

Rezoning Application

DEPARTMENT OF BUILDING
AND ZONING SERVICES

757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.columbus.gov

OFFICE USE ONLY

Application Number: 215-001 Date Received: 1/30/15
Application Accepted by: S. Pine Fee: \$1600
Comments: Converted from CV14-068
Assigned to Shannon Pine, 645-2208, spine@columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address (for zoning purposes only): 30 Hawkes Ave. Columbus, OH Zip: 43222

Is this application being annexed into the City of Columbus? Select one: YES NO

If the site is currently pending annexation, Applicant must show documentation of County Commissioner's adoption of the annexation petition.

Parcel Number for Certified Address: 010-022584

Check here if listing additional parcel numbers on a separate page.

Current Zoning District(s): Z10-012, Multi-family, ^{PLF. H-35} Requested Zoning District(s): 35

Area Commission or Civic Association: Franklinton

Proposed Use or reason for rezoning request (continue on separate page if necessary):
To permit the lot be used as parking to support development north of property

Proposed Height District: H-35 [per Columbus City Code Section 3309.14] Acreage: .09

APPLICANT:

Name: Franklinton Development Association Phone Number: 614-275-4989 Ext.: _____

Address: 480 W Town St City/State: Columbus, OH Zip: 43215

Email Address: jeff.mohrman@franklinton.org Fax Number: 888-445-8420

PROPERTY OWNER(S) Check here if listing additional property owners on a separate page

Name: Franklinton Development Association Phone Number: 614-275-4989 Ext.: _____

Address: 480 W Town St City/State: Columbus, OH Zip: 43215

Email Address: jeff.mohrman@franklinton.org Fax Number: 888-445-8420

ATTORNEY / AGENT (Check one if applicable): Attorney Agent

Name: _____ Phone Number: _____ Ext.: _____

Address: _____ City/State: _____ Zip: _____

Email Address: _____ Fax Number: _____

SIGNATURES (All signatures must be provided and signed in blue ink)

APPLICANT SIGNATURE _____

PROPERTY OWNER SIGNATURE [Signature], Asst. Dir. FOA

ATTORNEY / AGENT SIGNATURE _____

My signature attests to the fact that the attached application package is complete and accurate to the best of my knowledge. I understand that the City staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me/my firm/etc. may delay the review of this application.

PLEASE NOTE: Incomplete information will result in the rejection of this submittal.
Applications must be submitted by appointment. Call 614-645-4522 to schedule.
Please make checks payable to the Columbus City Treasurer

Rezoning Application

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AFFIDAVIT (See instruction sheet)

Application Number: 215-001

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Jeffrey T. Mahman, Assistant Director
of (1) MAILING ADDRESS 480 W. Town St, Columbus, OH 43215

deposes and states that (he/she) is the applicant, agent, or duly authorized attorney for same and the following is a list of the name(s) and mailing address(es) of all the owners of record of the property located at

(2) per ADDRESS CARD FOR PROPERTY 30 Hawkes Ave., Columbus, OH 43222
for which application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3) 1/30/15

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS

(4) Franklinton Development Association
480 W. Town St
Columbus, OH 43215

APPLICANT'S NAME AND PHONE #
(same as listed on front application)

Franklinton Development Association
614-275-4999

AREA COMMISSION OR CIVIC GROUP
AREA COMMISSION ZONING CHAIR
OR CONTACT PERSON AND ADDRESS

(5) Franklinton Area Commission
Judy Box, Chair
P.O. Box 23315 Columbus, OH 43203

and that the attached document (6) is a list of the names and complete mailing addresses, including zip codes, as shown on the County Auditor's Current Tax List or the County Treasurer's Mailing List, of all the owners of record of property within 125 feet of the exterior boundaries of the property for which the application was filed, and all of the owners of any property within 125 feet of the applicant's or owner's property in the event the applicant or the property owner owns the property contiguous to the subject property (7)

(8) SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this 30 day of January, in the year 2015

Linda Jean Delfino
(8) SIGNATURE OF NOTARY PUBLIC

2-24-2016
My Commission Expires

Notary Seal Here

This Affidavit expires six (6) months after the date of notarization.

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Applicant

Franklinton Development Association

c/o Jeffrey Mohrman
480 W. Town St.
Columbus, Ohio 43215

Property Owner

Franklinton Development Association

c/o Jeffrey Mohrman
480 W. Town St.
Columbus, Ohio 43215

Attorney

N/a

Area Commission

Franklinton Area Commission

c/o Judy Box, Chair
P.O. Box 23315
Columbus, Ohio 43223

Surrounding Property Owners

Patricia Janusz et. al.

3680 Scioto Run Blvd
Hilliard, Ohio 43026

Fahys Properties, Ltd.

Virginia Fahys
488 E. Beck St.
Columbus, Ohio 43206

Sumika T. Richards

33 Martin Ave.
Columbus, Ohio 43222

Penfour Investments, LLC

Joseph V. Penzone
907 W. Broad St.
Columbus, Ohio 43222

Mahmoud Ittayem

956 W. Broad St.
Columbus, Ohio 43222

Metropolitan City Housing

c/o Martha J. Henderson
180 High St.
Sunbury, Ohio 43074

Josh and Tiffany Casto

42 Hawkes Ave.
Columbus, Ohio 43222

City of Columbus

c/o John Turner, Land Bank
50 W. Gay St., 4th Floor
Columbus, Ohio 43215

Dana and Merry McCain

33 Hawkes Ave.
Columbus, Ohio 43222

Network Restorations, LLC

1402 Mt. Vernon Ave.
Columbus, Ohio 43203

Kelley's Inc.

John Catalfina
4114 Zuber Rd.
Orient, Ohio 43146

Holly Plunkett

34 Hawkes Ave.
Columbus, Ohio 43222

Matthew Burchett

38 Hawkes Ave.
Columbus, Ohio 43222

L&N-Up Alum Creek LLC

3540 E. Fulton St.
Columbus, Ohio 43227

Faik Sulaj

37 Hawkes Ave.
Columbus, Ohio 43222

Katherine Dodson

45 Martin Ave.
Columbus, Ohio 43222

Amina Fagi

48 Hawkes Ave.
Columbus, Ohio 43222

Jeffrey Hairston

49 Martin Ave.
Columbus, Ohio 43222

Chris Winchester

41 Martin Ave.
Columbus, Ohio 43222

Micky and John Albright

37 Martin Ave.
Columbus, Ohio 43222

Travis and Sue Farley

50 Hawkes Ave.
Columbus, Ohio 43222

Network Restorations, LLC

949 – 957 W. Broad St.
Columbus, Ohio 43222

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PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject of this application.

THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

APPLICATION # 215-001

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME)
of (COMPLETE ADDRESS)

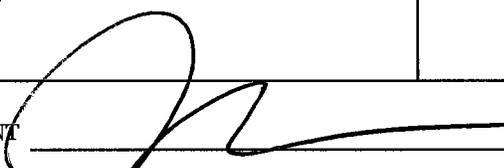
Jeff Mohrman, Assistant Dir. FOA
480 W. Town St., Columbus, OH 43215

deposes and states that (he/she) is the APPLICANT, AGENT, OR DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application in the following format:

Name of business or individual
Business or individual's address
Address of corporate headquarters
City, State, Zip
Number of Columbus based employees
Contact name and number

1. Frankinton Development Association 480 W Town St Columbus, OH 43215 (3 employees) Jeff Mohrman, 614-275-4989	2.
3.	4.

SIGNATURE OF AFFIANT



Sworn to before me and signed in my presence this 30 day of January, in the year 2015

Linda Jean Dellino
SIGNATURE OF NOTARY PUBLIC

2-24-2016
My Commission Expires

Notary Seal Here

This Project Disclosure expires six (6) months after the date of notarization.

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215-001

COMMERCIAL PLANNED DEVELOPMENT TEXT

PROPOSED DISTRICT: CPD, Commercial Planned Development

PROPERTY ADDRESS: 30 Hawkes Ave., Columbus OH 43222

OWNER: Franklinton Development Association

APPLICANT: Franklinton Development Association

DATE OF TEXT: January 29, 2015

APPLICATION NUMBER:

1. INTRODUCTION:

This subject property consists of approximately 0.09 acres located directly south of Capital St. and directly east of Hawkes Ave. The subject property is zoned R2F and is currently vacant and undeveloped.

Applicant owns 939-941 W. Broad St., the commercial property directly to the north of Capital St. Applicant is renovating that site into a mixed-use building with a restaurant on the first floor and three affordable apartments on the second floor. Applicant has already received a conditional approval from BZA, requiring Applicant provide an additional 12 parking spaces to service that development. The subject property shall be used for that purpose.

2. PERMITTED USES:

The permitted uses in, on or upon the subject property shall be those allowed in P-1 Private Parking District as set forth in Columbus Zoning Code §3371.01.

3. DEVELOPMENT STANDARDS:

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

The density, height and setback commitments will be shown on the Site Plan. The subject property shall include twelve (12) parking spaces, each nine (9) feet wide and eighteen (18) feet long, and one (1) screened private refuse collection area.

The parking setback along Capital St. shall be a minimum of five (5) feet from the Capital St. right-of-way. The parking setback along the east property line shall be zero. The parking setback along Hawkes Ave. shall be a minimum of ten (10) feet from the eastern sidewalk of Hawkes Ave. The parking setback along the south property line shall be a minimum of five (5) feet.

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

Access will be as shown on the Site Plan. No direct access will be permitted to Hawkes Ave; direct access will be from Capital St. only.

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

The buffering, landscaping, and screening commitments will be shown on the Site Plan. Fully opaque, six foot, privacy wood fencing, including a minimum four (4) foot buffer shall be provided along the south property line. Headlight landscape screening at least 3 feet tall at time of planting, and at a minimum of four (4) foot buffer, shall be provided along the west property line.

D. Building Design and/or Interior/Exterior Treatment Commitments:

No specific commitments.

E. Lighting and/or Other Environmental Commitments:

No additional lighting fixtures will be installed at the property.

F. Graphics and/or Signage Commitments:

Any and all graphics and signage will comply with the Graphics Code, Article 15, Title 33 of the Columbus City Code and any variance to those requirements will be submitted to the Columbus Graphics Commission for consideration.

G. Miscellaneous Commitments:

The site shall be developed in general conformance with the attached Site Plan. The Site Plan may be slightly adjusted to reflect engineering, topographical, or other site data developed at the time of development and when engineering plans are complete. Any slight adjustment to the Site Plan is subject to review and approval by the Director of the Department of Building and Zoning Services or a designee, upon submission of the appropriate data regarding the proposed adjustment.

4. CPD REQUIREMENTS:

A. Natural Environment:

The subject property is located at the southeast corner of Hawkes Ave. and Capital St. The development of this subject property into parking will support the to-be-developed mixed-use building at 939-941 W. Broad St, which is also owned by Applicant.

B. Existing Land Use:

The subject property is currently vacant and unimproved. The surrounding area is fully developed and consists of commercial/residential uses to the north, commercial use to the east, and residential uses to the south and west.

C. Proposed Use:

The proposed use of the subject property is as a parking lot serving employees and clients of the to-be-developed mixed-use facility at 939-941 West Broad St.

D. Transportation and Circulation:

Access will be as shown on the Site Plan. No direct access will be permitted to/from Hawkes Ave.

E. Visual Form of the Environment:

The subject property will be developed as a parking lot to support the to-be-developed property at 939-941 W. Broad St., which is also owned by Applicant.

F. View and Visibility:

Consideration has been given to the visibility and safety of motorists and pedestrians during the planning of development of the subject property and the location of access points.

G. Behavior Patterns:

The proposed improvements will service the existing neighboring developments, will allow for and benefit the re-development of 939-941 W. Broad St. into a mixed-use building, and is supported by the West Franklinton Plan.

H. Emissions:

Emissions from the subject property will not substantially affect the environment of the surrounding neighborhoods.

5. VARIANCES:

A. Minimum Soil Area around Trees. Columbus City Code §3312.21(A) contains a requirement that interior be provided for any lot containing ten (10) parking spaces or more. Due to the size and nature of the subject property, there will not be any interior landscaping provided.

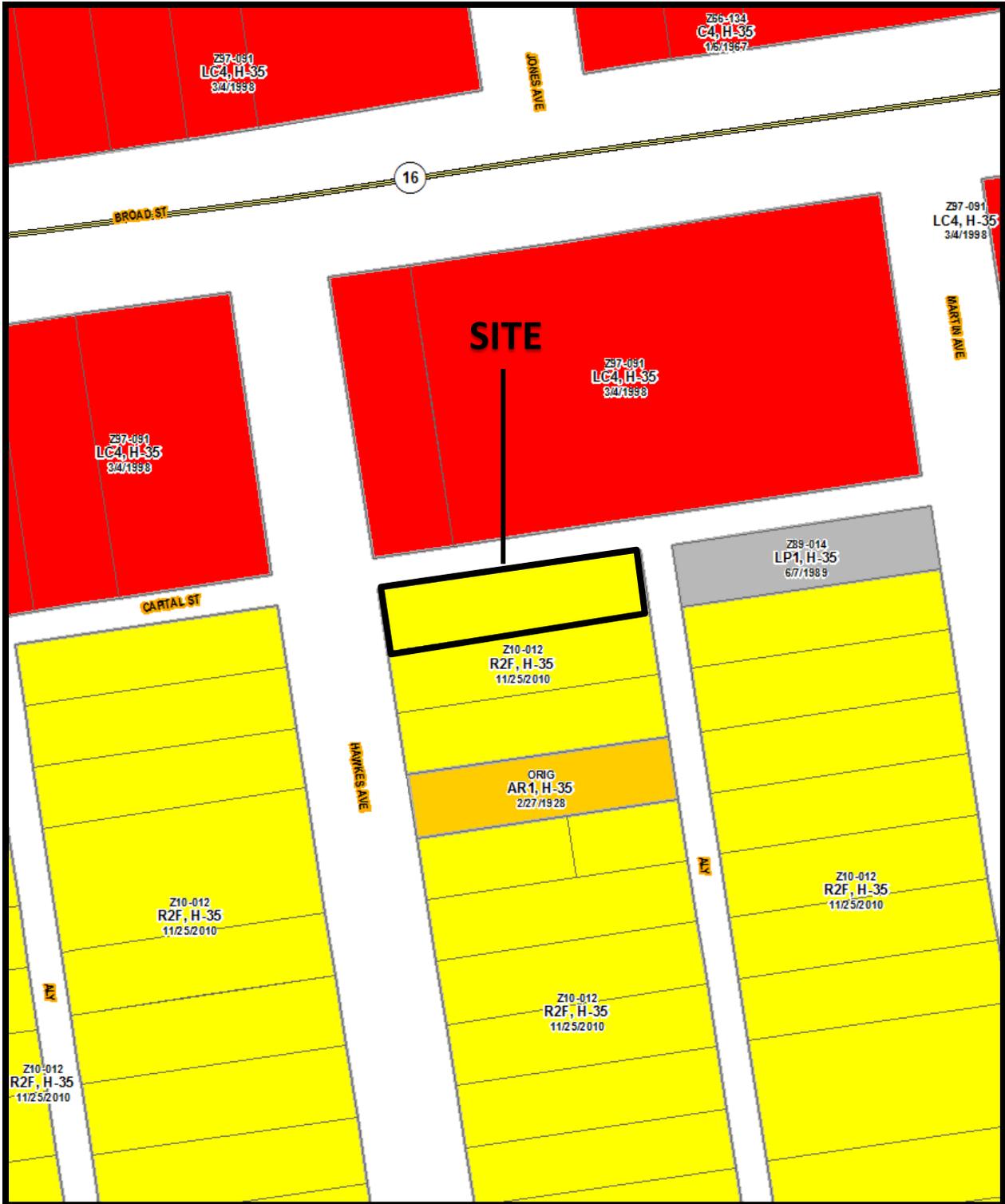
B. Front, Rear and Side Setback Requirements: Columbus City Code §3361.04 requires a minimum twenty-five foot setback unless otherwise specified and made a part of the rezoning ordinance, and §3371.01(e) and §3371.02 requires a minimum setback in reference to building lines in residential districts. The parking setback along Capital St. shall be a minimum of five (5) feet from the Capital St. right-of-way. The parking setback along the east property line shall be zero. The parking setback along Hawkes Ave. shall be a minimum of ten (10) feet from the eastern sidewalk of Hawkes Ave. The parking setback along the south property line shall be a minimum of five (5) feet.

C. Landscaping, Screening and Fencing Requirements: Columbus City Code §3371.01 contains certain landscaping, screening and fencing requirements. The landscaping, screening and fencing requirements for the subject property shall be as set forth on the Site Plan.

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, alter or modify any more restrictive provision of the Columbus City Codes, except as permitted by the Development Text and drawings referenced herein.

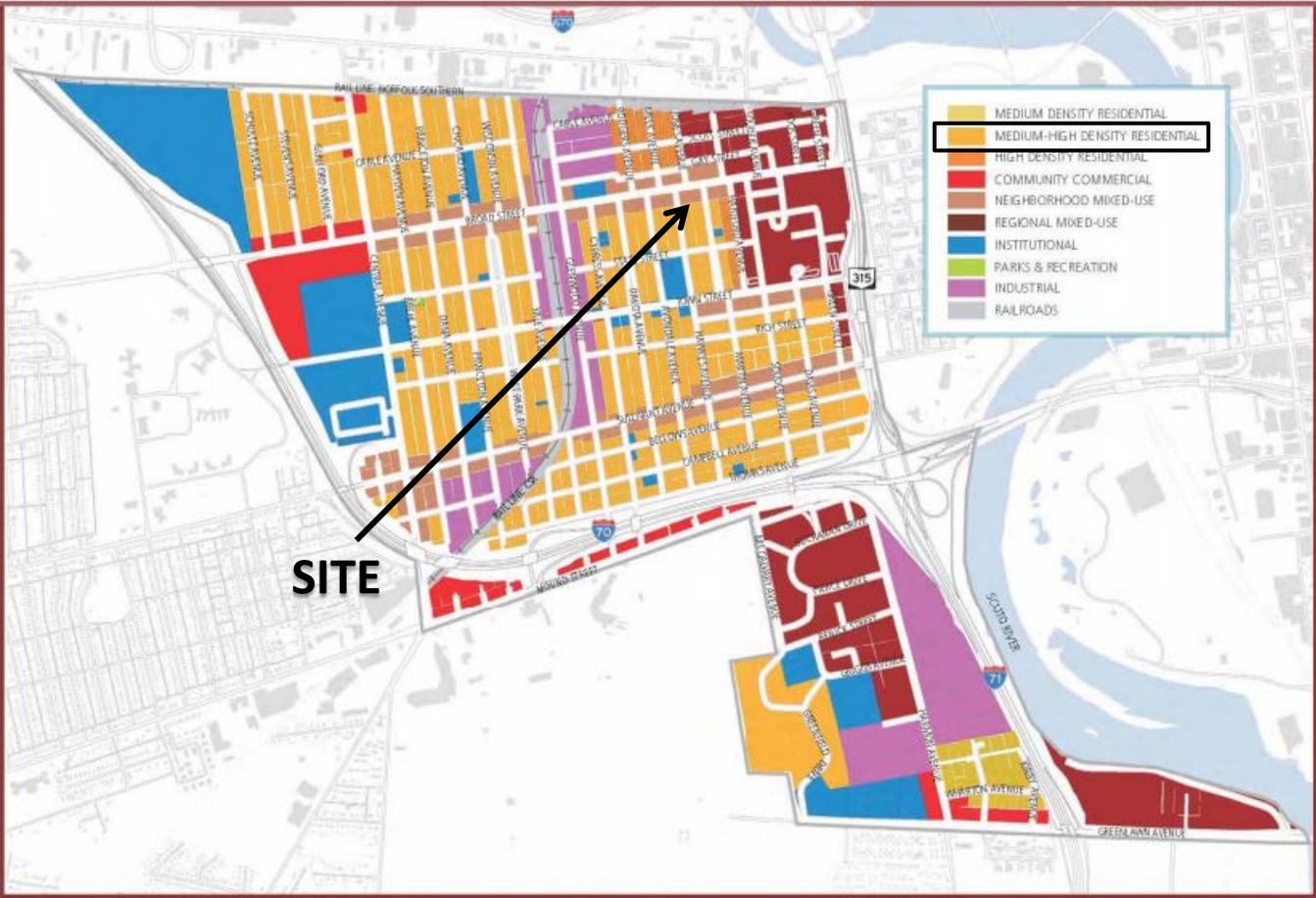
SIGNATURE:

DATE:



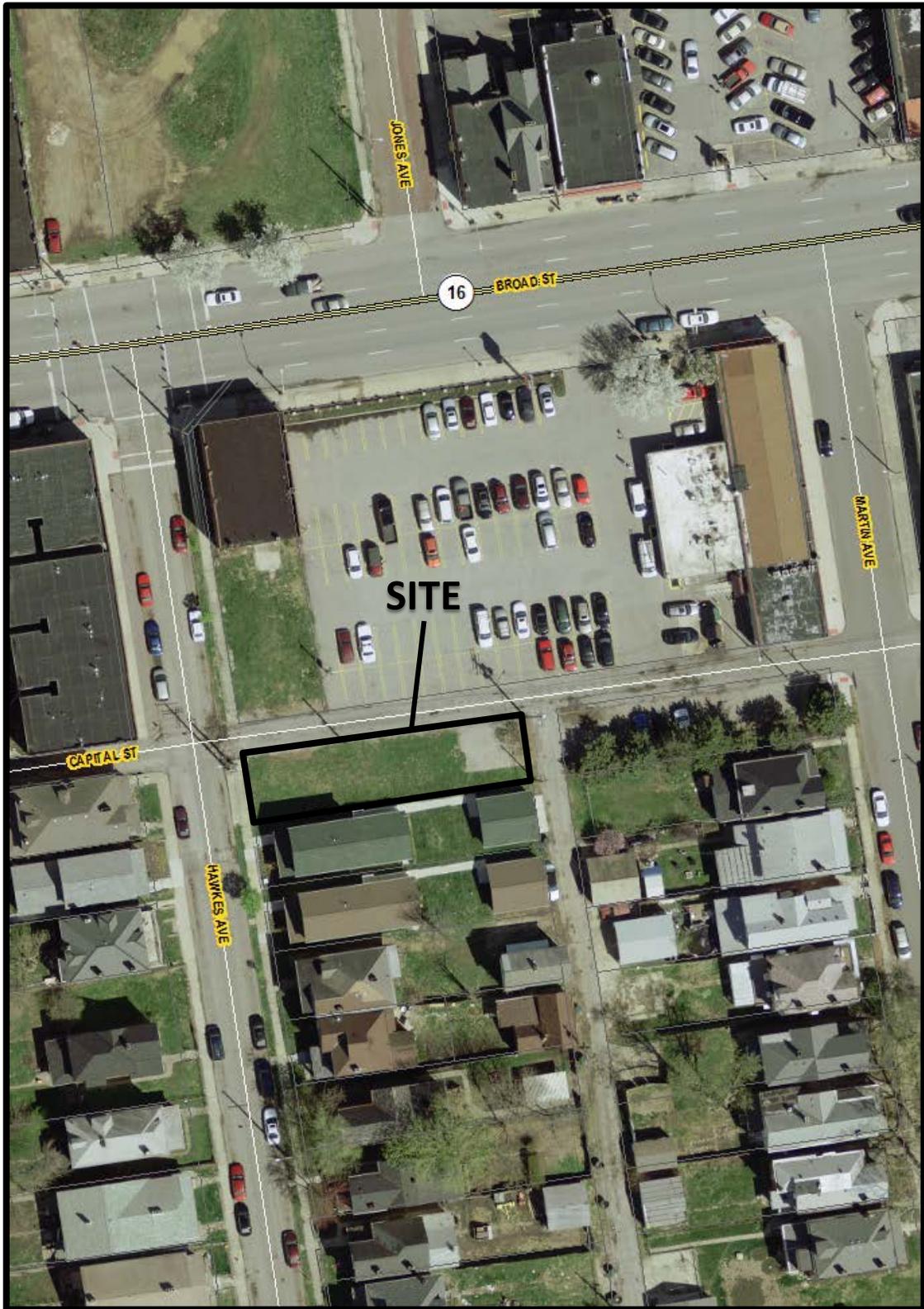
Z15-001
 30 Hawkes Avenue
 R-2F to CPD
 Approximately 0.09 acres

Proposed Land Use



West Franklinton Plan (2015)

Z15-001
30 Hawkes Avenue
R-2F to CPD
Approximately 0.09 acres



Z15-001
30 Hawk's Avenue
R-2F to CPD
Approximately 0.09 acres