

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
MARCH 12, 2015**

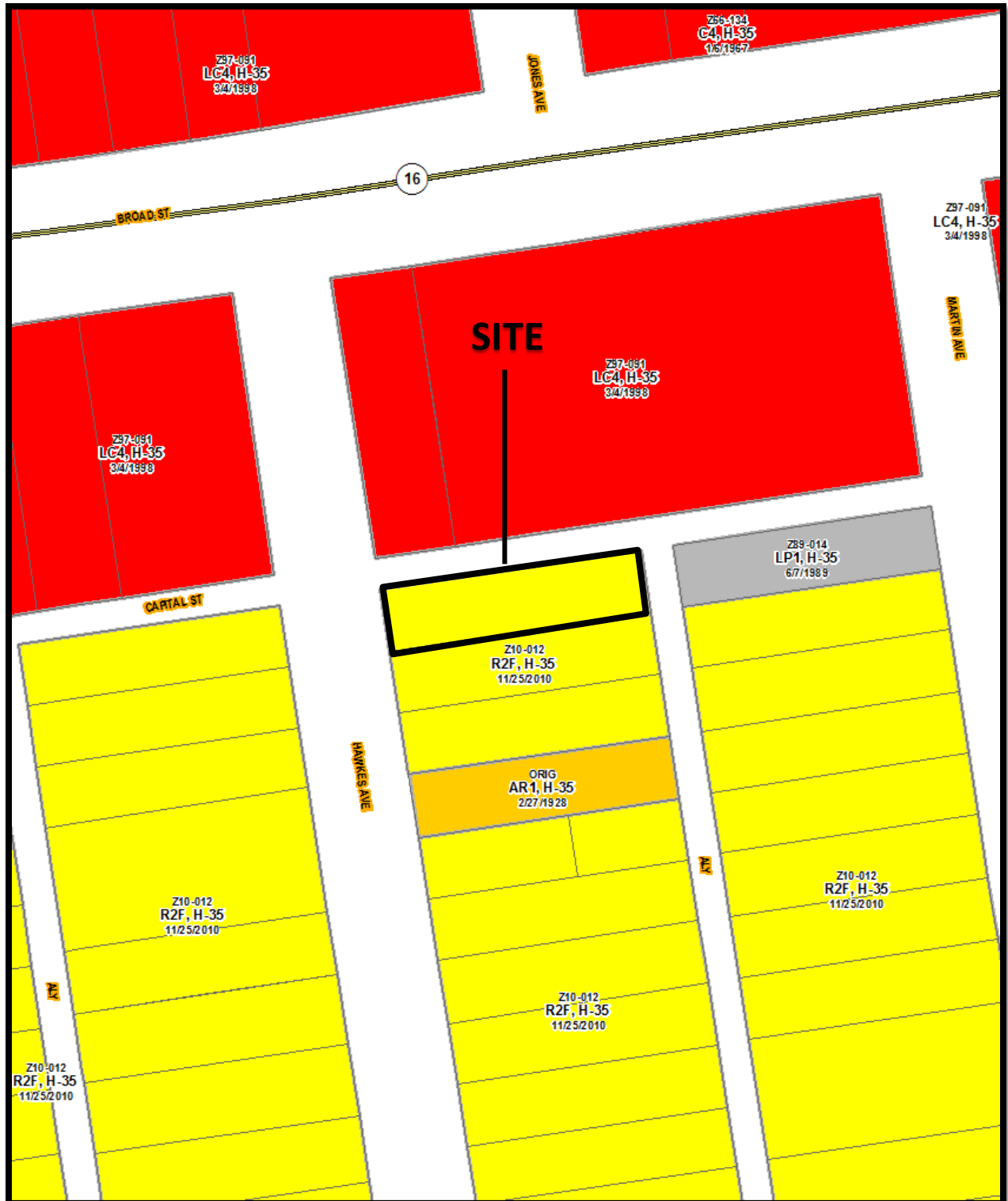
- 2. APPLICATION: Z15-001**
- Location:** **30 HAWKES AVENUE (43222)**, being 0.09± acres located at the southeast corner of Hawkes Avenue and Capital Street (010-022584; Franklinton Area Commission).
- Existing Zoning:** R-2F, Residential District.
- Request:** CPD, Commercial Planned Development District.
- Proposed Use:** Private parking lot.
- Applicant(s):** Franklinton Development Association, c/o Jeff Mohrmon; 480 West Town Street; Columbus, OH 43215.
- Property Owner(s):** The Applicant.
- Planner:** Shannon Pine, 645-2208, spine@columbus.gov

BACKGROUND:

- The site is undeveloped and zoned in the R-2F, Residential District. The requested CPD, Commercial Planned Development District will allow a 12-space parking lot and a dumpster area for a proposed restaurant located to the north of the site at 939-941 West Broad Street. The proposed parking lot will fulfill a condition imposed by the Board of Zoning Adjustment for a parking variance that was recently granted for the restaurant.
- To the north is mixed commercial development in the L-C-4, Limited Commercial District. To the east is a parking lot in the L-P-1, Limited Private Parking District. To the south and west are a single-unit dwelling and a two-unit dwelling, respectively, in the R-2F, Residential District.
- The CPD text proposes P-1, Private Parking District uses with additional development standards for buffering and landscaping.
- The site is located within the planning area of *The West Franklinton Plan (2015)*, which proposes medium-high density residential uses for this location. In general, expansion of commercial developments beyond an alley into primarily residential districts is discouraged, but may be supported in limited circumstances. The proposed parking lot is necessary to allow the renovation and preservation of a historic building and will help facilitate the Plan's recommendation for neighborhood mixed use on Broad Street, and includes buffering and landscaping to minimize impacts on the adjacent neighborhood.
- The site lies within the boundaries of the Franklinton Area Commission, whose recommendation is for approval of the requested CPD district.

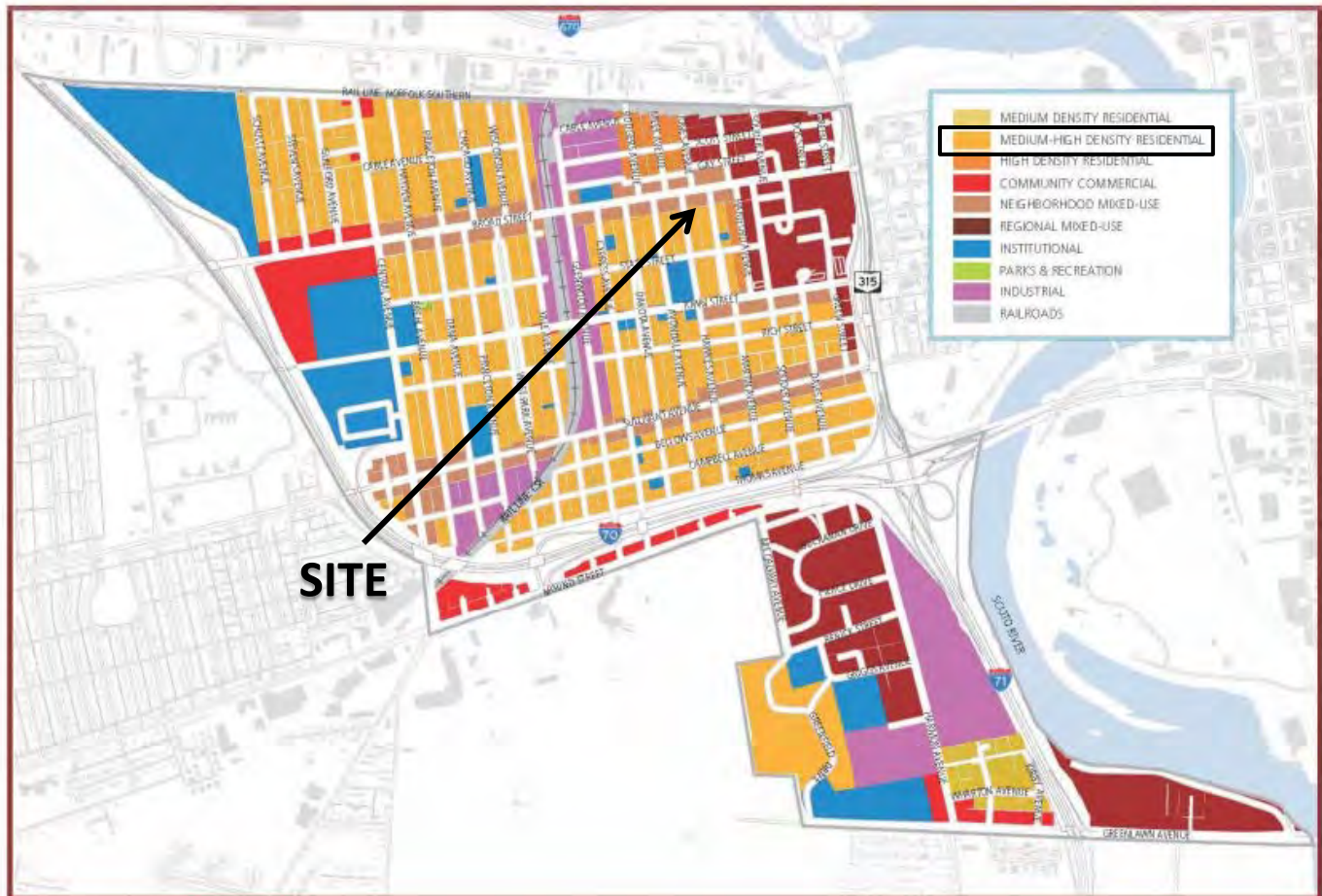
CITY DEPARTMENTS RECOMMENDATION: Approval.

The requested CPD, Commercial Planned Development District, will permit the construction of a 12-space private parking lot in order to satisfy a condition imposed by the Board of Zoning Adjustment for a parking variance that was granted for a proposed restaurant directly north of the site. The request is consistent with *The West Franklinton Plan* considerations that support the encroachment of parking lots beyond an alley into primarily residential districts.



Z15-001
30 Hawkes Avenue
R-2F to CPD
Approximately 0.09 acres

Proposed Land Use



West Franklinton Plan (2015)

Z15-001
30 Hawkes Avenue
R-2F to CPD
Approximately 0.09 acres

Study Area

PLAN RECOMMENDATIONS: LAND USE

to minimize conflicts between industrial and residential uses. The neighborhood north of Broad Street, immediately east of the CSX rail corridor may benefit by conversion of properties into a cohesive industrial district in the area west of Rodgers Avenue. The area adjacent to the rail corridor south of Sullivan and east of Central may also be a good location for this approach.

4. Maximize economic development opportunities by establishing a Regional Mixed Use Zone along SR 315, the hospital campus, and the SR 315 Gateway.
5. Preserve Broad Street as a Neighborhood Mixed Use Corridor.
6. Establish a Community Commercial Overlay for the West Gateway.
7. Encourage clustering of retail opportunities along Sullivan Avenue while anticipating a mix of residential and office uses between these nodes. Residential, home office and professional uses would be potential uses along Sullivan Avenue between the nodes until such time as additional demand for higher-intensity uses increases.
8. Establish a Community Commercial Overlay for retail areas along Mound Street and Greenlawn Avenue.
9. Maximize economic development opportunities by establishing Regional Mixed Use Zones along Harmon and Greenlawn Avenues, east of I-71.
10. Preserve existing industrial uses along the Harmon Avenue corridor.
11. Isolated residential uses south of I-70 remain, but a transition to industrial or commercial uses would also be a logical long-term evolution of land use.
12. Expand institutional uses along Greenlawn Avenue, west of Harmon Avenue, and establish an appropriate

gateway to the historic Greenlawn Cemetery.

OVERALL LAND USE GUIDELINES

In addition to the targeted land use recommendations above, there are overall guidelines that apply based on specific land use types. Those land use guidelines are listed below:

General

- A. Changes in land use should be consistent with recommendations of the adopted plan.
- B. In situations where a proposed change is inconsistent with recommended land use, but is otherwise supportable, potential conflicts should be minimized through project design focusing on such elements as buffering and screening.

Community Gardens

- A. Community gardens can serve an important neighborhood role. Ideally, they should be sponsored by an organization or entity with a management plan and in consultation with key agencies.
- B. Appropriate sites for community gardens include locations with access to a source of water, near existing parks, schools, or other community facilities, as well as highly visible locations and gateways.

Corner Stores

- A. Existing "corner" retail stores/office located within residential areas offer potential benefits in that they may offer a pedestrian based destination. But they can also have negative impacts.
- B. Support for zoning or variance requests for retail or office uses in these buildings

should consider the following conditions:

- 1) The proposed use is within an existing storefront.
- 2) Evidence is provided that the development would have minimal negative impact on the surrounding residential area in terms of parking, lighting, graphics, noise, and similar issues.
- 3) Expansion of the building footprint of the retail or office use is discouraged.
- 4) Residential uses in existing units above the storefront may also be considered, provided the proposed residential use is consistent with the plan's density and other recommendations.

Institutional Uses

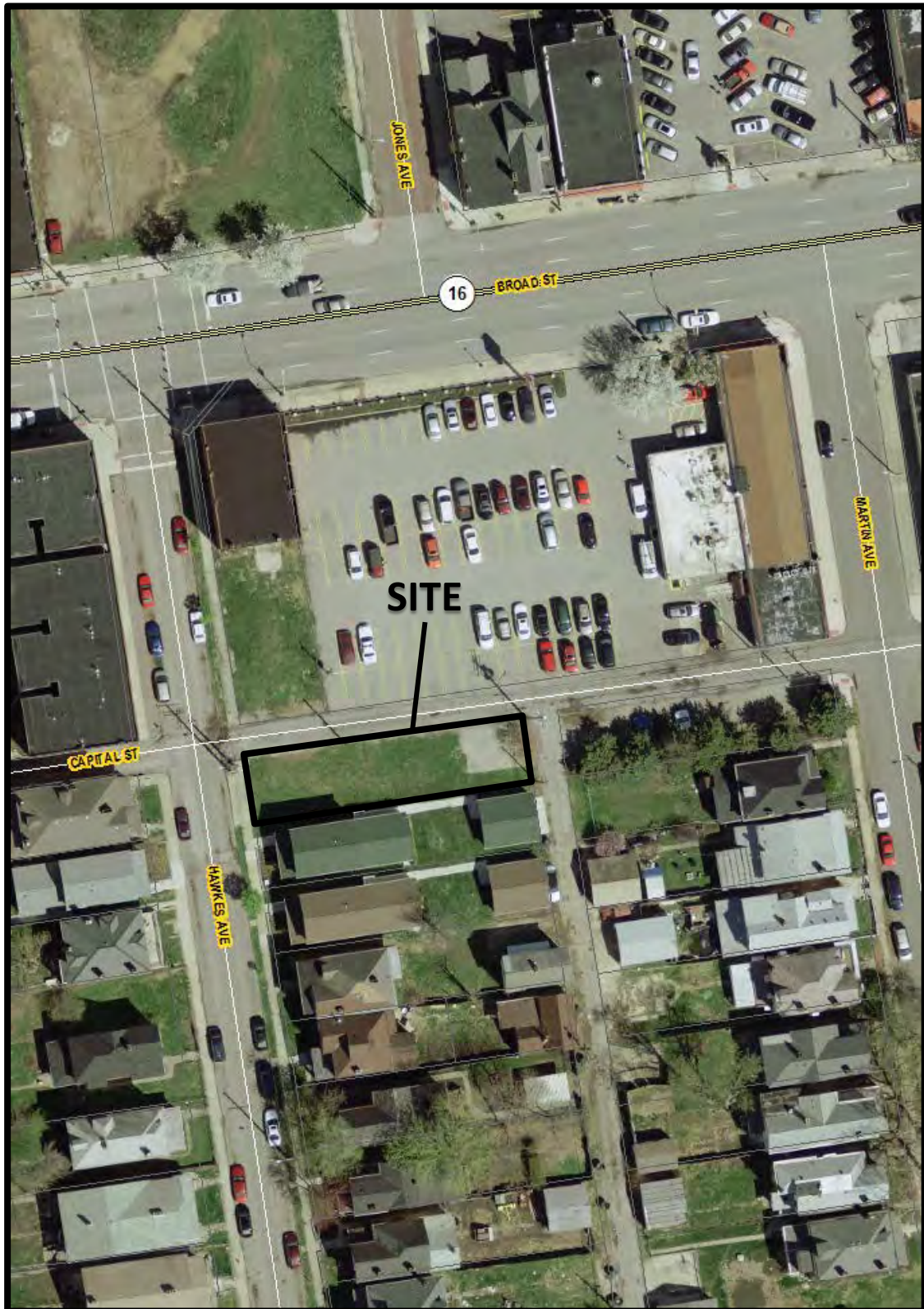
- A. A broad range of adaptive reuses may be appropriate for existing institutional uses and sites, but is largely dependent on the specific location and associated impacts on the surrounding neighborhood.
- B. New uses could include retail, office, education, housing, arts and entertainment, recreation, health care, and neighborhood assembly, depending on scale and intensity relative to surrounding uses and access. Retail and entertainment uses may be appropriate on commercial corridors, but not in residential neighborhoods.
- C. Site design for reuse or expansion should minimize negative impacts on adjacent properties and neighborhood character, relative to height, future access, lighting, outdoor activity, and buffering.

Neighborhood Business Districts

- A. Retail, services and office uses are critical to neighborhood business districts. In general, neighborhood plans

cannot distinguish between types of retail that are developed within business district.

- B. Sidewalk dining as an enhancement to street level activity is supported, provided ADA requirements are accommodated per Department of Public Service (DPS) approvals.
- C. Multi-family development and mixed use buildings are appropriate in neighborhood business districts and strengthen the retail market by providing more residents who are consumers.
- D. In general, expansion of commercial developments beyond an alley into primarily residential districts is discouraged. (Note: The Land Use Plan recommends residential uses for some existing parking lots (associated with commercial uses) that are across the alley behind the commercial corridors. The Plan recognizes these parking lots as permitted commercial uses, but recommends residential in order to reinforce the plan policy that, in general, expansion of commercial development beyond the alley is discouraged.) Such expansion may be supported in limited circumstances, subject to considerations such as:
 - 1) General compatibility of the proposed land use with the adopted land use plan.
 - 2) Compliance with any existing commercial overlays.
 - 3) Buffering and landscaping to minimize impacts on the adjacent neighborhood.
 - 4) Minimization of off-site impacts such as noise and light.
 - 5) Consistency with other applicable plan recommendations as well as site specific considerations.
 - 6) Attempts to preserve the existing structure, if historic or contributing.



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R-2F to CPD
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THE CITY OF
COLUMBUS
MICHAEL B. COLEMAN, MAYOR

DEPARTMENT OF BUILDING
AND ZONING SERVICES

Standardized Recommendation Form

757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.columbus.gov

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW

Case Number 215-001
Address 30 Hawkes Ave., Columbus OH 43222
Group Name Franklin Development Association
Meeting Date 2/10/15
Specify Case Type
☐ BZA Variance / Special Permit
☐ Council Variance
☒ Rezoning
☐ Graphics Variance / Plan / Special Permit
Recommendation (Check only one)
☒ Approval
☐ Disapproval

NOTES:

The Commission voted to support
this application.

Vote

Signature of Authorized Representative

Recommending Group Title

Daytime Phone Number

Support
[Signature]
Franklin Area Commission
614-377-0429

Please e-mail this form to the assigned planner within forty-eight (48) hours of your meeting day; or FAX to Zoning at (614) 645-2463; OR MAIL to: Zoning, City of Columbus, Department of Building & Zoning Services, 757 Carolyn Avenue, Columbus, Ohio 43224.

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 checks payable to the Columbus City Treasurer

THE CITY OF
COLUMBUS
MICHAEL B. COLEMAN, MAYOR

Rezoning Application

DEPARTMENT OF BUILDING
AND ZONING SERVICES

757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.columbus.gov

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 # Z15-001

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME)
of (COMPLETE ADDRESS)

Jeff Mohrman, Assistant Dir. FOA
480 W. Town St., 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

1. Franklinton Development Association 480 W Town St Columbus, OH 43215 (3 employees) Jeff Mohrman, 614-275-4989	2.
3.	4.

SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this 30 day of January, in the year 2015

SIGNATURE OF NOTARY PUBLIC

My Commission Expires

Notary Seal Here

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

PLEASE NOTE: Incomplete information will result in the rejection of this submittal.

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