

**SHEET INDEX**

ZONING PLAN ..... 1

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*Dana Hoff - Planning for Applicant*  
*November 19, 2020*

**LEGEND**

- PROPOSED PARKING SPACE TALLY
- EXISTING PARKING SPACE TALLY
- RIGHT OF WAY
- PROPERTY LINE
- EXISTING TREE CANOPY LIMITS
- PROPOSED CONCRETE WALKWAY
- EXISTING CONCRETE WALKWAY

**SITE & BUILDING INFORMATION**

ADDRESSES: 80 S. 18th STREET, COLUMBUS, IA 52005
PARCEL NUMBERS: 010-00-100-000-00000-00, 010-00-100-000-00000-01, 010-00-100-000-00000-02, 010-00-100-000-00000-03, 010-00-100-000-00000-04
ZONING DISTRICT: CITY OF COLUMBUS, Z19-099, 2801-2020
TOTAL ZONING AREA: 2.81 ACRES
EXISTING ZONING: CPO, MLD, AMN, KA
HIGHEST OBSERVED FLOOR: 1
SETBACKS: SEE PLAN
BUILDING HEIGHT: 6 FT
FLOOR COUNT: 1*
FRAME NO.: STRUCTURAL
PROJECT: 100 RESTAURANT UNITS, 2,000 SF RESTAURANT, 300 SF RESTAURANT PANTRY
PARKING SPACES REFER TO PARKING EXHIBIT
PARKING SPACES REQUIRED: 15
BIKE SPACES PROVIDED: 16

**GRAPHIC SCALE**  
 ( IN FEET )

0 30 60

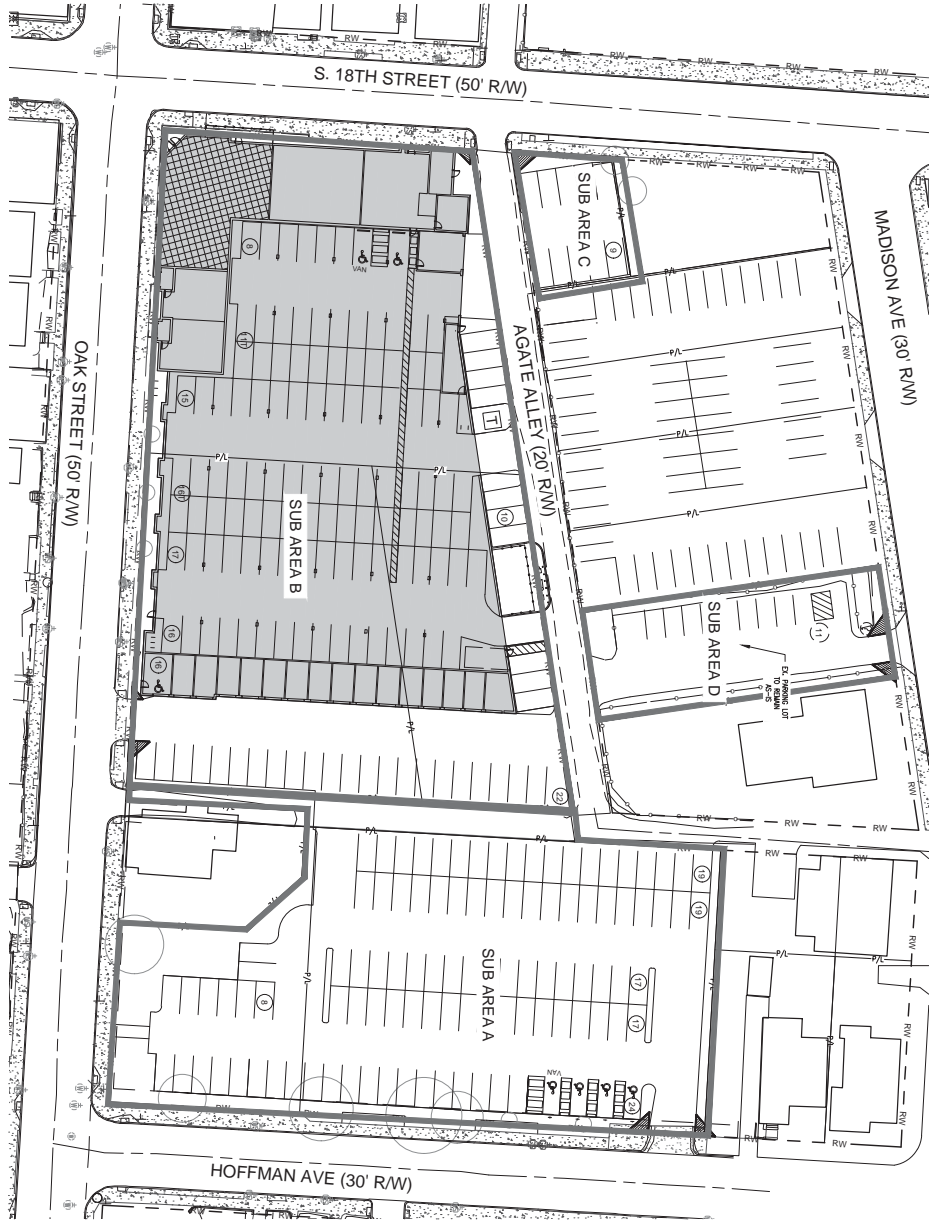
SHEET	DATE	PROJECT NUMBER	ENGINEER	PROJECT WORK	CADD	COUNTY	MUNICIPALITY	ISSUE	REVISIONS
1 OF 3	08/12/2020	2019081901	BS	WGW	FRANKLIN				
AMERICAN RED CROSS METROPOLITAN 18TH AND OAK STREET ZONING PLAN									

<p>1 OF 3</p>	
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**OHM**

ARCHITECT ENGINEER PLANNER  
 300 N GARDEN ST, SUITE 410  
 COLUMBUS, IA 52202  
 614-440-8800  
 OHM\IA\DESIGN\DESIGN

Z19-099; Final Received 11/19/20

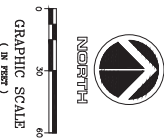


LEGEND	
	PROPOSED PARKING SPACE TALLY
	EXISTING PARKING SPACE TALLY
	ADA ACCESSIBLE SIGN
	ADA ACCESSIBLE SIGN VAN
	RIGHT OF WAY
	PROPERTY LINE
	SUBAREA BOUNDARY
	EXISTING TREE CANOPY LIMITS

*David Hoff - attorney for Applicant  
November 19, 2020*



<b>PARKING INFORMATION</b> SUB AREA A 04 SPACES SUB AREA B 03 SPACES (MINIMUM COUNT AS 1) 03 SPACES (MINIMUM COUNT AS 2) SUB AREA C 03 SPACES SUB AREA D 11 SPACES TOTAL PARKING SPACES: 203 SPACES	<b>RESIDENTIAL UNIT INFORMATION</b> TOTAL UNITS: 122 TOTAL BEDROOMS: 154 DEDICATED RESIDENTIAL SPACES: 148 SPACES UNIT 1, 2 SPACES BED 1, 1	<b>REQUIRED PARKING</b> RESIDENTIAL REQUIRED PARKING 14 DU = 148 SPACES RESTAURANT REQUIRED PARKING 175 SF = 41 SPACES TOTAL REQUIRED SPACES: 224	<b>ACCESSIBLE PARKING SPACE SPECIFICATIONS</b> TOTAL SPACES FOR THE SITE: 203 TOTAL SPACES REQUIRED SINCE 2011: 245 + 201 = 446 SPACES (INC. 2 VAN SPACES) SPACES PROVIDED: 7 SPACES (INC. 3 VAN SPACES)
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SHEET <b>2 OF 3</b>	DATE: 08/20/2020	PROJ NUMBER: 6215190010	ENGR: SB	PROJ MGR: WSW	CADD: FRANKLIN	COUNTY: FRANKLIN	MUNICIPALITY:	ISSUE:	REVISIONS:
	AMERICAN RED CROSS METROPOLITAN 18TH AND OAK STREET ZONING PLAN- PARKING EXHIBIT								JEFFREY DODDINGTON PLANNERS 300 N OAKMAN ST. SUITE 410 43215 614-445-0000 OHMPLANNERS.COM

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DRAWING PATH: P:\6101\_65006215190010\_Metroplan\_Oak & 18th\Drawings\PLN\_LUD\Bases\20\_0330\_L\_Base.dwg Oct 26, 2020 - 4:44pm

CODE	COMMON NAME	BOTANICAL NAME	SIZE	CONTR.
<b>DECIDUOUS TREES</b>				
AS SW	American Sycamore Sugar Maple	<i>Acer saccharum</i> / <i>Acerum Sycamore</i>	2" D.C.L.	18B
AS SY	American Sycamore	<i>Rhus copallina</i>	2" D.C.L.	18B
EL SW	Upright Elm/European Hornbeam	<i>Cornus xrt</i> / <i>Maclurea</i>	3" D.C.L.	18B
<b>ORNAMENTAL TREES</b>				
<b>PRINCIPAL PLANTING CODES</b>				
<b>EVERGREEN SHRUBS</b>				
GL SW	Green Mountain Boxwood	<i>Buxus x Green Mountain</i>	24" HGT.	45 Cont.
TJ AR	Green Giant Norway Spruce	<i>Thuja standishii</i> / <i>Japanese Green Giant</i>	5" HGT.	45 Cont.
EL SW	English Yew	<i>Taxus media</i> / <i>evergreen</i>	18" HGT.	45 Cont.
MC SP	Magic Carpet Boxwood Shrub	<i>Spiraea x Nana</i> / <i>magic carpet</i>	18" HGT.	43 Cont.
<b>GROUND COVER</b>				
VM AT	ivy tile	<i>Vitis rotundifolia</i>	Clump D.C.L.	Cont.

**PLANTING LEGEND:**

**PROPOSED SEEDED LAWN**

**PROPOSED GROUND COVER**

**PROPOSED DECIDUOUS TREE**

**PROPOSED ORNAMENTAL TREE**

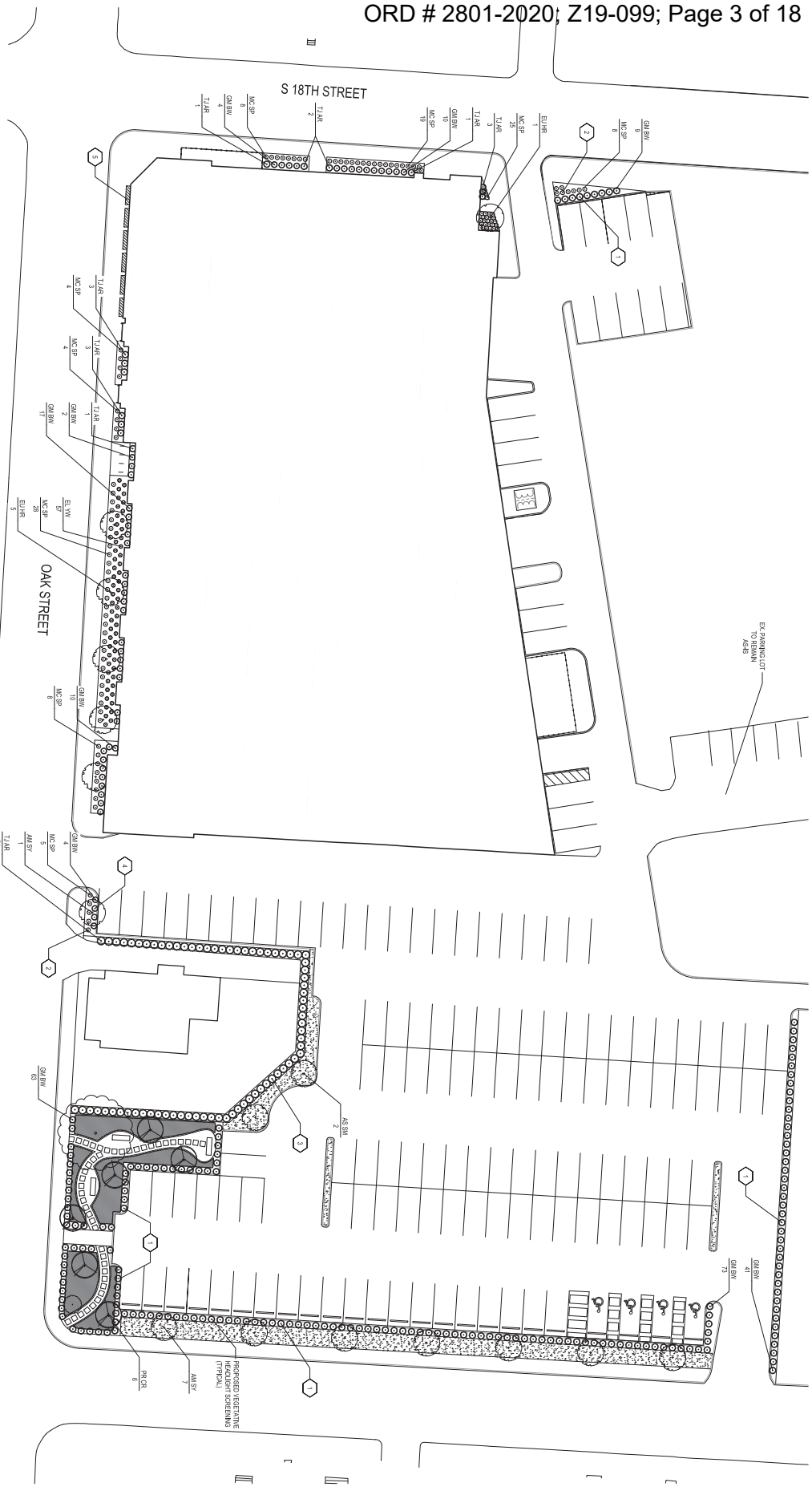
**PROPOSED EVERGREEN SHRUB**

**PROPOSED DECIDUOUS SHRUB**

**EXISTING TREE TO REMAIN**

**CODED NOTES**

- PROPOSED 24" MINIMUM INSTALL HEIGHT GREEN MOUNTAIN BOXWOOD SHRUB, 5" MATURE HEIGHT.
- PROPOSED 18" MINIMUM INSTALL HEIGHT MAGIC CARPET BOXWOOD SHRUB, 24" MATURE HEIGHT.
- PROPOSED 18" MINIMUM INSTALL HEIGHT JAPANESE GREEN GIANT, 5" MATURE HEIGHT.
- PROPOSED 12" MINIMUM INSTALL HEIGHT ENGLISH YEW SHRUB, 18" MATURE HEIGHT.
- PLANTER BOXES PLANTINGS BY OWNER.



*David Hoff - attorney for Applicant*  
*November 19, 2020*

DATE	PROJ NUMBER	ENGR/ARCH	PROJ MGR	CADD	COUNTY	MUNICIPALITY	ISSUE
10/26/2020	621590010	WW	BWG	WW	FRANKLIN	CITY OF COLUMBUS	11/10/2019

**METROPOLITAN HOLDINGS**  
**OAK & 18TH REDEVELOPMENT**  
**LANDSCAPE PLAN**

SHEET	3 OF 3
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**OHM**  
 ARCHITECT ENGINEER PLANNERS  
 5801 North S. St. #10  
 Columbus, OH 43228  
 Phone: 614.291.1234  
 OHM\AD\DESIGN.COM

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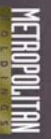




Southwest Corner

Oak and 18th Street

October 28th, 2020



*David Hoff - attorney for Applicant  
November 19, 2020*

Elevation, Sheet 1

Z19-099; Final Received 11/19/20





18th St. Looking North

Oak and 18th Street METROPOLITAN  
October 28th, 2020



*David Hogg - calling for Approval  
November 19, 2020*

Elevation, Sheet 2

Z19-099; Final Received 11/19/20





Oak St. Residential

Oak and 18th Street  
October 28th, 2020

Metropolitan

all

OHM

Bank of America

David Hoff - attorney for Applicant  
November 19, 2020

Elevation, Sheet 3

Z19-099; Final Received 11/19/20





Oak St. Residential

Oak and 18th Street  
October 28th, 2020

METROPOLITAN

archall  
ARCHITECTS

OHM

BlackGate

*David Hoff - attorney for Applicant  
November 19, 2020*

Elevation, Sheet 4

Z19-099; Final Received 11/19/20





Oak St. Looking West

Oak and 18th Street  
October 28th, 2020

METROPOLITAN

archhall

OHM

Black & Veatch

David Hoff - attorney for Applicant  
November 19, 2020

Elevation, Sheet 5

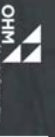
Z19-099; Final Received 1/1/19/20





18th St. Looking South

Oak and 18th Street  
October 28th, 2020



*David Hoff - attorney for Applicant  
November 19, 2020*

Elevation, Sheet 6

Z19-099; Final Received 11/19/20





Oak St. & Hoffman Ave.

Oak and 18th Street  
October 28th, 2020

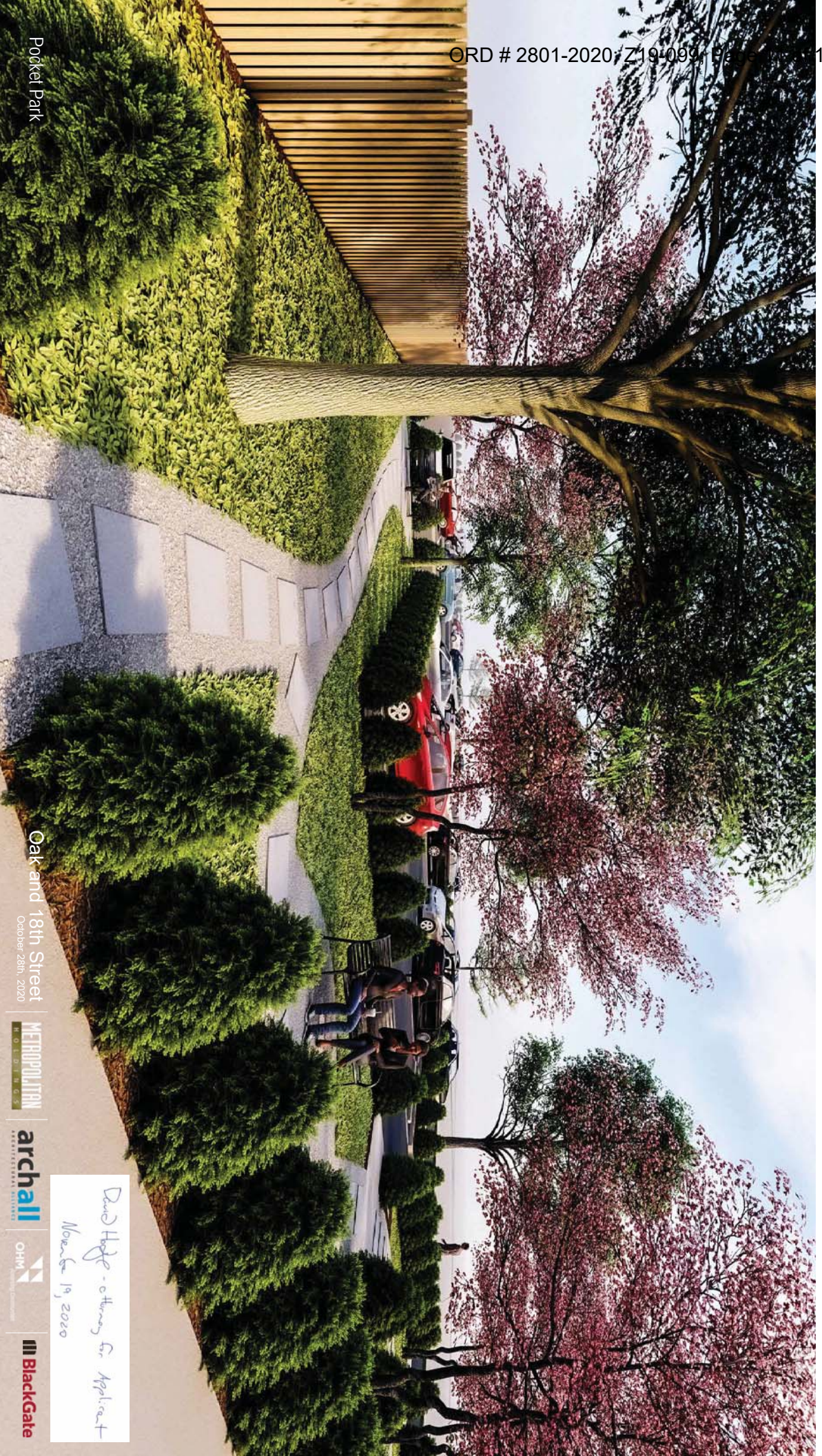


David Hoff - attorney for Applicant  
November 19, 2020

Elevation, Sheet 7

Z19-099; Final Received 11/19/20





Pocket Park

Oak and 18th Street

October 28th, 2020



*Dan Hoff - attorney for Applicant*  
*November 19, 2020*

Elevation, Sheet 8

Z19-099; Final Received 11/19/20



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

- 13. APPLICATION: Z19-099**  
**Location:** **80 S. 18<sup>th</sup> ST. (43205)**, being 2.43± acres located at the northeast corner of South Eighteenth Street and Oak Street (010-019959 and 11 others; Near East Area Commission).  
**Existing Zoning:** ARLD, Apartment Residential, CPD, Commercial Planned Development, and R-3, Residential Districts.  
**Request:** CPD, Commercial Planned Development District (H-60).  
**Proposed Use:** Mixed-use development.  
**Applicant(s):** Metropolitan Holdings; c/o David Hodge, Atty.; Underhill & Hodge, LLC; 8000 Walton Parkway, Suite 260; New Albany, OH 43054.  
**Property Owner(s):** Columbus Area Chapter of the American Red Cross, et. al.; 995 East Broad Street; Columbus, OH 43205.  
**Planner:** Kelsey Priebe; 614-645-1341; [krpriebe@columbus.gov](mailto:krpriebe@columbus.gov)

**BACKGROUND:**

- The site consists of 12 parcels which are primarily developed with a religious facility and parking lot in the ARLD, Apartment Residential, CPD, Commercial Planned Development, and R-3, Residential Districts. The applicant proposes the CPD, Commercial Planned Development District, in order to construct a mixed-use development with a maximum of 122 dwelling units and 3,000 square feet of commercial space.
- To the north and west of the site is a religious facility, parking lot, and single-unit dwellings in the ARLD, Apartment Residential District. To the south and east are single-unit dwellings in the R-3, Residential District.
- Concurrent CV19-136 has been filed to permit ground-floor dwelling units and associated residential uses. That request will be heard by City Council and will not be considered at this Development Commission meeting.
- The site is located within the boundaries of the *Near East Area Plan* (2005), which does not contain a land use recommendation for this location. The Plan recommends that commercial development be directed to the existing historic commercial districts. The Plan also includes guidelines that new buildings “echo and/or complement nearby historic buildings.”
- The site is located within the boundaries of the Near East Area Commission, whose recommendation is for approval (8-6); however the recommendation had not been received at the time this report was published.
- The development text commits to a site plan and building elevations, and includes

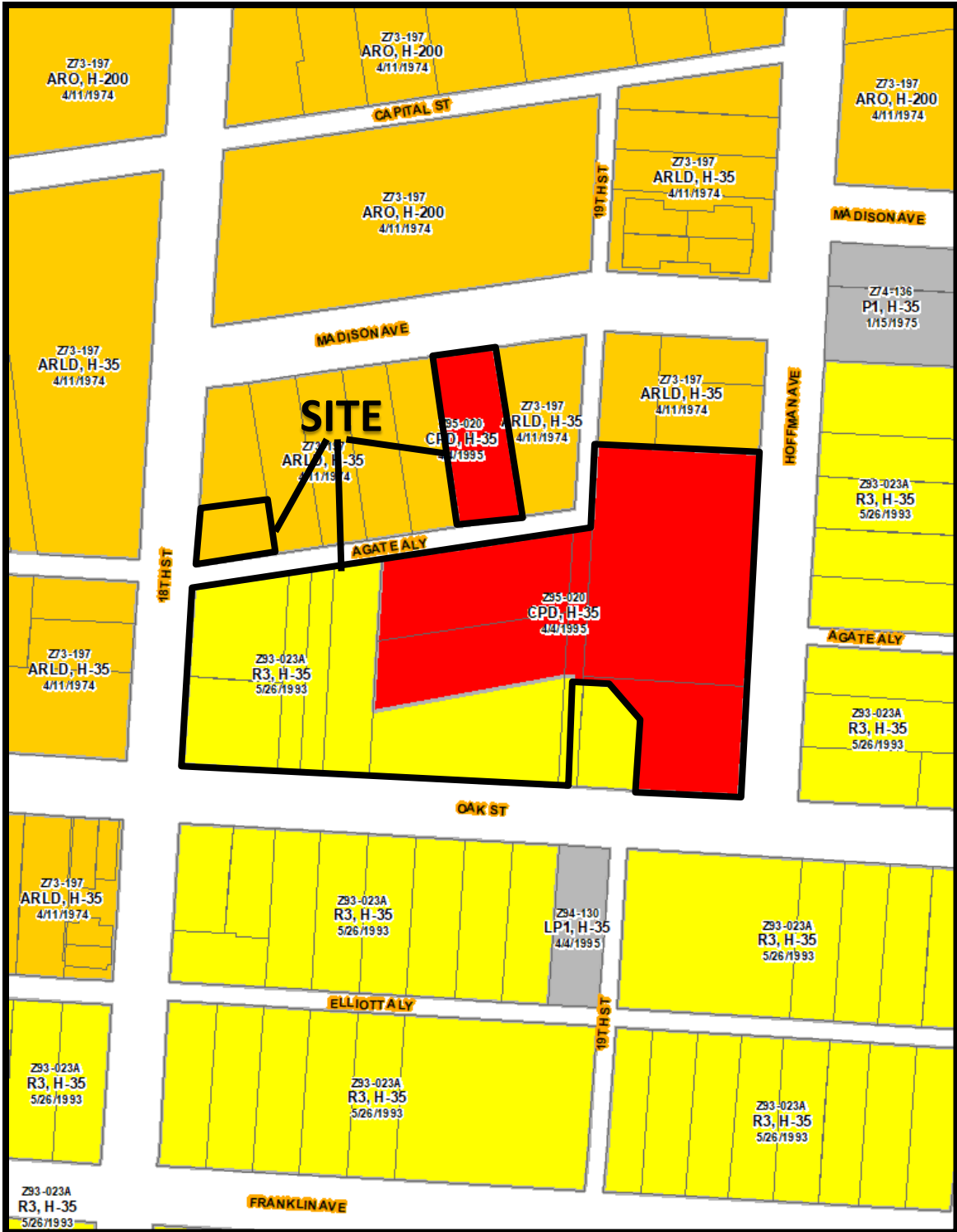


development standards addressing setbacks, site access, landscaping, and graphics provisions. Variances to landscaping and screening, maneuvering, parking setback line, parking space, vision clearance, and building lines are included in this request.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval.

The requested CPD, Commercial Planned Development District will allow a mixed-use development that contributes to the historic commercial corner with infill that responds to the *Near East Area Plan's* (2005) recommendations. The Plan recommends that commercial development be directed to the existing historic commercial districts. Planning staff recognizes that although this site is not specifically identified in the plan as a historic commercial district node, there is existing commercial present at this intersection. The Plan also includes guidelines that new buildings "echo and/or complement nearby historic buildings." Revisions made to the design from when originally submitted are responsive to the Plan's design guidelines. Planning staff also note that the applicant introduced a residential townhome typology on Oak Street adjacent to the commercial space, and screened the first floor garage consistent with the Plan's guidance and best practices as requested. The overall materials shown are also consistent with the Plan's recommendations. Additionally, with regards to parking, the proposal provides for screening and an analysis has been submitted that appropriately addresses the site's impacts on adjacent properties.





Z19-099  
80 S. 18<sup>th</sup> St.  
Approximately 2.43 acres  
ARLD, CPD, R-3 to CPD





Z19-099  
80 S. 18<sup>th</sup> St.  
Approximately 2.43 acres  
ARLD, CPD, R-3 to CPD



**Priebe, Kelsey R.**

---

**From:** Kathleen Bailey <kathleendbailey@hotmail.com>  
**Sent:** Tuesday, November 17, 2020 12:19 AM  
**To:** Priebe, Kelsey R.  
**Cc:** David Hodge; AnnieJ; Eric Zartman  
**Subject:** [EXTERNAL] Re: Oak / 18th

**Importance:** High

The Near East Area Commission (NEAC) voted to support applications Z19-099 & CV19-136, 8-6-0. The vote took place at NEAC's October 2020 General Business Meeting (10/08/20) a quorum being present.

Please let me know of any questions.

Thank you.

Chair Bailey

614-582-3053



Meeting Date: 11/12/2020

Application #: Z19-099	Request: CPD	Address: 80 S. 18TH ST. (43205)				
# Hearings: _____	Length-of Testimony: _____	Staff	<input checked="" type="checkbox"/>	Approval	<input type="checkbox"/>	Disapproval
		Position:	<input type="checkbox"/>	Conditional Approval		
# Speakers Support: <u>2</u> Opposition: <u>3</u>	Development Commission Vote: <u>2</u> Yes <u>1</u> No <u>1</u> Abstain	Area Comm/	<input checked="" type="checkbox"/>	Approval	<input type="checkbox"/>	Disapproval
		Civic Assoc:	<input type="checkbox"/>	Conditional Approval		
<b>Position</b> Y=Yes N=No (type out ABSENT or ABSTAIN)	<b>Fitzpatrick</b> Abstain	<b>Ingwersen</b> Y	<b>Anderson</b>	<b>Golden</b> Y	<b>Conroy</b> N	<b>Onwukwe</b>
+ = Positive or Proper - = Negative or Improper						
Land Use		+		+	+	
Use Controls		+				
Density or Number of Units		+		+	-	
Lot Size		+				
Scale		+			-	
Environmental Considerations		+				
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		+				
<b>MEMBER COMMENTS:</b>						
<b>FITZPATRICK:</b> Abstain						
<b>INGWERSEN:</b> Controversial due to this being the 1st 5 story building on Oak. Decidedly an urban building, 5th story is setback so that it is not visible from the street. This is a well designed building that will inject needed vitality to the old town businesses and be a feeder to the continuing development of the area.						
<b>ANDERSON:</b>						
<b>GOLDEN:</b> While this project is very dense, the current one story church does not contribute to the built environment of the corner and creates an under utilized pocket at a very active intersection. This development sits in between two major transit lines and will remain between two very active lines in the future, creating a demand for density. Developments like this can not only be on major east/west corridors but should be woven throughout the neighborhoods to build upon and create new vibrancy.						
<b>CONROY:</b> The use itself could be appropriate in this area; the mix is fitting. Unfortunately, the scale and massing of the proposal is wildly out of scale with the surrounding community. The building will tower over immediate structures and shadow neighboring units. As currently proposed/designed, it is inappropriate.						
<b>ONWUKWE:</b>						



DEPARTMENT OF BUILDING AND ZONING SERVICES

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 #: Z19-099

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Eric Zartman
of (COMPLETE ADDRESS) 8000 Walton Parkway, Suite 260, New Albany, Ohio 43054
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)

Table with 2 columns and 2 rows listing interested parties: Metropolitan Holdings, Columbus Area Chapter of the American Red Cross, Allegheny West Conference Corporation Seventh-Day Adventists, and Jamie Mitchell.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

[Handwritten signature]

Subscribed to me in my presence and before me this 5th day of November, in the year 2020

SIGNATURE OF NOTARY PUBLIC

[Handwritten signature of Kimberly R. Grayson]

My Commission Expires:

KIMBERLY R. GRAYSON
Notary Public, State of Ohio
My Commission Expires
January 11, 2021



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