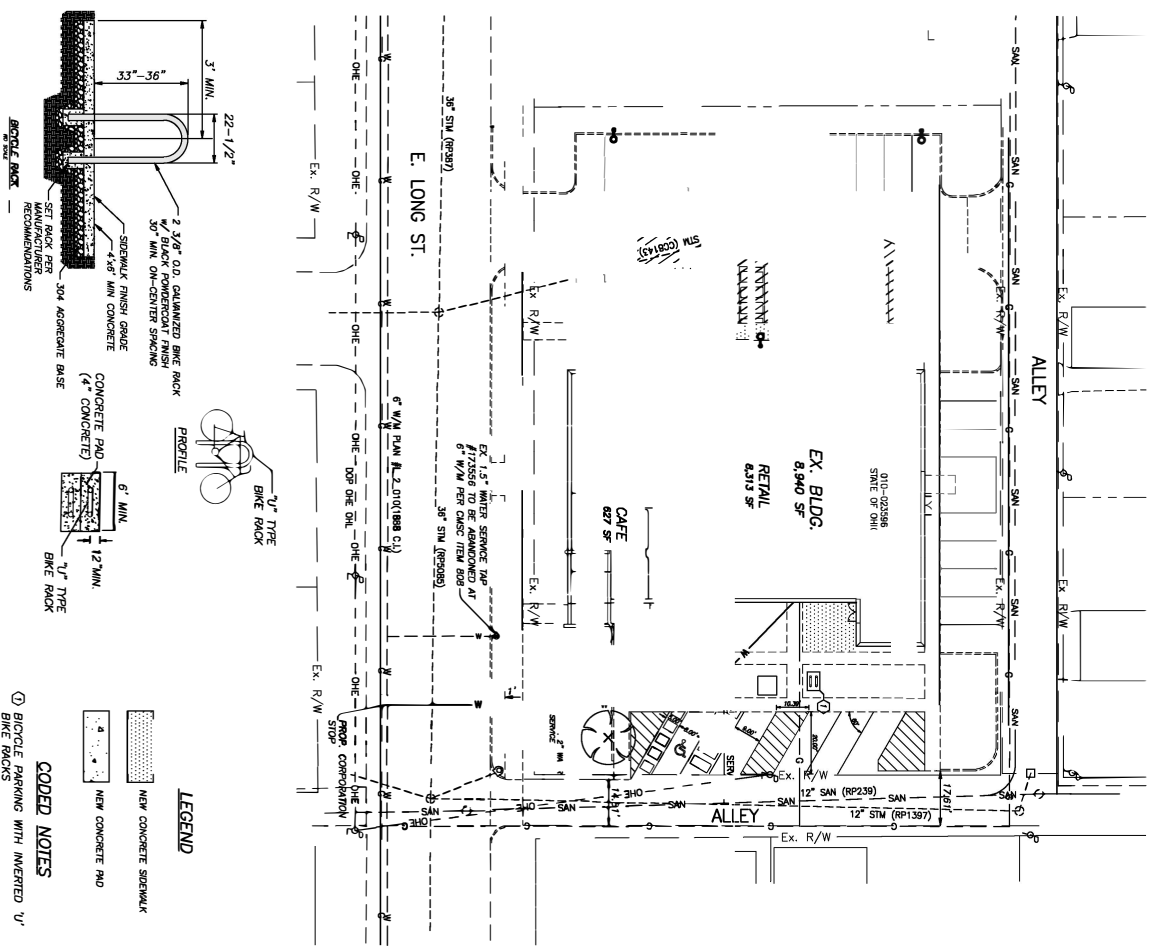


Final Site Plan Received 11/28/2023 Sheet 1 of 1 CV23-097



PROJECT ZONING INFORMATION

PROJECT: OSU HEALTHY COMMUNITY CENTER
 PARCEL: 010-023396
 CERTIFIED SITE ADDRESS: 1600 E LONG STREET
 OWNER: THE OHIO STATE UNIVERSITY
 CONTACT: Amanda Hartman
 amanda.hartman@osu.edu

ZONING DISTRICT: 273-197, RESIDENTIAL R3
 4/11/1974, H-35
 SITE AREA: 0.78 ACRES (32,997 S.F.)

EXISTING BUILDING: 8940 S.F.
 FLOOD DESIGNATION: ZONE X, THIS SITE IS NOT LOCATED WITHIN A FLOOD DESIGNATION ZONE
 FLOOD HAZARD AREA: 304483027M 8/17/2008 AND 304483027M 6/17/2008
 DRAINAGE SYSTEMS: NOT APPLICABLE
 NEAR EAST AREA COMMISSION
 DOWNDRAFT COMMISSION: NOT APPLICABLE
 URBAN COMMERCIAL OVERLAY AREA: NOT APPLICABLE
 PARKLAND DEDICATION ORDINANCE: NOT APPLICABLE
 ADDITIONAL NOTE: A VARIANCE WILL BE APPLIED FOR R3 ZONING

SITE DATA TABLE

TOTAL SITE AREA:	0.78 AC
TOTAL DISTURBED AREA:	0.03 AC (1,333 S.F.)
PERMANENTLY DISTURBED AREA:	0.00 AC
PRE-DEVELOPED IMPERVIOUS AREA:	0.00 AC
POST-DEVELOPED IMPERVIOUS AREA:	0.03 AC (1,333 S.F.)*

* MEETS DEMANDS REQUIREMENTS FOR STORMWATER COMPLIANCE

SEWER SANITARY NOTE

CONTACT SEWER PERMIT OFFICE: 111 FRONT ST. (614) 645-7480
 FOR ANY WORK INVOLVING THE EXISTING SANITARY SERVICE (LATERALS) OUTSIDE OF THE BUILDING, AND IF ANY NEW CONNECTIONS TO THE SANITARY SEWER MAINLINE ARE REQUIRED.

DIVISION OF FIRE NOTE

CITY OF COLUMBUS IS REQUIRING THE USE OF THE HARD KEY ENTRY SYSTEM. ONE ENTRY REQUIRED FOR EACH SECURED ENTRY SPACE. SEE SHEET 10 OF 34.

DIVISION OF POWER NOTE

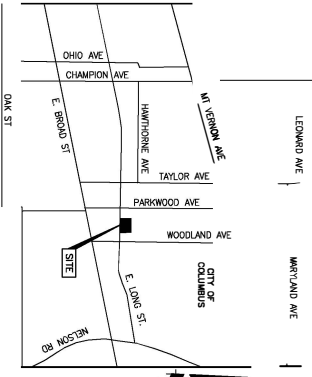
THE DIVISION OF POWER (DOP) MAY HAVE OBSERVED AND UNDERGROUND PRIMARY, SECONDARY, AND STREET LIGHTING AT THIS PROJECT LOCATION. THE CONTRACTOR IS REQUESTED TO CONTACT THE DIVISION OF POWER TO VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONDUCTING ANY ACTIVITY WITHIN THE CONSTRUCTION AREA.

ANY REQUIRED REDACTION, SUPPORT, PROTECTION OR ANY OTHER CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE DIVISION OF POWER AND THE CITY OF COLUMBUS PRIOR TO CONDUCTING ANY ACTIVITY WITHIN THE CONSTRUCTION AREA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE DIVISION OF POWER AND THE CITY OF COLUMBUS PRIOR TO CONDUCTING ANY ACTIVITY WITHIN THE CONSTRUCTION AREA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE DIVISION OF POWER AND THE CITY OF COLUMBUS PRIOR TO CONDUCTING ANY ACTIVITY WITHIN THE CONSTRUCTION AREA.

CODE OF ORDINANCES NOTE

REQUIRED PARKING SPACES PER CODE OF ORDINANCES SECTION 3312.49	8940 SQ.FT.	34 SPACES
GROSS FLOOR AREA	8940 SQ.FT.	34 SPACES
MINIMUM PARKING SPACE (1:1,250 SQ.FT)	1:1,250 SQ.FT.	34 SPACES
MINIMUM PARKING SPACE (1:1,175 SQ.FT)	1:1,175 SQ.FT.	35 SPACES
MINIMUM PARKING SPACE PROVIDED	35 SPACES	3 SPACES MINIMUM
BIKE PARKING SPACE	3 SPACES	MINIMUM

LOCATION MAP



SCOPE OF WORK/PROJECT DESCRIPTION

REPAIRING EXISTING CURB AS THE NEW OSU HEALTHY COMMUNITY CENTER. AN OHIO STATE PROGRAM FOCUSING ON HEALTHY NUTRITION/LIFESTYLE.

SCALE: 1"=20'



#1 Date	Change Description
OSU Healthy Community Center 1600 E Long St. Columbus, OH 43230	
MOODY ENGINEERING 300 PRINCE STREET COLUMBUS, OHIO 43206 P: 614 530 8888 HOODY-ENR.COM	
Drawn: [Signature] Title: [Title]	
SITE PLAN	
C100	
11/14/23	

Council Variance Application

1600 E. Long Street

August 25, 2023

STATEMENT OF HARDSHIP

This statement of hardship is submitted in support of the applicant, The Ohio State University's, request for variances related to the reuse of the property at 1600 E Long Street as a Healthy Community Center focused on programming to promote a healthier local population. The Healthy Community Center will provide guidance to patrons to establish more healthy lifestyle choices. The demonstration kitchen will teach patrons simple dishes they can learn from professional chef in a classroom environment then prepare at home for their families. The café will lease space to local entrepreneurs seeking a commercial kitchen to hone their menu selection while focused on providing healthy options. The innovation space will allow flexibility for a variety of programs and allow the space to serve as the "physical health" component of the facility providing a space for things like dance, yoga, group fitness, etc. The community spaces will provide residents with rentable spaces for events of their choosing as well as provide occasional programmed events such as group counseling, mentorship programs, etc to further enhance the meaning of the Healthy Community Center.

The intent is to renovate and re-use the former MLK Library building for this purpose.

This project represents a great community asset that will bring life back to a now vacant structure and allow the former library structure to continue to serve the community.

The following variances are being requested to facilitate the proposed development:

- 1) C.C.C. Section 3332.035- R-3 Residential District Permitted Uses
- 2) C.C.C. Section 3312.49- Minimum Number of Parking Spaces Required

Variance 1. Section 3332.035- R-3 Permitted Uses

Hardship Statement: The existing R-3 zoning does not permit a healthy community center or demonstration kitchens on the property. Due to the repurposing as a healthy community center with a demonstration kitchen and retail sales through a business incubator, a use variance is sought to repurpose this existing structure and provide community benefit.

Variance 2. Section 3312.49- Minimum Number of Parking Spaces Required

Hardship Statement: The parking requirements for EATING AND DRINKING ESTABLISHMENTS, w/pickup unit & seating (<5,000 Sq. Ft.), 1/175 sf for the café with seating proposed inside the building will increase the total required parking for the site by 2 parking spaces to 38, a variance is sought to reduce the total number of required parking spaces to the 35 that are proposed on the site.

Mark Larrimer



CV23-097
1600 E. Long St.
Approximately 0.74 acres



CV23-097
1600 E. Long St.
Approximately 0.74 acres

Standardized Recommendation Form

DEPARTMENT OF BUILDING
AND ZONING SERVICES

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

FOR USE BY: AREA COMMISSION / NEIGHBORHOOD GROUP
(PLEASE PRINT)

Case Number CV 23-097

Address 1600 E Long St

Group Name Near East Area Commission

Meeting Date 10/12/2023

- Specify Case Type
- BZA Variance / Special Permit
 - Council Variance
 - Rezoning
 - Graphics Variance / Plan / Special Permit

- Recommendation (Check only one)
- Approval
 - Disapproval

LIST BASIS FOR RECOMMENDATION:

Vote 11-0-1

Signature of Authorized Representative [Signature]

Recommending Group Title chair

Daytime Phone Number 614 403 2225

Please e-mail this form to the assigned planner within 48 hours of meeting day; OR FAX to Zoning at (614) 645-2463; OR MAIL to: Zoning, City of Columbus, Department of Building & Zoning Services, 111 N Front Street, Columbus, Ohio 43215.

Council Variance 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 #: CV23-097

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) Gary Davis
of (COMPLETE ADDRESS) 300 Spruce Street, Suite 200, 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. The Ohio State University Wexner Medical Center, 1534 N High St, Columbus, OH 43201, Amanda Hoffsis, (614) 292-5856, 24,000 employees	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT *Gary Davis*

Sworn to before me and signed in my presence this 25th day of August, in the year 2023

[Signature]
SIGNATURE OF NOTARY PUBLIC

5/16/2027
My Commission Expires

Notary Seal Here



Richard Jones
Notary Public, State of Ohio
Commission #: 2022-RE-849271
My Commission Expires 05-16-2027

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