a proposed maximum building height of 50 feet.

- o The *Columbus Thoroughfare Plan* identifies West Broad Street as a 6-2 arterial requiring a minimum of 60 feet of right-of-way from centerline.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The applicant requests the CPD, Commercial Planned Development District to allow the construction of a new 21,500 square foot fire station on a site developed with an existing fire station. With the provided use restrictions and development standards, the proposal is consistent with the recommendation of *The Franklinton Plan* (2003), and the zoning and development patterns of the area.

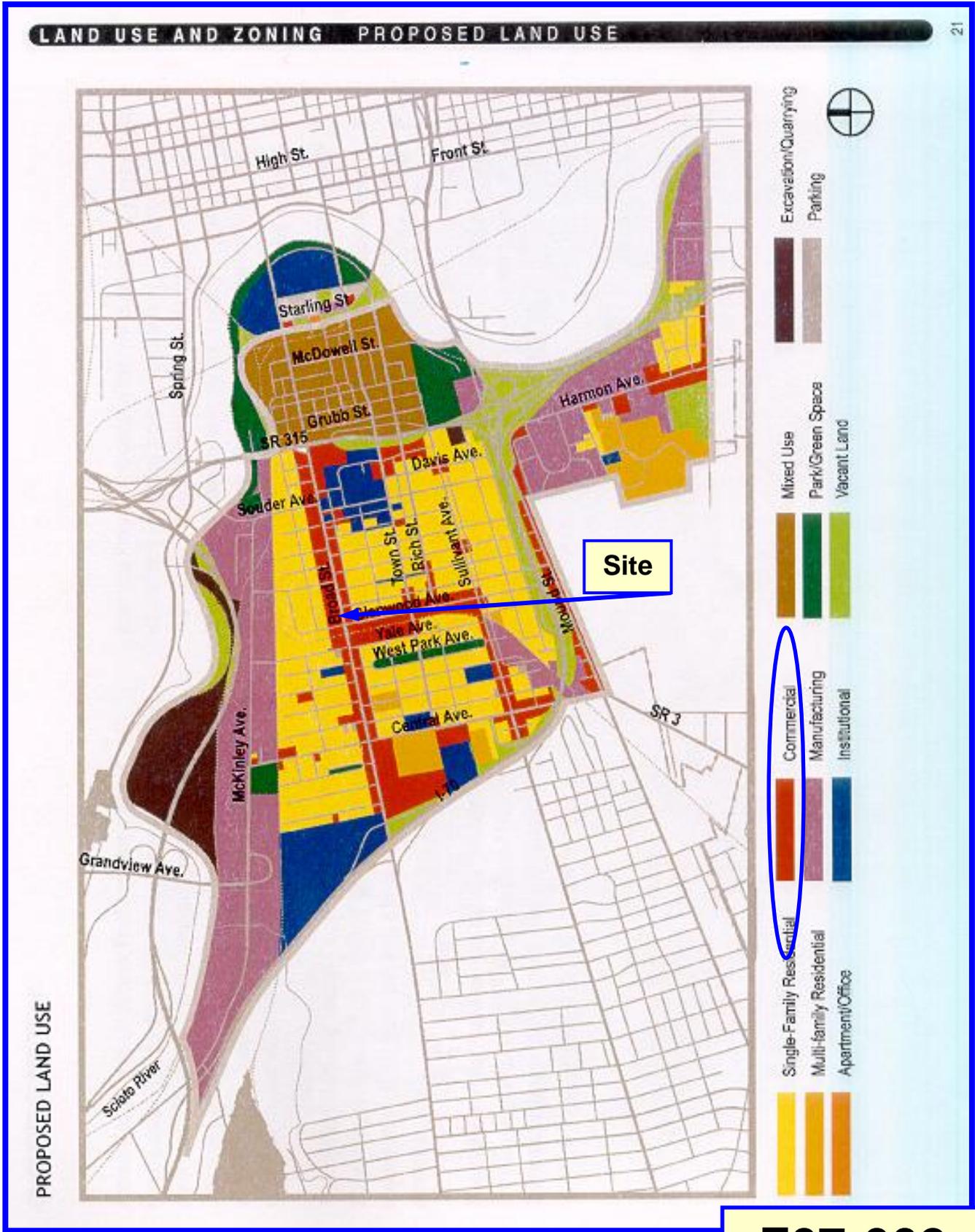


Z07-002



1080 West Broad Street
Approximately 1.76 acres
L-C-4 to CPD

Z07-002



Z07-002

NEW FIRE STATION # 10 207-002

City of Columbus | Department of Development | Building Services Division | 757 Gady Avenue Columbus, Ohio 43224

STANDARDIZED RECOMMENDATION FORM

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



GROUP NAME Franklinton Area Commission MEETING DATE SEPT 12, 2006

CASE NUMBER 207-002 Case type Council Variance Rezoning CVD TEXT

ZONING ADDRESS NEW CERTIFIED ADDRESS 1080 W. BROAD ST. APPLICANT CITY OF COLUMBUS DIVISION OF FIRE

PERSON(S) REPRESENTING APPLICANT AT MEETING BRUCE HARRIS AIA, ARCHITECT

STEVE LEWIS PROJECT MANAGER CITY OF COLUMBUS, CHIEF MTRN, DIV. OF FIRE

AND OTHER CITY STAFF

Table with 3 columns: CONDITIONS REQUESTED BY GROUP, Applicant Response Yes, Applicant Response No. Includes 8 rows for conditions.

Recommendations

Approval Disapproval Conditional approval (list conditions and applicant response)

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

We support changes necessary to move project forward.

Recommending Commission / Association / Accord Partner Vote: For [checked] Against

Signature / Title of Authorized Representative Carol J. Stewart Chair

Daytime phone number 614-279-9382

NOTE TO AREA COMMISSIONS; Ordinances sent Council will contain only recommendations for "Approval" or "Disapproval." Recommendations for "Conditional Approval" will be treated as a "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.

City of Columbus | Department of Development | Building Services Division | 757 Carolyn Avenue, Columbus, Ohio 43224

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.

STATE OF OHIO
COUNTY OF FRANKLIN

APPLICATION # 207-002

Being first duly cautioned and sworn (NAME) Bruce A. Harris
of (COMPLETE ADDRESS) PO Box 360867 Columbus, OH 43236

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

If applicable, check here if listing additional parties on a separate page (REQUIRED)

1. City of Columbus 90 West Broad Street Columbus, OH 43215 Brian S. Lewie - 614-645-3787	2.
3.	4.

SIGNATURE OF AFFIANT

[Signature]

Subscribed to me in my presence and before me this 29 day of DECEMBER, in the year 2006

SIGNATURE OF NOTARY PUBLIC

[Signature]

My Commission Expires:

11-01-10

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



JANET LEE HARRIS
Notary Public, State of Ohio
My Commission Expires 11-01-10