

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
FEBRUARY 14, 2013**

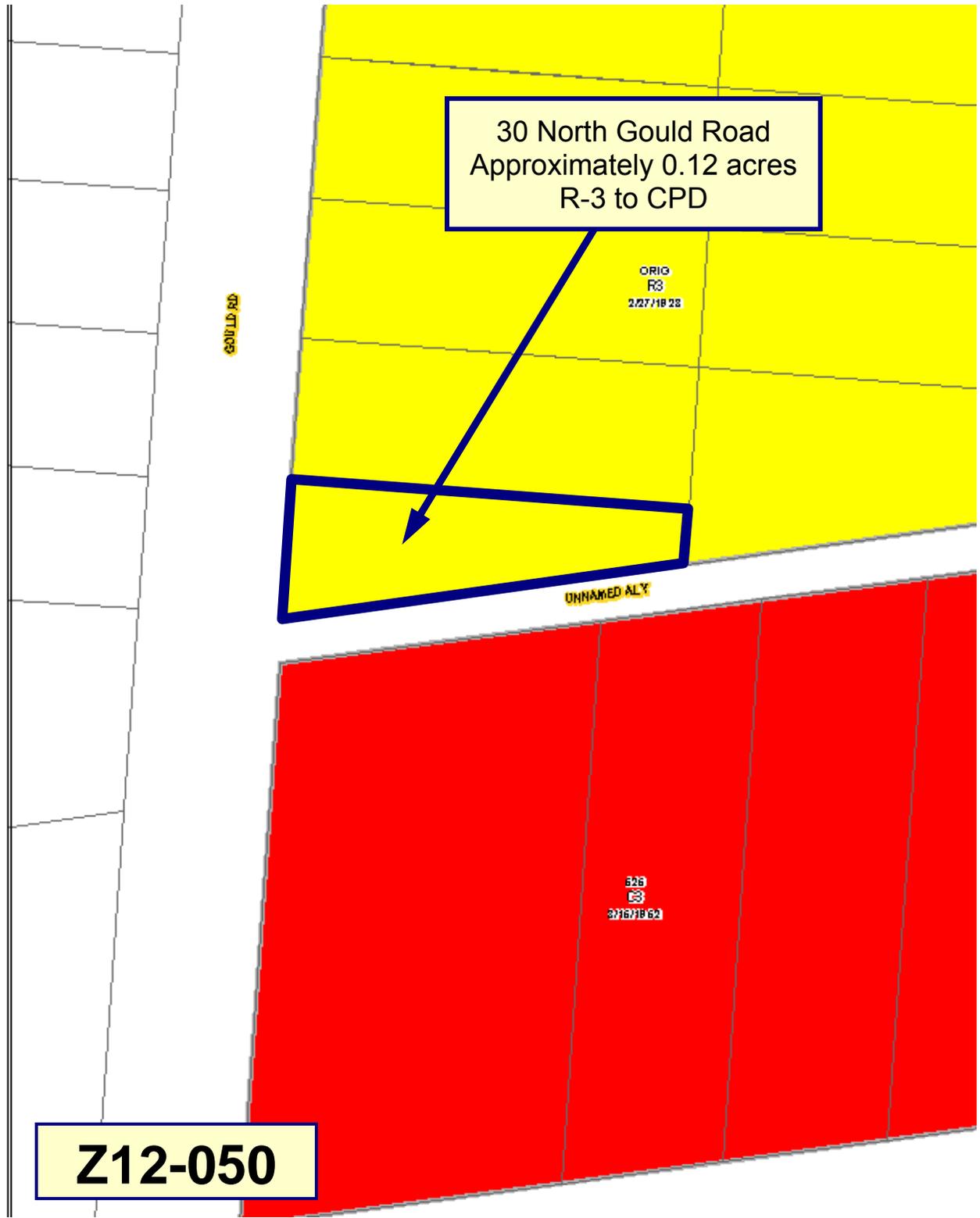
- 9. APPLICATION: Z12-050 (ACCELA # 12335-00000-00515)**  
**Location:** 30 NORTH GOULD ROAD (43209), being 0.12± acres located on the east side of Gould Road, 215± feet north of East Broad Street. (010-089968).  
**Existing Zoning:** R-3, Residential District.  
**Request:** CPD, Commercial Planned Development District  
**Proposed Use:** Parking.  
**Applicant(s):** DACOH Holdings, LLC c/o Dave Perry, The David Perry Co.; 145 East Rich Street, 3<sup>rd</sup> Floor; Columbus, OH 43215.  
**Property Owner(s):** DACOH Holdings, LLC c/o Dave Perry, The David Perry Co.; 145 East Rich Street, 3<sup>rd</sup> Floor; Columbus, OH 43215.  
**Planner:** Dana Hitt; 645-2395; [dahitt@columbus.gov](mailto:dahitt@columbus.gov)

**BACKGROUND:**

- This site is currently developed with a single-unit dwelling. The applicant is applying for a rezoning to redevelop the site with parking as the sole permitted use. The applicant is requesting variances to allow three parking spaces to be 16 feet deep where 18 feet would normally be required.
- To the north and east are single-unit dwellings zoned in the R-3, Residential District. To the south across the alley is the eating and drinking establishment the proposed parking lot is intended to serve. To the west across Gould Road is single-unit dwelling in the City of Bexley.
- The site is located within the boundaries of the *Eastmoor: Main and Broad Street Revitalization Plan* (2007), but provides no specific recommendation.

**CITY DEPARTMENTS RECOMMENDATION:** Disapproval.

BZS Staff is concerned about crossing the alley with parking. This would result in existing single-unit dwellings across the street in Bexley now having to face a parking lot and the adjacent resident to the north of the proposed parking lot, now being up against a parking lot. These existing dwellings were likely purchased with the thought they would be adjacent to a single-unit dwelling, not a parking lot. Staff feels this might destabilize the area and lead to similar proposals across the street in Bexley and to the east in Columbus. Staff is not convinced the benefit of any parking gained outweighs the burden this could place on the neighborhood.



**CPD, Commercial Planned Development  
30 N. Gould Road, Columbus, OH 43209**

**PROPOSED DISTRICT:** CPD, Commercial Planned Development  
**EXISTING DISTRICT:** R-3, Residential  
**ACRES:** 0.115 +/- acres  
**PROPERTY ADDRESS:** 30 North Gould Road, Columbus, OH 43209  
**OWNER:** DACOH Holdings LLC c/o Dave Perry, David Perry Co., Inc., 145 East Rich Street, Flr 3, Columbus, OH 43215 and Donald Plank, Plank Law Firm, 145 East Rich Street, 3<sup>rd</sup> Flr 3, Columbus, OH 43215  
**APPLICANT:** DACOH Holdings, LLC c/o Dave Perry, David Perry Co., Inc., 145 East Rich Street, 3<sup>rd</sup> Flr., Columbus, OH 43215 and Donald Plank, Plank Law Firm, 45 East Rich Street, 3<sup>rd</sup> Flr. Columbus, OH 43215  
**DATE OF TEXT:** February 5, 2013  
**APPLICATION NUMBER:** Z12-050

**INTRODUCTION:** The site for rezoning is a single parcel on the north side of the public alley parallel to East Broad Street, starting at North Gould Avenue. The only permitted use of the property is parking for the commercial use located at 2924 East Broad Street (Franklin County Auditor Parcel Identification Number 010-089972. Development of the site for parking is conditioned on the plan titled "Site Plan – Panera Parking Expansion, 30 N Gould Road", hereafter "Site Plan", dated \_\_\_\_\_, as referenced in Section I., Miscellaneous Commitments.

**1. PERMITTED USES:** The only permitted use of the property is parking, without charge, for the commercial use located at 2924 East Broad Street (Franklin County Auditor Parcel Identification Number 010-089972.

**2. DEVELOPMENT STANDARDS:** Unless otherwise specified in the following Development Standards, the Development Standards shall be as specified in Chapter 3356 of Columbus City Code (C-4, Commercial District), Chapter 3312, Off-Street Parking and Loading and Chapter 3321, General Site Development Standards.

**A. Density, Lot and/or Setback Commitments.**

1. No building of any kind shall be placed on the property.
2. Parking setbacks shall be as depicted on the Site Plan.

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

1. There shall be no direct vehicular access to North Gould Road. All vehicular access will be via the sixteen (16) foot public alley abutting the site to the south.

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

1. One (1) street tree shall be planted along the N Gould frontage.
2. Site landscaping shall be provided as depicted and specified on the Site Plan.
3. Parkland Dedication Ordinance fees of \$400/acre, pro-rated, shall be paid in conjunction with the Site Compliance Plan review process.

**D. Building Interior-Exterior Commitments.**

No building shall be permitted on the site.

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

No dumpster box or any trash collection area shall be permitted on the site.

**F. Graphics and/or Signage Commitments.**

No graphics shall be permitted on the site other than incidental graphics as may be required by code and non-illuminated graphic(s) totaling a maximum of ten (10) sq. ft. to identify the business for which the parking is provided.

**G. Other CPD Requirements.**

1. Natural Environment: The natural environment of the site is flat. The parcel is located in an urban area.
2. Existing Land Use: The existing house will be removed.
3. Circulation: Access to and from the site will be via the public alley abutting the site to the south. There will be no direct vehicular access to North Gould Road.
4. Visual Form of the Environment: Commercial development exists south of the site across a public alley. The commercial business located at 2924 East Broad Street needs more parking. There are many instances of accessory parking being located across an alley to support commercial uses along and arterial (East Broad Street). Housing is located to the north and east.
5. Visibility: The site is located on North Gould Road, 216 +/- feet north of East Broad Street.
6. Proposed Development: Rezoning to CPD to permit development of parking exclusively for the commercial property located at 2924 East Broad Street (PID: 010-089972), directly to the south. .
7. Behavior Patterns: Vehicular access will be the public alley abutting the site to the south. There will be no direct vehicular access to North Gould Road.
8. Emissions: Development will conform to City of Columbus requirements as further

controlled by development standards of this development text for light levels, sounds and dust. There will be no objectionable emissions.

#### **H. Modification of Code Standards.**

3312.29, Parking Space, which Section requires a parking space to be 9 feet wide by 18 feet deep, while applicant proposes three (3) small car spaces, as permitted by Section 3312.33, measuring 16 feet deep rather than 18 feet deep, as depicted on the Site Plan.

#### **I. Miscellaneous Commitments.**

1. Development of the site shall be in accordance with the site plan titled "Site Plan – Panera Parking Expansion, 30 N Gould Road", dated \_\_\_\_\_, and signed \_\_\_\_\_ by David B. Perry, Agent and Donald Plank, Attorney, for applicant. The Site Plan may be slightly adjusted to reflect engineering, topographical, or other site data developed at the time final 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 and/or applicant in the subject application, does hereby agree singularly and collectively for himself, his 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 Code, except as noted herein.*



**LEGEND**

EXISTING CURB CUT AREA

PROPOSED CURB CUT AREA

**CONTACT INFORMATION**

PROJECT:	MS CONSULTANTS, INC.
CLIENT:	MS CONSULTANTS, INC.
DATE:	02/29/2013
SCALE:	AS NOTED

**SITE DATA**

PROJECT:	MS CONSULTANTS, INC.
CLIENT:	MS CONSULTANTS, INC.
DATE:	02/29/2013
SCALE:	AS NOTED

**ZONING**

EXISTING ZONING

PROPOSED ZONING

PERMITTED PER ZONING

PERMITTED PER ZONING

**L1.01 PROPOSED TREE PLANTING DETAIL**

**L1.02 EVERGREEN STAKING DETAIL**

**L1.03 EVERGREEN SCREENING SECTION**

**SITE LOCATION MAP**

**PLANT SCHEDULE**

ITEM	DESCRIPTION	QUANTITY	UNIT	REMARKS
1	PROPOSED TREE PLANTING DETAIL	1	EA	
2	EVERGREEN STAKING DETAIL	1	EA	
3	EVERGREEN SCREENING SECTION	1	EA	

**NOTES**

1. ALL PLANTING SHALL BE IN ACCORDANCE WITH THE CITY OF COLUMBUS PLANTING SPECIFICATIONS.
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10. ALL PLANTING SHALL BE IN ACCORDANCE WITH THE CITY OF COLUMBUS PLANTING SPECIFICATIONS.

**KEYED NOTES**

1. REVISIONS
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8. REVISIONS
9. REVISIONS
10. REVISIONS

**REVISIONS**

NO.	DATE	DESCRIPTION
1	02/29/2013	AS NOTED

**CLIENT**

ms consultants, inc.  
 2021 South Main  
 Columbus, OH 43260  
 614.261.1100  
 www.msconsultants.com

**PROJECT**

MS CONSULTANTS, INC.  
 30 N. GOULD RD.  
 COLUMBUS, OH

**DATE**

02/29/2013

**SCALE**

AS NOTED

**PROJECT**

MS CONSULTANTS, INC.

**DATE**

02/29/2013

**SCALE**

AS NOTED

**PROJECT**

MS CONSULTANTS, INC.

**DATE**

02/29/2013

**SCALE**

AS NOTED



30 North Gould Road  
Approximately 0.12 acres  
R-3 to CPD

**Z12-050**