

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
MAY 14, 2015**

- 4. APPLICATION: Z15-019**
- Location:** **180 DETROIT AVENUE (43201)**, being 0.54± acres located at the northeast and southeast corners of Detroit Avenue and Hamlet Street (010-036341, 010-056312, 010-056275, and 010-044366; Italian Village Commission).
- Existing Zoning:** M, Manufacturing, and R-4, Residential Districts.
- Request:** AR-3, and AR-1, Apartment Residential Districts.
- Proposed Use:** Multi-unit residential development.
- Applicant(s):** Lykens Companies; c/o Dave Perry, Agent; David Perry Company, Inc.; 145 East Rich Street, 3rd Floor; Columbus, OH 43215; and Donald Plank, Atty.; Plank Law Firm; 145 East Rich Street, 3rd Floor; Columbus, OH 43215.
- Property Owner(s):** LS Development – 174 Detroit LLC; c/o Dave Perry, Agent; David Perry Company, Inc.; 145 East Rich Street, 3rd Floor; Columbus, OH 43215; and Donald Plank, Atty.; Plank Law Firm; 145 East Rich Street, 3rd Floor; Columbus, OH 43215.
- Planner:** Shannon Pine, 645-2208, spine@columbus.gov

BACKGROUND:

- The subject site consists of two development subareas separated by Detroit Avenue. The north subarea is developed with a 2-story brick and one-story metal industrial building zoned M, Manufacturing, and R-4, Residential Districts, and the south subarea is developed with a parking lot zoned R-4, Residential District. The applicant proposes the AR-3, Apartment Residential District for the industrial building site for conversion of the 2-story brick building into 18 apartment units and interior parking, and replacement of the one-story metal building with a 3-story, 13-unit apartment building with interior parking. The AR-1, Apartment Residential District is proposed on the parking lot site for a four-unit dwelling and 4-car detached garage.
- To the north are single-unit dwellings and a micro-brewery in the R-4, Residential, and C-4 Commercial Districts, respectively. To the east are a single-unit dwelling and a three-unit dwelling, and to the south is a single-unit dwelling, all in the R-4, Residential District. To the west across Hamlet Street are a four-unit dwelling and an office/apartment in the R-4, Residential District.
- Companion CV15-020 has been filed to vary driveway, parking-related, and vision clearance requirements, and yard and area standards. That request will be heard by City Council and will not be considered at this Development Commission meeting.
- The site is located within the boundaries of the Italian Village Commission who recommends approval of the requested AR-3 and AR-1 districts and associated variances. The site is located outside of the *Italian Village East* planning area.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested AR-3, and AR-1, Apartment Residential Districts will replace a potentially incompatible industrial site with multi-unit residential development in a predominantly residential neighborhood. The proposal is consistent with the development pattern and density of this historic area.



Z15-019
180 Detroit Avenue
Approximately 0.54 acres
M & R-4 to AR-3 and AR-1

COPY

**HISTORIC DISTRICT COMMISSION
RECOMMENDATION**

ITALIAN VILLAGE 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: 180 Detroit Avenue

APPLICANT'S NAME: Lykens Companies c/o Dave Perry (Applicant) LS Development 174 Detroit, LLC (Owner)

APPLICATION NO.: 15-4-25b

COMMISSION HEARING DATE: 4-21-2015

The Italian Village 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 & 3119 and the architectural guidelines:

Variance or Zoning Change Request

- Rezoning
- Parking Variance
- Change of Use
- Lot Split

- Special permit
- Setbacks
- Other

TYPE(S) OF ACTION(S) REQUESTED:

Upon review of Application #15-4-25b, 180 Detroit Avenue, the Italian Village Commission recommends approval of the proposed rezoning, as follows:

- To rezone 0.42 ac (the development site on the north side of Detroit Avenue) from M, Manufacturing to AR-3, Apartment Residential
- To rezone 0.12 ac (the development site on the south side of Detroit Avenue) from R-4, Residential to AR-2, Apartment Residential

The requested zoning districts will establish conforming zoning districts for use and density, consistent with the project the IVC has previously reviewed.

MOTION: Lapp/Boyer (4-0-0) APPROVAL RECOMMENDED



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.

 A handwritten signature in cursive script, reading "Randy F. Black", followed by a small circular mark containing the letters "CB". The signature is written over a horizontal line.

Randy F. Black
Historic Preservation Officer

COPY

**HISTORIC DISTRICT COMMISSION
RECOMMENDATION**

ITALIAN VILLAGE COMMISSION

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PROPERTY ADDRESS: 180 Detroit Avenue

APPLICANT'S NAME: Lykens Companies c/o Dave Perry (Applicant) LS Development 174 Detroit, LLC (Owner)

APPLICATION NO.: 15-4-25a

COMMISSION HEARING DATE: 4-21-2015

The Italian Village 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 & 3119 and the architectural guidelines:

Variance or Zoning Change Request

- Rezoning
- Parking Variance
- Change of Use
- Lot Split

- Special permit
- Setbacks
- Other

TYPE(S) OF ACTION(S) REQUESTED:

Request for Variance Recommendation

Upon review of Application #15-4-25a, 180 Detroit Avenue, the Italian Village Commission recommends approval of the proposed rezoning, as follows:

SITE A:

- 1) The existing building closest to Hamlet Street (25') is a former manufacturing facility proposed to be converted to 18 apartments with interior parking. On the east side of the manufacturing building, a one story building will be razed and replaced with a three (3) story apartment building with 13 dwelling units, also with interior parking. The buildings will be connected, so the total development on this site will be 31 dwelling units with 31 interior parking spaces.
- 2) 3333.15(C), Basis of Computing Area, to permit 90% lot coverage.
- 3) 3333.18, Building Lines, to reduce the Detroit Avenue building setback line from ten (10) feet to two (2) feet for the existing and proposed buildings.
- 4) 3333.23(b)(d), Minimum Side Yard Permitted, to reduce the 5' minimum side yard to permit the existing zero (0') foot side yard on the west wall of the existing building along Hamlet Street (25') and permit a two (2) foot side yard on the east wall of the new building.
- 5) 3333.25, Rear Yard, to reduce required rear yard from 25% of lot area to 5.0% of lot area.
- 6) 3312.13, Driveway, to permit separate 12' two-way driveways for access to first floor and lower level interior parking levels.
- 7) 3312.21(A), Landscaping and Screening, to not provide interior parking lot landscaping, since all parking is within the building.



- 8) 3312.49, Minimum Numbers of Parking Spaces Required to reduce required parking for the new 13 DU portion of the 31 DU apartment building from 20 spaces to 15 spaces.
- 9) 3321.05, Vision Clearance, to reduce the 10' vision clearance triangle for the Detroit Avenue entrance to the lower parking level to 3' and to permit the location of the existing building in the 10' clear vision triangle at the intersection of Detroit Avenue and Hamlet Street (25').

SITE B

This site is a vacant lot and is directly across (south of) Detroit Avenue from Site A. The parcel is a corner lot and is 5,081 SF. Rezoning to the AR-1 District is pending to conform zoning and density for the construction of a four (4) dwelling unit building and detached four (4) car garage.

The following variances are requested:

- 1) 3333.15(C), Basis of Computing Area, to permit 90% lot coverage.
- 2) 3333.18, Building Lines, to reduce the Hamlet Street building setback line to 8' and the Detroit Avenue building setback to zero (0) feet.
- 3) 3333.23(b)(d), Minimum Side Yard Permitted, to reduce the 5' minimum side yard on the east side of the proposed building to 4'.
- 4) 3333.25, Rear Yard, to reduce required rear yard from 25% of lot area to 7.0% of lot area.
- 5) 3312.21(A), Landscaping and Screening, to not provide interior parking lot landscaping, since all parking is within the proposed detached garage building.
- 6) 3312.25, Maneuvering, to reduce the required 20 feet of maneuvering area to 18.5 feet for the north parking space of the detached garage, due to the angle of the alley, while the south 3 spaces will meet or exceed 20' of maneuvering area.
- 7) 3312.27, Parking Setback Line, to reduce the Detroit Avenue parking setback from 10 feet to zero (0) feet for the detached garage.
- 8) 3312.49, Minimum Numbers of Parking Spaces Required to reduce required parking from 6 spaces to 4 spaces for the 4 DU building.
- 9) 3321.05, Vision Clearance, to reduce the 30' vision clearance triangle for the intersection of Hamlet Street and Detroit Avenue to 15' +/- and to reduce the vision clearance triangle at the intersection of Detroit Avenue and the alley east of the site to 4'.

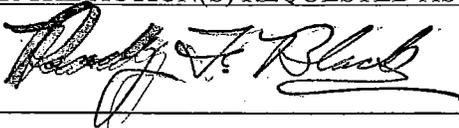
Note: The Commission notes that this kind of close-to-lot-line construction is consistent with the fabric of the neighborhood, especially in alleyways.

MOTION: Lapp/Goodman (4-0-0) APPROVAL RECOMMENDED

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