

SITE - SITE TOTAL AREA

PARCELS TOTAL SITE AREA	AREA (SF)	AREA (AC)
PHO - 010 - 009434	34623.03	0.79
TOTAL SITE AREA SF / AC 1	34623.03	0.79

TOTAL BUILDING AREA

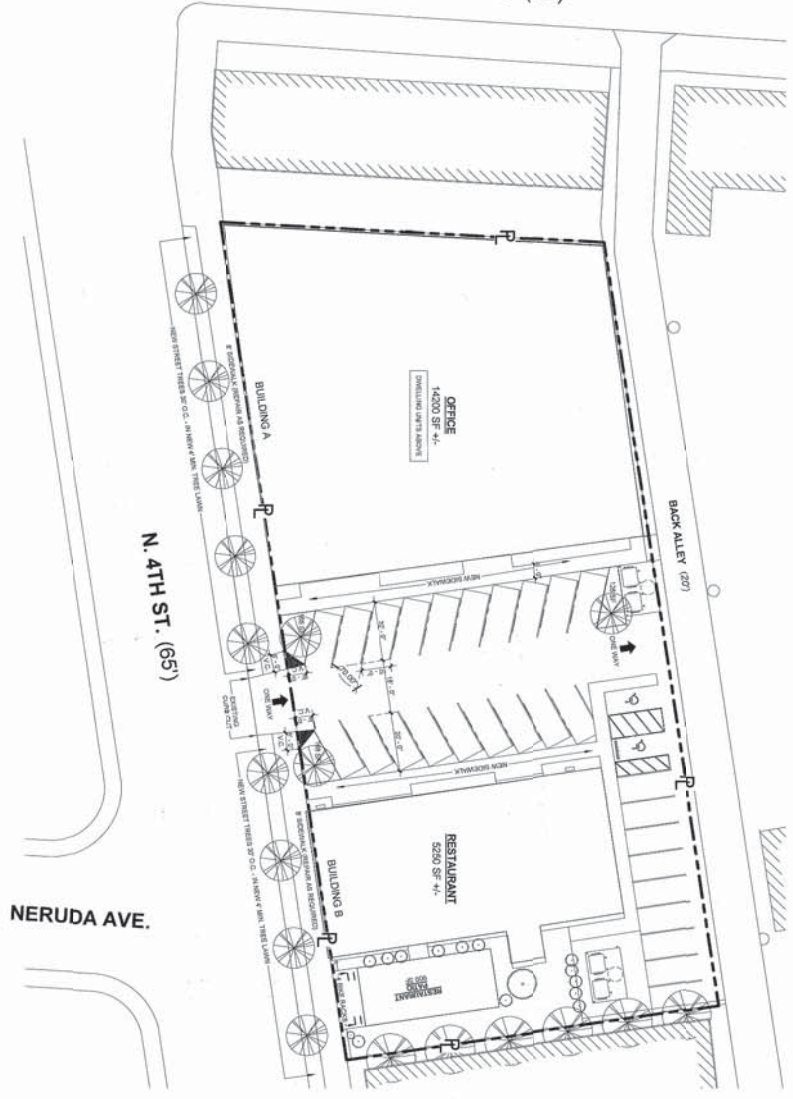
PROGRAM AREA	ZONING USE	GROSS AREA
BUILDING A	OFFICE	14200 SF +/-
1ST FLOOR		
COMMERCIAL		
2ND FLOOR	DWELLING UNITS	6800 SF +/-
RESIDENTIAL		
BUILDING B		
1ST FLOOR	RESTAURANT	6200 SF +/-
COMMERCIAL		
TOTAL SF		

PROPOSED CALCULATIONS

Proposed Use (SUD)	Area	Permitted Density/Use	Units/Vehicle Capacity	Costs (Estimated)
Office (Office)	14,200 +/- SF	1.0 units/10,000 SF	20 units	34 years
Residential (Residential)	6,800 +/- SF	1.5 units/10,000 SF	10 units	18 years
Restaurant (Restaurant)	6,200 +/- SF	1.0 units/10,000 SF	20 units	30 years
TOTAL PROPOSED BUILDING				
TOTAL PROPOSED BUILDING				

1) Office and restaurant building shown for reference. Any use of commercial use, including retail use, is permitted subject to the applicable zoning ordinance. 2) Total parking includes two (2) drive spaces.

WARREN ST. (60')



This Site Plan may be slightly adjusted to reflect engineering, topographical, or other site data developed at the time final development and engineering plans are completed. Any slight adjustment to the Site Plan shall be reviewed and may be approved by the Director of the Planning Department. The Director may require the applicant to submit additional information or data regarding the proposed adjustment.

David B. Perry Date: 1-29-18
 Director of Planning
 Donald Park, Attorney

SITE PLAN
 Z17 - 005
 1" = 30'-0"
 20' 40' 60'

Z17-005; Final Received 2/1/18

DATE: 1-29-18
 TITLE: SITE PLAN
 SHEET: 17005B
 DRAWING NUMBER: A001

777
 777 North 4th Street



SHREMSHOCK ARCHITECTS, INC.
 7400 West Campus Road Suite 150 New Albany, OH 43054
 614 545 4550 614 545 4555 www.shremshock.com

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JULY 13, 2017**

- 4. APPLICATION: Z17-005**
Location: **777 NORTH FOURTH STREET (43215)**, being 0.79± acres located at the west side of North Fourth Street, 60± feet north of Warren Street (010-008434; Italian Village Commission).
Existing Zoning: M, Manufacturing District.
Request: CPD, Commercial Planned Development District.
Proposed Use: Mixed-use development.
Applicant(s): LCO1, LLC; c/o Dave Perry, Agent; David Perry Company, Inc.; 411 East Town Street, 1st Floor; Columbus, OH 43215; and Donald Plank, Atty.; 411 East Town Street, 2nd Floor; Columbus, OH 43215.
Property Owner(s): The Applicant.
Planner: Kelsey Priebe; 614-645-1341; krpriebe@columbus.gov

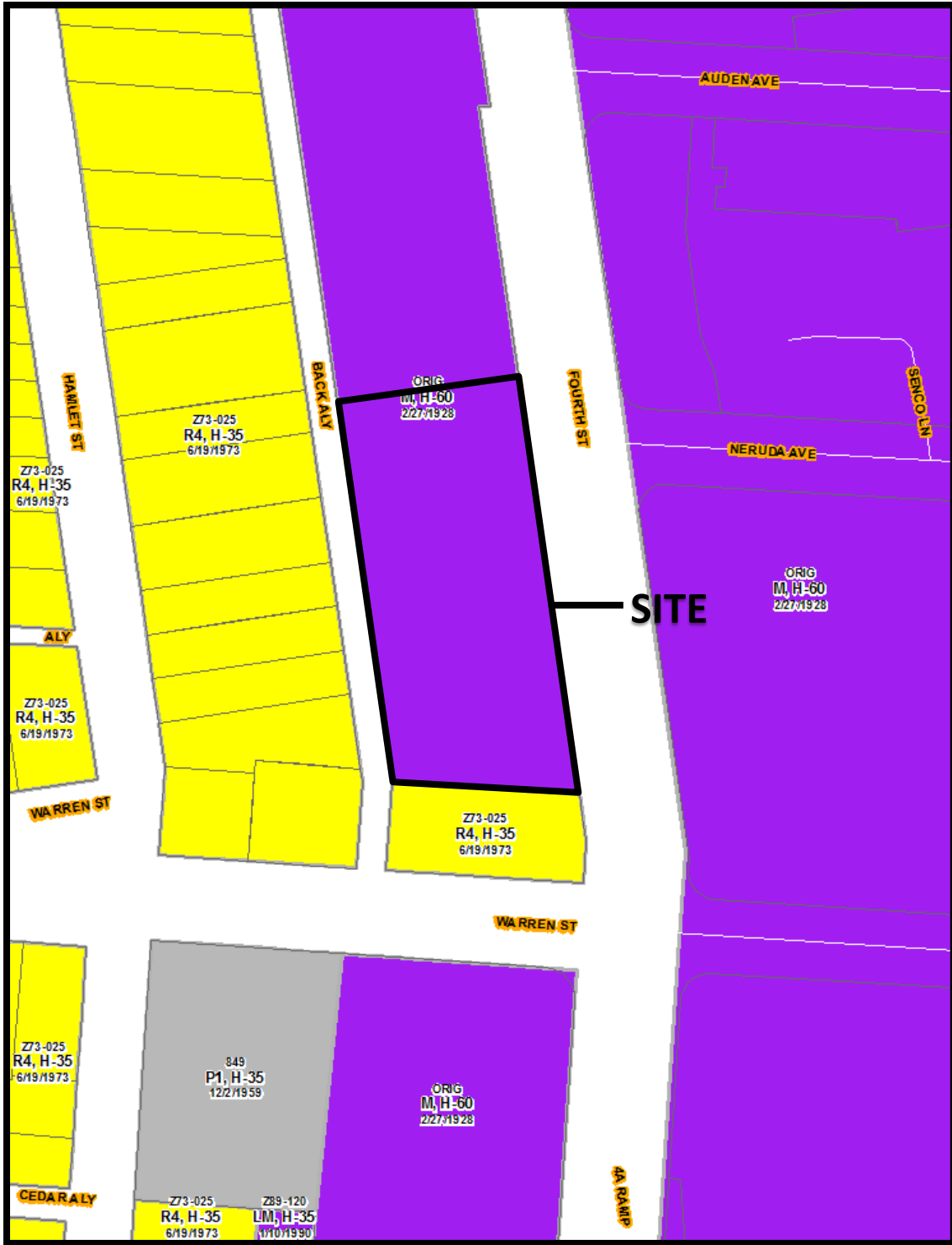
BACKGROUND:

- The 0.79± acre site is developed with two warehouse buildings in the M, Manufacturing District, and is within the Italian Village Urban Commercial Overlay (UCO). The applicant proposes the CPD, Commercial Planned Development District to repurpose the existing buildings for ground floor commercial uses with ten upper-story apartment units.
- To the north of the site is a mixed-use building in the M, Manufacturing District. To the south is a multi-unit residential development in the R-4, Residential District. To the east is a mixed-use development in the M, Manufacturing District. To the west are single- and two-unit dwellings in the R-4, Residential District.
- The site is within the boundaries of the *Italian Village East Redevelopment Plan (2000)*, which recommends “Commercial” land uses for this location. The Plan also recommends that the North Fourth and East Fifth corridors have a mix of commercial, residential, and office land uses.
- The site is located within the boundaries of the Italian Village Commission, whose recommendation is for approval.
- The CPD text proposes C-3 and limited C-4 uses, contains access and graphics provisions, and includes variances for parking lot landscaping, vision clearance triangles, and UCO setback and building design standard requirements. A parking space reduction of up to 66 required parking spaces is also incorporated in the request, as this application was submitted prior to the Short North Special Parking Area code change going into effect. The CPD plan depicts access locations, parking lot and landscaping improvements, and depicts the potential use of each building.

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

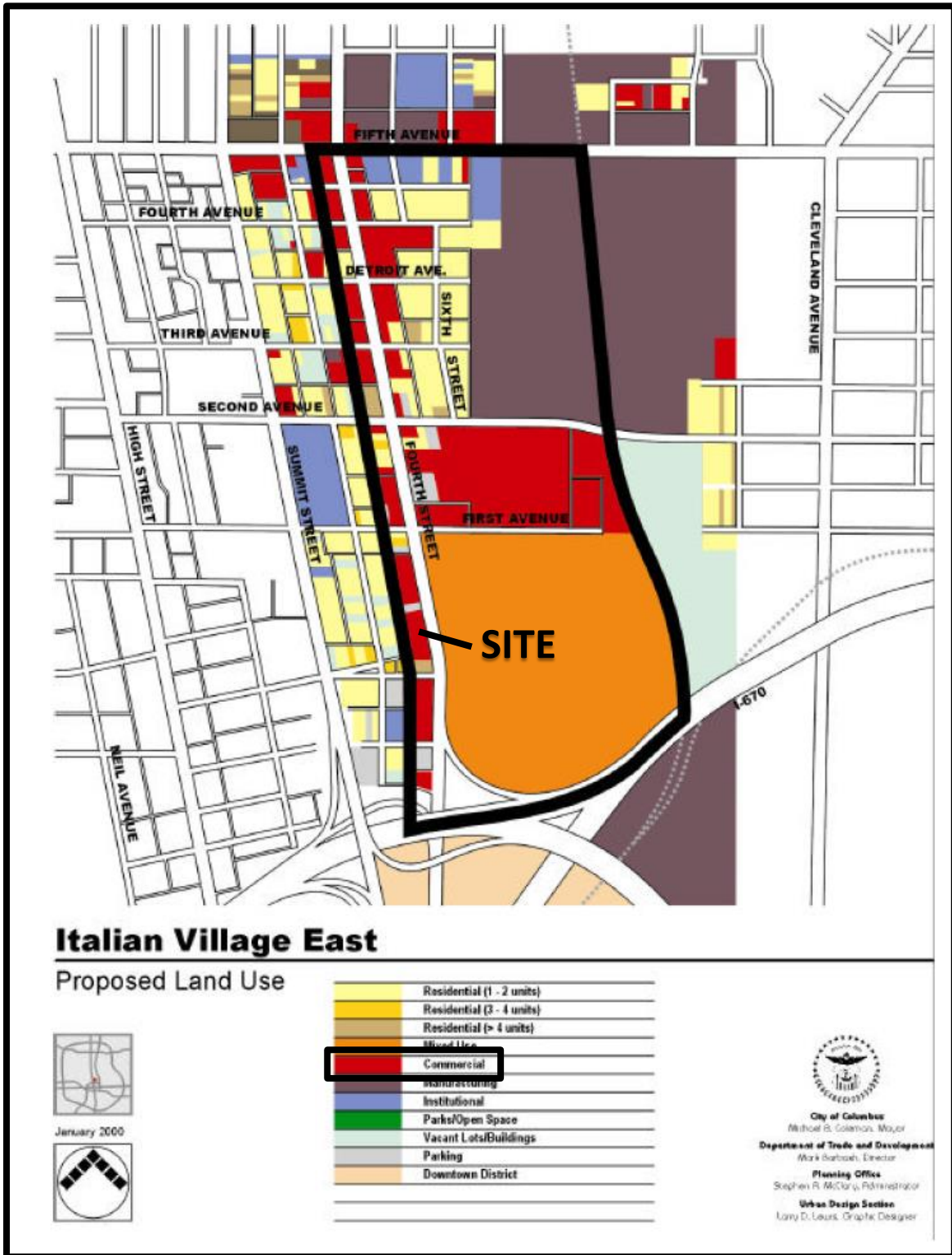
The requested CPD, Commercial Planned Development District will allow a mixed-use development that is compatible with the density and development standards of adjacent developments and the North Fourth Street corridor. The proposal is consistent with the land use recommendation of the *Italian Village East Redevelopment Plan* for commercial, residential, and office land uses. ~~While staff is supportive of the use, approval is conditioned on the following commitments per the Division of Traffic Management: 1.) The site will provide one dedicated parking space for every dwelling unit from at least 4:00 P.M. – 8:00 A.M. 2.) The site plan will be modified to change the proposed access to North Fourth Street to be one way westbound. 3.) The proposed parking spaces will be angled. Upon satisfying these conditions, City Department's recommendation will be updated to approval.~~

***The conditions per the Division of Traffic Management have been met.**



Z17-005
777 North Fourth Street
Approximately 0.79 acres
M to CPD

Italian Village East Redevelopment Plan (2000)



Z17-005
777 North Fourth Street
Approximately 0.79 acres
M to CPD



Z17-005
777 North Fourth Street
Approximately 0.79 acres
M to CPD

**HISTORIC DISTRICT COMMISSION
RECOMMENDATION**

ITALIAN VILLAGE COMMISSION

This is a recommendation to the appropriate regulatory body as identified per City Code. It is not a zoning clearance or a building permit. This document does not relieve the applicant from the responsibility of filing for and obtaining any required zoning clearance and/or building permit from the City of Columbus Department of Building & Zoning Services (645-6090 / 757 Carolyn Avenue) and following all other applicable codes and ordinances of the City of Columbus.

PROPERTY ADDRESS: 777 N. Fourth St.

APPLICANT'S NAME: David Perry Company, Inc. (Applicant) LCO1, LLC c/o Kevin Lykens (Owner)

APPLICATION NO.: 17-6-15 **COMMISSION HEARING DATE:** 6-20-17

The Italian Village Commission hereby certifies that the application for the above referenced property and a copy of this Recommendation are on file with the city's Historic Preservation Office. The Commission has reviewed the application and taken the following action(s) in accordance with Columbus City Code 3116 & 3119 and the architectural guidelines:

Variance or Zoning Change Request

- | | |
|--|--|
| <input checked="" type="checkbox"/> Rezoning | <input type="checkbox"/> Special Permit |
| <input checked="" type="checkbox"/> Parking Variance | <input checked="" type="checkbox"/> Setbacks |
| <input checked="" type="checkbox"/> Change of Use | <input checked="" type="checkbox"/> Other |
| <input type="checkbox"/> Lot Split | |

NOTE: Variance to 3321.01, Dumpster Area has been added after approval from the Italian Village Commission, but the Italian Village Commission is in support of the additional variance.

TYPE(S) OF ACTION(S) REQUESTED:

Recommend approval of variance application #17-6-15, 777 N. Fourth St., as submitted:
Variance Recommendation Request

- Rezone property to CPD, Commercial Planned Development District, to permit the reuse of the buildings for commercial uses and dwelling units above ground floor commercial use.
- 33312.21(A)(2), Landscaping and Screening, to reduce the area of three (3) parking lot islands from 145 square feet to a minimum of 108 square feet and to reduce the minimum soil radius per parking lot tree in parking lot islands from four (4) feet to a minimum of two (2) feet.
- 3312.49, Minimum Numbers of Parking Spaces Required, to reduce required parking from 97 spaces to 31 spaces.
- 3321.05(B)(1), Vision Clearance, to reduce the 10'x10' clear vision triangle at N Fourth Street and the site driveway to 6'x6'.
- 3372.604(B), Setback Requirements, to permit parking to be located on the north and south sides of Building A and Building B, respectively, as depicted on the Site Plan, rather than behind (west of) both buildings.
- 3372.605(A)(B)(D), Building Design Standards, to reduce the UCO standard of 60% glass on the North Fourth Street facades of both buildings to the glass area of the original windows, estimated to be 40% and 30% for Building A and Building B, respectively.

MOTION: Goodman/Maas (4-0-0) RECOMMEND APPROVAL.

RECOMMENDATION:

- RECOMMEND APPROVAL RECOMMEND DENIAL NO ACTION TAKEN

THIS RECOMMENDATION IS FOR CONSIDERATION BY THE DESIGNATED REGULATORY AUTHORITY FOR THE ACTION(S) REQUESTED AS INDICATED.


Randy F. Black
Historic Preservation Officer



REZONING APPLICATION

Department of Building & Zoning Services

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224-3218

Phone: 614-645-7433 www.columbus.gov

DEPARTMENT OF BUILDING
AND ZONING SERVICES

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.

APPLICATION #: Z17-005

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Donald Plank (Plank Law Firm)
of (COMPLETE ADDRESS) 411 East Town Street, 2nd Floor, 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
- Business or individual's address
- Address of corporate headquarters
- City, State, Zip
- Number of Columbus based employees
- Contact name and number

1. LCO1, LLC 1020 Dennison Avenue, Suite 102 Columbus, Ohio 43201-3497 # of Columbus Based Employees: 0 Contact: Kevin Lykens (614) 565-4209	2. Lykens Companies 1020 Dennison Avenue, Suite 102 Columbus, Ohio 43201-3497 # of Columbus Based Employees: 0 Contact: Kevin Lykens (614) 565-4209
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 January, in the year 2018

SIGNATURE OF NOTARY PUBLIC

Stacey L. Danza

My Commission Expires:

11-5-2018

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

Stacey L. Danza
Notary Public, State of Ohio
My Commission Expires 11-05-2018



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