

STAFF REPORT

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

1. **Application No.:** 11310-00722
Location: 1201 OLENTANGY RIVER ROAD (43212), located on the west side of Olentangy River Rd., 125 ft. north of W. 3rd Ave.
Area Comm./Civic: Fifth by Northwest Area Commission
Existing Zoning: C-4, Commercial District
Request: Variances to Sections:
3312.11, Drive-up stacking area.
To reduce the minimum number of stacking spaces from 8 to 5.
3372.704, Setback requirements.
To reduce the minimum parking setback from 25 ft. to 5 ft.
3372.709, Parking and circulation.
To allow parking in front of the principal building, between the building and the street right-of-way line.
Proposal: To construct a new shopping center.
Applicant(s): Northstar Realty; c/o Jackson B. Reynolds, III; Smith & Hale, L.L.C.
37 W. Broad St., Suite 725
Columbus, Ohio 43215
Property Owner(s): Olentangy Ventures II, L.L.C.
150 E. Broad St., Suite 100
Columbus, Ohio 43215
Case Planner: Dave Reiss, 645-7973
E-mail: DJReiss@Columbus.gov

RELEVANT DATA

- The site is developed with an approximate 21,546 sq. ft. commercial building. Nearby uses include offices in a former bank building, a restaurant, medical offices and a fire house. A site immediately adjoining to the west is being developed with residential uses.
- The applicant is requesting several variances relating to the re-development of the site into a shopping center. The intent is to remodel the existing building.
- Section 3372.704 requires that the maximum setback of a building off of a non-primary street be 25 ft., while the applicant requests to maintain the existing 50 ft. building setback for the existing structure. This code also requires that the minimum parking setback be 25 ft. along a primary street, while the applicant proposes to reduce the parking setback to 5 ft. along Olentangy River Rd.

- Section 3312.11 requires 8 stacking spaces as the minimum number for a pick-up facility, while the applicant proposes 5.
- Section 3372.709 does not allow for parking to be established between the building and the street right-of-way line, while the applicant proposes to allow parking in that area along both street frontages.
- The last known use of this building was as a production studio.
- The 5th by Northwest Area Commission recommends approval of this request.

CITY DEPARTMENTS' RECOMMENDATION: APPROVAL

SUMMARY OF POSITION AND OUTSTANDING ISSUES, IF ANY:

Staff believes that the re-development of this site is important to the immediate area. Re-development of the neighboring property into an apartment complex along with other existing and new uses being developed west of the railroad near the site should make this location viable to the community as a shopping center. The requested variances primarily deal with existing conditions and are therefore not self created to be purposefully contrary to the intent of the Community Commercial Overlay.

CONDITION(S) RECOMMENDED: None.

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

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

STAFF REPRESENTATIVE: Dave Reiss, 645-7973
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