

DEPARTMENT of COMMUNITY DEVELOPMENT

Division of Planning
240 Columbus Ave
Sandusky, Ohio 44870
419.627.5973
www.cityofsandusky.com

To: Eric Wobser, City Manager

From: Arin Blair, Chief Planner

Date: November 19, 2021

Subject: December 13, 2021 Agenda Item –Application for an amendment to the zoning map for parcel 57-68035.000 (1012 Columbus Avenue).

Item for Consideration: Application for an amendment to the zoning map for parcel 57-68035.000 from “R2F” – Two Family Residential to “RMF” – Residential Multi-Family.

Purpose: The Bicentennial Vision/ Comprehensive Plan outlines the citywide development for the next ten (10) years. In general, zoning amendments should align with the proposed land uses stated in a Comprehensive Plan. Therefore, the Comprehensive Plan is utilized by staff as one factor when evaluating proposed amendments.

Background Information: Kagland LLC, has applied for a rezoning of property from “R2F” – Two Family Residential to “RMF” – Residential Multi-Family. The subject property is adjacent to “LB” – Local Business to the north and west and “R2F” – Two Family Residential to the east and south. The applicant is proposing the rezoning of this land as they look to renovate the building into a three unit dwelling. Two Family Residential only allows up to 2 units per parcel. The building on this property is an old church building that is not being utilized.

At their regularly scheduled meeting, held on October 27, 2021, Planning Commission recommended approval of the rezoning.

Correlation to the Comprehensive Plan: According to the City’s Bicentennial Vision Comprehensive Plan, this neighborhood had several strong recommendations that could be addressed by this rezoning. The Bicentennial Comprehensive Plan outlines a number of priorities for the neighborhood. Some of the priorities related to this site are:

- 1) Repurpose Vacant Buildings: Target redevelopment efforts toward repurposing vacant buildings, including the upper floors of buildings that are only occupied on the first floor, to create mixed-use office, residential, retail and hospitality opportunities within the city, particularly downtown.
- 2) Support the development and rehabilitation of a variety of housing types that meet the needs of current and future residents including: rehabilitated homes, townhomes, new in-fill single family housing, upper floor condos and lofts, affordable housing, senior housing, permanent supportive housing, assisted living, and short-term transient rental.

Following the loss of a religious institution such as Firelands Grace Church, the proposed reuse of the property offers great opportunity to provide more housing options in this neighborhood of Sandusky. The applicant is proposing to rezone the property so that 3,500 sq. ft. can be used for long-term leases. The walkability to downtown and to Firelands Regional Medical Center makes the sight easily connected and desirable. The rezoning to "RMF" Residential Multi-Family is the minimum zoning change to permit the applicants proposed project. In staff's opinion, the RMF zoning will create a logical transition between the adjacent Local Business and Two Family Residential zoned properties on either side.

Budgetary Impact: The proposed redevelopment is expected to result in increased property and income revenue for the city.

Action Requested: It is requested that City Commission approve the proposed amendment to the zoning map, rezoning parcel 57-68035.000 from Two Family Residential to Residential Multi-Family. It is requested that this ordinance take effect under Section 13 of the City Charter.

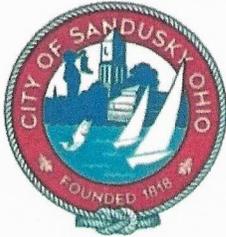
Arin Blair
Chief Planner

I concur with this recommendation:

Eric Wobser
City Manager

Jonathan Holody
Community Development Director

cc: Cathy Myers, Clerk of City Commission
Michelle Reeder, Finance Director
Brendan Heil, Law Director



PLANNING COMMISSION

Application for Zoning Map Amendment

Department of Planning
240 Columbus Ave
Sandusky, Ohio 44870
419.627.5891
www.cityofsandusky.com

APPLICANT/AGENT INFORMATION:

Property Owner Name: Kagland L.L.C.
Property Owner Address: ~~2007~~ Cedar Point Road
Sandusky OH 44870
Property Owner Telephone: (419) 366-3222
Email: Bkasper@Hondak.com
Authorized Agent Name: Bryan Kasper
Authorized Agent Address: ~~2007~~ Cedar Point Road
Sandusky OH 44870
Authorized Agent Telephone: (419) 366-3222
Email: Bkasper@Hondak.com

LOCATION AND DESCRIPTION OF PROPERTY:

Municipal Street Address: 1012 Columbus Ave
Legal Description of Property (check property deed for description):

Parcel Number: 57-68035-~~240~~ Zoning District: R2F

DETAILED SITE INFORMATION:

Land Area of Property: 0.1991 acres (sq. ft. or acres)

Total Building Coverage (of each existing building on property):

Building #1: 3503 (in sq. ft.)

Building #2: _____

Building #3: _____

Additional: _____

Total Building Coverage (as % of lot area): 48%

Gross Floor Area of Building(s) on Property (separate out the square footage of different uses – for example, 800 sq. ft. is retail space and 500 sq. ft. is storage space:

1012 is currently R2F
and I would request it be RMF

Proposed Building Height (for any new construction): N/A

Number of Dwelling Units (if applicable): 3

Number of Off-Street Parking Spaces Provided: 6

Parking Area Coverage (including driveways): 3672 (in sq. ft.)

Landscaped Area: 500 (in sq. ft.)

Requested Zoning District Classification: RMF

APPLICATION AUTHORIZATION:

If this application is signed by an agent, authorization in writing from the legal owner is required. Where owner is a corporation, the signature of authorization should be by an officer of the corporation under corporate seal.

Bryan Kaspar
Signature of Owner or Agent

9/20/21
Date

PERMISSION TO ACT AS AUTHORIZED AGENT:

As owner of 1412 Columbus Ave. (municipal street address of property), I hereby authorize _____ to act on my behalf during the Planning Commission approval process.

Bryan Kaspar
Signature of Property Owner

9/20/21
Date

REQUIRED SUBMITTALS:

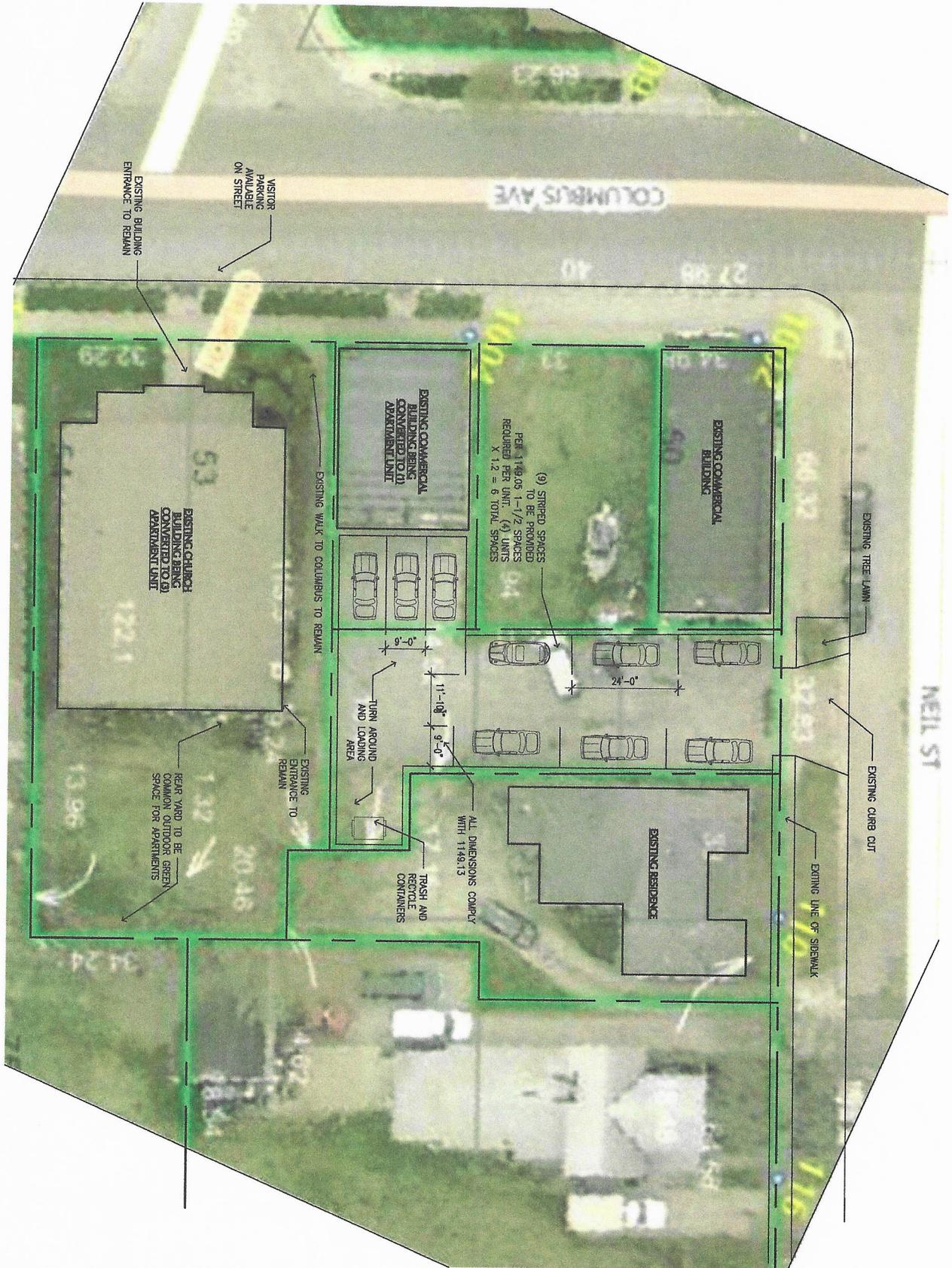
- 15 copies of a site plan/off-street parking plan for property
- 1 copy of the deed or legal description for property
- \$300.00 application fee

STAFF USE ONLY:

Date Application Accepted: _____ Permit Number: _____

Date of Planning Commission Meeting: _____

Planning Commission File Number: _____



PAYTOArchitects

HUNDOK
 COMMERCIAL CONVERSION TO APARTMENTS
 1012 COLUMBUS AVE
 SANDUSKY, OH 44870

PROJ. NO. 2021-27
 DATE 09.20.21

SP101

CITY OF SANDUSKY, OHIO
DEPARTMENT OF COMMUNITY DEVELOPMENT
PLANNING DIVISION

PLANNING COMMISSION REPORT

APPLICATION FOR A MAP AMENDMENT TO THE
ZONING MAP FOR 1012 COLUMBUS AVE.
(PARCELS 57-68035.000)

Reference Number: PRZ21-0004

Date of Report: October 13, 2021

Report Author: Alec Ochs, Assistant Planner



City of Sandusky, Ohio Planning Commission Report

BACKGROUND INFORMATION

Kagland LLC, - Brian Kasper, has applied for a rezoning of property from “R2F” – Two Family Residential to “RMF” – Residential multi-family. The following information is relevant to this application:

Applicant / Owner: Kagland LLC, - Brian Kasper
2007 Cedar Point Rd.
Sandusky, OH 44870

Site Location: 1012 Columbus Ave.

Current Zoning: “R2F” Public Facilities

Surrounding Zoning: North- “LB” Local Business / Use: Residential
East- “R2F” Two Family Residential / Use: Residential
South- “R2F” Two Family Residential: Church
West- “LB” Local Business / Use: Residential

Existing Use: Vacant / Church

Proposed Zoning: “RMF” Residential Multi-Family

Applicable Plans & Regulations: City of Sandusky Bicentennial Comprehensive Plan
City of Sandusky Planning and Zoning Code Chapters:
1129 Residential Districts

SITE DESCRIPTION

The subject property is currently located within a “R2F” Two Family Residential District. The subject property is adjacent to “LB” Local Business zoned parcels on the north / west, and “R2F” Public Facilities located to the south / east.

Subject Parcels Outlined in Red:



<p>Zone Map Setbacks</p> <p>○</p> <p>PUD - Planned Unit Development</p> <p>▱</p> <p>Parcels</p> <p>▱</p> <p>TRO - Transient Rental Overlay</p> <p>▱</p>	<p>Zoning</p> <p>AG - Agriculture</p> <p>CA - Commercial Amusement</p> <p>CR - Commercial Recreation</p> <p>CS - Commercial Service</p> <p>DBD - Downtown Business</p> <p>GB - General Business</p> <p>GM - General MAnufacturing</p> <p>LB - Local Business</p> <p>LM - Local Manufacturing</p> <p>P - Auto Parking</p>	<p>PF - Public Facilities</p> <p>R1-40 - Single Family Residential</p> <p>R1-50 - Single Family Residential</p> <p>R1-60 - Single Family Residential</p> <p>R1-75 - Single Family Residential</p> <p>R2F - Two-Family Residential</p> <p>RB - Roadside Business</p> <p>RMF - Multi-Family Residential</p> <p>RRB - Residential/Business</p> <p>RS - Residential Suburban</p>
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Photo of site



PLANNING DEPARTMENT COMMENTS

This parcel is mostly adjacent to parcels zoned R2F to the east & south, and Local Business to the north & west. The applicant is proposing the rezoning of this land as they look to expand the building into a three dwelling unit. R2F only allows up to 2 units per parcel. It is an old church building that is not being utilized.

According to the City's Bicentennial Vision Comprehensive Plan, this neighborhood had several strong recommendations that could be addressed by this rezoning.

The Bicentennial Comprehensive Plan outlines a number of priorities for the neighborhood. Some of the priorities related to this site are:

- 1) Repurpose Vacant Buildings: Target redevelopment efforts toward repurposing vacant buildings, including the upper floors of buildings that are only occupied on the first floor, to create mixed-use office, residential, retail and hospitality opportunities within the city, particularly downtown

- 2) Support the development and rehabilitation of a variety of housing types that meet the needs of current and future residents including: rehabilitated homes, townhomes, new in-fill single family housing, upper floor condos and lofts, affordable housing, senior housing, permanent supportive housing, assisted living, and short-term transient rental

Following the loss of a religious institution such as Firelands Grace Church, the proposed reuse of the property offers great opportunity to provide more housing options in this neighborhood of Sandusky. The applicant is proposing to rezone the property so that 3,500 sq. ft. can be used for long-term leases. The walkability to downtown and to Firelands Regional Medical Center makes the site easily connected and desirable.

As of 2019, there had been 6,800 religious buildings sold in the United States over the previous five years.* This trend, is playing out at the local level with various religious buildings being up for sale recently, or currently.

Staff examined the City's Bicentennial Vision Comprehensive Plan as it relates to this area and we believe that this rezoning could offer great potential towards developing human capital, connectivity, and help shape Sandusky as a livable city.

The rezoning to "RMF" Residential Multi-Family is the minimum zoning change to permit the applicants proposed project. In staff's opinion, the RMF zoning will create a logical transition between the adjacent LB and R2F zoned properties on either side.

Chapter 1113 Amendments, of the Zoning Code states that the Zoning Map may be amended periodically in order to keep it abreast of new zoning techniques, as well as when the following general conditions arise:

- (1) Whenever a general hardship prevails throughout a given district;
- (2) Whenever a change occurs in land use, transportation, or other sociological trends, either within or surrounding the community; and
- (3) Whenever extensive developments are proposed that do not comply but would be in the public interest.

Understanding the goals set for this area by the city's Comprehensive Plan and the reasons previously stated in this report staff believes the rezoning could satisfy the above conditions.

ENGINEERING STAFF COMMENTS

The City Engineer has reviewed the proposed zoning amendment and we have not received objections at the time of writing the report.

BUILDING STAFF COMMENTS

The City Building Official has reviewed the proposed zone map amendment and has no objections to the proposed rezoning.

POLICE DEPARTMENT COMMENTS

The City Police Chief has reviewed the proposed zone map amendment.

FIRE DEPARTMENT COMMENTS

The City Fire Chief has reviewed the proposed zone map amendment and we have not received objects at the time of writing the report.

CONCLUSION/RECOMMENDATION

In conclusion, staff recommends the approval of the proposed amendment to the Zoning Map for 1012 Columbus Ave. (Parcels 57-68035.000)



COMMUNITY DEVELOPMENT DEPARTMENT

Division of Planning
240 Columbus Ave
Sandusky, Ohio 44870
419.627.5891

November 1, 2021

At the October 27, 2021 Planning Commission meeting, the Planning Commission recommended approval to the City Commission for the proposed amendment to the zoning map for 1012 Columbus Avenue (parcel 57-02118.000). The application is to rezone the site from "R2F" Two-Family Residential to "RMF" Multi-Family Residential.

A handwritten signature in blue ink, appearing to read "DM", is written over a horizontal line.

Dennis Murray
Planning Commission Chairman

ORDINANCE NO. 21-192

AN ORDINANCE AMENDING THE OFFICIAL ZONE MAP OF THE CITY OF SANDUSKY TO REZONE PARCEL NO. 57-68035.000 LOCATED AT 1012 COLUMBUS AVENUE FROM "R2F" TWO-FAMILY RESIDENTIAL DISTRICT TO "RMF" MULTI-FAMILY RESIDENTIAL DISTRICT; AND DECLARING THAT THIS ORDINANCE SHALL TAKE EFFECT UNDER SUSPENSION OF THE RULES AS CONTAINED IN AND IN ACCORDANCE WITH SECTION 13 OF THE CITY CHARTER.

WHEREAS, a request is being made on behalf of Kagland, LLC for an amendment to the Zone Map No. 96-01 as codified in Section 1121.03 of the Codified Ordinances of the City for Parcel No. 57-68035.000, located at 1012 Columbus Avenue from "R2F" Two-Family Residential District to "RMF" Multi-Family Residential District and as more fully described in Exhibit "A" which is attached to this Ordinance and specifically incorporated as if fully rewritten herein; and

WHEREAS, Bryan Kasper, on behalf of Kagland, LLC, has applied for a zoning amendment to allow for a three (3) dwelling unit on property containing an old church, which is currently zoned for up to two (2) units, in order to renovate for long term leasing; and

WHEREAS, this request was heard by the Planning Commission at their October 27, 2021, meeting resulting in the Planning Commission's recommendation to **approve** the requested Zone Map Amendment for Parcel No. 57-68035.000 located at 1012 Columbus Avenue; and

WHEREAS, a public hearing on the applicant's request was held by this City Commission at their December 13, 2021, regularly scheduled meeting; and

WHEREAS, this Ordinance should be passed under suspension of the rules in accordance with Section 13 of the City Charter approving the Amendment to the Zone Map 96-01 as Codified in Section 1121.03 of the Codified Ordinances to rezone Parcel No. 57-68035.000, located at 1012 Columbus Avenue from "R2F" Two-Family Residential District to "RMF" Multi-Family Residential District; and

WHEREAS, in that it is deemed necessary in order to provide for the immediate preservation of the public peace, property, health, and safety of the City of Sandusky, Ohio, and its citizens, and to provide for the efficient daily operation of Municipal Departments, including the Department of Community Development, of the City of Sandusky, Ohio and, NOW, THEREFORE,

BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF SANDUSKY, OHIO, THAT:

Section 1. This City Commission approves the requested rezoning and the Zone Map 96-01, as codified in Section 1121.03 of the Codified Ordinances of the City, is hereby amended to effect the rezoning of Parcel No. 57-68035.000, located at 1012 Columbus Avenue from "R2F" Two-Family Residential District to

PAGE 2 - ORDINANCE NO. 21-192

“RMF” Multi-Family Residential District as more fully described in Exhibits “A” and “B” which are attached to this Ordinance and specifically incorporated herein.

Section 2. The City's Chief Planner is directed to make the change on the original Zoning Map on file in the Office of Planning and Zoning.

Section 3. If any section, phrase, sentence, or portion of this Ordinance is for any reason held invalid or unconstitutional by any Court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

Section 4. This City Commission finds and determines that all formal actions of this City Commission concerning and relating to the passage of this Ordinance were taken in an open meeting of this City Commission and that all deliberations of this City Commission and of any of its committees that resulted in those formal actions were in meetings open to the public in compliance with the law.

Section 5. That for the reasons set forth in the preamble hereto, this Ordinance shall take effect under suspension of the rules as contained in and in accordance with Section 13 of the City Charter after its adoption and due authentication by the President and the Clerk of The City Commission.



RICHARD R. BRADY
PRESIDENT OF THE CITY COMMISSION



ATTEST:

CATHLEEN A. MYERS
CLERK OF THE CITY COMMISSION

Passed: December 13, 2021 (effective after 30 days)

EXHIBIT A

Order No.: 600210144

For APN/Parcel ID(s): 57-68035.000, 57-68034.000, 57-68036.000 and 57-00273.000

Situated in the City of Sandusky, County of Erie and State of Ohio:

PARCEL 1: Being Lots Fifty-three (53) and Fifty-four (54) Columbus Avenue in Cooke's Subdivision as recorded in Volume 1 of Plats, Page 36, Erie County Ohio Records.

ALSO Being the west 13.96 feet of the north 34.24 feet of Inlot Number Seventy-five (75) as per plat recorded in Volume 1 of Plats, Page 36, Erie County Ohio Records.

PARCEL 2: Being the west sixty-five and thirty-four hundredths (65.34) feet of Lot Number Fifty-two (52) on Columbus Avenue in Cooke's Subdivision as per plat recorded in Volume 1 of Plats, Page 36, Erie County Ohio Records.

PARCEL 3: Being the east thirty-two and eighty-three one-hundredths (32.83) feet of Lots Nos. Fifty (50) and Fifty-one (51) on Columbus Avenue and the east fifty (50) feet, except the east seventeen (17) feet of Lot Number Fifty-two (52) on Columbus Avenue.

Also the west seventeen one-hundredths (0.17) feet of the north five (5) rods of Lot No. One (1) on Neil Street.

The whole of said premises, Parcel 4, (all in Cooke's Subdivision) is more definitely described as follows: Commencing at a point in the northerly line of Lot No. Fifty (50) Columbus Avenue sixty-six and fifteen one-hundredths (66.15) feet east from the northwest corner of said Lot No. 50 Columbus Avenue; thence southerly parallel with the easterly line of Columbus Avenue, one hundred two and eleven one-hundredths (102.11) feet to the southerly line of Lot No. 52 on Columbus Avenue; thence easterly in said southerly line of Lot No. 52 Columbus Avenue, thirty-three (33) feet; thence northerly parallel with the easterly line of Columbus Avenue, one hundred two and eleven one-hundredths (102.11) feet to the southerly line of Neil Street; thence westerly in the southerly line of Neil Street, thirty-three (33) feet to the place of beginning, be the same more or less, but subject to all legal highways.

PARCEL 4: Known as being Lots Nos. 50 and 51 on Columbus Avenue in Cooke's Subdivision in the City of Sandusky, Erie County Ohio as per plat recorded in Volume 1 of Plats, Page 36, Erie County Ohio Records. EXCEPTING THEREFROM the easterly 32.83 feet thereof as conveyed to Edward A. Brentgartner by deed dated January 30, 1924 and recorded in Volume 21 of Deeds, Page 582, Erie County Ohio Records, and also EXCEPTING from said Lot No. 50, the northerly 27.98 feet of the westerly 66.32 feet thereof as conveyed to August H. Metz by deed dated May 17, 1941 and recorded in Volume 167 of Deeds, Page 568, Erie County Ohio Records.

County Auditor Property Map (subject property outlined in red)



EXHIBIT "B"