



**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
DECEMBER 9, 2021**

1.     **APPLICATION:**                   **Z19-082**  
       **Location:**                   **142 W. WHITTIER ST. (43206)**, being 17.3± acres located on the north side of West Whittier Street, 350± feet west of South Front Street (part of 010-057548 & 7 others; Brewery District Commission).
- Existing Zoning:**           M, Manufacturing District.  
       **Request:**                   CPD, Commercial Planned Development District (H-200).  
       **Proposed Use:**           Mixed-use development.  
       **Applicant(s):**           Zimmer Development Company, LLC; c/o Jeffrey L. Brown, Atty.; 37 West Broad Street, Suite 460; Columbus, OH 43215.  
       **Property Owner(s):**   CSX Transportation Inc. Chesapeake & Ohio RY; 500 Water Street, (C910); Jacksonville, FL 32202.  
       **Planner:**                 Tim Dietrich; 614-645-6665; [tedietrich@columbus.gov](mailto:tedietrich@columbus.gov)

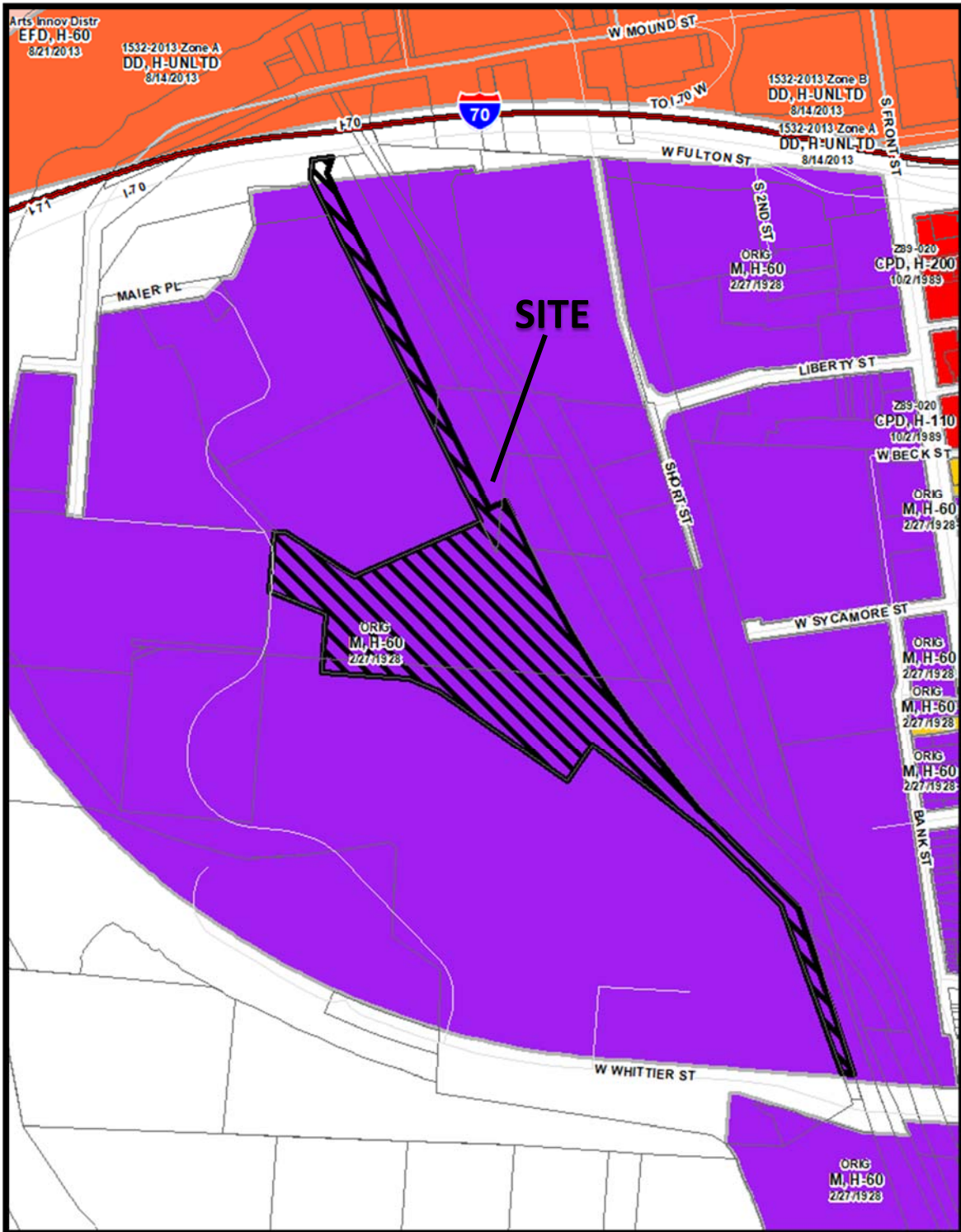
**BACKGROUND:**

- The 17.3± acre site consists of eight undeveloped parcels in the M, Manufacturing District. The requested CPD, Commercial Planned Development District will permit mixed-use development to be developed in three phases.
- North of the site is an office/warehouse building and the Scioto Audobon Metro Park in the M, Manufacturing District. South and west of the site is the Scioto Audobon Metro Park in the M, Manufacturing District. East of the site is railroad right-of-way.
- Concurrent CV19-111 has been filed to permit ground floor residential uses in the CPD, Commercial Planned Development District and a parking space reduction for multi-unit residential uses. That request will be heard by City Council and will not be considered at this Development Commission meeting.
- The site is within the planning boundaries of the *Brewery District Plan* (1992), which does not recommend specific land uses but states that a goal for the site is to redevelop it in a way that incorporates both recreational amenities and housing.
- The site is located within the boundaries of the Brewery District Commission whose recommendation is for approval.
- The CPD text establishes use restrictions and supplemental development standards that address traffic access, parking requirements, and street trees, and commits to developing the site in phases as demonstrated on the submitted site plan. Additionally, code modifications to maneuvering, parking minimums for outdoor eating and drinking establishments, and for required parking to be located on a different parcel than the use they serve are included in the request.

**CITY DEPARTMENTS' RECOMMENDATION:** \*Approval ~~Conditional approval.~~

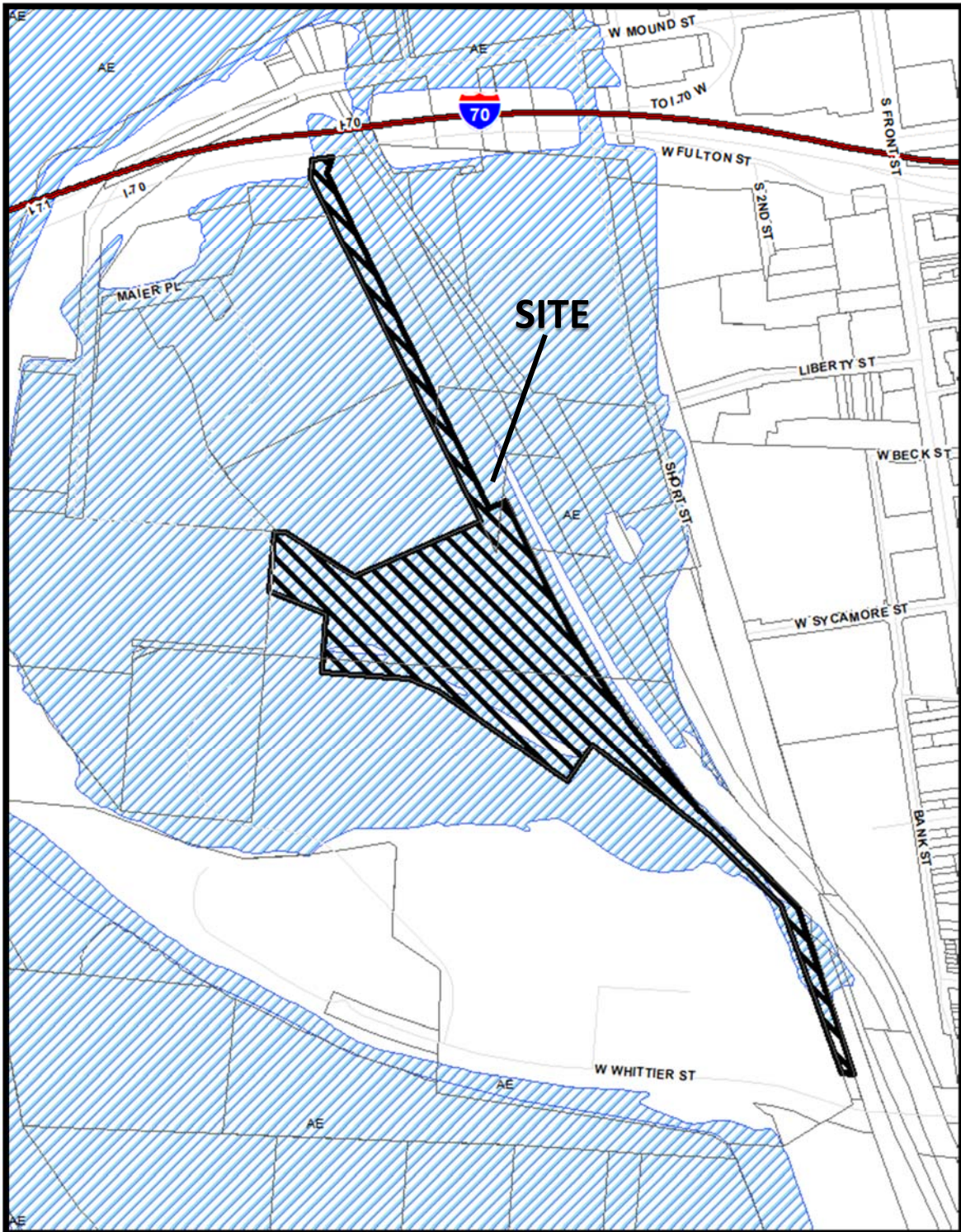
The requested CPD, Commercial Planned Development District will permit mixed-use development. The CPD text includes appropriate use restrictions and supplemental development standards. The requested CPD district is consistent with the *Brewery District Plan* guidelines encouraging housing as a permitted use on the Whittier Street Peninsula and staff defers to the Brewery District Commission's decision on design-related matters. A traffic impact study has been completed and a monetary contribution is requested of the developer to be implemented towards improving the intersection of West Whittier Street and South Front Street. At the time this report was written, that monetary contribution had not yet been added to the CPD text. Additionally, further conversations between the Applicant and Metro Parks are needed regarding any access and/or utility easements, along with final approval by the Metro Parks Board.

**\*The results of the traffic impact study have been included in the CPD text to the satisfaction of the Department of Public Service. Access to the site is proposed via easement through the adjacent Metro Parks property to Whittier Street. Should the Metro Parks Board not approve the proposed easement, a revised traffic impact study and potential pavement improvements to Maier Place will be required prior to final site compliance approval**



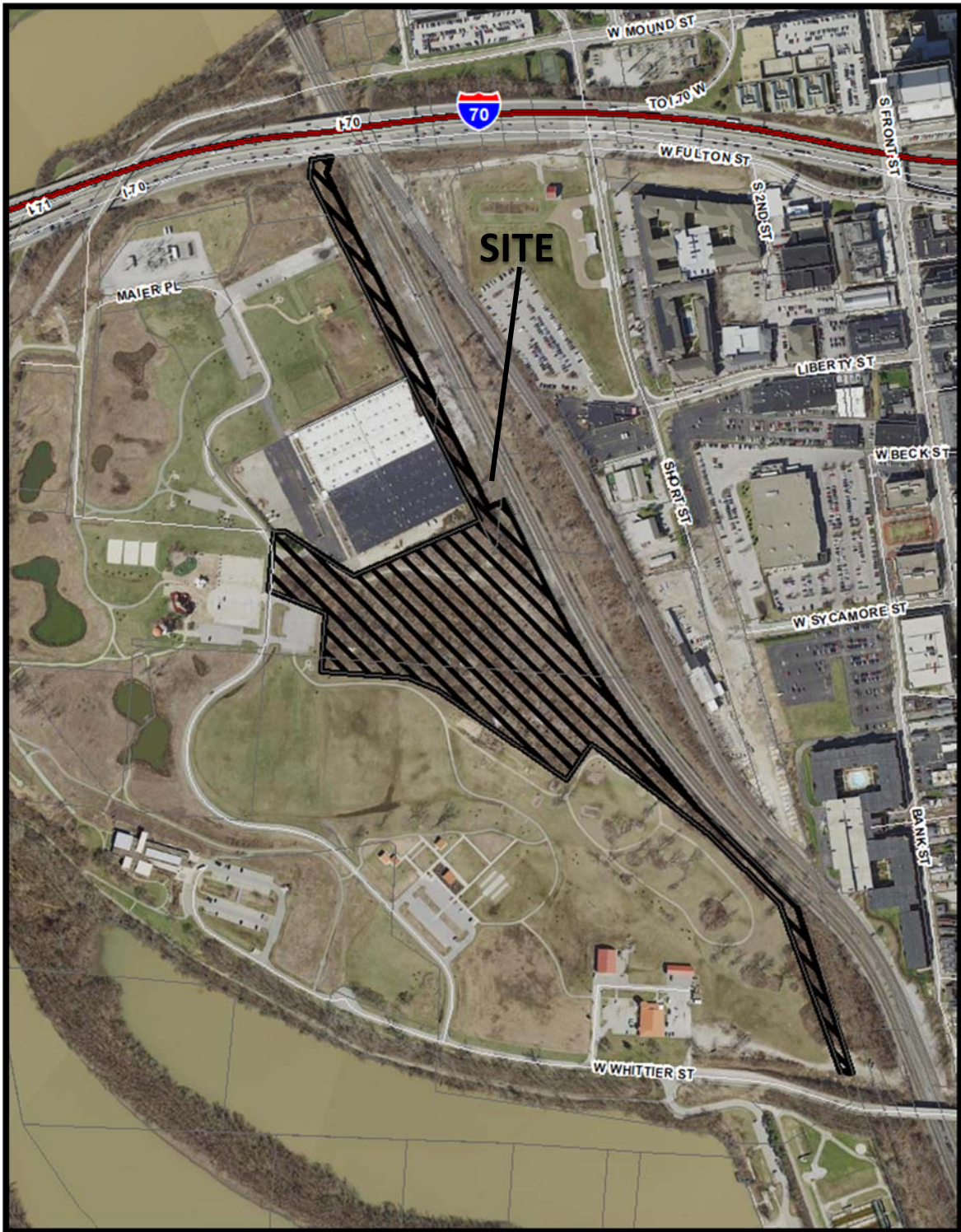
Z19-082  
142 W. Whittier St.  
Approximately 16.54 acres  
M to CPD





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## HISTORIC DISTRICT COMMISSION RECOMMENDATION

### HISTORIC RESOURCES 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:** 142 Whittier Street

**APPLICANT'S NAME:** Zimmer Development Co. (Applicant) CSX Transportation (Owner)

**APPLICATION NO.:** BD-21-11-004b

**COMMISSION HEARING DATE:** 11-4-2021

The Historic Resources 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.

☒ **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 # BD-21-11-004b, 142 Whittier Street, the Brewery District Commission recommends approval of the proposed variances and change of use, as submitted:

Request for Recommendation / Change of Use

- Change of use from M (Manufacturing) to CPD (Commercial Planned Development).

Request for Recommendation / Variances

1. Section 3356.03 C-4 permitted uses: to permit first floor residential.
2. Section 3312.49 minimum number of parking spaces required: to reduce the number of parking spaces from 1.5 to 1.3 per multi-family dwelling unit.

MOTION: Mathur/Pongonis (6-0-0) 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.

*Cet*

## Rezoning Application

DEPARTMENT OF BUILDING  
AND ZONING SERVICES

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

### PROJECT DISCLOSURE STATEMENT

APPLICATION #: 219-082

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) 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 (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. Zimmer Development Company LLC 111 Princess Street Wilmington, NC 28401 Landon Zimmer 910-763-4669 0 - number of Columbus based employees	2. CSX Transportation Inc. Chesapeake & Ohio RY 500 Water Street (C910) Jacksonville, FL 32202 250- number of Columbus based employees
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 14th day of October, in the year 2021

SIGNATURE OF NOTARY PUBLIC

My Commission Expires

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.***