

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
MARCH 12, 2015**

2. **APPLICATION:** **Z15-001**
 Location: **30 HAWKES AVENUE (43222)**, being 0.9± acres located at the southeast corner of West Hawkes Avenue and Capital Street (010-022584; Franklinton Area Commission).

 Existing Zoning: R-2F, Residential District.
 Request: CPD, Commercial Planned Development District.
 Proposed Use: Private parking lot.
 Applicant(s): Franklinton Development Association, c/o Jeff Mohrmon; 480 West Town Street; Columbus, OH 43215.

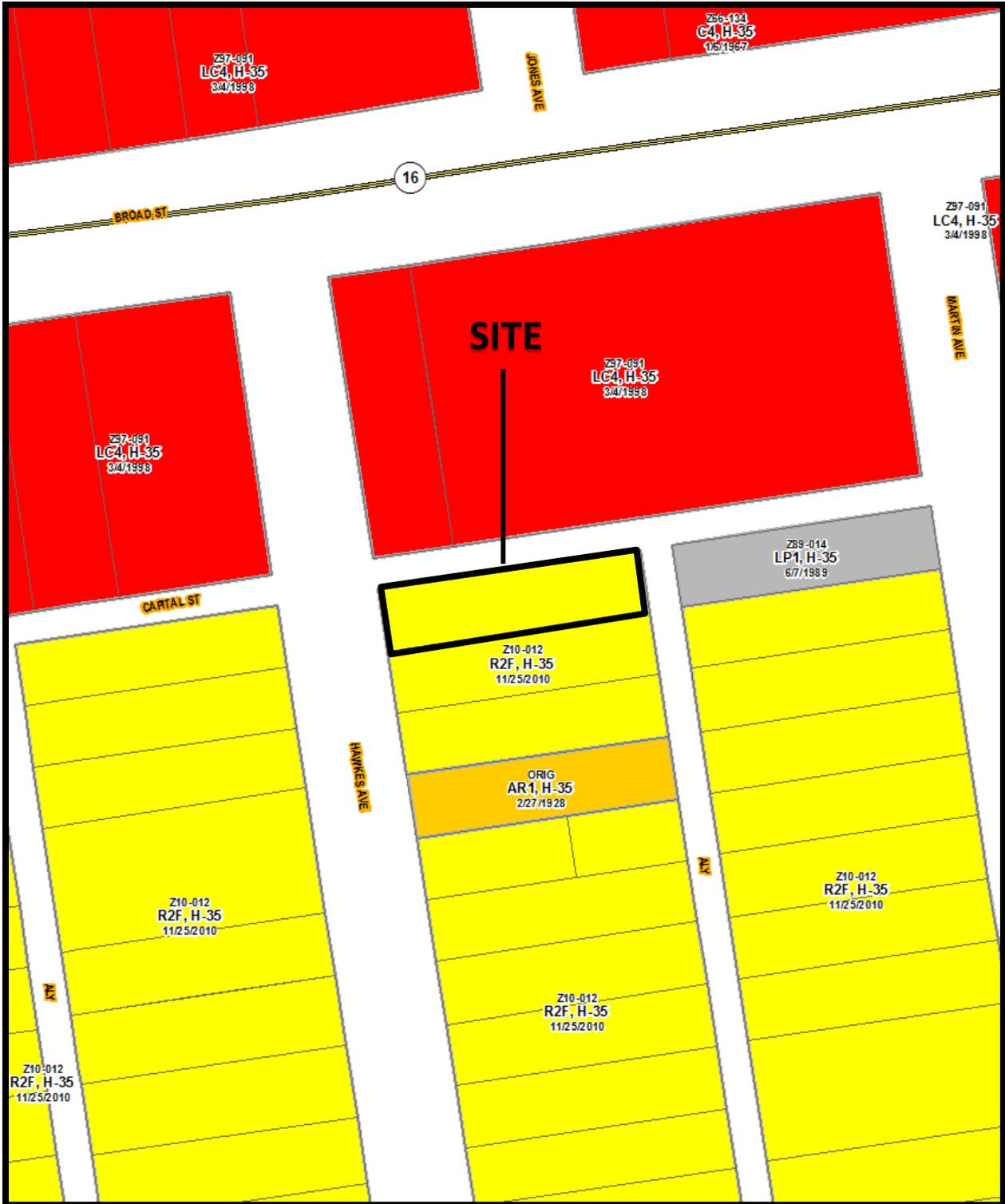
 Property Owner(s): The Applicant.
 Planner: Shannon Pine, 645-2208, spine@columbus.gov

BACKGROUND:

- The site is undeveloped and zoned in the R-2F, Residential District. The requested CPD, Commercial Planned Development District will allow a 12-space parking lot and a dumpster area for a proposed restaurant located to the north of the site at 939-941 West Broad Street. The proposed parking lot will fulfill a condition imposed by the Board of Zoning Adjustment for a parking variance that was recently granted for the restaurant.
- To the north is mixed commercial development in the L-C-4, Limited Commercial District. To the east is a parking lot in the L-P-1, Limited Private Parking District. To the south and west are a single-unit dwelling and a two-unit dwelling, respectively, in the R-2F, Residential District.
- The CPD text proposes P-1, Private Parking District uses with additional development standards for buffering and landscaping.
- The site is located within the planning area of *The West Franklinton Plan (2015)*, which proposes medium-high density residential uses for this location. In general, expansion of commercial developments beyond an alley into primarily residential districts is discouraged, but may be supported in limited circumstances. The proposed parking lot is necessary to allow the renovation and preservation of a historic building and will help facilitate the Plan's recommendation for neighborhood mixed use on Broad Street, and includes buffering and landscaping to minimize impacts on the adjacent neighborhood.
- The site lies within the boundaries of the Franklinton Area Commission, whose recommendation is for approval of the requested CPD district.

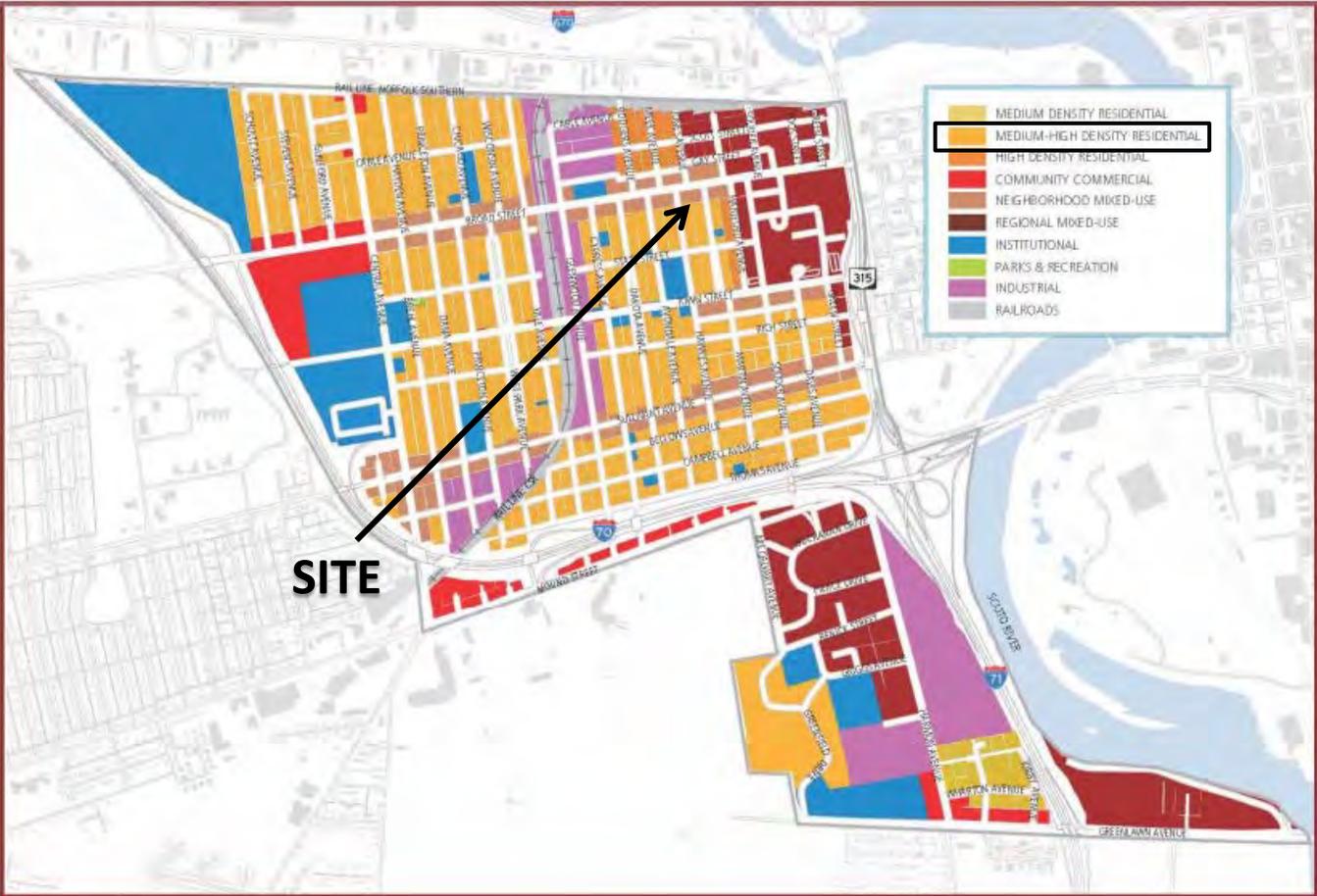
CITY DEPARTMENTS RECOMMENDATION: Approval.

The requested CPD, Commercial Planned Development District, will permit the construction of a 12-space private parking lot in order to satisfy a condition imposed by the Board of Zoning Adjustment for a parking variance that was granted for a proposed restaurant directly north of the site. The request is consistent with *The West Franklinton Plan* considerations that support the encroachment of parking lots beyond an alley into primarily residential districts.



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

PLAN RECOMMENDATIONS: LAND USE

to minimize conflicts between industrial and residential uses. The neighborhood north of Broad Street, immediately east of the CSX rail corridor may benefit by conversion of properties into a cohesive industrial district in the area west of Rodgers Avenue. The area adjacent to the rail corridor south of Sullivant and east of Central may also be a good location for this approach.

4. Maximize economic development opportunities by establishing a Regional Mixed Use Zone along SR 315, the hospital campus, and the SR 315 Gateway.
5. Preserve Broad Street as a Neighborhood Mixed Use Corridor.
6. Establish a Community Commercial Overlay for the West Gateway.
7. Encourage clustering of retail opportunities along Sullivant Avenue while anticipating a mix of residential and office uses between these nodes. Residential, home office and professional uses would be potential uses along Sullivant Avenue between the nodes until such time as additional demand for higher-intensity uses increases.
8. Establish a Community Commercial Overlay for retail areas along Mound Street and Greenlawn Avenue.
9. Maximize economic development opportunities by establishing Regional Mixed Use Zones along Harmon and Greenlawn Avenues, east of I-71.
10. Preserve existing industrial uses along the Harmon Avenue corridor.
11. Isolated residential uses south of I-70 remain, but a transition to industrial or commercial uses would also be a logical long-term evolution of land use.
12. Expand institutional uses along Greenlawn Avenue, west of Harmon Avenue, and establish an appropriate

gateway to the historic Greenlawn Cemetery.

OVERALL LAND USE GUIDELINES

In addition to the targeted land use recommendations above, there are overall guidelines that apply based on specific land use types. Those land use guidelines are listed below:

General

- A. Changes in land use should be consistent with recommendations of the adopted plan.
- B. In situations where a proposed change is inconsistent with recommended land use, but is otherwise supportable, potential conflicts should be minimized through project design focusing on such elements as buffering and screening.

Community Gardens

- A. Community gardens can serve an important neighborhood role. Ideally, they should be sponsored by an organization or entity with a management plan and in consultation with key agencies.
- B. Appropriate sites for community gardens include locations with access to a source of water, near existing parks, schools, or other community facilities, as well as highly visible locations and gateways.

Corner Stores

- A. Existing “corner” retail stores/office located within residential areas offer potential benefits in that they may offer a pedestrian based destination. But they can also have negative impacts.
- B. Support for zoning or variance requests for retail or office uses in these buildings

should consider the following conditions:

- 1) The proposed use is within an existing storefront.
- 2) Evidence is provided that the development would have minimal negative impact on the surrounding residential area in terms of parking, lighting, graphics, noise, and similar issues.
- 3) Expansion of the building footprint of the retail or office use is discouraged.
- 4) Residential uses in existing units above the storefront may also be considered, provided the proposed residential use is consistent with the plan's density and other recommendations.

Institutional Uses

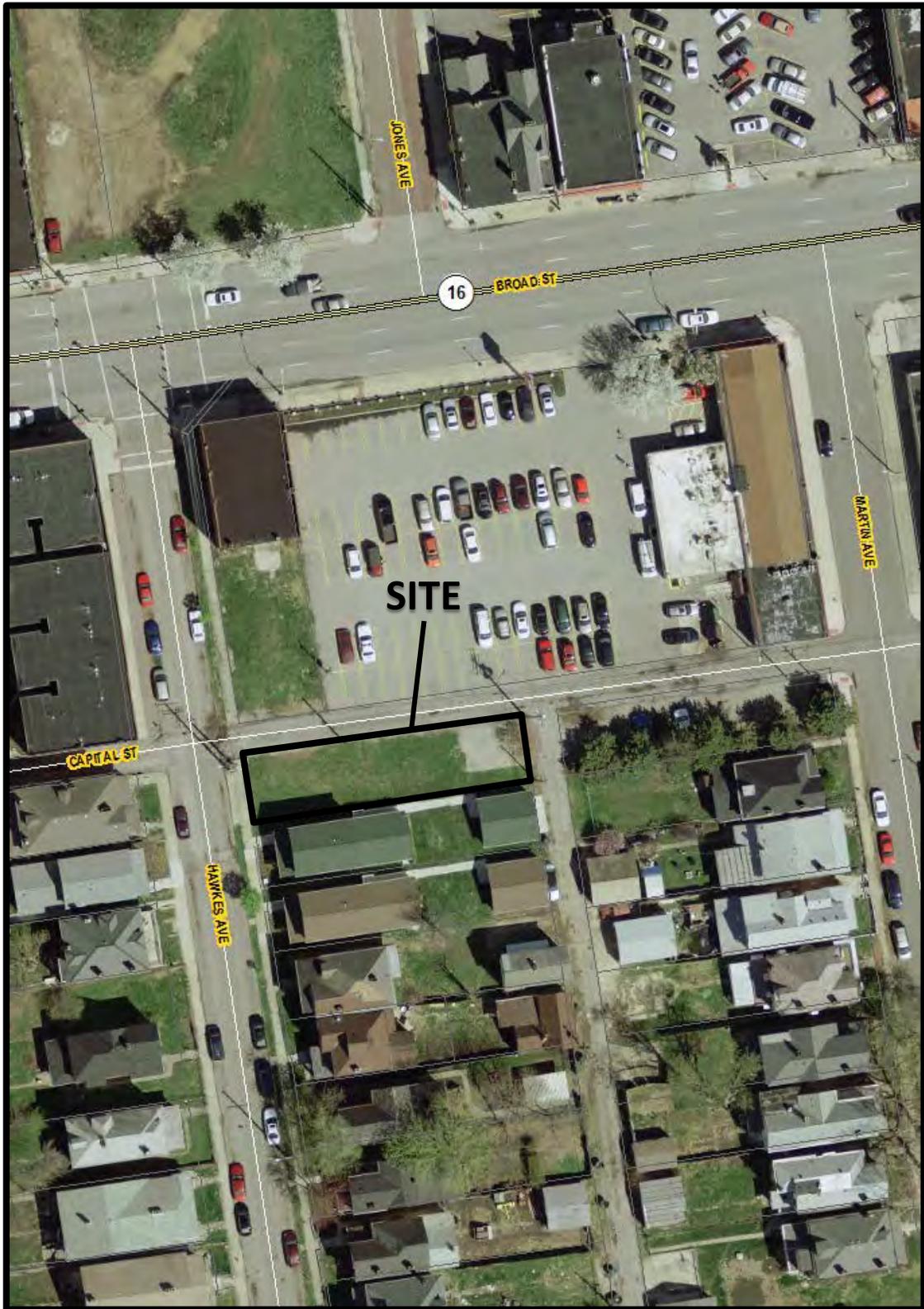
- A. A broad range of adaptive reuses may be appropriate for existing institutional uses and sites, but is largely dependent on the specific location and associated impacts on the surrounding neighborhood.
- B. New uses could include retail, office, education, housing, arts and entertainment, recreation, health care, and neighborhood assembly, depending on scale and intensity relative to surrounding uses and access. Retail and entertainment uses may be appropriate on commercial corridors, but not in residential neighborhoods.
- C. Site design for reuse or expansion should minimize negative impacts on adjacent properties and neighborhood character, relative to height, future access, lighting, outdoor activity, and buffering.

Neighborhood Business Districts

- A. Retail, services and office uses are critical to neighborhood business districts. In general, neighborhood plans

cannot distinguish between types of retail that are developed within business district.

- B. Sidewalk dining as an enhancement to street level activity is supported, provided ADA requirements are accommodated per Department of Public Service (DPS) approvals.
- C. Multi-family development and mixed use buildings are appropriate in neighborhood business districts and strengthen the retail market by providing more residents who are consumers.
- D. In general, expansion of commercial developments beyond an alley into primarily residential districts is discouraged. (Note: The Land Use Plan recommends residential uses for some existing parking lots (associated with commercial uses) that are across the alley behind the commercial corridors. 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.) Such expansion may be supported in limited circumstances, subject to considerations such as:
 - 1) General compatibility of the proposed land use with the adopted land use plan.
 - 2) Compliance with any existing commercial overlays.
 - 3) Buffering and landscaping to minimize impacts on the adjacent neighborhood.
 - 4) Minimization of off-site impacts such as noise and light.
 - 5) Consistency with other applicable plan recommendations as well as site specific considerations.
 - 6) Attempts to preserve the existing structure, if historic or contributing.



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

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: Z15-001

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. Landscape screening at least 3 feet tall at time of planting, within a minimum of a four (4) foot wide 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. Interior Landscaping. Columbus City Code §3312.21(A) contains a requirement that interior landscaping 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 §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.

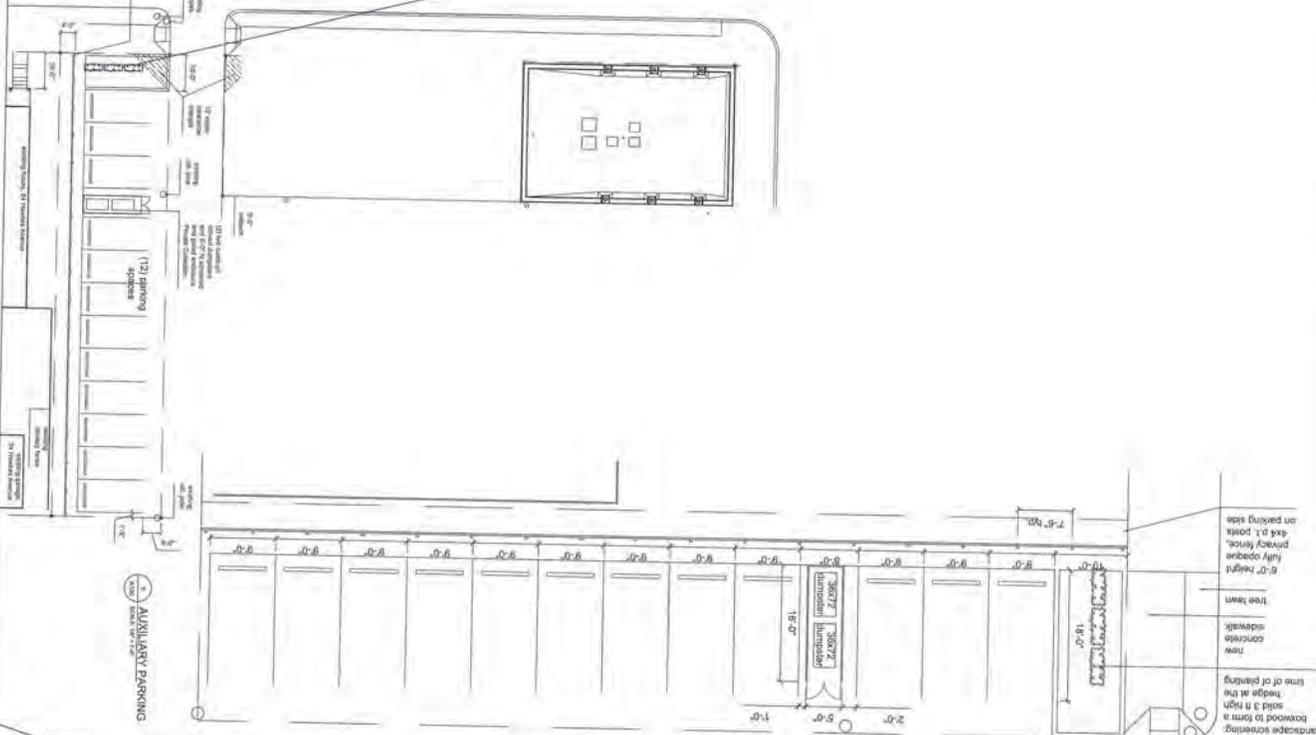
C. Landscaping, Screening and Fencing Requirements: Columbus City Code §3371.01 contains certain landscaping, screening and fencing requirements. The landscaping, screening and fencing requirements for the subject property shall be as set forth on the Site Plan.

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:

KEY PLAN SHOWING BLDG AND ADJACENT PARKING SOUTH OF ALLEY



1100 SCALE: 1/8" = 1'-0"



Building Rehabilitation and
 Franklin Tappan
 construction documentation
 18 September 2014

NO.	DATE	DESCRIPTION

At the time of printing, the information contained herein was believed to be correct. The architect and engineer assume no responsibility for the accuracy or completeness of the information contained herein. The architect and engineer assume no responsibility for the accuracy or completeness of the information contained herein. The architect and engineer assume no responsibility for the accuracy or completeness of the information contained herein.

Standardized Recommendation Form

DEPARTMENT OF BUILDING
AND ZONING SERVICES

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

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

Case Number 215-001

Address 30 Hawkes Ave., Columbus OH 43222

Group Name Franklin Area Development Association

Meeting Date 2/10/15

Specify Case Type

- BZA Variance / Special Permit
- Council Variance
- Rezoning
- Graphics Variance / Plan / Special Permit

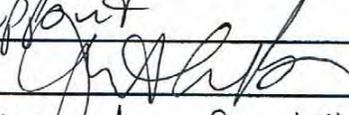
Recommendation (Check only one)

- Approval
- Disapproval

NOTES:

The Commission voted to support
this application.

Vote

Support


Signature of Authorized Representative

Recommending Group Title

Franklin Area Commission

Daytime Phone Number

614-377-0429

Please e-mail this form to the assigned planner within forty-eight (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.

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