

PROJECT ZONING INFORMATION
 PROJECT: EDNA BUILDING RENOVATION
 PARCEL: 010-052142
 CERTIFIED SITE ADDRESS: 879 LONG STREET COLUMBUS, OHIO 43203
 OWNER: CITY OF COLUMBUS OHIO 109 N FRONT STREET COLUMBUS, OH 43215
 DEVELOPER: ARCH CITY DEVELOPMENT BRIAN HIGGINS 750 EAST BROAD STREET COLUMBUS, OH 43203
 ZONING DISTRICT: CPD - COMMERCIAL
 HEIGHT DISTRICT: H-60
 SITE AREA: 7121.8134 SQ. FT. (0.1635 ACRES)
 A. AREA PER BUILDING USE: APPROXIMATELY 2887 SQ. FT. RETAIL
 B. BUILDING HEIGHT: 43 FT.

FLOOD DESIGNATION: THIS SITE IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA.
 DUMPSTER SCREENS: MASONRY SCREENING INTEGRAL TO BUILDING SECTIONS OF THE CITY OF COLUMBUS CODES:
 3321.01 LANDSCAPE LIGHTING
 3321.03 SCREENS
 3321.24 SIGNAGE/MARKING
 3321.45 WHEEL STOPS/CURBS
 BUILDING FACADE/LANDSCAPING/LIGHTING: COPY OF PLAN SUBMITTED.
 DOWNTOWN COMMISSION: SUBMITTED.
 URBAN COMMERCIAL OVERLAY AREA: NOT APPLICABLE
 ENGINEER'S SEAL AND SIGNATURE: AS SHOWN

SCOPE OF WORK
 THIS PROJECT INCLUDES REMOVAL OF EXISTING GRAVEL PARKING AND ASPHALT DRIVEWAY, ASPHALT DRIVEWAY, SIDEWALK ACCESS TO THE PARKING AND LANDSCAPING.

PARKING DATA
 PARKING REQUIREMENTS PER CITY OF COLUMBUS CODE SECTION 531E.
 PROPOSED SPACES: 6

SANITARY SEWER NOTE
 CONTRACT SEWER PERMIT OFFICE 111 FRONT ST. 645-7409 FOR ANY WORK INVOLVING THE EXISTING SANITARY SERVICE LATERALS(S) OUTSIDE OF THE BUILDINGS, AND IF ANY NEW CONNECTIONS TO THE SANITARY SEWER MAINLINE ARE REQUIRED.

SITE DATA TABLE
 TOTAL SITE AREA: 0.16 ACRES
 TOTAL DISTURBED AREA: 0.07 ACRES (3,050 SF)
 EXISTING IMPERVIOUS: .088 ACRES (3,833 SF)
 EXISTING IMPERVIOUS: 0.072 ACRES (3,136 SF)
 PROPOSED IMPERVIOUS: 0.108 ACRES (4,677 SF)

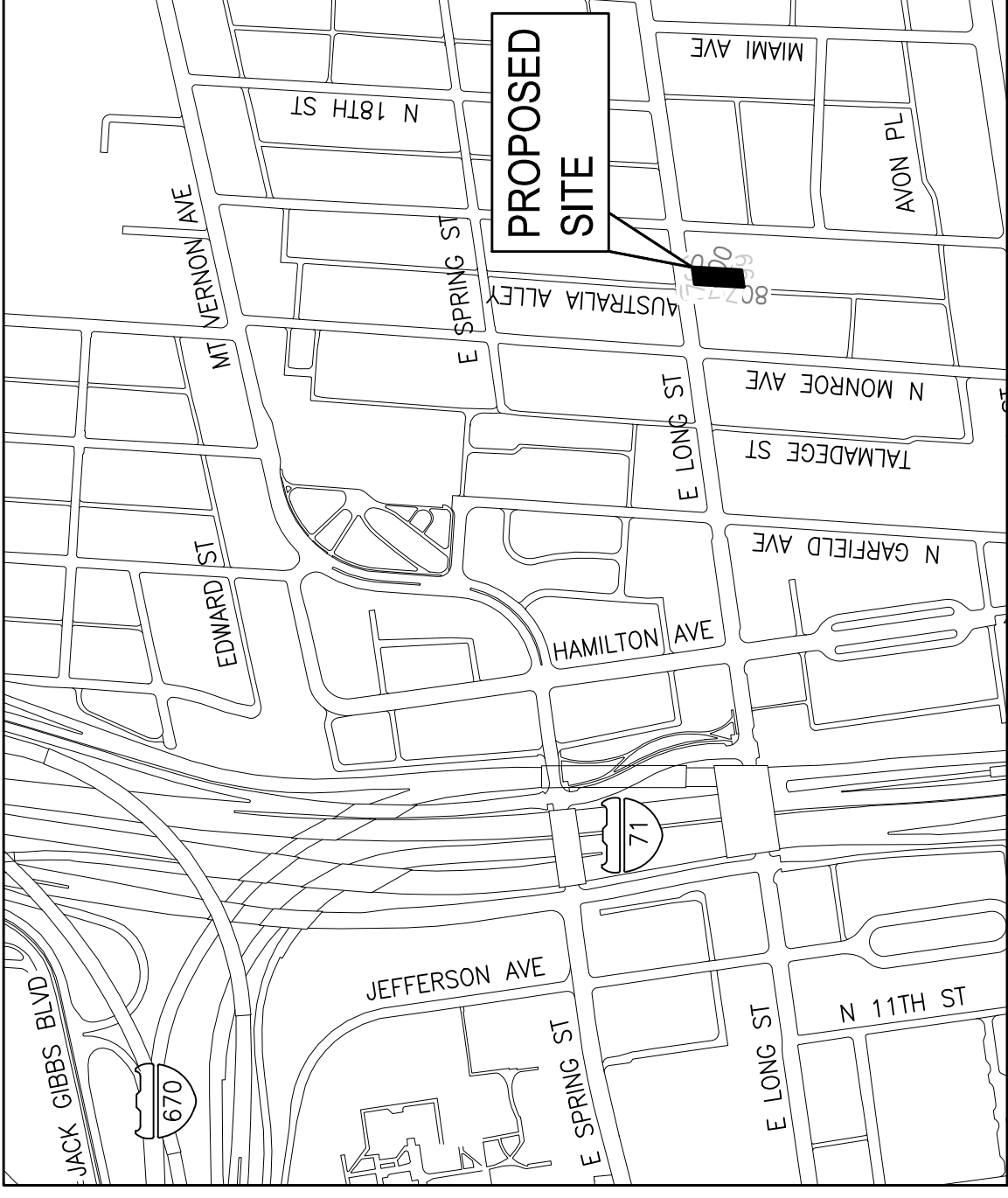
STORMWATER MANAGEMENT
 WATER QUALITY: EXEMPT-DOWNTOWN DISTRICT SITE TRIBUTARY TO COMBINED SEWERS
 WATER QUANTITY: N/A
 THE SITE DISTURBANCE IS LESS THAN 10,000 SF (3,050 SF) AND THE INCREASE IN IMPERVIOUS AREA IS LESS THAN 2,000 SF (1,481 SF) AND THEREFORE MEETS THE DE MINIMIS CRITERIA PER THE STORMWATER MANUAL.

REFUSE NOTE
 RETAIL PRIVATE REFUSE COLLECTION WILL BE UTILIZED.

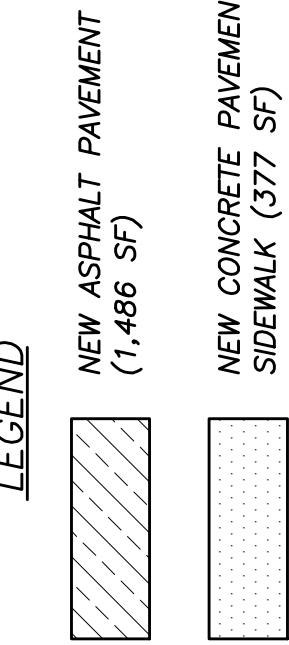
DIVISION OF POWER NOTE
 THE DIVISION OF POWER (DOP) MAY HAVE OVERHEAD AND UNDERGROUND PRIMARY, SECONDARY AND STREET LIGHTING AT THIS WORK LOCATION. THE CONTRACTOR IS HEREBY ADVISED THAT THE DIVISION OF POWER OPERATES FROM 7:30 AM TO 5:00 PM MONDAY THROUGH FRIDAY. THE CONTRACTOR IS ADVISED TO CONDUCT A VISUAL SURVEY OF THE SITE PRIOR TO CONDUCTING ANY ACTIVITY WITHIN THE CONSTRUCTION AREA.

ANY REQUIRED RELOCATION, SUPPORT PROTECTION OR ANY OTHER ACTIVITY CONCERNED WITH THE CITY'S ELECTRICAL FACILITIES IN THE CONSTRUCTION AREA IS TO BE PERFORMED BY THE CONTRACTOR UNDER THE DIRECTION OF DOP. THE CONTRACTOR SHALL MAKE ALL FINAL CONNECTIONS TO DOP'S EXISTING ELECTRICAL SYSTEM AT THE EXPENSE OF THE PROJECT. THE CONTRACTOR SHALL USE MATERIAL AND MAKE REPAIRS TO A DOP'S MATERIAL AND INSTALLATION SPECIFICATIONS (MIS) AND THE CITY OF COLUMBUS "CONSTRUCTION AND MATERIAL SPECIFICATIONS" (CMS). ANY NEW OR REINSTALLED UNDERGROUND STREETLIGHT SYSTEM SHALL REQUIRE TESTING AND RECORDING OF THE SYSTEM PER THE STORMWATER MANUAL. THE CONTRACTOR SHALL CONFORM TO DOP'S EXISTING CONDUCTOR SAFETY POLICY AND HOLD CARD SYSTEM MIS-95. COPIES OF WHICH ARE AVAILABLE FROM DOP.
 IF ANY ELECTRICAL FACILITY BELONGING TO DOP IS DAMAGED IN ANY MANNER BY THE CONTRACTOR, ITS AGENTS, SERVANTS, OR EMPLOYEES AND REQUIRES EMERGENCY REPAIRS, THE CONTRACTOR SHALL IMMEDIATELY CONTACT IMMEDIATELY AT (614) 645-7827. DOP SHALL MAKE ALL NECESSARY REPAIRS AND THE EXPENSE OF SUCH REPAIRS AND OTHER RELATED COSTS SHALL BE PAID BY THE CONTRACTOR. THE DIVISION OF POWER, CITY OF COLUMBUS, OHIO.

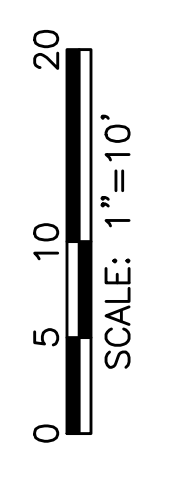
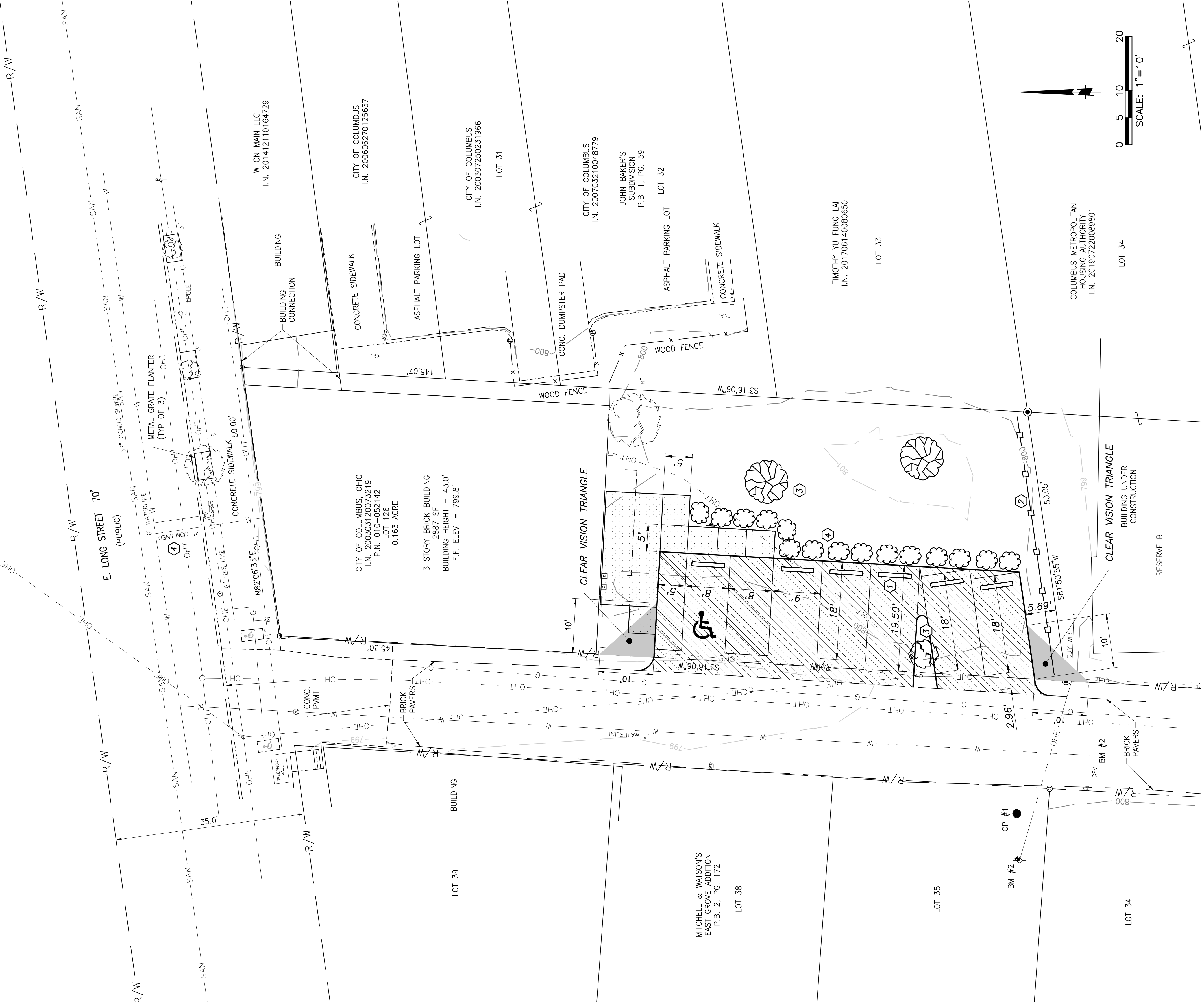
FEWA NOTE
 ZONE X - AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% FLOODPLAIN
 MAP PANEL - 39049C0328K 6/17/2008



HYDRANT DATA
 FLOW HYDRANT: 1" SOUTH OF 17TH ST. ON 5/5 OF EAST LONG ST.
 PRESSURE HYDRANT: 1" EAST OF NORTH 17TH ST. ON 5/5 OF EAST LONG ST.
 TEST DATE: 3/18/2015
 PIPE SIZE: 6"
 ELEV.: 600
 RESIDUAL PRESSURE: 78 PSI
 RESIDUAL PRESSURE: 64 PSI
 PITOT: 10 PSI
 OUTLET: 4" DIFF
 FLOW @ 20 PSI: 2895 GPM
 FLOW @ 100 PSI: 1675 GPM
 CH 985'
 HGL 985'



- CODED NOTES**
- ① WHEELSTOP (TYP. OF 6)
 - ② WOODEN FENCE
 - ③ TREE (TYP. OF 3)
 - ④ SHRUBBERY
 - ⑤ 4" COMBINED WATER TAP, SPLIT TO 2" DOMESTIC 4" FIRE INSIDE BUILDING



Final Received 6/23/21 Z21-031

Brian Higgins

06/23/2021

SITE DATA	
Address	879 East Long Street, Columbus, OH 43203
PID	010-052142
Zoning	CPD, Commercial Planned Development (Z17-050)
Current	CPD, Commercial Planned Development (Z21-031)
Revised	Commercial uses (office and related services)
Proposed Use	
Parking	Ground floor: 2,174 sf @ 1/250 gross SF = 9 spaces Second floor: 2,074 sf @ 1/450 gross SF = 5 spaces Third floor: 2,159 sf @ 1/450 gross SF = 5 spaces Required parking: 19 spaces Urban Commercial Overlay reduction: 50% Total spaces provided: 10 spaces Total spaces required: 6 spaces Parking variance requested: 4 spaces

EDNA BUILDING RENOVATION
 for
 CITY OF COLUMBUS
 300 SPRUCE STREET
 SUITE 300
 COLUMBUS, OHIO 43215
 P: 614.280.8999
MOODY ENGINEERING
 MOODY-ENG.COM

SITE COMPLIANCE PLAN

#	DATE	CHANGE DESCRIPTION

05/21
 DRAWN BY: PJD
 CHECKED BY: JDL
 20103
C100
 Permit and Bid Set

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JULY 8, 2021**

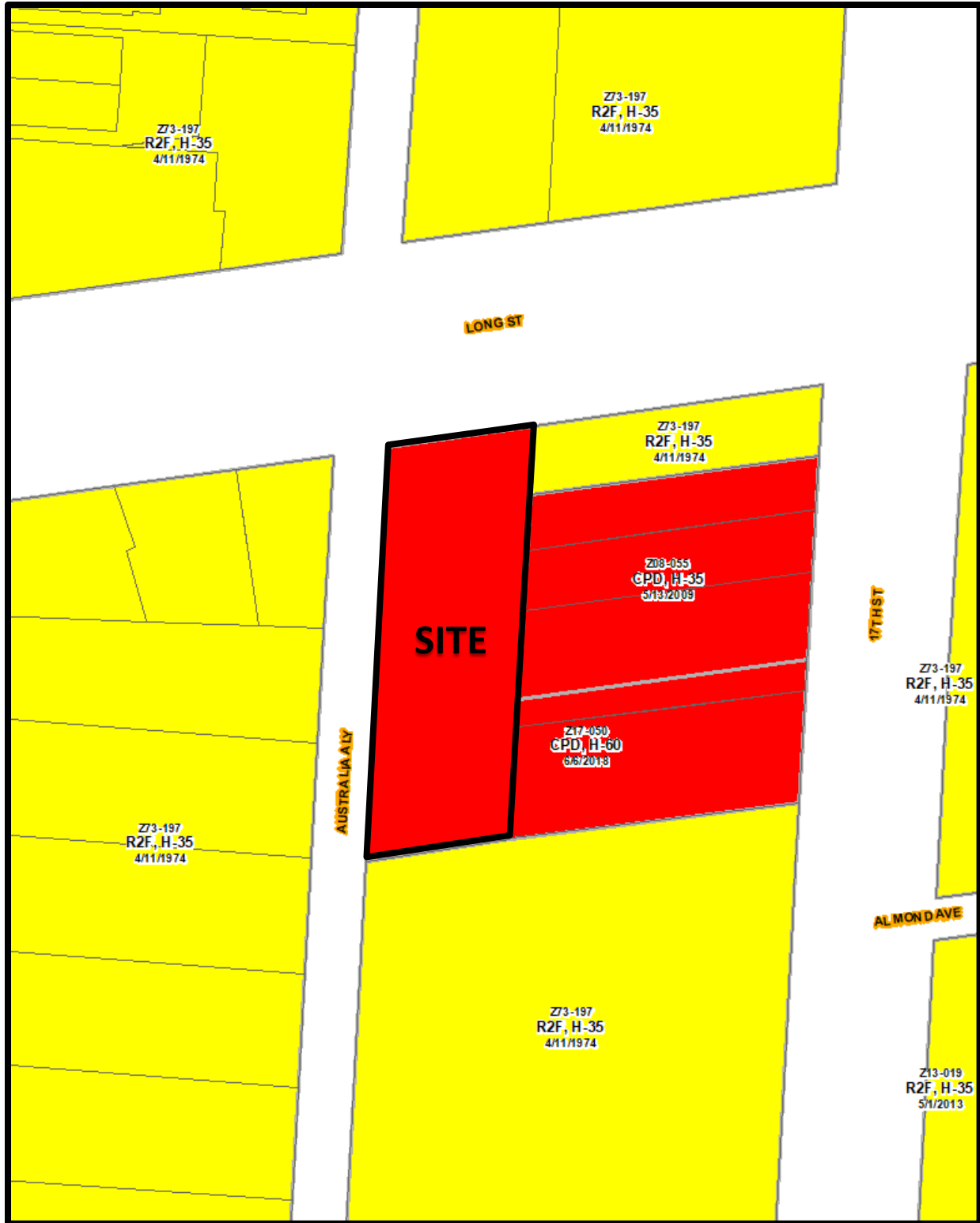
- 1. APPLICATION: Z21-031**
- Location:** **879 E. LONG ST. (43203)**, being 0.17± acres located at the southeast corner of East Long Street and Australia Alley (010-052142; Near East Area Commission).
- Existing Zoning:** CPD, Commercial Planned Development District.
- Request:** CPD, Commercial Planned Development District (H-35).
- Proposed Use.** Mixed-commercial development.
- Applicant(s):** Central Ohio Community Improvement Corporation; c/o Brian Higgins, Agent; 1349 Dennison Avenue; Columbus, OH 43201.
- Property Owner(s):** City of Columbus Land Bank; 845 Parsons Avenue; Columbus, OH 43206.
- Planner:** Hayley Feightner; 614-645-3526; hefeightner@columbus.gov

BACKGROUND:

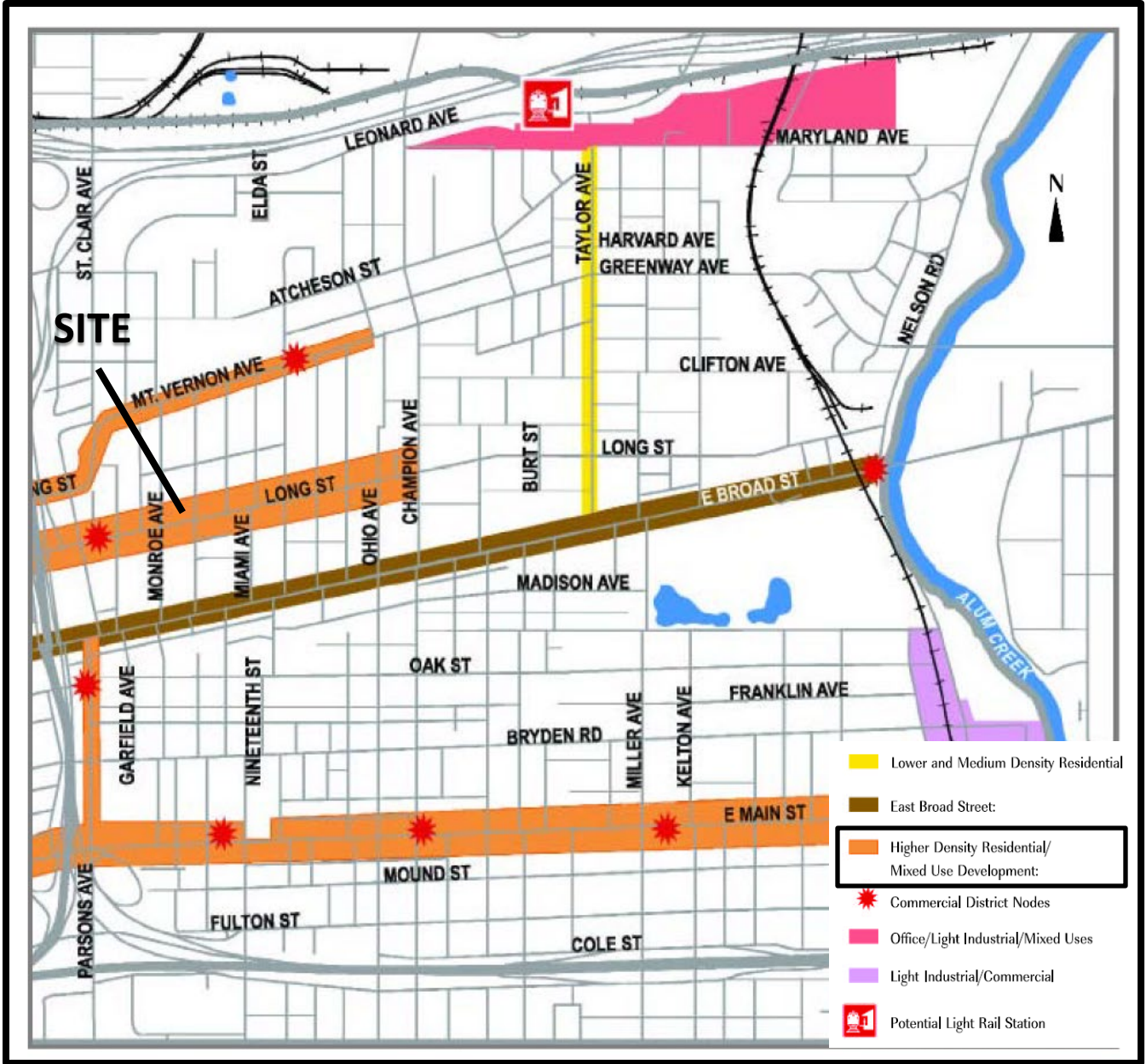
- The site consists of one parcel developed with a multi-story structure zoned in the CPD, Commercial Planned Development District (Z17-050), which permits mixed-commercial uses within the existing building and the expansion of a City-owned parking lot on two adjacent parcels. The applicant proposes a new CPD, Commercial Planned Development District to eliminate the two adjacent parcels from the request, which included the parking lot expansion. The site is subject to the East Long Street Urban Commercial Overlay (UCO).
- North of the site across East Long Street and east of the site are a mix of commercial and residential uses in the R-2F, Residential District. West of the site are commercial buildings and a city-owned parking lot in the R-2F, Residential and CPD, Commercial Planned Development districts. South of the site is a multi-unit residential development under construction in the R-2F, Residential District.
- The site is located within the boundaries of the *Near East Area Plan (2005)*, which recommends high density residential and mixed-use development at this location.
- The site is located within the boundaries of the Near East Area Commission, whose recommendation is for approval.
- The CPD text includes use restrictions and supplemental development standards that address traffic and pedestrian access, fencing, landscaping, building design, lighting, and signage. The text also includes a commitment to the submitted site plan. Variances are included to conform the existing building height, and to reduce parking from 10 required spaces to 6 provided spaces.
- The *Columbus Multimodal Thoroughfare Plan* identifies this portion of East Long Street as an Urban Commuter Corridor requiring 100 feet of right-of-way.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested CPD, Commercial Planned Development District will permit a mix of uses within the existing Edna building. Staff finds this proposal consistent with the recommendations of the *Near East Area Plan* for mixed-use development and with the adjacent development pattern along the Long Street corridor. Staff also finds the requested parking variance supportable due to the urban character of the neighborhood and the site's close proximity to transit.



Z21-031
879 E. Long St.
Approximately 0.17 acres
CPD to CPD



Z21-031
879 E. Long St.
Approximately 0.17 acres
CPD to CPD



Z21-031
879 E. Long St.
Approximately 0.17 acres
CPD 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: Z21-031

Address: 879 E. LONG ST.

Group Name: NEAREAST AREA COMMISSION

Meeting Date: 06/10/2021

Specify Case Type:

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

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

NOTES:

Vote: 12-0-0

Signature of Authorized Representative: Kathleen D. Bailey
SIGNATURE

CHAIR NEAR EAST AREA COMM
RECOMMENDING GROUP TITLE

614-582-3053
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 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 #: Z21-031

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) Brian Higgins
of (COMPLETE ADDRESS) 1349 Dennison Avenue, Columbus, OH 43201

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)

<p>1. Central Ohio Community Improvement Corp. 845 Parsons Avenue, Columbus, OH 43206 7 Columbus based employees</p>	<p>2.</p>
<p>3.</p>	<p>4.</p>


Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT 

Sworn to before me and signed in my presence this 19th day of April, in the year 2021


SIGNATURE OF NOTARY PUBLIC

Notary Seal Here

 My Commission Expires LISA M. PLAISTED
Notary Public, State of Ohio
My Commission Expires
10/10/2021

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