

AUGUST 02, 2007

A03

SITE DEVELOPMENT PLAN

RENOVATION OF AND ADDITION TO THE LINCOLN THEATRE
771 E. LONG STREET, COLUMBUS, OHIO 43203-1844

NUMBER	REVISION	DATE

DESIGNED BY: VCM
DRAWN BY: VCM
CHECKED BY: LP

**KABIL ASSOCIATES
ENGINEERS, ARCHITECTS
PLANNERS
5900 SHARON WOODS BLVD
COLUMBUS, OHIO 43229**



KORDA
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TEL 815/427-1820 • FAX 815/427-0866 • E-MAIL info@korda.com

**HARDLINES
DESIGN
COMPANY**

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
APRIL 10, 2008**

- 6. APPLICATION: Z08-002**
Location: **771 EAST LONG STREET (43203)**, being 0.96± acres located at the southwest corner of East Long Street and Garfield Avenue (010-006805; Near East Area Commission).
Existing Zoning: R-2F, Residential, and CPD, Commercial Planned Development Districts.
Request: CPD, Commercial Planned Development District.
Proposed Use: Theater and parking.
Applicant(s): City of Columbus City of Columbus Department of Development; c/o Laura MacGregor Comek, Attorney; 500 South Front Street, Suite 1200; Columbus, OH 43215.
Property Owner(s): City of Columbus; c/o Boyce Safford III; 50 West Gay Street; Columbus, OH 43215.
Planner: Shannon Pine, 645-2208, spine@columbus.gov

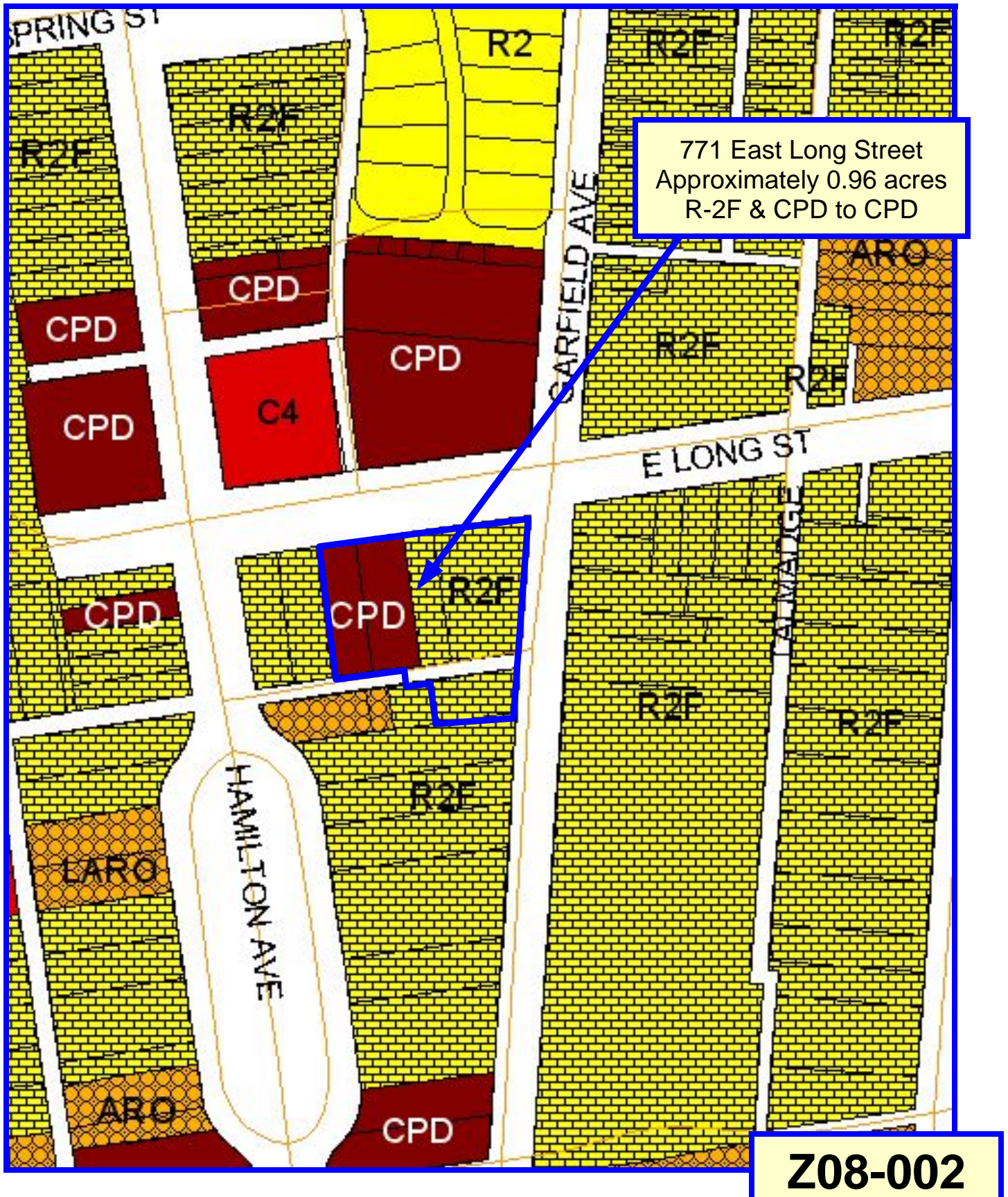
BACKGROUND:

- o The 0.96± acre site is developed with the Lincoln Theater zoned in the R-2F, Residential District and a parking lot zoned in the CPD, Commercial Planned Development District. Amendments to a Council variance (CV91-0046C) and the CPD District (Z93-052B) were approved in July 2007 to allow expansion and renovation of the theater. The applicant requests the CPD, Commercial Planned Development District to satisfy conditions of the recently approved ordinances that a follow-up rezoning application be filed for the site within one year of their effective dates to simplify any future development projects.
- o To the north across East Long Street are a mixed-use commercial building and parking lot in the C-4, Commercial, and CPD, Commercial Planned Development Districts, respectively. To the east across Garfield Avenue are a vacant commercial building and an apartment building in the R-2F, Residential District. To the south is residential development in the R-2F, Residential, and A-R-O, Apartment Residential Office District. To the west is an apartment building in the R-2F, Residential District.
- o The site is located within the Urban Commercial Overlay, and lies within the *Near East Area Plan* (2005), which denotes East Long Street as a Commercial Node District and recommends higher density residential and mixed-use development for this corridor. The site also lies within the planning area of the *King-Lincoln District Plan* (2002), which encourages an Arts and Entertainment Center and shared parking district along Long Street west of Monroe Avenue.
- o The site is located within the boundaries of the Near East Area Commission whose response had not been received at the time this report was prepared.

- o CPD text includes use restrictions and development standards that address setbacks, landscaping, and lighting controls. Variances for building height, parking lot screening, minimum number of parking spaces required, and for Urban Commercial Overlay standards pertaining to setbacks, vertical piers and window glass are also included in the request.
- o The *Columbus Thoroughfare Plan* identifies Long Street as a 4-2 arterial requiring 50 feet of right-of-way from the centerline.

CITY DEPARTMENTS RECOMMENDATION: Approval.

The requested CPD, Commercial Planned Development District will carry over all other previous approvals for the existing theater and parking lot, and simplify any future development projects. The request is consistent with the recommendations of the *Near East Area Plan* and *King-Lincoln District Plan* for mixed-use development in this corridor, and with the established zoning and development patterns of the area.





DEVELOPMENT STRATEGY

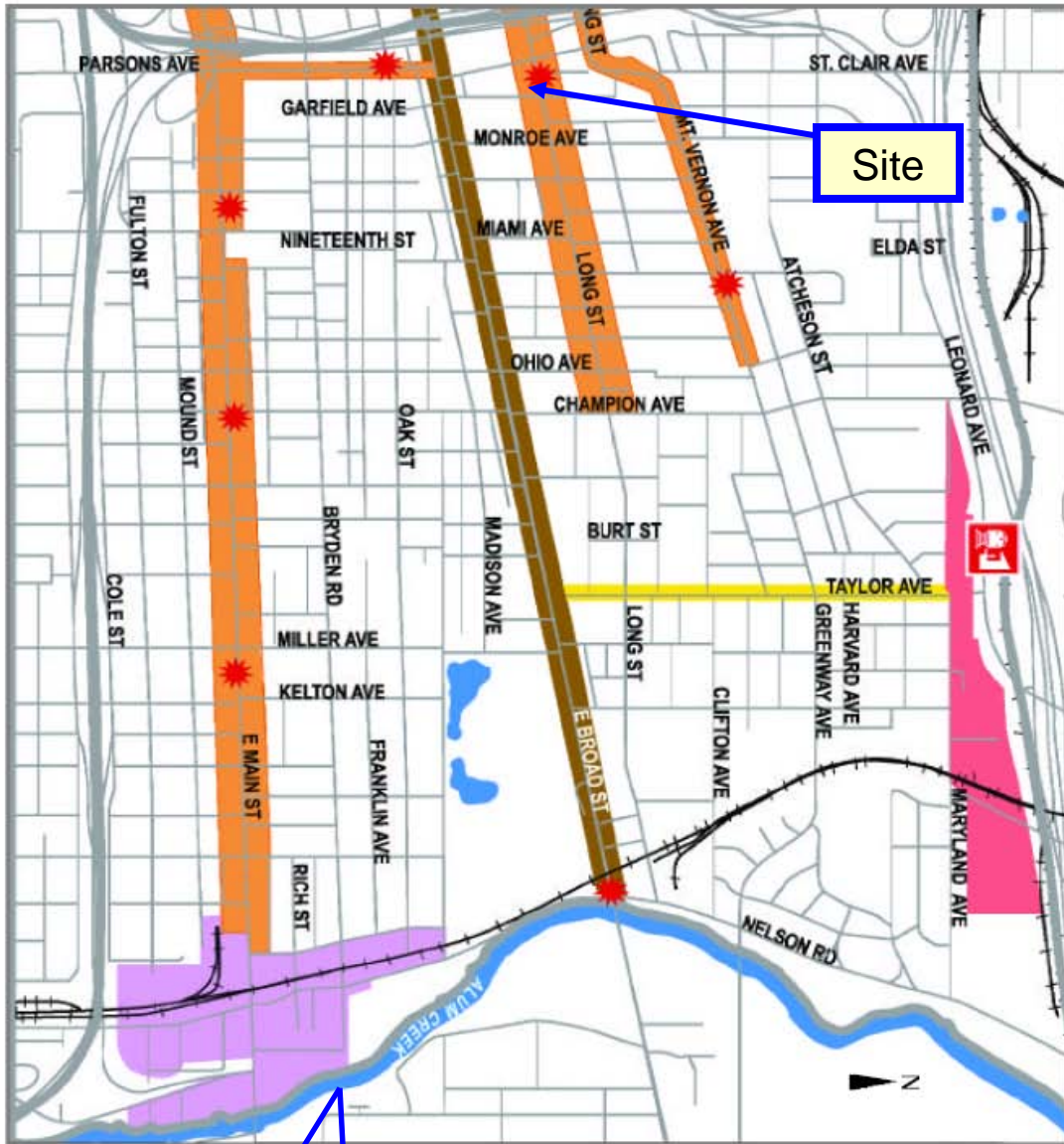
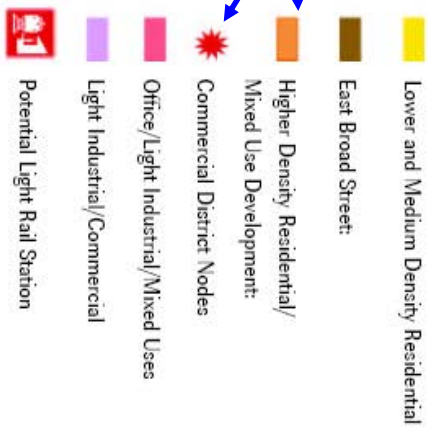


Figure 5

NEAR EAST AREA PLAN

» **Light Industrial/Commercial:** This area consists largely of light industrial development. Future development should reinforce this land use. Development standards should be utilized to ensure high quality development.

» **Potential Light Rail Station:** A site in this area should be reserved for a potential light rail station. COTA's Vision 2020 plan anticipates the development of light rail within this corridor and this area could provide a convenient rail station and spur/accommodate commercial and higher density residential development.



LAND USE AND ZONING 27

Z08-002

LAND USE PLAN

The specific issues, policies and strategies identified to achieve the overall goals are:

ISSUE 1:

Revitalization of the existing historic commercial districts

POLICY:

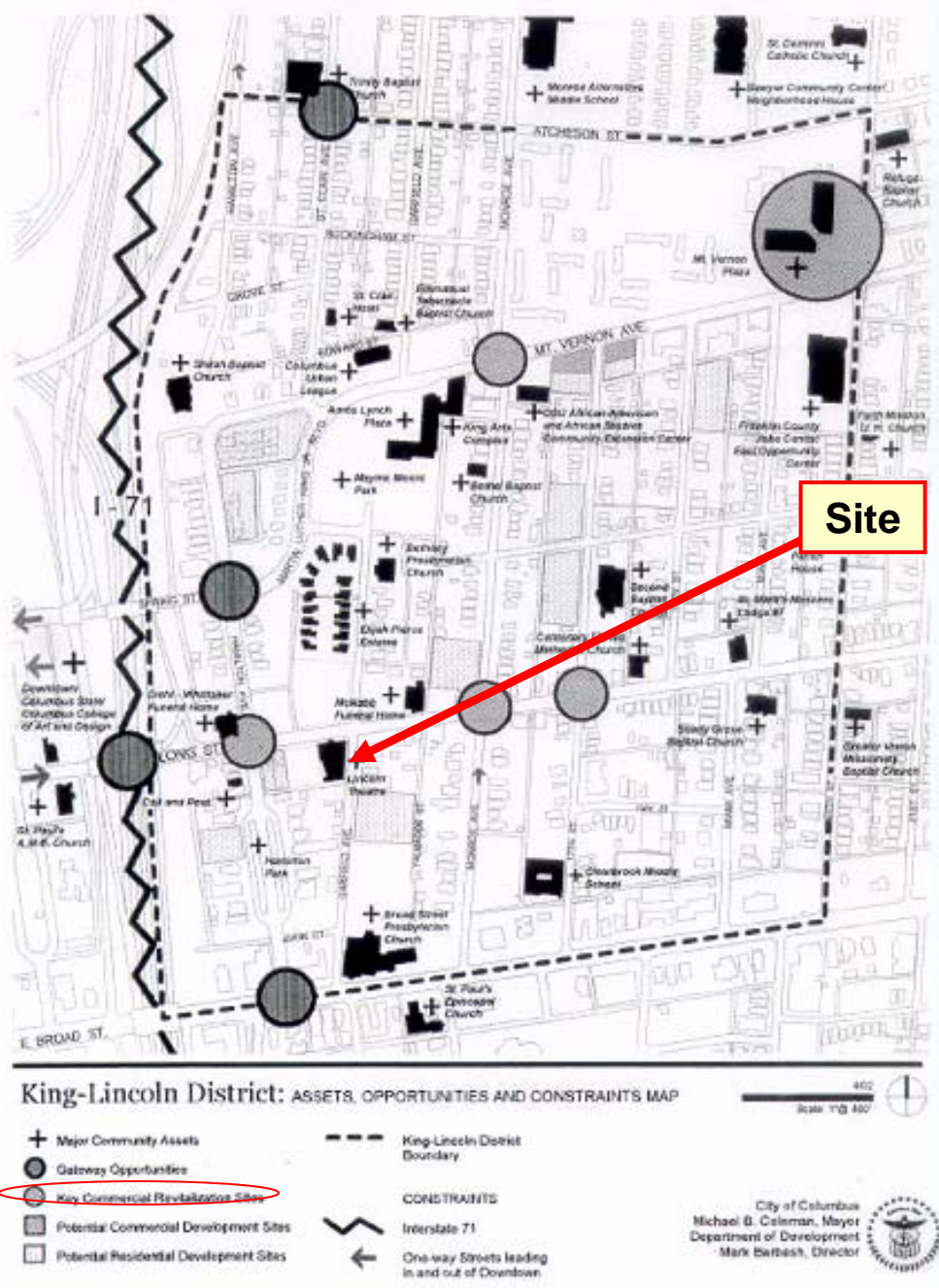
Commercial development and revitalization should occur within the existing historic commercial districts (Main Street, Parsons Avenue, Long Street, and Mt. Vernon Avenue).

STRATEGIES:

- » Steer commercial development toward existing commercial districts, with the most intense retail/commercial activity focused at the specific nodes identified on the Development Strategy map (page 27).
- » These commercial districts should serve as the adjacent neighborhoods' day-to-day retail hubs that provide local job opportunities and where area residents purchase food, clothing, gifts, etc., and conduct their regular banking, postal, and personal service transactions.
- » Require new commercial development to follow the commercial district design guidelines from this plan.
- » Utilize the recommendations from the commercial district design guidelines to guide land use and transportation decisions, investment, revitalization, and redevelopment efforts.
- » Commercial development is recommended for the portion of Nelson Road between Broad Street and Long Street. This site should be redeveloped as a signature development as it serves as a gateway to the city of Columbus. Any development should also follow the commercial development guidelines presented in this plan.

- » Encourage local businesses and residents to take advantage of the support of local business associations and community development corporations.
- » Communicate regularly with local business associations and existing community development corporations and ensure they are taking advantage of economic development programs offered by the city of Columbus, e.g., low-interest loans, facade improvement grants, incentives.
- » As previously stated, commercial development should be directed to the existing historic commercial districts. But it is recognized that neither the city nor neighborhood can stop proposals for commercial uses outside of the existing historic commercial districts (identified on Development Strategy map on page 27). In these cases, the following criteria should be used to evaluate the proposal:
 - 1) Has the applicant considered the existing commercial districts for their project?
 - 2) Is the request in reference to an existing business that has been a good neighbor and is providing a desired service to the neighborhood?
 - 3) Is the site adjacent to or near a commercial district?
 - 4) If so, can a shared parking situation be created?
 - 5) Does the proposed project result in the demolition of architecturally significant building(s) or is the project proposed to fill a vacant lot or replace a building that is historically noncontributing?
 - 6) Is any proposed structure architecturally compatible with adjacent structures and consistent with the appropriate design guidelines from this plan?
 - 7) What is the proposed project's anticipated impact on parking and traffic?
 - 8) Is appropriate screening proposed to buffer the project, including its parking lot, from adjacent residential properties?
 - 9) Does the proposed project/land use offer benefits desired by the neighborhood (needed jobs or business)?

ASSETS, OPPORTUNITIES & CONSTRAINTS MAP



The King-Lincoln District Plan (2002)

COMMERCIAL/OFFICE GOALS & STRATEGIES

325 West Eighth Avenue

COMMERCIAL / OFFICE STRATEGIES

- ◀ Designate this area as a "Community Reinvestment Area" as defined and regulated within Ohio Revised Code Sections 3735.65 to 3735.70.
- ◀ Promote the development of an Entertainment Center and shared parking district along Long Street west of Monroe Avenue. The Center will contain "upscale" restaurants and music clubs as well as other retail establishments in an attractive, crowded, pedestrian-friendly environment. The Urban Commercial Overlay already applies to this area and will help promote such an atmosphere. In time, the Center will become a regional entertainment attraction.

The rebirth of the Lincoln Theatre will be the centerpiece of the Center's creation. Possible uses for the facility, in addition to performance space, include street-front retail, recording studios, art galleries, meeting rooms, and restaurants.

The Entertainment Center will be linked to other areas of the District by the Historic Walking / Bicycle Trail addressed in the Infrastructure Section of this Plan.

Because two successful funeral home businesses are situated within the same area, there will be opportunities for shared parking. Funeral homes do most of their business, and therefore generate most automobile traffic, during the daytime and early evening hours, while the Entertainment Center businesses will be most active during later evening periods.

Wherever possible, land uses associated with the Entertainment Center should be adequately buffered from adjacent housing areas to limit the noise impacts on residents.

As the Entertainment Center becomes successful, seek promotional public-service announcements on local and regional radio stations to increase the number of visitors and encourage additional businesses.





City of Columbus
Mayor Michael B. Coleman

Department of Development Building Services

ORD # 0912-2008, Z08-002

757 Carolyn Avenue • Columbus, Ohio • 43224 • (614) 645-7314

FOR USE BY: AREA COMMISSIONS / CIVIC ASSOCIATIONS / ACCORD PARTNERS

STANDARDIZED RECOMMENDATION FORM

Group Name: NEAR EAST AREA COMM Meeting Date: 4/10/08

Case Number: 208-002 Case Type: ☐ Council Variance ☒ Rezoning
8335-0-00002

Zoning Address: LINCOLN THEATER Applicant: CITY OF COLUMBUS

Person(s) Representing Applicant at Meeting: LAURA COMBEK ESQUIRE
CRABBE, BROWN & JAMES

Conditions Requested by Group (Add continuation sheet if needed):
Area Commissions see note at bottom.

Applicant
Response

Yes No

- | | | |
|----------------|--------------------------|--------------------------|
| 1. <u>NONE</u> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2. _____ | <input type="checkbox"/> | <input type="checkbox"/> |
| 3. _____ | <input type="checkbox"/> | <input type="checkbox"/> |
| 4. _____ | <input type="checkbox"/> | <input type="checkbox"/> |
| 5. _____ | <input type="checkbox"/> | <input type="checkbox"/> |
| 6. _____ | <input type="checkbox"/> | <input type="checkbox"/> |
| 7. _____ | <input type="checkbox"/> | <input type="checkbox"/> |
| 8. _____ | <input type="checkbox"/> | <input type="checkbox"/> |

Recommendation

☒ Approval ☐ Disapproval ☐ Conditional Approval (list conditions and applicant response above)

Explain the basis for Approval, Disapproval or Conditional Approval below (Add continuation sheet if needed).

Recommending Commission / Association / Accord Partner Vote: For 8 Against 1
1 ABSTENTION

Signature / Title of Authorized Representative: Nathan D. Bf

Daytime Phone Number: 614-252-3283

Note to Area Commissions: Ordinances sent to Council will contain only recommendations for "approval" or "disapproval." Recommendations for "conditional approval" will be treated as a disapproval, if, at the time the ordinance is sent to Council, any condition that was checked "No" on the *Standardized Recommendation Form* has not been resolved as documented in writing by the recommending body or party.

City of Columbus | Department of Development | Building Services Division | 757 Carolyn Avenue, Columbus, Ohio 43224

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.STATE OF OHIO
COUNTY OF FRANKLINAPPLICATION # Z08-002

Being first duly cautioned and sworn (NAME) Laura MacGregor Conek, Esq.
 of (COMPLETE ADDRESS) 500 S. Front St., Suite 1200, 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. City of Columbus, Attn: Boyce Safford, II, Director, Dept. of Development 50 W. Gay Street Columbus, Ohio 43215 (614) 645-8585	2. Lincoln Theatre Association Attn: Bill Conner 55 E. State Street Columbus, Ohio 43215
3.	4.

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

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 23rd day of May, in the year 2008

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

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

Notary Seal Here



RITA J. MARTIN
 Notary Public, State of Ohio
 My Commission Expires 11-02-10