



Legislation Text

File #: 1965-2019, **Version:** 1

Rezoning Application: Z19-024

APPLICANT: Charles M. Paros, AIA; 357 W. 7th Avenue; Columbus, OH 43201.

PROPOSED USE: Parking lot or future commercial development.

DEVELOPMENT COMMISSION RECOMMENDATION: Approval (5-0) on June 13, 2019.

VICTORIAN VILLAGE COMMISSION RECOMMENDATION: Approval.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The site is developed with a parking lot in the CPD, Commercial Planned Development District. The current CPD district (Z08-025) permitted the parking lot for a two-year period from the effective date of Ordinance #0205-2009. The applicant requests a new CPD district to remove the expiration provision while allowing for future mixed-use development. The CPD text proposes C-4, Commercial District uses, commits to a site plan for the existing parking lot, and includes development standards addressing setbacks, lot coverage, site access, landscaping and screening, and lighting commitments. The requested CPD, Commercial Planned Development District will conform an existing parking lot with augmented landscaping and screening as approved by the Victorian Village Commission. The CPD district also provides for future mixed-use development that will be subject to a Certificate of Appropriateness from the Victorian Village Commission when redevelopment is desired. The request is consistent with the zoning and development patterns of the area.

To rezone **15 W. POPLAR AVE. (43215)**, being 0.19± acres located on the south side of W. Poplar Avenue, 133± feet west of Park Street, From: CPD, Commercial Planned Development District, To: CPD, Commercial Planned Development District (Rezoning #Z19-024).

WHEREAS, application #Z19-024 is on file with the Department of Building and Zoning Services requesting rezoning of 0.19± 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 Victorian Village 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 conform an existing parking lot with augmented landscaping and screening as approved by the Victorian Village Commission. The CPD district also provides for future mixed-use development that will be subject to a Certificate of Appropriateness from the Victorian Village Commission when redevelopment is desired. The request is consistent with the zoning and development patterns of the area; 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:

15 W. POPLAR AVE. (43215), being 0.19± acres located on the south side of W. Poplar Avenue, 133± feet west of Park Street, and being more particularly described as follows:

Situated in the County of Franklin, in the State of Ohio, and in the City of Columbus and being bounded and described as follows:

Beginning at the intersection of the south line of Poplar Avenue (50' R/W) and the east line of Park Street (75' R/W), said point also being the northwest corner of the Joseph and Helen Skilken Foundation property, as described in Deed Book 3711, Page 897, Recorder's Office, Franklin County, Ohio;

Thence eastward along the north line of the Skilken property, the south line of Poplar Avenue, North 81°57'44" East, a distance of 139.00 feet to an iron pin found, said iron pin being the Point of Beginning of the herein described parcel;

Thence continuing along the south line of Poplar Avenue, North 81°57'44" East, a distance of 143.50 feet to a p.k. nail set;

Thence South 07°02'49" East, a distance of 30.00 feet to an iron pin set in the north right-of-way of I-670;

Thence along said north right-of-way, South 61°08'38" West, a distance of 151.35 feet to an iron pin set at the intersection of the north right-of-way of I-670 and the east line of said Skilken property

Thence along the east line of said Skilken property, North 09°04'31" West, a distance of 83.80 feet to the Point of Beginning, and containing 8,166.92 square feet or .1875 acre, more or less.

To Rezone From: CPD, Commercial Planned Development 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 site plan being titled, "**VALET PARKING LOT**," signed by Rickard Sicker, P.E., and said text being titled, "**COMMERCIAL PLANNED DEVELOPMENT TEXT**," signed by Charles M. Paros, Applicant, both dated April 23, 2019, and the text reading as follows:

COMMERCIAL PLANNED DEVELOPMENT TEXT

PROPOSED DISTRICT: Commercial Planned Development District
PROPERTY ADDRESSES: 15 W Poplar Ave, Columbus, Ohio 43215
OWNERS: 15 W POPLAR LLC
APPLICANT: Charles M. Paros, AIA
DATE OF TEXT: April 23, 2019
APPLICATION NUMBER: Z19-024

I. **INTRODUCTION:** The property consists of approximately 0.187 acres (the "Subject Property"). The Subject

Property is located mid-block on the south side of West Poplar Ave between High Street to the east, Park Street to the west, and is bordered on the south by I-670. The Site is zoned CPD, Commercial Planned Development District (Z08-025) and was used as a parking lot by the former owner Giannopoulos Moonsurface Parking. The existing CPD limited the parking lot use for a two-year period. The new owner, 15 W Poplar LLC, and the applicant are requesting rezoning to CPD without exception of the parking lot use, and also proposes development standards for future development of a mixed-use building.

II. **PERMITTED USES:** All uses permitted by Columbus City Code Section 3356.03, C-4 zoning district.

III. **DEVELOPMENT STANDARDS:**

A. Development Standards: Unless otherwise specified herein, the applicable development standards are contained in Chapter 3356, C-4 Commercial District.

1. Density, Height, Lot and/or Setback commitments.

a. The building, parking and maneuvering setbacks shall be a minimum of zero (0) feet along all Rights-of Way and Streets.

b. The setbacks from side or rear lot lines shall be zero (0) feet.

c. Lot coverage permitted shall be up to 100%.

2. Access, Loading, Parking and/or other Traffic related commitments.

a. Access to the lot and future development shall be directly from West Poplar Ave. as approved by the Division of Traffic Management.

b. Parking shall be provided for future residential development (above commercial uses in accordance with Section 3356.05) at the minimum amount of one space per dwelling unit.

c. Upon redevelopment, vision clearance triangles of at least 5 by 5 feet shall be provided at all driveways, as measured from the intersection of the edge of the driveway and right-of-way line.

3. Buffering, Landscaping, Open Space and/or Screening commitments.

a. Unless otherwise approved by the Victorian Village Commission, parking lot landscaping and screening consisting of ornamental grasses 3-4 feet in height, seven 3-inch caliper trees, and metal tubing six feet in height which will achieve a combined 75 % opacity shall be installed along the Poplar Avenue frontage as depicted on the CPD Plan. The landscaping within the 5 feet by 5 feet vision clearance triangles shall not exceed 30 inches in height.

b. No internal parking lot landscaping will be required except as provided above.

c. A screening fence with a minimum height of 5 feet and 90% opacity shall be maintained along the west side of the site so long as the property is developed with a parking lot.

4. Miscellaneous Commitments:

a. Development of the site with a parking lot shall be in accordance with the CPD Plan titled, "Valet Parking Lot." This plan is not applicable to any use of the property other than a parking lot. The plan may be slightly adjusted to reflect engineering, topographical, or other site data developed at the time final development and engineering plans are

completed. Any slight adjustment to the 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.

b. Development of any other permitted use shall be in accordance with the setbacks as depicted on the CPD Plan, and with the development standards provided herein.

c. Requested Variances: 3312.21(A; D), Parking lot landscaping, and 3321.05(A. 1.), Vision clearance to maintain no interior trees in the parking lot; to reduce headlight screening from 36 inches to 30 inches in the vision clearance triangles, and to reduce the vision clearance triangles from 10 feet to five feet.

IV. CPD REQUIREMENTS:

A. Natural environment: The Subject Property is flat and contains no wetlands or streams. It is an urban hardscape environment with no existing vegetation.

B. Existing land uses: The Subject Property is currently developed with an asphalt parking lot.

C. Transportation and circulation facilities: The Subject Property is located at the abutment wall for I-670 West, the elevation of which is several feet below this property. West Poplar Ave runs east and west from North High Street to Park Street, and dead-ends at each. Its total length is one block between these two streets. There are Stop Signs at each end of the street; cross traffic at High and Park streets does not stop at these intersections. There are parking meters at varying intervals on both sides of the street. I-670 has been redeveloped and is seen as being stable for the foreseeable future due to the extensive bridging required for the crossing of High and Park streets, and the development of the Cap over I-670 on High Street immediately adjacent to the Subject Property.

D. Visual form of the environment: The Subject Property is developed with surface parking; there are no structures or buildings. The property to the east is comprised of the blank back wall of the High Street Cap over I-670; it has a small fenced electrical and refuse service yard at the sidewalk line adjacent to the Subject Property. To the south is the I-670 corridor, with the Greek Orthodox Church and North Market beyond; to the east an existing apartment house with surface parking located adjacent to the Subject property. Across Poplar Ave is a mix of new 5 story residential, renovated 3 story residential and ground floor commercial development. Goodale Park is across Park Street where Poplar Ave intersects with Park St.

E. View and visibility: Visibility at intersections is good for the urban environment in which the Subject Property is located and is compatible with the speed limits on the various streets in and surrounding the Subject Property.

F. Proposed development: The initial use of the Subject Property is to provide parking for employees and patrons of businesses on High Street through permit and valet services, respectively. The potential long-term development for the Subject Property is a mixed-use structure with commercial and residential components compatible with the Short North and Victorian Village.

G. Behavior patterns: The development of the Subject Property seeks to embrace the unique nature of the site, enhance the pedestrian experience and create an urban datum between the Short North and Goodale Park.

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