

STAFF REPORT

BOARD OF ZONING ADJUSTMENT CITY OF COLUMBUS, OHIO FEBRUARY 28, 2012

13. **Application No.:** 11310-00678
Location: 3343 MAIZE ROAD (43224), located on the west side of Maize Road, approximately 120 feet north of Oakland Park Ave.
Area Comm./Civic: North Linden Area Commission
Existing Zoning: R-3, Residential & C-1, Commercial District
Request: Variance(s) to Section(s):
3312.49, Minimum numbers of parking spaces required.
To reduce the minimum number of automobile parking spaces from 35 to 16.
3312.49, Minimum numbers of parking spaces required.
To reduce the minimum number of bicycle parking spaces from 2 to 0.
Proposal: A change of use from retail and restaurant to a church.
Applicant(s): Rose Oberst- Property Management
6420 E. Main Street
Reynoldsburg, Ohio 43054
Property Owner(s): Ander FLP
11640 Johnstown Road
New Albany, Ohio 43054
Case Planner: Jamie Freise, 645-6350
E-mail: JFFreise@Columbus.gov

RELEVANT DATA

- The site is developed with a commercial building, two residential dwellings and a residential garage.
- The applicant requests variances to reduce the minimum number of automobile parking spaces from 35 to 16 and to reduce the minimum number of bicycle parking spaces from 2 to 0.
- The applicant proposes to convert the commercial building to a church.
- 3312.49, Minimum numbers of parking spaces required- The number of off-street parking spaces required for various uses shall be no less than as set forth in the parking requirements tables. For civic, fraternal, religious, or other assembly or institutional organizations, primary uses- 1:30 sq.ft of sanctuary, auditorium or main place of assembly. A minimum of two bicycle spaces shall be provided for the uses noted "Yes" in Tables 1-4.

- The current North Linden Neighborhood Plan (2003) does not address variances to parking requirements. The draft North Linden and South Linden Neighborhood Plans Amendment includes this site within a "neighborhood mixed-use node" centered at the intersection of Maize Rd. and Oakland Park Ave. Among the recommended standards for the review of commercial and mixed-use applications are (1) that parking should use the minimum amount of space and should be located to the rear or side of the building, (2) that shared parking arrangements should be encouraged especially between users with differing peak hours, (3) that on-street parking should be provided to support adjacent development, and (4) that mixed-use development should be constructed so as to encourage public transit, pedestrian, and bicycle use. The draft amendment supports some reduction in the automobile parking requirement but Planning staff encourages the applicant to meet the bike parking requirement.
- The Division of Planning & Operations has reviewed this case and has no issues with the variances requested.
- As of the writing of this report, no recommendation from the North Linden Area Commission has been received.

CITY DEPARTMENTS' RECOMMENDATION: APPROVAL

SUMMARY OF POSITION AND OUTSTANDING ISSUES, IF ANY:

While parcel 010-082053 is zoned both C-1 and R-3, it has four buildings on site and the building that would house the proposed church is in the C-1 portion at the address of 3327 Maize Rd. Staff can recommend approval as the site will operate on Sundays only and the applicants have entered into a shared parking lease agreement with a bar to the west.

THE DEVELOPMENT PROPOSED IN THIS APPLICATION IS SUBJECT TO COMPLIANCE WITH ALL OTHER CITY CODES.

PROPOSED HEARING TIME: 6:00 p.m. p.m. agenda

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