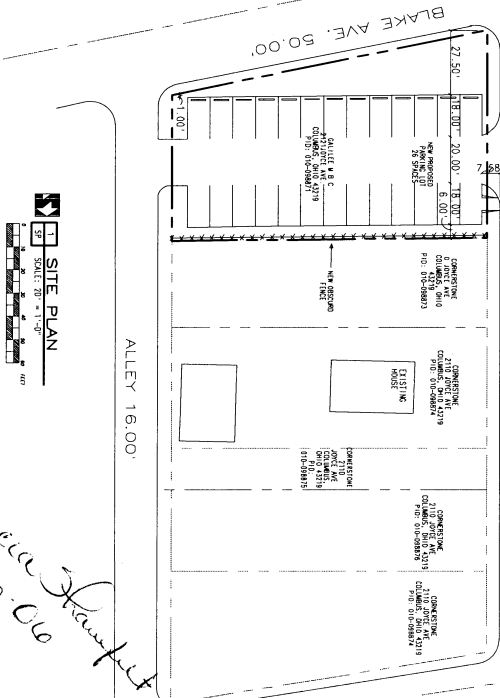


Site/Parking Analysis

| | |
|-------------------------------------|-----------------|
| Existing Building: None | 3,483 SF |
| New Addition: None | 3,483 SF |
| Total Building | 6,966 SF |
| Existing Height: 0.188 F | |
| Proposed Height: 0.288 F | |
| Existing Area: 0.000 AC | |
| Proposed Area: 0.000 AC | |
| Total Area | 0.000 AC |
| Zone: City of Columbus | |
| Code: City of Columbus | |
| Effective Date: Aug. 2, 1995 | |

| | |
|--------------------|------------------|
| Permitted Parking: | 30 Spaces |
| Required Parking: | 1 Space |
| Total | 31 Spaces |

Use of Other Parking: 0 Spaces



Office Stamp
0-26-06

SP
SITE PLAN
SCALE: 1/8" = 1'-0"

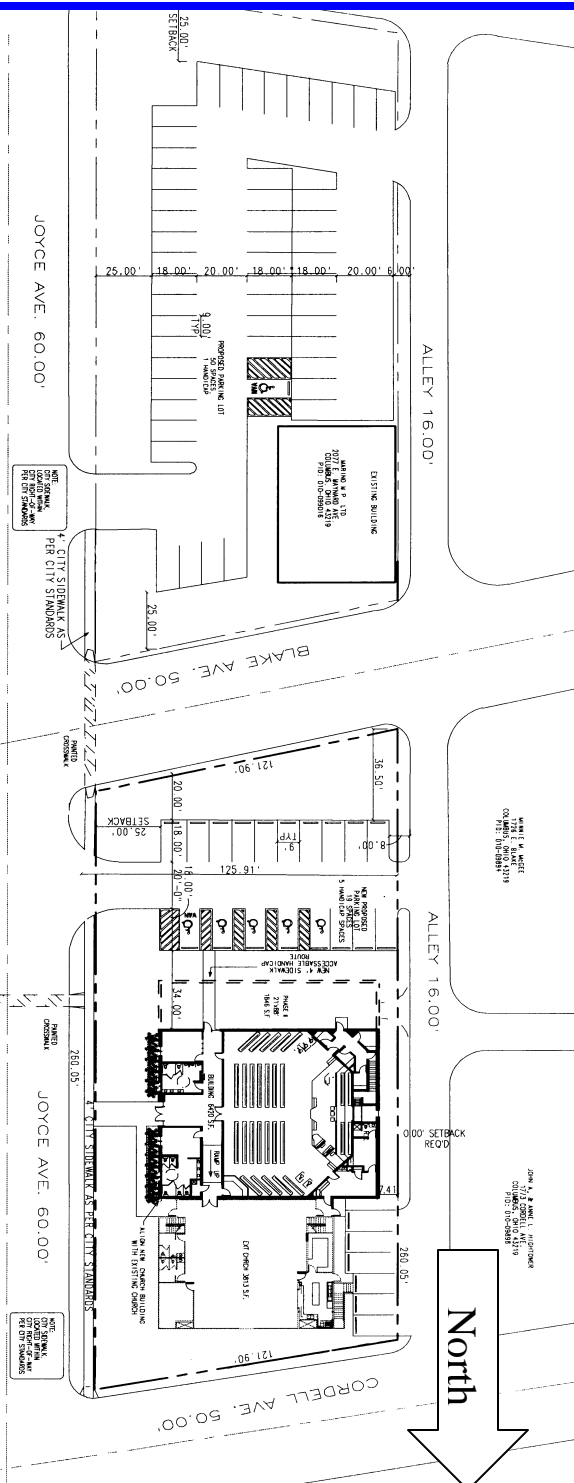
DATE: 08/26/06
DRAWN BY: [Name]
CHECKED BY: [Name]
APPROVED BY: [Name]

THIS DRAWING IS THE PROPERTY OF DESIGN GROUP, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF DESIGN GROUP, INC.

ADDITION TO FACILITIES FOR:
Galilee Missionary Baptist Church
2121 Joyce Ave. Columbus, Ohio

DESIGN GROUP
OH Design Group, Incorporated
1875 Gateway Center, Columbus, Ohio 43260
Tel: (614) 841-0444 Fax: (614) 871-4455
OH: 614-841-0444 TN: 615-871-4455
OH: 614-841-0444 TN: 615-871-4455

North



**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
OCTOBER 12, 2006**

1. **APPLICATION:** **Z06-063**
Location: **2121 JOYCE AVENUE (43219)**, being 0.925± acres located at the northwest and northeast corners of Joyce and Blake Avenues (010-098977; North Central Area Commission).
Existing Zoning: R-2, Residential District.
Request: CPD, Commercial Planned Development District.
Proposed Use: Allow parking and reduced setbacks.
Applicant(s): Galilee Missionary Baptist Church; c/o Marcia Shanefelt, Agent; Master Church Builders, LLC; 1667 Gateway Circle; Grove City, OH 43123.
Property Owner(s): Galilee Missionary Baptist Church; 2121 Joyce Avenue; Columbus, OH 43219.
Planner: Lisa Russell, 645-0716, lrussell@columbus.gov

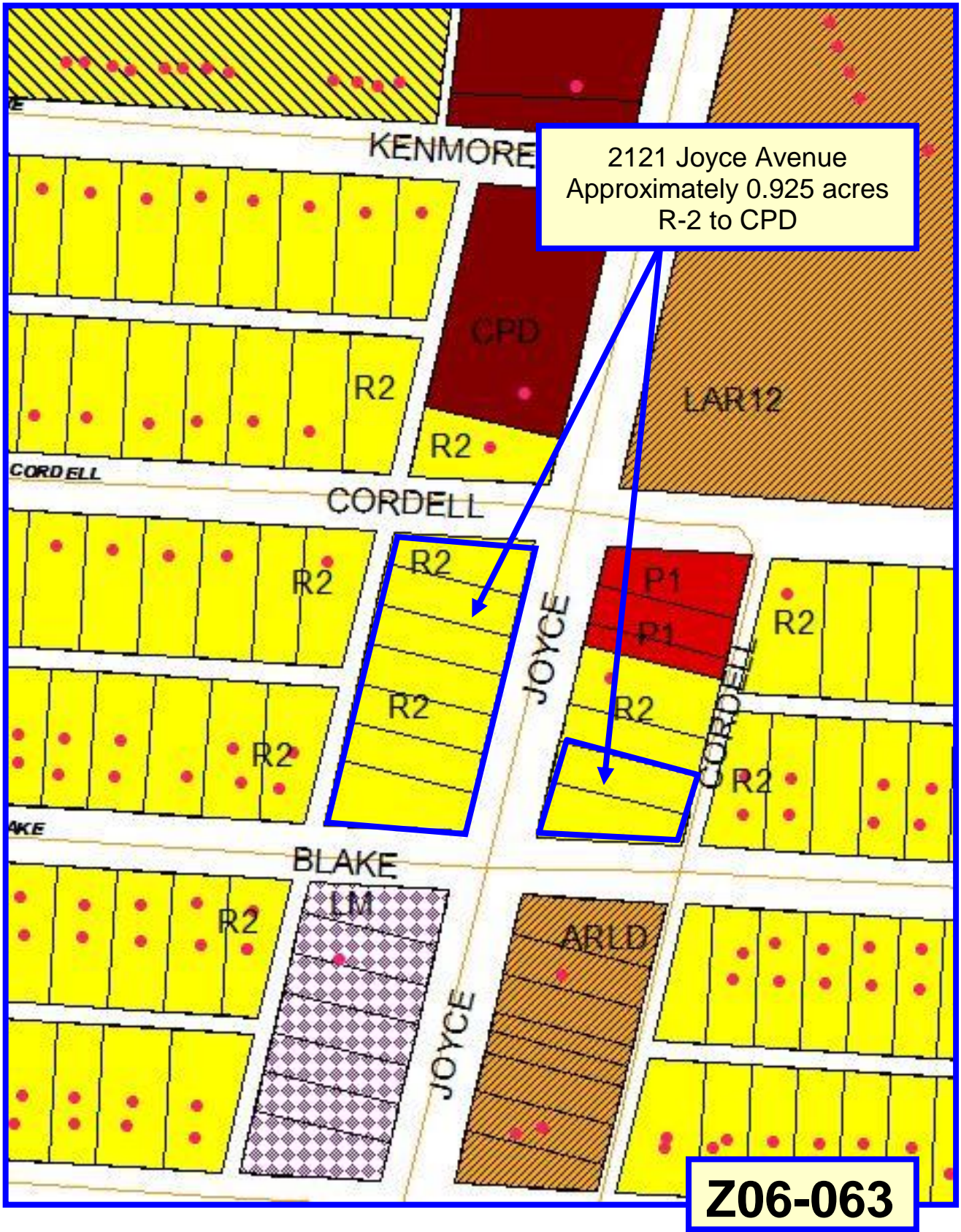
BACKGROUND:

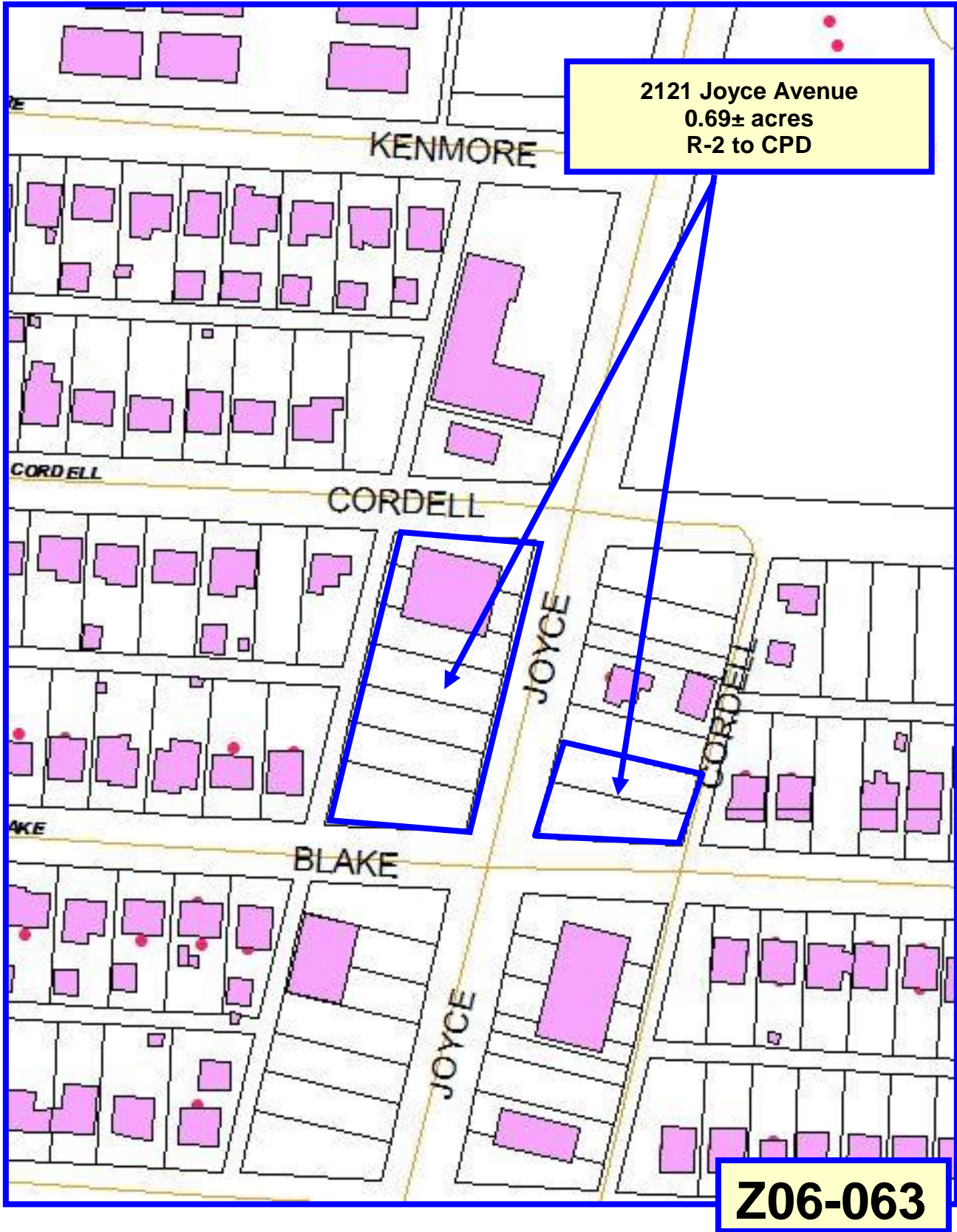
- o The 0.925± acre site is comprised of two parcels and is zoned in the R-2, residential District. Parcel A is on the west side of Joyce Avenue and Parcel B is on the east side. Parcel A is developed with a church building and Parcel B is vacant. In order to accommodate a planned church expansion, the applicant requests rezoning both parcels to CPD, Commercial Planned Development.
- o To the north is a single-family dwelling zoned in the R-2, Residential District and north of that is a church zoned in the CPD district. To the south is a contracting business zoned in the LM, Limited Manufacturing District. To the east are single-family dwellings zoned in the R-2, Residential District. To the west are single-family dwellings zoned in the R-2, Residential District.
- o The CPD plan depicts the building on Parcel A and a new parking lot on Parcel B. The church expands from 7626 square feet to 14,104 square feet. Variances include reducing required parking from 111 to 50 spaces, and reducing setbacks on both parcels.
- o The site falls within the boundaries of the *North Central Plan (2002)*, which recommends residential uses here.

CITY DEPARTMENTS RECOMMENDATION: *Conditional approval, contingent on adding use restrictions and landscaping requirements to the CPD text.

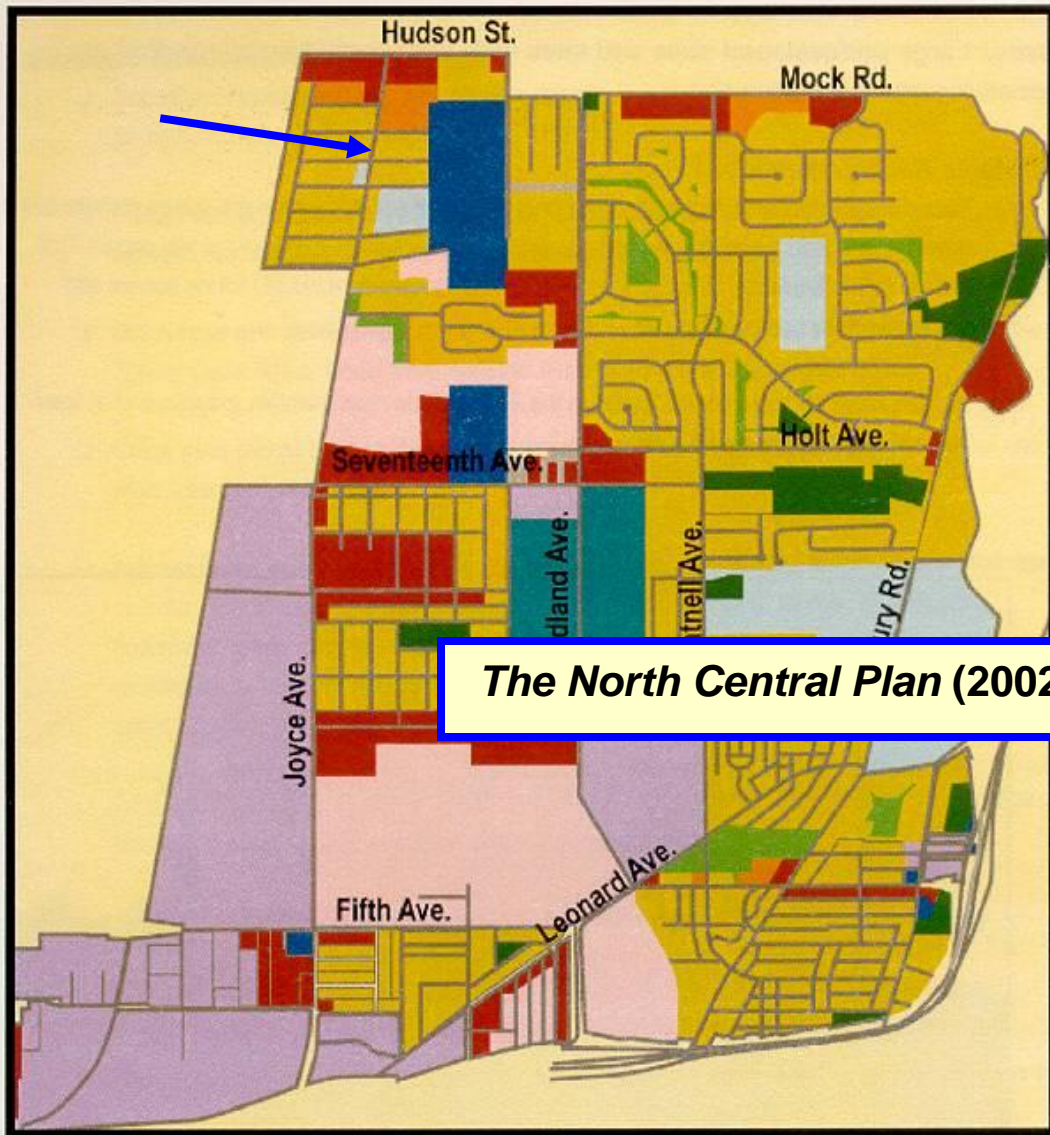
Staff supports the CPD, Commercial Planned Development rezoning for the church and its parking. Churches are permitted in residential districts and the rezoning to CPD maintains the church use. The Transportation Division has recommended approval of the CPD proposal and its parking variance.

*Conditions have been met.





proposed land use



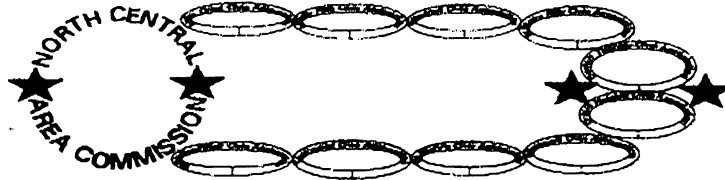
The North Central Plan (2002)

Proposed Land Use

-  Neighborhood Commercial Services
-  Light Manufacturing
-  Multi-family Residential
-  Public/Institutional
-  Single-family Residential
-  Open Space
-  Office/Light Manufacturing
-  Parkland
-  Cemetery
-  School



issues and strategic recommendations — land use



Commissioners:

Jimmie Moreland, III
Chairperson
Amer Crest

Gloria Zebbs Anderson
Vice Chairperson
Commissioner-At-Large

Tiffany White
Secretary
Commissioner-At-Large

Philomena Gist
Correspondence Secretary
Woodland-Holt

Deborah McClendon
Co-Parliamentarian
Commissioner-At-Large

Carlton Fraley
Co-Parliamentarian
Argyle Park

Douglas McDonald
Commissioner-At-Large
and Zoning Chairperson

Dente Welch-Gibson
St. Mary's

Marie Moreland-Skort
Mayoral Appointee

Alfonso Hooper
Britany Hills

Vacant
Brentnell

Linda Stubbs
Devon Triangle

Lorraine Lewis
Oriole Heights

Sharon Archie
Shepard

Nancy Hill-McClary
Teakwood Heights

April 19, 2006

Lisa Russell, Coordinator
Board of Zoning Authority
757 Carolyn Avenue
Columbus, Ohio 43224
FAX: 645-2463

RE: CV060027

Dear Ms. Russell:

The North Central Area Commission met on April 6, 2006 with a quorum present. Pastor Marcus Martin gave a presentation on behalf of Galilee Missionary Baptist Church regarding the above-referenced Council Variance. A representative also gave a presentation at the Argyle Park Civic Association meeting on April 13, 2006. The Civic Association recommended approval.

The Commission therefore voted to advise in favor of the variance. The Standardized Recommendation Form is attached.

Sincerely,

Jimmie Moreland III ga
Jimmie Moreland III, Chairperson

Cc: Pastor Marcus Martin
Galilee Missionary Baptist Church

NCAC Commissioners

City of Columbus | Department of Development | Building Services Division | 757 Carolyn Avenue, Columbus, Ohio 43224

PROJECT DISCLOSURE STATEMENT



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

STATE OF OHIO
COUNTY OF FRANKLIN

APPLICATION # 206-063

Being first duly cautioned and sworn (NAME) Marcia Shanefelt
of (COMPLETE ADDRESS) 1667 Gateway Circle, Grove City, Ohio 43123
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
- Business or individual's address
- Address of corporate headquarters
- City, State, Zip
- Number of Columbus based employees
- Contact name and number

If applicable, check here if listing additional parties on a separate page (REQUIRED)

| | |
|---|----|
| 1. Galilee Missionary Baptist Church 2121 Joyce Avenue Columbus, Ohio 43219 | 2. |
| 3. | 4. |

SIGNATURE OF AFFLIANT

Marcia Shanefelt

Subscribed to me in my presence and before me this 31 day of July, in the year 2006

SIGNATURE OF NOTARY PUBLIC

Lisa C. Fluhart

My Commission Expires:

4-5-11

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



LISA E. FLUHART
Notary Public, State of Ohio
My Commission Expires April 5, 2011