



City of Columbus

Office of City Clerk
90 West Broad Street
Columbus OH 43215-9015
columbuscitycouncil.org

Legislation Text

File #: 1165-2018, **Version:** 2

Rezoning Application: Z16-050 Z17-050

APPLICANT: Timothy Y. Lai; 401 West Town Street; Columbus, OH 43215; and City of Columbus; c/o John Turner; 845 Parsons Avenue; Columbus, OH 43206.

PROPOSED USE: Mixed-use commercial development.

DEVELOPMENT COMMISSION RECOMMENDATION: Approval (5-0) on March 8, 2018.

NEAR EAST AREA COMMISSION RECOMMENDATION: Approval.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The site consists of two parcels and a portion of another, one developed with a multi-story building, with the remaining currently vacant. The requested CPD, Commercial Planned Development District, would permit mixed uses within the existing building as well as a parking lot addition on the site. The CPD text includes commitments to C-3, Commercial District uses and development standards, planning overlay standards, and access, parking, landscaping, building design, graphics, and site plan commitments. The request also includes variances to reduce parking from forty required spaces to fourteen spaces, increase building height to 65 feet, and reduce parking setbacks, landscaping, and screening requirements. 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 compatible with the recommendations of the *Near East Area Plan* for mixed-used development as it is consistent with the development pattern along this portion the Long Street corridor.

To rezone **879 EAST LONG STREET (43203)**, being 0.28± acres located at the southeast corner of East Long Street and Australia Alley, From: R-2F, Residential District, To: CPD, Commercial Planned Development District (Rezoning # Z17-050).

WHEREAS, application # Z17-050 is on file with the Department of Building and Zoning Services requesting rezoning of 0.28± acres from R-2F, Residential 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 an appropriate adaptive re-use of an original contributing building, , is compatible with the recommendations of the Near East Area Plan for mixed-used development, and is consistent with the development pattern along this portion of the Long Street corridor; 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 0.28± acres located at the southeast corner of East Long Street and Australia Alley, and being more particularly described as follows:

Parcel 1 number: 010-052142

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 2 number: 010-050498

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

Being Lot Number Thirty-Three (33) of JOHH W. BAKER'S AUSTRALIA ADDITION to said City, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 1, Page 59, Recorder's Office Franklin County, Ohio

Parcel 3 number: part of 010-023680

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

Being part of Lot Number Thirty-Two (32) of JOHH W. BAKER'S AUSTRALIA ADDITION to said City, excluding 70' of the northernmost portion thereof, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 1, Page 59, Recorder's Office Franklin County, Ohio

To Rezone From: R-2F, Residential District

To: CPD, Commercial Planned Development District

SECTION 2. That a Height District of sixty (60) 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 PLAN**," and text titled, "**COMMERCIAL PLANNED DEVELOPMENT TEXT**," all signed by Timothy Lai, Applicant, and dated April 19, 2018, and the text reading as follows:

Commercial Planned Development Text

Existing district: R-2F, Residential District

Proposed district: CPD, Commercial Planned Development District

Property Addresses: 879 E. Long Street, Columbus Ohio 43203 & 107 N. Seventeenth Street, Columbus Ohio 43203

Owners: Timothy Yu Fung Lai & City of Columbus

Applicant: Timothy Yu Fung Lai

Date of Text: 4/19/2018

Application number: Z17-050

Introduction:

The subject site is comprised of two (2) separate parcels located at the southeast corner of E. Long Street and Australia

Alley and west side of Seventeenth Avenue. One parcel (parcel no. 010-052142-00), on E. Long Street, is zoned R2F and the second parcel, on N. Seventeenth Street, (parcel no. 010-050498-00) is also zoned R2F. The combined acreage is approximately 0.27 acre. The applicant proposes to combine the two parcels and redevelop The Edna building on 879 E. Long Street, which has stood on parcel one since 1905 and left vacant since 1980s, into a mixed-use property with first floor restaurant and second and third floors offices. The lot on N. Seventeenth Street is proposed to become a parking lot to provide a total of 14 spaces for The Edna's tenants and customers' use. The applicant's architectural firm, Tim Lai Architect, will occupy the entire second floor. The third floor will also be used as offices and a community space.

The rezoning request is to restore The Edna's original use as a mixed-use since its inception in 1905. The Site Plan, dated 4-19-2018 and referenced in this text, depicts the proposed site development.

1. Permitted Uses: All uses permitted in Section 3355.03, C-3. Those uses also include dwellings above parking garage and parking lots, Section 3355.05.

2. Development Standards: Except as specified herein, the applicable development standards of the Planning Overlay, Chapter 3372, Off-street parking, Chapter 3312.49 and General site development standards, Chapters 3321 and 3355 of the Columbus City Code shall apply.

A. 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.
2. Access to and from the site including access to each parcel shall be provided via the city-owned lot on N. Seventeenth Street.
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.

B. Buffering, landing, Open space and /or screening commitments

Two new trees will be planted on Australia Alley. The two existing trees on N. Seventeenth Street will remain.

C. Building design and exterior treatment commitments:

N/A

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

New parking lot light poles with a maximum height of 14' will be provided as needed.

E. 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.

F. Miscellaneous

1. Variances Requested:

- a. Section 3309.14: Allow a maximum building height to be 65 feet.

- b. Section 3312.25: Allow maneuvering and parking spaces to cross parcel lines.
 - c. Section 3312.27: Reduce parking setback line from 10' to 0' on east, south and west sides of the proposed parking lot.
 - d. Section 3312.49 & 3372.609: Reduce parking requirements from 40 to 14 spaces. The breakdown is: first floor, restaurant use, reduce from 30 to 10 spaces; second and third floor, office use, reduce from 10 to 4 spaces.
 - e. Section 3372.604: Reduce parking lot setback on N Seventeenth Street from 5' to 0'.
 - f. Section 3372.607 & 3312.21(D): No planting or fence as parking screening element will be provided on all sides, north, south, east and west. No parking screen facing N Seventeenth Street will be provided.
 - g. 3312.21 One of the new trees on Australia Alley will be planted on the patio (instead of an island). 4 feet radius, 145 square feet soil requirement will be maintained.
2. The subject site shall be in accordance with the attached Site 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.

G. CPD Criteria:

NATURAL ENVIRONMENT.

This property will be redeveloped a mixed-use permitted under Section 3355.03, C-3, maintaining the access configuration unless otherwise approved, and perimeter landscaping and other buffering treatment commitments. 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.

EXISTING LAND USE.

The existing land is zoned R2F, Residential 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.

TRANSPORTATION AND CIRCULATION.

There will be vehicular access to the site via an existing city parking lot Seventeenth Street. No modification of curb cut from right of way is proposed by this applicant. There is adequate circulation both from adjacent roadways and on the site around the building.

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

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

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.

BEHAVIOR PATTERNS.

This rezoning will not significantly alter the existing behavior patterns for the property, or for its surroundings.

EMISSIONS.

No adverse emissions will occur as a result of this development.

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