

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
APRIL 13, 2017**

- 5. APPLICATION: Z16-048**
Location: **1158 WEST THIRD AVENUE (43212)**, being 0.82± acres located at the northeast corner of West Third and Virginia Avenues (010-065643; Fifth by Northwest Area Commission).
Existing Zoning: CPD, Commercial Planned Development District.
Request: CPD, Commercial Planned Development District.
Proposed Use: Building expansion and patio addition.
Applicant(s): Robert E. Caudy; 3377 Hilliard Cemetery Road; Hilliard, OH 43026.
Property Owner(s): R & KC Adventures, LLC; PO Box 12505; Columbus, OH 43212.
Planner: Tim Dietrich; 614-645-6665; tedietrich@columbus.gov

BACKGROUND:

- The 0.82± acre site consists of one parcel zoned CPD, Commercial Planned Development District, and is developed with a multi-use commercial building located in the West Third Avenue Urban Commercial Overlay. The applicant is requesting the CPD, Commercial Planned Development District to permit changes to the registered site plan and commitments of the existing CPD district, which include expansion of the unlimited veterinary practice, indoor putt-putt facility and addition of a patio. The request maintains limited permitted uses from the existing CPD district, and carries over previously approved variances.
- North of the site is single-unit residential development in the R-4, Residential District. South of the site is a mix of office uses in the C-4, Commercial District. East of the site across Eastview Avenue is a commercial building in the C-4, Commercial District. West of the site across Virginia Avenue are retail and office uses in the C-4, Commercial District.
- The site is within the planning area of the *Fifth by Northwest Neighborhood Plan (2009)*, which recommends mixed-use land uses at this location.
- The site is located within the boundaries of the Fifth by Northwest Area Commission, whose recommendation is for approval.
- The CPD text commits to a site plan and includes development standards that address permitted uses, existing building and parking setbacks, vehicular access, and landscaping and screening. Variances for building and parking setbacks, landscaping and screening, and the minimum separation from residentially zoned properties for the outdoor animal exercise area, are also included in the request. A parking space reduction from 62 required spaces to 25 provided spaces is incorporated in the request.

- The *Columbus Thoroughfare Plan* identifies Morse Road as a C arterial requiring a minimum of 30 feet of right-of-way from centerline.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

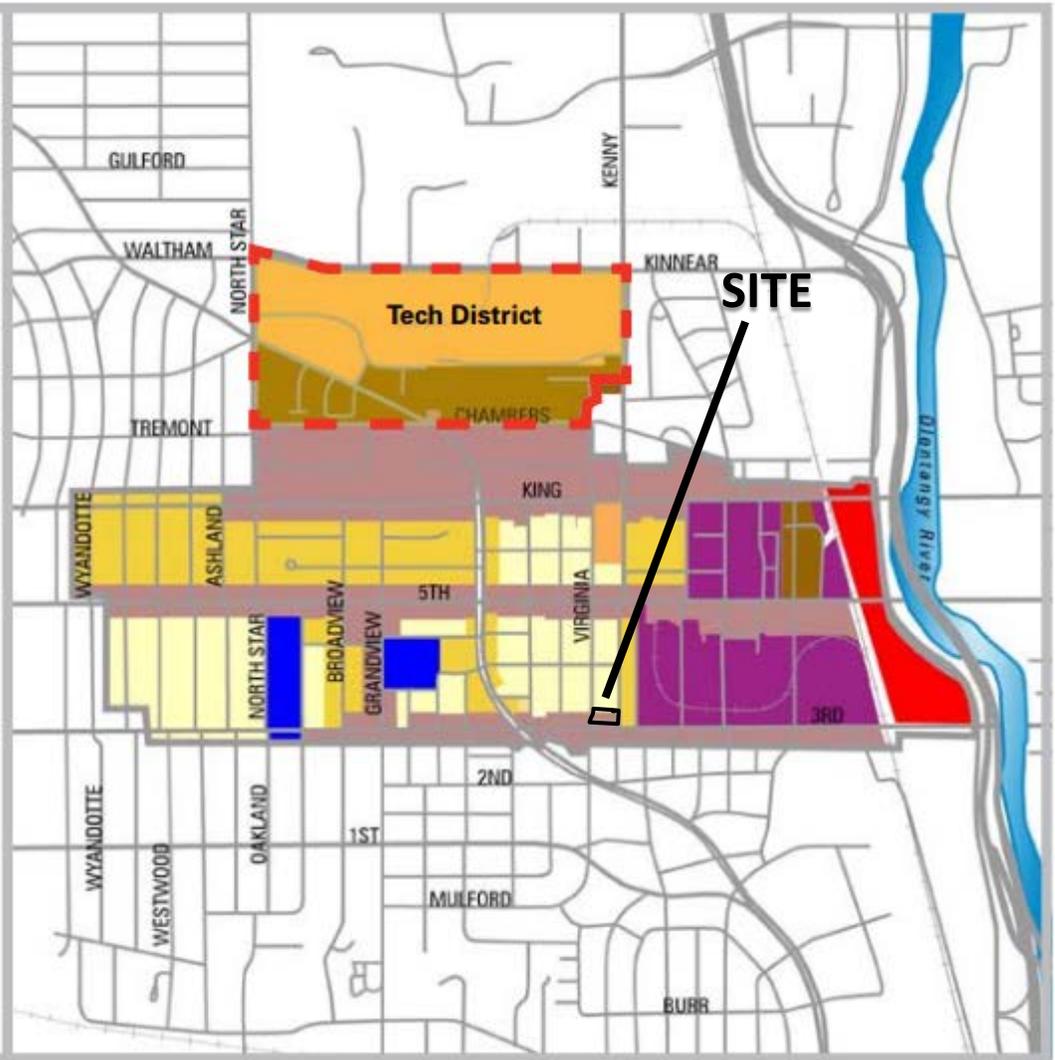
The requested CPD, Commercial Planned Development District will permit changes to the existing CPD district, which include expansion of the unlimited veterinary practice, indoor putt-putt facility and addition of a patio. The CPD text includes development standards that address permitted uses, existing building and parking setbacks, vehicular access, and landscaping and screening. Variances to the building and parking setbacks, landscaping and screening, and outdoor animal exercise area are included in the text along with a parking space reduction of 37 required parking spaces. The addition of the patio, which brings activity closer to the sidewalk, brings the existing building closer in-line with Urban Commercial Overlay standards. The requested CPD, Commercial Planned Development District is consistent with the land use recommendation of the *Fifth by Northwest Neighborhood Plan*, and with the zoning and development pattern along West Third Avenue.



Z16-048
 1158 West Third Avenue
 Approximately 0.82 acres
 CPD to CPD

**Figure 7
Land Use Plan**

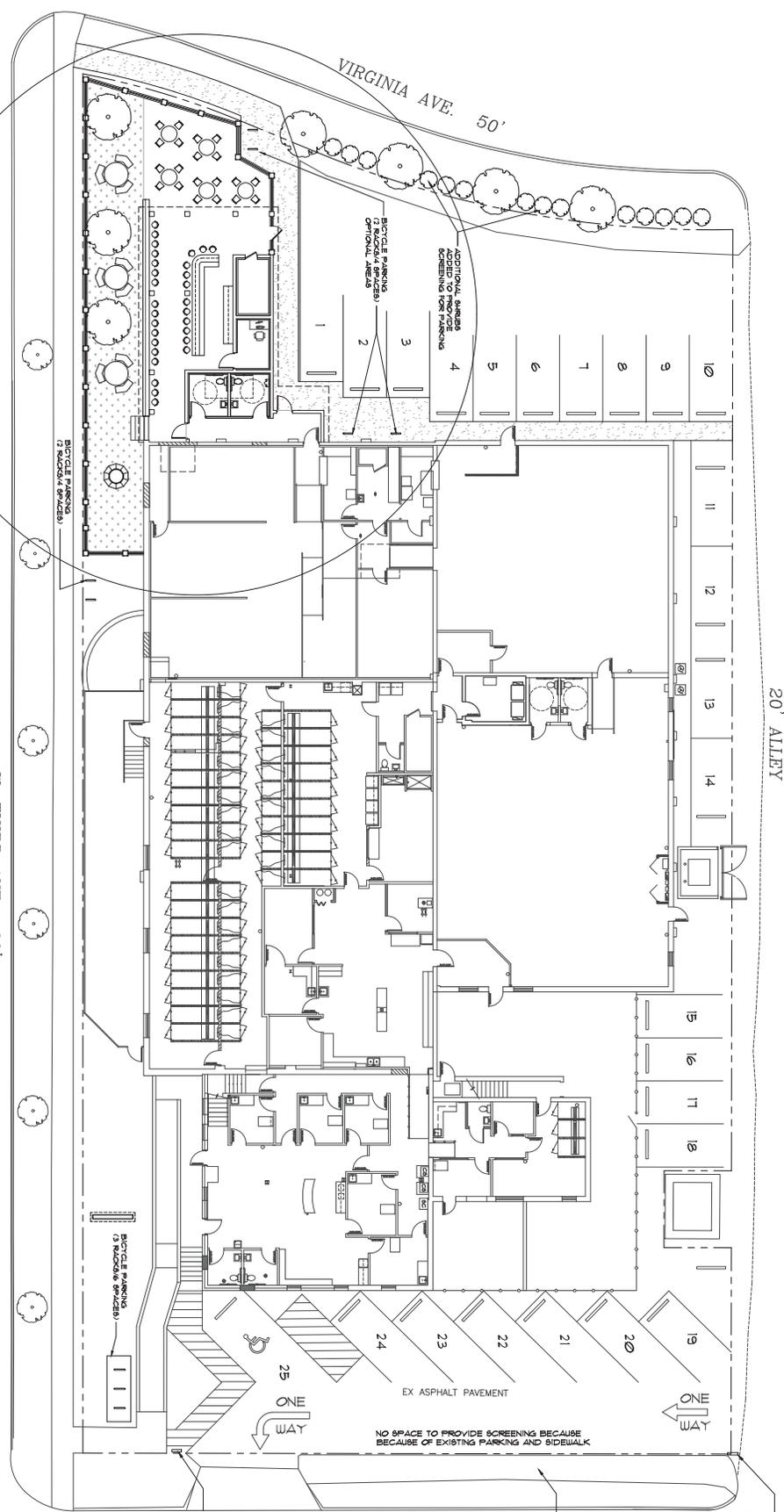
- Commercial (Community)
- Industrial (Light)
- Institutional
- Mixed Use
- Office
- Multifamily
- Medium Density Mixed Residential
- Single/Two Family



Z16-048
1158 West Third Avenue
Approximately 0.82 acres
CPD to CPD



Z16-048
1158 West Third Avenue
Approximately 0.82 acres
CPD to CPD



- GENERAL INFORMATION**
- ZONING DISTRICT: RESUBJECT CHANGE TO CRP
 - SITE AREA: 624 ACRES
 - BUILDING AREA: 3000 SF NEW, 20,075 EXISTING + 2319 SF TOTAL
 - EXISTING BUILDING HEIGHT: 25'-0" (25'-0" MAX)
 - PARKING: A. EXISTING PARKING 24 SPACES
B. MINIMUM PARKING SPACE: 9'-0" X 18'-0"
C. MINIMUM PARKING WIDTH: 20'-0" (19'-0" AT ONE WAY)
 - LIGHTING FOR THE PARKING LOT AREA SHALL BE PROVIDED IN ACCORDANCE WITH THE CITY OF COLUMBUS ZONING CODE SECTION 33422.1.
 - URBELL, STORM DEVICES SHALL BE PROVIDED IN ACCORDANCE WITH THE CITY OF COLUMBUS ZONING CODE SECTION 33422.6.
 - THE SURFACE OF THE NEW PARKING LOT SHALL BE ASPHALTIC CONCRETE IN CONFORMANCE WITH SECTION 33422.4. DRAINAGE SHALL CONFORM TO THE STANDARDS OF THE DIVISION OF SURVEY AND PLANNING.
 - STRIPING AND MARKING OF THE PARKING LOT SHALL BE IN ACCORDANCE WITH SECTION 33422.3.
 - SITE IS IN HOOD ZONE X; MAP SERIAL 1096
 - DATE: 10/19/17

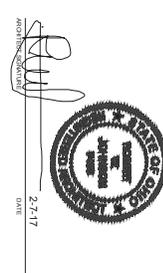
PROPOSED:

| NET FLOOR AREA | RATIO | THE LOT PARKING SPACES NEEDED | REDUCTION REQUIRED | PARKING SPACES PROVIDED |
|-----------------|-------|-------------------------------|--------------------|-------------------------|
| 106x3 | 1/200 | 31 | -10 | 21 |
| 63x11 | 1/250 | 26 | -13 | 3 |
| 27x10 | 1/150 | 5 | -3 | 3 |
| EXTENDING PATIO | 1/50 | 20 | -11 | 19 |
| TOTALS | | 99 | -33 | 42 |

CURRENT REQUEST:
 PARKING CALCULATION (WITH EXPANSION)
 62 SPACES NEEDED
 25 SPACES PROVIDED
 37 SPACES SHORT (VARIANCE REQUIRED)

1158 West Third Avenue Expansion

A SITE PLAN
 SCALE: 1/32" = 1'-0"
 NORTH



CPD TEXT

PROPOSED DISTRICTS: CPD, Commercial Planned Development
PROPERTY ADDRESS: 1158 West Third Avenue, Columbus, Ohio 43212
OWNER: R&KC Adventures LLC
APPLICANT: Robert E. Caudy (owner of R&KC Adventures LLC)
DATE OF TEXT: 2.7.2017
APPLICATION: Z16-048

1. INTRODUCTION: The site is located on the north side of West Third Avenue between Eastview Avenue and Virginia Avenue. There is an existing building with entrances off of Eastview Avenue and Virginia Avenue. The site is initially zoned M2, Manufacturing District, but received council variances (Council Variance #: CV05-043, file #: 1481-2005) in 2005 allowing an unlimited veterinarian practice with an outdoor therapeutic area, along with accessory pet daycare, boarding and grooming uses with existing off-street parking conditions. One portion of the original 2005 variance handled the parking space variance where the existing 27 spaces were allowed to accommodate the calculated 67 spaces needed. The 2012 modification (Z12-009) expanded the permitted uses and retained the original 2005 variances. This CPD request will carry over all of the variances that were approved by CV05-043 in 2005, all the expansion of appropriate commercial uses under Z12-009 in 2012 and requests permission for the 25 parking spaces to satisfy the calculated 62 parking spaces required for the existing uses as well as the addition of the outdoor patio area.

2. PERMITTED USES: Veterinarians (Unlimited Practice), Pet Grooming, Pet Boarding, Pet Training, Pet Daycare, Pets and Supplies (only in association with the veterinary clinic, no stand alone pet retail), Animal Kennel, Animal Shelter, Grooming Training Facility, Indoor Putt-Putt, Indoor Virtual Golf, Concession Stand, Outdoor Patio and Concession Area, Arcade, Laser Tag, Laser Frenzy, Kids Inflatable Activity Center (bouncy castles, slides, etc.), Bumper Cars, Catering Businesses, Vending Machine Operators, Art Dealers/Art Galleries, Locksmiths and any use permitted in Chapter 3353 C-2 Office Commercial District except Telephone Call Centers, Telemarketing Bureaus, Telephone Answering Services and all uses in Section 3353.03(B) of the Columbus City Code in regards to Offices and/or Clinics for Health Care and Social Assistance.

3. DEVELOPMENT STANDARDS: Unless otherwise indicated in this text, the applicable development standards are contained in Chapter 3356 (C-4 Regional Scale Commercial District) and Chapter 3372 (Planning Overlay) of the Columbus City Code.

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

1. Building setback along West Third Avenue shall be a minimum of twelve (12) feet.
2. Parking setback along West Third Avenue shall be a minimum of ten (10) feet.
3. Building setback along Virginia Avenue shall be a minimum of twenty-five (25) feet.
4. Parking setback along Virginia Avenue shall be a minimum of five (5) feet.
5. Building setback along Eastview Avenue shall be a minimum of twenty-five (25) feet.
6. Parking setback along Eastview Avenue shall be a minimum of zero (0) feet.

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

Access shall be as shown on the Site Plan. The exact location access points may be modified subject to the review and approval of the City's Department of Public Service without the need for rezoning.

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

1. Applicant commits to maintaining the existing trees along Third Avenue and Virginia Avenue.
2. Applicant commits to providing additional trees along West Third Avenue that are 40 ft on center, beginning from the existing trees and proceeding west to Virginia Avenue.
3. Applicant commits to providing additional buffering along Virginia Avenue located between and bordering the existing trees from the alley to the southern most tree located at the southern edge of the parking lot bordering Virginia Avenue.

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

E. Graphics

All new graphics and signage shall comply with the Graphics Code, Article 15, Title 33 of the Columbus City Code as it applies to the C-4 District and any variances to those requirements will be submitted to the Columbus Graphics Commission for consideration.

F. Miscellaneous

1. Variances:

- A.) Section 3312.21B.1. Off-Street Parking and Loading, Landscaping and Screening: to require no new landscaping and allow existing paving between right-of-ways and the parking setback lines on the site for the existing building (or any direct replacement thereof in the case of damage replacement).
- B.) Section 3312.21B.3. Off-Street Parking and Loading, Landscaping and Screening: to require no new screening of any portion of the existing parking lots at the site located within eighty (80) feet of residentially zoned property for the existing building (or any direct replacement thereof in the case of damage replacement).
- C.) Section 3312.49C Off-Street Parking and Loading, Minimum Number of Parking Spaces Required: to allow twenty-five (25) parking spaces to satisfy the sixty-two (62) parking spaces needed to meet the minimum number of parking spaces required for the permitted uses listed above as a part of this application.
- D.) Section 3356.05F.2. C-4 Regional Scale Commercial District Development Limitations, Outdoor Therapeutic Exercise Areas for Veterinarians (unlimited practice): to allow outdoor exercise areas on the site that are located less than 100 feet from adjacent residentially zoned districts.

E.) Section 3372.604A Planning Overlay, Setback Requirements: To allow existing building set back of 11.3 feet from Third Avenue, 33.8 feet from Eastview Avenue and 44.2 feet from Virginia Avenue with a new build setback of 16 feet from Virginia Avenue, to satisfy the maximum building set back of 10 feet.

F.) Section 3372.609A Planning Overlay, Parking and Circulation: Although not required, to allow existing building parking and circulation aisles between the building and Virginia Avenue on the west side of the building, and the building and Eastview Avenue on the east side of the building to satisfy the non-conforming situation created by existing parking lots between the building and the street right-of-ways to the east and west of the building.

2. Site Plan: The subject site shall be developed in accordance with the submitted site plan “1158 West Third Avenue Expansion”. The site plan may be slightly adjusted to reflect engineering, topographical, or other site data developed at the time of the development and when engineering and architectural drawings are completed. Any adjustment of the Site Plan shall be subject to review 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.

3. CPD Criteria:

A.) Natural Environment: The site is currently developed with a single building.

B.) Activities: The proposed development will provide commercial options for the surrounding commercial and residential neighborhoods.

C.) Behavior Patterns: Existing development in the area has established vehicular and pedestrian patterns for the area.

D.) Circulation: The site will have access to Eastview Avenue, Virginia Avenue and the alley adjacent to the site.

E.) Emission: The site will not have negative effects on emission levels of light, sound, smell and dust.

The undersigned, being the owner of the subject property together with the applicant in the subject application, or other authorized representatives do hereby agree singularly and collectively for themselves, their heirs, successors and assigns, to abide by the 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 Code, except as permitted by this development text and drawings referenced herein.

SIGNATURE:

DATE:

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

Case Number

Z 16-048

Address

823 W 3rd Avenue, Columbus, Ohio 43212

Group Name

5th By Northwest Arena Commission

Meeting Date

March 7, 2017
December 6, 2016 RCM

Specify Case Type

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

Recommendation
(Check only one)

- Approval
- Disapproval

NOTES:

Approval of parking and subsequent exterior expansion of
Commissary area based on continued use with golf
facilities and should not be construed as an approval
of bar area as a stand alone business as could be
used or requested by present or future property owners
or other entities.

Vote

6-0

Signature of Authorized Representative

[Signature]

Recommending Group Title

5th & W. 3rd Area Commission

Daytime Phone Number

614 256-1944

Please e-mail this form to the assigned planner within 48 hours of 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.

PLEASE NOTE: Incomplete information will result in the rejection of this submittal.
Applications must be submitted by appointment. Call 614-645-4522 to schedule.
Please make checks payable to the Columbus City Treasurer