



Legislation Text

File #: 2902-2022, **Version:** 2

Rezoning Application Z22-058

APPLICANT: Jianshen Cai; 4698 Trabue Road; Columbus, OH 43228.

PROPOSED USE: Parking lot.

DEVELOPMENT COMMISSION RECOMMENDATION: Approval (5-0) on October 13, 2022.

NEAR EAST AREA COMMISSION RECOMMENDATION: Approval.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The site consist of one undeveloped parcel in the R-3, Residential District. The requested CPD, Commercial Planned Development District will permit a three-car garage and four surface parking spaces to serve the uses occurring at 1252 East Main Street, approximately 150 feet south of the subject site. The CPD text includes appropriate use restrictions and supplemental development standards that address building and parking setbacks, traffic access, landscaping, and lighting, and includes commitments to develop the site in accordance with the submitted site plan and building elevations. While the proposed use is not entirely consistent with the *Near East Area Plan's* (2005) land use recommendation of "Higher Density Residential/Mixed Use," the proposed parking use does support an existing mixed-use building located along the East Main Street corridor. Additionally, the submitted site plan demonstrates adequate landscaping to screen the proposed surface parking spaces from adjacent residential uses, and the garage elevations are consistent with Plan's design guidelines.

To rezone **369 MACLEE ALY. (43205)**, being 0.20± acres located on the west side of MacLee Alley, 160± feet north of East Main Street, **From:** R-3, Residential District, **To:** CPD, Commercial Planned Development District (Rezoning #Z22-058).

WHEREAS, application #Z22-058 is on file with the Department of Building and Zoning Services requesting rezoning of 0.20± acres from R-3, 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 provide supportive parking for an existing mixed-use building along the East Main Street corridor, and will be developed in accordance with the submitted site plan demonstrating adequate screening from residential uses and building elevations consistent with the *Near East Area Plan's* design guidelines; 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:

369 MACLEE ALY. (43205), being 0.20± acres located on the west side of MacLee Alley, 160± feet north of East Main Street, and being more particularly described as follows:

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

Being part of Lot Number One (1) of Wilson and Sharp's Addition to said City of Columbus Ohio as the same is numbered and delineated upon the recorded plat of said addition, of record in Plat Book No.2, page 225, Recorder's Office, Franklin County, Ohio and bounded as follows:

Beginning at a point in the east line of said Lot No. 1 and in the west line of MacLee Alley, 167 feet north of the north line of Main Street, thence westerly parallel with the north line of Main Street, 67 feet to a point in said Lot No. 1, thence northerly parallel with the east line of Wilson Avenue, 51 feet, thence easterly parallel with the north line of Main Street, 67 feet to the west line of MacLee Alley, thence southerly along the west line of MacLee Alley 51 feet to the place of beginning.

Property Address: 369 MacLee Aly, Columbus, OH 43205

Parcel Number: 010-052866

To Rezone From: R-3, Residential 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 site plan being titled, "**NEW PARKING LOT**," dated August 30, 2022, building elevations titled, "**GARAGE BUILDING**," dated September 9, 2022, and text titled, "**CPD DEVELOPMENT TEXT**," dated October 4, 2022, all signed by Jianshen Cai, Applicant, and the text reading as follows:

CPD DEVELOPMENT TEXT

EXISTING DISTRICT: R-3, Residential District

PROPOSED DISTRICT: CPD, Commercial Planned Development District

PROPERTY ADDRESS: 369 MacLee Alley, Columbus, OH 43205

ACRES: 0.2014±

OWNER: 1252 E MAIN LLC

APPLICANT: 1252 E MAIN LLC

DATE OF TEXT: 10/04/2022

APPLICATION NUMBER: Z22-058

1. INTRODUCTION: The subject property consists of 0.2014 +/- acres (the site) located between Wilson Avenue and Linwood Avenue and one block north of East Main Street. This has been a vacant lot for years and it is too small for residential development. The applicant is requesting a rezoning from R-3 to the CPD, Commercial Planned Development District for a parking lot to service the mixed-use building located at 1252 East Main Street, approximately 150+/- south of the site.

2. PERMITTED USES: A garage and parking lot for the sole purpose of those uses occurring at 1252 East Main Street as permitted in Section 3356, C-4, and Commercial District. No other commercial uses are

permitted.

3. DEVELOPMENT STANDARDS: Unless otherwise stated in this text, the applicable development standards of Chapter 3356, C-4, Commercial District shall apply.

A. Density, lot and/or setback commitments:

Parking and building setback from the north and west property lines shall be 3 feet, and the parking setback from the east and south property lines shall be 0 feet.

B. Access, loading, Parking, and or other traffic related commitments:

1. Access will be either from Wilson Ave. or E. Main Street through the alley, as shown on the submitted site plan.
2. Accessible parking spaces shall be provided as per CCC 3312.31.

C. Buffering, Landscaping, Open Space, and /Or Screening Commitments:

Four small evergreen trees shall be installed at the front of garage on both sides of each garage door.

D. Building Design and/ or Interior-Exterior Treatment Commitments:

N/A

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

The parking lot lights will be mounted on the front and side of the garage.

F. Graphics and / or Signage Commitments:

All signage and graphics shall conform to article 15 of the Columbus City Graphics Codes, as it applies to the CPD, Commercial Planned Development District, and any variance to the sign requirements shall be submitted to the Columbus Graphics Commission.

G. Other CPD Requirements:

1. Natural Environment: The site is undeveloped.
2. Existing Land use: The property is zoned R-3, Residential District and vacant.
3. Circulation: Access will be from MacLee alley from East Main Street and alley from Wilson Avenue.
4. Visual Form of the Environment: The area surrounding the site is zoned for commercial and residential uses.
5. Visibility: The site is visible from two public roads: East Main Street and Wilson Avenue.
6. Proposed Development: Parking lot use for 1252 East Main Street property
7. Behavior Patterns: The proposed development shall make more parking space on the street and safe and better vehicular patterns for the area.

8. Emissions: No adverse effects from emissions should result from the proposed development.

H. Modification of Code Standards:

N/A

I. Miscellaneous Commitments:

The site shall be developed in general conformance with the submitted site plan attached hereto as “NEW PARKING LOT,” dated 8/30/222 and building elevation “GARAGE BUILDING,” dated 9/6/22. The plan may be 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 plans shall be reviewed and may be approved by the Director of the Department of Building and Zoning services, or 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.