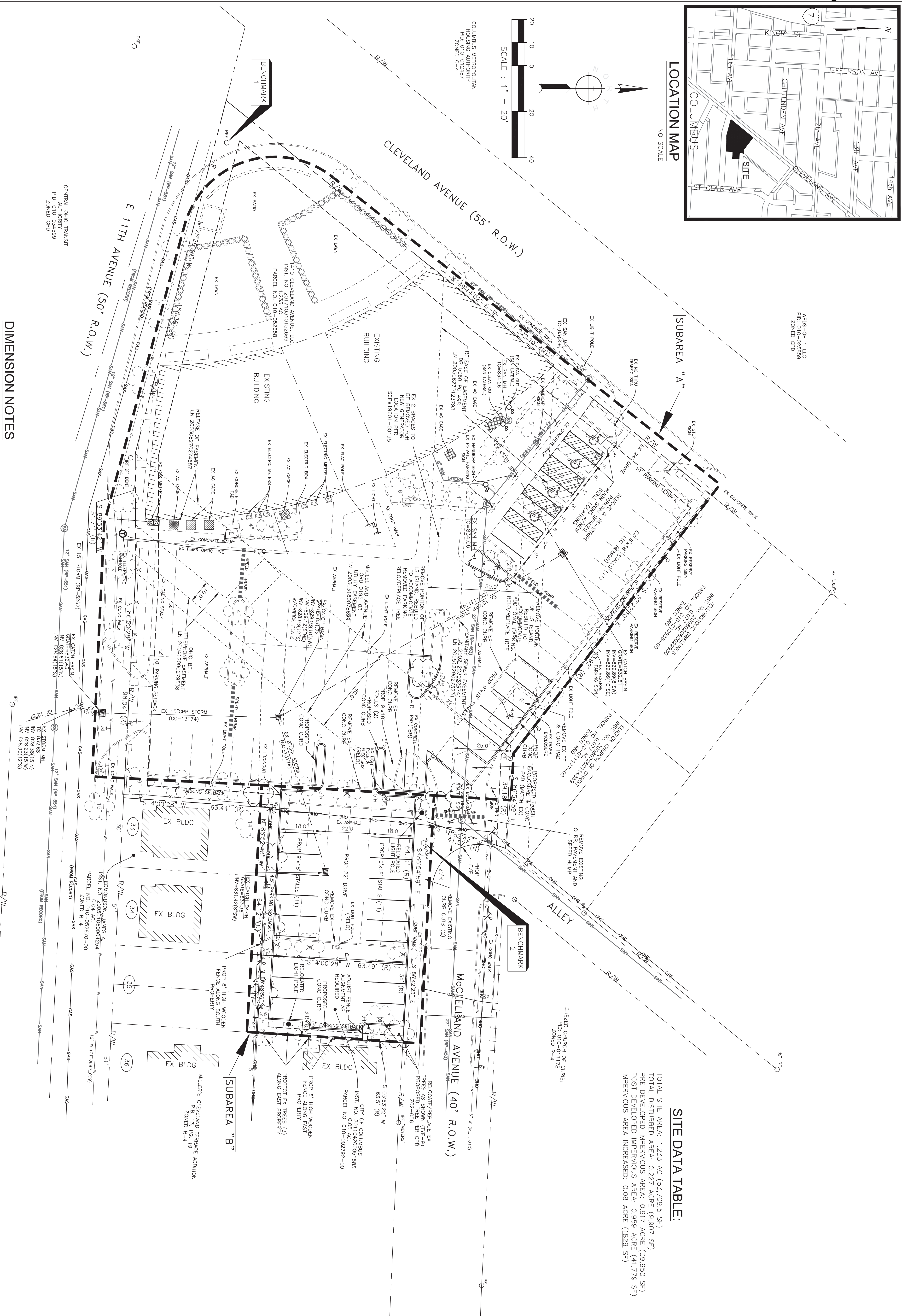
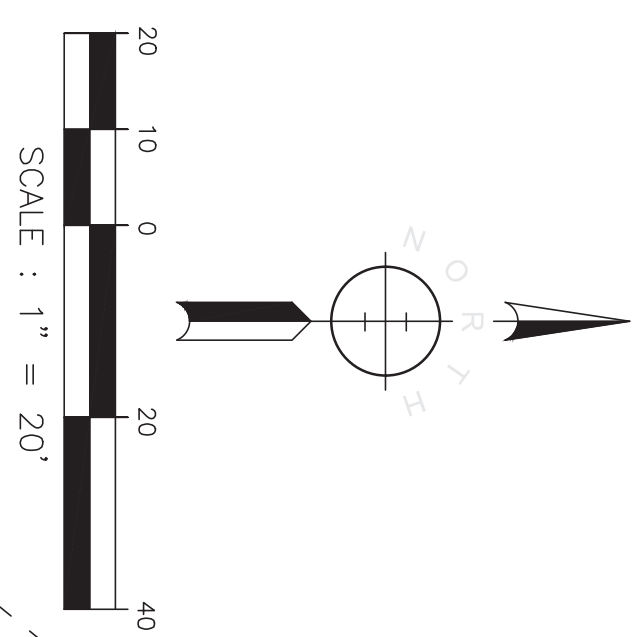


LOCATION MAP
NO SCALE



SITE DATA TABLE:

TOTAL SITE AREA: 1.233 AC (53,709.5 SF)
 TOTAL DISTURBED AREA: 0.227 AC (9,902 SF)
 PRE DEVELOPED IMPERVIOUS AREA: 0.917 AC (39,950 SF)
 POST DEVELOPED IMPERVIOUS AREA: 0.959 AC (41,779 SF)
 IMPERVIOUS AREA INCREASED: 0.08 AC (3,828 SF)

GENERAL INFORMATION

ZONING DISTRICT: "OPD" (Z20-058)

SITE AREA: 1.233 AC.
 CERTIFIED ADDRESS: 1410 CLEVELAND AVENUE, COLUMBUS, OHIO 43211

Tax Parcel ID #010-0526588

Height: 32'

FLOOD DESIGNATION "Z" (AREAS OF MINIMAL FLOODING) PER F.I.R.M. MAP NO 39049C 0208 K, EFFECTIVE JUNE 17, 2008.

PARKING SPACES:
 TOTAL REQUIRED PARKING = 60 SPACES PER OPD, CASE NO 202-066

EXISTING PARKING SPACES PROVIDED: 60 SPACES W/3 H/LC STALLS

TOTAL PARKING SPACES PROVIDED: 21 SPACES W/4 H/LC STALLS

LOADING SPACES:
 TOTAL REQUIRED = 1 SPACES PER OPD, CASE NO 202-066

EXISTING PROVIDED: 1 SPACES

EXISTING BUILDING USE:
 RESTAURANT AND OFFICE

EXISTING BUILDING AREAS:
 FIRST FLOOR: 10,000 SF
 SECOND FLOOR: 11,014 SF

SETRBACKS:
 BUILDING = 0' ALONG CLEVELAND AVE & ELEVENTH AVE
 PARKING = 10' ALONG CLEVELAND AVE & ELEVENTH AVE
 = 6' ALONG THE NORTH & EAST PROPERTY LINES.
 (PROPOSED AS SHOWN ON PLANS)

PARKING LOT LIGHTING SHALL BE IN ACCORDANCE WITH THE CITY OF COLUMBUS ZONING CODE SECTION 3312.21

PARKING LOT LIGHTING SHALL BE IN ACCORDANCE WITH THE CITY OF COLUMBUS ZONING CODE SECTION 3312.21

PARKING SPACE STRIPING SHALL BE IN ACCORDANCE WITH THE CITY OF COLUMBUS ZONING CODE SECTION 3312.39

PARKING SURFACE SHALL BE IN ACCORDANCE WITH THE CITY OF COLUMBUS ZONING CODE SECTION 3312.43

WHEEL STOPS/CURBS SHALL BE IN ACCORDANCE WITH THE CITY OF COLUMBUS ZONING CODE SECTION 3312.45

PARKING LOT SHADE TREES: NO 202-066 AS REQUIRED BY OPD CASE

EXISTING SHADE TREES: 33 PROVIDED

SHADE TREES RELOCATED/REPLACED PER THIS PLAN: 9

DATE OF EXPIRATION: SITE PLAN IS VALID TO 1 YEAR PERIOD FROM DATE OF APPROVAL

ALL PROPOSED SIGN LOCATIONS ARE NOT A PART OF THIS APPLICATION AND REQUIRE A SEPARATE PERMIT.

PLANS PREPARED BY:



Prime A/E Group, Inc
 8415 Pulsar Place, Suite 300
 Columbus, Ohio 43240
 Phone: (614) 839-0250
 www.primeng.com

Shawn Mason, P.E.
 Registered Professional Engineer No. PE-63433
 Date: 11/24/2020

SCP# 20345-350

DATE: JUNE 2020 FILE: 20001

SCALE: 1"=20'
 DRAWN: LHB
 CHECKED: SWM
 C-3

DIMENSION NOTES

1. ALL DIMENSIONS ARE GIVEN TO THE FACE OF CURB.

2. THE FOUNDATION CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS. THE BUILDING DIMENSIONS SHOWN ARE FOR PAVEMENT LOCATIONS ONLY.

SANITARY CONNECTION NOTE:

CONNECTION TO SANITARY SEWER CANNOT BE MADE WITHOUT OBTAINING A PERMIT FROM SEWER PERMIT OFFICE, 910 DUBLIN ROAD, JRD FLOOR, 645-7490.

PRIOR TO CONNECTION TO THE SANITARY SEWER, UNDER THE SECTION OF THE EXISTING LATERAL MAY BE REQUIRED.

EXISTING UTILITY SERVICES:

WATERS:
 UTILIZES AN EXISTING 2" DOMESTIC WATER SERVICE WHICH CONNECTS TO THE EXISTING 12" WATER MAIN (CIP0899_009).

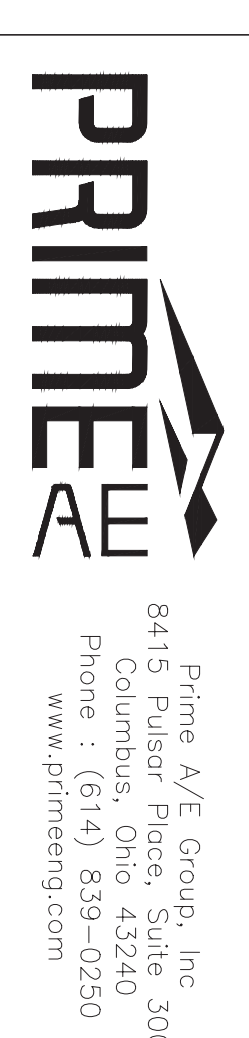
SANITARY SEWER:
 UTILIZES AN EXISTING 6" SANITARY LATERAL (CC-13070) WHICH CONNECTS TO THE EXISTING 27" SEWER MAIN (RP-11936).

STORM SEWER:
 UTILIZES AN EXISTING PARKING LOT STORM SEWER SYSTEM (CC-13172) WHICH CONNECTS TO THE EXISTING 15" STORM SEWER (RP-5262).



OHIO UTILITIES PROTECTION SERVICE
 CALL BEFORE YOU DIG
 800-362-2764 OR 8-1-1
 WWW.OUPS.ORG

ANY INFORMATION OR DATA ON THIS DRAWING IS NOT INTENDED TO BE SUITABLE FOR THIS PROJECT OR FOR ANY USE ON ANY OTHER PROJECT. ANY REVISIONS OR WRITTEN VERIFICATION AND ADAPTATION BY THE ENGINEER, ARCHITECT OR SURVEYOR FOR THE SPECIFIC PURPOSE INTENDED WILL BE THE USER'S RESPONSIBILITY. PERMITS AND MINIMUM STABILITY OR EARTH STRESS TO THE DRAWING, ADVISED BY THE ENGINEER.



Prime A/E Group, Inc
 8415 Pulsar Place, Suite 300
 Columbus, Ohio 43240
 Phone: (614) 839-0250
 www.primeng.com

CITY OF COLUMBUS
 1410 CLEVELAND AVENUE - COLUMBUS, OHIO
 SITE COMPLIANCE PLAN

Z20-067 Final Received 11/24/2020

**STAFF REPORT
DEVELOPMENT COMMISSION
SPECIAL ZONING MEETING
CITY OF COLUMBUS, OHIO
NOVEMBER 12, 2020**

- 4. APPLICATION: Z20-067**
Location: **1410 CLEVELAND AVE. (43211)**, being 1.21 ± acres located at the northeast corner of Cleveland Avenue and East 11th Avenue (010-052658 & 010-002792; South Linden Area Commission).
Existing Zoning: CPD, Commercial Planned Development District, and R-4, Residential District.
Request: CPD, Commercial Planned Development District (H-60).
Proposed Use: Parking lot expansion for existing mixed-commercial building.
Applicant(s): Prime AE Group; c/o Shawn Mason; 8415 Pulsar Place, Suite 300; Columbus, OH 43240.
Property Owner(s): City of Columbus; c/o Andrew Bobay; Department of Finance and Management; 90 West Broad Street; Columbus, OH 43215.
Planner: Shannon Pine; 614-645-2208; spine@columbus.gov

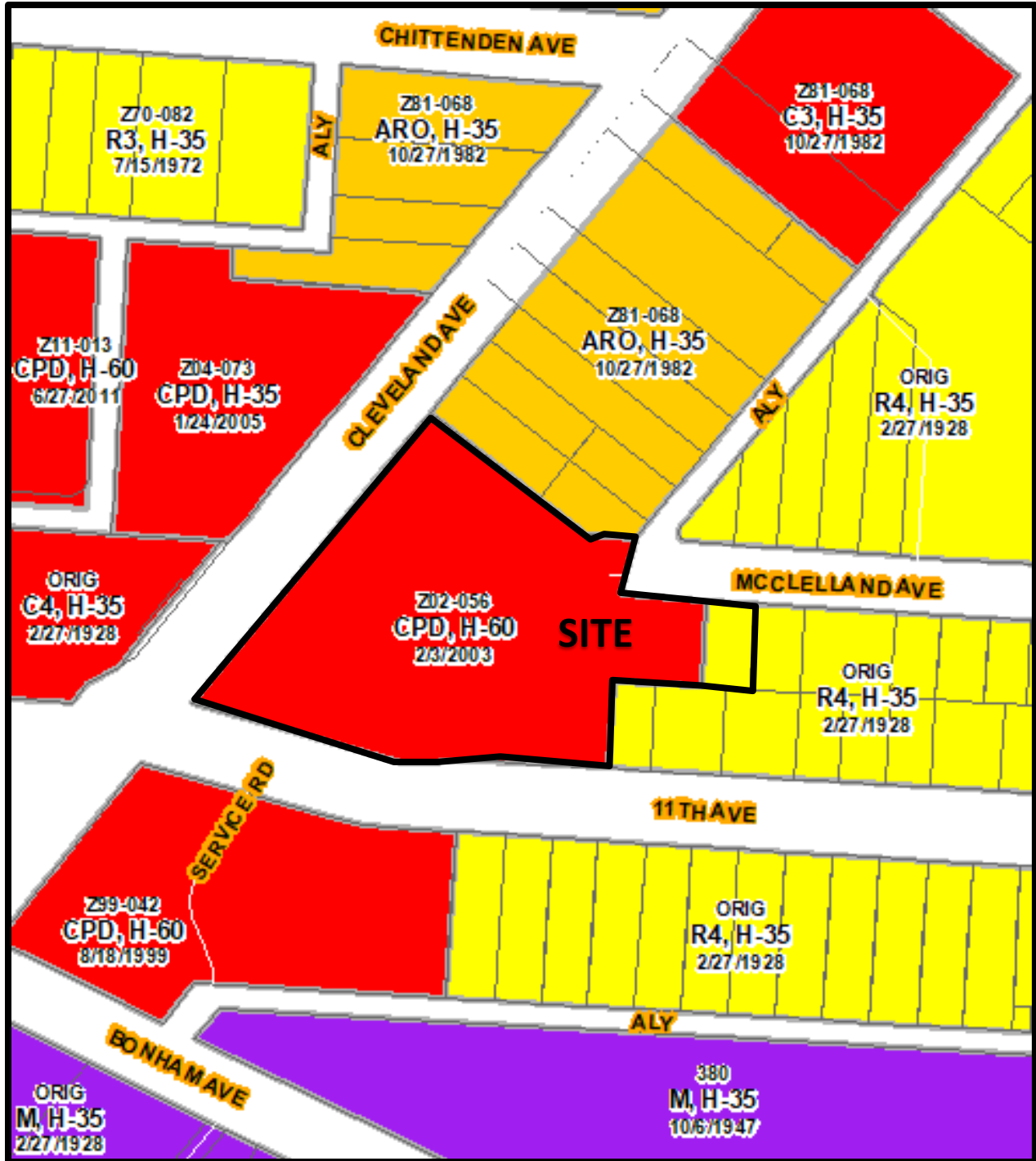
BACKGROUND:

- The 1.21 ± acre site consists of one parcel developed with a mixed-commercial building in the CPD, Commercial Planned Development District, and an undeveloped parcel in the R-4, Residential District. The requested CPD, Commercial Planned Development District will permit a six-space expansion of the parking lot. The existing CPD district is included in order to remove screening requirements that are along the eastern boundary of the existing parking lot where the expansion is to occur.
- North and east of the site are dwellings in the AR-O, Apartment Office and R-4, Residential districts. To the south across East 11th Avenue is an office building in the CPD, Commercial Planned Development District. To the west across Cleveland Avenue are an office building in the C-4, Commercial District, and a retail building in the CPD, Commercial Planned Development District.
- The site is located within the planning boundaries of the *South Linden Land Use Plan* (2018), which recommends “Mixed Use 2” for most of the site, and “Medium Density Residential” for the R-4 district portion. The Plan includes adoption of *Columbus Citywide Planning Policies* (C2P2) Design Guidelines (2018). Deviation from the land use recommendation is supported for the parking lot expansion because sufficient landscaping and screening have been incorporated into the CPD Plan.
- The site is located within the boundaries of the South Linden Area Commission, whose recommendation is pending their next full commission meeting. The Zoning Committee is recommending approval, but the full commission had to postpone the meeting where this application was to be considered.
- The CPD district is comprised of two subareas with Subarea A comprising the existing CPD district, and Subarea B only being for the expanded parking lot. The CPD text address setbacks, building height, traffic access and circulation, screening, and graphics controls, and commits to developing the site in accordance with the submitted site plan.

- The *Columbus Multimodal Thoroughfare Plan* identifies Cleveland Avenue as an Urban Commuter Corridor requiring a minimum of 100 feet of right-of-way.

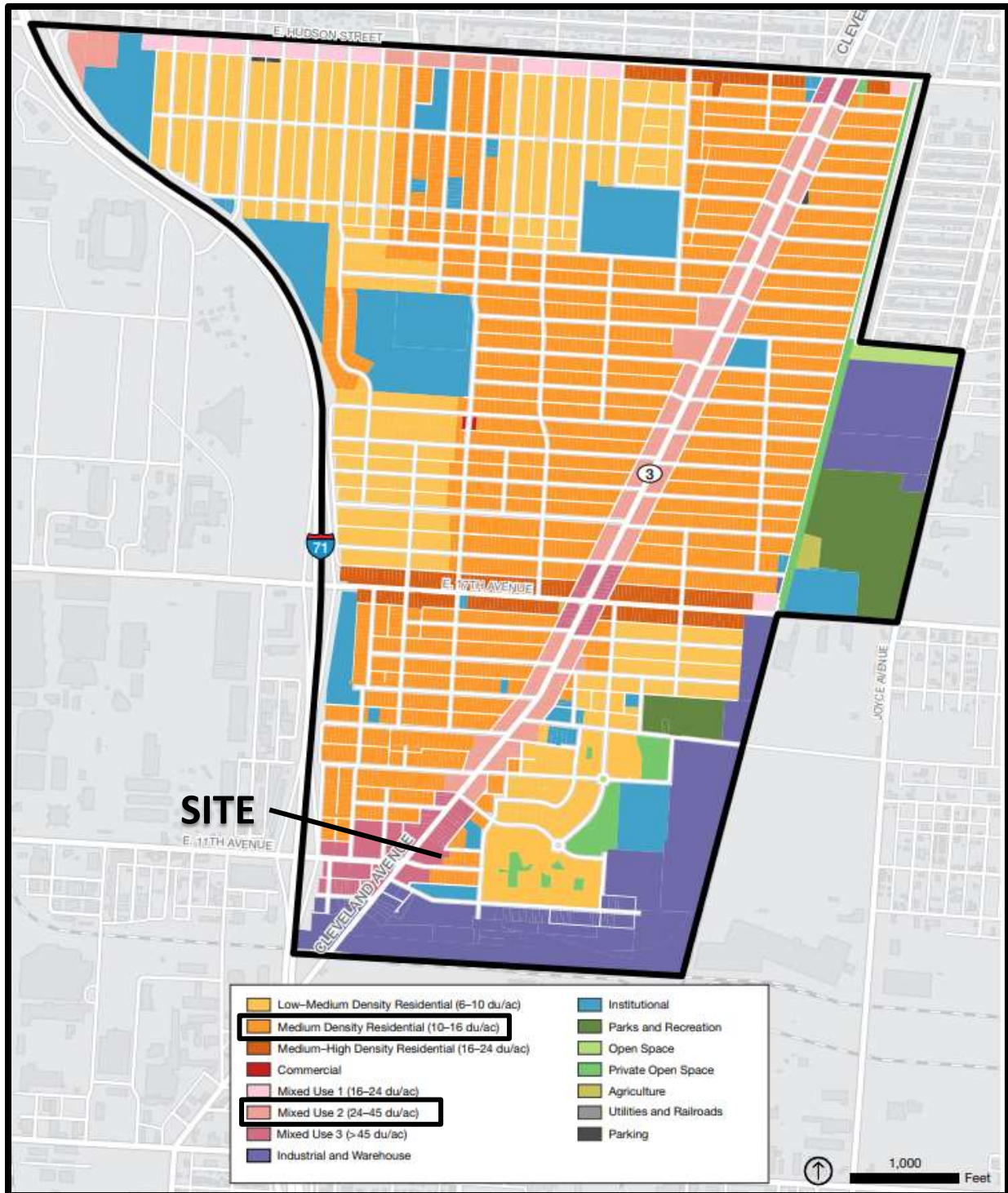
CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested CPD, Commercial Planned Development District will permit a parking lot expansion for an existing mixed-commercial building. The request remains consistent with the *South Linden Land Use Plan* recommendation for "Mixed Use 2," with deviation from the Plan supported for the parking lot expansion based on the landscaping and screening that have been incorporated into the CPD Plan which is consistent with C2P2 design Guidelines.



Z20-067
1410 Cleveland Ave.
Approximately 1.28 acres
CPD, R-4 to CPD

South Linden Land Use Plan (2018)



1410 Cleveland Ave.
Approximately 1.28 acres
CPD, R-4 to CPD



Z20-067
1410 Cleveland Ave.
Approximately 1.28 acres
CPD, R-4 to CPD

Rezoning Application

111 North Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • www.columbus.gov • zoninginfo@columbus.gov

PROJECT DISCLOSURE STATEMENT

All parties having a 5% or more interest in the project that is the subject of this application should be listed.
THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

APPLICATION #: Z20-067

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Shane Morris
of (COMPLETE ADDRESS) 8415 Pulsar Place, Suite 300, Columbus, OH 43240
deposes and states that (he/she) is the APPLICANT, AGENT or DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application in the following format:

Name of business or individual (include contact name and number)
Business or individual's address; City, State Zip Code
Number of Columbus based employees
(Limited to 3 lines per box)

<p>1. Cay A -AO [{ à • A^] dA -AO a & AB^ a æ ^ { ^ } c JO Y EO: [aA dAU [[{ A G Columbus, OH 432F1</p>	<p>2.</p>
<p>3.</p>	<p>4.</p>

Check here if listing additional parties on a separate page.

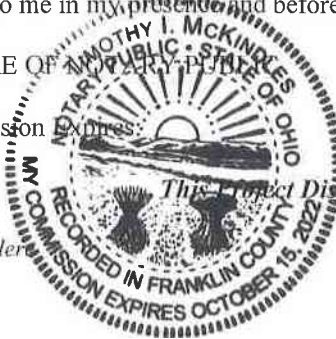
SIGNATURE OF AFFIANT

Shane

Subscribed to me in my presence and before me this 18th day of August, in the year 2020

SIGNATURE OF Timothy I. McKinnley

My Commission expires 10-15-2022



Notary Seal Here

This Project Disclosure Statement expires six months after date of notarization.

PLEASE NOTE: Incomplete information will result in the rejection of this submittal.
Applications must be submitted by appointment. Call 614-645-4522 to schedule.
Please make all checks payable to the Columbus City Treasurer