

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
DECEMBER 10, 2020**

- 2. APPLICATION: Z20-065**
- Location:** 986 CLEVELAND AVE. (43201), being 1.07± acres located at the northeast corner of Cleveland Avenue and Gibbard Avenue (010-008009 and 8 others; Milo-Grogan Area Commission).
- Existing Zoning:** C-4, Commercial, and R-4, Residential Districts.
- Request:** AR-3, Apartment Residential (H-60), and CPD, Commercial Planned Development (H-35) Districts.
- Proposed Use:** Multi-unit residential development and parking lot.
- Applicant(s):** 5CL Properties, LLC; 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):** 986 Cleveland, LLC et al; c/o Joel Yakovac; 545 East Fifth Avenue; Columbus, OH 43201.
- Planner:** Kelsey Priebe; 614-645-1341; krpriebe@columbus.gov

BACKGROUND:

- The site consists of nine parcels that are developed with a few vacant commercial buildings, but is otherwise primarily undeveloped. The requested AR-3, Apartment Residential District will permit a mixed-use development with a maximum of 90 apartment units (115.4 du/AC) and a ground floor commercial use (3,800 SF). The proposed CPD, Commercial Planned Development District will permit a parking lot exclusively for the proposed mixed-use development.
- To the north of the site, across Gibbard Avenue, is a commercial development and undeveloped land (proposed for a daycare or unspecified commercial development and parking lot via approved rezoning, Z19-034A) in the CPD, Commercial Planned Development District, and single-unit dwellings in the R-4, Residential District. To the south, across East Third Avenue, is commercial development in the C-4, Commercial and R-4, Residential Districts. To the east are single-unit dwellings in the R-4, Residential District. To the west, across Cleveland Avenue, is industrial development in the M, Manufacturing District.
- Concurrent CV20-072 has been filed for the pending AR-3 portion of the site to permit the commercial use and vary the parking setback line, minimum numbers of parking spaces, vision clearance, landscaping, lot coverage, and building lines. That request will be heard by City Council and will not be considered at this Development Commission meeting.
- The site is subject to the Milo-Grogan Urban Commercial Overlay and is located within the boundaries of the *Milo-Grogan Neighborhood Plan* (2007), which recommends “Commercial/Multi-Family” land uses for pending AR-3 portion of the site, and “Single-

family residential” for the pending CPD portion of the site. Additionally, the Plan includes adoption of the *Columbus Citywide Planning Policies (C2P2) Design Guidelines (2018)*. The C2P2 Guidelines recommend that buildings have high quality materials with four-sided architecture, as well as parking that is located to the rear or side of buildings. The Plan also recommends that multi-unit buildings incorporate building articulation through the use of bays, balconies, cornice lines, and varying rooflines.

- The site is located within the boundaries of the Milo-Grogan Area Commission, whose recommendation is for approval.
- The development text permits only a parking lot, commits to a site plan, and includes development standards addressing setbacks, site access, landscaping, building design, lighting, and graphics provision. Variances to reduce the number of parking lot trees and the parking setback line and to not have independent maneuvering area for the interior parking spaces are included in this request.
- The Columbus Multimodal Thoroughfare Plan identifies this portion of Cleveland Avenue as a Suburban Commuter Corridor requiring 120 feet of right-of-way.

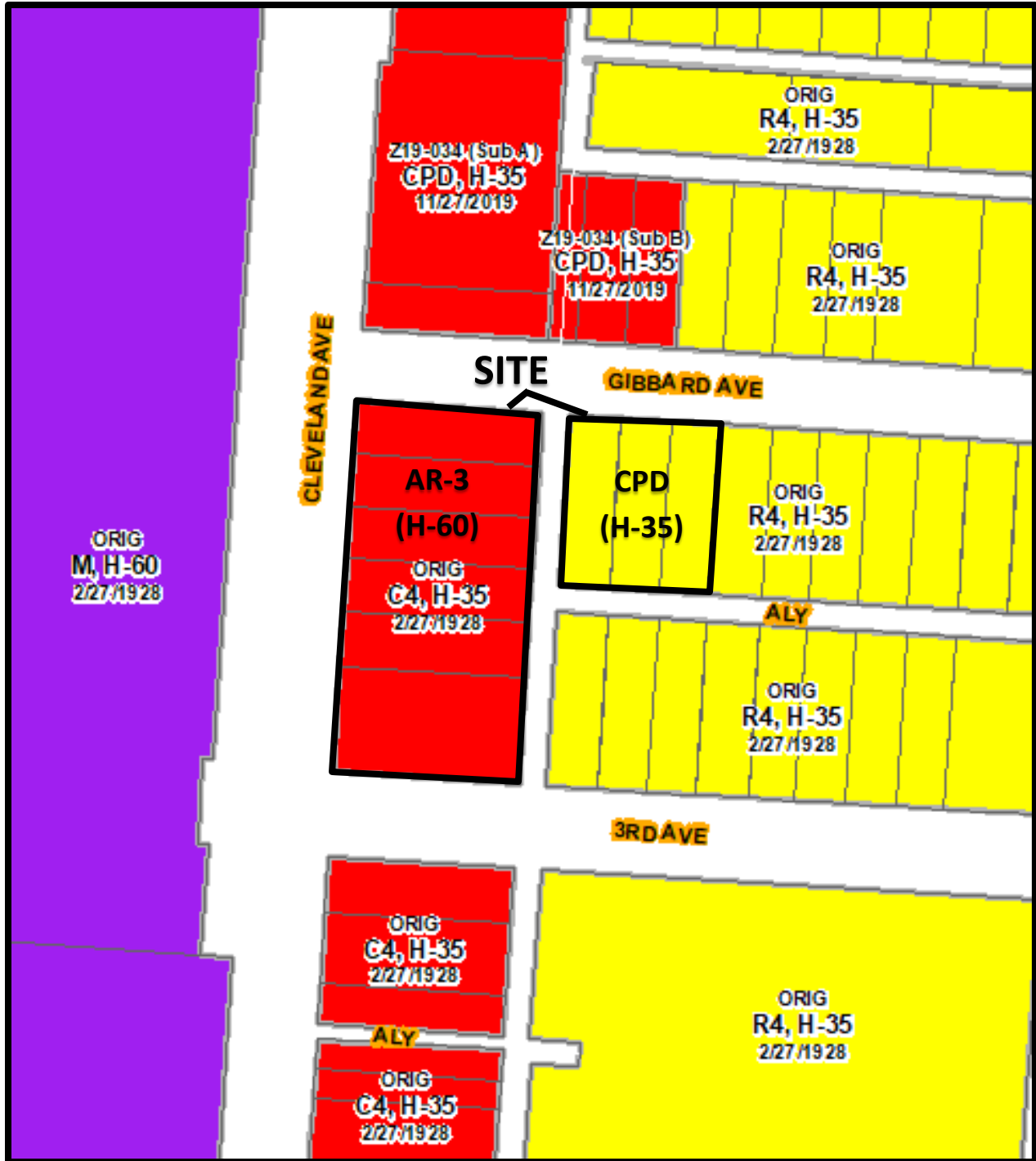
CITY DEPARTMENTS’ RECOMMENDATION: ~~Disapproval.~~ *Approval

The requested AR-3, Apartment Residential and CPD, Commercial Planned Development Districts will allow a multi-unit residential development and parking lot which meets the intent of the Urban Commercial Overlay and is compatible with adjacent uses along the Cleveland Avenue corridor. The request is also consistent with the land use recommendations of the *Milo-Grogan Area Plan*, C2P2 Design Guidelines, and several considerations that support the encroachment of the parking lots across the rear alley. Additional discussions are still needed with the Division of Traffic Management regarding the following comments:

- The vision clearance triangle will need to be shown at the southeast corner of the intersection of Gibbard Avenue and the alley east of Cleveland Avenue. The CPD site plan will need to be revised or additional discussions will be needed as to whether a variance can be supported.
- While, the Council Variance will be heard at City Council, that ordinance will need to include language that the proposed stacked parking spaces will need to be assigned to the same residential unit. Review of the arrangement of parking spaces that would be available to the residential and commercial uses compared to the location of such uses and the number of required parking spaces for each use will be needed in order to determine how the Parking Variance Review Guidelines will be applied to the requested variance to reduce the minimum required number of parking spaces for this site.

Once the issues are resolved with the Division of Traffic Management, Staff’s recommendation will be updated to approval.

NOTE: The Division of Traffic Management’s comments have been addressed.



Z20-065
986 Cleveland Ave.
Approximately 1.07 acres
C-4, R-4 to AR-3, CPD

Milo-Grogan Neighborhood Plan (2007)



Z20-065
986 Cleveland Ave.
Approximately 1.07 acres
C-4, R-4 to AR-3, CPD



Z20-065
986 Cleveland Ave.
Approximately 1.07 acres
C-4, R-4 to AR-3, CPD



DEPARTMENT OF BUILDING AND ZONING SERVICES

Standardized Recommendation Form

111 N. Front Street, Columbus, Ohio 43215
Phone: 614-645-4522 • www.columbus.gov/hzs • zoninginfo@columbus.gov

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

Case Number: Z20-065 / CV20-072
Address: 986 Cleveland Avenue
Group Name: Milo-Grogan Area Commission
Meeting Date: November 10, 2020

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

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

NOTES:
The Milo-Grogan area commission pass this rezoning and council variance with the voting count of 8 in approval and 0 disapproval at the Commission meeting on 11/10/20, 6:30 pm.

Vote: 8 to 0 for Approval
Signature of Authorized Representative: [Signature] 11/10/2020
Milo-Grogan Area Commission
614-680-0280

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.

PROJECT DISCLOSURE STATEMENT

Application No.: Z20 - 065

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn Donald Plank of Plank Law Firm, 411 East Town Street, Floor 2, Columbus, OH 43215 deposes and states that he is the 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:

5CL Properties, LLC; 545 East Fifth Avenue, Columbus, OH 43201 Number of Columbus based employees: 0 Contact: Joel Yakovac, (614) 557-1812	986 Cleveland LLC; 7470 Old River Drive, Blacklick, OH 43004 Number of Columbus based employees: 0 Contact: Joel Yakovac, (614) 557-1812
City of Columbus, 980 Cleveland Avenue, Columbus, OH 43201 Number of Columbus based employees: 10,000+ Contact: Reza Reyazi, (614) 645-7274	97268 C-Ave, LLC; 1480 East 24 th Avenue, Columbus, OH 43211 Number of Columbus based employees: 0 Contact: Joel Yakovac, (614) 557-1812
HL Property Investments LLC; 1890 Northwest Blvd., Suite 320, Columbus, OH 43212 Number of Columbus based employees: 0 Contact: Brad Howe, (614) 946-4693	958 Cleveland Avenue LLC; 545 East Fifth Avenue, Columbus, OH 43201 Number of Columbus based employees: 0 Contact: Joel Yakovac, (614) 557-1812
599 E Gibbard LLC; 545 East 5 th Avenue, Columbus, OH 43201 Number of Columbus based employees: 0 Contact: Joel Yakovac, (614) 557-1812	601 E Gibbard, LLC; 545 East Fifth Avenue, Columbus, OH 43201 Number of Columbus based employees: 0 Contact: Joel Yakovac, (614) 557-1812
607 Gibbard Ave LLC; 607 East Gibbard Avenue, Columbus, OH 43201 Number of Columbus based employees: 0 Contact: Joel Yakovac, (614) 557-1812	_____

SIGNATURE OF AFFIANT

Donald Plank

Subscribed to me in my presence and before me this 2nd day of July, in the year 2021

SIGNATURE OF NOTARY PUBLIC

Mary Alice Wray

My Commission Expires:



This Project Disclosure Statement expires six months after date of notarization.
Notary Public, State of Ohio
My Commission Expires October 24, 2023