

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
MAY 11, 2017**

- 2. APPLICATION: Z16-079**
Location: **1453 NOUTH FOURTH STREET (43201)**, being 0.39± acres located at the southwest corner of North Fourth Street and East Fifth Avenue (010-025259, 010-030575, and 010-038136; Italian Village Commission).
Existing Zoning: C-4, Commercial District.
Request: AR-1, Apartment Residential District.
Proposed Use: Multi-unit residential building.
Applicant(s): Arch City Development; c/o Nathan Sampson, Agent; 990 West Third Avenue; Columbus, OH 43212.
Property Owner(s): 4x5 Acquisitions, LLC; 1555 Lake Shore Drive; Columbus, OH 43204.
Planner: Tim Dietrich; 614-645-6665; tedietrich@columbus.gov

BACKGROUND:

- The 0.39± acre site consists of three parcels zoned in the C-4, Commercial District, and is developed with two industrial/commercial buildings. The applicant is requesting the AR-1, Apartment Residential District to allow the development of fourteen apartment units in one building
- North of the site is an unoccupied convenience store zoned in the C-4, Commercial District. South of the site is an unoccupied industrial/commercial building in the C-4, Commercial District. West of the site is a I warehouse building in the C-4, Commercial District. East of the site is a beauty salon zoned in the C-4, Commercial District
- The site is within the boundaries of the *Italian Village East Redevelopment Plan (2000)*, which recommends commercial land uses at this location.
- The site is located within the boundaries of the Italian Village Commission, whose recommendation was for approval.
- Concurrent CV16-077 has been filed to reduce the number of required parking spaces, vision clearance triangles, maximum side yard, and minimum side yard and building lines, while increasing the percentage of allowable lot coverage and building height. That request will be heard by City Council and will not be considered at this Development Commission meeting.
- The *Columbus Thoroughfare Plan* identifies North Fourth Street as a 3-1 arterial requiring a minimum of 40 feet of right-of-way from centerline and East Fifth Avenue as a 4-2D arterial requiring a minimum of 60 feet of right-of-way from centerline.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested AR-1, Apartment Residential District will allow the site to be developed with a fourteen-unit apartment building. The *Italian Village East Redevelopment Plan* recommends commercial land uses at this location. While the proposed use is not consistent with that recommendation, the Plan also recommends that the North Fourth corridor be developed with a mix of commercial, residential, and office uses. Planning Division has indicated that this proposal is consistent with the recommendation for a mixed-use corridor along North Fourth Street.



CV16-077
 1453 North Fourth Street
 Approximately 0.39 acres



Italian Village East

Proposed Land Use



January 2000



	Residential (1 - 2 units)
	Residential (3 - 4 units)
	Residential (> 4 units)
	Mixed Use
	Commercial
	Manufacturing
	Institutional
	Parks/Open Space
	Vacant Lots/Buildings
	Parking
	Downtown District



City of Columbus
 Michael B. Coleman, Mayor
 Department of Trade and Development
 Mark Barbois, Director
 Planning Office
 Stephen R. McClurg, Administrator
 Urban Design Section
 Larry D. Lewis, Graphic Designer

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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: 197-201 E. Fifth Ave./aka 1453 N. 4th St.

APPLICANT'S NAME: Arch City Development (Applicant) New Victorians, Inc. (Owner)

APPLICATION NO.: 17-4-18a **COMMISSION HEARING DATE:** 4-18-17

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

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

TYPE(S) OF ACTION(S) REQUESTED:

Recommend approval of variance application #17-4-18a, 197-201 E. Fifth Avenue/ aka 1453 N. 4th St., as submitted:

Variance Recommendation Request

- Rezone property from C4, Commercial to AR-1, Apartment Residential district.
- 3309.14(A) – To permit a building or structure to be erected with a maximum height of 40-ft in a 35-ft height district.
- 3312.49(C) - Minimum number of parking spaces required. To permit the minimum number of parking spaces to be reduced from 21 spaces to 16 spaces
- 3321.05(B)(2) - Clear vision at intersections. To reduce the clear vision triangle from 30 feet to 7 feet at E. 5th Ave. And N. 4th Ave.
- 3333.1S(C) - Basis of computing area. To permit a residence building to occupy 55% of the lot area.
- 3333.18(D)(1) - Building lines. To reduce the building line from 10 feet to 0 feet at E. 5th Ave. and N. 4th Ave.
- 3333.22 - Maximum side yard required. To reduce the sum of the widths of each side from 16 feet to 0 feet.
- 3333.23(D) - Minimum side yard permitted. To reduce the minimum side yard permitted from 5.8 feet to 3 feet.

MOTION: Goodman/Cooke (7-0-0) 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

