

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
DECEMBER 11, 2014**

- 4. APPLICATION:** **Z14-043 (14335-00000-00629)**  
**Location:** **345 EAST DESHLER AVENUE (43206)**, being 6.16± acres located at the southeast corner of East Deshler Avenue and Bruck Street (010-066697; Columbus Southside Area Commission).  
**Existing Zoning:** R-2F, Residential District.  
**Request:** AR-1, Apartment Residential, and R-3, Residential Districts.  
**Proposed Use:** Multi- and single-unit residential development.  
**Applicant(s):** Homeport; c/o Dave Perry, David Perry Company, Inc.; 145 East Rich Street, 3<sup>rd</sup> Floor; Columbus, Ohio 43215; and Donald Plank, Atty.; Plank Law Firm; 145 East Rich Street, 3<sup>rd</sup> Floor; Columbus, OH 43215.  
**Property Owner(s):** CHP Casto Barret School Enterprises LLC; 562 East Main Street; Columbus, OH 43215.  
**Planner:** Shannon Pine, 645-2208, [spine@columbus.gov](mailto:spine@columbus.gov)

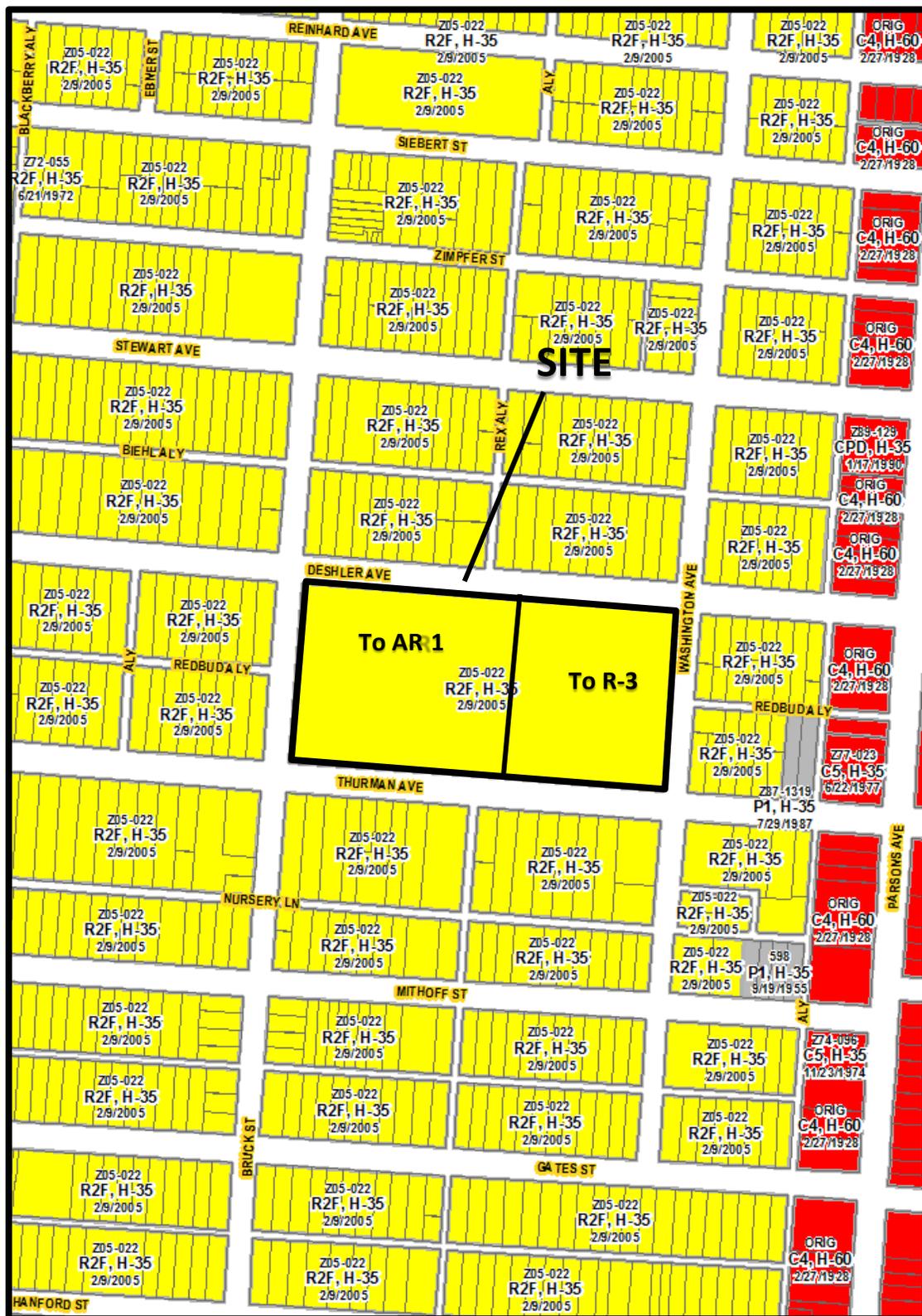
**BACKGROUND:**

- The site is developed with the former Barrett Middle School, zoned in the R-2F, Residential District. The applicant proposes the AR-1, Apartment Residential District on 3.49± acres for multi-unit residential development, and the R-3, Residential District on 2.67± acres for single-unit dwellings. The applicant is also pursuing a concurrent Council variance (CV14-044) to reduce various development standards for the proposal, and includes commitment to a site plan. That request will be heard by City Council and will not be considered at this Development Commission meeting. The site development, including the variances, will consist of conversion of the former school into a 53-unit apartment building, three 12-unit apartment buildings, and two 8-unit apartment buildings (105 units) in the AR-1 District, and 22 single-unit lots in the R-3 District.
- The site is surrounded by predominantly single- and two-unit dwellings in the R-2F, Residential District. Other uses include four-unit dwellings and a three-story office building, also within the R-2F district.
- The site falls within the boundaries of the *South Side Plan* (2014), which calls for institutional uses for this location, based on the site having been a former school. The Plan includes guidelines for the potential redevelopment of these sites to ensure they are compatible with the surrounding land use, density, and design. Staff has determined that the proposal is compatible in terms of land use and design with the concurrent variance request. The proposed density of the school building and additional apartment buildings is higher than the surrounding neighborhood, but is supportable for the following reasons:
  - Approximately one half of the proposed multi-unit residences would occupy and result in the preservation of the school building (which is listed on the Columbus Register of Historic Buildings).

- The proposed development is superior in design in its establishment of a residential streetscape around the perimeter of the site, the restoration of the school, the proposed development's architecture and building materials, and establishment of an urban street grid pattern through the site.
  - The commitment to the development of single-unit dwellings.
  - The proposed design is consistent with the Plan's design guidelines and compatible with nearby urban development standards.
- The site is located within the boundaries of the Columbus Southside Area Commission, whose recommendation is for approval of the requested AR-1 and R-3 districts and associated variances.
  - The Historic Resources Commission recommends approval of the proposed residential redevelopment and the zoning actions that are necessary to accomplish this project.

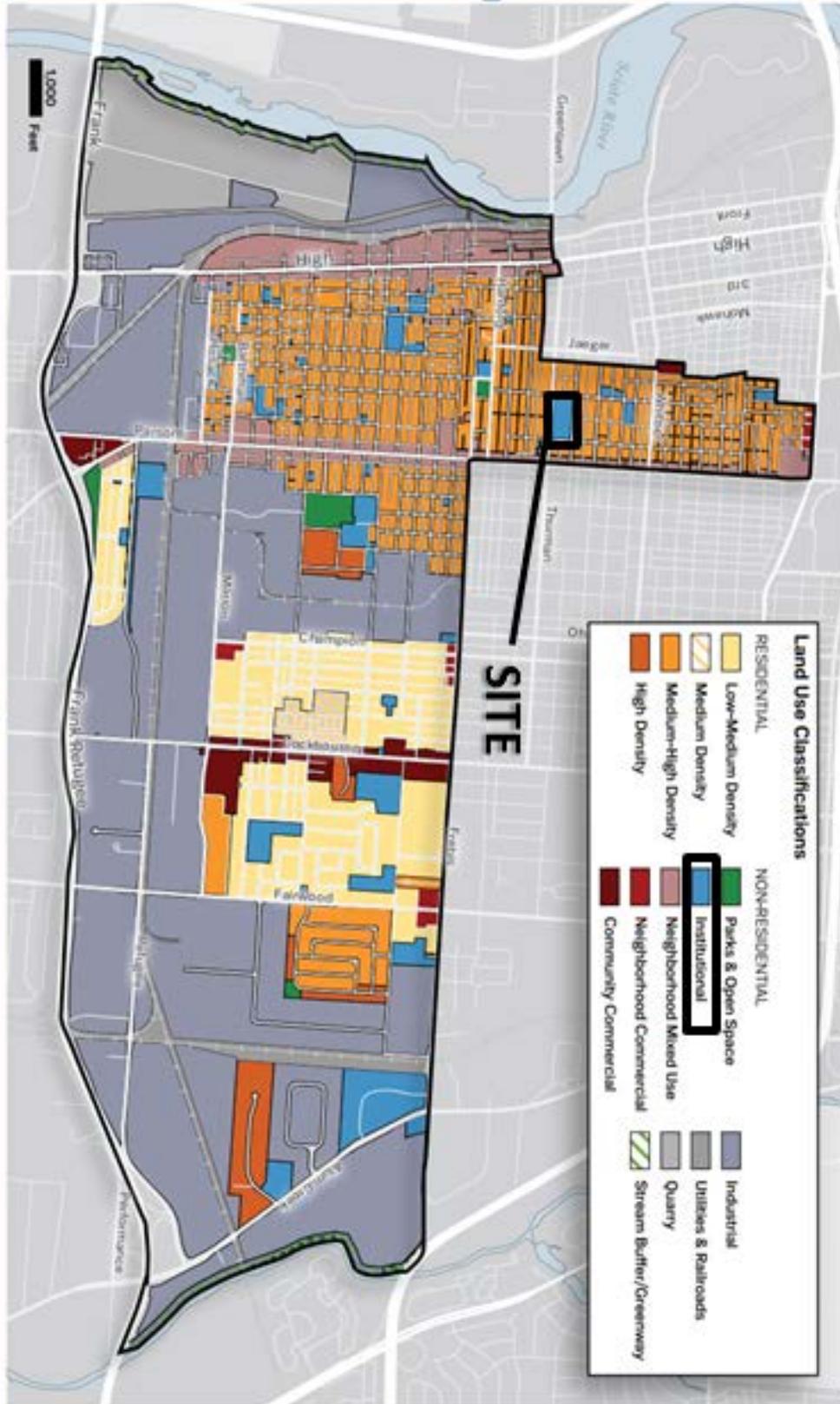
**CITY DEPARTMENTS' RECOMMENDATION:** Approval

The requested AR-1, Apartment Residential, and R-3, Residential Districts will allow residential redevelopment of a former school site in a manner that is recommended by the *South Side Plan*. The proposal is compatible with nearby urban development standards and surrounding land use and design. The higher density will be offset by the preservation of the historic school building and development of single-unit dwellings.



.....Z14-043  
 345 East Deshler Avenue  
 Approximately 6.16 acres  
 R-2F to AR-1 and R-3

**FIGURE 8: FUTURE LAND USE PLAN**



.....Z14-043

345 East Deshler Avenue  
Approximately 6.16 acres

- Consistency with other applicable plan recommendations as well as site specific considerations.
- Attempts to preserve any existing historic structure.
- The Land Use Plan recommends new residential uses for some existing parking lots (associated with commercial uses) that are across the alley behind Parsons Avenue. The Plan recognizes these parking lots as permitted commercial uses, but recommends residential in order to reinforce the plan policy that, in general, expansion of commercial development beyond the alley is discouraged.
- Existing light industrial uses are recognized in the area recommended for Neighborhood Mixed Use between South High Street and the railroad tracks to the west.

**POLICY 1.3**

**Industrial areas should be maintained and supported as job centers.**

- For existing industrial areas (areas along Marion Road, Refugee Road, and Alum Creek Drive) the emphasis should continue to be light industrial, research and development, warehouse distribution, and flex office space. Existing heavy industrial uses are recognized, but the introduction of new heavy industrial uses is not supported due to the proximity of residential. Retail uses are supported within the industrial area in close proximity to the State Route 104 interchanges at Alum Creek Road, Lockbourne Road, and S. High Street (from the interchange north to the railroad tracks).
- The residential uses along Jenkins Avenue, east of 19th Street within the area recommended for Industrial are recognized.



- The north and south sides of Hosack Street include a mix of manufacturing and residential zoning and uses. In general, the Plan recommends that Hosack Street serve as a border with manufacturing uses to the south and residential to the north. But the existing residential to the south is recognized, as is the existing parking lot and other non-residential uses associated with the manufacturing on the north side of the street.
- Green infrastructure including green buildings, green roofs and sustainable uses such as urban farming and hydroponics are encouraged for light industrial land uses.

**POLICY 1.4**

**Redevelopment of existing institutional land uses should be compatible with surrounding development.**

- Schools, libraries, places of worship, post offices and other institutional uses play a key role in communities. Due to the nature of these uses, they are often located in residential areas. This can make proposals for reuse or expansion of an existing institutional use challenging. Consideration of such proposals requires careful attention, with a particular emphasis on impacts to adjacent properties and residences.

- A broad range of adaptive reuses may be appropriate for existing institutional uses and sites, but is largely dependent on the specific location and associated impacts on the surrounding neighborhood. New uses could include mixed use, retail, office, education, housing, arts and entertainment, recreation, health care, and neighborhood assembly. The scale and intensity of new uses should reflect the location in terms of surrounding uses and access. For instance, retail and entertainment uses may be appropriate on commercial corridors, but not in the midst of a residential neighborhood.
- New construction should be generally compatible with the existing neighborhood fabric relative to style, scale, and density.
- Site design for reuse or expansion should minimize negative impacts on adjacent properties and neighborhood character.
- New or expanded uses should provide adequate parking for current and future needs and consider the availability of public transit services.
- Preservation of contributing historic sites and structures is encouraged.

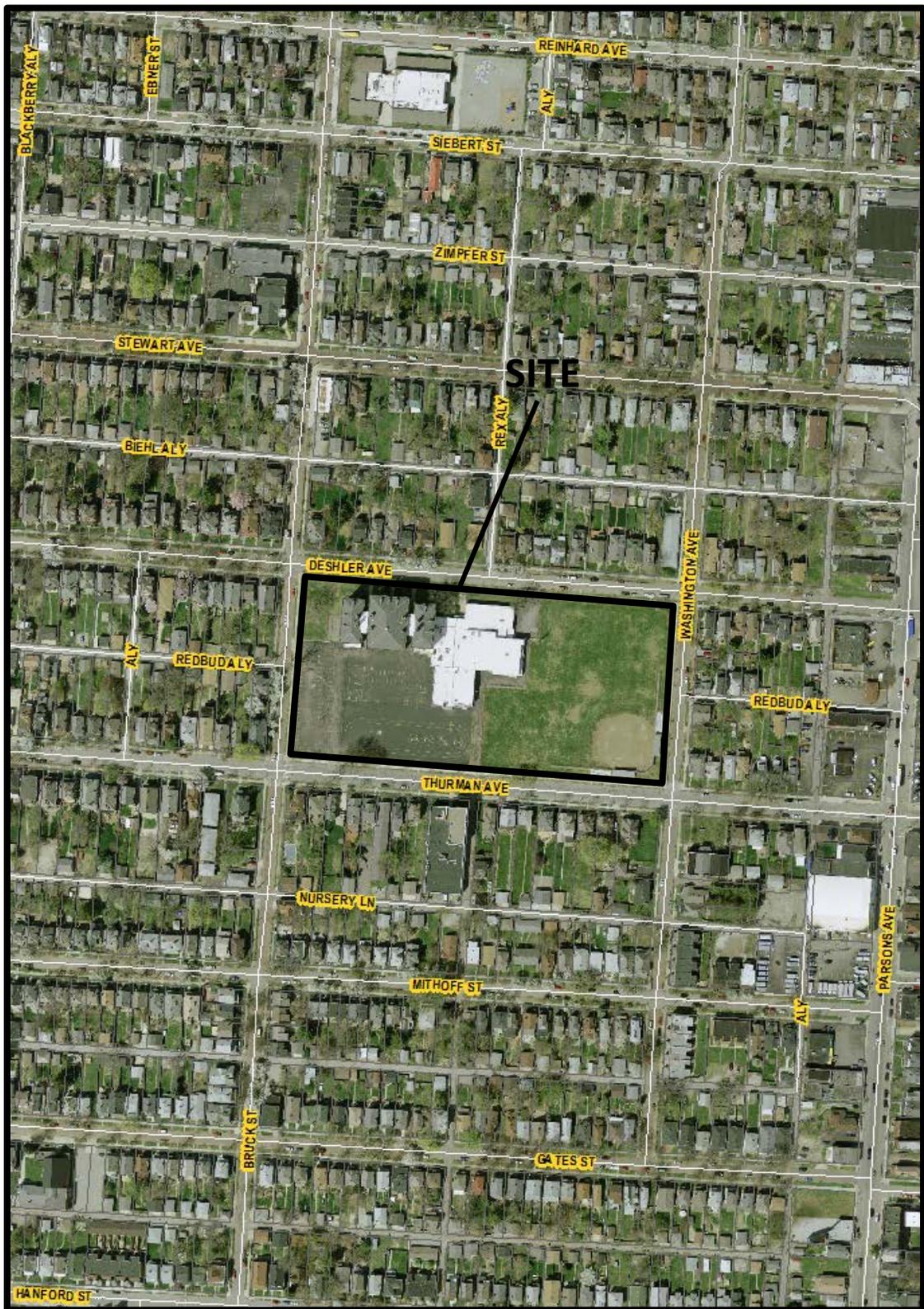
#### POLICY 1.5

**A neighborhood park, community park or recreation facility (public or private) should be located within one-half mile of all residents consistent with the city's recreation and parks recreation plan.**

- As development occurs within the planning area, opportunities to include green space should be explored.
- Opportunities to enhance connections to adjacent recreation areas and green spaces should be explored.
- Wherever feasible, new residential development should provide for on-site open space and facilities to meet the recreation needs of its occupants.



- Neighborhood civic associations should be encouraged to partner with Recreation and Parks by adopting a neighborhood park to maintain and improve.
- Community gardening offers many benefits to neighborhoods, including the provision of fresh food, building community, and improving neighborhood beauty and property values. Challenges to success include maintaining long term site control, provision of water, ensuring that the garden soil is clean, and maintaining volunteer support. Strategies for successful community gardening include:
  - Identify potential sites. Desirable sites could include those near existing parks, schools, or other community facilities, as well as highly visible locations and gateways.
  - Partner with the local area commission and/or civic association to build support.



.....Z14-043  
345 East Deshler Avenue  
Approximately 6.16 acres  
R-2F to AR-1 and R-3

**STANDARDIZED RECOMMENDATION FORM**

**Department of Building & Zoning Services**

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224-3218

Phone: 614-645-7433 www.columbus.gov

**FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW**

Case Number 14335-00000-00629

Address 345 EAST DESHER

Group Name SOUTH SIDE AREA COMMISSION

Meeting Date \_\_\_\_\_

- Specify Case Type
- BZA Variance / Special Permit
  - Council Variance
  - Rezoning
  - Graphics Variance / Plan / Special Permit

- Recommendation  
(Check only one)
- Approval
  - Disapproval

**NOTES:** COMMISSIONERS WILL BE AT MEETING TO  
ANSWER QUESTIONS.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Vote 8 YES / 7 ABST / 1 ABSENT

Signature of Authorized Representative [Signature]  
SIGNATURE

RECOMMENDING GROUP TITLE SOUTH SIDE AREA COMMISSION

DAYTIME PHONE NUMBER 614-295-4901 X1100

Please e-mail this form to the assigned planner within 48 hours of your meeting day; or FAX to Zoning at (614) 645-2463  
OR MAIL to: Zoning, City of Columbus, Department of Building & Zoning Services, 757 Carolyn Avenue, Columbus, Ohio 43224.

**STANDARDIZED RECOMMENDATION FORM**

**Department of Building & Zoning Services**

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224-3218

Phone: 614-645-7433 www.columbus.gov

**FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW**

Case Number 14315-00000-00631  
Address 345 EAST DIESHLER  
Group Name SOUTHSIDE AREA COMMISSION  
Meeting Date OCT 28, 2014

Specify Case Type  
 BZA Variance / Special Permit  
 Council Variance  
 Rezoning  
 Graphics Variance / Plan / Special Permit

Recommendation  
(Check only one)  
 Approval  
 Disapproval

**NOTES:** COMMISSIONERS WILL BE AT MEETING TO  
ANSWER ANY QUESTIONS

Vote 8 YES / 7 ABST / 1 ABSENT  
Signature of Authorized Representative [Signature]  
SIGNATURE  
RECOMMENDING GROUP TITLE SOUTHSIDE AREA COMMISSION  
DAYTIME PHONE NUMBER 614-285-4901 X1100

Please e-mail this form to the assigned planner within 48 hours of your meeting day; or FAX to Zoning at (614) 645-2463  
OR MAIL to: Zoning, City of Columbus, Department of Building & Zoning Services, 757 Carolyn Avenue, Columbus, Ohio 43224.

# HISTORIC DISTRICT COMMISSION RECOMMENDATION

## HISTORIC RESOURCES 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:** 345 E. Deshler Avenue Columbus Register Individual Listing  
**APPLICANT'S NAME:** CHP Casto Barrett School Enterprises (Applicant/Owner)

**APPLICATION NO.:** 14-11-16 b **COMMISSION HEARING DATE:** November 20, 2014

The Historic Resources 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 & 3117 and the architectural guidelines:

**Variance or Zoning Change Request**

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Rezoning  | <input type="checkbox"/> Special permit |
| <input checked="" type="checkbox"/> Variances | <input type="checkbox"/> Setbacks       |
| <input type="checkbox"/> Change of Use        | <input type="checkbox"/> Other          |
| <input type="checkbox"/> Lot Split            |   |

**TYPE(S) OF ACTION(S) REQUESTED:**

Variance & Rezoning Request

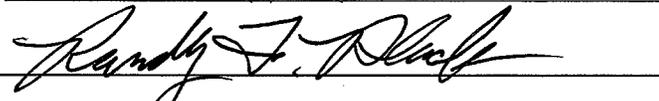
- Rezoning Application #Z14-043 & Variance Application #CV14-044:
  - 1) Rezone the east 2.67 +/-acres to the R-3 residential District for single-family use only, to be platted for twenty-two (22) single-family dwellings.
  - 2) Rezone the west 3.49 +/-acres to the AR-1 Apartment Residential District for one hundred and eight (108) dwelling units, including changing the use of the Barrett School building to fifty three (53) dwelling units.
  - 3) All necessary variances to the R-3 and AR-1 districts as itemized on the submittal.
- NOTE: All commissioners voiced concerns regarding Variances #2 & #3 as noted and requested that these two variances be called out in the motion as specific items of concern.
  - #2) 3333.18 Building Lines—To reduce building setback lines for Thurman Avenue and Bruck Street for the A/R-1 multi-family area from 30 feet to 25 feet, respectively, to 8 feet and 10 feet respectively.
  - #3) 333.255 Perimeter Yard—To reduce the required perimeter yard from 25 feet to 21 feet adjacent to Building 5, while the distance from the face of the buildings to the east property line exceeds 25 feet, but parking starts 21 feet east of the buildings.

MOTION: Rowan/Morgan (4-2-0) [Clark, Wolf] 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

