

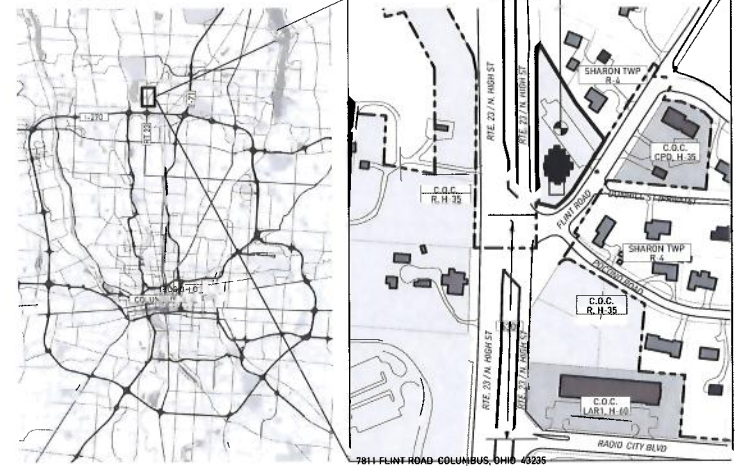
SITE PLAN GENERAL NOTES

SITE BOUNDARY INFORMATION REFERENCES FRANKLIN COUNTY GIS CAD DATA
 RIGHT OF WAY INDICATIONS: 'R/W (GIS)' INDICATES RIGHT OF WAY LINE FROM FRANKLIN COUNTY GIS CAD DATA
 'R/W (CIP)' INDICATES RIGHT OF WAY LINE ADJUSTMENT ANTICIPATED IN ACCORDANCE WITH THE COLUMBUS THROUGHTLINE PLAN
 ALL ITEMS ILLUSTRATED ARE EXISTING TO REMAIN UNLESS OTHERWISE NOTED - TYPICALLY AS PROPOSED - SOME EXISTING ITEMS ARE NOTED AS 'EXIST' OR 'EX' FOR CLARITY

SITE PLAN CODED NOTES

- (01) ACCESSIBLE PARKING SIGNAGE COMPLIANT WITH 102.117.1 (2009) SECTION 703.5.3.1 MOUNTED TO BUILDING AT 84" ABOVE PAVEMENT INCLUDE "VAN ACCESSIBLE" INDICATION
- (02) EXTEND EXISTG SIDEWALK AS SHOWN AND INSTALL 1.1 LINE 1.100" U STYLE BICYCLE RACKS (QUANTITY AS LISTED IN ZONING CODE INFORMATION), ANCHORED TO PAVEMENT W/ 1/4" 3/8"x4" SPREAD ANCHORS. ONE RACK TO ACCOMMODATE TWO BICYCLES IN 24" X 72" SPACE. WHERE REQUIRED, SPACE MULTIPLE RACKS AT 48" O.C. AND MINIMUM 36" FROM OTHER SURFACES.
- (03) PROPOSED SCREENING SHRUB - BOXWOOD - MIN 24" DIA INITIAL PLANTING SIZE - DESIGN HT 36" DIA. OFFSET PLANTING AS SHOWN TO ACHIEVE 75% SCREENING OPACITY - QUANTITY AS INDICATED
- (04) TYP OF (4) EXISTING 1.65' TALL POLE MOUNTED LED PARKING LOT "SITE LIGHTING" DOWNWARD FACING & SHIELDED
- (05) PROPOSED 5' TALL CONCRETE WHEEL STOP DEVICE AT QUANTITY INDICATED
- (06) GROUND-MOUNTED HVAC COMPRESSORS 42"x42"x42" (4) EXIST + (2) PROPOSED
- (07) EXISTG WALL-MOUNTED ELECTRICAL METERS

PROJECT LOCATION



PROJECT CONTACTS

APPLICANT	Flint 23, LLC	c/o Catherine Cunningham ccunningham@kellerbrown.com	65 E State St., Suite 1800 Columbus, Ohio 43215	PH: 614.462.5488
OWNER	J&B Office, LLC	c/o Catherine Cunningham ccunningham@kellerbrown.com	65 E State St., Suite 1800 Columbus, Ohio 43215	PH: 614.462.5488
ARCHITECT	Dieseke Rosenthal Architecture + Design	c/o Joseph A. Moss, AIA mossa@grad.cc	338 W. Spring St. Suite 285 Columbus, Ohio 43215	PH: 614.228.2122

ZONING INFORMATION

PROJECT ADDRESS	7811 FLINT ROAD COLUMBUS, OHIO 43235
PARCEL #	610-207690
ZONING DISTRICT	(CURRENT) C2 / Z86-1237 PROPOSED REZONING TO CPD - APPLICATION # Z21-036
HEIGHT DISTRICT	35' ALLOWABLE / 28' PROPOSED (EXISTING TO REMAIN) MEASURED TO MEAN OF ROOF GABLE, T.O. EXISTING CUPOLA + 5'
COMMERCIAL OVERLAY	NONE AREA COMMISSION - FAR NORTH COLUMBUS COMMUNITIES COALITION
TOTAL SITE AREA	1.227 ACRES
F.I.R.M. NUMBER	#: 390490157K DATE: 4/17/2008 ZONE-X

PROJECT ZONING NARRATIVE

This project seeks to revise the applicable zoning for this parcel with the following primary outcomes (refer more completely to the accompanying CPD rezoning text in this application):

- To allow for Office Commercial Uses of the property to include offices and clinics for dentists and health care services as permitted in the C-2 District.
- To allow for construction of a one-story addition to the south of the existing two-story structure, and to revise setbacks accordingly.
- To define other miscellaneous variances required to permit existing and proposed improvements to the site.

REQUIRED PARKING SPACES (3312.49)	USE	SQUARE FOOTAGE	MINIMUM REQUIRED	MAXIMUM ALLOWED	PROPOSED
	GENERAL OFFICE	4,950 GSF	1 : 450 SF = 9	1 : 250 SF = 17	
	DENTAL OFFICE	5,350 GSF	1 : 300 SF = 18	1 : 200 SF = 27	
					32 SPACES (EXISTG)
ACCESSIBLE PARKING	26 TO 50 SPACES REQUIRES (2) ACCESSIBLE PARKING SPACES, ONE OF WHICH IS VAN ACCESSIBLE				3 SPACES (EXISTG)
BICYCLE PARKING	3 BICYCLE PARKING SPACES REQUIRED (2 BICYCLES PER RACK)				3 BIKES / 2 RACKS
3312.15 / 3321.01 DUMPSTER AREA	EXISTING DUMPSTER SCREENING TO REMAIN - COMPLIES				
3312.21 LANDSCAPING & SCREENING	EXISTING SITE TREES AND PLANTING TO REMAIN. SEE EXCEPTIONS TO INTERIOR SHADE TREE REQUIREMENT. ADDITIONAL PERIMETER SCREENING PROPOSED TO AUGMENT EXISTING AND PROVIDE COMPLIANCE				
3312.19 / 3312.03 LIGHTING	PROPOSED PROJECT COMPLIES				
3312.05 VISION CLEARANCE	PROPOSED PROJECT COMPLIES				
3312.39 STRIPING AND MARKING	PROPOSED PROJECT COMPLIES				
3312.48 PARKING SURFACES	PROPOSED PROJECT COMPLIES				
3312.45 WHEEL STOP DEVICE	ADDITIONAL WHEEL STOP DEVICES PROPOSED AT WEST PARKING TO PROVIDE COMPLIANCE				
SITE DATA TABLE	TOTAL SITE AREA:	53,426 SF	1.227 AC		
	TOTAL (FOR PROPOSED ADDITION) DISTURBED AREA:	1,240 SF	0.028 AC		
	PRE-DEVELOPMENT (EXISTING) IMPERVIOUS AREA:	16,353 SF	0.375 AC		
	POST-DEVELOPMENT (PROPOSED) IMPERVIOUS AREA:	17,593 SF	0.403 AC		

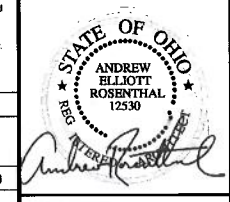
CERTIFICATIONS
 ZONING APPROVAL
 L.A.N. APPROVAL
 Catherine A. Cunningham, Attorney
 Kessler, Brown, Hill & Ritter
 6/16/2021



330 W. Spring St., Suite 265
 Columbus, Ohio 43215
 614.228.2122
 2631 Erie Avenue, Suite 25
 Cincinnati, Ohio 45208
 513.321.0444

CONSULTANTS

APPLICANT	Flint 23, LLC	c/o Catherine Cunningham ccunningham@kellerbrown.com	65 E State St., Suite 1800 Columbus, Ohio 43215	PH: 614.462.5488
OWNER	J&B Office, LLC	c/o Catherine Cunningham ccunningham@kellerbrown.com	65 E State St., Suite 1800 Columbus, Ohio 43215	PH: 614.462.5488
ARCHITECT	Dieseke Rosenthal Architecture + Design	c/o Joseph A. Moss, AIA mossa@grad.cc	338 W. Spring St. Suite 285 Columbus, Ohio 43215	PH: 614.228.2122



7811 Flint Rd Renovation + Addition
 7811 Flint Rd
 Columbus, Ohio 43235

02 Jun 2021	Rezoning Submission
MARK DATE	DESCRIPTION
PRINT DATE: 4/2/21	

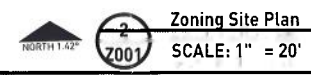
CAD FILE NAME: 7811 Flint Rd Renovation.pln
 DESIGNED BY: GRA+D Architects, LLC
 DRAWN BY: JAM
 CHECKED BY: AER
 COPYRIGHT: GRA+D Architects, LLC - 2021

SHEET TITLE

ZONING SITE PLAN

Z001

Z21-036 Final Received 6/16/2021



**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JUNE 10, 2021**

1. **APPLICATION:** **Z21-036**
 Location: **7811 FLINT RD. (43235)**, being 1.23± acres located at the northeast corner of Flint Road and North High Street (610-207690; Far North Columbus Communities Coalition).

 Existing Zoning: L-C-2, Limited Commercial District.
 Request: CPD, Commercial Planned Development District (H-35).
 Proposed Use. Office uses.
 Applicant(s): Flint 23, LLC; c/o Catherine Cunningham, Atty.; Kegler Brown Hill & Ritter; 65 East State Street, Suite 1800; Columbus, OH 43215.

 Property Owner(s): J & B Office, LLC; c/o Catherine Cunningham, Atty.; Kegler Brown Hill & Ritter; 65 East State Street, Suite 1800; Columbus, OH 43215.

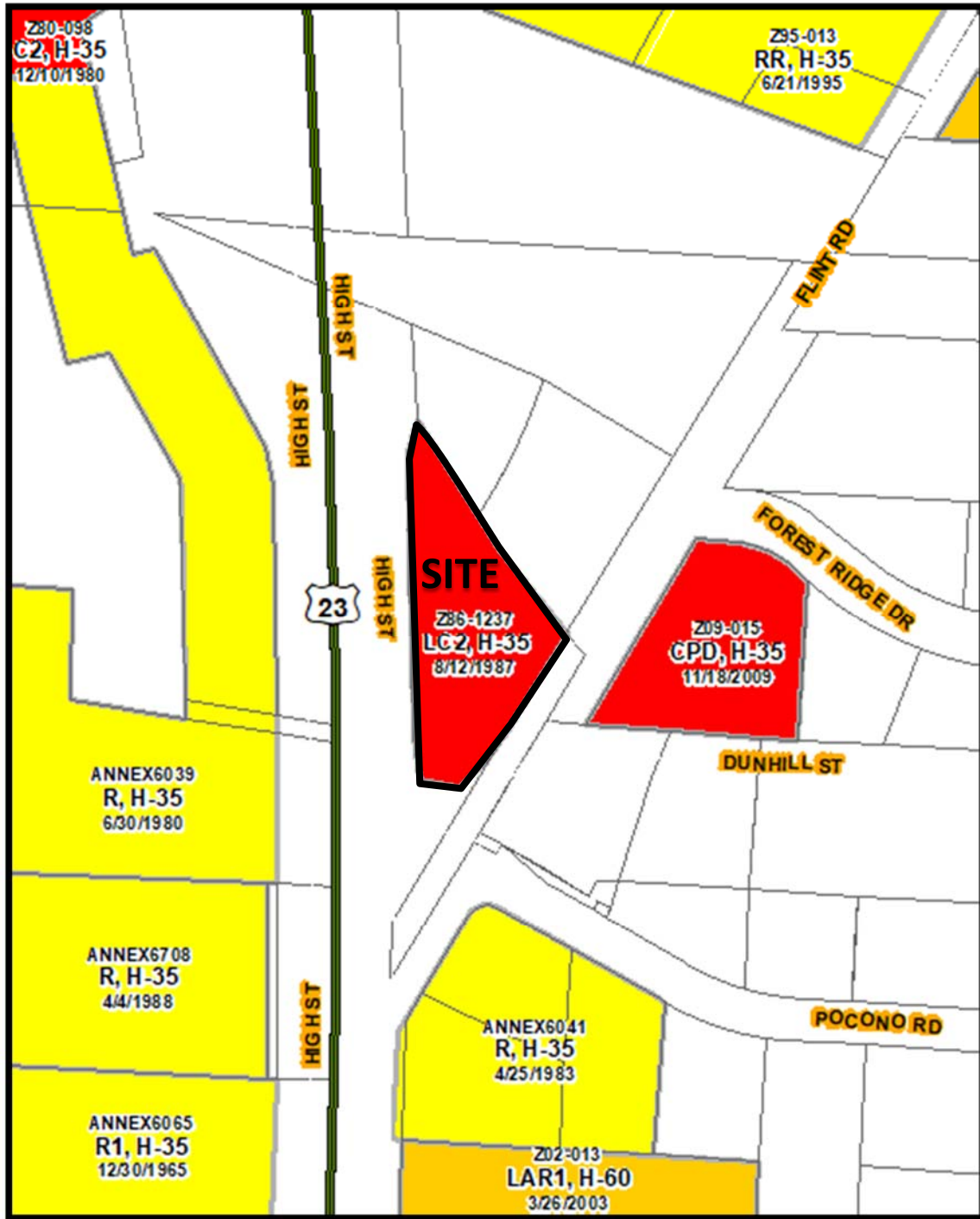
 Planner: Shannon Pine; 614-645-2208; spine@columbus.gov

BACKGROUND:

- The 1.23± acre site consists of one parcel developed with an office building zoned in the L-C-2, Limited Commercial District (Z86-1237). The requested CPD, Commercial Planned Development District will allow an addition to the existing building.
- North of the site and southeast across Flint Road are single-unit dwellings located in Sharon Township. To the south across Flint Road and west across North High Street is undeveloped land in the R, Rural District. To the east is an office development in the CPD, Commercial Planned Development District.
- The site is within the planning boundaries of the *Far North Area Plan* (2014), which recommends office land uses at this location.
- The site is located within the boundaries of the Far North Columbus Communities Coalition, whose recommendation is for approval.
- The CPD text proposes C-2 district uses, commits to a site plan, and includes development standards addressing setbacks, access, landscaping, and screening. Variances for setbacks and parking lot landscaping and screening are included in the request.
- The *Columbus Multimodal Thoroughfare Plan* identifies Flint Road as a Suburban Community Connector requiring 80 feet of right-of-way, and North High Street as a Suburban Commuter Corridor requiring 160 feet of right-of-way.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested CPD, Commercial Planned Development District will allow a building expansion for an existing office development, and updates development standards due to a previous right-of-way taking and new right-of-way dedication. The CPD text permits C-2, Commercial District uses and includes a commitment to a site plan which reflects the expansion area. The request remains consistent with the office land use recommendation of the *Far North Area Plan*. The site plan also includes sufficient landscaping and screening along the North High Street frontage, and is consistent with the design guidelines of the Plan. Planning Division staff continues to recommend that the proposed sidewalk be extended along the perimeter of Flint Road, but does not condition their support on this revision.



Z21-036
7811 Flint Rd.
Approximately 1.23 acres
L-C-2 to CPD

Far North Area Plan (2014)

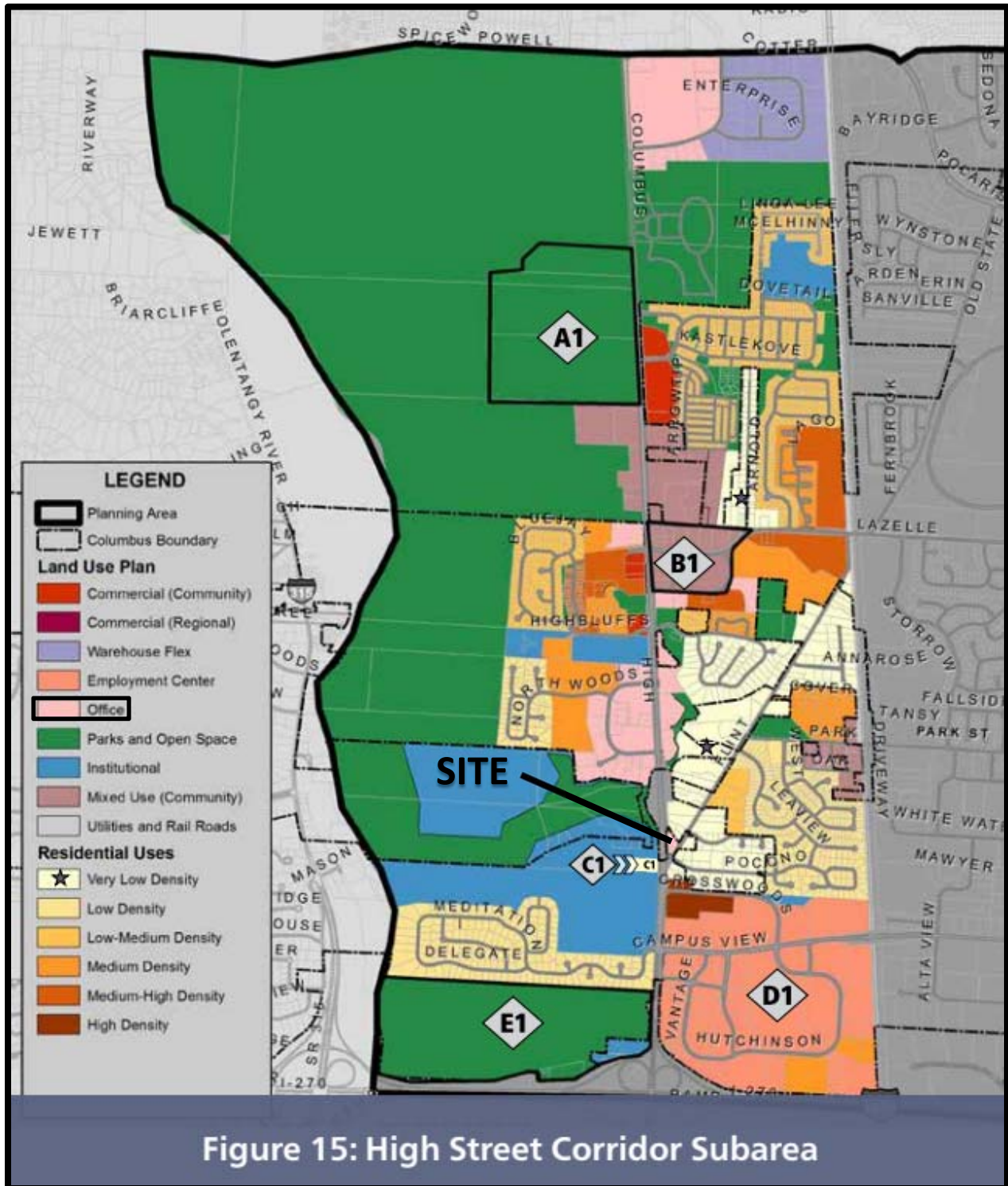


Figure 15: High Street Corridor Subarea

Z21-036
7811 Flint Rd.
Approximately 1.23 acres
L-C-2 to CPD



Z21-036
7811 Flint Rd.
Approximately 1.23 acres
L-C-2 to CPD

Standardized Recommendation Form

111 N. Front Street, Columbus, Ohio 43215

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

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW
(PLEASE PRINT)

Case Number: Z21-036

Address: 7811 Flint Rd. (43235)

Group Name: Far North Columbus Communities Coalition

Meeting Date: May 4, 2021

Specify Case Type:

- BZA Variance / Special Permit
- Council Variance
- Rezoning
- Graphics Variance / Plan / Special Permit

Recommendation:
(Check only one and list basis for recommendation below)

- Approval
- Disapproval

NOTES:

Some concerns about traffic flow coming in from Rt. 23, mitigated by the Office's hours and the relatively long period of time each patient stays at the office.

Vote: 9-1

Signature of Authorized Representative: James Palmisano

SIGNATURE

FNCCC President

RECOMMENDING GROUP TITLE

614/832-9083

DAYTIME PHONE NUMBER

Please e-mail this form to the assigned planner within 48 hours of your meeting day; or MAIL to: Assigned Planner, City of
MAIL to: Columbus, Department of Building & Zoning Services, 111 N. Front St, Columbus, OH 43215.



Rezoning Application

DEPARTMENT OF BUILDING AND ZONING SERVICES

111 N Front Street, Columbus, Ohio 43215
Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

PROJECT DISCLOSURE STATEMENT

APPLICATION #: Z21-036

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

Being first duly cautioned and sworn (NAME) Catherine A. Cunningham
of (COMPLETE ADDRESS) Kegler Brown Hill & Ritter, 65 E. State Street, Suite 1800, Columbus, OH 43215
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 (including contact name and number)
Business or individual's address; City, State, Zip Code
Number of Columbus-based employees
(Limited to 3 lines per box)

1. Flint 23, LLC, c/o Anthony Lordo 1000 High St., Ste. A & B, Worthington, OH 43085 0 employees	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this 26th day of April, in the year 2021

SIGNATURE OF NOTARY PUBLIC

June 8, 2023
My Commission Expires

Notary Seal Here



KELLY L. ACKLEY
Notary Public, State of Ohio
My Commission Expires 06-08-2023

This Project Disclosure Statement expires six (6) months after date of notarization.