

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
MARCH 8, 2018**

2. APPLICATION:	Z17-050
Location:	879 EAST LONG STREET (43203) , being 0.28± acres located at the southeast corner of East Long Street and Australia Alley (010-052142, 010-050498, and portion of 010-023680; Near East Area Commission).
Existing Zoning:	R-2F, Residential District.
Request:	CPD, Commercial Planned Development District.
Proposed Use:	Mixed-use commercial development.
Applicant(s):	Timothy Y. Lai; 401 West Town Street; Columbus, OH 43215; and City of Columbus; c/o John Turner; 845 Parsons Avenue; Columbus, OH 43206.
Property Owner(s):	Same as applicants.
Planner:	Michael Maret; 614-645-2749; mjmaret@columbus.gov

BACKGROUND:

- The 0.27± acre site consists of two parcels, one developed with multi-story commercial building, the other is vacant, both zoned in the R-2F, Residential District. The applicant proposes the CPD, Commercial Planned Development District to permit C-3, Commercial District uses on the site, retaining the existing building, and expanding an existing City-owned parking lot within the development.
- The site is bordered to the north, east, and west by a mix of commercial and residential uses in the R-2F, Residential and CPD, Commercial Planned Development districts. To the south are properties slated for redevelopment in the form of a multi-unit residential development.
- The site is located within the boundaries of the *Near East Area Plan* (2005), which recommends high density residential and mixed-use development at this location.
- The site is located within the boundaries of the Near East Area Commission, whose recommendation is for unanimous approval.
- The CPD text includes a commitment to a site plan and development standards including setbacks, building height, access, landscaping, building design and elevations, and signage. Variances are included to permit a building height of 80 feet, maneuvering and parking spaces to cross parcel lines, and reductions to required parking, setbacks, screening, and landscaping.
- The *Columbus Thoroughfare Plan* identifies Long Street as a 4-2 arterial requiring a minimum of 50 feet of right-of-way from centerline.

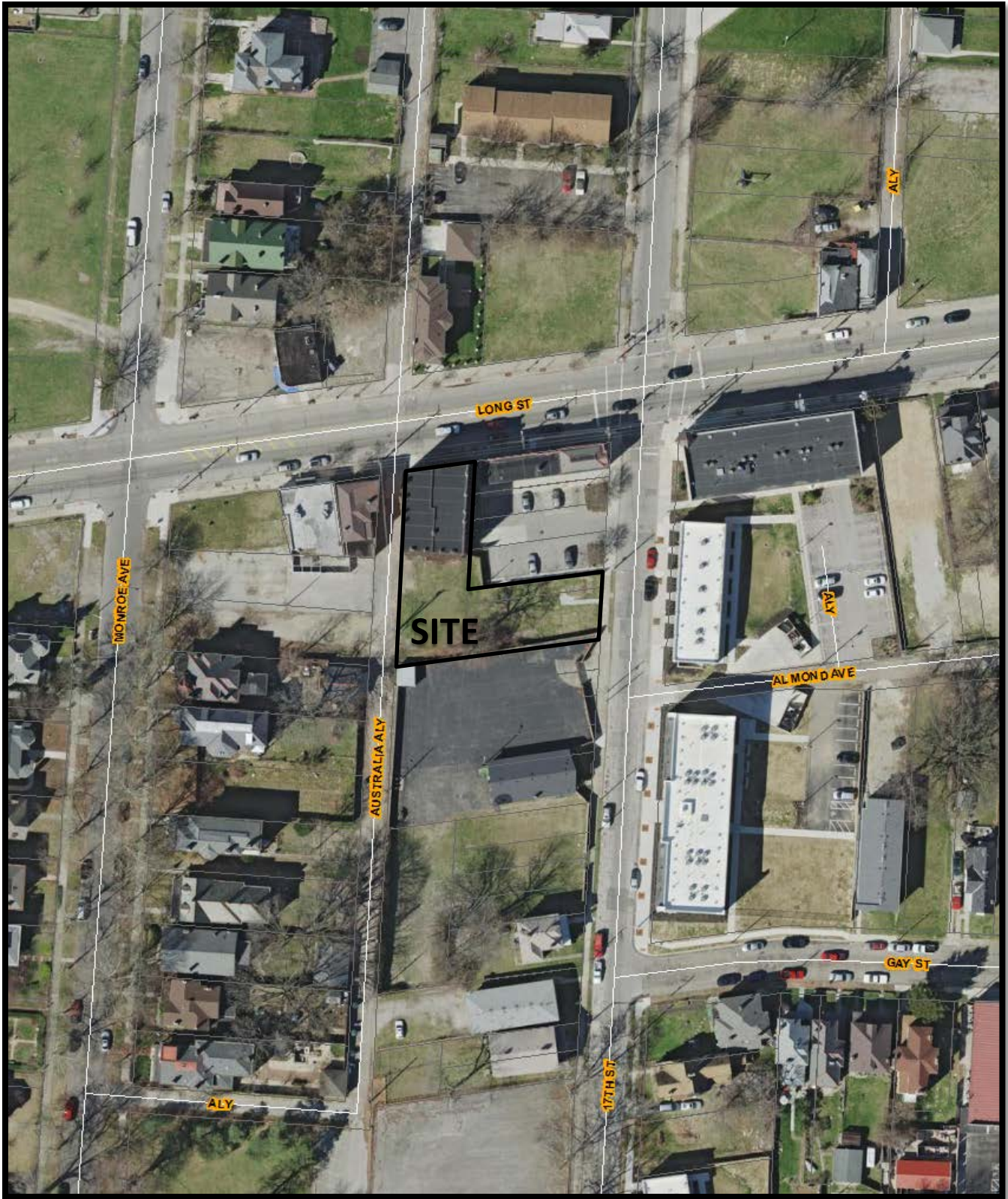
CITY DEPARTMENTS' RECOMMENDATION: Approval

The requested CPD, Commercial Planned Development District would permit mixed uses within the existing Edna building as well as a parking lot addition on the site. Staff finds this proposal compatible with the recommendations of the *Near East Area Plan* for mixed-used development and consistent with adjacent development along the Long Street corridor.



Z17-050
879 East Long Street
Approximately 0.28 acres
R-2F to CPD

Near East Area Plan (2005)



Z17-050
879 East Long Street
Approximately 0.28 acres
R-2F to CPD

Maret, Michael J.

From: Pine, Shannon L.
Sent: Tuesday, February 13, 2018 8:06 AM
To: Maret, Michael J.
Subject: Fwd: Near East Area Zoning Variances

FYI for 879 E Long St.

Take care,
Shannon

Begin forwarded message:

From: Kathleen Bailey <KathleenDBailey@hotmail.com>
Date: February 12, 2018 at 11:49:10 PM EST
To: Shannon Pine <spine@columbus.gov>
Cc: "margcool@gmail.com" <margcool@gmail.com>
Subject: Near East Area Zoning Variances

The following variances were supported by the Near East Area Commission (NEAC) at the February 2018 General Business meeting. Both applications were supported unanimously (11-0-0).

Poindexter Phase III - Revision Variance CV17-078 for Phase III - a new build housing project for 18+ who have aged out of the foster care system and who are enrolled in higher education.

879 E. Long Street (The Edna) - to rezone to commercial for future off/retail space.

Ms. Pine - please forward this to the appropriate parties.

Thank you.



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 #: 217-050

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Timothy Y Lai
of (COMPLETE ADDRESS) 2576 Summit Street, Columbus Ohio 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

1. Timothy Y Lai 2576 Summit Street, Columbus Ohio 43202 # of Columbus Based Employees: n/a 614 378 9662	2. City of Columbus, Land Bank, John Turner 845 Parson Ave. Columbus, Ohio 43206 # of Columbus Based Employees: n/a 614 645 2551
3.	4.

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

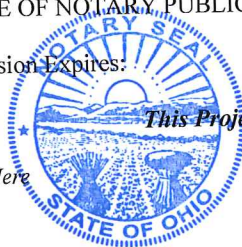
SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 28 day of November, in the year 2017

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

Notary Seal Here



ANTIONETTE M. GILLUM
This Project Disclosure Statement expires six months after date of notarization.
MY COMMISSION EXPIRES JUNE 17, 2019

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