

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

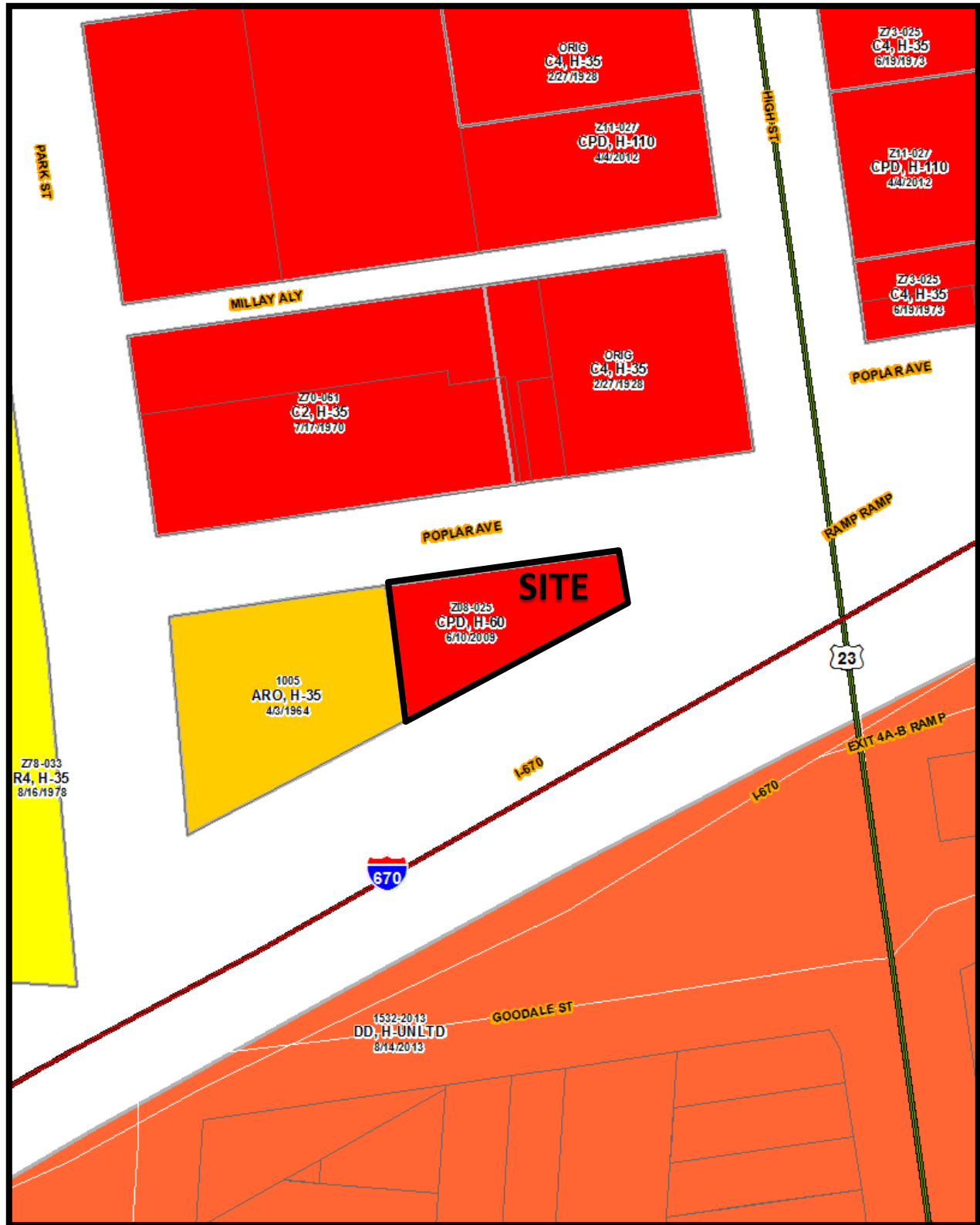
- 2. APPLICATION: Z19-024**
Location: **15 W. POPLAR AVE. (43215)**, being 0.19± acres located on the south side of W. Poplar Avenue, 133± feet west of Park Street (010-017973; Victorian Village Commission).
Existing Zoning: CPD, Commercial Planned Development District
Request: CPD, Commercial Planned Development District (H-60).
Proposed Use: Parking lot or future commercial development.
Applicant(s): Charles M. Paros, AIA; 357 W. 7th 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:

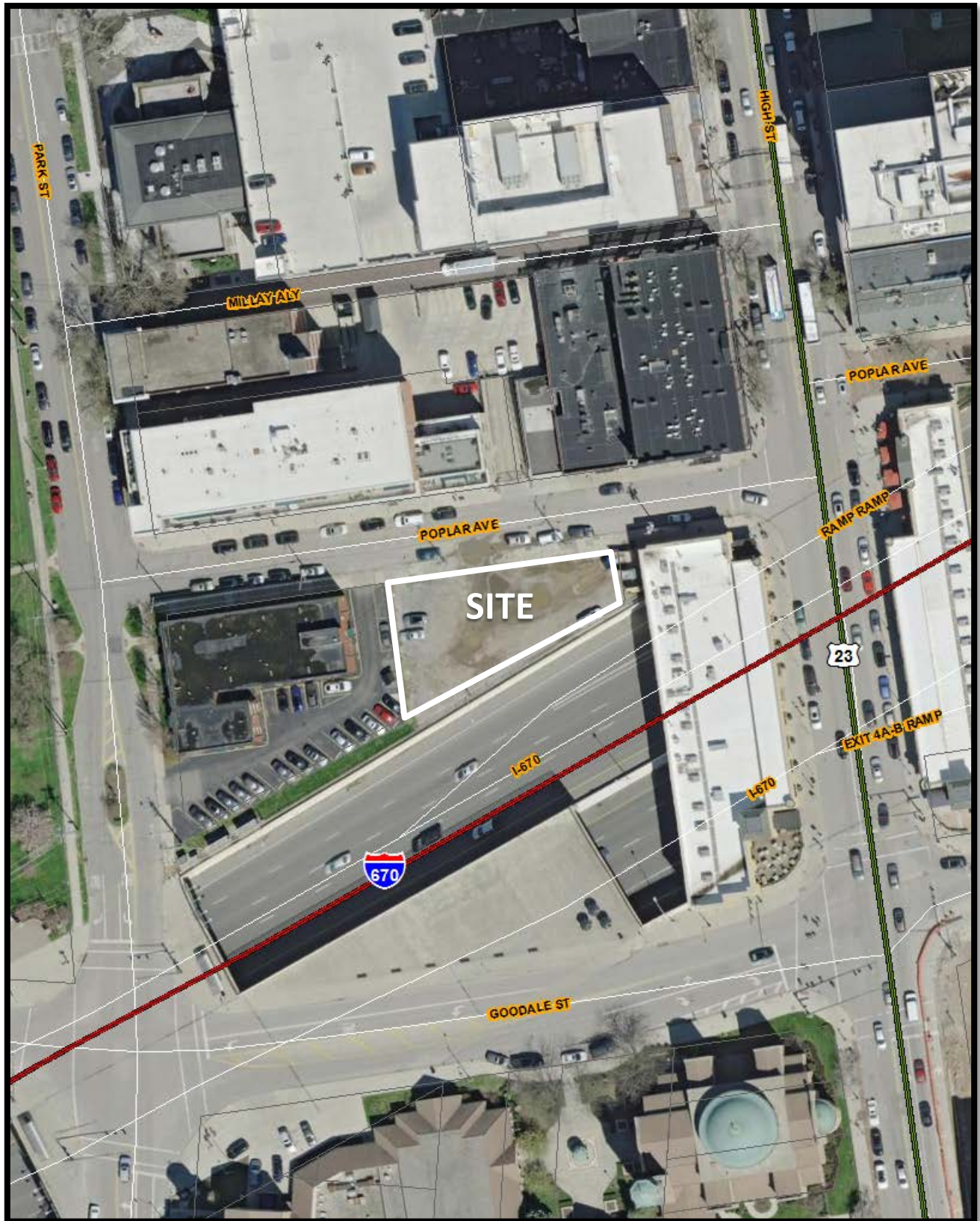
- The 0.19± acre site is developed with a parking lot in the CPD, Commercial Planned Development District. The current CPD district (Z08-025) permitted the parking lot for a two-year period from the effective date of Ordinance #0205-2009. The applicant requests a new CPD district to remove the expiration 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.

CITY DEPARTMENTS' RECOMMENDATION: 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

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**

- ☒ Rezoning
☐ Parking Variance
☐ Change 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

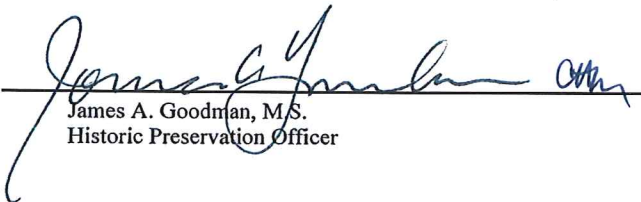
- Change zoning of the parcel to CPD without exception of parking lot use to allow existing parking lot to remain with zero (0) lot lines and 100% lot coverage, and to allow for future development of a mixed-use building, per submitted "Commercial Planned Development Text" document.

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

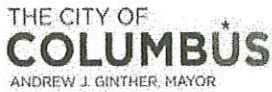
RECOMMENDATION:

- ☒ 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





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 should be listed.

THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

APPLICATION # : 219-024

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Charles M. Paros, AIA
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, State, Zip
Number of Columbus based employees
Contact name and number

1. 15 W Poplar LLC P.O. Box 16426 Columbus, OH 43216 1 Columbus based employee R. James Harris (614) 738-6690	2.
3.	4.

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

SIGNATURE OF AFFIANT

Charles M. Paros, AIA

Subscribed to me in my presence and before me this 25 day of March, in the year 2019

SIGNATURE OF NOTARY PUBLIC

Amy Davis

My Commission Expires:

05/02/2022

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



Amy Davis
Notary Public, State of Ohio
My Commission Expires 05-02-2022

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