

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
NOVEMBER 10, 2016**

- 4. APPLICATION: Z16-055**
Location: **350 EAST BARTHMAN STREET (43207)**, being 1.58± acres located at the northeast corner of Barthman Avenue and Washington Avenue (010-017962 and 12 others; Columbus Southside Area Commission).
Existing Zoning: R-3, Residential, and C-4, Commercial Districts.
Request: L-AR-O, Limited Apartment Office District.
Proposed Use: Multi-unit residential development and community garden.
Applicant(s): City of Columbus and Community Housing Network, Inc.; c/o John Turner; Land Bank, Department of Development; 50 West Gay Street, 4th Floor; Columbus, OH 43215; Dave Perry, David Perry, David Perry Company, Inc., Agent; 423 East Town Street, 2nd Floor; Columbus, OH 43215; and Donald Plank, Atty.; Plank Law Firm; 423 East Town Street, 2nd Floor; Columbus, OH 43215.
Property Owner(s): City of Columbus; c/o John Turner; Land Bank, Department of Development; 50 West Gay Street 4th Floor; Columbus, OH 43215.
Planner: Michael Maret; 614-645-2749; mjmaret@columbus.gov

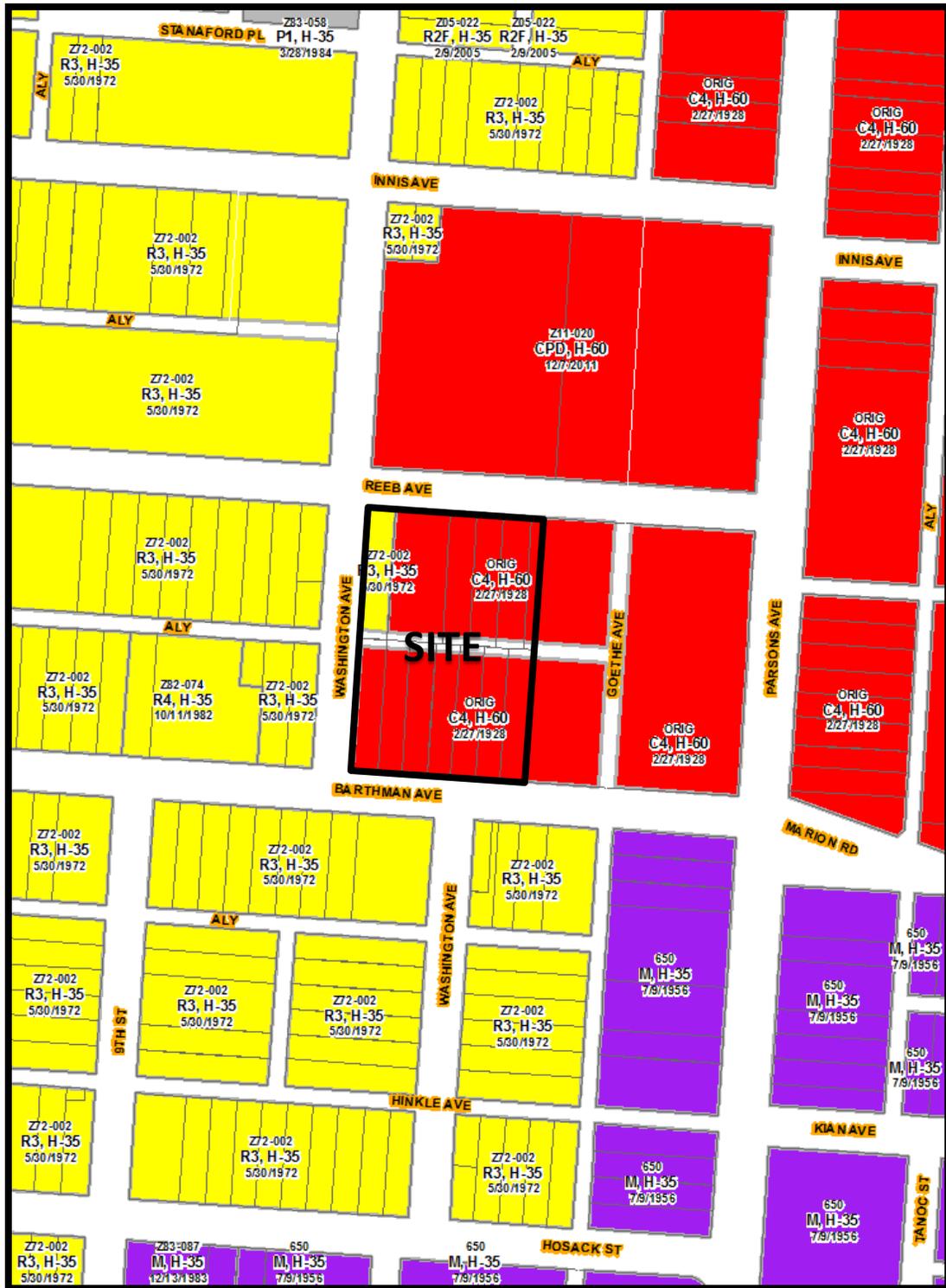
BACKGROUND:

- The 1.58± acre site consists of thirteen undeveloped parcels in the R-3, Residential and C-4, Commercial Districts. The applicant is requesting to rezone the parcels to the L-AR-O, Limited Apartment Office District to permit a 62-unit apartment development (Subarea A) and a community garden (Subarea B).
- The site is bordered to the north by elderly housing apartment units in the CPD, Commercial Planned Development District. To the south and west are single-unit and two-unit residences in the R-3, Residential District. To the east is a City of Columbus health and wellness center along the Parsons Avenue corridor in the C-4, Commercial District.
- Concurrent Council variance CV16-053 includes variances for the community garden/fruit park within the AR-O district, and reduced landscaping and screening, parking setbacks, minimum number of parking spaces required, building lines, and rear yard requirements. That request will be heard by City Council and will not be considered at this Development Commission meeting.
- The site is within the planning area of the *Southside Plan* (2014), which recommends “Neighborhood Mixed Use” for this location.

- The site is located within the boundaries of the Columbus Southside Area Commission, whose recommendation is for approval.
- The limitation text proposes AR-O uses within Subarea A and a community garden/fruit park within Subarea B and includes a site plan commitment. Development standard commitments for a maximum density of 62 units, building height, setbacks and site access are also included.

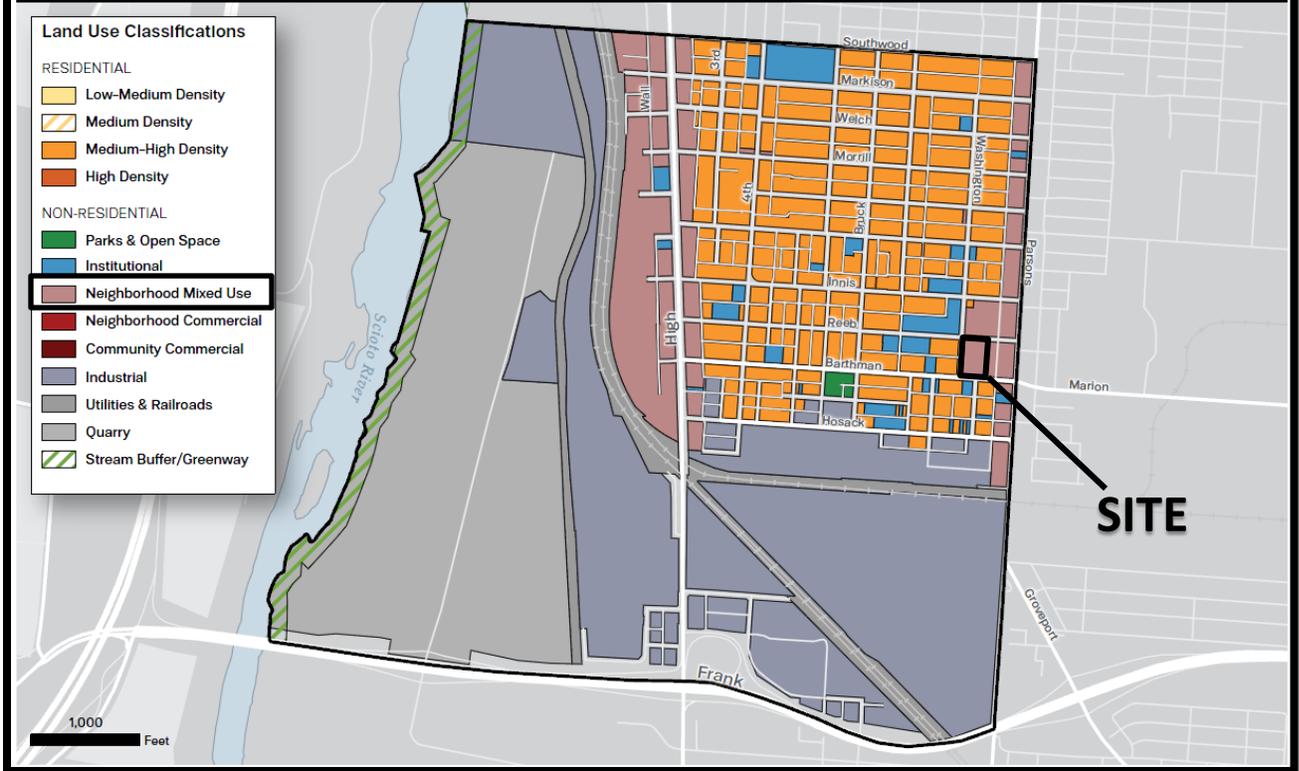
CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested L-AR-O zoning classification would permit the construction of a 62-unit apartment building that is compatible with the density and development standards of adjacent residential and commercial developments. The request is consistent with the *Southside Plan's* land use recommendation for "Neighborhood Mixed Use" at this location.



Z16-055
 350 East Barthman Avenue
 Approximately 1.581 acres
 C-4 & R-3 to L-ARO

FIGURE 10: FUTURE LAND USE PLAN: QUADRANT 2



Z16-055
 350 East Barthman Avenue
 Approximately 1.581 acres
 C-4 & R-3 to L-ARO



Z16-055
350 East Barthman Avenue
Approximately 1.581 acres
C-4 & R-3 to L-ARO

DEVELOPMENT TEXT

EXISTING DISTRICT: C-4, Commercial and R-3, Residential
PROPOSED DISTRICT: L-AR-O, Limited Apartment Office
PROPERTY ADDRESS: 350 E. Barthman Avenue, Columbus, OH 43207
APPLICANT: City of Columbus and Community Housing Network, Inc. c/o John Turner, Land Bank, Development Department, 50 W. Gay Street, Columbus, OH 43215, Dave Perry, David Perry Co., Inc., 145 East Rich Street, 3rd Flr., Columbus, OH 43215 and Donald Plank, Plank Law Firm, 145 East Rich Street, 3rd Flr., Columbus, OH 43215
OWNER: City of Columbus c/o John Turner, Land Bank, Development Department, 50 W. Gay Street, Columbus, OH 43215
DATE OF TEXT: October 25, 2016
APPLICATION NUMBER: Z16-055

INTRODUCTION:

The subject property is 1.581 +/- acres located at the northeast corner of E. Barthman Avenue and S. Washington Avenue. Applicant proposes to divide the site into two (2) subareas, as follows: Subarea A: 1.088 acres, for development of a 62 unit apartment building, and Subarea B: 0.494 acres, for a community garden/fruit park. The plan titled "Proposed Site Plan", hereafter "Site Plan", dated _____ and signed by _____, is submitted as the development plan for the site. Council Variance application CV16-053 is a companion ordinance to this rezoning for applicable variances.

Subarea A

1.PERMITTED USES: The permitted uses of Subarea A shall be all uses of Section 3333.04, Permitted Uses in AR-O Apartment Office District. The permitted use of Subarea B shall be only a community garden/fruit park.

2.DEVELOPMENT STANDARDS: Except as specified herein, the applicable development standards of Chapter 3333, Apartment Residential Districts, Chapter 3312, Off-Street Parking and Loading and Chapter 3321, General Site Development Standards of the Columbus City Code shall apply. Council variance application CV16-053 is a companion ordinance to this rezoning and modifies certain development standards, as itemized in the variance ordinance.

A.Density, Height, Lot and/or Setback Commitments.

1. There shall be a maximum of 62 dwelling units in Subarea A.
2. The height district shall be H-60 and maximum building height shall be 44 feet, as measured by Section 3303.08, Letter H.
3. The minimum perimeter building setbacks along the external perimeter property lines of Subarea A shall be as noted on the Site Plan.

B. Access, Loading, Parking and/or Traffic Related Commitments.

There shall be a single vehicular access point located on E. Barthman Avenue, as depicted on the Site Plan.

C. Buffering, Landscaping, Open Space, and/or Screening Commitments.

N/A

D. Building design and/or Interior-Exterior treatment commitments.

N/A

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

N/A

F. Graphics and Signage Commitments.

All graphics shall conform to Article 15 of the Columbus Graphics Code, as it applies to the AR-O, Apartment Residential Office District. All signage shall be monument style or shall be incorporated into an entrance feature. Any variance to the applicable sign requirements of the AR-O, Apartment Residential District shall be submitted to the Columbus Graphics Commission.

G. Miscellaneous.

1. The developer shall comply with applicable monetary payment requirements of Chapter 3318, Parkland Dedication, Columbus City Code.
2. The plan titled "Proposed Site Plan", dated _____, signed by John Turner and David B. Perry, Agent, is the development plan for the site. 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 shall be reviewed and may be approved by the Director of the Building and Zoning Services Department or his designee upon submission of the appropriate data regarding the proposed adjustment.
3. See also CV16-053.

Subarea B

1.PERMITTED USES: The only permitted use of Subarea B shall be a community garden/fruit park.

2.DEVELOPMENT STANDARDS: Except as specified herein, the applicable development standards of Chapter 3333, Apartment Residential Districts of the Columbus City Code shall apply. Council variance application CV16-053 is a companion ordinance to this rezoning and modifies certain development standards, as itemized in the variance ordinance.

A.Density, Height, Lot and/or Setback Commitments.

The minimum perimeter building setbacks along the external perimeter property lines of Subarea B are shown on the Site Plan, subject to CV16-053. Permitted construction in Subarea B shall be consistent with a community garden/fruit park and shall be non-habitable, such as gazebo, trellis, shed, etc. and may or may not require a Site Compliance Plan and/or Building Permit.

B.Access, Loading, Parking and/or Traffic Related Commitments.

There shall be no vehicular access to Subarea B.

C.Buffering, Landscaping, Open Space, and/or Screening Commitments.

N/A

D. Building design and/or Interior-Exterior treatment commitments.

N/A

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

N/A

F.Graphics and Signage Commitments.

All graphics shall conform to Article 15 of the Columbus Graphics Code, as it applies to the AR-O, Apartment Residential Office District. All signage shall be monument style or shall be incorporated into an entrance feature. Any variance to the applicable sign requirements of the AR-O, Apartment Residential Office District shall be submitted to the Columbus Graphics Commission.

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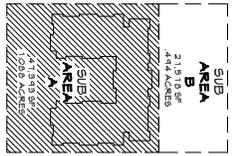
3. See also CV16-053.

The undersigned, being the owner of the subject property together with the applicant in the subject application, or their authorized representatives, do hereby agree singularly and collectively for themselves, their heirs, successors and assigns, to abide by above restrictions, conditions, and commitments regarding development of the subject property and for such purpose each states that he fully understands and acknowledges that none of the foregoing restrictions, conditions, or commitments shall in any manner act to negate, nullify, alter or modify any more restrictive provision of the Columbus City Codes.

Signature: _____ Date: _____
John Turner, Administrator, Administrator
Land Bank, City of Columbus

Signature: _____ Date: _____
David B. Perry,
Agent for Community Housing Network

Signature: _____ Date: _____
Donald Plank
Attorney for Community Housing Network



SITE DEVELOPMENT DATA

ADDRESS:
350 EAST BARTHYAN AVENUE

TOTAL AREA: 1,992 +/- ACRES
SUB AREA A: 0.28 +/- ACRES
SUB AREA B: 0.98 +/- ACRES

PP: 010-011645 010-028464
010-011615 010-028409
010-028428 010-028105
010-028484 010-011938
010-021120 010-028251 (PORTION OF ADJACENT TAX PARCEL)

EXISTING ZONING:
E-4 COMMERCIAL
E-3 RESIDENTIAL

PROPOSED ZONING: APARTMENT RESIDENTIAL - OFFICE (E18-0251)
COUNCIL VARIANCE (CV16-053)

HEARIT DISTRICIT: H-60

PROPOSED USE:
SUB AREA A: PROPOSED 6.2 DU APARTMENT BUILDING
SUB AREA B: FRUIT PARK COMMUNITY GARDEN
SETBACKS: AS NOTED

LOT COVERAGE: AS PERMITTED BY CODE

REAR YARD:
SUB AREA A: 20' MINIMUM
SUB AREA B: AS PERMITTED BY CODE

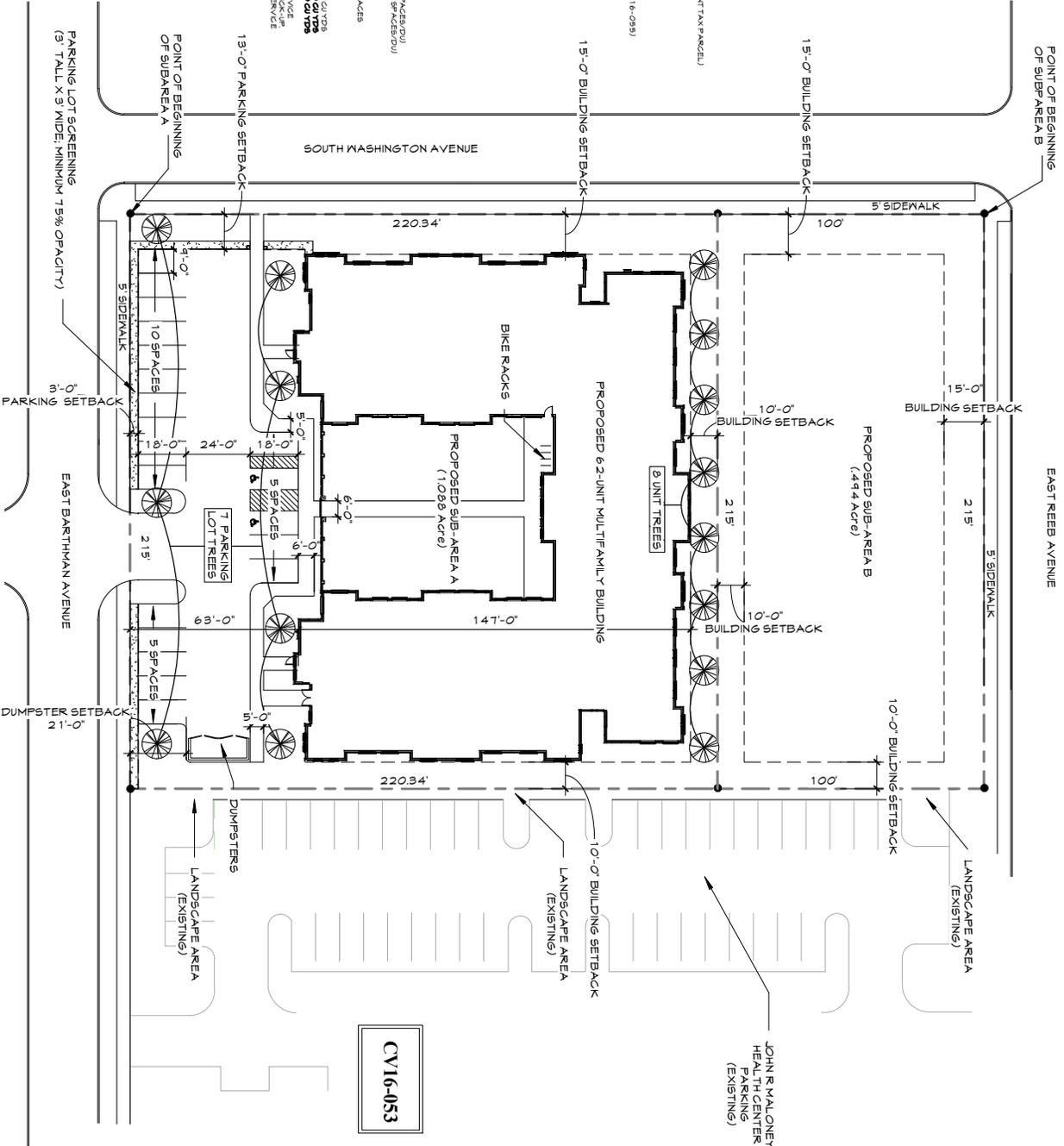
PARKING:
SUB AREA A: 6.2 DU
SUB AREA B: 1.028 ACRES
REQUIRED PARKING: 183 SPACES (115 SPACES/DU)
PROVIDED PARKING: 20 SPACES (0.22 SPACES/DU)

BIOSWALLS:
SUB AREA A: 4 VTRAKS PROVIDED FOR 8 SPACES

REUSE:
SUB AREA A: 82 DU @ 30 SQ. YARDS/DU = 2,460 SQ. YARDS
SUB AREA B: 1.028 ACRES @ 10,000 SQ. YARDS/ACRE = 10,280 SQ. YARDS
TOTAL STORAGE CAPACITY PROVIDED = 12,740 CU YDS

REUSE/RECYCLING: FOR DIVERTING FROM SUB AREA A MULTI-DAY SERVICE FOR DIVERTING FROM SUB AREA B MULTI-DAY SERVICE AS NEEDED

NOTE: LANDSCAPE TO BE DETERMINED AT A LATER DATE



CV16-053

JOHN R MALONEY
HEALTH CENTER
PARKING
(EXISTING)



Washington Avenue, Columbia, SC

2017-2018
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THIS DOCUMENT FOR ANY PURPOSE OTHER THAN THAT
FOR WHICH IT WAS PREPARED AND FOR WHICH IT WAS
SPECIFICALLY DESIGNED.

PARSONS PLACE

STANDARDIZED RECOMMENDATION FORM

Department of Building & Zoning Services

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224-3218

Phone: 614-645-7433 www.columbus.gov

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW

Case Number Z16-055 / CV16-053

Address 350 E. Barthman Avenue

Group Name Columbus Southside Area Commission

Meeting Date October 25, 2016

Specify Case Type

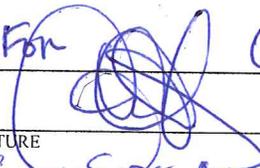
- BZA Variance / Special Permit
- Council Variance
- Rezoning
- Graphics Variance / Plan / Special Permit

Recommendation
(Check only one)

- Approval
- Disapproval

NOTES:

Vote 13 For 0 AGAINST

Signature of Authorized Representative 

SIGNATURE

SOUTH SIDE AREA COMMISSION

RECOMMENDING GROUP TITLE

614-332-3355

DAYTIME PHONE NUMBER

Please e-mail this form to the assigned planner within 48 hours of your meeting day; or FAX to Zoning at (614) 645-2463
OR MAIL to: Zoning, City of Columbus, Department of Building & Zoning Services, 757 Carolyn Avenue, Columbus, Ohio 43224.