

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
OCTOBER 12, 2017**

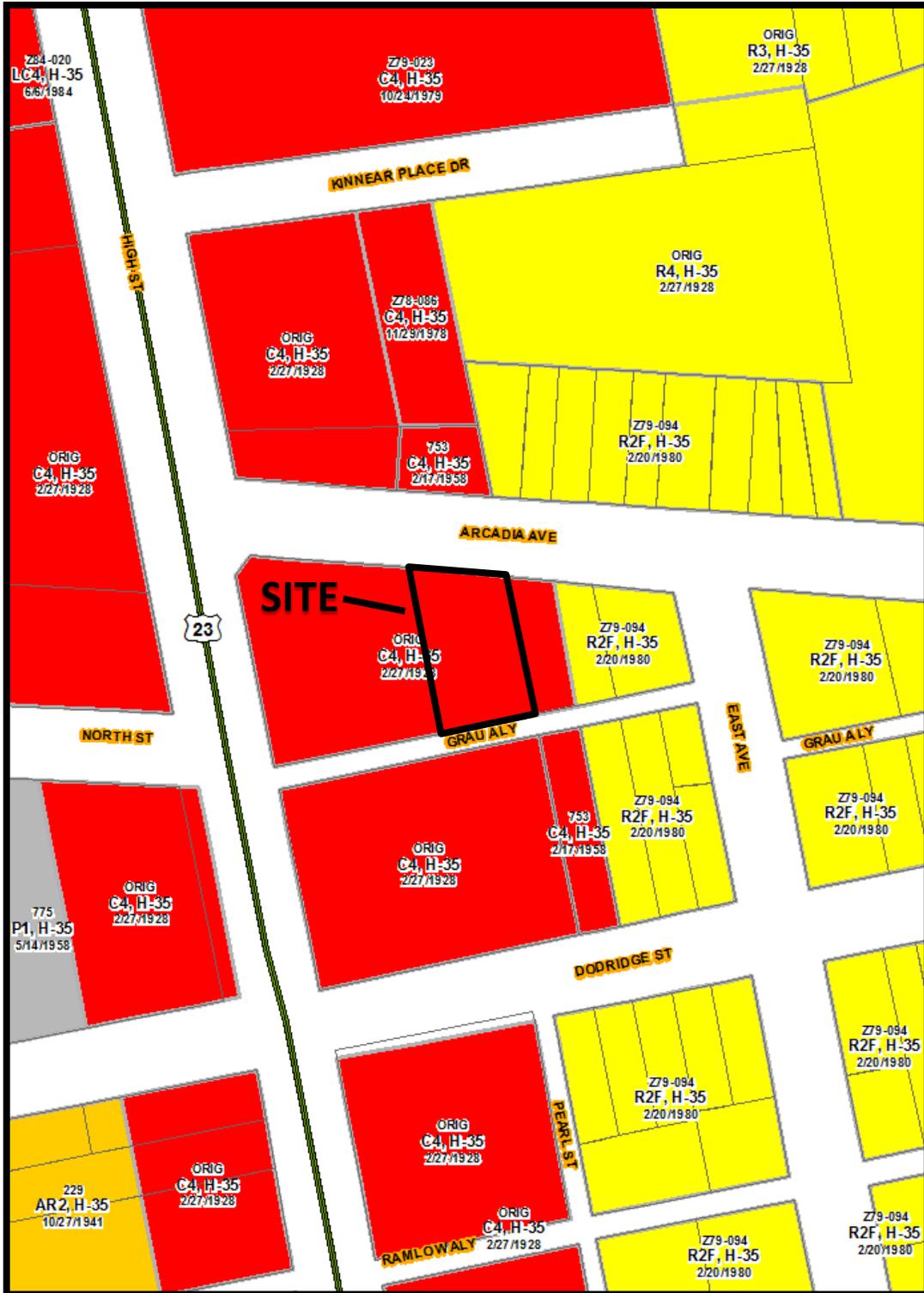
- 5. APPLICATION: Z17-030**
Location: **21 EAST ARCADIA AVENUE (43202)**, being 0.23± acres located on the south side of East Arcadia Avenue, 130± feet east of North High Street (010-066662; University Area Commission).
Existing Zoning: C-4, Commercial District.
Request: R-2F, Residential District.
Proposed Use: Two dwelling units.
Applicant(s): Dean Richard Monnin; 188 East Tulane Road; Columbus, OH 43202.
Property Owner(s): Ohio Power Company; 1 Riverside Plaza; Columbus, OH 43215.
Planner: Tim Dietrich; 614-645-6665; tedietrich@columbus.gov

BACKGROUND:

- The site consists of one parcel developed with two vacant utility buildings zoned in the C-4, Commercial District. The applicant is requesting the R-2F, Residential District to permit the conversion of the existing structures into two dwelling units.
- North of the site is an eating and drinking establishment in the C-4, Commercial District and single-unit dwellings in the R-2F, Residential District. South of the site is a retail establishment and a single-unit dwelling, both in the C-4, Commercial District. East of the site is a single-unit dwelling zoned in the C-4, Commercial District and R-2F Residential District. West of the site is an eating and drinking establishment in the C-4, Commercial District.
- The site is within the planning area of the *University District Plan (2015)*, which recommends “Neighborhood Mixed-Use” land uses at this location. Additionally, the site is located in the Neighborhood Commercial subarea within the University District Zoning Overlay.
- The site is located within the boundaries of the University Area Commission and University Impact District Review Board, whose recommendations are both for approval.
- Concurrent Council Variance (CV17-054) has been filed to permit two single-unit dwellings on one lot with reduced building design standards in the Neighborhood Commercial subarea, reduced area district requirements, and reduced yard standards in the R-2F district. That request will be heard by City Council and will not be considered at this Development Commission meeting.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested R-2F, Residential District will allow the buildings on the site to be converted into two single-unit dwellings. The requested R-2F, Residential District is consistent with adjacent residential districts to the northeast and southwest of the site, and will permit the same density. Additionally, the proposed residential use of the property is consistent with *University District Plan's* recommendation for "Neighborhood Mixed-Use" land uses at this location.

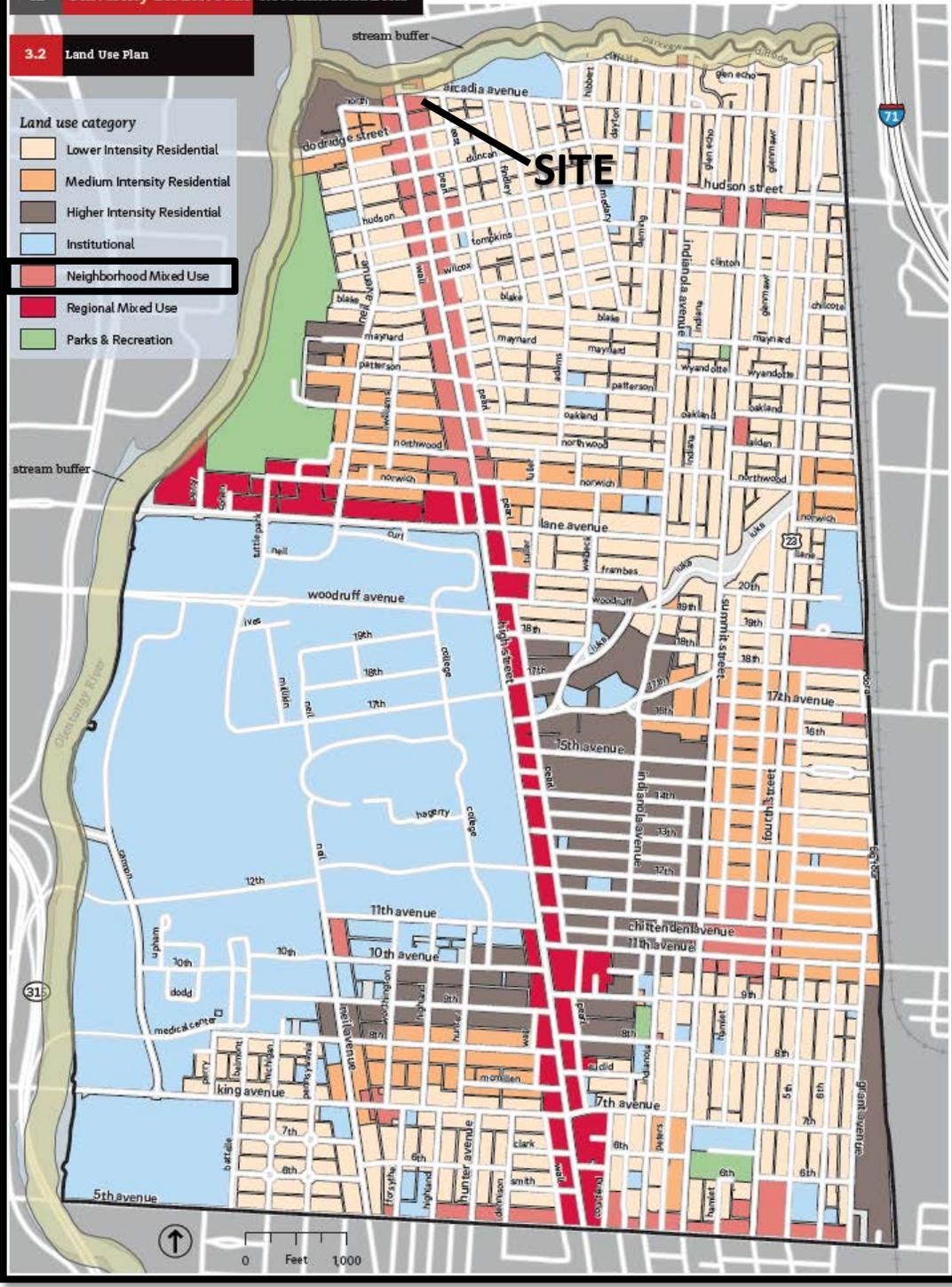


Z17-030
 21 East Arcadia Avenue
 Approximately 0.23 acres
 From C-4 to R-2F

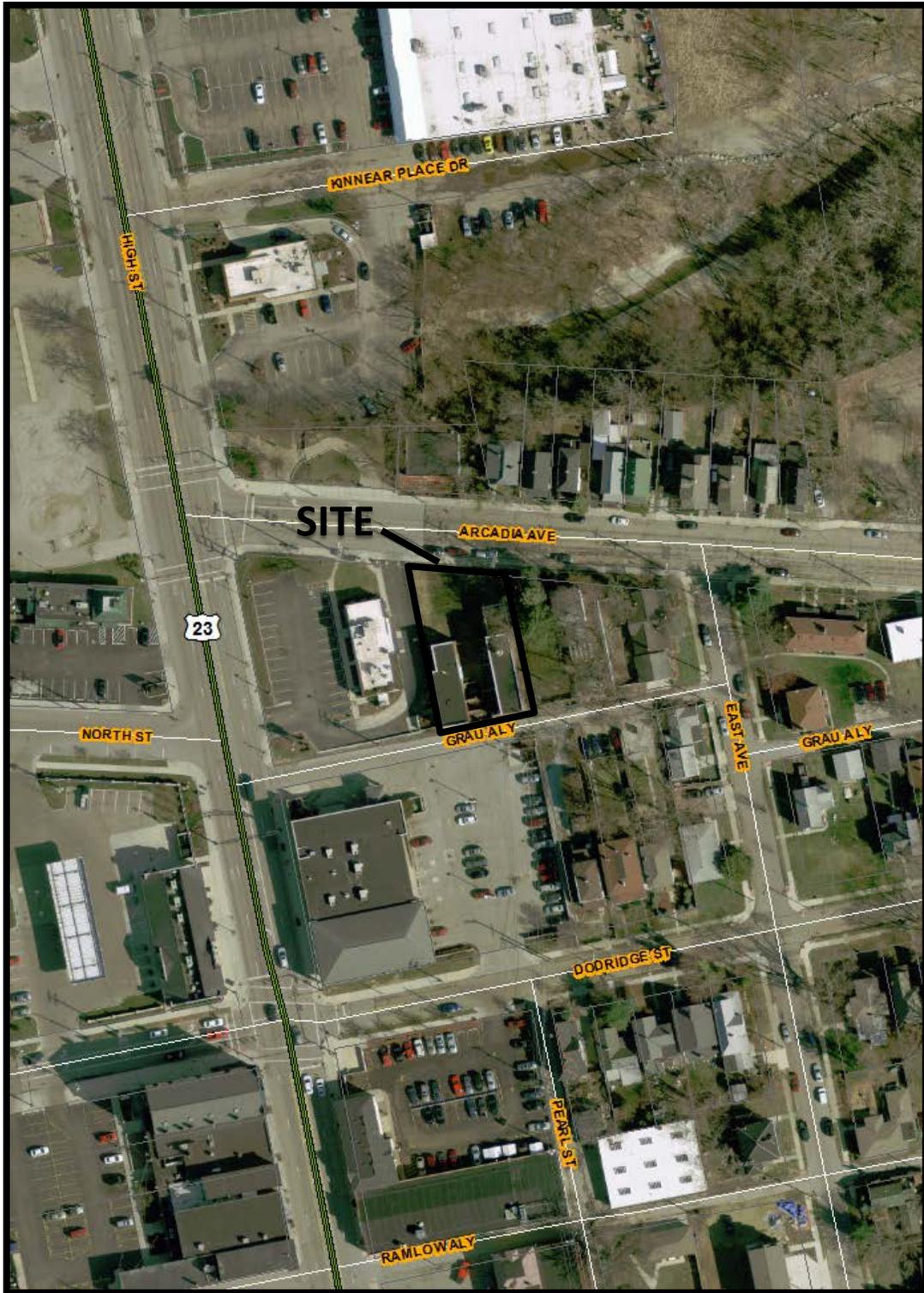
42 University District Plan Recommendations

3.2 Land Use Plan

- Land use category
- Lower Intensity Residential
 - Medium Intensity Residential
 - Higher Intensity Residential
 - Institutional
 - Neighborhood Mixed Use
 - Regional Mixed Use
 - Parks & Recreation



Z17-030
21 East Arcadia Avenue
Approximately 0.23 acres
From C-4 to R-2F



Z17-030
21 East Arcadia Avenue
Approximately 0.23 acres
From C-4 to R-2F

University Impact District Review Board

50 West Gay Street, Fourth Floor
Columbus, Ohio 43215-9031
(614) 645-6096 (614) 645-6675 fax

RECOMENDATION

zoning case no. CV17-054 & Z17-030
property address 21 EAST ARCADIA AVENUE (43202)
hearing date September 21, 2017
applicant Dean Monnin (Owner)
issue date September 29, 2017

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.

The University Area Review Board hereby certifies that the application for the above referenced property and a copy of this Recommendation are on file with the City of Columbus Planning Division within the Development Department. The Board has reviewed the application and taken the following action(s) in accordance with Columbus City Code 3325.115.

Variance or Zoning Change Request

Rezoning
Parking Variance
Change of Use
Lot Split

Graphics
Special permit
Setbacks
Other

TYPE(S) OF ACTION(S) REQUESTED:

In a unanimous 5-0 vote the Board passed a motion:

To support the requested Variances to advance the project as proposed.

RECOMMENDATION:

SUPPORT REQUESTED VARIANCE OR ZONING CHANGE DO NOT SUPPORT REQUESTED VARIANCE OR ZONING CHANGE NO ACTION TAKEN

THIS RECOMMENDATION IS FOR CONSIDERATION BY THE DESIGNATED REGULATORY AUTHORITY FOR THE ACTION(S) REQUESTED AS INDICATED.

Daniel Ferdelman
University Area Review Board, Staff

Columbus Planning Division Zoning and Variance Staff Review

Application Number:	CV17-054 & Z17-030	Date Reviewed:	9/29/2017
Address:	21 EAST ARCADIA AVENUE (43202)	Planning Contact:	Daniel Ferdelman 614-645-6096
Existing Land Use:	Vacant Street Railcar Buildings	BZS Case Planner:	Tim Dietrich 614-645-6665
Existing Zoning:	C-4, Commercial District.	BZS File Month :	October
Requested Zoning or Variance:	<p>R-2F, Residential District. - Two dwelling units. 3325.231 & 3325.281 (A) - TO ALLOW PARKING BETWEEN BUILDING AND STREET (ROW) 3325.241 D - TO ALLOW BUILDING FRONTAGE WITH 0% WINDOW GLASS. 3325.261 VARIANCE TO REMOVE REQUIREMENTS FOR LANDSCAPING AND SCREENING 3325.281(B)(3) TO REMOVE REQUIREMENT FOR BICYCLE PARKING 3332.037 & 3332.18 - TO ALLOW TWO SINGLE-FAMILY DWELLINGS 3332.14 - TO ALLOW 2 DETACHED DWELLING UNITS ON A SINGLE PARCEL 3321.261(B) TO INCREASE FENCE HEIGHT TO 8' -0" REQUESTED TO INCREASE PRIVACY. 3332.25 TO ALLOW FOR A MAXIMUM SIDE YARD OF 5' 11" INSTEAD OF 16' 3332.26 TO ALLOW FOR A MINIMUM SIDE YARD OF 2'6" SIDE YARD INSTEAD OF A 5' 3332.27 TO ALLOW FOR NO REAR YARD.</p>		
Applicable Plan:	University District Plan (2015)		
If Rezoning or Council Variance, Plan's Land Use Recommendation:	<p>Neighborhood Mixed Use This classification is intended for corridors and nodes that support a mix of land uses, including retail, office, multifamily residential, and institutional. While the composition of uses may be similar to the Regional Mixed Use classification, these areas are less intense in nature. Hotels are not recommended in these corridors. While development geared to the pedestrian is the goal, auto-oriented commercial (e.g. gas stations with convenience stores) built to Urban Commercial Overlay design standards would be supported. Areas recommended include High Street north of Norwich Avenue; Hudson Street at Indianola Avenue, Summit Street, and Fourth Street; Fifth Avenue east of Highland; and smaller scattered sites that currently contain neighborhood-scale commercial development. A particular note is that the portion of High Street generally between Norwich and Tomkins should be a focus for preservation of existing buildings to maintain the existing development character (e.g. including a moderate intensity mix of uses, trees, etc.).</p> <p>Within areas designated as Neighborhood Mixed Use, the following provisions apply:</p> <ol style="list-style-type: none"> 1. A variety of uses are appropriate for these areas, including retail, office, multifamily residential, and institutional. 2. The conversion of existing storefronts to residential uses is not supported. 3. Priority is placed on preservation of existing contributing buildings. 4. Minimum floor area ratio (FAR) is 0.5; maximum is 1.0. 5. An FAR bonus of 0.2 may be granted for projects on High Street or Fifth Avenue that preserve an existing principal contributing structure. 6. An FAR bonus of 0.4 may be granted for projects on High Street or Fifth Avenue that replace a non-contributing principal structure. 7. Proposed height limit is 45 feet (with a minimum of two stories recommended) for High Street and Fifth Avenue. Proposed height limit is 35 feet elsewhere. 8. Parking should be provided for non-residential uses consistent with code standards. Parking variances to facilitate reuse of an existing historic storefront should be reviewed with consideration of the presence of on-street parking, extent of variance requested, size and nature of use, and potential impact on adjacent residential uses. 9. Parking for residential uses should be provided at a rate of 0.5 spaces per bed for High Street and Fifth Avenue, and 0.75 spaces per bed for all residential elsewhere. 10. Structured parking solutions are encouraged (such facilities should not count toward FAR limits, but height limits apply). 		

Relevant Design Guidelines:	<p>Design Principles</p> <p>The following design principles serve as a foundation for the University District Plan Design Guidelines:</p> <ol style="list-style-type: none"> 1. Preserve and enhance the unique design characteristics of the district; 2. Promote the creative design of high quality, sustainable development that fits within the design context of individual neighborhoods and sub-districts; 3. Encourage a mix of uses, attract business investment and promote the economic vitality of commercial areas, while minimizing adverse impacts to adjacent residential neighborhoods; 4. Ensure that High Street and Lane Avenue continue as mixed use corridors with the densest development, served by a variety of parking solutions, fulfilling the retail needs of the district, and creating enjoyable public spaces; 5. Enhance the district's pedestrian orientation by reducing reliance on the automobile while enhancing pedestrian and bicycle connectivity and access to transit; 6. Support a wide variety of housing opportunities; 7. Promote preservation and rehabilitation of existing buildings that contribute to the district's diverse character; 8. Create opportunities for gathering places, public art installations, and civic uses that engage the community; and 9. Continue to encourage demographic and ethnic diversity through design.
Pay As We Grow? (Y/N)	No

Review Comments (9/18/2017) (9/29/2017 revised):

Planning supports the requests. The use is consistent with the University District Plan recommendations and requested variances from standards are a result of the adaptive reuse of an industrial building for residential use.

The UDP designates this area for Neighborhood Mixed Use. There are several recommendations in the Neighborhood Mixed Use that have relevance to this project:

- *Mixed Use: A mix of retail, restaurant and residential is consistent with the UDP.*
 - *The proposed use is residential and is compatible with this recommendation.*
- *Preservation: Priority is placed on preservation of existing contributing buildings.*
 - *As proposed the use will preserve these former industrial buildings that have remained vacant for many years.*
- *FAR: Minimum floor area ratio (FAR) is 0.5; maximum is 1.2.*
 - *As submitted the proposal FAR for this project is approximately 0.67.*
- *Height: Proposed height limit is 45 feet (with a minimum of two stories recommended) for High Street and Fifth Avenue.*
 - *The proposed development is 2 stories high and well within the 45 foot maximum.*
- *Parking: Parking for residential uses should be provided at a rate of 0.5 spaces per bed for High Street and Fifth Avenue.*
 - *The proposed bed count is 5, required parking would be 3; the proposal provides 4 parking spaces.*

Revised Review Comments (Date):

Revised Review Comments (Date):