

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
OCTOBER 10, 2019**

1. **APPLICATION:** **Z19-041**
 Location: **324 E. 2ND AVE. (43201)**, being 4.22± acres located at the northeast corner of East Second Avenue and East Alley (010-007202; Italian Village Commission).

 Existing Zoning: M, Manufacturing District.
 Request: AR-2, Apartment Residential District (H-60).
 Proposed Use: Multi-unit residential development.
 Applicant(s): Station 324, LLC; c/o Dave Perry, Agent; David Perry Company, Inc.; 411 East Town Street, 1st Floor; Columbus, OH 43215; and Donald Plank, Atty.; Plank Law Firm; 411 East Town Street, 2nd Floor; Columbus, OH 43215.

 Property Owner(s): The Applicant.
 Planner: Tim Dietrich; 614-645-6665; tedietrich@columbus.gov

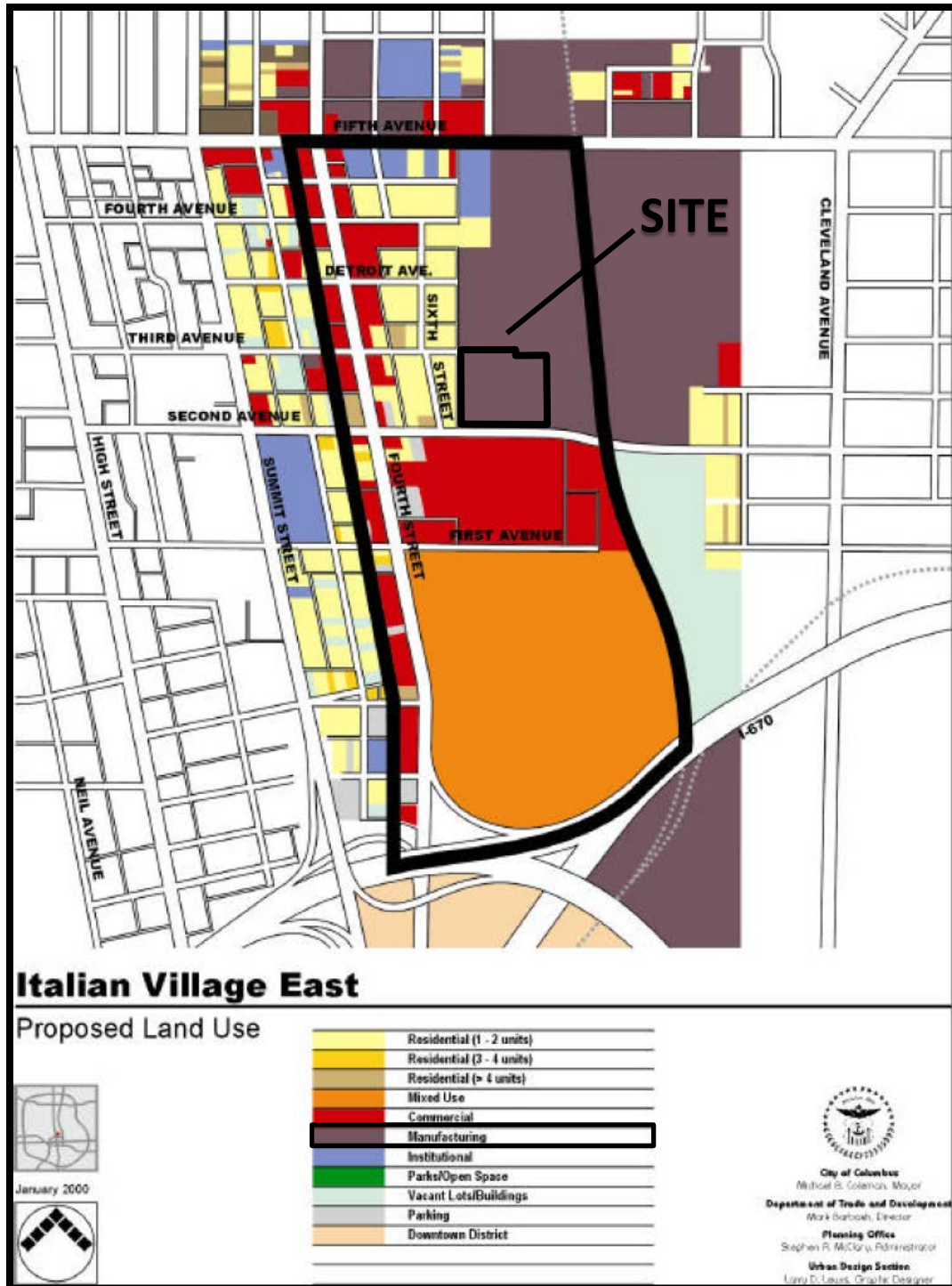
BACKGROUND:

- The 4.22± acre site consists of one parcel in the M, Manufacturing District that is currently being developed with an apartment complex. The site is subject to CV17-068 which permitted the proposed development containing up to 196 units with reduced setbacks and perimeter yard. The applicant requests the AR-2, Apartment Residential District to permit a multi-unit residential development as conditioned by CV17-068.
- North and east of the site are industrial uses in the M, Manufacturing District. South of the site is a warehouse and religious facility in the M, Manufacturing District. West of the site is a four-unit dwelling and multiple single-unit dwellings in the R-4, Residential District.
- Concurrent Council variance CV19-060 has been filed to reduce the perimeter yard and setback lines along East Second Avenue. That request will be heard by City Council and will not be considered at this Development Commission meeting.
- The site is within the boundaries of the *Italian Village East Redevelopment Plan* (2005), which recommends manufacturing land uses at this location.
- The site is located within the boundaries of the Italian Village Commission, whose recommendation is for approval.
- The *Columbus Multimodal Thoroughfare Plan* identifies this portion of East Second Avenue as an Urban Community Connector requiring 80 feet of right-of-way.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested AR-2, Apartment Residential District will conform, as conditioned by CV17-068, a previously approved apartment complex development containing up to 196 units. While the proposal is not consistent with the *Italian Village East Redevelopment Plan's* recommendation for manufacturing uses, Staff recognizes that the current market conditions and trends in Italian Village support multi-unit residential development, and that this rezoning request fulfills a condition included in CV17-068.

Z19-041
324 E 2nd Ave
Approximately 4.23 acres
M to AR-2



Z19-041
324 E 2nd Ave
Approximately 4.23 acres
M to AR-2



Z19-041
324 E 2nd Ave
Approximately 4.23 acres
M to AR-2

HISTORIC DISTRICT COMMISSION RECOMMENDATION

ITALIAN 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 and following all other applicable codes and ordinances of the City of Columbus.

PROPERTY ADDRESS: 324 East Second Street (Station 324)

APPLICANT'S NAME: Dave Perry (Applicant)/ Station 324, LLC (Owner)

APPLICATION NO.: IV-19-10-015

COMMISSION HEARING DATE: 10-08-19

The Italian 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 and the architectural guidelines:

☒ **Variance or Zoning Change Request**

- | | |
|--|--|
| <input checked="" type="checkbox"/> Rezoning | <input type="checkbox"/> Special Permit |
| <input type="checkbox"/> Parking Variance | <input checked="" type="checkbox"/> Setbacks |
| <input type="checkbox"/> Change of Use | <input checked="" type="checkbox"/> Other |
| <input type="checkbox"/> Lot Split | |

TYPE(S) OF ACTION(S) REQUESTED:

Recommend approval of application #IV-19-10-015, 324 East Second Street, as submitted with any/all clarifications noted:

Variances Recommendation Requests:

- Rezoning: M, Manufacturing to AR-2, Apartment Residential (Z19-041)
- Section 3312.27, Parking Setback Line, requires a parking setback of 25 feet along East Second Avenue, while applicant proposes parking setback of ten (10) feet.
- Section 3333.18, Building Lines, requires a building setback of no less than 25 feet from East Second Avenue, while applicant proposes a 2.50 foot building setback.
- Section 3333.255, Perimeter Yard, requires a perimeter yard of 25 feet along the north, east and west property lines, while applicant proposes a 0' – 4' (variable), 0' – 2' (variable), and 5' – 18' (variable) perimeter yard, respectively, to reduce perimeter yard, as depicted on the Site Plan.

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.



THE CITY OF
COLUMBUS
ANDREW J. GINTHER, MAYOR

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 #: 219-041

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Donald Plank
of (COMPLETE ADDRESS) Plank Law Firm, 411 East Town Street, Floor 2, Columbus, Ohio 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 (include contact name and number)
Business or individual's address; City, State Zip Code
Number of Columbus based employees
(Limited to 3 lines per box)

1. Station 324, LLC, 1220 Dublin Road, Col., OH 43215 Number of Columbus based Employees: Zero (0) Contact: Jeffrey E. Meacham; Phone: 614-488-4000	2. -----
3. -----	4. -----

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

SIGNATURE OF AFFIANT

Donald Plank

Subscribed to me in my presence and before me this 24th day of May, in the year 2019

SIGNATURE OF NOTARY PUBLIC

MaryAlice Wolf

My Commission Expires:



Project Disclosure Statement expires six months after date of notarization.

MaryAlice Wolf
Notary Public, State of Ohio
My Commission Expires October 24, 2023

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