

PARKING CALCULATIONS

OFFICE SPACE (LOWER LEVEL)
9403450 SF = 20.89 SPACES
RESIDENTIAL UNITS (1ST,2ND,3RD FLOOR)
27 UNITS X1.5/UNIT 40.5 SPACES
BELLOWS BUILDING PARKING SPACES=61.39 OR 62 SPACES

THREE SINGLE FAMILYS = 6 SPACES REQUIRED

EIGHT TOWNHOUSES = 8 X 1.5 = 12 SPACES REQUIRED.

TOTAL PARKING SPACES REQUIRE = 62+6+12 = 80 SPACES REQUIRED.
81 SPACES PROVIDED

SITE PLAN NOTES

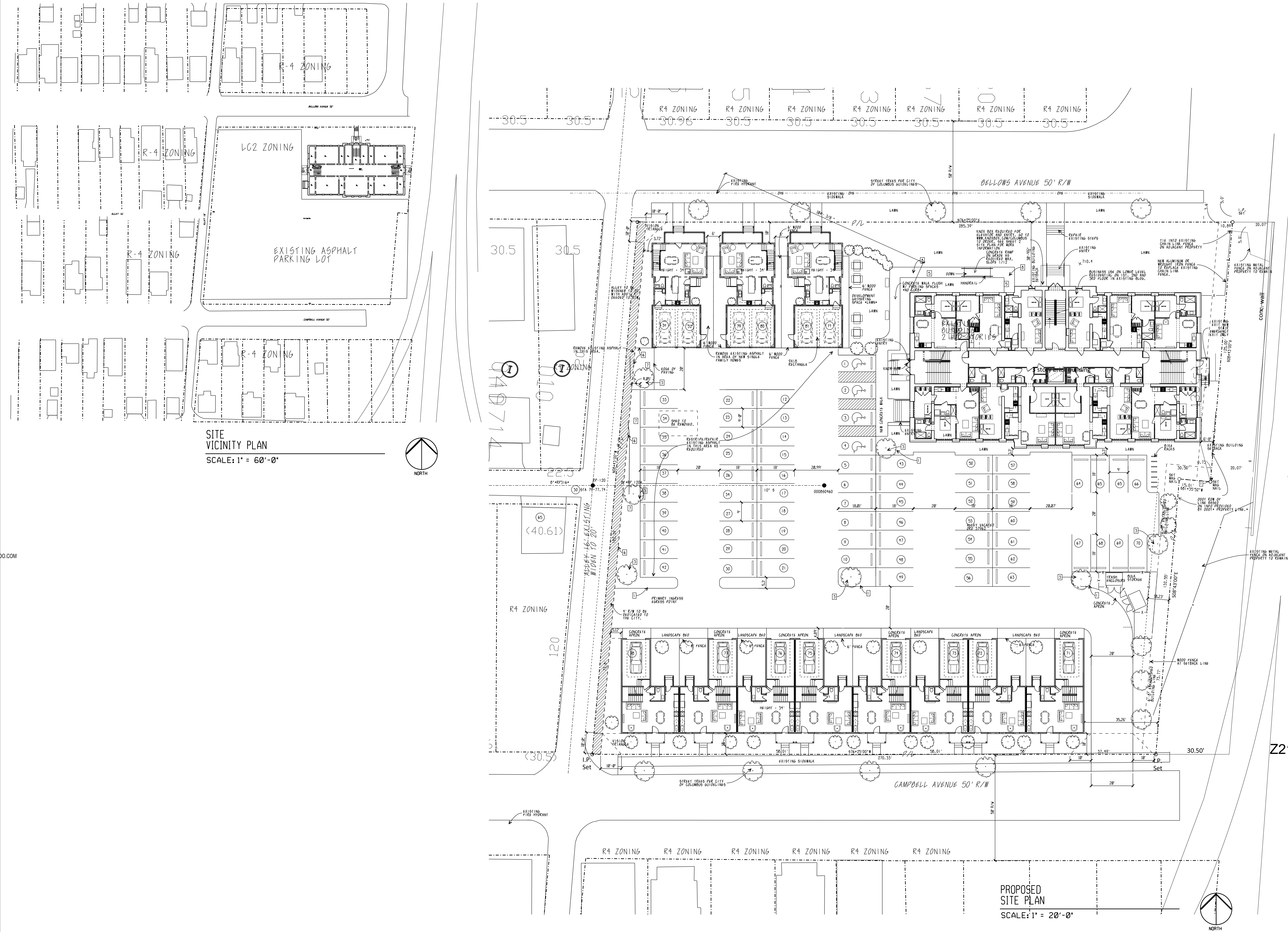
- 1 NEW TREES, MINIMUM 2" CALIPER AT TIME OF PLANTING MINIMUM SOIL AREA 145 SF.
- 2 BIKE RACKS, SEE DETAILS THIS PAGE
- 3 CONCRETE OR ASPHALT CURB TO PROTECT TREES
- 4 PARKING BLOCKS TYPICAL
- 5 MAXIMUM SLOPE OF WALK 1/20
- 6 PROPOSED ALUMINUM OR WROUGHT IRON FENCE AT AREAS BORDERING RESIDENTIAL FENCE LANDSCAPE SCREENING IS REQUIRED PER CODE AS SHOWN ON THE SITE PLAN
- 7 LANDSCAPE EARTH MOUND MINIMUM OF 5' TALL 3:1 SLOPE OR PLANTING WITH 75% OPACITY
- 8 CROSS SLOPE SHALL NOT EXCEED 1/50.

Juliet Bullock
JULIET A. BULLOCK ARCHITECT

Z21-064 Final Received 10/7/2021

10/7/21

725 Bellows Avenue
Columbus Ohio



**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
OCTOBER 14, 2021**

1. **APPLICATION:** **Z21-064**
 Location: **725 BELLOWS AVE. (43222)**, being 1.63± acres located on the south side of Bellows Avenue at the terminus with South Green Street (010-066726; Franklinton Area Commission).

 Existing Zoning: L-C-2, Limited Commercial District.
 Request: L-AR-O, Limited Apartment Residential District (H-35).
 Proposed Use. Mixed-use development.
 Applicant(s): Juliet Bullock Architects; c/o Juliet Bullock, Agent; 1182 Wyandotte Avenue; Columbus, OH 43212.

 Property Owner(s): Yhezkel Levi; 139 East Main Street, #103; Columbus, OH 43215.

 Planner: Shannon Pine; 614-645-2208; spine@columbus.gov

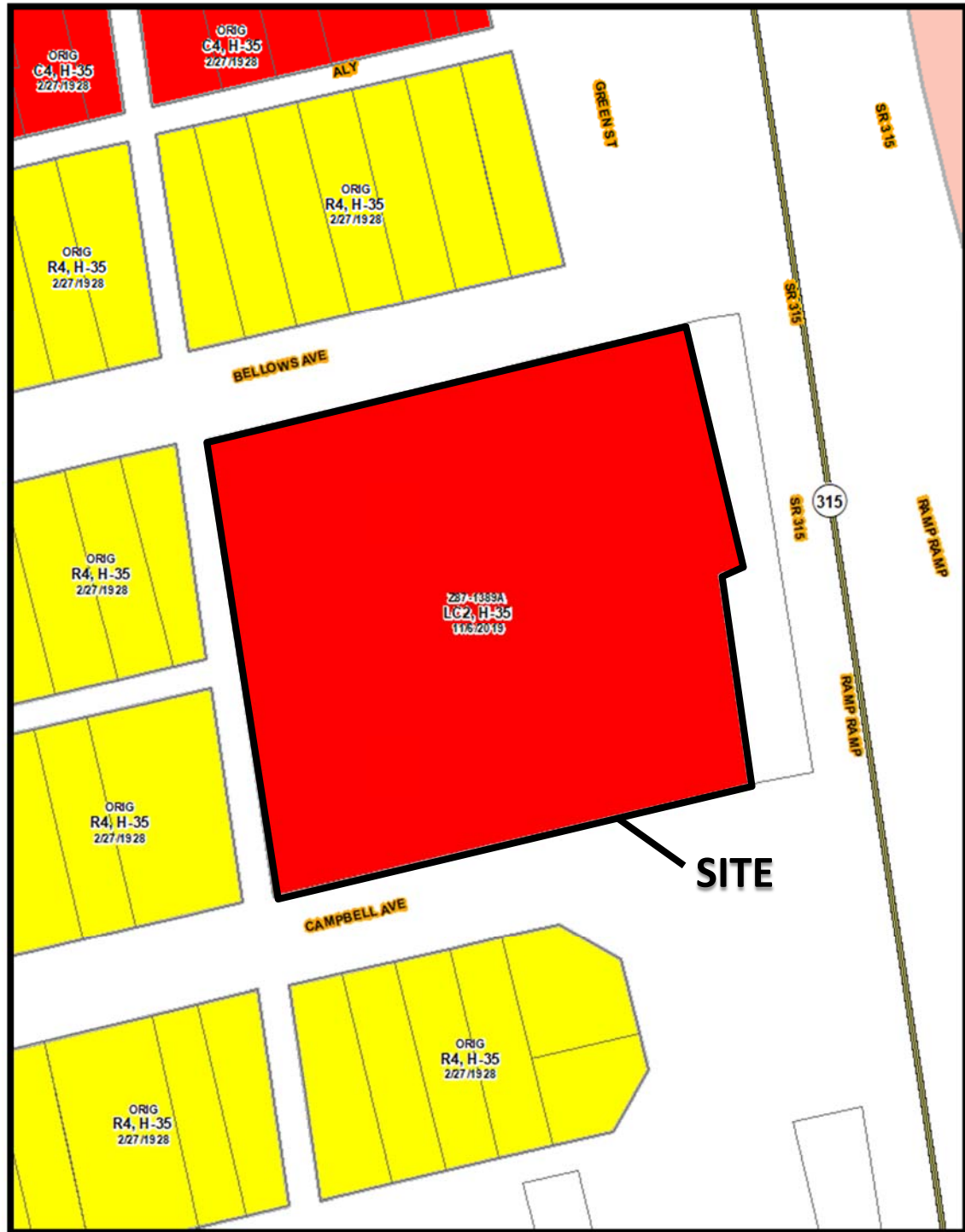
BACKGROUND:

- The 1.63± acre site consists of one parcel developed with a former school building that has been converted into an office building in the L-C-2, Limited Commercial District. The requested L-AR-O, Limited Apartment Office District will permit the existing office building to include 9,403 square feet of office space on the lower level, and 27 apartment units on the upper levels, with an additional 11 residential units (eight-unit apartment building and three single-unit dwellings) to be constructed on the site.
- The site is surrounded by single-unit dwellings and undeveloped lots in the R-4, Residential District to the north, west, and south. State Route 315 borders the site to the east.
- The site is within the boundaries of the planning area of *West Franklinton Plan* (2014), which recommends “Medium-High Density Mixed Residential” at this location. Additionally, the Plan includes adoption of the *Columbus Citywide Planning Policies* (C2P2) Design Guidelines (2018).
- The limitation text includes building and parking setbacks, access and landscaping requirements, and a commitment to develop the site in accordance with the attached site plan. The site plan has been redesigned to incorporate the Planning Division’s initial comments, including locating dwellings at the northwest corner of the site, keeping the parking behind buildings, and adding street trees and ample bicycle parking. Staff has also reviewed conceptual building elevations which are consistent with the C2P2 Design Guidelines.
- Concurrent CV21-080 proposes a use variance for the three single-unit dwellings, and includes standard variances for reduced building lines and perimeter yard, and increased building height for the existing building. That request will be heard by City Council and will not be considered at this Development Commission meeting.

- The site is located within the boundaries of the Franklinton Area Commission, whose recommendation is for approval.

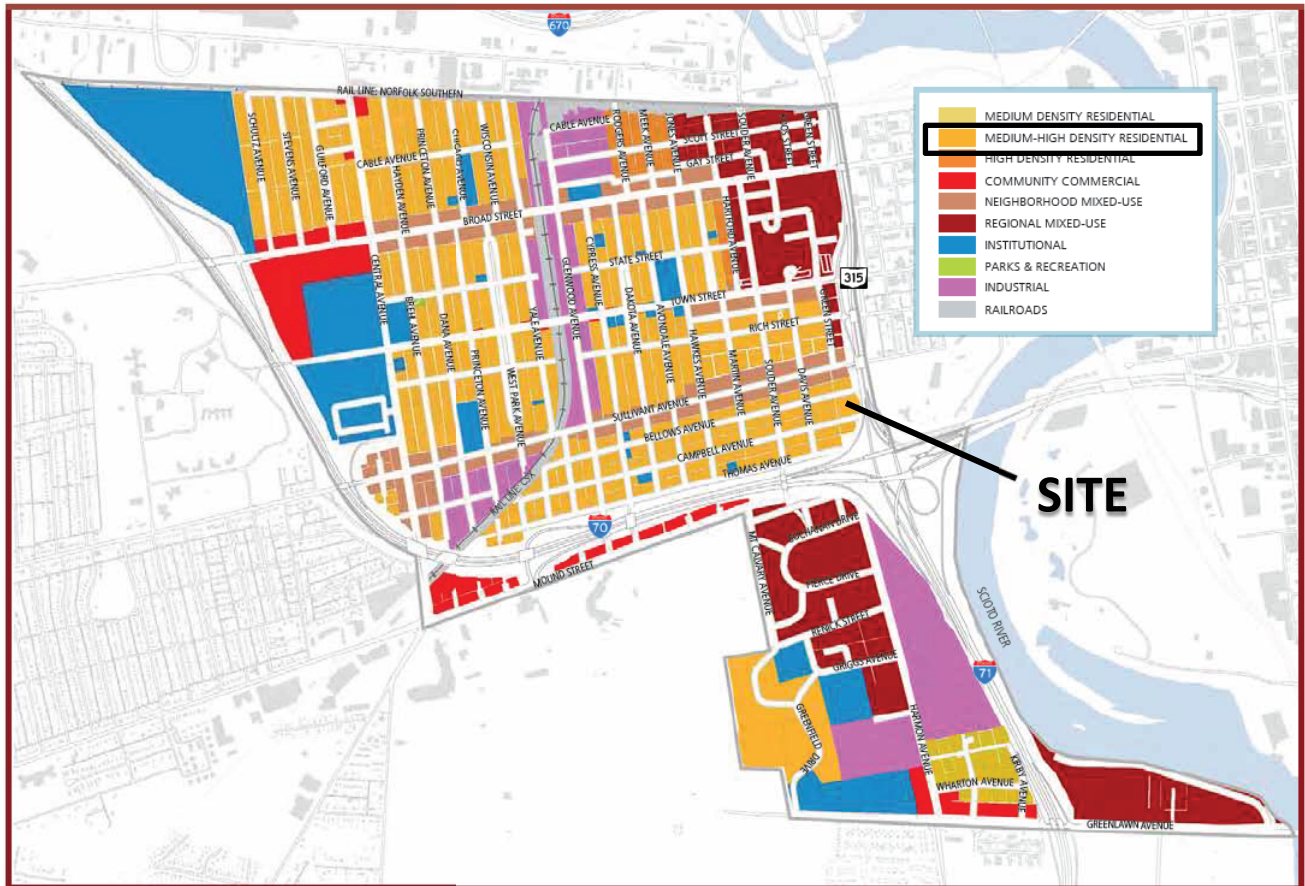
CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested L-AR-O, Limited Apartment Residential District will allow a mixed-use development including 10,250 square feet of office space, 35 apartment units, and 3 single-unit dwellings, that is compatible with the land use recommendation of the *West Franklinton Plan*. Additionally, Planning Division staff finds the site plan and conceptual elevations to meet the C2P2 Design Guidelines. The request is consistent with recent infill development proposals in the area.



Z21-064
725 Bellows Ave.
Approximately 1.63 acres
L-C-2 to L-AR-0

West Franklinton Plan (2014)



Z21-064
725 Bellows Ave.
Approximately 1.63 acres
L-C-2 to L-AR-0



Z21-064
725 Bellows Ave.
Approximately 1.63 acres
L-C-2 to L-AR-O

Standardized Recommendation Form

111 N. Front Street, Columbus, Ohio 43215

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

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

Case Number: Z21-064

Address: 725 Bellows Ave.

Group Name: Franklinton Area Commission

Meeting Date: Sept 14, 2021

Specify Case Type:

- ☐ BZA Variance / Special Permit
☐ Council Variance
☒ Rezoning
☐ Graphics Variance / Plan / Special Permit

Recommendation:

(Check only one and list basis
for recommendation below)

- ☒ Approval
☐ Disapproval

NOTES:

Zon. change LC-2 to L-AH-O

Vote:

14-Yes 0-No 1-Abstain

Signature of Authorized Representative:

W B Wanner

SIGNATURE

Zoning Chair

RECOMMENDING GROUP TITLE

614-581-6419

DAYTIME PHONE NUMBER

Please e-mail this form to the assigned planner within 48 hours of your meeting day; or MAIL to: Assigned Planner, City of
MAIL to: Columbus, Department of Building & Zoning Services, 111 N. Front St, Columbus, OH 43215.

Rezoning Application

DEPARTMENT OF BUILDING
AND ZONING SERVICES

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

PROJECT DISCLOSURE STATEMENT

APPLICATION #: Z21-064

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.

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Yhezkel Levi

of (COMPLETE ADDRESS) 139 E Main Street Ste #103 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 (including 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. Yhezkel Levi 139 E Main Street #103 Columbus Ohio 43215	2.
3.	4.

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

SIGNATURE OF AFFIANT [Signature]

Sworn to before me and signed in my presence this 19 day of July, in the year 2021

SIGNATURE OF NOTARY PUBLIC [Signature]

My Commission Expires MAY 18, 2023

Notary Seal Here



This Project Disclosure Statement expires six (6) months after date of notarization.