

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
FEBRUARY 11, 2021**

- 17. APPLICATION: Z20-104**
Location: **915 W. 5TH AVE. (43212)**, being 2.04± acres located on the south side of West Fifth Avenue, 190± feet east of Norton Avenue (010-063098 and 8 others; Fifth by Northwest Area Commission).
Existing Zoning: M, Manufacturing District.
Request: CPD, Commercial Planned Development District (H-60).
Proposed Use: Mixed-use development.
Applicant(s): WC ECP Monarch, 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): White Castle Systems, Inc.; c/o Brian Walkerly; 555 Edgar Waldo Way; Columbus, OH 43215.
Planner: Kelsey Priebe; 614-645-1341; krpriebe@columbus.gov

BACKGROUND:

- The site consists of a nine parcels developed with the former White Castle District Office and warehouse uses in the M, Manufacturing District. The applicant proposes to redevelop with site as two Subareas (Subarea A and B) with two mixed-use buildings in the CPD, Commercial Planned Development District. The buildings in Subarea A and B will be connected with a pedestrian bridge above South Avenue. Subarea A proposes a five-story building with 3,500± square feet of commercial space and 143 dwelling units. Subarea B proposes a five-story building with 3,950± square feet of commercial space, 53 dwelling units, and structured parking with 326 parking spaces. The structured parking will provide the code required parking for both subareas.
- To the north of the site, across West Fifth Avenue, is commercial development in the M, Manufacturing District. To the south and east is commercial development, including the Goodwill Columbus Headquarters, and manufacturing uses in the M, Manufacturing District. To the west is commercial development in the M, Manufacturing District and a multi-unit residential development in the AR-3, Apartment Residential District.
- Concurrent CV20-119 has been filed to permit ground floor dwelling units in both Subarea A and B. That request will be heard by City Council and will not be considered at this Development Commission meeting.
- This site is within the planning boundaries of the *5th by Northwest Area Plan* (2009), which recommends “Mixed Use” land uses for Subarea A and “Light Industrial” land uses for Subarea B. Additionally, the Plan includes adoption of the *Columbus Citywide Planning Policies* (C2P2) Design Guidelines (2018). C2P2 guidelines further state that priority should be placed on the revitalization of Columbus’ older neighborhoods through

infill development in order to provide economic opportunities and an improved quality of life for all residents. The appropriateness of infill development should be measured in terms of height, width, setbacks, and lot coverage. Projects that are proposed at a density higher than the recommended land use may be supported if they include a high level of site and architectural design.

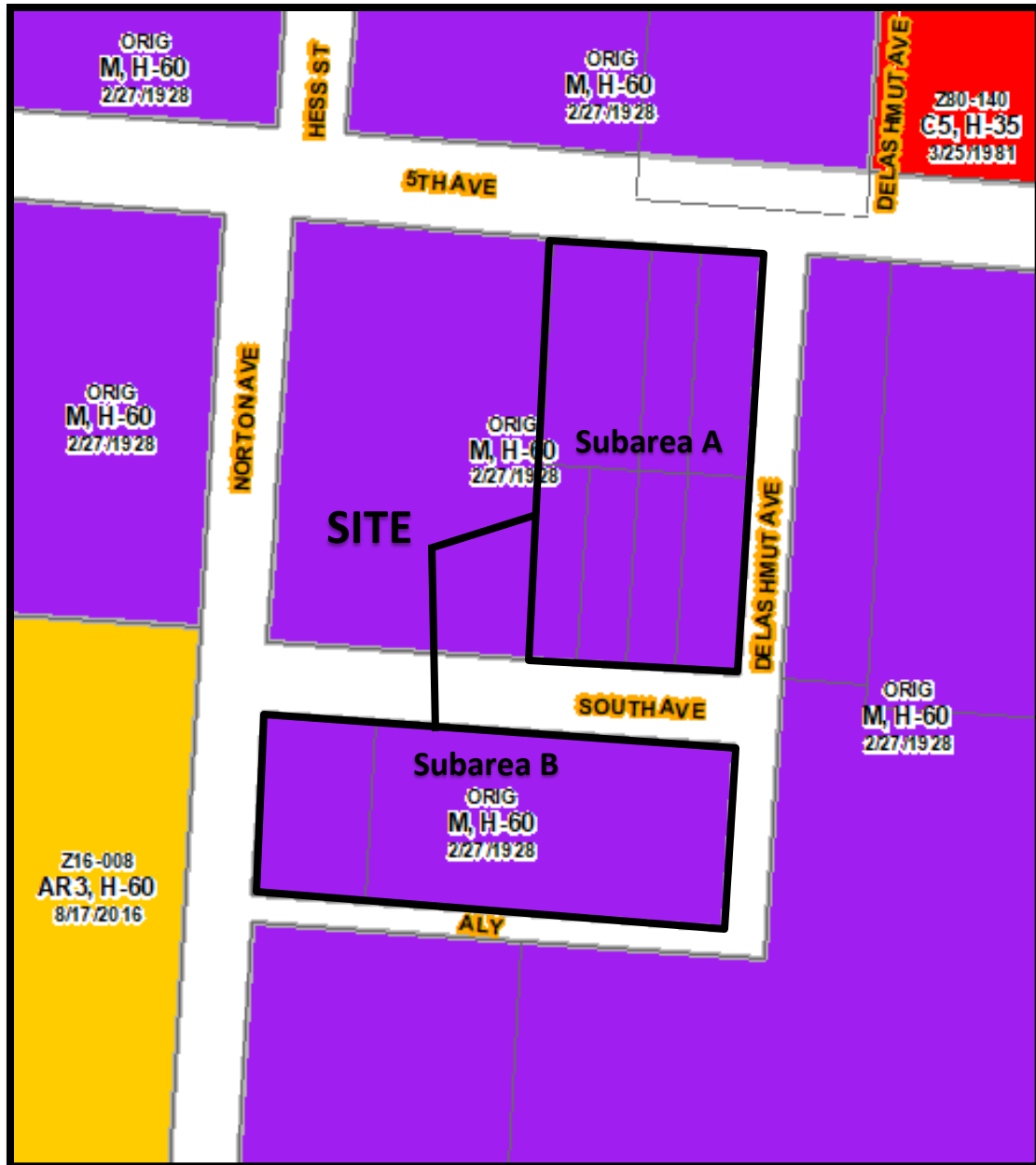
- The site is located within the boundaries of the Fifth by Northwest Area Commission, whose recommendation is for approval.
- The development text commits to a site plan and includes development standards addressing setbacks, site access, building design, and graphics provisions. Variances in the CPD text are included to reduce the minimum number of required parking spaces in Subarea A from 231 to 0, provided that all 231 spaces will be provided in the parking garage in Subarea B, and to permit a maximum building height of 68 feet in the H-60 height district.
- The Columbus Multimodal Thoroughfare Plan identifies this portion of West Fifth Avenue as an Urban Commuter Corridor requiring 100 feet of right-of-way.

CITY DEPARTMENTS' RECOMMENDATION: Disapproval.

The requested CPD, Commercial Planned Development District will allow a mixed-use development. Planning Division Staff generally supports the proposal. The *5th by Northwest Plan* supports high density mixed-use developments along 5th Avenue, as long as they contribute to street level activity, respect adjacent neighborhoods, utilize quality building materials, and demonstrate good architectural design. Planning's assessment is that this project utilizes quality building materials, and demonstrates good site and architectural design. Planning Division Staff continues to request parking structure screening along the South Avenue elevation. While Staff notes the garage does not front West 5th Avenue, it is directly south of a surface parking lot at 955 West 5th Avenue, giving it a higher degree of visibility from the primary corridor. Consistent with C2P2 Design Guidelines stating structured parking be designed to minimize visual impacts, Staff continues to request the garage be screened through the incorporation of a green wall, art, or other materials in the elevation. Staff notes revisions to the elevations and continues to encourage a more defined roofline and parapet on all elevations, but will not condition support on this revision. Lastly, Staff notes the site's location is on a primary corridor with access to a variety of transit options; Planning Division Staff would be in support of an additional parking variance if pursued and consistent with C2P2 Design Guidelines. Per the Division of Traffic Management, a right-of-way dedication of 50 feet from the centerline of West Fifth Avenue will be required per CCC 4309.17. Once the issues are resolved with the Planning Division and the Division of Traffic Management, the City Departments' recommendation will be updated to approval.

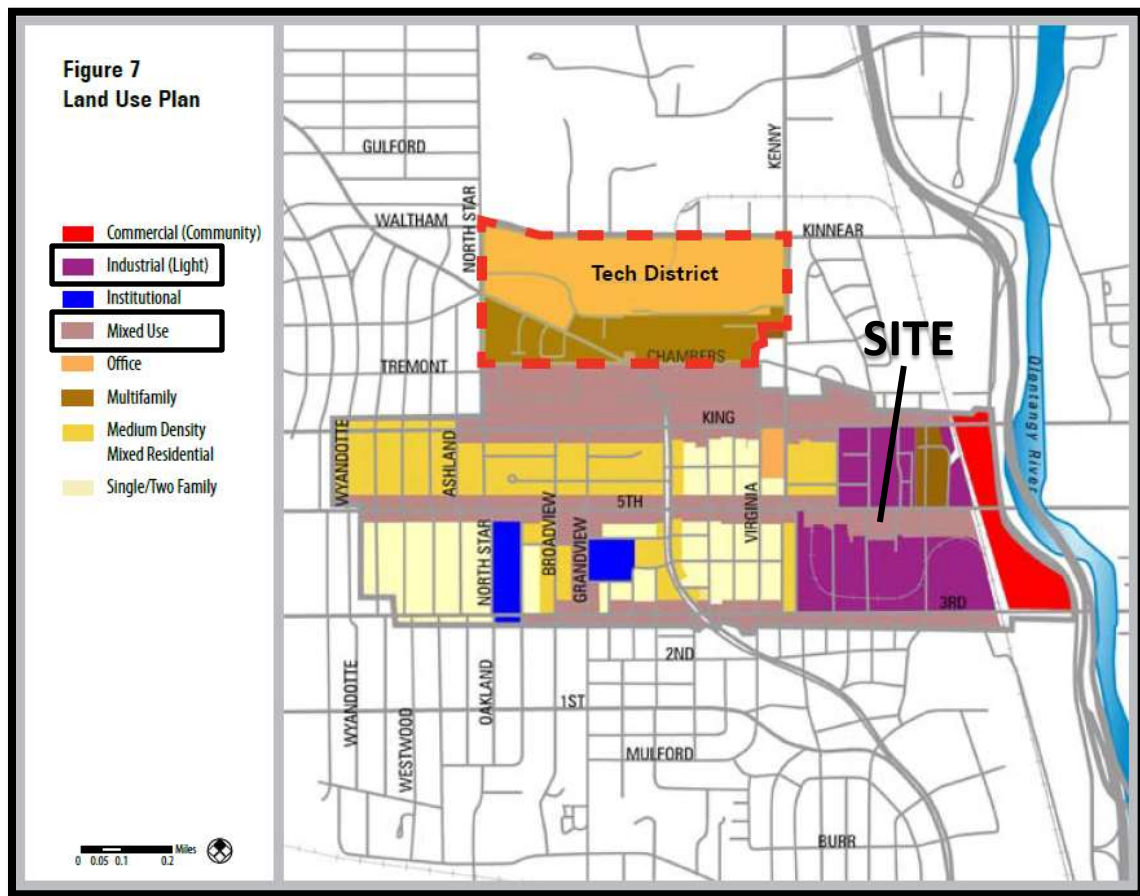
Á

EO/Á•~^•ÁœÁÁ^}Á•[|çáÁ áœÁÁ~^•ÁááœÁ&[{ { ^} áœ}ÁÁ!Á}||çáÉ



Z20-104
915 W. 5th Ave.
Approximately 2.04 acres
M to CPD

5th by Northwest Area Plan (2009)



Z20-104
915 W. 5th Ave.
Approximately 2.04 acres
M to CPD



Z20-104
915 W. 5th Ave.
Approximately 2.04 acres
M to CPD

Standardized Recommendation Form

DEPARTMENT OF BUILDING
 AND ZONING SERVICES

111 N Front Street, Columbus, Ohio 43215
 Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW
 (PLEASE PRINT)

Application Number Z20-104 / CV20-119

Address 915 W 5th Avenue

Group Name 5th by Northwest Area Commission

Meeting Date February 2, 2021

Specify Case Type

☐ BZA Variance / Special Permit

☒ Council Variance

☒ Rezoning

☐ Graphics Variance / Plan / Special Permit


Recommendation ☒ Approval

(Check only one) ☐ Disapproval

LIST BASIS FOR RECOMMENDATION:

Area commission voted 3-2 to recommend approval. Votes in affirmative generally felt the building would be a good fit for the neighborhood - that it would be an improvement from the existing manufacturing and would bring much needed improvements to Delashmut & South. Votes against had concerns about the traffic the project would bring to the area & the density of the project as a whole.

Vote 3-2 Recommend Approval

Signature of Authorized Representative 

Recommending Group Title Fifth by Northwest Area Commission

Daytime Phone Number 215-740-2835

Please e-mail this form to the assigned planner within 48 hours of meeting day; OR FAX to Zoning at (614) 645-2463; OR MAIL to: Zoning, City of Columbus, Department of Building & Zoning Services, 111 N Front Street, Columbus, Ohio 43215.

COLUMBUS DEVELOPMENT COMMISSION

Basis for Recommendation

Meeting Date: 2/11/2021

Application #: Z20-104	Request: CPD	Address: 915 W 5TH AVE (43212)				
# Hearings: <u>1</u>	Length-of Testimony: <u>25 min</u>	Staff _____ Approval _____ Disapproval Position: <u>X</u> Conditional Approval				
# Speakers Support: <u>2</u> Opposition: <u>0</u>	Development Commission Vote: <u>3</u> Yes <u>1</u> No <u>1</u> Abstain	Area Comm/ <u>X</u> Approval _____ Disapproval Civic Assoc: _____ Conditional Approval				
Position Y=Yes N=No (type out ABSENT or ABSTAIN)	Fitzpatrick Abstain	Ingwersen Y	Anderson N	Golden Y	Conroy Absent	Onwukwe Y
+ = Positive or Proper - = Negative or Improper						
Land Use		+	+	+		
Use Controls		+				
Density or Number of Units		+		+		-
Lot Size		+	+			
Scale		+		+		-
Environmental Considerations						
Emissions						
Landscaping or Site Plans		+	+	+		-
Buffering or Setbacks		+				+/-
Traffic Related Commitments		+	-			
Other Infrastructure Commitments						
Compliance with City Plans		+/-		+		+/-
Timeliness of Text Submission			-			
Area or Civic Assoc. Recommendation		+	+			
Governmental or Public Input						
MEMBER COMMENTS:						

FITZPATRICK:

INGWERSEN:

Building and redevelopment fit in with the surrounding development.

ANDERSON:

This project has promise, but appeared to be on a fast track wherein all concerns had not been aired nor resolved. Conditional approval does not guarantee resolution of the outstanding concerns.

GOLDEN:

This project is appropriate for the area and supports the City's desire to have dense development on transit oriented corridors. The proximity to the north south corridor will be extremely beneficial to this development to lower the use of cars.

CONROY:

ONWUKWE:

Still needs satisfying the requests made by the city agencies.

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 #: Z20 - 104

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, OH 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. WC ECP Monarch, LLC, 1220 Dublin Road, Columbus, OH 43215; # Cols. based emps: Zero (0) Contact: Tom Caldwell, (614) 580-6070	2. White Castle Systems, Inc., 555 Edgar Waldo Way, Columbus, OH 43215; # Columbus based emps: 481 Contact: Brian Walkerly, (614) 559-2573
3. Monarch Building, LLC, 1349 Delashmut Ave, Columbus, OH 43212; # Cols. based emps: Zero (0) Contact: Karl Schneider, (614) 506-0860	4. RTR of Columbus, Ltd., 1356 Norton Ave, Cols, OH 43212 # Cols based emps: Zero (0); Contact: Tom Leneskie and Rob Lowry, (614) 424-9804

☐ 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 23rd day of November, in the year 2020

SIGNATURE OF NOTARY PUBLIC

MaryAlice Wolf

My Commission Expires:



This 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