

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
OCTOBER 12, 2017**

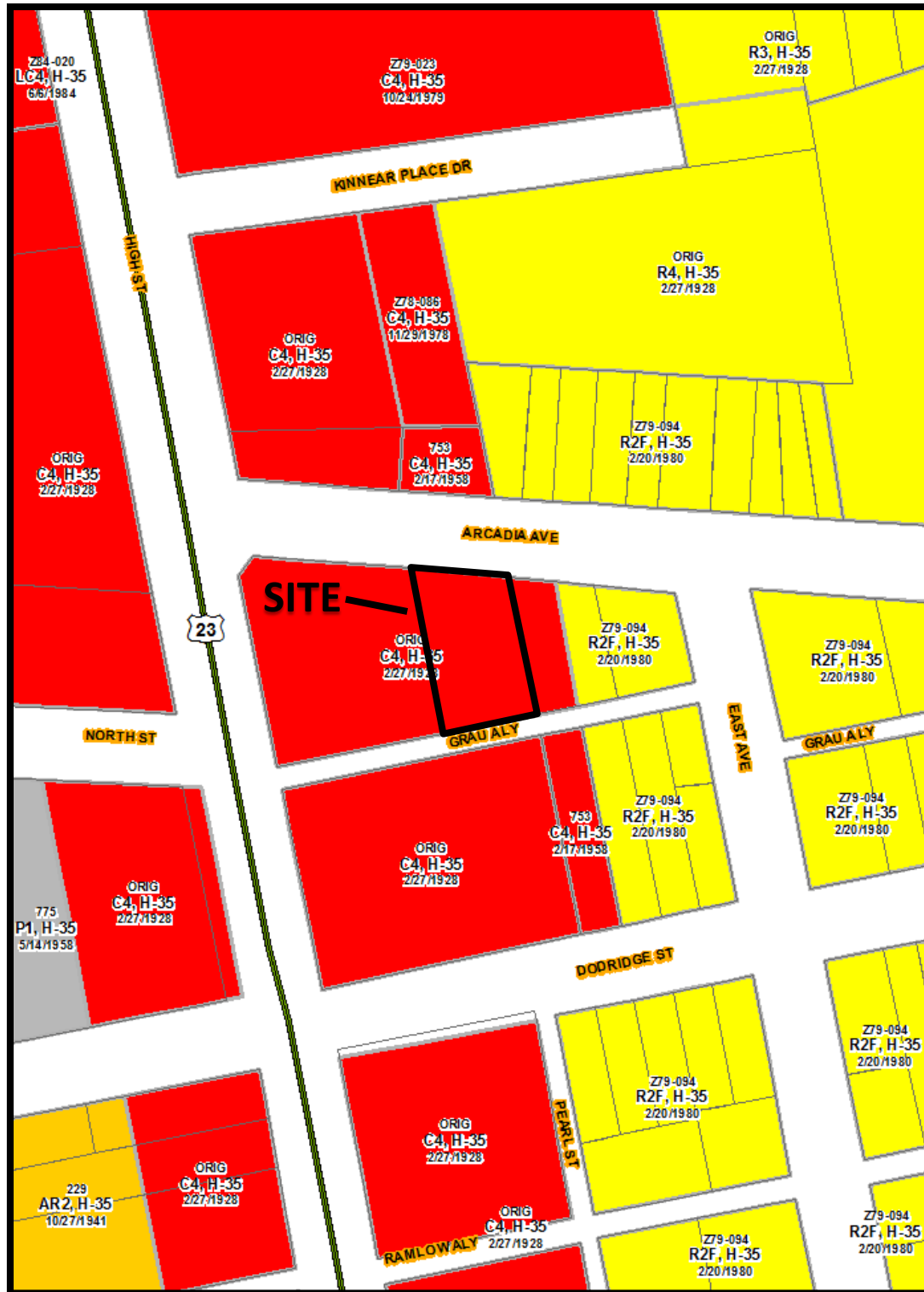
- 5. APPLICATION: Z17-030**
Location: **21 EAST ARCADIA AVENUE (43202)**, being 0.23± acres located on the south side of East Arcadia Avenue, 130± feet east of North High Street (010-066662; University Area Commission).
Existing Zoning: C-4, Commercial District.
Request: R-2F, Residential District.
Proposed Use: Two dwelling units.
Applicant(s): Dean Richard Monnin; 188 East Tulane Road; Columbus, OH 43202.
Property Owner(s): Ohio Power Company; 1 Riverside Plaza; Columbus, OH 43215.
Planner: Tim Dietrich; 614-645-6665; tedietrich@columbus.gov

BACKGROUND:

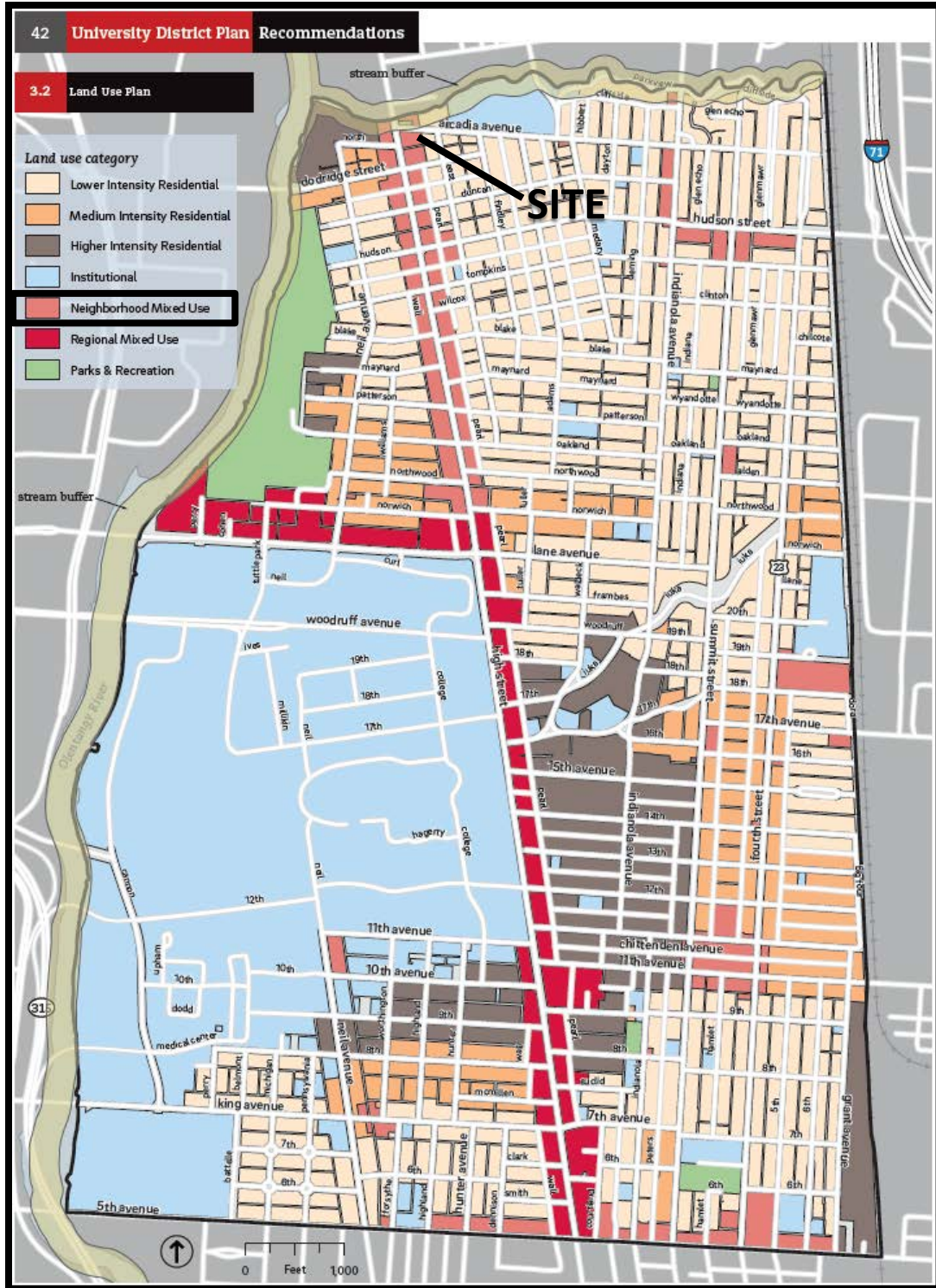
- The site consists of one parcel developed with two vacant utility buildings zoned in the C-4, Commercial District. The applicant is requesting the R-2F, Residential District to permit the conversion of the existing structures into two dwelling units.
- North of the site is an eating and drinking establishment in the C-4, Commercial District and single-unit dwellings in the R-2F, Residential District. South of the site is a retail establishment and a single-unit dwelling, both in the C-4, Commercial District. East of the site is a single-unit dwelling zoned in the C-4, Commercial District and R-2F Residential District. West of the site is an eating and drinking establishment in the C-4, Commercial District.
- The site is within the planning area of the *University District Plan* (2015), which recommends “Neighborhood Mixed-Use” land uses at this location. Additionally, the site is located in the Neighborhood Commercial subarea within the University District Zoning Overlay.
- The site is located within the boundaries of the University Area Commission and University Impact District Review Board, whose recommendations are both for approval.
- Concurrent Council Variance (CV17-054) has been filed to permit two single-unit dwellings on one lot with reduced building design standards in the Neighborhood Commercial subarea, reduced area district requirements, and reduced yard standards in the R-2F district. That request will be heard by City Council and will not be considered at this Development Commission meeting.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

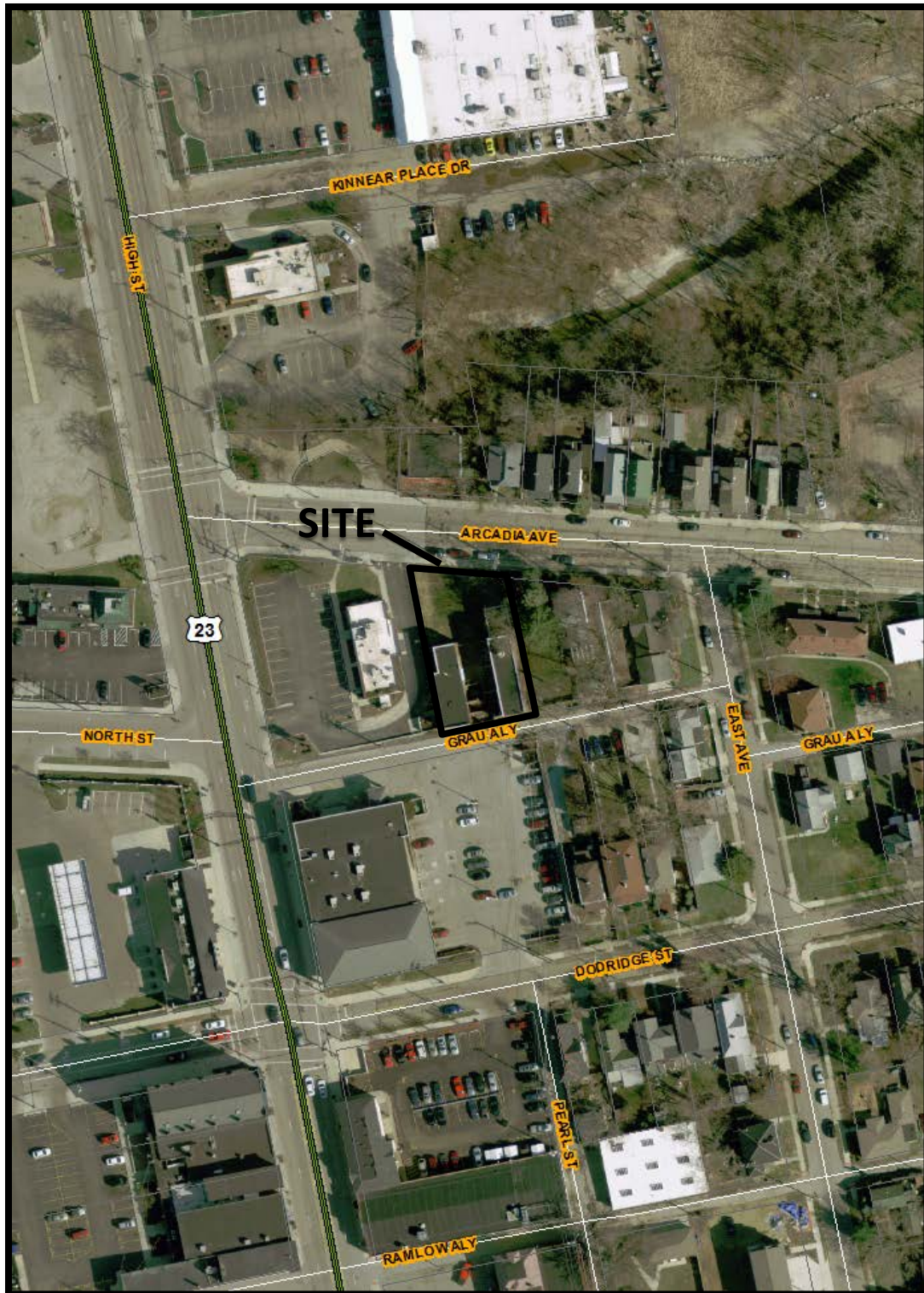
The requested R-2F, Residential District will allow the buildings on the site to be converted into two single-unit dwellings. The requested R-2F, Residential District is consistent with adjacent residential districts to the northeast and southwest of the site, and will permit the same density. Additionally, the proposed residential use of the property is consistent with *University District Plan's* recommendation for "Neighborhood Mixed-Use" land uses at this location.



Z17-030
21 East Arcadia Avenue
Approximately 0.23 acres
From C-4 to R-2F



Z17-030
 21 East Arcadia Avenue
 Approximately 0.23 acres
 From C-4 to R-2F



Z17-030
21 East Arcadia Avenue
Approximately 0.23 acres
From C-4 to R-2F



City of Columbus
Mayor Andrew J. Ginther

ORD # 2979-2017; Z17-030; Page 6 of 10
University Area Commission

Northwood High Building
2231 North High Street
Columbus, Ohio 43201
(614) 441-8174
www.universityareacommission.org

Serving the University Community for over 30 Years

Doreen Uhas-Sauer
President

Susan Keeny*
1st Vice President

David Hegley
2nd Vice President

Aaron Marshall*
Corr. Secretary

Brian Williams*
Recording Secretary

Seth Golding*
Treasurer

TO: Tim Dietrich
757 Carolyn Ave.
Columbus, OH 43224
Ph: 614-645-6665
tedietrich@columbus.gov

October 9, 2017

RE: 21 E. Arcadia Avenue
Z17-030 & CV17-54

Dear Tim:

Craig Bouska*
Mario Cespedes
Omar Elhagmusa
Andrew Frankhouser
Pasquale Grado*
Abby Kravitz
Rory Krupp*
Michael Sharvin
Lauren Squires
Deb Supelak
Steve Volkmann
Alex Wesaw
Tom Wildman

This letter is to confirm that on September 20, 2017 the University Area Commission voted to *approve* the request for the rezoning of a commercial property (C4) to a residential use (R2F), and the request for council variance to renovate this commercial property into a residence. The property is located at 21 E. Arcadia Avenue. Variances being requested are as follows:

1. Sect. 3325.231 & 3325.281 A: Setback requirements & Parking & Circulation – to allow parking between principal building and street right-of-way.
2. Sect. 3325.241 D: Building Design Standards – to allow building frontage with 0% window glass.
3. Sect. 3325.261: Landscaping & Screening – to remove requirements for landscaping & screening at front yard.
4. Sect. 3325.281, B, 3: Parking and Circulation – to remove requirement for bicycle parking.
5. Sect. 3332.037 & 3332.18: R-2F Residential District & Basis of computing area – to allow two single-family dwellings.
6. Sect. 3332.14 R2F: Allowable Uses – to allow 2 detached dwelling units on a single parcel.
7. Sect. 3321.261(B) – to use a fence other than the fence type that is allowed in 3321.261(B).
8. Sect. 3332.25: Maximum Side Yard Permitted – to allow for a maximum side yard of 5'-11" instead of 16 ft.
9. Sect. 3332.26: Minimum Side Yard Permitted – to allow for a minimum side yard of 2'6" side yard instead of 5 ft.
10. Sect. 3332.27: Rear Yard – to allow for no rear yard.

*Denotes Zoning
Committee member

The UAC was very supportive of this project. The renovation of this vacant commercial building will become the primary residence of the applicant. The commission saw this project as a creative adaptive use of an older historic property. It creates a 'new' owner-occupied dwelling unit while maintaining the commercial/industrial history of the property. It also provides a good transition between High St. commercial and the residential neighborhood to the east - a very positive addition to the neighborhood and community.

The vote to approve the above variance request was: **For – 14; Against – 0; Abstentions – 1.**

Respectfully Submitted,
Susan LM Keeny

Susan Keeny
UAC Zoning Committee Chair
C: 937-479-0201

University Impact District Review Board

50 West Gay Street, Fourth Floor
Columbus, Ohio 43215-9031
(614) 645-6096 (614) 645-6675 fax

THE CITY OF
COLUMBUS
ANDREW J. GINTHER, MAYOR

DEPARTMENT OF
DEVELOPMENT

RECOMENDATION

zoning case no.	CV17-054 & Z17-030
property address	21 EAST ARCADIA AVENUE (43202)
hearing date	September 21, 2017
applicant	Dean Monnin (Owner)
issue date	September 29, 2017

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.

The University Area Review Board hereby certifies that the application for the above referenced property and a copy of this Recommendation are on file with the City of Columbus Planning Division within the Development Department. The Board has reviewed the application and taken the following action(s) in accordance with Columbus City Code 3325.115.

Variance or Zoning Change Request
☒
☐
☒
☐

Rezoning
Parking Variance
Change of Use
Lot Split

☐
☐
☒
☒

Graphics
Special permit
Setbacks
Other

TYPE(S) OF ACTION(S) REQUESTED:

In a unanimous 5-0 vote the Board passed a motion:

To support the requested Variances to advance the project as proposed.

RECOMMENDATION:

<input checked="" type="checkbox"/> SUPPORT REQUESTED VARIANCE OR ZONING CHANGE	<input type="checkbox"/> DO NOT SUPPORT REQUESTED VARIANCE OR ZONING CHANGE	<input type="checkbox"/> NO ACTION TAKEN
--	--	--

THIS RECOMMENDATION IS FOR CONSIDERATION BY THE DESIGNATED REGULATORY AUTHORITY FOR THE ACTION(S) REQUESTED AS INDICATED.



Daniel Ferdelman
University Area Review Board, Staff

Application Number:	CV17-054 & Z17-030	Date Reviewed:	9/29/2017
Address:	21 EAST ARCADIA AVENUE (43202)	Planning Contact:	Daniel Ferdelman 614-645-6096
Existing Land Use:	Vacant Street Railcar Buildings	BZS Case Planner:	Tim Dietrich 614-645-6665
Existing Zoning:	C-4, Commercial District.	BZS File Month :	October
Requested Zoning or Variance:	R-2F, Residential District. - Two dwelling units. 3325.231 & 3325.281 (A) - TO ALLOW PARKING BETWEEN BUILDING AND STREET (ROW) 3325.241 D - TO ALLOW BUILDING FRONTAGE WITH 0% WINDOW GLASS. 3325.261 VARIANCE TO REMOVE REQUIREMENTS FOR LANDSCAPING AND SCREENING 3325.281(B)(3) TO REMOVE REQUIREMENT FOR BICYCLE PARKING 3332.037 & 3332.18 - TO ALLOW TWO SINGLE-FAMILY DWELLINGS 3332.14 - TO ALLOW 2 DETACHED DWELLING UNITS ON A SINGLE PARCEL 3321.261(B) TO INCREASE FENCE HEIGHT TO 8' -0" REQUESTED TO INCREASE PRIVACY. 3332.25 TO ALLOW FOR A MAXIMUM SIDE YARD OF 5' 11" INSTEAD OF 16' 3332.26 TO ALLOW FOR A MINIMUM SIDE YARD OF 2'6" SIDE YARD INSTEAD OF A 5' 3332.27 TO ALLOW FOR NO REAR YARD.		
Applicable Plan:	University District Plan (2015)		
If Rezoning or Council Variance, Plan's Land Use Recommendation:	<p>Neighborhood Mixed Use</p> <p>This classification is intended for corridors and nodes that support a mix of land uses, including retail, office, multifamily residential, and institutional. While the composition of uses may be similar to the Regional Mixed Use classification, these areas are less intense in nature. Hotels are not recommended in these corridors. While development geared to the pedestrian is the goal, auto-oriented commercial (e.g. gas stations with convenience stores) built to Urban Commercial Overlay design standards would be supported. Areas recommended include High Street north of Norwich Avenue; Hudson Street at Indianola Avenue, Summit Street, and Fourth Street; Fifth Avenue east of Highland; and smaller scattered sites that currently contain neighborhood-scale commercial development. A particular note is that the portion of High Street generally between Norwich and Tomkins should be a focus for preservation of existing buildings to maintain the existing development character (e.g. including a moderate intensity mix of uses, trees, etc.).</p> <p>Within areas designated as Neighborhood Mixed Use, the following provisions apply:</p> <ol style="list-style-type: none"> 1. A variety of uses are appropriate for these areas, including retail, office, multifamily residential, and institutional. 2. The conversion of existing storefronts to residential uses is not supported. 3. Priority is placed on preservation of existing contributing buildings. 4. Minimum floor area ratio (FAR) is 0.5; maximum is 1.0. 5. An FAR bonus of 0.2 may be granted for projects on High Street or Fifth Avenue that preserve an existing principal contributing structure. 6. An FAR bonus of 0.4 may be granted for projects on High Street or Fifth Avenue that replace a non-contributing principal structure. 7. Proposed height limit is 45 feet (with a minimum of two stories recommended) for High Street and Fifth Avenue. Proposed height limit is 35 feet elsewhere. 8. Parking should be provided for non-residential uses consistent with code standards. Parking variances to facilitate reuse of an existing historic storefront should be reviewed with consideration of the presence of on-street parking, extent of variance requested, size and nature of use, and potential impact on adjacent residential uses. 9. Parking for residential uses should be provided at a rate of 0.5 spaces per bed for High Street and Fifth Avenue, and 0.75 spaces per bed for all residential elsewhere. 10. Structured parking solutions are encouraged (such facilities should not count toward FAR limits, but height limits apply). 		

Relevant Design Guidelines:	<p>Design Principles</p> <p>The following design principles serve as a foundation for the University District Plan Design Guidelines:</p> <ol style="list-style-type: none"> 1. Preserve and enhance the unique design characteristics of the district; 2. Promote the creative design of high quality, sustainable development that fits within the design context of individual neighborhoods and sub-districts; 3. Encourage a mix of uses, attract business investment and promote the economic vitality of commercial areas, while minimizing adverse impacts to adjacent residential neighborhoods; 4. Ensure that High Street and Lane Avenue continue as mixed use corridors with the densest development, served by a variety of parking solutions, fulfilling the retail needs of the district, and creating enjoyable public spaces; 5. Enhance the district's pedestrian orientation by reducing reliance on the automobile while enhancing pedestrian and bicycle connectivity and access to transit; 6. Support a wide variety of housing opportunities; 7. Promote preservation and rehabilitation of existing buildings that contribute to the district's diverse character; 8. Create opportunities for gathering places, public art installations, and civic uses that engage the community; and 9. Continue to encourage demographic and ethnic diversity through design.
Pay As We Grow? (Y/N)	No

Review Comments (9/18/2017) (9/29/2017 revised):

Planning supports the requests. The use is consistent with the University District Plan recommendations and requested variances from standards are a result of the adaptive reuse of an industrial building for residential use.

The UDP designates this area for Neighborhood Mixed Use. There are several recommendations in the Neighborhood Mixed Use that have relevance to this project:

- *Mixed Use: A mix of retail, restaurant and residential is consistent with the UDP.*
 - *The proposed use is residential and is compatible with this recommendation.*
- *Preservation: Priority is placed on preservation of existing contributing buildings.*
 - *As proposed the use will preserve these former industrial buildings that have remained vacant for many years.*
- *FAR: Minimum floor area ratio (FAR) is 0.5; maximum is 1.2.*
 - *As submitted the proposal FAR for this project is approximately 0.67.*
- *Height: Proposed height limit is 45 feet (with a minimum of two stories recommended) for High Street and Fifth Avenue.*
 - *The proposed development is 2 stories high and well within the 45 foot maximum.*
- *Parking: Parking for residential uses should be provided at a rate of 0.5 spaces per bed for High Street and Fifth Avenue.*
 - *The proposed bed count is 5, required parking would be 3; the proposal provides 4 parking spaces.*

Revised Review Comments (Date):**Revised Review Comments (Date):**

THE CITY OF
COLUMBUS
ANDREW J. GINTHER, MAYOR

DEPARTMENT OF BUILDING
AND ZONING SERVICES

REZONING APPLICATION

Department of Building & Zoning Services
Scott Messer, Director
757 Carolyn Avenue, Columbus, Ohio 43224-3218
Phone: 614-645-7433 www.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 #: 217-030

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME)

of (COMPLETE ADDRESS) Dean Richard Monnin
100 E Tulane Rd Columbus, OH 43202

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

OWNER:

1. <u>Ohio Power Company</u> <u>1 Riverside Plaza</u> <u>Columbus, OH 43215</u> <u>Nicole C Burigana 614.716.6869</u>	2. <u>Dean Richard Monnin</u> <u>100 E. Tulane Rd</u> <u>Columbus, OH 43202</u> <u>614 352 3600</u>
3. <u>N/A</u>	4. <u>N/A</u>

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

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 21st day of August, in the year 2017

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

No expiration



This Project Disclosure Statement expires six months after date of notarization.
Heather J. Bishop, Attorney at Law
NOTARY PUBLIC - STATE OF OHIO
My commission has no expiration date
Sec. 147.03 R.C.

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