

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

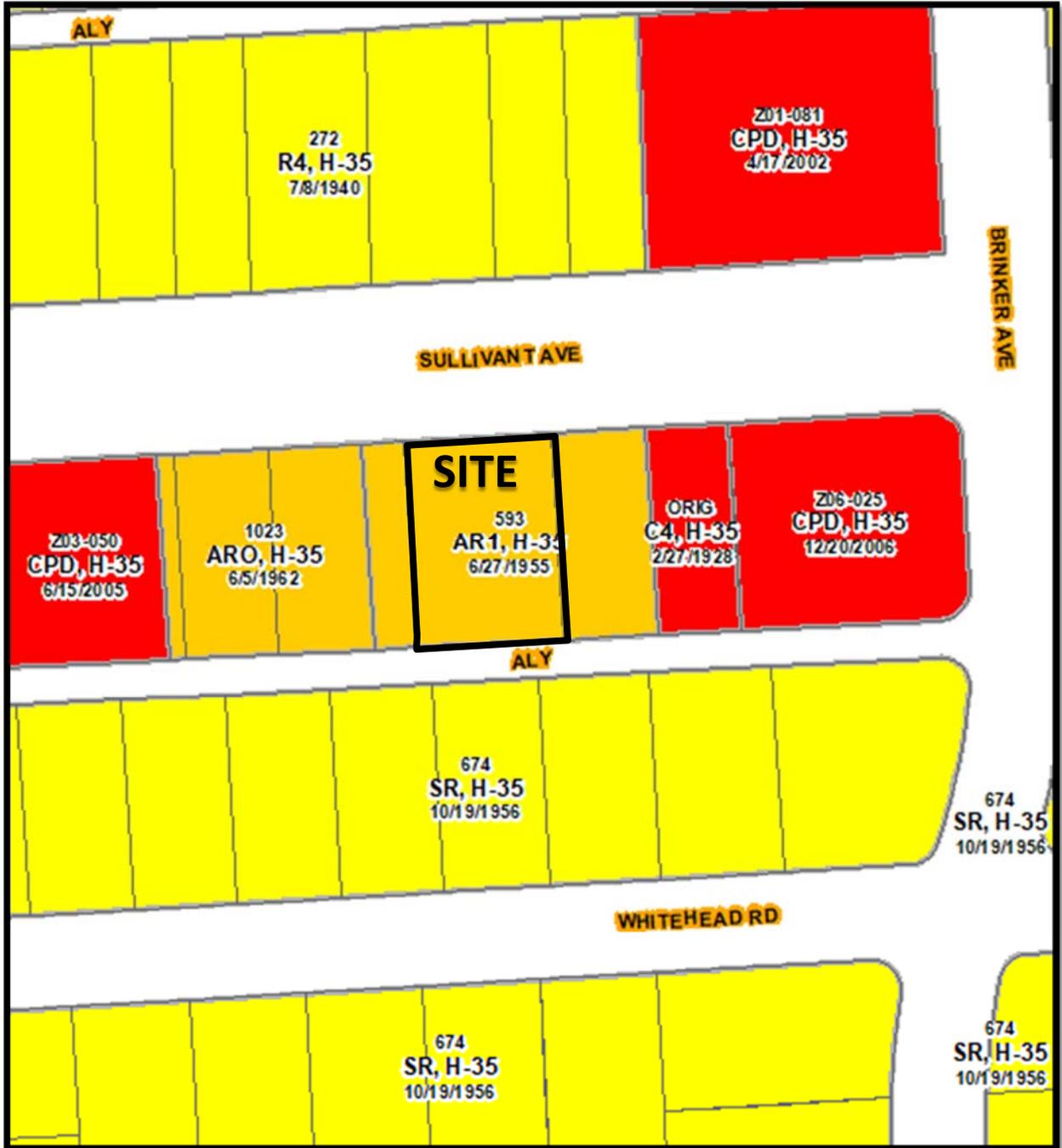
- 2. APPLICATION: Z20-025**
Location: **3225 SULLIVANT AVE. (43204)**, being 0.2± acres located on the south side of Sullivant Avenue, 216± feet west of South Brinker Avenue (010-034160; Greater Hilltop Area Commission).
Existing Zoning: AR-1, Apartment Residential District.
Request: CPD, Commercial Planned Development District (H-35).
Proposed Use: Conform existing office building.
Applicant(s): Mark Douglas Realty LLC; c/o Jeffrey L. Brown, Atty.; 37 W. Broad Street, Suite 460; Columbus, OH 43215.
Property Owner(s): The Applicant.
Planner: Shannon Pine; 614-645-2208; spine@columbus.gov

BACKGROUND:

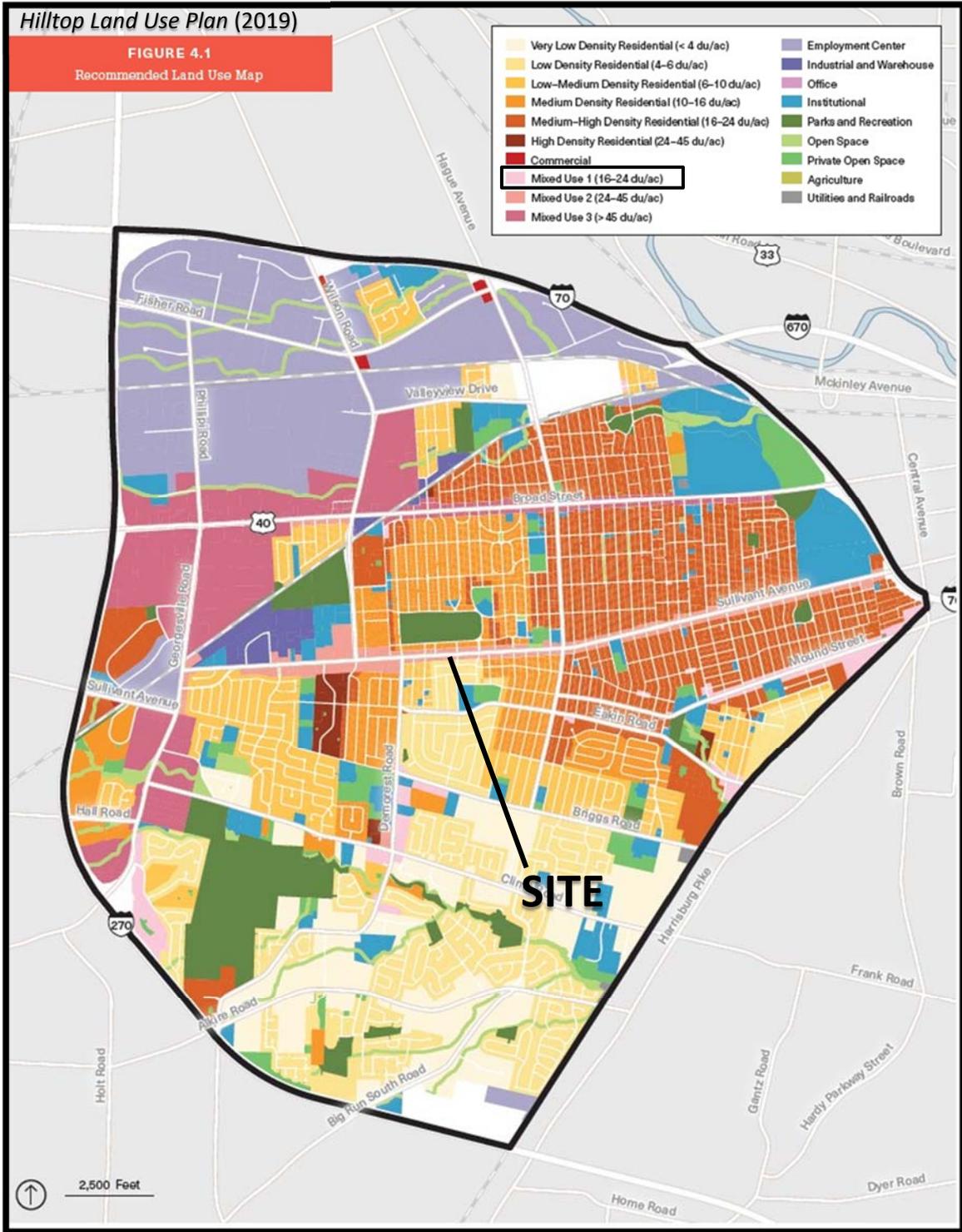
- The 0.2± acre site consists of one parcel developed with an office building in the AR-1, Apartment Residential District and is also within the Urban Commercial Overlay (UCO). The requested CPD, Commercial Planned Development District will secure proper zoning for this nonconforming use.
- North of the site across Sullivant Avenue is a church in the R-4, Residential District. To the east is a medical office building in the AR-1, Apartment Residential and C-4, Commercial districts. To the south are single-unit dwellings in the SR, Suburban Residential District. To the west is an apartment building in the AR-1, Apartment Residential and AR-O, Apartment Office districts.
- This site is within the planning boundaries of the *Hilltop Land Use Plan (2019)*, which recommends “Medium-High Density Residential” uses at this location and includes adoption of *Columbus Citywide Planning Policies (C2P2) Design Guidelines (2018)*. C2P2 Guidelines recommend that developments should connect to public sidewalks and encourage the use of Community Commercial Overlay standards where applicable, including landscaping, the installation of a tree lawn, and the addition of street trees.
- The site is located within the boundaries of the Greater Hilltop Area Commission, whose recommendation is pending their July 7, 2020 meeting.
- The CPD Text proposes C-2 Office Commercial District uses and includes variances for parking setback, parking lot landscaping, and screening which reflect existing conditions. The text also includes a commitment to a site plan that reflects a new sidewalk, landscaping along the right-of-way, and narrowing of the existing access point.
- The *Columbus Multimodal Thoroughfare Plan* identifies Sullivant Avenue as an Urban Community Connector requiring 80 feet of right-of-way.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested CPD, Commercial Planned Development District will secure proper zoning for an existing office building. The CPD text permits C-2, Commercial District uses and includes a commitment to a site plan which proposes the addition of a sidewalk, tree lawn, and street trees as recommended by C2P2 Design Guidelines. Deviation from the *Hilltop Land Use Plan's* recommendation for "Medium-High Density Residential" uses is supported given the existing nonconforming use, the proposed sidewalk and landscaping improvements, and the site's adjacent location to another office building. The request does not introduce an incompatible use to this neighborhood.



Z20-025
3225 Sullivant Ave.
Approximately 0.2 acres
AR-1 to CPD



Z20-025
3225 Sullivant Ave.
Approximately 0.2 acres
AR-1 to CPD



Z20-025
3225 Sullivant Ave.
Approximately 0.2 acres
AR-1 to CPD

Standardized Recommendation Form

DEPARTMENT OF BUILDING
AND ZONING SERVICES

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

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW

Case Number Z20-025

Address 3225 Sullivant Ave.

Group Name Greater Hilltop Area Commission

Meeting Date 7-7-20

Specify Case Type

BZA Variance / Special Permit

Council Variance

Rezoning

Graphics Variance / Plan / Special Permit

Recommendation Approval

(Check only one) Disapproval

NOTES:

The Commission approved the application for this zoning change
unanimously following two concessions and changes made by the applicant. The applicant agreed to add some additional
landscaping in the front of the building (in addition to previously planned landscaping improvements) and along the side of
the building to screen in the site's parking lot and create a barrier between this business and the neighboring apartment
complex. The additional landscaping required by the commission calls for shrubbery to be added to the front side tree line
and to create the barrier between apartment complex and the application site.
The commission otherwise was in favor of the zoning change and the proposed use of the application site.

Vote 13-0

Signature of Authorized Representative Scott W. Stockman

Recommending Group Title Greater Hilltop Area Commission

Daytime Phone Number 614 327 3772

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.

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 #: Z20-025

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jeffrey L. Brown
of (COMPLETE ADDRESS) 37 West Broad Street, Suite 460, Columbus, OH 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. Mark Douglas Realty LLC 3225 Sullivant Avenue Columbus, OH 43204-1894 Doug Lauria (614) 306-6894 No Columbus based employees	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

[Handwritten Signature]

Subscribed to me in my presence and before me this 30th day of March, in the year 2020

SIGNATURE OF NOTARY PUBLIC

[Handwritten Signature]

My Commission Expires:

9/4/2020

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

Natalie C. Timmons

Notary Public, State of Ohio

My Commission Expires 09-04-2020



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