

## MEETING SUMMARY

DATE	APRIL 17, 2018
PLACE	111 North Front Street, Conference Room 203, Second Floor
TIME	3:00 pm – 4:15pm
PRESENT	Matt Egner, William Fergus, Bart Overly, Ryan Szymanski, Judy Box
ABSENT	Kim Way

### A CALL TO ORDER

### B APPROVAL OF MINUTES

**3:00 – 3:05** Meeting Summary – March 20, 2018  
**MOTION BY:** Mr. Egner / Dr. Box  
**MOTION:** To approve the Meeting Summary as submitted.  
**VOTE:** 5-0-1 to Approve

### C APPLICATIONS FOR CONCEPTUAL REVIEW

**3:05 – 3:30** 1. Application: **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 | MIXED USE BUILDING : ZONING RECOMMENDATION, MODIFICATION OD STANDARDS**

#### Notes:

##### Staff Report by Mr. Ferdelman:

- Mr. Ferdelman presented slides of the site location and existing site conditions. He also described the relevant details of the proposal as noted in the Staff Report. The site is within the Dodge Park sub-district.
  - 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. The proposal will require the following modifications to the East Franklinton Development Standards:
    - Limit ground floor uses to art studio and/or sales; and residential.
    - 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.
    - 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.
  - The Review Board will need to vote on the requested zoning variance; to allow a restaurant use at this location, a use not permitted in the Dodge Park Sub-District and vote/or not vote on the parking standard..

#### Discussion:

- Applicants present – David Hodge (Underhill & Hodge, LLC), Jonathan Barnes (Jonathan Barnes Architecture and Design) and, Shawn Kichline (OXIDE Development)
- Mr. Hodge reviewed the Zoning Variance request for a neighborhood based restaurant on the ground floor of the proposal.
- Mr. Barnes reviewed the modifications to the ground floor residential units and site plan.

- Dr. Box requested clarification of staff’s disapproval stance.
- Mr. Ferdelman replied that the Plan and Code specifically established Dodge Park as a residential zone within the East Franklinton District; restaurants were established a uses that were not permitted in the sub-district.
- Mr. Tent asked for a review of the notes from the March Meeting.
- Mr. Ferdelman reread the ideas from the members concerning limited times for the restaurant use, parking strategies and need for an agreement for offsite parking.
- Mr. Fergus commented that the Review Board was generally in favor of the restaurant use but still were caught on the parking strategy.
- Mr. Kichline reviewed the thought process regarding the parking.
- Dr. Box stated that the parking for the residents have to be made as demanded; the parking agreement should already be worked out.
- Mr. Hodge asked how many spaces should be secured.
- The Applicant, Board and Staff discussed the code required amount of parking.
- Mr. Ferdelman replied that 26 spaces were required based on the code:

548 W STATE ST		Rate	Area / Unit	Code Req'd	EFD Reduction	Total
Restaurant	1 space / 75sf	0.013	1,140	15	25%	11
Residential	1.5 spaces / Unit	1.500	13	20	25%	15
<b>REQUIRED PARKING (C.C 3312.49 Table 2 &amp; C.C. 3323.21(E))</b>						<b>26</b>

- Mr. Barnes stated that the parking should be warranted as requested by the tenant.
- Mr. Overly replied that it should be no more than one space per unit.
- Mr. Szymanski commented that it should be less than one per unit from my experience.
- Mr. Hodge replied that seven spaces seems appropriate.
- Mr. Szymanski stated that the spaces have to be available prior to the request from tenants.
- The Board and Applicant discussed the timing of parking availability.
- Mr. Overly commented that the project is a smart strategy for a small site.
- Mr. Kichline stated that café will operate all day; not late into the night.
- Mr. Fergus call for a vote on the variance and development standards.
- Mr. Szymanski requested a limit on the size of the restaurant use; the whole ground floor could easily be converted to the restaurant use.
- The Board discussed the time constraints of the restaurant use.
- The Board discussed the allowable distance for the parking.

**CV RECOMMENDATION:**

**MOTION BY: Mr. Fergus / Dr. Box**

**To support the requested (restaurant) use variance on the condition:**

**MOTION:**

- 1. That the restaurant use shall limit its hours to close by 10pm Sunday through Thursday and Midnight on Friday and Saturday.**
- 2. That the maximum size of the restaurant use shall be 1500 square feet.**

**VOTE:**

**6-0 to Support**

**MODIFICATION OF STANDARDS**

**MOTION BY: Mr. Fergus / Mr. Smith**

**To modify the parking standard at 548 West State Street:**

**MOTION:**

- 1. To reduce the required parking onsite from 26 to 0.**
- 2. To require a signed parking agreement for a minimum of 7 parking spaces be presented to the City of Columbus prior to the issuance of a building permit; that the 7 parking spaces be offered to the residents upon request at market rate, or as otherwise negotiated; that the parking is to be made available within the East Franklinton District.**

**VOTE:**

**6-0 to Approve**

3:30 – 4:15 2. Application: **EF\_18-04-001**

Address: **448-454 W TOWN ST**  
 Property  
 Owner: **HARPER ENTERPRISES INC.**  
 Applicant: **MARK OURS | MODE ARCHITECTS**  
 To be **NEW CONSTRUCTION | BEER GARDEN:**  
 reviewed: **MODIFICATION OF STANDARDS**

**Notes:**

**Staff Report by Mr. Ferdelman:**

- Mr. Ferdelman presented slides of the site location and existing site conditions. He also described the relevant details of the proposal as noted in the Staff Report. The site is within the Arts & Innovation sub-district.
  - Staff is generally supportive of the temporary use but request additional information regarding a parking strategy.
  - The proposal requires a standards modification to parking; to reduce parking from 34 to 0.

**Discussion:**

- Applicants present – Mark Ours (Mode Architects, LLC), Adam Brenner (Land Grant Brewery)
- Mr. Brenner reviewed how the space has been used as a ‘festival’ space and the change to a ‘beer garden’ just formalizes the existing pattern of use; it allows the use of the area without the burden of going through liquor control, equipment rental and the like each time an event is scheduled.
- Mr. Ours clarified that Land Grant (LG) is in process of buying the LG building; the beer garden is leased from Harper Enterprises on a temporary basis with an exit clause.
- Mr. Fergus questioned whether the Review Board could limit the timeframe of the lease.
- Mr. Ferdelman stated that the Review Board could place a limit with an allowance to review the use at a later date.
- Mr. Overly suggested relocating the porta-johns to the vacant parcel to the west.
- Mr. Ours replied that that area would be out the containment area for liquor control.
- The Review Board and Applicant discussed the parking requirements for the use.
- Mr. Ferdelman shared the calculations for beer garden parking with the Board; the Brewery has a parking deficit of 21 spaces for its current operation; the Lance Robbins/400 West Rich properties are under parked and more formal strategy is being reviewed for the properties.

<b>448-454 W TOWN ST</b>		Rate	Area / Unit	Code Req'd	EFD Reduction	Total
Restaurant Patio	1 space / 150sf	0.007	6,800	45	25%	34
<b>REQUIRED PARKING (C.C 3312.49 Table 2 &amp; C.C. 3323.21(E))</b>						<b>34</b>

- Mr. Overly questioned whether lighting will be considered in the proposal.
- Mr. Ours commented that the logistics of providing power might be problematic.

**BEER GARDEN**

**MOTION BY: Mr. Fergus / Mr. Smith**

**To approve the beer garden as proposed at 448-454 West Town Street with the following conditions:**

- 1. To reduce the required parking onsite for 448-454 West Town Street from 34 to 0.**
- 2. To reduce parking at 424 West Town Street by 2 spaces when beer garden is operational; thus reducing the onsite parking from 17 to 15.**
- 3. To approval of the beer garden be limited to three years with the option to reapply to the EFRB for an extension.**
- 4. That the surface within the beer garden shall be crushed gravel.**
- 5. That landscape and lighting shall be reviewed at a later date by the Review Board.**

**VOTE: 6-0 to Approve**

**D**      **NEXT MEETING**

Tuesday – May 15, 2018 at 111 North Front Street, Room 203 at 3:00 pm