STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
OCTOBER 13, 2016

1.	**APPLICATION:**	**Z16-061**
	Location:	**1101 NORTH FOURTH STREET (43201),** being 0.21± acres located on the south side of East Fourth Avenue, 133± feet west of North Fourth Street and (010-013783 partial; Italian Village Commission).
	Existing Zoning:	R-4, Residential District.
	Request:	C-4, Commercial District.
	Proposed Use:	Craft brewery and bar.
	Applicant(s):	Eric D. Martineau; Atty.; 3006 North High Street, Suite 1A; Columbus, OH 43202.
	Property Owner(s):	Power Twins, LLC; 1101 North Fourth Street; Columbus, OH 43201.
	Planner:	Michael Maret; 614-645-2749; mjmaret@columbus.gov

BACKGROUND:

- The site is undeveloped and zoned in the R-4, Residential District. It is now a portion of a parcel that contains a brewery and bar in the C-4 Commercial District. The applicant requests to rezone the property to expand the brewery and bar at the recommendation of City staff.

- To the north, south, and west of the site are single and two-unit dwellings in the R-4, Residential District. Also to the north are unutilized commercial buildings in the C-4, Commercial District, and to the south is an abandoned industrial building in the AR-3, Apartment Residential District. To the east is brewery and bar in the C-4, Commercial District and across Fourth Street is a vacant industrial building in the M-2, Manufacturing District.

- Companion CV16-052 has been filed to vary uses in the C-4, Commercial District to permit off-site distribution, and to reduce the minimum number of required parking spaces and loading spaces, separation distance requirements for breweries, setback requirements, and parking and circulation requirements. That request will be heard by City Council and will not be considered at this Development Commission meeting.

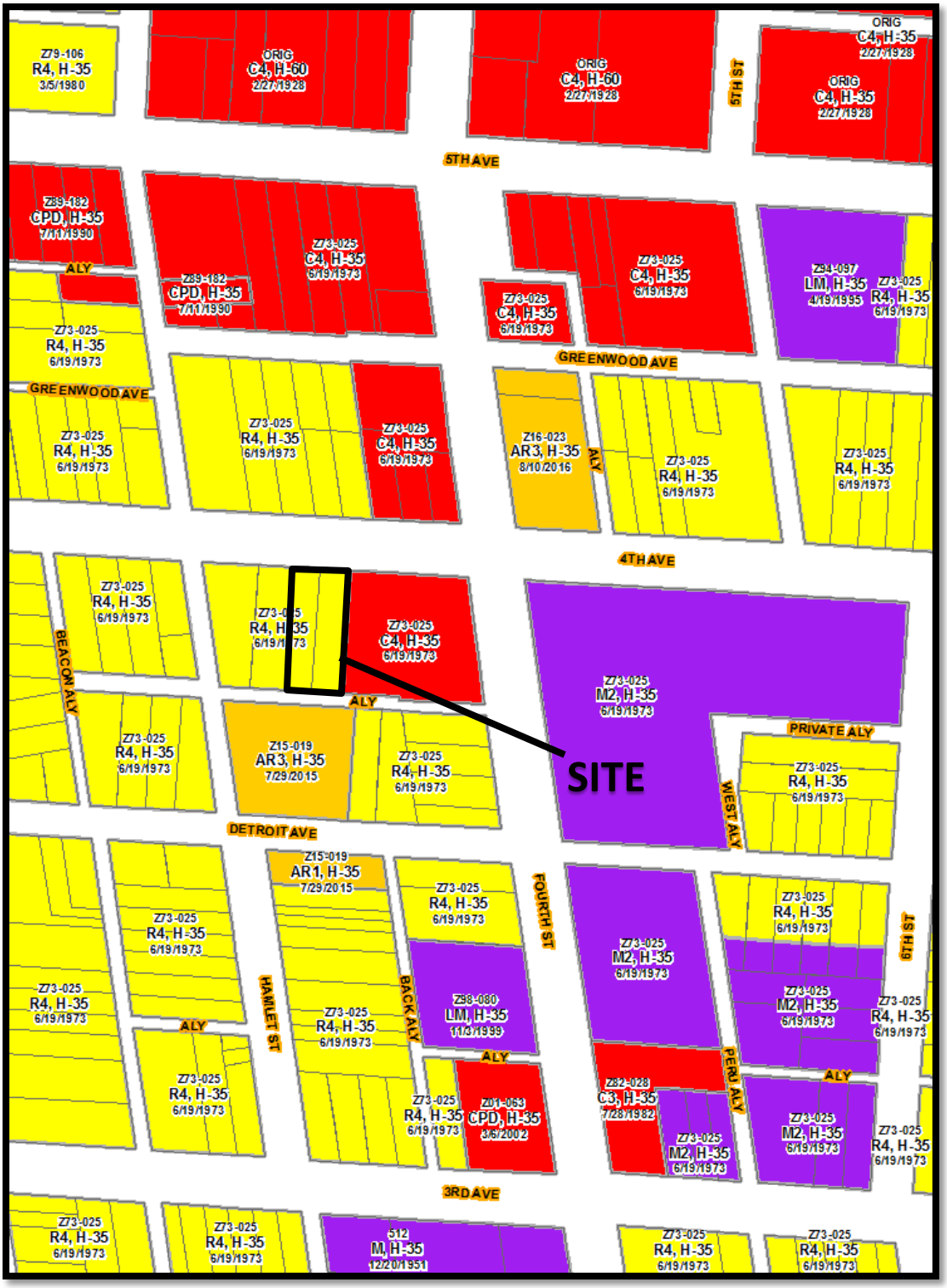
- The site is located just outside of the planning area of the *Italian Village East Redevelopment Plan* (2000), which recommends commercial for the portion of the site already in the C-4, Commercial District.

- The site is located within the boundaries of the Italian Village Commission, whose recommendation is for approval.

- The *Columbus Thoroughfare Plan* identifies Fourth Street as a 4-2 arterial requiring a minimum of 50 feet of right-of-way from centerline.

CITY DEPARTMENTS' RECOMMENDATION: Approval

The requested C-4, Commercial District will allow the potential expansion of the adjacent brewery and bar development that is compatible with a variety of surrounding developments and supported by the Italian Village Commission.



Z16-061
1101 North 4th Street
Approximately 0.21 acres
R-4 to C-4

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COPY

Steven R. Schoeny
Director

THE CITY OF
COLUMBUS
ANDREW J. GINTHER, MAYOR

HISTORIC DISTRICT COMMISSION RECOMMENDATION

ITALIAN VILLAGE 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: 1101 North Fourth Street
APPLICANT'S NAME: Eric D. Martineau, attny. (Applicant) Power Twins, LLC (Owner)

APPLICATION NO.: 16-9-31 **COMMISSION HEARING DATE:** 9-20-2016

The Italian Village 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**

- ☒ Rezoning
- ☒ Parking Variance
- ☐ Change of Use
- ☐ Lot Split
- ☐ Special permit
- ☐ Setbacks
- ☒ Other

TYPE(S) OF ACTION(S) REQUESTED:

Upon review of Application #16-9-31, 1101 North Fourth Street, the Italian Village Commission recommends approval of the proposed rezoning and variances, as follows:

Request for Rezoning Recommendation

Request for Variance Recommendation
Summary: expansion of brewery and bar located on parcel with C-4 zoning. Distribution of beer to off-site vendors will occur.
Zoning variances for this project include the following:
3356.03 – Use Variance. To allow a brewery with off-site distribution in the C-4 district.
3312.49 – Minimum number of required parking spaces.
Allow variance for parking that would be required under addition of A-2 and F-2 space as follows:

New patio (eating & drinking)	2,285sf	75/1* 1/2	= 16 spots
New traditional (eating & drinking)	2,954sf	75:1	= 40 spots
Total new eating & drinking			= 56 spots
Urban C. Overlay 25% discount			= -14 spots
Total new eating & drinking requirement			= 42 spots

New Industrial & Manufacturing uses: 10,775sf 1:750 = 15 spots
Grand total new parking required
(42 eating/drinking + 15 Industrial/Manufacturing) = 57 parking spots
Applicant requests a variance to reduce the number of additional parking spaces from 57 to 0

3312.53 – Minimum number of loading spaces. Allow construction of building without the 1 loading space which would otherwise be required. 10,775 sf is just above the 10,000 square feet or more but less than 75,000 square feet which would require one space.

3363.19 - Location requirements. Allow business manufacturing alcoholic beverages to be located within less than 600 feet from the boundaries of a residential or apartment residential district.

3372.604(A)(B) – Setback requirements. To increase the setback requirements for the existing building from 0-10 feet maximum to 41.3 feet along the North Fourth Street frontage, and to 30+/-' along the East Fourth Avenue frontage as shown on the site plan. Allow existing parking to remain in front of building and reduce the 5 foot setback to zero.

3372.609(A) – Parking and circulation. To allow existing parking to remain in front of building as shown on the site plan.

Note: The industrial manufacturing use will be during the daytime which has traditionally been a low volume area. The Applicant submitted a letter from the proprietors of Fox in the Snow allowing for use of 19 parking spaces at their business after Fox in the Snow business hours.

Request for Rezoning Recommendation

The parcel at issue is the location of Seventh Son Brewery. The parcel as it exists now is zoned approximately 60% C-4 and 40% R-4. The C-4 portion of the property has a brewery and bar located on it, the R portion (to the West) is currently vacant. Until recently, the R-4 portion of the parcel was made up of 2 separate parcels. While these two parcels were zoned R-4, they were vacant land for many years and were designated and taxed by the Franklin County Auditor as Commercial property under its "best and highest use" test. Applicant has combined the 3 parcels into a single parcel and seeks to build across the R-4 portion of the property to expand its brewery and bar. The Italian Village Commission has recommended approval of the variances (Council Variance CV16-052) necessary to allow that construction and expansion to occur with the understanding that the parcel will be re-zoned to be entirely C-4.

MOTION: Sudy (4-0-0) APPROVAL RECOMMENDED

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

Randy F. Black
Historic Preservation Officer

Revised to include Rezoning 10-3-2016