

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JANUARY 8, 2015**

- 6. APPLICATION: Z14-041 (14335-00000-00622)**
Location: **148 WEST LANE AVENUE (43201)**, being 0.74± acres located on the north side of West Lane Avenue, 100 feet east of Neil Avenue (010-020095, 010-016387, 010-056164, and 010-027887; University Area Commission).
Existing Zoning: AR-4, Apartment Residential District.
Request: CPD, Commercial Planned Development District.
Proposed Use: Rental office and multi-unit residential development.
Applicant(s): Edwards Communities, Attn: Ryan Szymanski; c/o Michael T. Shannon, Atty.; Crabbe, Brown & James LLP; 500 South Front Street, Suite 1200; Columbus, OH 43215.
Property Owner(s): Doric Properties; c/o Chris Yessios; 52 East 15th Avenue; Columbus, OH 43201.
Planner: Eliza Thrush, 645-1341, ecthrush@columbus.gov

BACKGROUND:

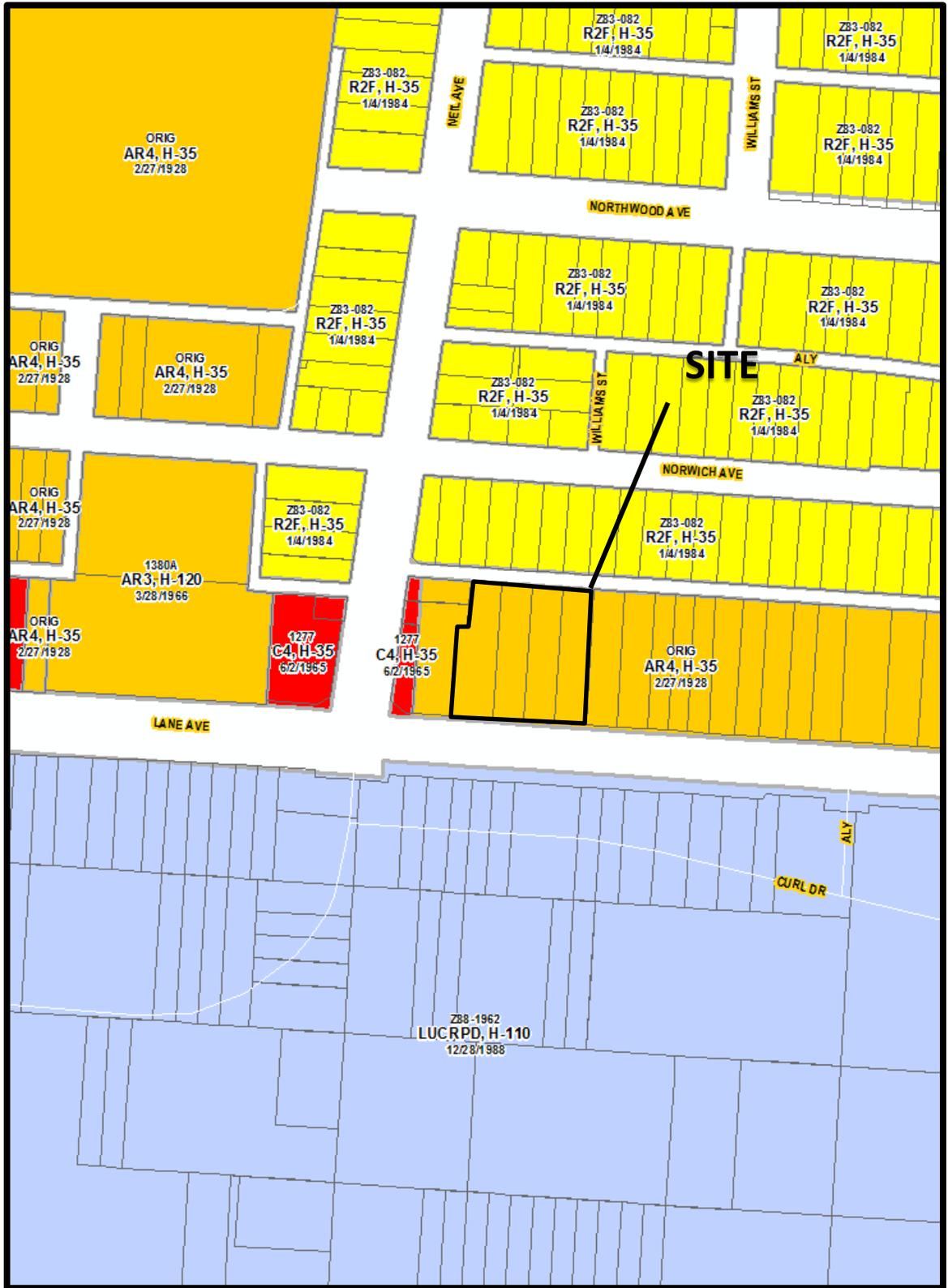
- The site consists of 0.74± acres developed with two apartment buildings in the AR-4, Apartment Residential District. The applicant proposes to redevelop the site with one apartment building with commercial office space in the CPD, Commercial Planned Development District.
- The site was subject to BZA application number 11310-00669 for apartment development with variances to University Planning Overlay standards, which was disapproved at the May 2012 BZA hearing.
- Surrounding the site to the north are single-unit and multi-unit residences in the R-2F, Residential District, apartment buildings in the AR-4, Apartment Residential District, university housing in the L-UCRPD, Limited University –College Research Park Development District to the south across Lane Avenue, and commercial uses to the west in the C-4, Commercial District.
- The site is located within the boundaries of the *University Neighborhoods Revitalization Plan* (1996), which is currently being updated, but currently recommends 'Mixed Use I'- a mix of retail, office, and residential uses. The draft *University District Plan* (Version 5, 2014) recommends 'regional mixed use', which includes multi-unit residential. The draft plan also recommends a building height maximum of 45 feet, and a 15 foot landscaped front yard setback.
- The site is located within the boundaries of the University Area Commission, whose recommendation is approval for the proposed rezoning.
- The proposal includes increasing the height district from 35 feet to 60 feet with a maximum building height of 50 feet. Also included are variances to permit the commercial use to

occupy less than the entire Lane Avenue frontage, to reduce the required parking for the office use, and to exclude the UCO clear glass requirements for the parking garage. The CPD plan and text includes side and rear yard setbacks, landscaping, and building materials commitments. The applicant will commit to façade and elevation drawings, in addition to the site plan.

- The *Columbus Thoroughfare Plan* identifies Lane Avenue as a “4-2” arterial requiring 50 feet of right-of-way from the centerline.

CITY DEPARTMENTS’ RECOMMENDATION: Approval.

The requested CPD, Commercial Planned Development District will allow the redevelopment of the site with a new apartment building with maximum of 1,500 feet of office space. Staff does not object to the proposed development given the request is consistent with the land use recommendations of the *University Neighborhoods Revitalization Plan*, the use recommendation for the draft *University District Plan* (Version 5, 2014), and is compatible with the zoning and development patterns of the area.



Z14-041
 148 West Lane Avenue
 Approximately 0.74 acres
 Request: AR-4 to CPD

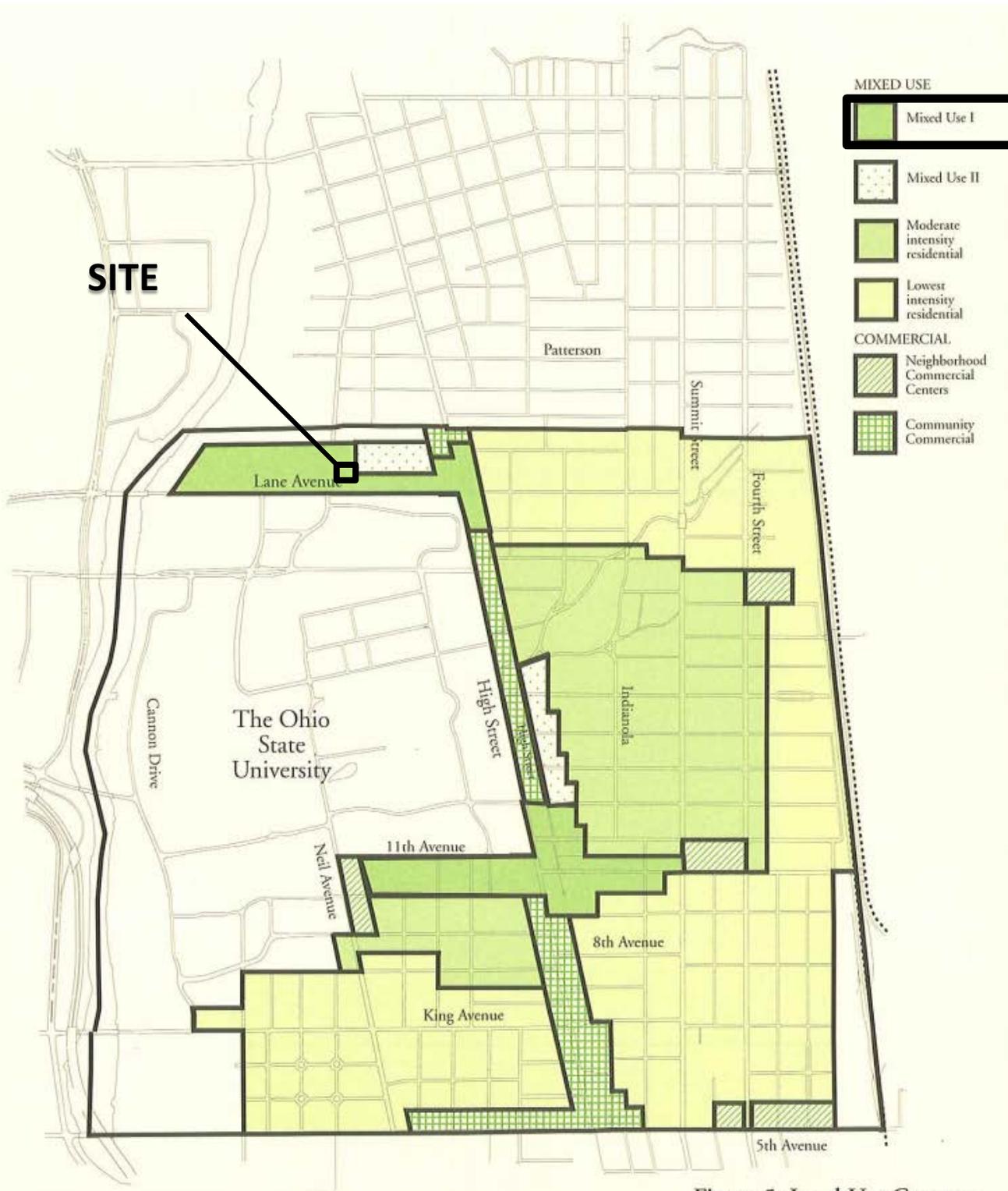


Figure 5: Land Use Concept


 University Neighborhoods
 Redevelopment and Revitalization
Cleveland, Ohio

EDAW



Z14-041
 148 West Lane Avenue
 Approximately 0.74 acres
 Request: AR-4 to CPD



Z14-041
148 West Lane Avenue
Approximately 0.74 acres
Request: AR-4 to CPD

COMMERCIAL PLANNED DEVELOPMENT TEXT

CURRENT DISTRICT(S): AR-4, Apartment Residential
PROPOSED DISTRICT: CPD, Commercial Planned Development
PROPERTY ADDRESS: 148 West Lane Avenue
OWNER(S): Doric Properties, LLC
APPLICANT: Edwards Communities Development Company
c/o
Michael T. Shannon, Esq.
CRABBE, BROWN & JAMES, LLP
500 S. Front Street, Suite, 1200
Columbus, Ohio 43215
mshannon@cbjlawyers.com
DATE OF TEXT: December 17, 2014

APPLICATION #: Z14-041

1. INTRODUCTION:

Edwards Communities Development Company, the Applicant herein, proposes a unique mixed-use office and housing opportunity for the University area. Located at 150 West Lane Avenue, the site is near the north-east intersection of West Lane Avenue and Neil Avenue (PID's 010-016387, 010-056164, 010-020095, 010-027887). The site is currently zoned AR-4 and lies within the University Urban Commercial Overlay, the University Planning Overlay, and the University Area Commission. The site is 32,445 square feet, or 0.74 acres.

The site is currently developed with two multi-family apartment residential buildings. Applicant proposes the development of a four-story mixed-use multi-family apartment and office building. The first floor shall contain a maximum of 1,500 square feet of office space. The office space shall serve as a leasing office for multiple properties under the control and management of Edwards Communities Development Company. The first floor shall also provide garage parking at a ratio of 1.5 parking spaces per dwelling unit and 1 parking space per 750 square feet of office space. The second, third, and fourth stories shall provide a maximum of 45 multi-family apartment residential dwelling units.

2. PERMITTED USES:

A. Those residential and parking uses permitted in Sections 3356.03 and 3356.05, C-4 permitted uses, and general office uses in Section 3353, C2 permitted uses.

3. DEVELOPMENT STANDARDS: Unless otherwise indicated in the written text or the submitted site plan, the applicable development standards are contained in Chapters 3356 and 3372 of the Columbus City Code.

A. Density, Height, Lot and/or Setback commitments:

1. The height district shall be increased from H-35 to H-60, but no structure shall exceed 50 feet. Front entrance architectural elements and mechanical screening shall be excluded from height.
2. The minimum side yard shall be 10 feet. Patios and balconies shall be excluded from minimum side yard, only along the western perimeter.
3. The minimum rear yard shall be 5 feet.
4. The front setback shall be 10 feet from Lane Avenue.

B. Access, Loading, Parking, Pedestrian Improvements and/or other Traffic related commitments:

1. Parking shall be provided at a ratio of 1 parking space per 750 square feet of office space.
2. No more than fifty percent (50%) of the parking spaces provided shall be 8 feet by 18 feet in dimension, with the remainder of the parking spaces, except accessible spaces to be 8.5 feet by 18 feet in dimension.
3. The site shall be accessed by the rear alley.

C. Buffering, Landscaping, and/or Screening commitments:

1. The landscaping along Lane Avenue will include eight (8) Scarlet Oaks (*Quercus Coccinea*) or similar species as approved by the City Forester, at a minimum of 3 inch caliper. The trees will be in groups of two (2) and aligned with the building architecture within landscape areas consisting of evergreen shrubs and ground cover. There will be landscape screening trees and shrubs along the building's east and west side yards consisting of Columnar shaped trees and understory green shrubs.

D. Building Design and/or Interior-Exterior Treatment commitments:

1. Building materials shall be natural in appearance, such as brick, brick veneer, stone, stone veneer, stucco stone, wood, and glass, Vinyl and other manufactured materials are permitted as long as they are natural in appearance. Vinyl must be at least 6 ½ inch beaded single plank with wood texture and a minimum thickness of .044 inches. The colors of the siding must be complementary with the masonry materials used elsewhere on the building and must be of medium to dark tones. Metal and E.I.F.S. shall be allowed as accent features only. All building elevations shall be designed in a consistent manner using high quality building materials and lighting.

2. The building shall be in substantial conformance with the attached building elevations. Specifically, the Applicant commits to the building articulation, balconies, street level pedestrian benches and landscaping, provided however that the exact location of the streetscape elements have not yet been determined, but shall be subject to any necessary approval of the applicable city agencies and divisions. The elevations may be adjusted to reflect engineering, topographical or other site data developed at the time of development and when engineering plans are completed. Any adjustment to the elevations shall be approved by the Director of Building & Zoning Services, or a designee, upon submission to the appropriate data regarding the proposed adjustment.

3. The parking garage portion of the primary building frontage shall be excluded from the requirement to provide clear glass façade as required by CCC 3372.605 (D).

E. Dumpsters, Lighting, Outdoor Display Areas, and/or other Environmental commitments:

1. Subject to the approval of a Dumpster Waiver by the Department of Public Service Refuse Collection Division, refuse collection shall be provided by a private hauler.

F. Graphics and Signage Commitment:

1. Graphics standards except as modified by a graphics plan, shall apply as they pertain to the C-4 Commercial District and the Urban Commercial Overlay.

G. Miscellaneous commitments:

1. Applicant shall comply with the City's Parkland Dedication Ordinance.

2. Variances Requested:

A) Applicant requests a variance from CCC 3356.05(F)(2) to permit office use to occupy less than the entire length of the Lane Avenue frontage.

B) Applicant requests a variance from CCC 3312.49 to allow one (1) parking space for every 750 sq. ft. of office use instead of one (1) for every 450 sq. ft.

C) Applicant requests a variance from CCC 3372.605(D) Building Design Standards. The parking garage portion of the primary building frontage shall be excluded from the requirement to provide clear glass façade.

D) Applicant requests a variance from CCC 3312.29 Parking Spaces to allow no more than fifty percent (50%) of the parking spaces provided to be 8 feet by 18 feet in dimension with the remainder of the parking spaces, with the exception of accessible spaces, to be 8.5 feet by 18 feet in dimension.

3. Commitment to Site Plan:

1. The subject site shall be developed in general conformance with the submitted CPD Site Plan. The Plan may be adjusted to reflect engineering, topographical or other site data developed at the time that development and engineering plans are completed. Any adjustment to the Plan shall be reviewed and may be approved by the Director of the Department of Building and Zoning Services, or a designee, upon submission of the appropriate data regarding the proposed adjustment.

H. CPD Criteria:

1. Natural Environment: The Site is located on the north side of a major arterial roadway and is occupied by a variety of buildings.

2. Existing Land Uses: A combination of residential, commercial, and university uses surround the site. The Site is currently used as multi-family student housing.

3. Transportation and Circulation: The existing street system shall provide access to the proposed development as described in Section 3B.

4. Views and Visibility: The view to the north is the Old Columbus North neighborhood. The view to the west and east are student housing apartment complexes and a mix of commercial uses. The view to the south is Ohio State University and multi-story dormitories.

5. Visual Form of the Environment: Mixed use of educational, residential, and commercial buildings.

6. Proposed Development: Mixed use of office and residential uses.

7. Emission: No adverse effects shall result from the proposed development.

8. Behavior Patterns: Other than as proposed herein, the proposed development shall make use of the existing pedestrian and vehicular patterns for the area.

The undersigned, being the owner of the subject property, together with the Applicant in the subject Application, or their authorized representatives, do hereby agree singularly and collectively for themselves, their 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 Codes.

Respectfully Submitted,

Michael T. Shannon, Esq.
Attorney for Applicant

