



Legislation Text

File #: 1971-2021, **Version:** 1

Rezoning Application: Z21-031

APPLICANT: Central Ohio Community Improvement Corporation; c/o Brian Higgins, Agent; 1349 Dennison Avenue; Columbus, OH 43201.

PROPOSED USE: Mixed commercial development.

DEVELOPMENT COMMISSION RECOMMENDATION: Approval (5-0) on July 8, 2021.

NEAR EAST AREA COMMISSION RECOMMENDATION: Approval.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The site consists of one parcel developed with a multi-story building known as The Edna and zoned in the CPD, Commercial Planned Development District (Z17-050), and is subject to the East Long Street Urban Commercial Overlay (UCO). The existing CPD District permits mixed-commercial uses within the building and the expansion of a City-owned parking lot on two adjacent parcels. The requested CPD, Commercial Planned Development District, will eliminate the two adjacent parcels from the request, which included the parking lot expansion. The CPD text includes use restrictions and supplemental development standards that address traffic and pedestrian access, fencing, landscaping, building design, lighting, and signage, and also includes a commitment to a site plan. Variances are included to conform the existing building height and to reduce parking from 10 required spaces to 6 provided spaces. The site is located within the boundaries of the *Near East Area Plan* (2005), which recommends high density residential and mixed-use development at this location. Staff finds this proposal consistent with the recommendations of the *Near East Area Plan* for mixed-use development and the restoration of historic buildings, and is compatible with the development pattern along the Long Street corridor. Staff also finds the requested parking variance supportable due to the urban character of the neighborhood and the site's close proximity to transit.

To rezone **879 EAST LONG STREET (43203)**, being 0.17± acres located at the southeast corner of East Long Street and Australia Alley, From: CPD, Commercial Planned Development District, To: CPD, Commercial Planned Development District (Rezoning #Z21-031).

WHEREAS, application #Z21-031 is on file with the Department of Building and Zoning Services requesting rezoning of 0.17± acres from CPD, Commercial Planned Development District, to CPD, Commercial Planned Development District; and

WHEREAS, the Development Commission recommends approval of said zoning change; and

WHEREAS, the Near East Area Commission recommends approval of said zoning change; and

WHEREAS, the City Departments recommend approval of said zoning change because the requested CPD, Commercial Planned Development District, will permit a mixed-use development that includes the adaptive re-use of an original contributing building with sufficient landscaping and buffering consistent with the recommendations of the *Near East Area Plan* and the development pattern along the Long Street corridor. Furthermore, the parking reduction variance is supportable due to the urban character of the neighborhood and the site's close proximity to public transit; now, therefore:

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBUS:

SECTION 1. That the Official Zoning Map of the City of Columbus, as adopted by Ordinance No. 0179-03, passed February 24, 2003, and as subsequently amended, is hereby revised by changing the zoning of the property as follows:

879 EAST LONG STREET (43203), being 0.17± acres located at the southeast corner of East Long Street and Australia Alley, and being more particularly described as follows:

Situated in the County of Franklin, in the State of Ohio, and in the City of Columbus:

Being Lot Number One Hundred Twenty-six (126) of MITCHELL AND WATSON'S EAST GROVE ADDITION as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 2, page 172, Recorder's Office, Franklin County, Ohio.

PARCEL#: 010-052142

To Rezone From: CPD, Commercial Planned Development District,

To: CPD, Commercial Planned Development District.

SECTION 2. That a Height District of thirty-five (35) feet is hereby established on the CPD, Commercial Planned Development District on this property.

SECTION 3. That the Director of the Department of Building and Zoning Services be, and is hereby authorized and directed to make the said change on the said original zoning map and shall register a copy of the approved CPD, Commercial Planned Development District and Application among the records of the Department of Building and Zoning Services as required by Section 3311.12 of the Columbus City Codes; said plan being titled, "**SITE COMPLIANCE PLAN**," dated June 23, 2021 and text titled, "**COMMERCIAL PLANNED DEVELOPMENT TEXT**," dated July 7, 2021, both signed by Brian Higgins, Agent for the Applicant, and the text reading as follows:

COMMERCIAL PLANNED DEVELOPMENT TEXT

EXISTING DISTRICT: CPD, Commercial Planned Development District

PROPOSED DISTRICT: CPD, Commercial Planned Development District (revised)

PROPERTY ADDRESSES: 879 E. Long Street, Columbus Ohio 43203

OWNERS: City of Columbus

APPLICANT: Central Ohio Community Improvement Corporation

DATE OF TEXT: 07/07/2021

APPLICATION NUMBER: Z21-031

1. INTRODUCTION: The subject site was originally intended to be sold to a different ownership entity who happened to own an adjacent parcel and therefore was able to master plan a larger parking area. The N. Seventeenth Street property (parcel number 010-0050498) is no longer part of the project. As a result, new CPD text is required.

The project now comprises of the redevelopment of 879 East Long Street, a property at the southeast corner of East Long Street and Australia Alley (parcel number 010-052142), which is approximately 0.17 acres and is subject to the East Long Street Urban Commercial Overlay.

The applicant proposes to redevelop The Edna building at 879 E. Long Street, which has stood on parcel one since 1905

and left vacant since the 1980s, into a mixed-use property with two first floor commercial tenants and second and third floors offices. A curb cut will be added off of Australia Alley in order to access a surface parking lot behind the structure. This parking lot will provide a total of 6 spaces for The Edna's tenants and customers' use. The applicant's company, the Central Ohio Community Improvement Corporation, will occupy the entire third floor. The first and second floors are to be determined, but the parking variance request assumes office on the second floor and retail on the first floor. The City of Columbus owns an adjacent public parking lot to the east of the site that can be used for overflow parking as it is a public lot.

The rezoning request is to restore The Edna's original use as a mixed-use since its inception in 1905. The Site Plan depicts the proposed site development.

2. PERMITTED USES: All uses permitted in Section 3355.03, C-3 and allowable with the proposed parking configuration/variance request.

3. DEVELOPMENT STANDARDS: Except as specified herein, the applicable development standards of the Urban Commercial Overlay, Chapter 3372, Off-street parking, Chapter 3312, General site development standards, Chapter 3321, and C-3 District, Chapter 3355 of the Columbus City Codes shall apply.

A. Density, Height, Lot and/or Setback Requirements: N/A

B. Access, Loading, Parking and/or Traffic Related Commitments

1. The proposed parking lot is solely used as accessory parking for all permitted uses at The Edna building. The site plan calls for 5 parking spaces and 1 additional handicapped space.
2. Access to and from the site shall be provided via Australia Alley. Access to a future parking lot on Parcel # 010050498 is provided if that project comes to fruition.
3. The applicant will provide access to The Edna building through a back entry facing the parking lot. There is an existing sidewalk on E. Long Street frontage, which shall remain.

C. Buffering, landscaping, open space and /or screening commitments:

A five-foot high wood privacy fence will be added to the southern edge of the property in order to screen the adjacent building from the parking lot. Two trees will be added to the open space located at the southeast portion of the site. A row of hedges will be added to the eastern edge of the parking area.

D. Building design and exterior treatment commitments:

Convex mirror will be added to the northwest corner of the building on Australia Alley to provide better vision for northbound motorists.

E. Dumpster, Lighting, Outdoor Display Area and /or Environmental Commitments:

1. Private janitorial and refuse collection will be engaged, therefore no dumpster is proposed at this time. If a dumpster is provided in the future, it shall meet the requirements of Section 3321.01, or variances may be sought from the Board of Zoning Adjustment. Such an installation would invariably come at the loss of one parking space.
2. Per Section 3321.03, new parking lot light poles with a maximum height of 14' will be provided as needed.

F. Graphics and signage commitments:

1. Any signage and graphics shall conform to the City of Columbus Graphic Code as it applies to the CPD District. Any variance of the sign requirements will be submitted to the City of Columbus Graphics Commission.
2. The existing sign, THE EDNA, on the parapet of the building will remain.

G. Miscellaneous

1. Variances Requested:
 - a. Section 3309.14: Allow for the height of the existing building, which exceeds the 35' limit established in the district.
 - b. Section 3312.49 & 3372.609: Reduce parking requirements from 10 to 6 spaces (or to 5 spaces if a dumpster is provided).
 - c. Section 3372.607(A): Allow a 5-foot high wood privacy fence along the southern edge of the property in order to screen the adjacent building from the parking lot.

2. CPD Requirements
 - a. Natural Environment: This property is developed with the existing Edna building. The use will not be detrimental in any way but rather is an appropriate land use at this location and will not have any off-site impacts beyond its current zoning entitlement.

 - b. Existing land use. The existing land is zoned CPD, Commercial Planned Development District. The current site condition reflects a grass covered lawn at the back, with a 3-story brick structure located in the front facing E Long Street.

 - c. Transportation and Circulation: There will be vehicular access to the site via Australia alley. There is adequate circulation both from adjacent roadways and on the site around the building.

 - d. Visual Form of The Environment: The existing uses / zoning of the surrounding property are as follows:

North: Single family and multi-family development zoned Residential, R2F
East: Multi-family development zoned Residential, R2F
South: 30- Unit multi-family apartment development zoned Residential, R2F
West: Variance permitted mixed-use commercial development zoned Residential, R2F

 - e. View and Visibility: The site is visible along the E Long Street and Australia Alley. The proposed development will not with any great significance, alter the existing aesthetic of the 3-story brick building

 - f. Proposed Development: The proposed development is rehabilitation of a vacant 3-story brick building on E Long Street with parking on the south side behind the building, appropriate along this portion of the E Long Street urban mixed use corridor.

 - g. Behavior Patterns: This rezoning will not significantly alter the existing behavior patterns for the property, or for its surroundings.

 - h. Emissions: No adverse emissions will occur as a result of this development.

3. The subject site shall be in accordance with the attached plan titled "Site Compliance Plan." The Site Plan may be slightly adjusted to reflect engineering, topographical or other site data developed at the time that development and engineering plans are completed. Any slight adjustment to the Site Plan shall be reviewed and may be approved by the Director of the Department of Building and Zoning Services, or a designee, upon submission of the appropriate data regarding the proposed adjustment.

SECTION 4. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.