

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
MAY 12, 2016**

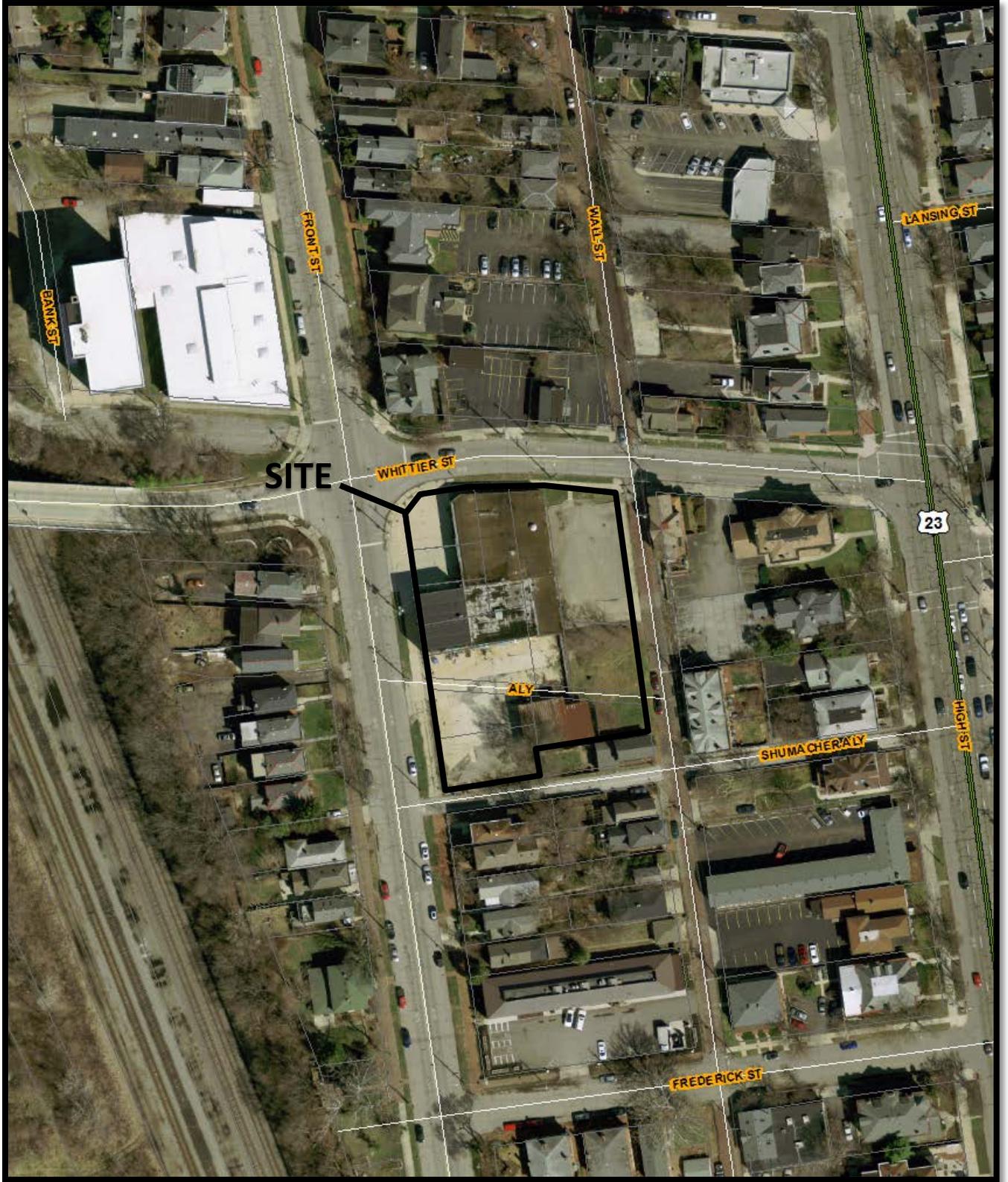
- 2. APPLICATION: Z16-014**
- Location:** **882 SOUTH FRONT STREET (43206)**, being .99± acres located at the southeast corner of South Front and Whittier Streets (010-068131; Brewery District Commission).
- Existing Zoning:** M, Manufacturing District.
- Request:** AR-1, Apartment Residential District.
- Proposed Use:** Multi-unit residential development.
- Applicant(s):** 876 S. Front LLC; c/o David Perry, Agent; David Perry Company, Inc.; 145 East Rich Street, 3rd Floor; Columbus, OH 43215; and Donald Plank, Atty.; Plank Law Firm; 145 East Rich Street, 3rd Floor; Columbus, OH 43215.
- Property Owner(s):** Same as applicant.
- Planner:** Michael Maret; 614-645-2749; mjmaret@columbus.gov

BACKGROUND:

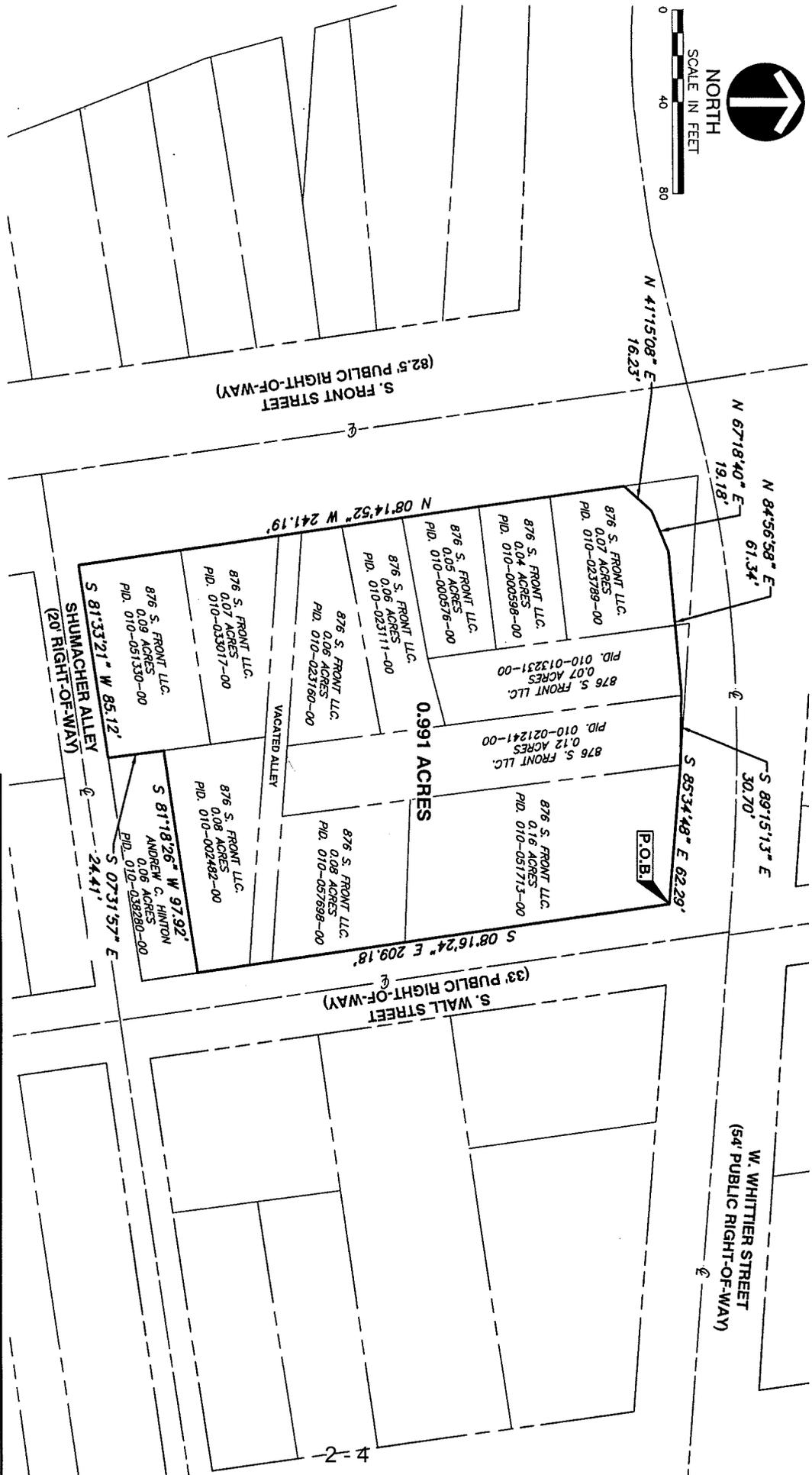
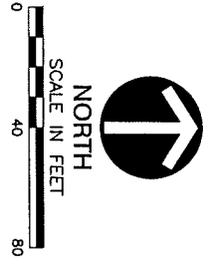
- The 0.99± acre site consists of 12 parcels, to be combined, in the M, Manufacturing District. The requested AR-1, Apartment Residential District allows the applicant to develop the site with a multi-unit townhouse development.
- Immediately north of the site are offices, zoned M, Manufacturing District. To the south, east, and west of the site are single and multi-unit residential development in the C-4, Commercial and M, Manufacturing Districts.
- Companion CV16-015 has been filed to vary requirements to apartment residential district uses, height districts, vision clearance, fronting, building lines, and perimeter yard. That request will be heard by City Council and will not be considered at this Development Commission meeting.
- This site is located within the “Southern Tier” of the *Brewery District Plan* (1993), which does not recommend specific land uses but does encourage compatible redevelopment and rehabilitation for the area.
- The site is located within the boundaries of the Brewery District Commission whose recommendation is for approval of the requested zoning district.
- The Columbus Thoroughfare Plan identifies Front Street as a 4-2 arterial requiring a minimum of 50 feet of right-of-way from centerline.

CITY DEPARTMENTS’ RECOMMENDATION: Approval.

The requested AR-1, Apartment Residential District and concurrent Council variance application will permit the construction of a multi-unit townhouse development. The proposed development is consistent with the surrounding residential and office uses and compatible redevelopment is also recommended by the *Brewery District Plan*.



Z16-014
882 South Front Street
Approximately .991 acres
M to AR-1



<p>Civil & Environmental Consultants, Inc. 250 Old Wilson Bridge Road, Suite 250, Worthington, OH 43085 614-540-6633 • 888-598-6808 www.cecinc.com</p>		<p>876 S. FRONT STREET CITY OF COLUMBUS FRANKLIN COUNTY, OHIO</p>	
DRAWN BY: JEC CHECKED BY: MJA DATE: FEBRUARY 2016 DWG SCALE: 1"=40' PROJECT NO.: 151-694	APPROVED BY: MAS DRAWING NO.: 10F1	ZONING EXHIBIT	

HISTORIC DISTRICT COMMISSION RECOMMENDATION

BREWERY DISTRICT COMMISSION

This is a recommendation to the appropriate regulatory body as identified per City Code. It is not a zoning clearance or a building permit. This document does not relieve the applicant from the responsibility of filing for and obtaining any required zoning clearance and/or building permit from the City of Columbus Department of Building & Zoning Services (645-6090 / 757 Carolyn Avenue) and following all other applicable codes and ordinances of the City of Columbus.

PROPERTY ADDRESS: 882 S. Front St.

APPLICANT'S NAME: 876 S. Front LLC, C/O Dave Perry (Owner)

APPLICATION NO.: 16-4-10

COMMISSION HEARING DATE: 4-7-15

The Brewery District Commission hereby certifies that the application for the above referenced property and a copy of this Recommendation are on file with the city's Historic Preservation Office. The Commission has reviewed the application and taken the following action(s) in accordance with Columbus City Code 3116 & 3119 and the architectural guidelines:

Variance or Zoning Change Request

- | | |
|--|---|
| <input checked="" type="checkbox"/> Rezoning | <input type="checkbox"/> Special Permit |
| <input type="checkbox"/> Parking Variance | <input type="checkbox"/> Setbacks |
| <input type="checkbox"/> Change of Use | <input type="checkbox"/> Other |
| <input type="checkbox"/> Lot Split | |

TYPE(S) OF ACTION(S) REQUESTED:

Recommend approval of variance application #16-4-8, 21 E. Frankfort St., as submitted:

Rezoning

- Rezone the 0.991 acre site from M, Manufacturing to AR-1, Apartment Residential District, per the submitted statement of hardship.

Request for Variance Recommendation

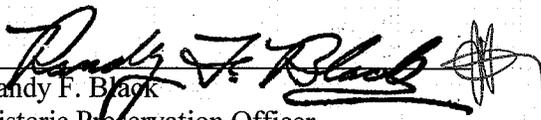
- 3309.14(A), Height Districts, to permit a maximum height of 40' for the proposed dwelling units.
- 3321.05(B)(1)(12), Vision Clearance, to reduce the clear vision triangle at the intersection of West Whittier Street and South Front Street from 30' x 30' to 16' x 16' for part of unit # 8, and to reduce the clear vision triangle of West Whittier Street and South Wall Street (alley) from 10' x 10' to 3' x 3' for part of unit # 16.
- 3333.02, AR-12, ARLD and AR-1, apartment residential district use, to permit a mix of two (2) and three (3) unit buildings without separate lots, as depicted on the site plan.
- 3333.16, Fronting, to permit units 16-20, inclusive, to not front upon a public street (South Wall Street, 33' ROW).
- 3333.18, Building Lines (D), to reduce the required West Whittier Street and South Front Street building setback lines from ten (10) feet to five (5) feet for the dwelling unit located at the corner of West Whittier Street and South Front Street and the dwelling unit located at the corner of West Whittier Street and South Wall Street (alley), both due to the irregular right of way line of West Whittier Street, and to reduce the South Front Street building setback line from 50', based on the Columbus Thoroughfare Plan designation of South Front Street as a 4-2 arterial, to ten (10) feet.
- 3333.225, Perimeter Yard, to reduce the 25' perimeter yard to 0' to 10', as depicted on the site plan.

MOTION: Hugus/Pongonis (6-0-0) RECOMMEND APPROVAL.

RECOMMENDATION:

- RECOMMEND APPROVAL RECOMMEND DENIAL NO ACTION TAKEN

THIS RECOMMENDATION IS FOR CONSIDERATION BY THE DESIGNATED REGULATORY AUTHORITY FOR THE ACTION(S) REQUESTED AS INDICATED.


Randy F. Black
Historic Preservation Officer

