

## STAFF REPORT

DATE **April 17, 2018**  
PLACE **111 North Front Street, Room 203**  
TIME **3:00 pm**

**A CALL TO ORDER**

**B APPROVAL OF MINUTES**

~3:01 **Meeting Summary – March 20, 2017**

**C APPLICATIONS FOR CONCEPTUAL REVIEW**

~3:03 **EF\_18-03-001** Address: **548 W STATE ST**  
Property Owner: **WILLIAM KLATTE, KATHLEEN KLATTE & JONATHAN L YORK**  
Applicant: **SHAWN KICHLINE | OXIDE REAL ESTATE DEVELOPMENT**  
To be reviewed: **NEW CONSTRUCTION: ZONING RECOMMENDATION,  
MODIFICATION OF STANDARDS**

Sub-Districts: **West Broad St Arts and Innovation Dodge Park**

Code Reference: **3323.21 DEVELOPMENT STANDARDS  
3323.19 USES  
3312.49 MINIMUM NUMBERS OF PARKING SPACES REQUIRED**

Staff Observations:

**548 West State Street is a 4,800sf parcel at the edge between the Dodge Park District and the Arts and Innovation District. The land is currently vacant and is adjacent to 3 vacant parcels to the West and several SFR units to the north. The Applicant is proposing a mixed use development with 1,140sf restaurant use and 13 one bedroom residential units.**

**Code Standards Checklist**

Apply	Standard	Variance requested
	3323.19 – Land Use	<b>To allow a restaurant/bar use in the Dodge Park District. A use that is Not Permitted in the District.</b>
	3323.21 – EF Development Standards	<b>To reduce the 3 foot side yard setback to zero.</b>
	3321 - General Site Development Standards	
	3375 - Graphics	
	3381 - Graphics	
	3312 – Off-street parking and loading	<b>To reduce the required parking from 26 spaces to 0.</b>

**Applicable Code Development Standards:**

Standard	Dodge Park District	Staff Comments
Minimum Front Yard	0'	<b>Consistent. The proposal is for zero lot line development.</b>
Maximum Front Yard	10' (Except public/private zone)	
Minimum Parking Setback	5'	<b>The proposal provides no parking.</b>
Minimum Side Yard	3'	<b>Consistent.</b>
Minimum Fence/Wall Setback	0'	<b>Consistent</b>
Minimum Rear Yard	0'	<b>Consistent</b>
Minimum Building Frontage	60%	<b>Consistent</b>
Maximum Bldg Height	3 stories or 35'	<b>Consistent</b>
Building Frontage	All Buildings shall front on Public street	<b>Consistent</b>
Lighting	3323.21	<b>Unknown</b>
Graphics	3323.21	<b>Unknown</b>
Parking, stacking, circulation	Not permitted between the principle building and right-of-way	<b>N/A</b>
Parking	Restaurant: 1/75sf - 25% (1,140sf /75) *.75 = 11spaces Residential: 1.5/unit - 25% (13units*1.5)*.75= 15spaces	<b>Not Consistent.</b> <b>The proposal is to provide 0 spaces of the 26 required.</b>

**Applicable Plan Land Use Recommendation:**

Standard	Dodge Park	Staff Comments
<b>Medium Density Mixed Residential</b>	<b>6-10 du/acre</b>	<b>The proposal comes in at 100du/acre</b>

**Applicable Plan Development Standards:**

Recommendation and Standard	Staff Comments
<b>Land Use Compatibility</b>	
<ul style="list-style-type: none"> <li>When a proposed use is compatible with adjacent uses, it should be supported.</li> <li>When a proposed use may have potential conflicts with adjacent uses, such conflicts should be remedied or minimized through project redesign.</li> </ul>	<p><b>Restaurant use is not consistent with the EFP (2012)</b></p> <p><b>The Dodge Park Neighborhood (DPN) was proposed as the place in the District for residential uses. This current proposal is on the edge between DPN and the AIN and may be appropriate for mixed-uses, the restaurant is focused away from the purely residential portion of the neighborhood.</b></p>
<b>Density</b>	
<ul style="list-style-type: none"> <li>Density of infill development should be consistent with the recommendations of the East Franklinton plan.</li> </ul>	<p><b>As proposed the density is significantly higher than the EFCCDP (2012) recommended. The proposal is for one bedroom units, therefore the density number is artificially elevated, but may still be too high due to not accommodating the transportation needs of the residents (parking).</b></p>

<ul style="list-style-type: none"> <li>Infill development proposed at densities higher than the plan recommendations should utilize an extraordinary high level of design and materials to provide compatibility with nearby architecture and design (appropriate setbacks, roof pitch and shape, building materials, windows and doors, height, width, massing, porches, etc.), as well as design solutions to mitigate impacts (stepping down the height of structures, screening, etc.).</li> </ul>	<p><b>As designed the building is compelling and may be an appropriate for its setting.</b></p>
<ul style="list-style-type: none"> <li>Building heights should be consistent with the urban design standards recommended in the plan and height map on page 4.18. Buildings between three and five stories should provide an additional building setback above the third floor. Buildings that exceed five stories should provide at least one additional setback above the fifth floor and employ design solutions that protect views.</li> </ul>	<p><b>Consistent</b></p>
<p><b>Architecture—Mixed-Use, Commercial, Multifamily and institutional buildings</b></p>	
<ul style="list-style-type: none"> <li>Architecture should be provided that establishes and defines a building’s appeal and enhances the industrial character of East Franklinton.</li> </ul>	<p><b>Consistent</b></p>
<ul style="list-style-type: none"> <li>New construction should be integrated with the existing fabric and scale of development in surrounding neighborhoods.</li> </ul>	<p><b>While the building is larger than its immediate neighbors, it may be appropriate.</b></p>
<ul style="list-style-type: none"> <li>A wide range of architectural styles are appropriate for East Franklinton, with preference for contemporary building design and materials.</li> </ul>	<p><b>Consistent</b></p>
<ul style="list-style-type: none"> <li>All sides of a building should be coherently designed and treated. A consistent level of detailing and finish should be provided for all sides of a building (“foursided” architecture).</li> </ul>	<p><b>The drawings submitted do not indicate the qualities of the West and North elevations.</b></p>
<ul style="list-style-type: none"> <li>Building frontages that exceed 50 feet in width should consider using vertical piers or other vertical elements, spaced at intervals of 15 feet to 30 feet along the entire building elevation.</li> </ul>	<p><b>Consistent</b></p>
<ul style="list-style-type: none"> <li>New buildings should be consistent in mass and scale to recommendations in the East Franklinton plan. Larger buildings should be divided into smaller modules or bays. Floor-to-floor heights should appear to be similar to those in nearby traditional buildings, especially first floor windows.</li> </ul>	<p><b>Inconclusive. The submittal does not provide enough about the neighborhood context.</b></p>
<ul style="list-style-type: none"> <li>Street-level facades are recommended to be as transparent as possible to create an attractive pedestrian environment, except for residential spaces on ground floors. For a primary façade, at least 60 percent of the first-floor wall area (between two feet and ten feet) should be clear/non-tinted window glass, which permits a view of the building’s interior to a minimum depth of four feet. At least 25 percent of upper-floor wall areas should be clear/non-tinted window glass.</li> </ul>	<p><b>Consistent</b></p>
<ul style="list-style-type: none"> <li>Buildings with ground-floor residential spaces should have direct access to the public sidewalk and incorporate front stoops or small plazas to contribute to street activity. Multi-story buildings with residential</li> </ul>	<p><b>Not Consistent. The entries for the units are at the back of the building.</b></p>

units should incorporate balconies for the same reason.	
<b>Landscaping</b>	
<ul style="list-style-type: none"> <li>• Landscape materials and design should enhance structures, create and define public and private spaces, and provide shade, aesthetic appeal, and environmental benefits.</li> </ul>	<b>The submitted drawings do not address landscaping.</b>
<ul style="list-style-type: none"> <li>• Landscaping should be used to support storm water management goals for filtration, percolation and erosion control, including rain gardens.</li> </ul>	<b>The proposal does not address storm water management.</b>

Staff is generally supportive of the building design but does not support the introduction of a restaurant use in the Dodge Park district and the provision of zero parking for the residential uses.

**A proposal for this property was heard at the March 20<sup>th</sup> Meeting; the proposal was Tabled.**

**To Consider:**

**Use**

- 1. Place limit on type of uses (focus on neighborhood scale café not bar).**
- 2. Place time limitation for restaurant use in CV Text.**

**Parking**

- 1. Submit to Board a valid parking agreement within 750 feet from property.**
- 2. Board to develop rules on substandard parcels that allow parking strategies that support smaller projects.**
- 3. Support the community in applying permit parking in the Dodge Park district.**

**Design**

- 1. Shift the garage doors one section and provide three; reinforce checker pattern.**

**The proposal will require the following modifications to the East Franklinton Development Standards:**

- 1. To reduce the parking requirement from 26 to 0.**
- 2. To reduce the side yard setback from 3'-0" to 0.**

The Applicants have submitted for a Council Variance

**The proposal will require the following modifications to the Zoning Code that will necessitate action by Columbus City Council:**

- 1. To allow a Restaurant/ Bar, a Not Permitted Use (Prohibited Uses) in the Dodge Park District.**

**Staff Recommendation:**

Approval

Approval with Conditions

Table

**Disapproval**

- 1. Limit ground floor uses to art studio and/or sales; and residential.**
- 2. Reduce the program to accommodate some parking for the residents, and/or provide documentation of parking agreement with a property with 750 feet of the property.**

~3:30 EF\_18-04-001 Address: **448-454 W TOWN ST**  
 Property Owner: **HARPER ENTERPRISES INC.**  
 Applicant: **MARK OURS | MODE ARCHITECTS**  
 To be reviewed: **NEW CONSTRUCTION: MODIFICATION OF STANDARDS**  
**Sub-Districts:** West Broad St **Arts and Innovation** Dodge Park  
**Code Reference:** 3312.49 - MINIMUM NUMBERS OF PARKING SPACES REQUIRED  
**Staff Observations:**

448-454 West Town Street is currently vacant land adjacent to Land Grant Brewery, Rehab Tavern and approx. 150 feet from the Idea Foundry. Land Grant Brewery is proposing to install fences along the south property line from 448 to 454 West Town Street and along the east, north and west property line of the land bounded by 438-446 West Town Street. The proposed use is a Beer Garden.

**Applicable Code Development Standards:**

Standard	Art and Innovation District	Staff Comments
Minimum Front Yard	0'	N/A
Maximum Front Yard	10' (Except public/private zone)	
Minimum Parking Setback	5'	N/A
Minimum Side Yard	0'	N/A
Minimum Fence/Wall Setback	0'	2'
Minimum Rear Yard	0'	N/A
Minimum Building Frontage	60%	N/A
Maximum Bldg Height	5 stories or 60'	N/A
Building Frontage	All Buildings shall front on Public street	N/A
Lighting	3323.21	N/A
Graphics	3323.21	CONSITENT
Parking, stacking, circulation	Not permitted between the principle building and right-of-way	N/A
Parking	(Code required number of parking spaces, loading spaces, and bicycle parking spaces)	34 Automobile 4 Bike

**Code Standards Checklist**

Standard	Variance requested
3312 – Off-street parking and loading	To reduce the required parking from 34 spaces to 0.

**Applicable Plan Development Standards:**

Recommendation and Standard	Staff Comments
Land Use Compatibility	
<ul style="list-style-type: none"> <li>When a proposed use is compatible with adjacent uses, it should be supported.</li> <li>When a proposed use may have potential conflicts with adjacent uses, such conflicts should be remedied or minimized through project redesign.</li> </ul>	Permitted use by code  The Beer Garden should have limited hours of operation. Residential uses are proposed for a property approx. 80 feet to the south.
Landscaping	

<ul style="list-style-type: none"> <li>Landscape materials and design should enhance structures, create and define public and private spaces, and provide shade, aesthetic appeal, and environmental benefits.</li> </ul>	While the fence is a welcome design element, the space could be enhanced by proper landscaping.
<ul style="list-style-type: none"> <li>Paved areas should be shaded, especially parking lots.</li> </ul>	Additional information is needed regarding the surface in the Beer Garden
<ul style="list-style-type: none"> <li>Public, semi-public/private, and private spaces should be demarcated clearly through the use of landscape, walls, fences, gates, pavement treatment, signs, and other methods to denote boundaries and/or buffers.</li> </ul>	The proposal includes a fence that separates the
<ul style="list-style-type: none"> <li>Barriers to views or light should be reduced by selecting appropriate tree types, pruning thick hedges, and large overhanging tree canopies.</li> </ul>	N/A
<ul style="list-style-type: none"> <li>Landscaping should be used to support storm water management goals for filtration, percolation and erosion control, including rain gardens.</li> </ul>	Additional information needed regarding storm water management.
<ul style="list-style-type: none"> <li>Landscape adjacent to natural features should be used to soften the visual appearance of a development and provide a natural transition between the development and open space areas.</li> </ul>	N/A

**Staff is supportive of the Beer Garden use as a temporary measure until the land is ready for a development opportunity.**

**Staff Recommendation:**

Approval    Approval with Conditions    **Table**    Disapproval

1. **Provide additional information regarding the surface in the Beer Garden area.**
2. **Provide landscaping to enhance the site and surroundings.**
3. **Please provide a parking plan that informs us of the following:**
  - a. **Expected parking demand and expected peak hours**
  - b. **How will you handle parking overflow (valet, car sharing, hopper cart from nearby parking garages/lots, etc.)**
  - c. **Will you have shared use agreements with neighbors?**

**D        BOARD APPROVED APPLICATIONS ISSUED CERTIFICATES OF APPROVAL**

**E        NEXT MEETING**

Tuesday – May 15, 2018 at 50 W Gay St at 3:00 pm