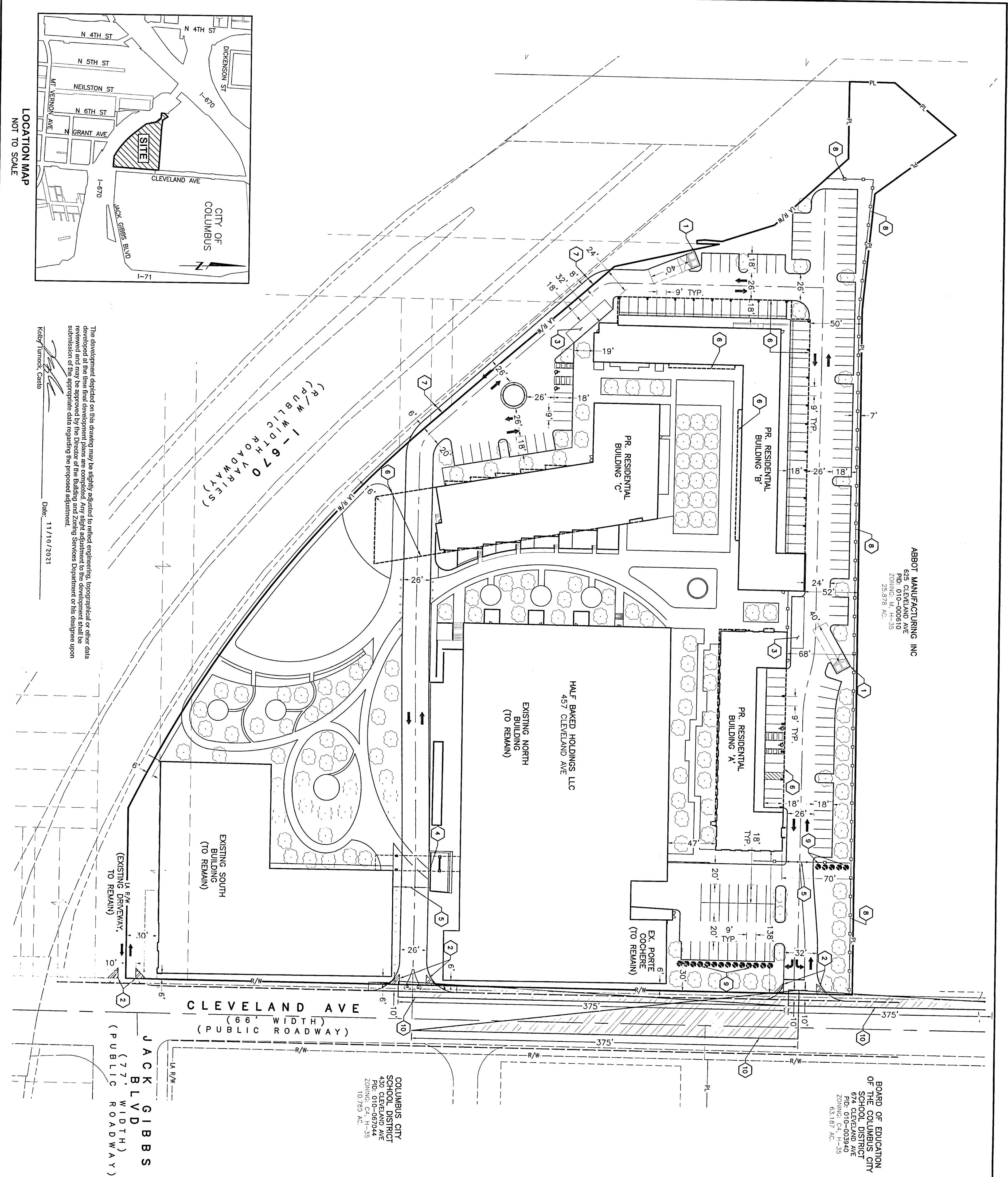
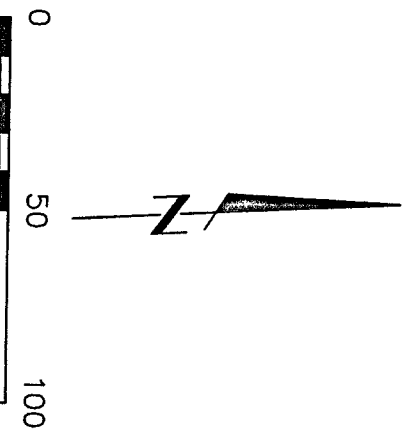


M:\958012_KrogerBakery\DWG\Zoning\Kroger Bakery Zoning Site Plan.dwg ~PRIV BORDER LAST EDITED BYCPOST ON 11/10/21



SITE & BUILDING INFORMATION	
ADDRESS: 457 CLEVELAND AVE	
PID: 010-036573, 010-008646, 010-064942, 010-015761, 010-065075, 010-006173	
SITE AREA: 9.347 AC.	
NET SITE AREA: 9.347 AC.	
EXISTING ZONING: M, MANUFACTURING	
PROPOSED ZONING: CPD, COMMERCIAL PLANNED DEVELOPMENT (Z20-114)	
EXISTING HEIGHT DISTRICT: H-35	
PROPOSED HEIGHT DISTRICT: H-60	
PROPOSED HEIGHT: BLDG. A - 58' EX. NORTH BLDG. - 66'	BLDG. B - 47' BLDG. C - 60' EX. SOUTH BLDG. - 66'
ZONING VARIANCE: CV20-128	
EXISTING USE: MANUFACTURING	
PROPOSED USE: OFFICE (49,000 S.F.), RESTAURANT/RETAIL (8,850 S.F.), MULTIFAMILY RESIDENTIAL (364 UNITS), PARKING STRUCTURES	
PARKING:	
N BLDG. RES. 13 D.U. 1.5 SPACES/D.U.	20 SPACES
S BLDG. RES. 90 D.U. 1.5 SPACES/D.U.	135 SPACES
BLDG. A RES. 71 D.U. 1.5 SPACES/D.U.	107 SPACES
BLDG. B RES. 98 D.U. 1.5 SPACES/D.U.	147 SPACES
BLDG. C RES. 92 D.U. 1.5 SPACES/D.U.	138 SPACES
RESTAURANT 8,850 S.F. 1/75 S.F.	118 SPACES
N BLDG. OFFICE 49,000 SF 1/450 S.F.	109 SPACES
OFFICE, ON-SITE MANAGEMENT AND LEASING 2,400 S.F.	0 SPACES (ACCESSORY USE)
TOTAL REQUIRED SPACES:	774 SPACES
PROVIDED SPACES:	583 SPACES (412 INTERIOR SPACES, 171 SURFACE SPACES)
LOADING SPACES:	2 SPACES
PARKING LOT TREES:	1 TREE/10 SURFACE SPACES, 171 SPACES=18 TREES
ACCESSIBLE PARKING REQUIRED:	12 SPACES
ACCESSIBLE PARKING PROVIDED:	12 SPACES
BICYCLE SPACES REQUIRED:	20 BIKE SPACES
BICYCLE SPACES PROVIDED:	20 BIKE SPACES
SETBACKS:	AS NOTED.
UNIT DENSITY:	38.6 UNITS/ACRE (GROSS)
REFUSE: SERVICE BY PRIVATE HAULER.	
FLOOD ZONE: "X"	
PANEL NO.: 39049C0326K (06/17/2008)	

CODED NOTES	
1	PROPOSED DUMPFSTER ENCLOSURE
2	10'x10' CLEAR VISION TRIANGLE
3	PR. LOADING ZONE (12'x50')
4	EX. OVERHEAD WALKWAY
5	PROPOSED GATE
6	PROPOSED BUILDING OVERHANG
7	PROPOSED EASEMENT FOR ACCESS DRIVE WITHIN LA R/W.
8	PROPOSED 8' TALL FENCE
9	PARKING LOT HEADLIGHT SCREENING (3', 75% OPAQTY)
10	VISION CLEARANCE TRIANGLES



REVISIONS

DATE

BY

CHK

E. P. FERRIS AND ASSOCIATES

880 KING AVENUE COLUMBUS, OHIO 43212 (614) 299-2999 (614) 299-2992 (Fax) WWW.EPFERRIS.COM

CITY OF COLUMBUS, OHIO

KROGER BAKERY SITE

CASTO

JOB NO. 958.012

DESIGNED BY: DMS

DRAWN BY: DAS

CHECKED BY: CLP

APPROVED BY: CLP

DATE: 11/10/21

CPD SITE PLAN (Z20-114)

Z20-114 Final Received 11/10/2021

SHEET NO. 1

OF 1

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
SEPTEMBER 9, 2021**

- 1. APPLICATION: Z20-114**
Location: **457 CLEVELAND AVE. (43215)**, being 9.3± acres located on the west side Cleveland Avenue at the intersection with Jack Gibbs Boulevard (010-006173 and 5 others; No Group).
Existing Zoning: M, Manufacturing District.
Request: CPD, Commercial Planned Development District (H-60).
Proposed Use: Mixed-use development.
Applicant(s): Half Baked Holdings LLC; c/o Kolby Turnock; 250 Civic Center Dr.; Columbus, OH 43215; and Donald Plank, Atty.; Plank Law Firm; 411 East Town Street, 2nd Floor; Columbus, OH 43215..
Property Owner(s): The Applicant.
Planner: Shannon Pine; 614-645-2208; spine@columbus.gov

BACKGROUND:

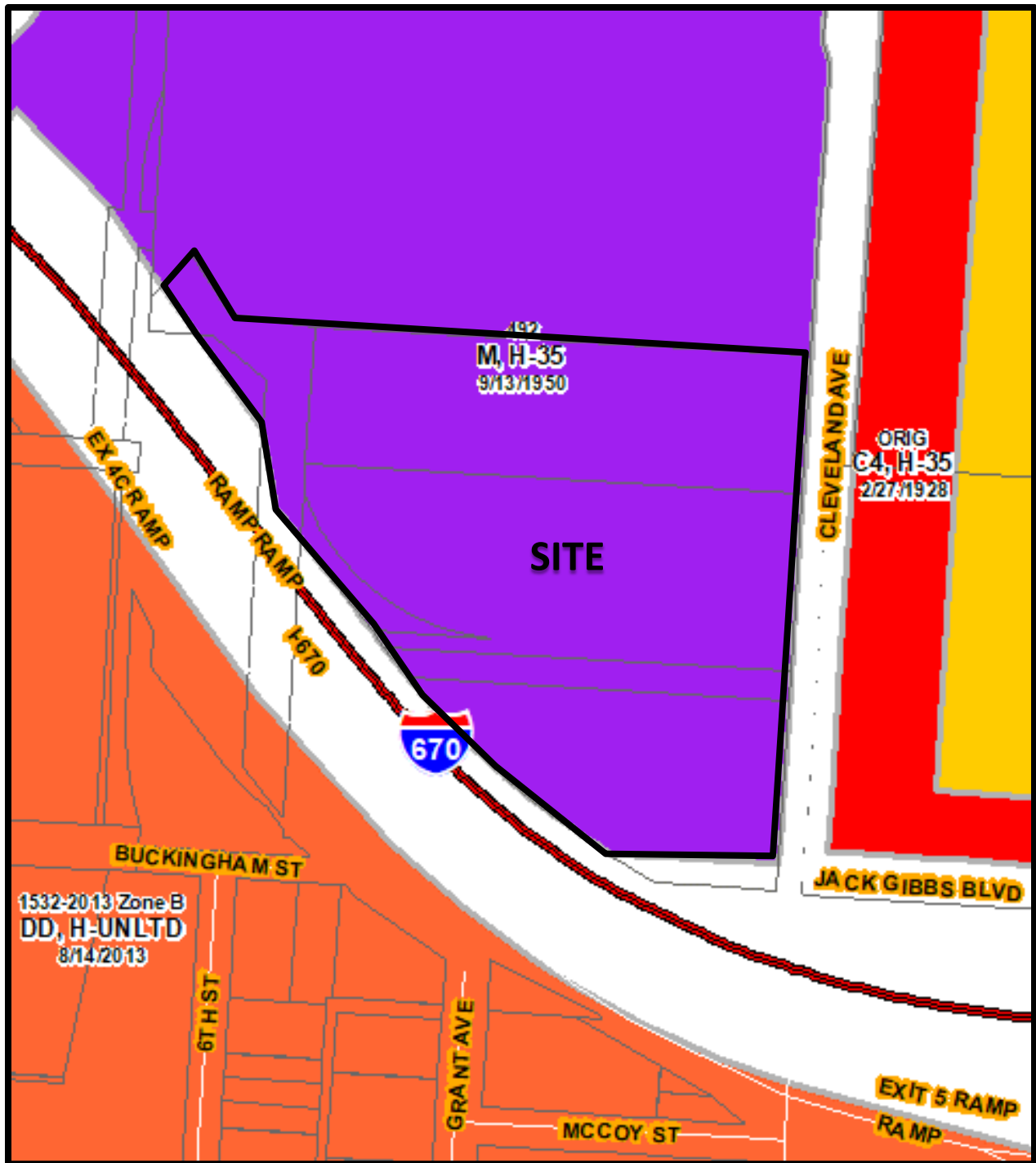
- This application was tabled at the July 2021 Development Commission meeting at the request of the Development Commission. The 9.3± acre site consists of six parcels and is developed with a manufacturing development, formerly the Kroger Bakery, in the M, Manufacturing District. The applicant had proposed the AR-2, Apartment Residential District in order to construct a multi-unit residential development. The request has been revised to a CPD, Commercial Planned Development District with an additional 49,000 square feet of office space now proposed in addition to 8,850 square feet of retail/restaurant space which was previously included in concurrent CV20-128. The number of units has been lowered from 448 to 364.
- To the north of the site is a portion of Abbot Laboratories in the M, Manufacturing District. To the south and west is Interstate 670 and manufacturing and multi-unit residential developments in the DD, Downtown District. To the east across Cleveland Avenue are Columbus City Schools facilities in the C-4, Commercial and AR-1, Apartment Residential districts.
- Concurrent CV20-128 includes a use variance for ground-floor residential uses as part of this mixed-use development. That request will be heard by City Council and will not be considered at this Development Commission meeting.
- The CPD text proposes all C-4, Commercial District uses, and includes provisions addressing screening, landscaping, fencing, four-sided architecture, and insulated windows, and commits to a site plan. Modifications of code standards are included in the CPD text for increased building height, reduced driveway width, reduced parking and building setbacks, and a parking space reduction from 774 to 583 spaces.
- The site is not within a planning area, but *Columbus Citywide Planning Policies* (C2P2) Design Guidelines (2018) are applicable to the site. C2P2 encourages the preservation

of contributing buildings and buildings which exhibit historic qualities. Multi-unit residential developments should face public streets, incorporate plazas and courtyards, place parking behind or beside the buildings, and use high-quality and durable materials. Planning Division staff supports the proposal as presented as it preserves and adaptively reuses the former Kroger Bakery, and meets all of the design guidelines with regards to building orientation, parking, and open space. The guidelines also state that height variances should be evaluated based on adjacent uses. The height variance conforms to the height of the former Kroger buildings and will have no discernable impact on the surrounding area. Staff notes that the mixed-use pattern of the development, combined with pedestrian accessibility and access to a transit corridor, makes the requested parking reduction appropriate.

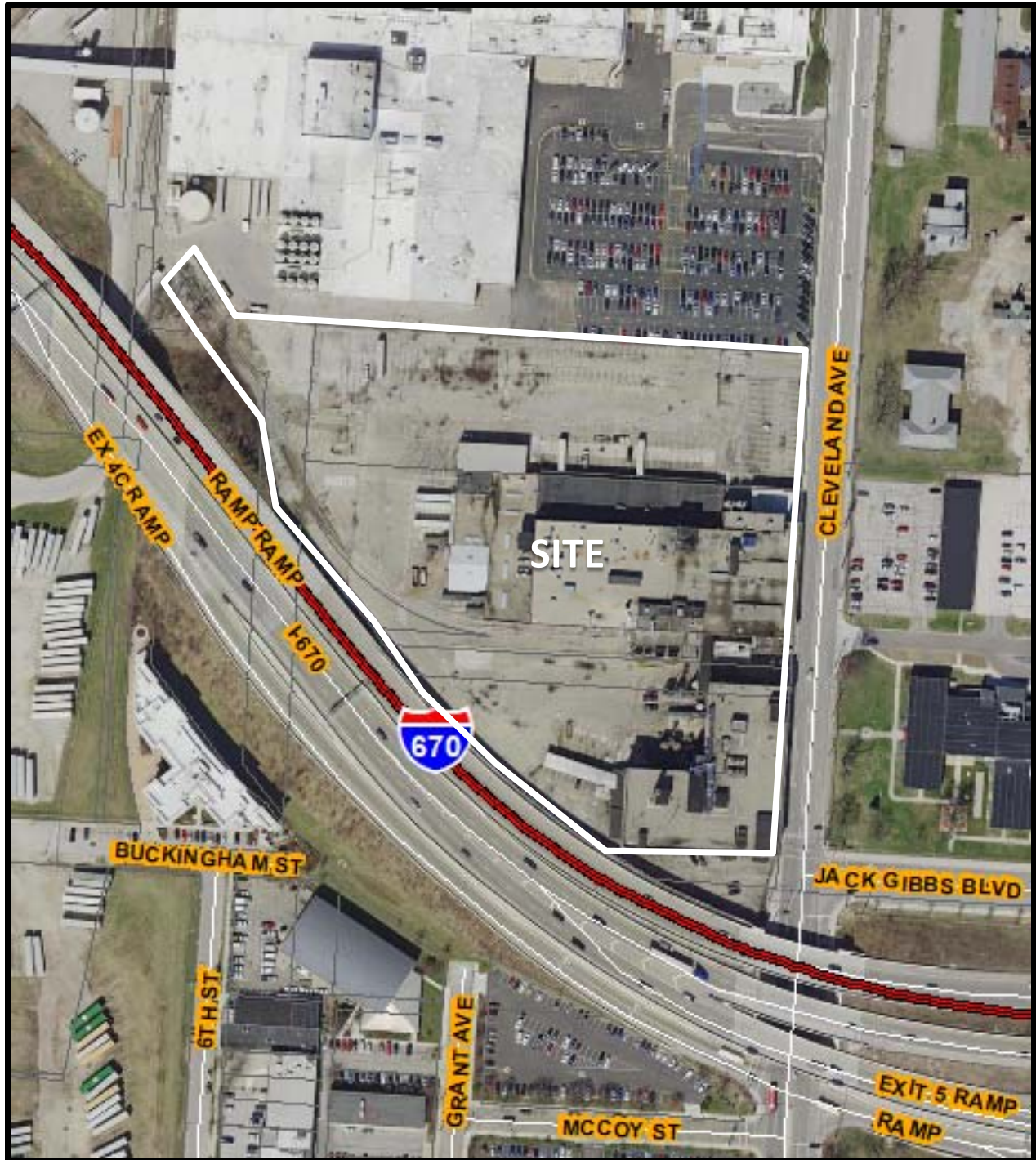
- The site is located not within the boundaries of a civic association or area commission, but the existing south building is listed on the local and national historic registries. As such, the Historic Resources Commission has provided a recommendation for approval.
- A traffic impact study has been approved in conjunction with this application. The northernmost proposed access point to Cleveland Avenue (Drive 1) will need to include eastbound right and left turn lanes.
- The *Columbus Multimodal Thoroughfare Plan* identifies this portion of Cleveland Avenue as an Urban Commuter Corridor with 100 feet of right-of-way.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested CPD, Commercial Planned Development District will allow the adaptive reuse of an historical manufacturing area into a mixed-use development that is compatible with its surroundings and comparable to nearby recent infill development proposals. Additional screening, insulated windows, and a fence with a height of eight feet are proposed along the north property line in consideration of the adjacent industrial use.



Z20-114
457 Cleveland Ave.
Approximately 9.3 acres
M to CPD



Z20-114
457 Cleveland Ave.
Approximately 9.3 acres
M to CPD

HISTORIC DISTRICT COMMISSION RECOMMENDATION

HISTORIC RESOURCES COMMISSION

This is a recommendation to the appropriate regulatory body as identified per City Code. It is not a zoning clearance or a building permit. This document does not relieve the applicant from the responsibility of filing for and obtaining any required zoning clearance and/or building permit from the City of Columbus Department of Building & Zoning Services (645-6090 / 757 Carolyn Avenue) and following all other applicable codes and ordinances of the City of Columbus.

PROPERTY ADDRESS: 427 Cleveland Avenue Ford Motor Co. Branch Assembly Plant/Individually Listed
APPLICANT'S NAME: Peter Ketter/Sandvick Architects (Applicant)
 Kolby Turnock/Half Baked Holdings LLC (Owner)

APPLICATION NO.: HR-21-09-019

COMMISSION HEARING DATE: 9-3-2021

The Historic Resources Commission hereby certifies that the application for the above referenced property and a copy of this Recommendation are on file with the city's Historic Preservation Office. The Commission has reviewed the application and taken the following action(s) in accordance with Columbus City Code 3116 & 3119.

☒ **Variance or Zoning Change Request**

- | | |
|--|--|
| ☒ Rezoning | ☐ Special permit |
| ☒ Parking Variance | ☒ Setbacks |
| ☐ Change of Use | ☒ Other |
| ☐ Lot Split | |

TYPE(S) OF ACTION(S) REQUESTED:

Upon review of Application #HR-21-09-019, 427 Cleveland Avenue, Ford Motor Co. Branch Assembly Plant, the Historic Resources Commission recommends approval of the proposed variances, as submitted, and moved the application to staff approval at the September 2, 2021 HRC business meeting:

Request to Modify Previous Approval / Rezoning and Variance Recommendation

Rezoning Application Z20-114:

- Rezoning changed to: rezone from M, Manufacturing to CPD, Commercial Planned Development.
- Office component (49,000 SF) added and dwelling units reduced from 448 to 364.
- Setback from north property line increased from 0' to 7' (min.).

The following variances are included in the CPD, Commercial Planned Development zoning text. The same or comparable variances were previously approved by HRC with prior review.

1. Section 3309.14, Height Districts, to permit a building height of 66 feet for existing Kroger North and Kroger South buildings and to permit a height of 66 feet for proposed building C, all in a H-60 Height District.
2. Section 3312.13, Driveway, to reduce the minimum width of a driveway from 20' to 18' on-site on portions of the southwest property line, subject to a minimum width easement on State of Ohio property (I-670 right of way).
3. Section 3312.27(4), Parking Setback Line, to reduce the parking setback line along west, southwest and south property lines where the site is adjacent to I-670 right of way from 10' to 0' – 2', as depicted on the Site Plan, while I-670 is elevated, parking setback would have no effect and much of the area adjacent to I-670 right of way is presently paved.



4. Section 3312.49, Minimum Numbers of Parking Spaces Required, to reduce required parking for uses as itemized on the Site Plan from 774 spaces to 583 spaces.
5. Section 3356.11, C-4 District Setback Lines, to reduce the Cleveland Avenue building setback line from 50' to 6' for the existing Kroger North and Kroger South buildings, and to reduce the I-670 building setback line from 25 feet to 0', 6' and 16' for a dumpster, existing Kroger South building and part of proposed Building C, respectively, all as depicted on the Site Plan.

Variance Application CV21-017:

The variance application has been changed to request a variance to permit ground level residential use (dwelling units) in the commercial district (CPD), as follows:

- Section 3356.03, C-4 Permitted Uses, to permit ground level dwelling units.

RECOMMENDATION:

☒ RECOMMEND APPROVAL ☐ RECOMMEND DENIAL ☐ NO ACTION TAKEN

THIS RECOMMENDATION IS FOR CONSIDERATION BY THE DESIGNATED REGULATORY AUTHORITY FOR THE ACTION(S) REQUESTED AS INDICATED.


James A. Goodman, M.S.
Historic Preservation Officer

cet

THE CITY OF
COLUMBUS
ANDREW J. GRUTHER, MAYOR

COLUMBUS DEVELOPMENT COMMISSION
Basis for Recommendation

#1

DEPARTMENT OF BUILDING
AND ZONING SERVICES

Meeting Date: 9/9/2021

Application #: Z20-114	Request: CPD	Address: 457 CLEVELAND AVE. (43203) ✓					
# Hearings: _____	Length of Testimony: <u>25</u> 4:30 → 4:55	Staff	<u>X</u>	Approval	Disapproval		
		Position:		Conditional Approval			
# Speakers <u>1</u> Support: _____ Opposition: _____	Development Commission Vote: <u>4</u> Yes <u>2</u> No <u>0</u> Abstain	Area Comm/	<u>X</u>	Approval	Disapproval		
		Civic Assoc:		Conditional Approval			
Position Y=Yes N=No (type out ABSENT or ABSTAIN)	Fitzpatrick	Ingwersen	Anderson	Golden	Conroy	Onwukwe	
	YES	NO	NO	Y	Y	Y	
+ = Positive or Proper - = Negative or Improper							
Land Use	+	+	+	+	+	+	
Use Controls	+				+	+	
Density or Number of Units	+	-	+	+	+	+	
Lot Size			-				
Scale	+	+	-		+		
Environmental Considerations					-1/4	1/2	
Emissions							
Landscaping or Site Plans	+	+		+	+	+	
Buffering or Setbacks	+	+		+	+	+	
Traffic Related Commitments							
Other Infrastructure Commitments	+	+	+	+			
Compliance with City Plans	+	+	+	+	+		
Timeliness of Text Submission	+	+	+	+			
Area or Civic Assoc. Recommendation							
Governmental or Public Input							-
MEMBER COMMENTS:							

FITZPATRICK: PROPOSED CPD LAND USE SNEAKS HISTORICAL BUILDINGS AND ACTIVITIES W/QUEST AND BEST COMBINATION OF MIXED USES; EXCELLENT PLAN!

INGWERSEN: MUCH PROGRESS - BUT NEEDS CITY INVOLVEMENT TO RESOLVE THE CLASH BETWEEN THE RESIDENTIAL USE AND THE ESTABLISHED MANUFACTURING USE OF ABBOTT - A 100 YR TENANT. SPECIFICALLY THE NOISE CODE & THE POTENTIAL DIMINISHED RIGHTS AND EXPOSURE TO CODE VIOLATIONS BY ABBOTT IN THEIR ONGOING OPERATIONS. CITY NEEDS TO ACCOMMODATE BOTH PARTIES.

ANDERSON: Much progress made. Abbott's request for reasonable indemnification should be honored, + Abbott's noise/decibel needs + limits should not be placed at risk. Need to resolve those issues.

GOLDEN: This is a great land use for this site. The Applicant has done an exceptional job on the site plan and this will add greatly to our housing pick in/near downtown. I have that this noise issue led to a reduction in units.

CONROY: This is a great improved land use for the balcony site. While applicant has done an admirable job working w/ Abbott to limit potential noise conflict/issues. The City MUST assist w/ the variance/indemnification to lower the risk to Abbott's so that they can reasonably continue operations.

ONWUKWE: A promising project. The city should address the concerns raised by Abbott.

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 #: Z20-114

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) Donald Plank

of (COMPLETE ADDRESS) Plank Law Firm, 411 East Town Street, Floor 2, 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. Half Baked Holdings, LLC, 250 Civic Center Drive, Suite 250, Columbus, OH 43215; # Col. Based Emp: 0, Contact: Kolby Turnock, (614) 228-5331	2. CASTO, 250 Civic Center Drive, Suite 250, Columbus, OH 43215; # Col. Based Emp: Contact: Kolby Turnock, (614) 228-5331
3. Kelley Real Estate Group LTD, 175 S 3rd Street, Suite 1020, Columbus, OH 43215, # Col. based employees: 4; Contact: Michael Kelley, (614) 372-6390	4. Wango Limited, 10 N High Street, Suite 401, Columbus, OH 43215; # Col. Based Employees: 0; Contact: Skip Weiler, (614) 221-4286

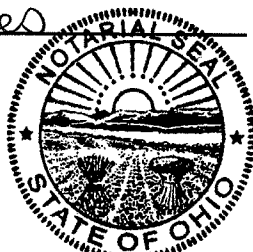
☐ Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Donald Plank

Sworn to before me and signed in my presence this 14 day of April, in the year 2022

Lynette Mapes
SIGNATURE OF NOTARY PUBLIC



8/10/2024
My Commission Expires

Notary Seal Here

Lynette Mapes
Notary Public, State of Ohio
My Commission Expires 08-10-24

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