

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
DECEMBER 8, 2016**

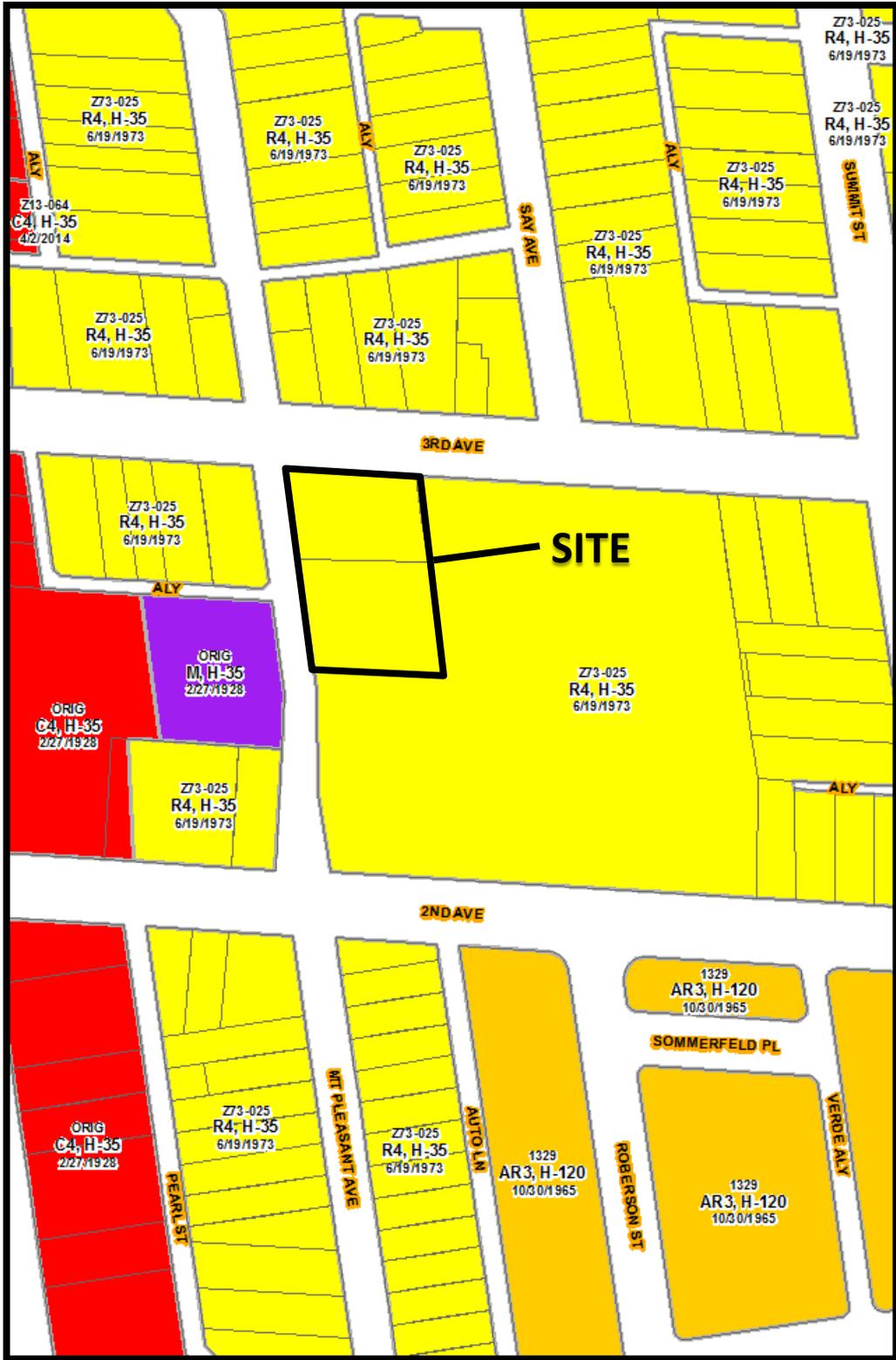
- 5. APPLICATION: Z16-074**
Location: **49 EAST THIRD AVENUE (43215)**, being 0.52± acres located on the southeast corner of East Third Avenue and Mount Pleasant Avenue (010-015099 & 010-016532; Italian Village Commission).
Existing Zoning: R-4, Residential District.
Request: CPD, Commercial Planned Development District.
Proposed Use: Office and shared parking.
Applicant(s): Fireproof Partners, LLC.; c/o Michael J Fitzpatrick; 1220 Dublin Road; Columbus, OH 43215.
Property Owner(s): Columbus First Free Will Baptist Church, Inc.; 49 East Third Avenue; Columbus, OH 43215.
Planner: Michael Maret; 614-645-2749; mimaret@columbus.gov

BACKGROUND:

- The 0.52± acre site is zoned in the R-4, Residential District, and is developed with a church and parking lot. The applicant proposes the CPD, Commercial Planned Development District to convert the building into offices and use a portion of the parking lot for shared parking.
- To the north is a mix of single, two, and four-unit dwellings in the R-4, Residential District. To the south and east is an education building in the R-4, Residential District. To the west is a variety of residential, parking, and commercial uses along East Third Avenue and North High Street.
- There is no Council adopted plan for this area. The site does fall within the Italian Village Architectural Review Commission area. The Italian Village Commission recommends approval of the requested CPD district.
- The CPD text will permit church, all office uses, and parking lot uses on the site, with commitments to C-3, Commercial District development standards and a site plan. Additionally, variances for a reduced driveway width, landscaping and screening requirements, shared use of the parking lot, and setback lines are requested.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested CPD, Commercial Planned Development District will accommodate the conversion of the current church into professional offices and include shared parking on the site. The request is consistent with the zoning and development patterns of this urban neighborhood.



Z16-074
 49 East Third Avenue
 Approximately 0.52 acres
 R4 to CPD



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49 East Third Avenue
Approximately 0.52 acres
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DEVELOPMENT TEXT

EXISTING DISTRICT: R-4, Residential
PROPOSED DISTRICT: CPD, Commercial Planned Development
PROPERTY ADDRESS: 49 E. Third Avenue, Columbus, OH
43215
OWNER: Columbus First Free Will Baptist Church c/o
Billy Parsons, 49 E Third Avenue, Columbus,
OH 43215
APPLICANT: Fireproof Partners, LLC c/o Michael B.
Fitzpatrick, 1220 Dublin Road, Columbus, OH
43215
DATE OF TEXT: November 28, 2016
APPLICATION NUMBER: Z16-074

INTRODUCTION:

The subject property is 0.52 +/- acres located at the southeast corner of E. Third Avenue and Mount Pleasant Avenue (30') and 340' +/- east of North High Street. The site is developed with a church and a 40 space parking lot. Applicant proposes to change the use of the church to office use and use the parking lot for both accessory and non-accessory commercial parking. The plan titled "Archall Office, 49 E. Third Avenue", hereafter "Site Plan", dated _____, 2016, and referenced in Section 2.H. of this text, depicts the proposed site development.

1.PERMITTED USES: The following uses of Section 3355.03, C-3, Permitted Uses, shall be permitted: A church, all office uses with accessory parking and use of the existing parking lot for non-accessory parking for off-site uses.

2.DEVELOPMENT STANDARDS: Except as specified herein, the applicable development standards of the C-3, Commercial District, Chapter 3312, Off-Street Parking and Loading and Chapter 3321, General Site Development Standards of the Columbus City Code shall apply.

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

N/A

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

The parking lot may be used as both accessory parking for on-site church and/or office uses and also for non-accessory parking for off-site commercial use(s).

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

Landscaping and parking lot screening shall be provided as depicted on the Site Plan.

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 C-2, Commercial District. Any ground sign shall be monument – style. Any variance to the applicable sign requirements of the C-2, Commercial District shall be submitted to the Columbus Graphics Commission.

G. Code Modifications.

1.3212.13, Driveway, to reduce on-site driveway width for a two-way driveway from 20' to 4' (+/-) for the existing driveway on the south side of the site with a property line in the shared driveway used for access to both this site and the parking lot to the south.

2.3312.21(D), Landscaping and Screening, to reduce the width of the landscaped area adjacent to the east property line from four (4) feet to three (3) feet (+/-) for the existing parking lot abutting residentially zoned property (Columbus Board of Education playground/athletic fields) to the east, subject to a fence being provided for headlight screening (min 3' tall); and to reduce the height of parking lot screening along the west property line, adjacent to Mt. Pleasant Avenue (30') from five (5) feet to three (3) feet.

3.3312.49, Minimum Numbers of Parking Spaces Required, to permit shared use of the 40 space on-site parking lot for both accessory parking for the on-site office use(s) and non-accessory commercial parking for off-site commercial use(s).

4.3355.09, C-3 District Setback Lines, to permit air conditioning compressors in the E. Third Avenue building setback.

H. Miscellaneous.

1. Chapter 3318, Parkland Dedication, Columbus City Code, is not applicable because this rezoning is less than one (1) acre.

2. The plan titled "Archall Office, 49 E. Third Avenue", dated _____, 2016, and signed by Michael B. Fitzpatrick, depicts the site development. The site plan

may be slightly adjusted to reflect engineering, architectural, topographical, or other site data developed at the time final development and engineering plans are completed. Any slight adjustment to any of the drawings 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.

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, other than as itemized or depicted on the registered site plan.

Signature: _____ Date: _____
Fireproof Partners, LLC by Michael B. Fitzpatrick, applicant

**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: 49 East Third Avenue

APPLICANT'S NAME: Bradley Parish/Archall (Applicant) Columbus First Free Will Baptist Church, Inc. (Owner)

APPLICATION NO.: 16-11-13

COMMISSION HEARING DATE: 11-15-2016

The Victorian Village Commission hereby certifies that the application for the above referenced property and a copy of this Certificate of Appropriateness 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 & 3319 and the architectural guidelines:

Variance or Zoning Change Request

Rezoning

Parking Variance

Change of Use

Lot Split

Special permit

Setbacks

Other

ACTION:

Upon review of Application #16-11-13, 49 East Third Avenue, the Italian Village Commission recommends approval of the proposed variances, as follows:

Request for Rezoning Recommendation

- Rezone the property at the northwest corner of East Third and Mt. Pleasant Avenues from R-4 Residential to CPD (Commercial Planned Development) for use as office space with shared parking.

The CPD text indicates that the permitted uses will be Church, all office uses, and a parking lot. Office uses permitted by the zoning code include:

- Offices for administrative and support services
- Offices and/or Clinics for Health Care and Social Assistance
- Offices for Finance and Insurance
- Offices for Public and Miscellaneous Purposes
- Offices for Professional, Scientific and Technical Services
- Non-Office Commercial Facilities
 - o Art Studios (No retail sales)
 - o Electronic and Telephone Mail Order Processing Centers
 - o Educational Facility, Business, Computer, Management and Training Facilities
 - o Educational Facility, Professional, Secretarial, Technical and Trade
 - o Internet Providers, Web Search Portals and Data Processing Services
 - o Libraries and Museums
 - o Music Publishers
 - o Photography Studios, Commercial and Portrait
 - o Post Offices
 - o Public Park and Recreation Centers
 - o Radio and Television Broadcasting Stations and Studios
 - o Recording Studios
 - o Religious Facilities



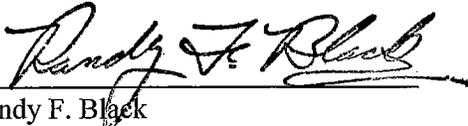
- o Schools
- Adult and Child Day Care Centers
- Veterinarians (Limited Practice) – small animal practice, no long-term boarding, no kenneling, and no outside runs.
- The applicant indicates that Graphics will be based on what is allowed in the C-2 zoning district that governs office uses. Final review of any/all signage will be based on the Short North Design Guidelines.
- The applicant is committing to the Site Plan submitted. Final review of any/all landscaping will be based on the Short North Design Guidelines.

MOTION: Goodman/Hagerling (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
Historic Preservation Officer

