

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JUNE 11, 2015**

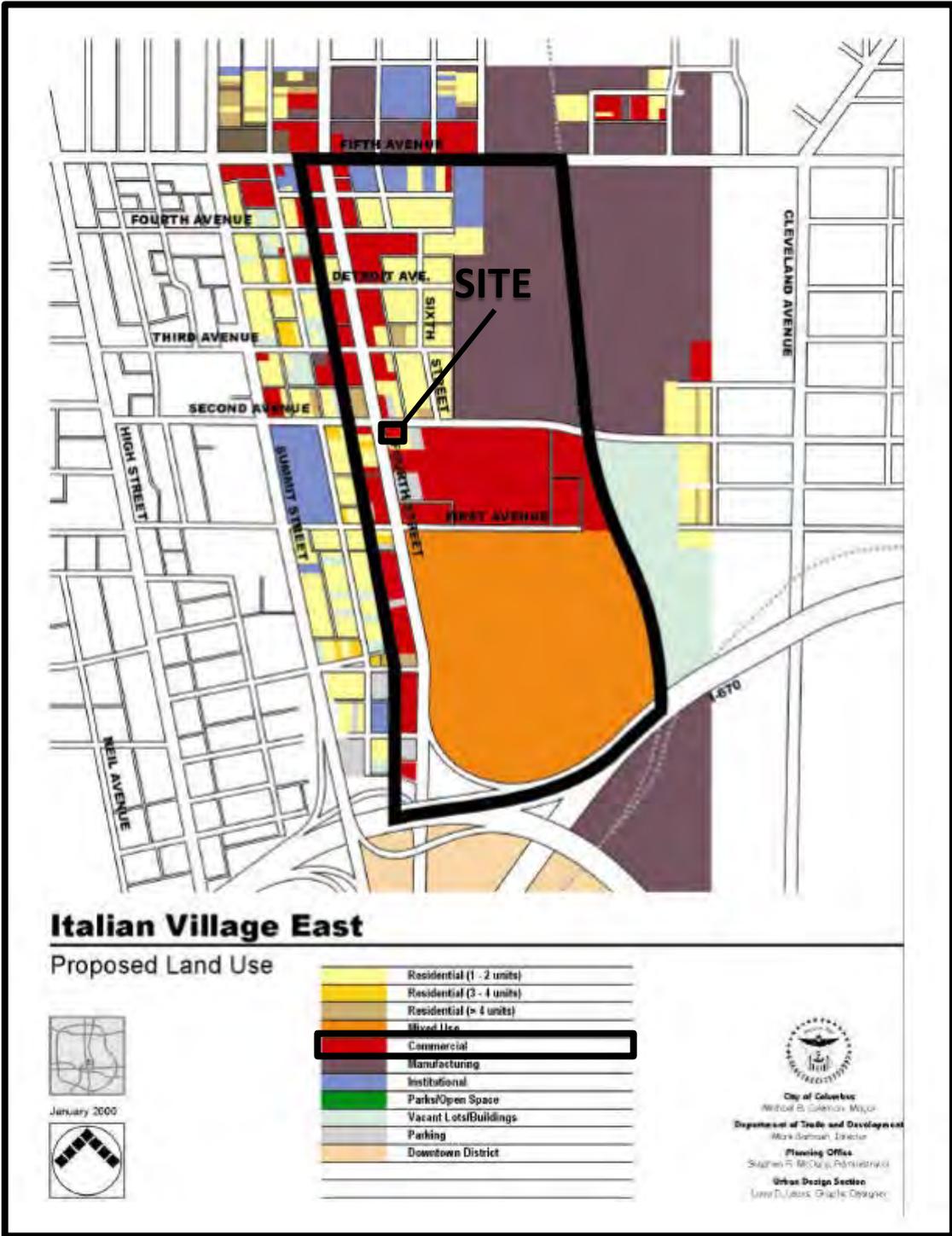
- 2. APPLICATION: Z15-025**
Location: **936 NORTH FOURTH STREET (43201)**, being 0.08± acres located on the east side of North Fourth Street, 40± feet south of East Second Avenue (010-053331; Italian Village Commission).
Existing Zoning: R-4, Residential District.
Request: CPD, Commercial Planned Development District.
Proposed Use: Eating and drinking establishment with apartment above.
Applicant(s): Kevin Noesner; 3123 Cranston Drive; Dublin, Ohio 43017.
Property Owner(s): The Applicant.
Planner: Shannon Pine, 645-2208, spine@columbus.gov

BACKGROUND:

- The site is developed with a single building with commercial uses on the first floor and an apartment on the second floor. It is zoned in the R-4, Residential District, due to a city-wide downzoning in 1973. The site is also located in the Urban Commercial Overlay. The applicant proposes the CPD, Commercial Planned Development District to allow an eating and drinking establishment in the current commercial space in the existing building.
- The site is surrounded by a commercial development in the R-4, Residential District to the north, and a single-unit dwelling to the east in the M, Manufacturing District. To the south is a single-unit dwelling in the M, Manufacturing District, and across Fourth Street to the west is a multi-unit development in the R-4, Residential District.
- The site falls within the boundaries of the *Italian Village East Redevelopment Plan* (2014), which recommends commercial uses for this location.
- The site is located within the boundaries of the Italian Village Commission, whose recommendation is for approval.
- The CPD text includes development standards for setback, height, signage and a commitment to a site plan. A parking variance for nine spaces is also requested.
- The *Columbus Thoroughfare Plan* identifies North Fourth Street as a 3-1 arterial requiring a minimum of 40 feet of right-of-way from centerline.

CITY DEPARTMENTS' RECOMMENDATION: Approval

The requested CPD, Commercial Planned Development District would allow an eating and drinking establishment on the first floor of an existing nonconforming commercial building. The proposed commercial uses are consistent with the land use recommendations of the *Italian Village East Redevelopment Plan*.



Z15-025
936 N. 4th Street
Approximately 0.08 acres
Rezoning from R-4 to CPD
Italian Village East Redevelopment Plan (2000)



Z15-025
936 N. 4th Street
Approximately 0.08 acres
Rezoning from R-4 to CPD

CPD TEXT

EXISTING DISTRICT: R4

PROPOSED DISTRICT: CPD - Commercial Planned Development

OWNER: Kevin E Noesner Tr 3123 Cranston Dr, Dublin, OH 43017

APPLICANT: Kevin Noesner 3123 Cranston Dr, Dublin, OH 43017

DATE OF TEXT: 4/1/15

APPLICATION NUMBER:

1. INTRODUCTION:

The subject site is located along N Fourth St in Italian Village. The property is currently zoned R4 with proposal to change zoning to CPD for use as an eating and drinking establishment.

The site is occupied by one building, 936 N Fourth St with commercial uses on the first floor and a 2 bedroom apartment on the second floor. The site has a zero setback, access is by pedestrian sidewalk and curb drop-off. This CPD text is being submitted to allow an eating and drinking establishment use to 936 N Fourth Street which is currently been a retail use.

2. PERMITTED USES:

(C.C.C.§ 3351.03) uses, including eating and drinking establishments that may occupy 10,000 square feet with a patio of 2804 square feet, and excluding Check Cashing, Laundromats and Rooftop Communication Towers.

3. DEVELOPMENT STANDARDS:

Except as specified herein, the applicable development standards shall be as specified in Chapter 3351, C-1 Neighborhood Commercial District.

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

1. Maintain existing zero setbacks on all sides, and existing height district of 35 feet.

B). Access, Loading, Parking and/or other Traffic related Commitments:

1. N/A

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

1. N/A

D.) Building design and/or Exterior treatment commitments:

1. N/A

E). Dumpsters, Lighting and/or other environmental commitments:

1. N/A

F). Graphics and Signage commitments:

1. All graphics and signage shall comply with the Graphics Code, Article XV, title 33, of the Columbus City Code as it applies to the applicable Overlay. Any variance to the sign

requirements shall be submitted to the Columbus Graphics Commission for consideration.

G) Miscellaneous Commitments:

The Property shall be developed in accordance with the 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 completed. 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 designee, upon submission of the appropriate data regarding the proposed adjustment.

H) Variances Requested:

1. Section 3312.49 Minimum Number of Parking Spaces Required:

Proposed CPD uses under maximum allowable eating and drinking establishment use:

Apartment use 1 units x 1.5 spaces.:	2 (existing)
Retail use 1255 sq. ft. x 1space per 250 sq.ft.:	6 (current use)
Eating and drinking 1255 sq. ft. x 1space per 75 sq. ft.:	17 (new)
Patio use 915 sq. ft. x 1 space per 150 sq. ft.:	6 (new)
Total requirement by sq. ft.:	$6+17-6-2=15$
25% UCO reduction : (4)	
Total current requirement	15-4=9
Provided: 0	

Variance requested for 9 parking spaces.

I) Other CPD Requirements:

1. Natural Environment: The site is being developed with existing storerooms, restaurant and bar and outdoor seating area on the ground floor. The lot is land locked on all sides only allowing street parking.

2. Existing Land Use: Retail on the ground floor and one (1) 2 bedroom apartment above.

3. Transportation and Circulation: The site access will remain as currently situated. There is no onsite parking.

4. Visual Form of the Environment: The existing uses of the surrounding properties are:

North: Apartment and commercial uses

East: Apartments

South: Apartment and commercial uses

West: Apartments and single homes

5. View and Visibility: existing structures.

6. Proposed development: (C.C.C.§ 3351.03) uses, including eating and drinking

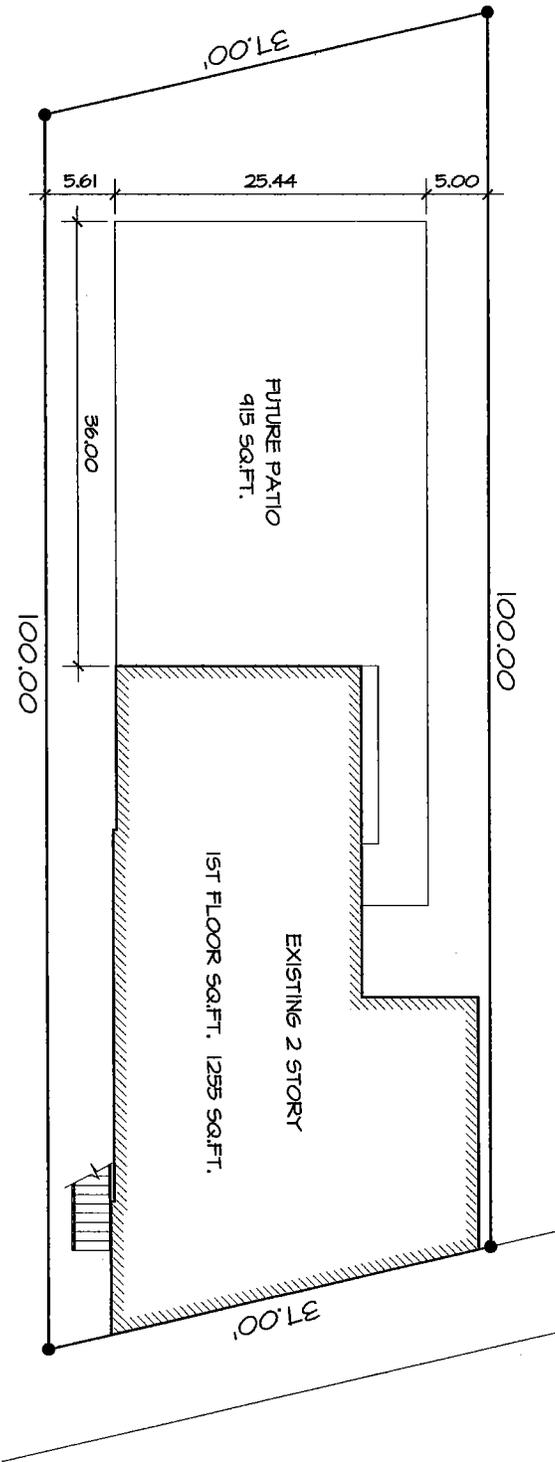
establishments that may occupy 1255 square feet with a patio of 915 square feet, and excluding Check Cashing, Laundromats and Rooftop Communication Towers.

7. Behavior Patterns: Existing traffic flows will be maintained.

8. Emissions: Wood fired pizza oven requiring new chimney.

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 drawing referenced herein.

Signature: _____ Date: _____



1 SITE PLAN
A1
SCALE: 1"=10'



N. 4TH STREET 60'

936 N. 4th Street
Columbus, OH

Shawn McAllister
Architect, Inc.



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COLUMBUS, OH 43220
TEL: 614-451-4136
FAX: 614-457-7683
smarch@ameritech.net

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: 936 North Fourth Street
APPLICANT'S NAME: Kevin Noesner (Applicant/Owner)

APPLICATION NO.: 15-4-20a

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 #15-4-20a, 936 North Sixth Street, the Italian Village Commission recommends approval of the proposed variances, as follows:

Request for Variance Recommendation

- Rezoning from R4 to CPD, to change from a retail use to an eating and drinking establishment.
- Reduction of required parking spaces from 19 to 0.

Reasons for an affirmative recommendation:

- A reasonable amount of on-street parking exists; the building is removed from the congestion of High Street; there is limited potential for other commercial uses in the area.

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.



Randy F. Black
Historic Preservation Officer

