

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JANUARY 10, 2019**

1. **APPLICATION:** **Z18-067**
 Location: **775 WEST BROAD STREET (43222)**, being 0.2± acres located at the southeast corner of West Broad Street and South Davis Avenue (010-009985, 010-051717, and part of 010-000814; Franklinton Area Commission).
 Existing Zoning: AR-1, Apartment Residential District and C-4, Commercial District.
 Request: C-3, Commercial District (H-35).
 Proposed Use: Accessory commercial development.
 Applicant(s): Katie Robinson; 750 Mount Carmel Mall; Suite 305, Columbus, OH 43222.
 Property Owner(s): Fortuity Holding, LLC; 750 Mount Carmel Mall, Suite 305; Columbus, OH 43222.
 Planner: Shannon Pine; 614-645-2208; spine@columbus.gov

BACKGROUND:

- The site consists of two undeveloped parcels zoned AR-1, Apartment Residential and C-4, Commercial districts, and a portion of a parcel that is developed with an office building that is also zoned in the AR-1 district. The applicant requests the C-3, Commercial District to permit accessory commercial development for the adjacent office building.
- To the north of the site across West Broad Street is an office building in the C-4, Commercial District. To the east is a parking lot in the C-4, Commercial District. To the south is an office building in the CPD, Commercial Planned Development District. To the west across South Davis Avenue are a parking lot in the CPD, Commercial Planned Development District, and a nursing home in the I, Institutional District.
- The site is within the boundaries of the *Franklinton Area Plan* (2014), which recommends “regional mixed use” at this location. Additionally, this site is within a planning area that has adopted the *Columbus Citywide Planning Policies* (2018) (C2P2) design guidelines. The site is also within the West Broad Street/Franklinton Urban Commercial Overlay.
- The site is located within the boundaries of the Franklinton Area Commission, whose recommendation is for approval.
- 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.

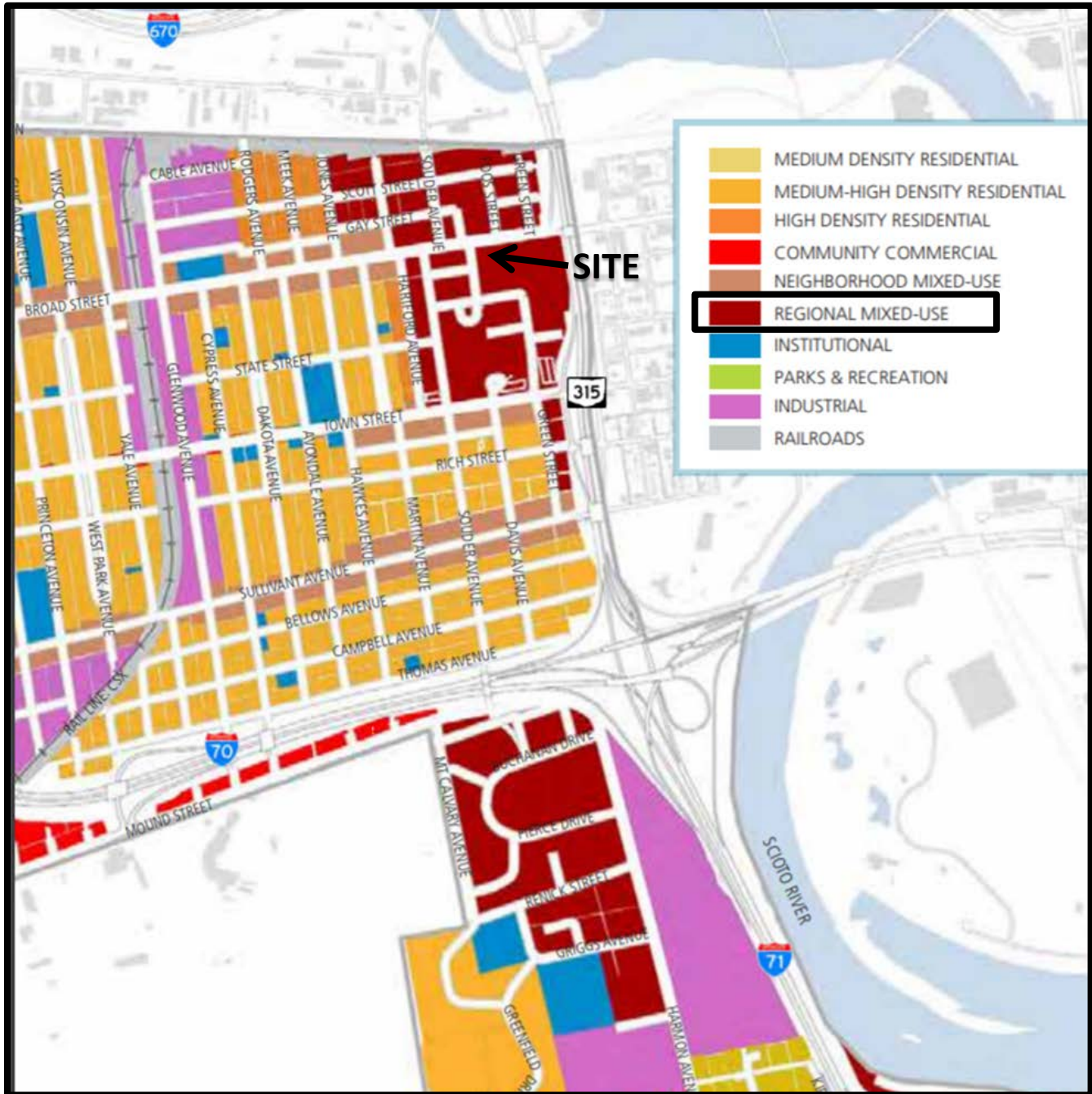
CITY DEPARTMENTS’ RECOMMENDATION: Approval.

The requested C-3, Commercial District will allow the applicant to provide a gateway to the office building adjacent to the site with accessory commercial development. The proposal is also consistent with the land use recommendations of the *Franklinton Area Plan*. The site’s location within the Urban Commercial Overlay will ensure compatibility with C2P2 design guidelines.

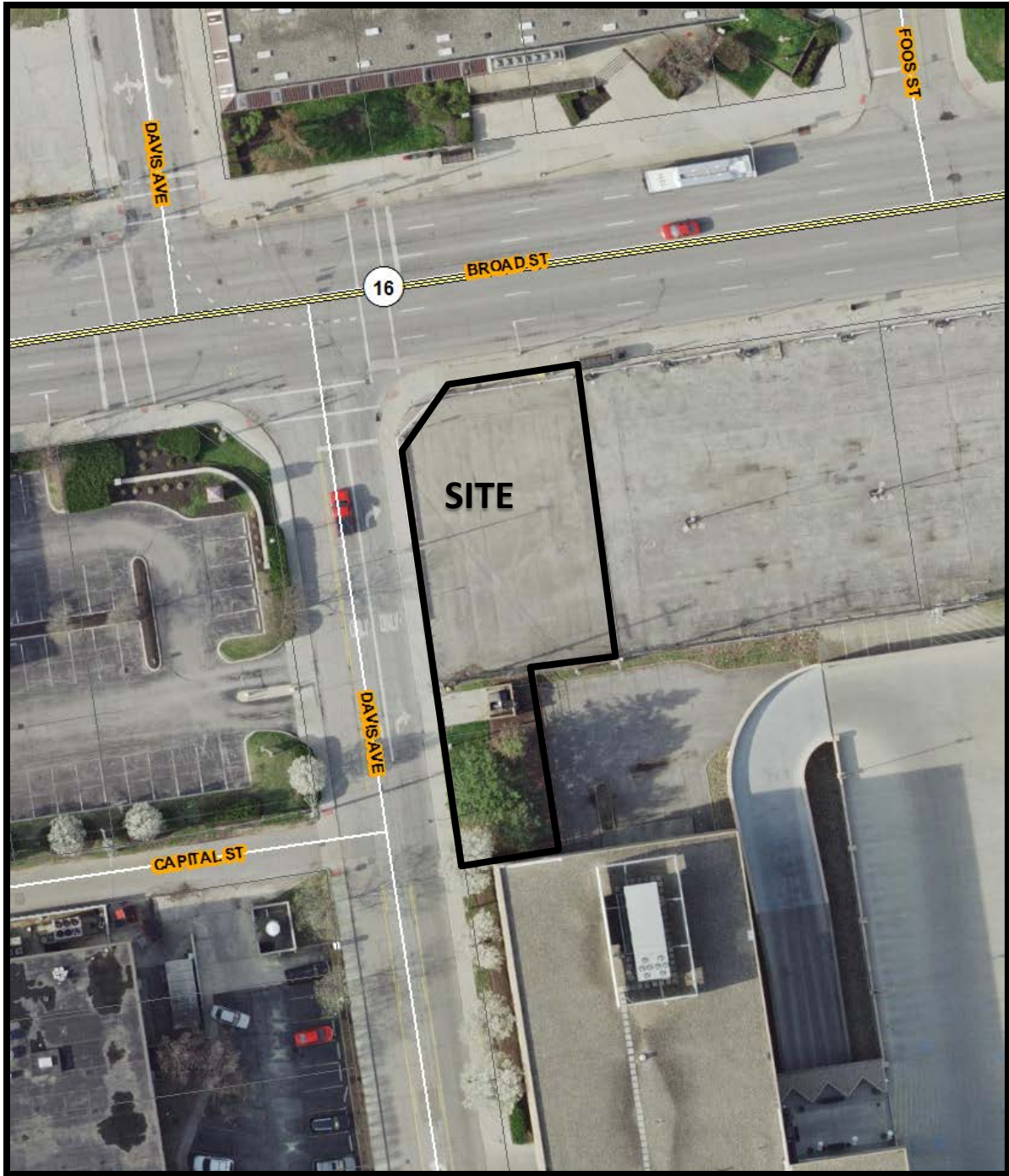


Z18-067
775 West Broad Street
Approximately 0.2 acres
AR-1 & C-4 to C-3

West Franklinton Area Plan (2014)



Z18-067
775 West Broad Street
Approximately 0.2 acres
AR-1 & C-4 to C-3



Z18-067
775 West Broad Street
Approximately 0.2 acres
AR-1 & C-4 to C-3



ANDREW J. GANTHER, MAYOR

DEPARTMENT OF BUILDING & ZONING SERVICES

Standardized Recommendation Form

111 North 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: Z18-067

Address: 775 W. BROAD ST.

Group Name: Franklinton Area Commission

Meeting Date: 12/11/18

- 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:

Approved vote 11 for 3 Abstain

RECEIVED

DEC 11 2018

BUILDING & ZONING SERVICES

Vote: 11 for 0 No 3 Abstain

Signature of Authorized Representative: William B Warner

SIGNATURE

Franklinton Area Commission

RECOMMENDING GROUP TITLE

614-581-6419

DAYTIME PHONE NUMBER

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

DEPARTMENT OF BUILDING AND ZONING SERVICES

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 #: Z18-067

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) KATHERINE A. ROBINSON
of (COMPLETE ADDRESS) 1397 HAINES AVE., COLUMBUS, OH 43222
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

Table with 2 columns and 2 rows containing party information: 1. JOHN ALFRED BROTHERS III, 2. KATHERINE ROBINSON, 3. (empty), 4. (empty)

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 19th day of October, in the year 2018

Notary Public



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

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