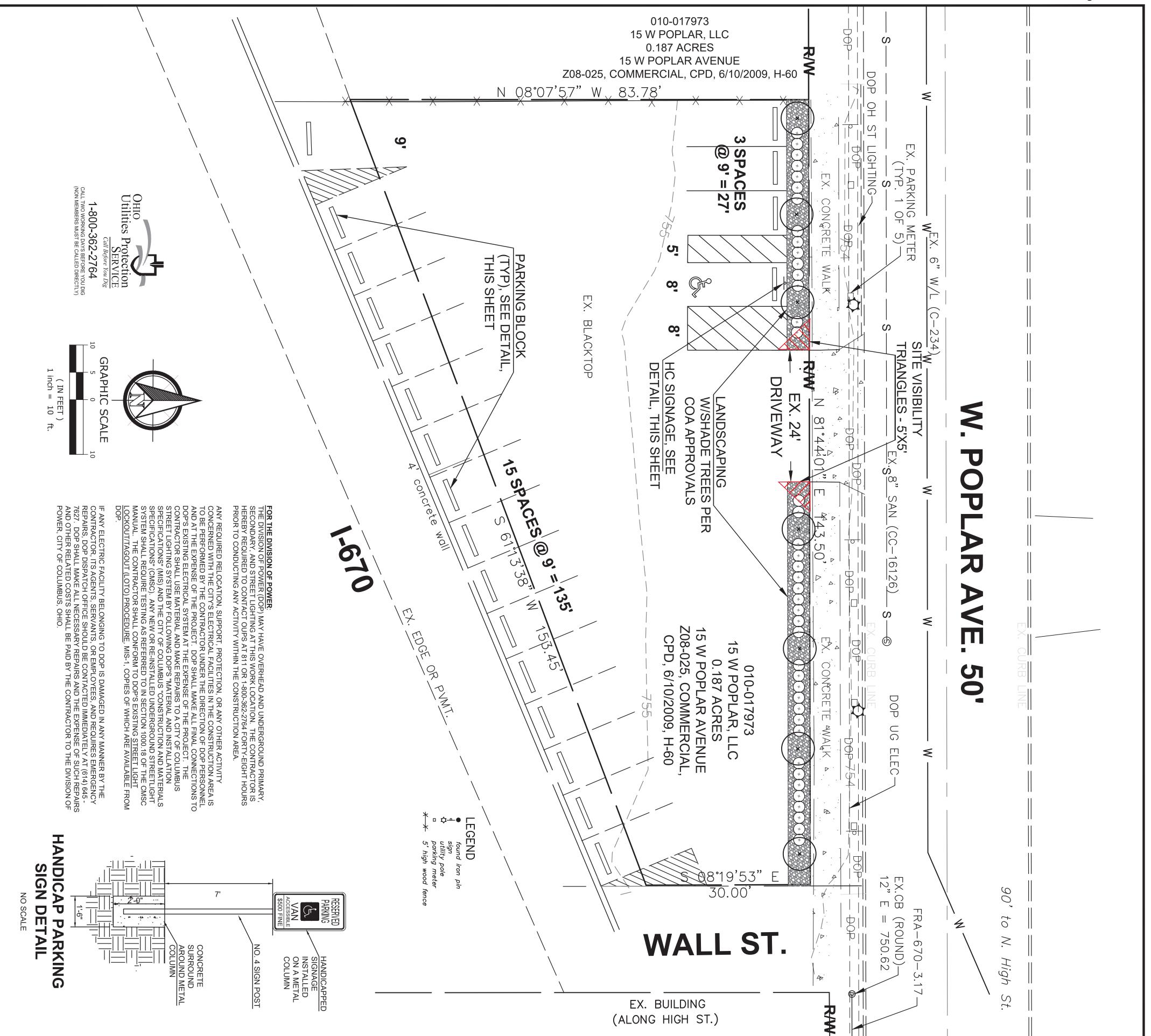
ORD #1965-2019; Z19-024; Page 1 of 6



PROPERTY ADDRESSES: 215 West Poplar A OWNERS: 15 West Poplar LLC APPLICANT: Charles M. Paros, AIA DATE OF TEXT: April 23, 2019 APPLICATION NUMBER: Z19-024 IAL PLANNED DEVELOPMENT TEXT DISTRICT: Commercial Planned Developme ADDRESSES: 215 West Poplar Ave., Colum ent District nbus, Ohio

operty"). The  $\overline{S_1}$  gh Street to the r Gian d. The مدرد Pa مردد Plannet annopoulos Moou he new owner, 15 of the parking Ic building INTRODUCTION: The Subject Property is locate al Planned Development Dist ulos Moonsurface Parking. T owner, 15 W Poplar LLC, an parking lot use, and also prop st, Park Street to the

II. PERMITTED USES: A. All uses permitted by Columbus City Code Secti

on

3356.03, C

III. DEVELOPMENT STANDARDS:
A. Development Standards: Unless otherwise specified herein, contained in Chapter 3356, C-4 Commercial District.
1. Density, Height, Lot and/or Setback commitments.
a. The building, parking and maneuvering setbacks shall be a n of Wax and Streets. , the app

25 shall be zero (0) feet.

Traffic related commitment int shall be directly from We

nt (abov) per dwell 5 by 5 he driv

The setback Lot coverage permitted and/or or Access, Loading, Parking and/or or Access, Loading, Parking and/or or Access to the lot and future development shall be provided for future residential development (aborith Section 3356.05) at the minimum amount of one space per dw Upon redevelopment, vision clearance triangles of at least 5 by the riveways, as measured from the intersection of the edge of the dri Buffering, Landscaping, Open Space and/or Screening commit Inless otherwise approved by the Victorian Village Commission - Structure of ornamental grasses 3-4 feet in height, several accept as the several sever seven / shall

caping will be required except as prov imum height of 5 feet and 90% opacit operty is developed with a parking lot

). Developn PD Plan, a , e as , internal park... creening fence with a .. f the site so long as the pro scellaneous Commitments: velopment of the site with r ot?. This plan is not aj ...d to reflect er ....ing p e approved by the Director of the Department of H ission of the appropriate data regarding the propo-ment of any other permitted use shall be in accor and with the development standard a parking lot shall be in accord: plicable to any use of the prop eted. Any slight a of Bui

IV. CPD REQUIREMENTS:
A. Natural environment: The Subject Property is flat and contains no weth hardscape environment with no existing vegetation.
B. Existing land uses: The Subject Property is currently developed with a C. Transportation and circulation facilities: The Subject Property is locate West, the elevation of which is several feet below this property. West Pop North High Street to Park Street, and dead-ends at each. Its total length is streets. There are Stop Signs at each end of the street; cross traffic at High at these intersections. There are parking meters at varying intervals on bot been redeveloped and is seen as being stable for the foreseeable future durequired for the crossing of High and Park streets, and the development of Street immediately adjacent to the Subject Property.
D. Visual form of the environment: The Subject Property is developed wis structures or buildings. The property to the east is comprised of the blank Cap over I-670; it has a small fenced electrical and refuse service yard at the Subject Property. To the south is the I-670 corridor, with the Greek Orthobeyond; to the east an existing apartment house with surface parking locate floor commercial development. Goodale Park is across Park Street where V. CPD REQUIREMENT

Propo operty is lbject Prc operty. ;d developn ld visibility: Visibility at inter located and is compatible wi initial rsections is good for the urban th the speed limits on the vari of the Subject

gh Str ct Property is to j nd valet services. من المالية

		ith an asphalt parking lot. peoplar Ave runs east and west from h is one block between these two High and Park streets does not stop 1 both sides of the street. I-670 has e due to the extensive bridging nt of the Cap over I-670 on High d with surface parking; there are no ank back wall of the High Street d at the sidewalk line adjacent to the rthodox Church and North Market located adjacent to the Subject vated 3 story residential and ground nere Poplar Ave intersects with Park nere Poplar Ave intersects with Park s, respectively. The potential long- ith commercial and residential to embrace the unique nature of the ween the Short North and Goodale	-inch caliper trees, and metal tubing e installed along the Poplar Avenue ided above. Ity shall be maintained along the west vith the CPD Plan titled, "Valet her than a parking lot. The plan may data developed at the time final nent to the Plan shall be reviewed und Zoning Services or a designee tment. In the setbacks as depicted on the	7 acres (the "Subj oplar Ave betwee: 70. The Site is zon rking lot by the fo lot use for a two- ing to CPD withou- ure development o rict. lopment standards lopment standards feet along all Rig feet along all Rig feet along all Rig ovided at all -of-way line.
DEVELOPER 5 W POPLAR, LLC C/ AROS ARCHITECTUI HARLES PAROS 57 WEST SEVENTH / OLUMBUS, OHIO 43 HONE: 614.202.0789 MAIL: CPAROS@P/	SITE DATA TABLE         TOTAL SITE AREA:       0.187 AC. (8146 SF)         TOTAL DISTURBED AREA:       0.187 AC. (8146 SF)         PRE-DEVELOPED IMPERVIOUS:       0.187 AC. (8146 SF)         POST DEVELOPED IMPERVIOUS:       0.187 AC. (8146 SF)         NOTE:       THE ABOVE DISTURBANCE IS UNDER DE-MINIMIS         REQUIREMENTS FOR THE DETENTION OF CREATING 10,000 S.F. OR         LESS OF DISTURBANCE AND/OR NOT CREATING MORE THAN 2,000         S.F. OF NEW, NET IMPERVIOUS AREA. HOWEVER, FOR ANY FUTURE         DEVELOPMENTS ON THIS SITE, THE ABOVE DISTURBANCE WILL BE         ADDED TO ANY NEW DISTURBANCE PROPOSED, AND HENCE ALL         DEVELOPMENT WILL BE CUMULATIVE.         ZONING : Z19-024, COMMERCIAL, CPD, 4/23/2019, H-60         ZONING CERTIFIED ADDRESS: 15 WEST POPLAR AVENUE         DARCET #: 010-017973	SANITARY SEWER NOTES: CONNECTION TO SANITARY SEWER CANNOT BE MADE WITHOUT OBTAINING A PERMIT FROM SEWER PERMIT OFFICE, 111 NERO TREET 614-645-7490. STERET 614-645-7490. ST	GENERAL NOTES:         FLOOD PLAIN NOTE         THIS SITE FALLS WITHIN ZONE X OF THE FEMA PANEL         #39049C0307K, DATED JUNE 17, 2008. ZONE X DENOTED AREAS         INSIDE THE 500 YEAR FLOOD PLAIN WITH A 1% CHANCE OF         HAVING FLOODING OF LESS THAN A FOOT DURING THE 100         YEAR STORM.         COMPLIANCE NOTE         WE WILL COMPLY WITH SECTIONS 3312.21 LANDSCAPING & SCREENING, 3312.39 STRIPING / MARKING, 3312.43 SURFACE, AND	MILLAY ALLEY POPLAR AVE IS HOIH N
JOB NO.: . DATE: APRIL, 2019 SCALE: HORIZONTAL: 1"=10' VERTICAL: N/A SHEET NO.: 1 / 1	COLUMBUS, OHIO VALET PARKING LOT 15 WEST POPLAR AVENUE	RAS CIVIL ENGINEERING & SURVEYING SERVIC CIVIL ENGINEERING & SURVEYING SERVIC 4254 TULLER ROAD • DUBLIN • OHIO • 430 614-581-8504 • RICK_SICKER@ATT.NET Mickand & March & Marc	ES NITE OF OKINA	REV# DATE SHEET       DESCRIPTION       APPROVED         I

STAFF REPORT DEVELOPMENT COMMISSION ZONING MEETING CITY OF COLUMBUS, OHIO JUNE 13, 2019

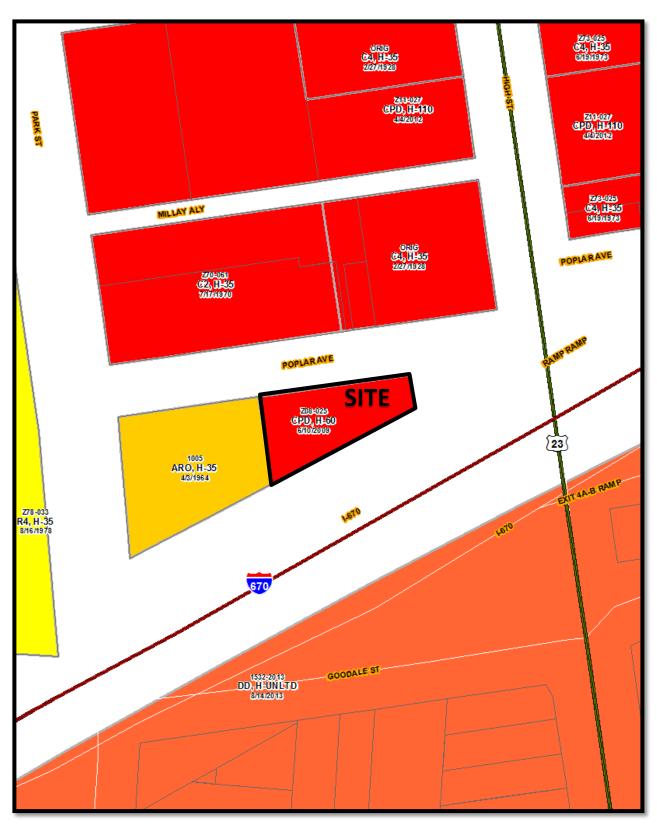
2.	APPLICATION:	Z19-024	
	Location:	15 W. POPLAR AVE. (43215), being 0.19± acres located on the	
		south side of W. Poplar Avenue, 133± feet west of Park Street	
		(010-017973; Victorian Village Commission).	
	Existing Zoning:	CPD, Commercial Planned Development District	
	Request:	CPD, Commercial Planned Development District (H-60).	
	Proposed Use:	Parking lot or future commercial development.	
	Applicant(s):	Charles M. Paros, AIA; 357 W. 7 <sup>th</sup> Avenue; Columbus, OH 43201.	
	Property Owner(s):	15 W Poplar LLC; P.O. Box 16426; Columbus, OH 43216.	
	Planner:	Shannon Pine; 614-645-2208; spine@columbus.gov	

#### BACKGROUND:

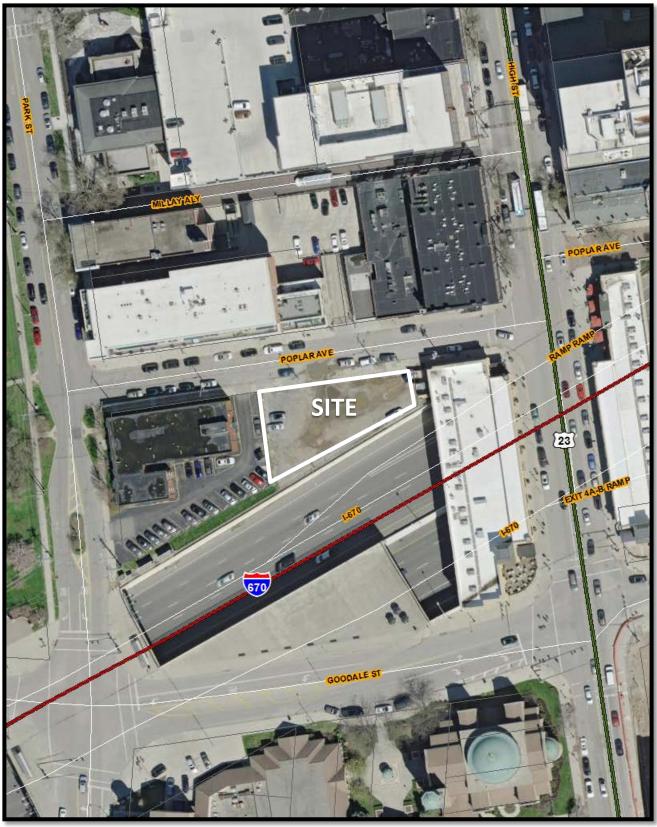
- The 0.19± acre site is developed with a parking lot in the CPD, Commercial Planned Development District. The current CPD district (Z08-025) permitted the parking lot for a two-year period from the effective date of Ordinance #0205-2009. The applicant requests a new CPD district to remove the expiration provision while allowing for future mixed-use development.
- To the north across West Poplar Avenue are commercial and multi-unit residential uses zoned in C-2 and C-4 Commercial districts. To the east are eating and drinking establishments. To the south is Interstate 670. To the west is an apartment building zoned in the AR-O, Apartment Office District.
- The site is located within the boundaries of the Victorian Village Commission, whose recommendation is for approval of the requested CPD district.
- The CPD text proposes C-4, Commercial District uses, commits to a site plan for the existing parking lot, and includes development standards addressing setbacks, lot coverage, site access, and lighting commitments.

#### **<u>CITY DEPARTMENTS' RECOMMENDATION</u>:** Approval.

The requested CPD, Commercial Planned Development District will conform an existing parking lot with augmented landscaping and screening as approved by the Victorian Village Commission. The CPD district also provides for future mixed-use development that will be subject to a Certificate of Appropriateness from the Victorian Village Commission when redevelopment is desired. The request is consistent with the zoning and development patterns of the area.



Z19-024 15 West Poplar Avenue Approximately 0.1- acres CPD to CPD



Z19-024 15 West Poplar Avenue Approximately 0.1- acres CPD to CPD



DEPARTMENT OF DEVELOPMENT

# HISTORIC DISTRICT COMMISSION RECOMMENDATION

#### VICTORIAN VILLAGE 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) and following all other applicable codes and ordinances of the City of Columbus.

#### **PROPERTY ADDRESS:** 15 West Poplar Avenue APPLICANT'S NAME: Charles Paros, AIA (Applicant)

15 W. Poplar LLC (Owner)

APPLICATION NO.: 19-5-20

**COMMISSION HEARING DATE: 5-8-19** 

The Victorian Village 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

$\leq$	Rezoning
	Parking V
	Change of

Variance of Use

Lot Split

Special permit Setbacks Other

#### **TYPE(S) OF ACTION(S) REQUESTED:**

Recommend Rezoning Request #19-5-20, 15 West Poplar Avenue, as submitted. **Rezoning Request** 

Change zoning of the parcel to CPD without exception of parking lot use to allow existing parking lot to remain with zero (0) lot lines and 100% lot coverage, and to allow for future development of a mixed-use building, per submitted "Commercial Planned Development Text" document.

MOTION: Hissem/Conyers (4-0-0) RECOMMENDED.

#### **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.

James A. Goodman, M.S. Historic Preservation Officer



#### ORD #1965-2019; Z19-024; Page 6 of 6



DEPARTMENT OF BUILDING AND ZONING SERVICES

### **Rezoning Application**

111 North Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • www.columbus.gov • zoninginfo@columbus.gov

## **PROJECT DISCLOSURE STATEMENT**

All parties having a 5% or more interest in the project that is the subject of this application be listed. THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

APPLICATION # : \_ Z(9-0)

STATE OF OHIO COUNTY OF FRANKLIN

Charles M. Paros, AIA Being first duly cautioned and sworn (NAME)

of (COMPLETE ADDRESS) 357 W 7th Avenue Columbus, OH 43201 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, S tate, Zip Number of Columbus based employees Contact name and number

1. 15 W Poplar LLC P.O. Box 16426	2.			
Columbus, OH 43216 1 Columbus based employee				
R. James Harris (614) 738-6690				
3.	4.			
Check here if listing additional parties on a separate page.				
SIGNATURE OF AFFIANT	and more Alt			
Subscribed to me in my presence and before me this 25 day of March, in the year 2019				
SIGNATURE OF NOTARY PUBLIC	A			
My Commission Expires:	05/02/2022			
This Project Disclosure Statement expires six months after date of notarization.				
Notavis Amy Davis				
Amy Davis Amy Davis Notary Public, State of Ohio My Commission Expires 05-02-2022				
	ation will result in the rejection of this submittal.			
Applications must be submitted by appointment. Call 614-645-4522 to schedule.				

Applications must be submitted by appointment. Call 614-645-4522 to schedule.

Please make all checks payable to the Columbus City Treasurer