

Applicable Code Development Standards:

Standard	Dodge Park District	Staff Comments
Minimum Front Yard	0'	Consistent. The proposal is for zero lot line development.
Maximum Front Yard	10' (Except public/private zone)	
Minimum Parking Setback	5'	The proposal provides no parking.
Minimum Side Yard	3'	Consistent.
Minimum Fence/Wall Setback	0'	Consistent
Minimum Rear Yard	0'	Consistent
Minimum Building Frontage	60%	Consistent
Maximum Bldg Height	3 stories or 35'	Consistent
Building Frontage	All Buildings shall front on Public street	Consistent
Lighting	3323.21	Unknown
Graphics	3323.21	Unknown
Parking, stacking, circulation	Not permitted between the principle building and right-of-way	N/A
Parking	Retail: 1/250sf - 25% (1,140sf /75) *.25 = 4spaces Residential: 1.5/unit - 25% (13units*1.5)*.75= 15spaces	Not Consistent. The proposal is to provide 0 spaces of the 19 required.

Applicable Plan Land Use Recommendation:

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

Applicable Plan Development Standards:

Recommendation and Standard	Staff Comments
Land Use Compatibility	
<ul style="list-style-type: none"> When a proposed use is compatible with adjacent uses, it should be supported. When a proposed use may have potential conflicts with adjacent uses, such conflicts should be remedied or minimized through project redesign. 	<p>Restaurant use is not consistent with the EFP (2012)</p> <p>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.</p>
Density	
<ul style="list-style-type: none"> Density of infill development should be consistent with the recommendations of the East Franklinton plan. 	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).
<ul style="list-style-type: none"> Infill development proposed at densities higher than the plan recommendations should utilize an extraordinary high level of design and materials to 	As designed the building is compelling and may be an appropriate for its setting.

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.).	
<ul style="list-style-type: none"> 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. 	Consistent
Architecture—Mixed-Use, Commercial, Multifamily and institutional buildings	
<ul style="list-style-type: none"> Architecture should be provided that establishes and defines a building’s appeal and enhances the industrial character of East Franklinton. 	Consistent
<ul style="list-style-type: none"> New construction should be integrated with the existing fabric and scale of development in surrounding neighborhoods. 	While the building is larger than its immediate neighbors, it may be appropriate.
<ul style="list-style-type: none"> A wide range of architectural styles are appropriate for East Franklinton, with preference for contemporary building design and materials. 	Consistent
<ul style="list-style-type: none"> 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). 	The drawings submitted do not indicate the qualities of the West and North elevations.
<ul style="list-style-type: none"> 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. 	Consistent
<ul style="list-style-type: none"> 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. 	Inconclusive. The submittal does not provide enough about the neighborhood context.
<ul style="list-style-type: none"> 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. 	Consistent
<ul style="list-style-type: none"> 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 units should incorporate balconies for the same reason. 	Not Consistent. The entries for the units are at the back of the building.

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

Staff is generally supportive of the building design but does not support the proposal as presented due to the introduction of the restaurant first floor use and the provision of zero parking

As presented the proposal will require the following modifications to the East Franklinton Development Standards:

- To reduce the parking requirement from 19 to 0.
- To reduce the side yard setback from 3'-0" to 0.

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

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

Staff Recommendation:

Approval

Approval with
Conditions

Table

Disapproval

- That the applicant's reduce the program to accommodate some parking for the residents.

D BOARD APPROVED APPLICATIONS ISSUED CERTIFICATES OF APPROVAL

424 W Town Street | Application #17-10-003

- Exterior Construction & Parking Modifications | Reviewed 10/31/2017 | Issued 1/8/2018

E NEXT MEETING

Tuesday – February 20, 2018 at 50 W Gay St at 3:00 pm