

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
MAY 14, 2015**

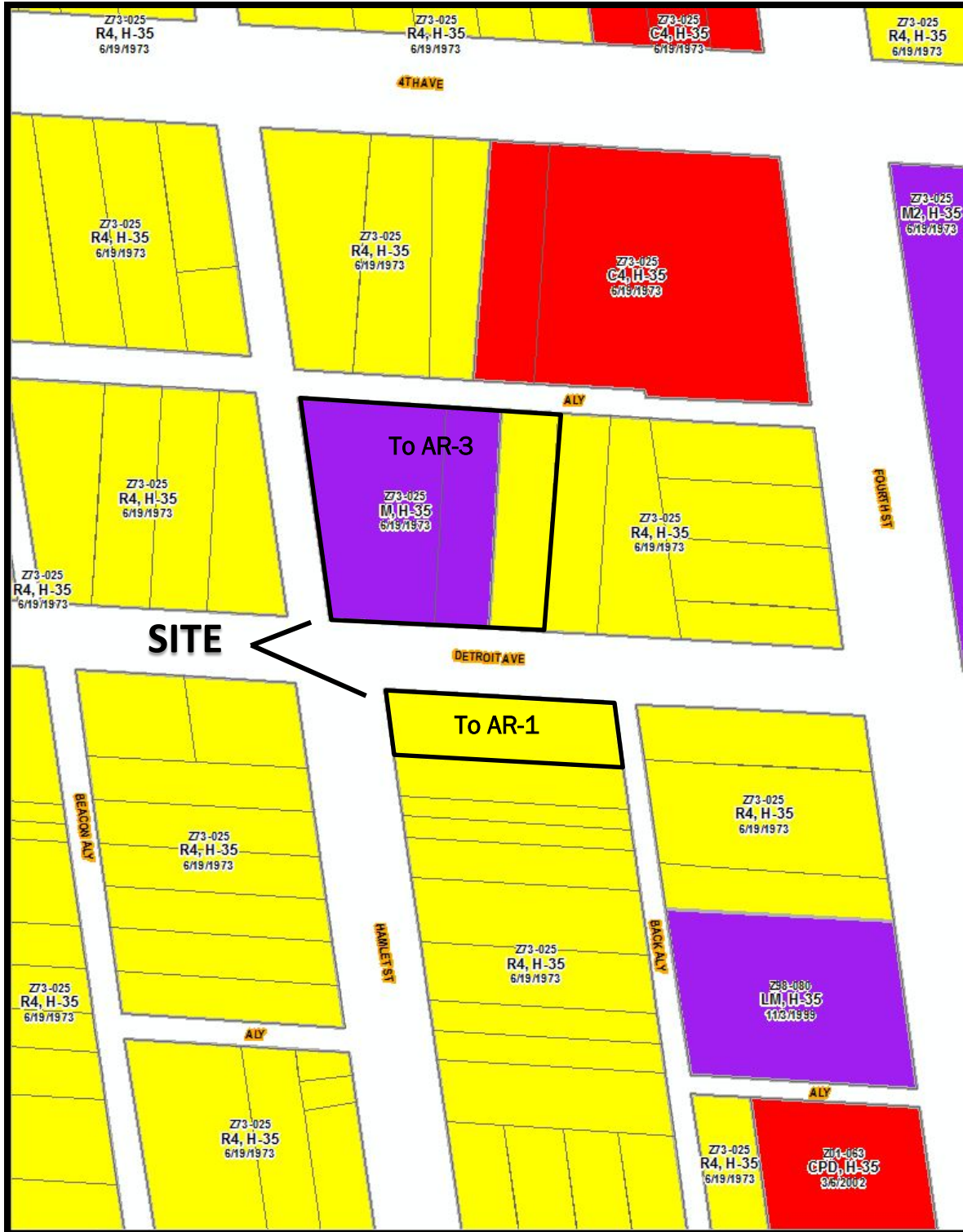
- 4. APPLICATION: Z15-019**
- Location:** **180 DETROIT AVENUE (43201)**, being 0.54± acres located at the northeast and southeast corners of Detroit Avenue and Hamlet Street (010-036341, 010-056312, 010-056275, and 010-044366; Italian Village Commission).
- Existing Zoning:** M, Manufacturing, and R-4, Residential Districts.
- Request:** AR-3, and AR-1, Apartment Residential Districts.
- Proposed Use:** Multi-unit residential development.
- Applicant(s):** Lykens Companies; c/o Dave Perry, Agent; David Perry Company, Inc.; 145 East Rich Street, 3rd Floor; Columbus, OH 43215; and Donald Plank, Atty.; Plank Law Firm; 145 East Rich Street, 3rd Floor; Columbus, OH 43215.
- Property Owner(s):** LS Development – 174 Detroit LLC; c/o Dave Perry, Agent; David Perry Company, Inc.; 145 East Rich Street, 3rd Floor; Columbus, OH 43215; and Donald Plank, Atty.; Plank Law Firm; 145 East Rich Street, 3rd Floor; Columbus, OH 43215.
- Planner:** Shannon Pine, 645-2208, spine@columbus.gov

BACKGROUND:

- The subject site consists of two development subareas separated by Detroit Avenue. The north subarea is developed with a 2-story brick and one-story metal industrial building zoned M, Manufacturing, and R-4, Residential Districts, and the south subarea is developed with a parking lot zoned R-4, Residential District. The applicant proposes the AR-3, Apartment Residential District for the industrial building site for conversion of the 2-story brick building into 18 apartment units and interior parking, and replacement of the one-story metal building with a 3-story, 13-unit apartment building with interior parking. The AR-1, Apartment Residential District is proposed on the parking lot site for a four-unit dwelling and 4-car detached garage.
- To the north are single-unit dwellings and a micro-brewery in the R-4, Residential, and C-4 Commercial Districts, respectively. To the east are a single-unit dwelling and a three-unit dwelling, and to the south is a single-unit dwelling, all in the R-4, Residential District. To the west across Hamlet Street are a four-unit dwelling and an office/apartment in the R-4, Residential District.
- Companion CV15-020 has been filed to vary driveway, parking-related, and vision clearance requirements, and yard and area standards. That request will be heard by City Council and will not be considered at this Development Commission meeting.
- The site is located within the boundaries of the Italian Village Commission who recommends approval of the requested AR-3 and AR-1 districts and associated variances. The site is located outside of the *Italian Village East* planning area.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested AR-3, and AR-1, Apartment Residential Districts will replace a potentially incompatible industrial site with multi-unit residential development in a predominantly residential neighborhood. The proposal is consistent with the development pattern and density of this historic area.



Z15-019
180 Detroit Avenue
Approximately 0.54 acres
M & R-4 to AR-3 and AR-1



Z15-019
180 Detroit Avenue
Approximately 0.54 acres
M & R-4 to AR-3 and AR-1

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: 180 Detroit Avenue

APPLICANT'S NAME: Lykens Companies c/o Dave Perry (Applicant) LS Development 174 Detroit, LLC (Owner)

APPLICATION NO.: 15-4-25b

COMMISSION HEARING DATE: 4-21-2015

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

- Rezoning
- Parking Variance
- Change of Use
- Lot Split

- Special permit
- Setbacks
- Other

TYPE(S) OF ACTION(S) REQUESTED:

Upon review of Application #15-4-25b, 180 Detroit Avenue, the Italian Village Commission recommends approval of the proposed rezoning, as follows:

- To rezone 0.42 ac (the development site on the north side of Detroit Avenue) from M, Manufacturing to AR-3, Apartment Residential
- To rezone 0.12 ac (the development site on the south side of Detroit Avenue) from R-4, Residential to AR-2, Apartment Residential

The requested zoning districts will establish conforming zoning districts for use and density, consistent with the project the IVC has previously reviewed.

MOTION: Lapp/Boyer (4-0-0) APPROVAL RECOMMENDED



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.

 A handwritten signature in cursive script, reading "Randy F. Black", followed by a small circular mark containing the letters "et". The signature is written over a horizontal line.

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 # 215-019

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Donald Plank
of (COMPLETE ADDRESS) Plank Law Firm, 145 E. Rich Street, FL 3, 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
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. Row 1: 1. LS Development - 174 Detroit, LLC; 2. Lykens Companies. Row 2: 3. (empty); 4. (empty).

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Handwritten signature of Donald Plank

Subscribed to me in my presence and before me this 30th day of March, in the year 2015

SIGNATURE OF NOTARY PUBLIC

Handwritten signature of Barbara A. Painter

My Commission Expires:

AUGUST 3, 2015

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

Notary Seal Here



BARBARA A. PAINTER
Notary Public, State of Ohio
My Commission Expires AUGUST 3, 2015

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