

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

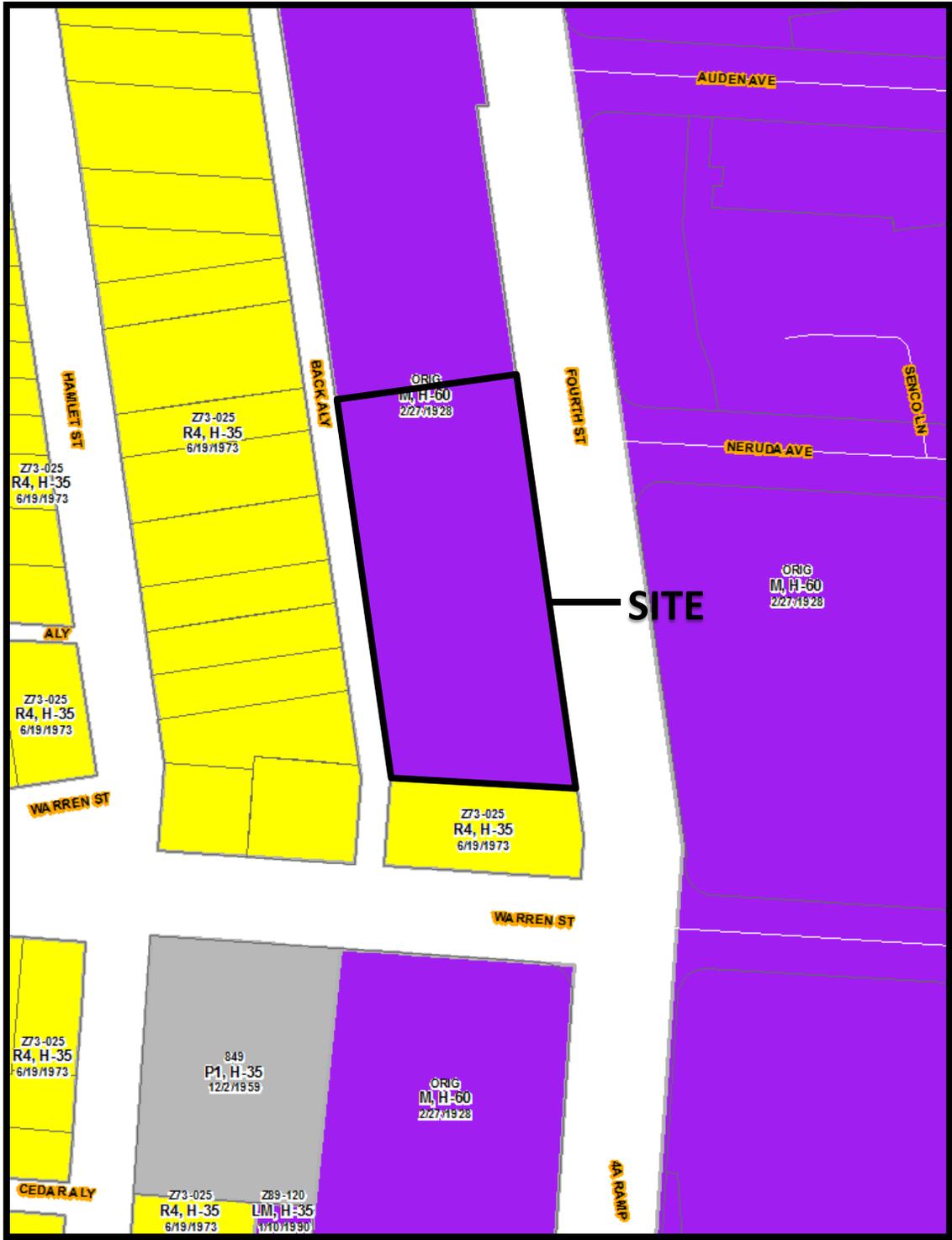
- 4. APPLICATION: Z17-005**
Location: **777 NORTH FOURTH STREET (43215)**, being 0.79± acres located at the west side of North Fourth Street, 60± feet north of Warren Street (010-008434; Italian Village Commission).
Existing Zoning: M, Manufacturing District.
Request: CPD, Commercial Planned Development District.
Proposed Use: Mixed-use development.
Applicant(s): LCO1, LLC; c/o Dave Perry, Agent; David Perry Company, Inc.; 411 East Town Street, 1st Floor; Columbus, OH 43215; and Donald Plank, Atty.; 411 East Town Street, 2nd Floor; Columbus, OH 43215.
Property Owner(s): The Applicant.
Planner: Kelsey Priebe; 614-645-1341; krpriebe@columbus.gov

BACKGROUND:

- The 0.79± acre site is developed with two warehouse buildings in the M, Manufacturing District, and is within the Italian Village Urban Commercial Overlay (UCO). The applicant proposes the CPD, Commercial Planned Development District to repurpose the existing buildings for ground floor commercial uses with ten upper-story apartment units.
- To the north of the site is a mixed-use building in the M, Manufacturing District. To the south is a multi-unit residential development in the R-4, Residential District. To the east is a mixed-use development in the M, Manufacturing District. To the west are single- and two-unit dwellings in the R-4, Residential District.
- The site is within the boundaries of the *Italian Village East Redevelopment Plan (2000)*, which recommends “Commercial” land uses for this location. The Plan also recommends that the North Fourth and East Fifth corridors have a mix of commercial, residential, and office land uses.
- The site is located within the boundaries of the Italian Village Commission, whose recommendation is for approval.
- The CPD text proposes C-3 and limited C-4 uses, contains access and graphics provisions, and includes variances for parking lot landscaping, vision clearance triangles, and UCO setback and building design standard requirements. A parking space reduction of up to 66 required parking spaces is also incorporated in the request, as this application was submitted prior to the Short North Special Parking Area code change going into effect. The CPD plan depicts access locations, parking lot and landscaping improvements, and depicts the potential use of each building.

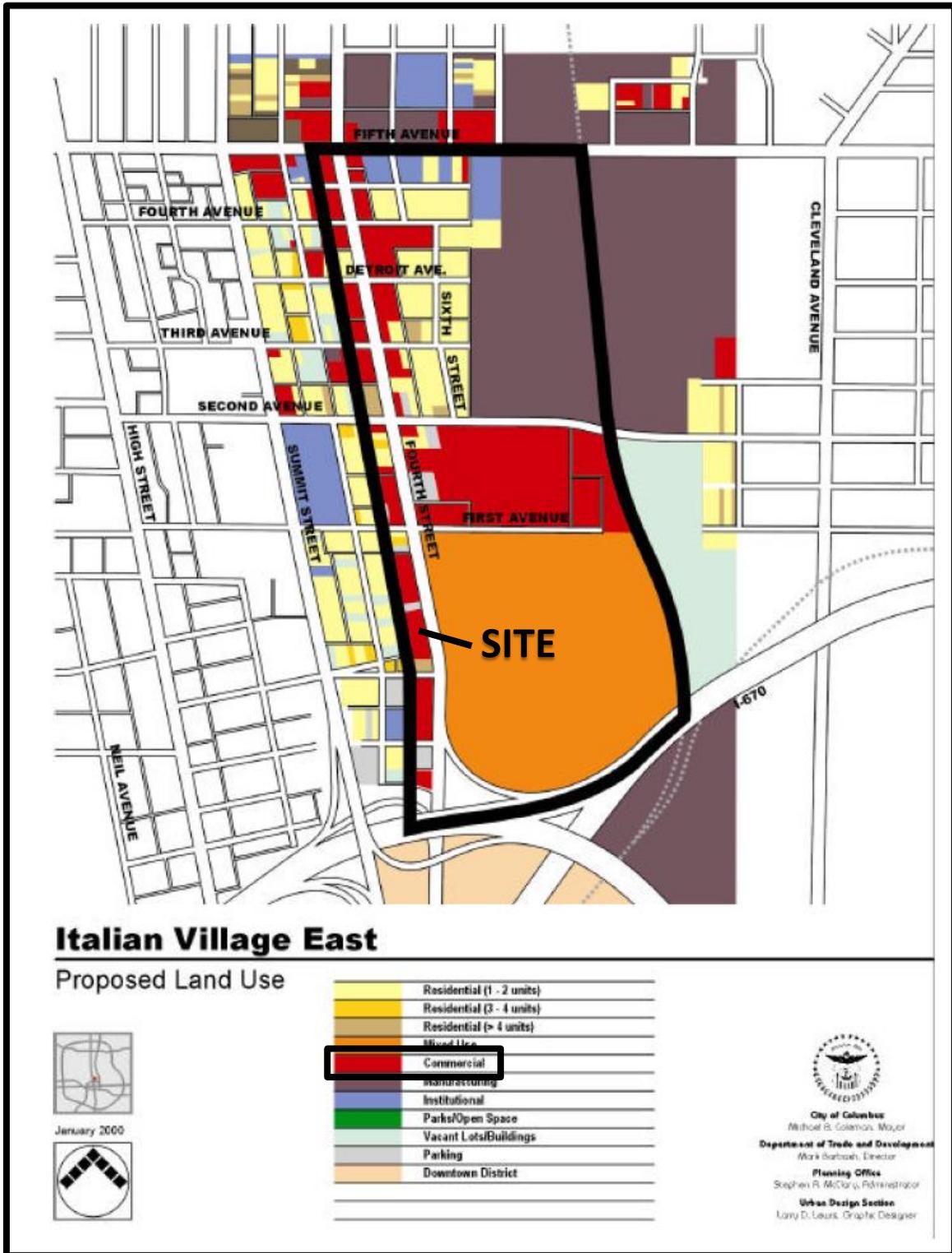
CITY DEPARTMENTS' RECOMMENDATION: Disapproval.

The requested CPD, Commercial Planned Development District will allow a mixed-use development that is compatible with the density and development standards of adjacent developments and the North Fourth Street corridor. The proposal is consistent with the land use recommendation of the *Italian Village East Redevelopment Plan* for commercial, residential, and office land uses. While staff is supportive of the use, approval is conditioned on the following commitments per the Division of Traffic Management: 1.) The site will provide one dedicated parking space for every dwelling unit from at least 4:00 P.M - 8:00 A.M. 2.) The site plan will be modified to change the proposed access to North Fourth Street to be one-way westbound. 3.) The proposed parking spaces will be angled. Upon satisfying these conditions, City Department's recommendation will be updated to approval.



Z17-005
 777 North Fourth Street
 Approximately 0.79 acres
 M to CPD

Italian Village East Redevelopment Plan (2000)



Z17-005
777 North Fourth Street
Approximately 0.79 acres
M to CPD



Z17-005
777 North Fourth Street
Approximately 0.79 acres
M to CPD

DEVELOPMENT TEXT

EXISTING DISTRICT: M, Manufacturing
PROPOSED DISTRICT: CPD, Commercial Planned Development
PROPERTY ADDRESS: 777 N. Fourth Street, Columbus, OH 43201
APPLICANT: LCO1, LLC, c/o Dave Perry, David Perry Company, Inc., 411 E. Town Street, FL 1, Columbus, OH 43215 and Donald Plank, Plank Law Firm, 411 E. Town Street, FL 2, Columbus, OH 43215
OWNER: LCO1, LLC, c/o Dave Perry, David Perry Company, Inc., 411 E. Town Street, FL 1, Columbus, OH 43215 and Donald Plank, Plank Law Firm, 411 E. Town Street, FL 2, Columbus, OH 43215
DATE OF TEXT: March 24, 2017
APPLICATION NUMBER: Z17- 005

INTRODUCTION:

The subject property is 0.79 +/- acres located on the west side of North Fourth Street, 60' +/- north of Warren Street. The property is zoned M, Manufacturing, is within the Italian Village Urban Commercial Overlay (UCO) and is developed with two (2) warehouse buildings. Applicant proposes to rezone the property to the CPD, Commercial Planned Development District to permit reuse of the buildings with a change of use for commercial uses and dwelling units above ground floor commercial uses. The plan titled "Site Plan, 777 North Fourth Street", hereafter "Site Plan", dated _____, 2017, and referenced in Section 2.H. of this text, depicts the proposed site development.

1.PERMITTED USES: All uses of Section 3355.03, C-3, Permitted Uses, and the following uses of Section 3356.03, C-4 Permitted Uses: appliance stores; automotive sales, leasing and rental, subject to no outside inventory, sales, display or car detailing; bars, cabarets and nightclubs; caterers; electronics stores; floor covering stores; furniture and home furnishings stores; general merchandise stores; home centers; lawn and garden equipment and supply stores; reupholster and furniture repair; sporting goods and outfitters; hotels; paint and wallpaper store; theaters, dance companies and dinner theater; subject to no use is permitted outside sales, or display in merchandise or inventory. Uses noted on the Site Plan are examples of land uses at the site.

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.

1.The existing North Fourth Street building setback of both Building A and Building B is zero (0), as depicted on the Site Plan.

2. The North Fourth Street parking setback line is a minimum of six (6) feet.

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

1. The Site Plan depicts existing site vehicular access from North Fourth Street and Back Alley. Existing access, as depicted on the Site Plan, shall remain.

2. The Site Plan depicts proposed land uses consisting of 14,200 +/- SF of general office, ten (10) dwelling units and restaurant use of 5,250 SF +/- and a 900 SF +/- seasonal patio. Parking is reduced from 97 spaces to 31 spaces for the sum of the uses depicted on the Site Plan. The restaurant area may alternatively be used for retail and/or office use, both of which require less parking than restaurant use. ~~If future changes of use require more than 37 spaces, the Board of Zoning Adjustment (BZA) may hear an application for a variance to reduce code required parking for the change of use.~~

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

See site plan and subject to approval of Italian Village Commission with final Certificate of Appropriateness.

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

N/A

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

See site plan and subject to approval of Italian Village Commission with final Certificate of Appropriateness.

F. Graphics and Signage Commitments.

All graphics shall conform to Article 15 of the Columbus Graphics Code, as it applies to the C-3, Commercial District. Any ground sign shall be monument – style. Any variance to the applicable sign requirements of the C-3, Commercial District shall be submitted to the Columbus Graphics Commission.

G. Code Modifications.

1.33312.21(A)(2), Landscaping and Screening, to reduce the area of three (3) parking lot islands from 145 square feet to a minimum of 108 square feet and to reduce the minimum soil radius per parking lot tree in parking lot islands from four (4) feet to a minimum of two (2) feet.

3.3312.49, Minimum Numbers of Parking Spaces Required, to reduce required parking from 97 spaces to 31 spaces.

4.3321.05(B)(1), Vision Clearance, to reduce the 10'x10' clear vision triangle at N

Fourth Street and the site driveway to 6'x6'.

5.3372.604(B), Setback Requirements, to permit parking to be located on the north and south sides of Building A and Building B, respectively, as depicted on the Site Plan, rather than behind (west of) both buildings.

6. 3372.605(A)(B)(D), Building Design Standards, to reduce the UCO standard of 60% glass on the North Fourth Street facades of both buildings to the glass area of the original windows, estimated to be 40% and 30% for Building A and Building B, respectively.

H.Miscellaneous.

1. The plan titled "Site Plan, 777 North Fourth Street", hereafter "Site Plan", dated _____, 2017, hereafter "Site Plan", and signed by David B. Perry, agent and Donald Plank, attorney, 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: _____
LCO1, LLC, by David B. Perry, Agent

Signature: _____ Date: _____
LCO1, LLC, by Donald Plank, Attorney

SITE - SITE TOTAL AREA

PARCELS TOTAL SITE AREA	AREA (SQ)	AREA (AG)
2ND FLOOR AREA	14,200 SF +/-	324,000 SQ FT
TOTAL SITE AREA SF / AC: 1	34,623.03	0.79

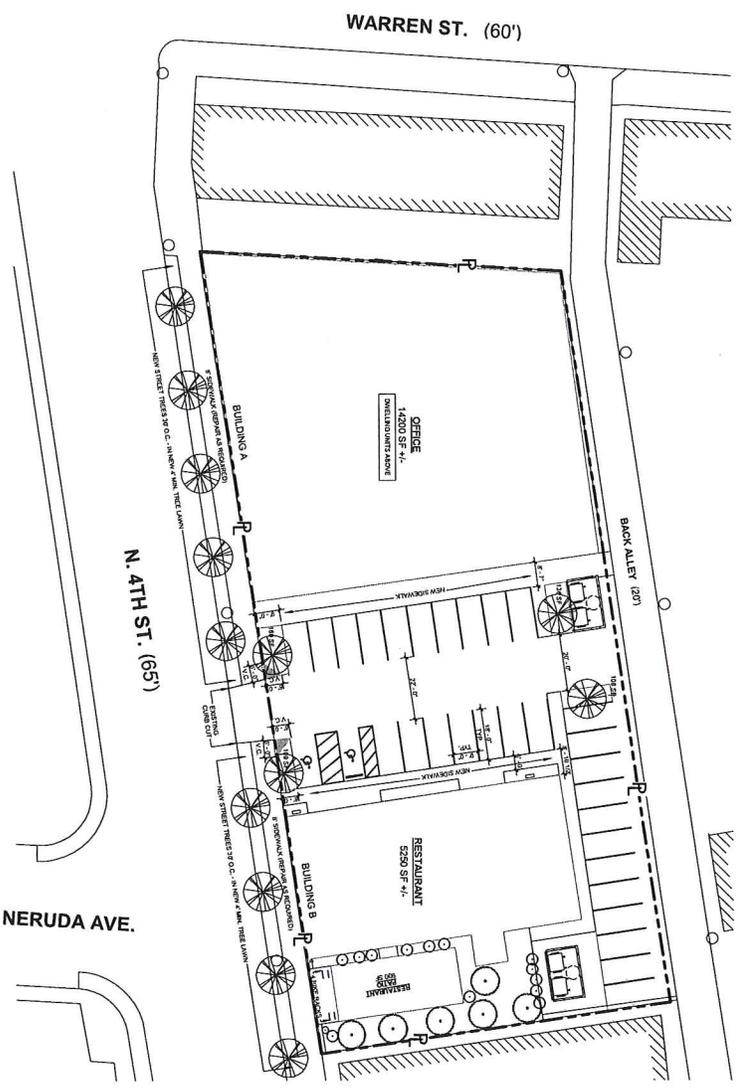
TOTAL BUILDING AREA

PROGRAM AREA	ZONING USE	GROSS AREA
BUILDING A	OFFICE	14,200 SF +/-
COMMERICAL	DWELLING UNITS	18,900 SF +/-
BUILDING B	RESTAURANT	5,250 SF +/-
COMMERICAL		21,000 SF +/-

PARKING CALCULATIONS

Program Area	Area	Parking Multiplier	Minimum Vehicle Capacity	Complimentary Vehicle Capacity	Units Required
Office	14,200 SF	1.1	15,620	15,620	14
Residential (1st Floor)	18,900 SF	1.3	24,570	24,570	30
Residential (2nd Floor)	18,900 SF	1.3	24,570	24,570	30
Restaurant	5,250 SF	1.0	5,250	5,250	5
TOTAL REQUIRED PARKING (1)					79
TOTAL PROVIDED PARKING (2)					79

(1) Office and restaurant parking shown for example. See site plan for actual parking layout.
 (2) As applicable, this is the number of parking spaces provided.
 (3) Total parking spaces provided for the site.
 (4) Total parking spaces provided for the site.



217 - _____



SITE PLAN
 SCALE: 1" = 20'
 DATE ISSUED: 03/20/17
 REVISIONS:
 DRAWING NUMBER: **A001**
 PROJECT: 202011-14-017M

777
 777 North 4th Street
 4 - 9

SHREMSHOCK
 SHREMSHOCK ARCHITECTS, INC.
 7400 West Campus Road Suite 150 New Albany, OH 43054
 614 545 4550 614 545 4555 www.shremshock.com

217-005

**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: 777 N. Fourth St.

APPLICANT'S NAME: David Perry Company, Inc. (Applicant) LCO1, LLC c/o Kevin Lykens (Owner)

APPLICATION NO.: 17-6-15 **COMMISSION HEARING DATE:** 6-20-17

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 checked="" 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 #17-6-15, 777 N. Fourth St., as submitted:

Variance Recommendation Request

- Rezone property to CPD, Commercial Planned Development District, to permit the reuse of the buildings for commercial uses and dwelling units above ground floor commercial use.
- 33312.21(A)(2), Landscaping and Screening, to reduce the area of three (3) parking lot islands from 145 square feet to a minimum of 108 square feet and to reduce the minimum soil radius per parking lot tree in parking lot islands from four (4) feet to a minimum of two (2) feet.
- 3312.49, Minimum Numbers of Parking Spaces Required, to reduce required parking from 97 spaces to 31 spaces.
- 3321.05(B)(1), Vision Clearance, to reduce the 10'x10' clear vision triangle at N Fourth Street and the site driveway to 6'x6'.
- 3372.604(B), Setback Requirements, to permit parking to be located on the north and south sides of Building A and Building B, respectively, as depicted on the Site Plan, rather than behind (west of) both buildings.
- 3372.605(A)(B)(D), Building Design Standards, to reduce the UCO standard of 60% glass on the North Fourth Street facades of both buildings to the glass area of the original windows, estimated to be 40% and 30% for Building A and Building B, respectively.

MOTION: Goodman/Maas (4-0-0) 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

