

PARKING CALCULATIONS

BLDG-1	20,000 DAILY USE AREA TOTAL PARKING REQUIRED 10,000 SPACES
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CITY OF COLUMBUS HAS REQUESTED AN UPDATED FINAL SITE CONFORMANCE PLAN. THIS PLAN SHOWS EXISTING SITE CONDITIONS ALL PARKING SHOWN IS EXISTING. THE EXISTING USE OF THE SITE ALONG WITH THE EXISTING CLASSIFICATION WILL REQUIRE NEW REZONING THROUGH THE BZA PROCESS.

DIVISION OF POWER GENERAL NOTE

THESE ARE NOT ANTICIPATED IMPACTS TO THE ELECTRIC SERVICE IN THIS RENOVATION

SITE NOTES

[illegible]

SEE PROTECTION PLAN WITH A DR

[illegible]

MATERIALS LIST

- (1) TUBING - 42"x54 WALL STEEL TUBING
- (2) SURFACE BRACKETS - 3'X18" WALL STEEL CHANNEL WITH 4 6" MOUNT HOLES
- (3) 8'X8" STEEL PLAT BAR
- (4) MOUNTED WITH FOUR 41/4"x5" STAINLESS STEEL ANCHOR BOLTS.

SITE DATA TABLE
TOTAL SITE AREA: 9073 AC

[illegible]

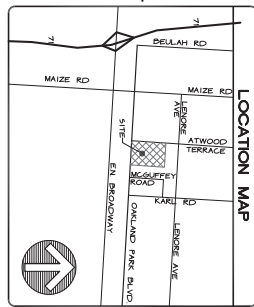
LANDSCAPE SCREENING

243 OAKLAND PARK AVE
80 ATWOOD TERRACE
TOTAL PARKING LENGTH 343
343 X .75 = 256 REQ.
SCREENING
303 OAKLAND PARK AVE
70 ATWOOD TERRACE
433 TOTAL SCREENING
256 X .411

INDEX TO DRAWINGS

INDEX TO DRAWINGS	
NO.	DESCRIPTION
5-1	SITE PLAN AND INFORMATION
5-2	ORIGINAL ZONING CLEARANCE INFORMATION

LOCATION MAP



OAKLAND NURSERY
ORIGINAL PLAN
1156 OAKLAND PARK AVE.
COLUMBUS, OHIO 43224

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
AUGUST 14, 2025**

- 4. APPLICATION:** [Z25-022](#)
- Location:** **1156 OAKLAND PARK AVE. (43224)**, being 9.07± acres located at the northeast corner of Oakland Park Avenue and Atwood Terrace (010-082045; North Linden Area Commission).
- Existing Zoning:** CPD, Commercial Planned Development District, C-1, Commercial District, and R-3, Residential District.
- Request:** CPD, Commercial Planned Development District (H-35).
- Proposed Use:** Commercial and institutional development.
- Applicant(s):** Chris Vallette; 72 Mill Street; Gahanna, OH 43230.
- Property Owner(s):** REINER INVESTMENTS LP; 1156 Oakland Park Avenue; Columbus, OH 43224.
- Planner:** Brandon Carpenter; 614-645-1574; bmcarpenter@columbus.gov

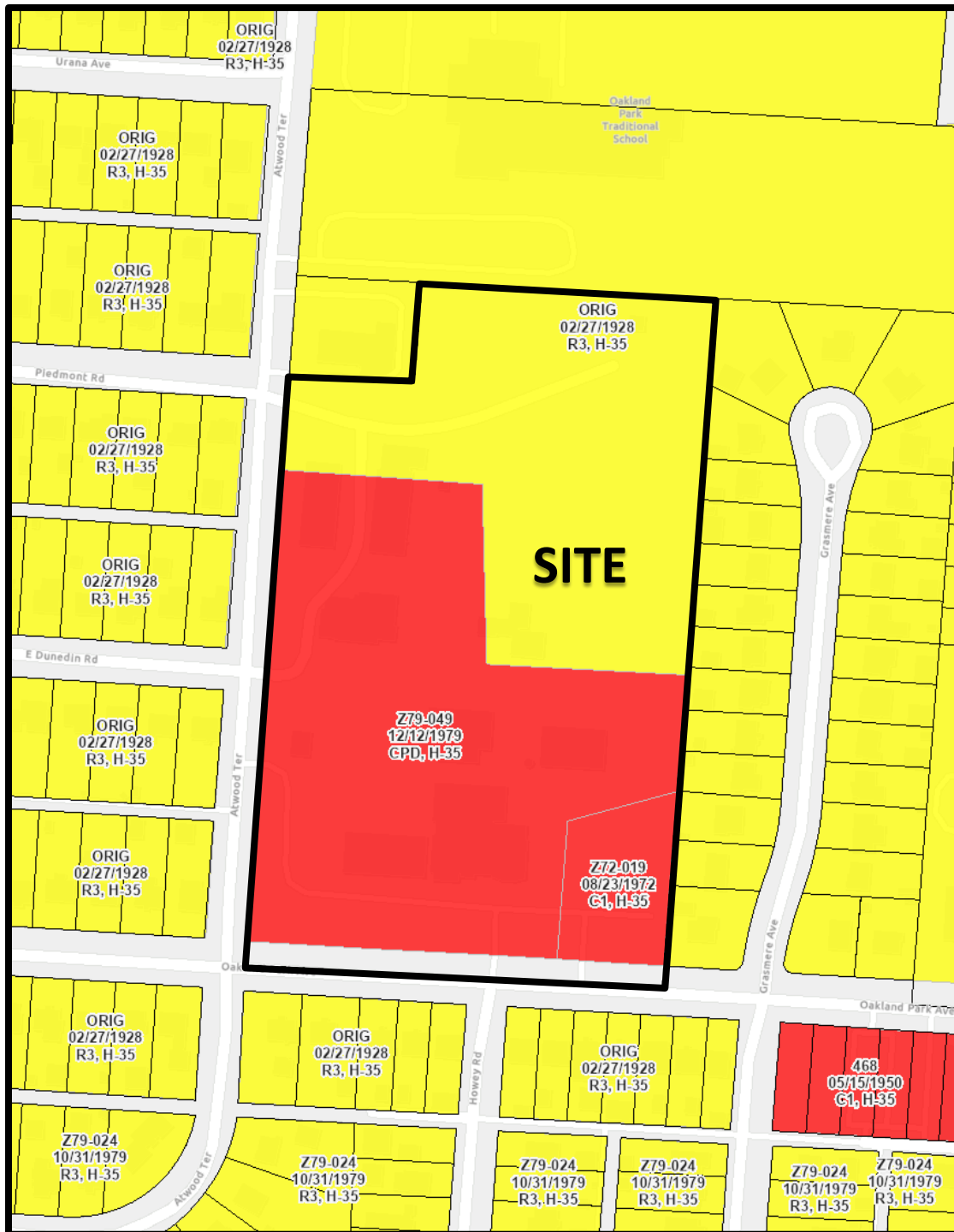
BACKGROUND:

- The 9.07-acre site consists of one parcel developed with a plant nursery in the CPD, Commercial Planned Development District, C-1, Commercial District, and the R-3, Residential District. The requested CPD, Commercial Planned Development District will allow for commercial and institutional development as allowed with the submitted CPD text and site plan.
- West, east and south of the site are single-unit dwellings in the R-3, Residential District. North of the site is a religious facility and an elementary school both in the R-3, Residential District.
- Concurrent CV25-040 has been filed to allow storage uses. That request will be heard by City Council and will not be considered at this Development Commission meeting.
- The site is within the planning area of the *North Linden Neighborhood Plan Amendment* (2014), which recommends “Community Commercial” land uses for this location. Additionally, the Plan includes early adoption of the *Columbus Citywide Planning Policies* (C2P2) Design Guidelines (2018).
- The site is located within the boundaries of the North Linden Area Commission, whose recommendation is for approval.
- The CPD text establishes allowed uses and supplemental development standards addressing building and parking setbacks, vehicular and bicycle parking, and dumpster screening. A commitment to develop the site in accordance with the submitted site plan is included in the text. Additionally, code modifications to required parking, dumpster screening, and storage setbacks are included in the text.
- The *Columbus Multimodal Thoroughfare Plan* (2019) identifies this portion of Oakland Park Avenue as an Urban Community Connector requiring 80 feet of right-of-way.

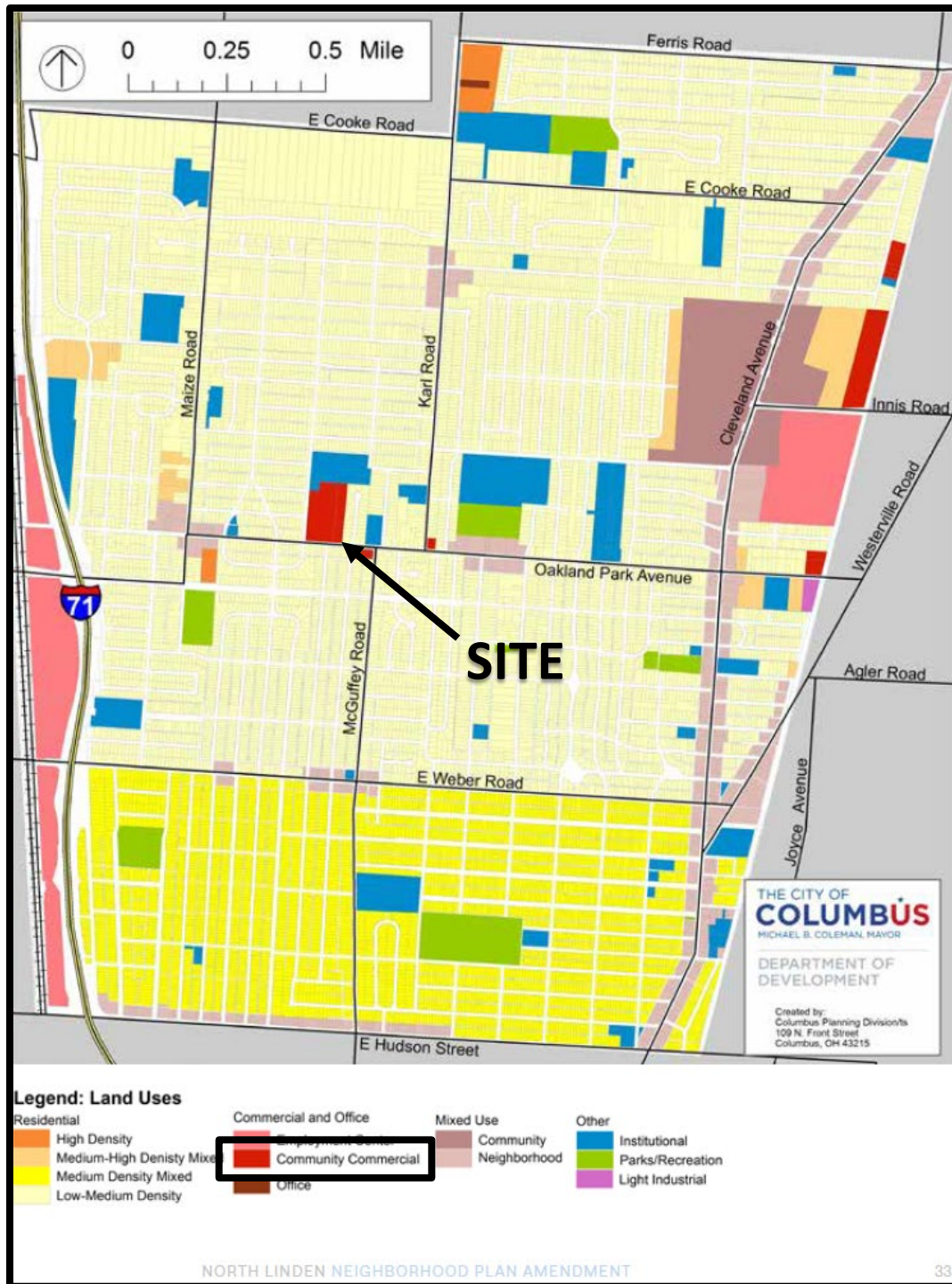
CITY DEPARTMENTS' RECOMMENDATION: ~~Conditional approval~~ **Approval**

The requested CPD, Commercial Planned Development District will allow the site to be developed with commercial and institutional uses as allowed with the submitted CPD text and site plan. The CPD text includes appropriate use restrictions and supplemental development standards as well as a commitment to develop the site in accordance with the submitted site plan. The proposal is consistent with the land use recommendations of the *North Linden Neighborhood Plan Amendment*, and C2P2 Design Guidelines due to the inclusion of bicycle parking. ~~There is a pending right-of-way dedication request with the Department of Public Service. If the Department of Public Service approves the request, Staff's recommendation will be for full approval.~~

A partial right-of-way exception has been granted. Conditions have been met for Staff's recommendation of approval.



Z25-022
1156 Oakland Park Ave.
Approximately 9.07 acres
CPD, C-1, and R-3 to CPD



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1156 Oakland Park Ave.
Approximately 9.07 acres
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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 _____

Address _____

Group Name _____

Meeting Date _____

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

Signature of Authorized Representative

Recommending Group Title

Daytime Phone Number



Please **e-mail** this form to **the assigned planner within 48 hours of meeting day**; OR **MAIL** to: Zoning, City of Columbus, Department of Building & Zoning Services, 111 N Front Street, Columbus, Ohio 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 #: Z25-022

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) Chris Vallette
 of (COMPLETE ADDRESS) 72 Mill Street, Gahanna, Ohio 43230
 deposes and states that they are 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:

For Example: Name of Business or individual
 Contact name and number
 Business or individual's address; City, State, Zip Code
 Number of Columbus-based employees

1. Reiner Investment LTD Number of employees Mark Reiner phone: 412.780.1505 1156 Oakland Park Ave. Columbus Ohio 43224	2.
3.	4.

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

SIGNATURE OF AFFIANT

[Handwritten Signature]

Sworn to before me and signed in my presence this 1st day of May, in the year 2025

SIGNATURE OF NOTARY PUBLIC

[Handwritten Signature]

July 18th, 2027
 My Commission Expires

Notary Seal Here



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