

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
APRIL 14, 2022**

- 2. APPLICATION: Z21-105**
Location: **1393 N. 4TH ST. (43201)**, being 0.12± acres located at the southwest corner of North 4th Street and East 8th Avenue (010-024533; University Area Commission).
Existing Zoning: R-4, Residential District.
Request: CPD, Commercial Planned Development District (H-35).
Proposed Use: Mixed-use development.
Applicant(s): Zora's House, Inc.; c/o Jackson B. Reynolds, III, Atty.; 37 West Broad Street, Suite 460; Columbus, OH 43215.
Property Owner(s): Zora's House, Inc.; 1311 Summit Street; Columbus, OH 43201.
Planner: Tim Dietrich; 614-645-6665; tedietrich@columbus.gov

BACKGROUND:

- The 0.12± acres site consists of one parcel formerly developed with a mixed-use building in the R-4, Residential District. The applicant requests the CPD, Commercial Planned Development District to permit the construction of a new mixed-use building permitting C-2 commercial uses, delicatessens, eating and drinking establishments (2,000 square feet or less), accessory outdoor dining patio, and a temporary shelter.
- North of the site is a single-unit dwelling in the R-4, Residential District. South of the site is a two-unit dwelling in the R-4, Residential District. East of the site is a six-unit row house in the R-4, Residential District. West of the site is undeveloped land in the R-4, Residential District.
- The site is within the planning boundaries of the *University District Plan* (2015), which recommends "Lower Intensity Residential" land uses at this location.
- The site is within the boundaries of the University Area Commission, whose recommendation is for approval.
- The CPD text establishes use restrictions permitting all C-2 commercial uses, cafes, delicatessens, and restaurants (2,000 square feet or less), an accessory outdoor dining patio, and a temporary shelter, a C-4 district use. The CPD text includes supplemental development standards that address building setbacks, landscaping, street trees, building height, and includes a commitment to develop the site as demonstrated on the submitted site plan. Code modifications for building setbacks, building height, vision clearance, and a parking reduction request from 33 required parking spaces to 0 provided parking spaces are included in the request.
- In conjunction with this rezoning request a parking study was conducted by the Applicant and reviewed and approved by the Department of Public Services Division of Parking Services on March 18, 2022.

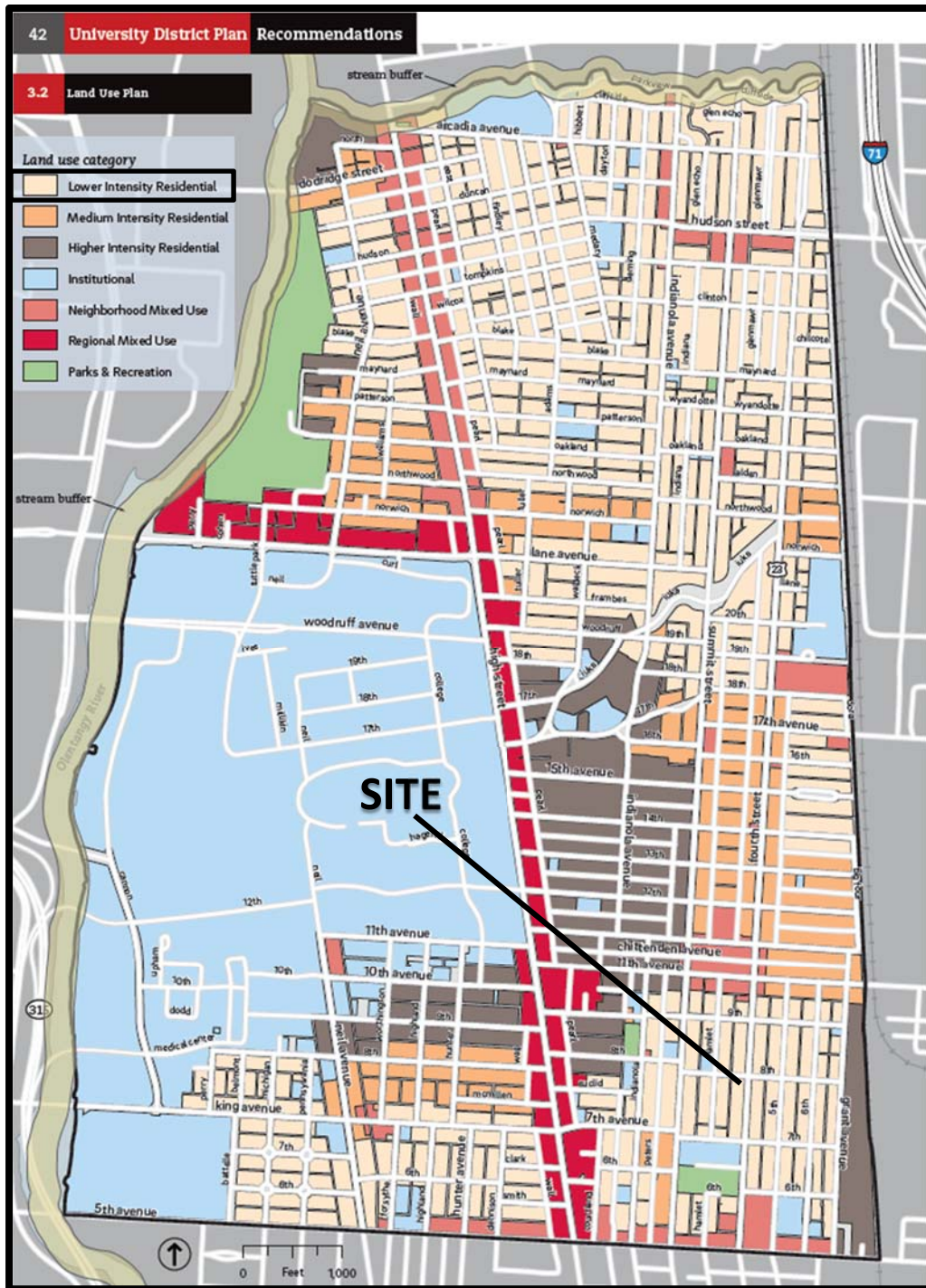
- The *Columbus Multimodal Thoroughfare Plan* identifies this portion of North 4th Street as an Urban Community Connector requiring 80 feet of right-of-way.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The proposed CPD, Commercial Planned Development District will permit a mixed-use building permitting C-2 commercial uses, delicatessens, and eating and drinking establishments, an accessory outdoor dining patio, and a temporary shelter. While the *University District Plan* recommends "Lower Intensity Residential" uses for this location, staff supports the requested use because the site was previously developed with a two-story mixed-use building. Code modifications requested in the CPD can be supported as they are consistent with other infill developments within urban neighborhoods. A parking study was review and approved by the Division of Parking Services resulting in support of the requested parking reduction. Lastly, the submitted site plan demonstrates bicycling parking, landscaping and a street tree along the North 4th Street frontage, all consistent with the Plan's guidelines.



Z21-105
1393 N. Fourth St.
Approximately 0.12 acres
R-4 to CPD



Z21-105
 1393 N. Fourth St.
 Approximately 0.12 acres
 R-4 to CPD



Z21-105
1393 N. Fourth St.
Approximately 0.12 acres
R-4 to CPD

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

Case Number	<u>Z21-105</u>
Address	<u>1393 N. Fourth St.</u>
Group Name	<u>University Area Commissionn</u>
Meeting Date	<u>2-16-2022</u>
Specify Case Type	<input type="checkbox"/> BZA Variance / Special Permit <input type="checkbox"/> Council Variance <input checked="" type="checkbox"/> Rezoning <input type="checkbox"/> Graphics Variance / Plan / Special Permit
Recommendation (Check only one)	<input checked="" type="checkbox"/> Approval <input type="checkbox"/> Disapproval

LIST BASIS FOR RECOMMENDATION:

The full UAC and Zoning Committee approved this project. Many commissioners were excited this corner will be redeveloped with a non-profit benefiting the area. This corner has historically been a crime-ridden area when the old carry out was still in operation. They felt the lack of parking will not be harmful to the neighborhood. However, several commissioners also pointed out that residents living near the site are concerned about parking.

*Applicant is returning to the University Area Commission on June 15, 2022, because an additional code modification to vision clearance at the intersection of E. 8th Ave. and the alley and was added to the CPD Development Text that had not been reviewed by the UAC at the February 16, 2022 meeting.

Vote	<u>Yes 11 No 2 Abstain 1</u>
Signature of Authorized Representative	<u>michael.kehlmeier</u> <small>Digitally signed by michael.kehlmeier Date: 2022.02.17 11:45:36 -05'00'</small>
Recommending Group Title	<u>University Area Commission Zoning Committee Chairman</u>
Daytime Phone Number	<u>614-352-7875</u>

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.

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Rezoning Application

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

PROJECT DISCLOSURE STATEMENT

APPLICATION #: Z21-105

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.

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jackson B. Reynolds, III
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 (including 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. Zora's House Inc 1311 Summit Street Columbus, OH 43201 L.C. Johnson (614) 636-2594 Employees <u>6</u>	2.
3.	4.

☐ Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this 17th day of December, in the year 2021

SIGNATURE OF NOTARY PUBLIC

My Commission Expires 9/4/2025

Notary Seal Here



Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2025

This Project Disclosure Statement expires six (6) months after date of notarization.