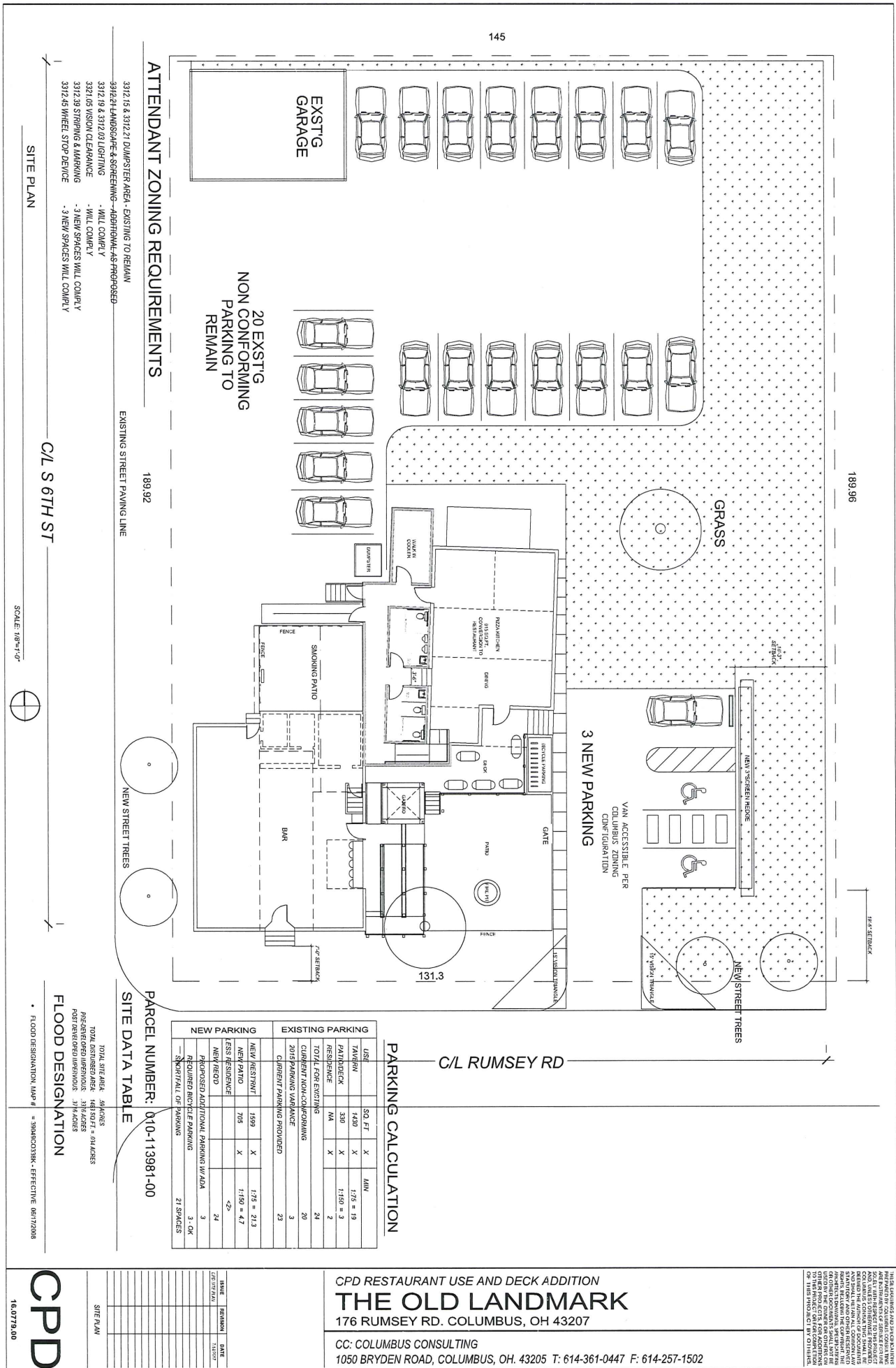


Site Plan
9/20/17



ATTENDANT ZONING REQUIREMENTS

- 3312.15 & 3312.21 DWIPSTER AREA - EXISTING TO REMAIN
- 3312.24 LANDSCAPE & SCREENING - ADDITIONAL AS PROPOSED
- 3312.19 & 3312.08 LIGHTING
- 3312.05 VISION CLEARANCE
- 3312.39 STRIPING & MARKING
- 3312.40 WHEEL STOP DEVICE
- WILL COMPLY
- WILL COMPLY
- 3 NEW SPACES WILL COMPLY
- 3 NEW SPACES WILL COMPLY

SITE PLAN

C/L S 6TH ST

SCALE: 1/8"=1'-0"



PARCEL NUMBER: 010-113981-00

SITE DATA TABLE

TOTAL SITE AREA: .84 ACRES
 PRE-EXISTING AREA: 441 SQ. FT. = .04 ACRES
 POST DEVELOPED IMPROVEMENTS: 3174 ACRES
 FLOOD DESIGNATION

FLOOD DESIGNATION MAP # = 386AC038K - EFFECTIVE 08/17/2008

NEW PARKING		EXISTING PARKING	
USE	SQ. FT.	USE	MIN.
TAVENNA	1480	PAT/BOCK	1:75 = 19
PAT/BOCK	330	RESIDENCE	1:150 = 3
RESIDENCE	NA		2
TOTAL FOR EXISTING			24
CURRENT NON-COMPLYING			20
2015 PARKING VARIANCE			3
CURRENT PARKING PROVIDED			23
NEW RESTAURANT	1599		1:75 = 21.3
NEW PATIO	705		1:150 = 4.7
LESS RESIDENCE			<2>
NEW REOD			24
PROPOSED ADDITIONAL PARKING W/ADA			3
REQUIRED ADDITIONAL PARKING			3 - OK
SHORTFALL OF PARKING			21 SPACES

PARKING CALCULATION

CPD RESTAURANT USE AND DECK ADDITION
THE OLD LANDMARK
 176 RUMSEY RD. COLUMBUS, OH 43207

CC: COLUMBUS CONSULTING
 1050 BRYDEN ROAD, COLUMBUS, OH. 43205 T: 614-361-0447 F: 614-257-1502



THIS PLAN AND ALL INFORMATION HEREON IS THE PROPERTY OF COLUMBUS CONSULTING AND SHALL REMAIN THE PROPERTY OF COLUMBUS CONSULTING. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. NO PART OF THIS PLAN OR INFORMATION HEREON IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF COLUMBUS CONSULTING. THE USER OF THIS PLAN AND ALL INFORMATION HEREON SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AUTHORITIES. THE USER OF THIS PLAN AND ALL INFORMATION HEREON SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AUTHORITIES. THE USER OF THIS PLAN AND ALL INFORMATION HEREON SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AUTHORITIES.

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
SEPTEMBER 14, 2017**

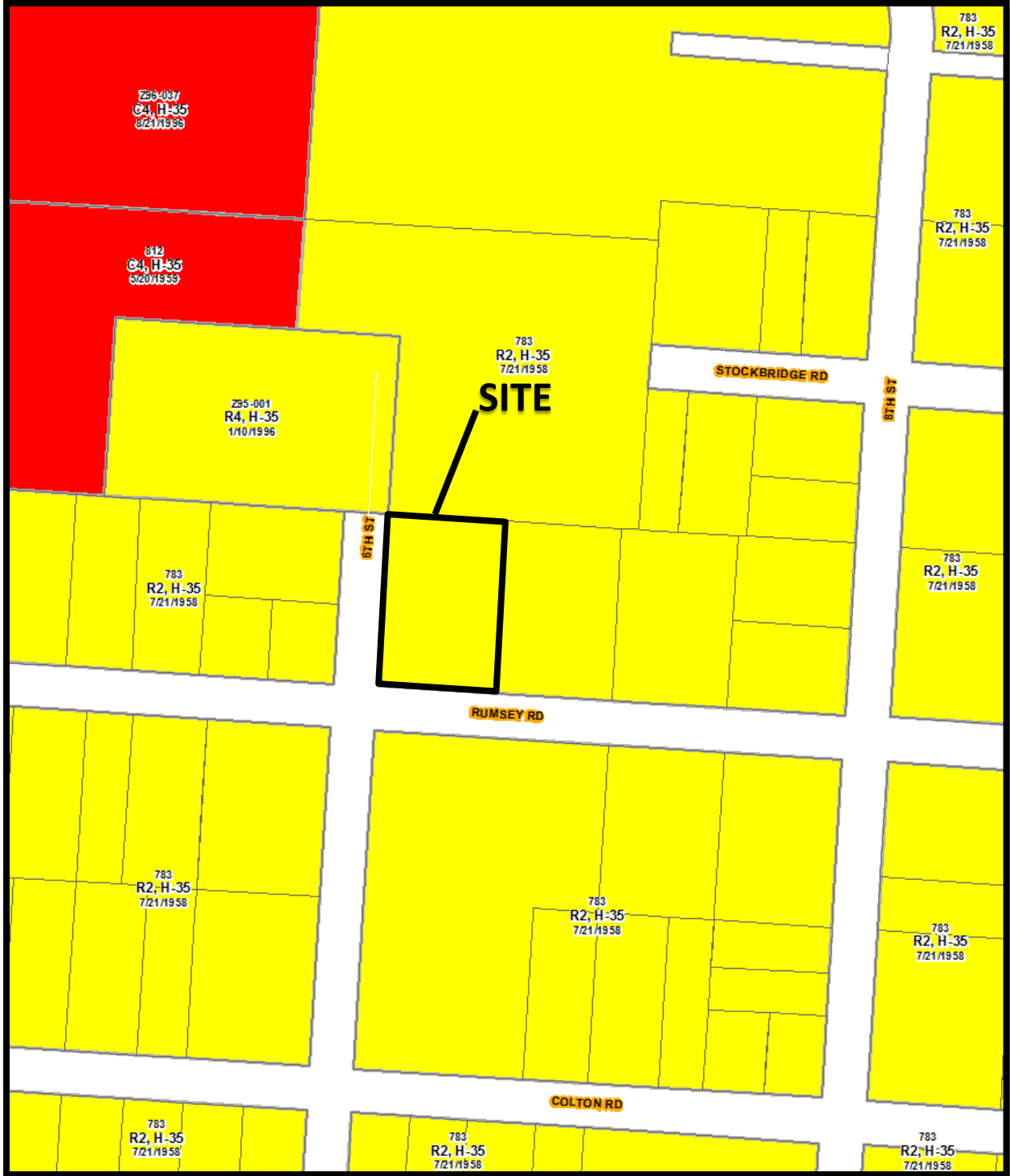
- 2. APPLICATION: Z17-019**
Location: **176 RUMSEY ROAD (43207)**, being 0.56± acres at the northeast corner of Rumsey Road and Sixth Street (010-113981; Far South Columbus Area Commission).
Existing Zoning: R-2, Residential District.
Request: CPD, Commercial Planned Development District.
Proposed Use: Eating and drinking establishment.
Applicant(s): Brian Daniel; c/o Sean Mentel, Atty.; 100 South Fourth Street, Suite 100; Columbus, OH 43215.
Property Owner(s): The Applicant.
Planner: Michael Maret; 614-645-2749; mjmare@ Columbus.gov

BACKGROUND:

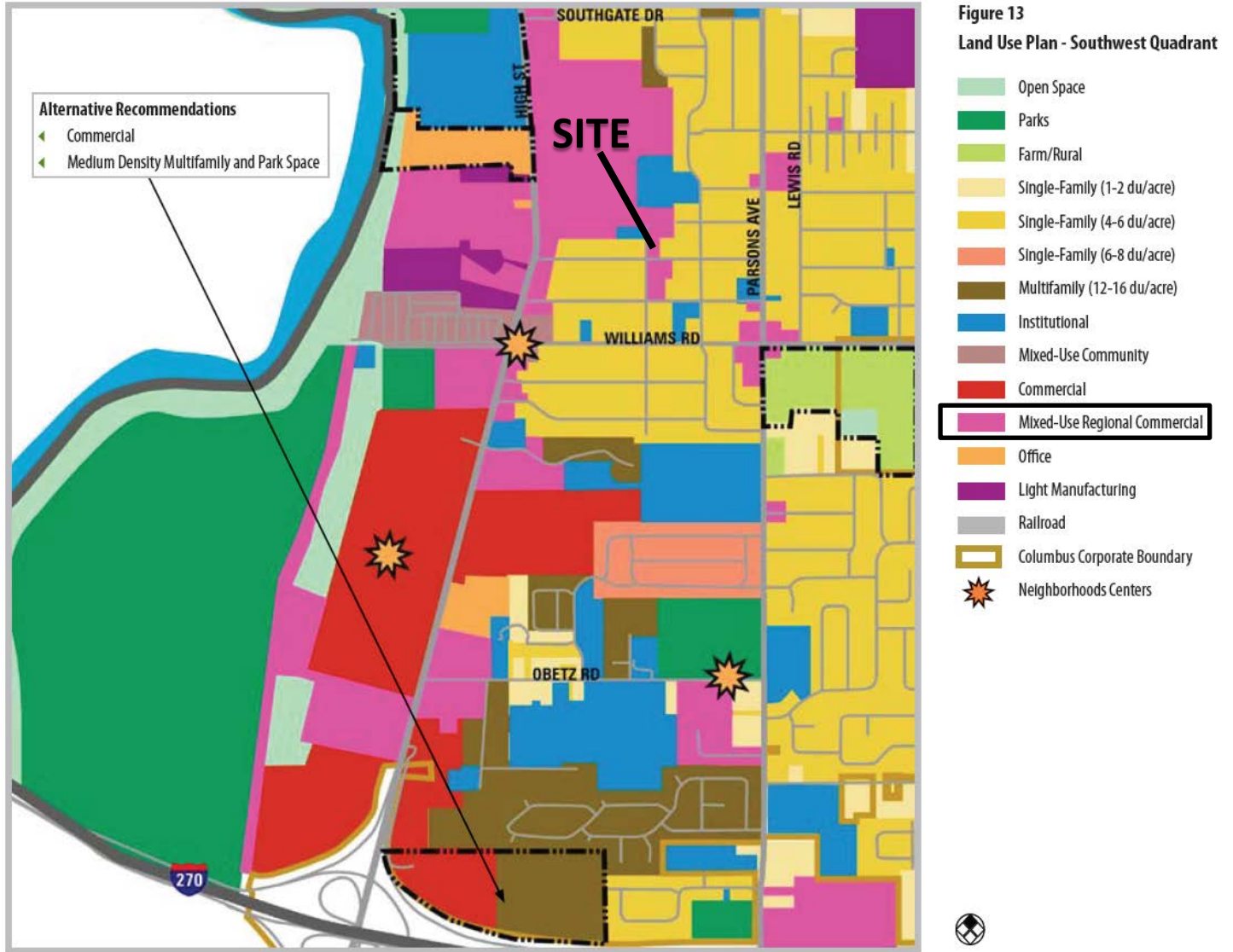
- The 0.56± acre site is zoned in the R-2, Residential District, and is developed with a nonconforming bar and patio, a single-unit dwelling, and detached garage. The requested CPD, Commercial Planned Development District is proposed to convert the first floor of the dwelling into a restaurant with outdoor dining while maintaining the bar, patio, and parking lot. The patio for the existing bar was approved under a Special Permit (BZA15-122).
- To the north and east of the site is undeveloped land zoned R-2, Residential District. To the south and west of the site are a nonconforming lumber yard and single unit dwellings, respectively, also zoned R-2, Residential District. Northwest of the site is a multiple dwelling development zoned R-4, Residential District.
- The site is within the planning area of the *Scioto Southland Plan (2007)*, which recommends “mixed-use regional commercial” uses for this location.
- The site is located within the boundaries of the Far South Columbus Area Commission whose recommendation had not been received at the time this report was finalized.
- The CPD text commits to use restrictions, setbacks, traffic access, buffering and screening, and a site plan. The proposal also includes variances to reduce the minimum required number of parking spaces, and to carry over existing nonconforming conditions for landscaping and screening while supplementing the landscaping as shown on the site plan.

CITY DEPARTMENTS’ RECOMMENDATION: Approval.

The requested CPD, Commercial Planned Development District will allow the conversion of a single-unit dwelling into a restaurant with outdoor dining while maintaining a bar, patio, and parking lot. Additionally, the requested CPD district is consistent with the “mixed-use regional commercial” land use recommendation of the *Scioto Southland Plan*.



Z17-019
176 Rumsey Road
Approximately 0.56 acres
R-2 to CPD



Scioto Southland Area Plan (2007) – “Mixed-Use Regional Commercial” Recommended

Z17-019
176 Rumsey Road
Approximately 0.56 acres
R-2 to CPD



Z17-019
176 Rumsey Road
Approximately 0.56 acres
R-2 to CPD

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW

Case Number: 217-019
Address: 176 Rumsey Rd. Cols OH 43207
Group Name: Far South Cols Area Commission
Meeting Date: 9/2/17

Specify Case Type:

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

Recommendation:
(Check only one)

- Approval
- Disapproval

NOTES:

The FSCAC voted in approval
of the zoning change
from R2 to CPD

Vote: Yes 10 / No-0 / 0-0
Signature of Authorized Representative: Rebecca Walcott
SIGNATURE
FSCAC
RECOMMENDING GROUP TITLE
614-491-6786
DAYTIME PHONE NUMBER

Please e-mail this form to the assigned planner within 48 hours of your meeting day; or FAX to Zoning at 614-645-2463; or MAIL to: Assigned Planner, City of Columbus, Department of Building & Zoning Services, 757 Carolyn Avenue, Columbus, OH 432.

2

COLUMBUS DEVELOPMENT COMMISSION
Basis for Recommendation

DEPARTMENT OF BUILDING
AND ZONING SERVICES

Date: September 14, 2017

Application #: Z17-019	Requested: CPD		Address: 176 Rumsey Road				
# Hearings:	Length of Testimony: 6:05 → 6:12 (3)	Staff Position: <input checked="" type="checkbox"/> Approval <input type="checkbox"/> Disapproval <input type="checkbox"/> Conditional Approval					
# Speakers: (1) Support: (3) Opposition: (1)	Development Commission Vote: (3) Yes (1) No Abstain	Area Comm/ Civic Assoc: <input checked="" type="checkbox"/> Approval <input type="checkbox"/> Disapproval <input type="checkbox"/> Conditional Approval					
Position Y=Yes N=No (write out ABSENT or ABSTAIN)	Fitzpatrick	Ingwersen	Anderson	Cooley	Conroy	Onwukwe	Golden
+ = Positive or Proper - = Negative or Improper	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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	4			+			
MEMBER COMMENTS:							
FITZPATRICK: NEIGHBORHOOD COMMISSION VOTED 10-0 TO APPROVE THIS UPGRADE TO AN EASTING 77 YEAR USE. THIS APPEARS TO BE AN APPROPRIATE USE.							
INGWERSEN:							
ANDERSON: Residential neighbors immediately impacted were not notified of the Area Commission meeting. The negative impact upon neighbors should be considered.							
COOLEY: THIS PROPOSAL ACTUALLY IMPROVES THE EXISTING USE.							
CONROY:							
ONWUKWE: Appropriate use considering it provision of a grocery store within walking distance.							
GOLDEN:							

THE CITY OF COLUMBUS

ANDREW J. GINTHER, MAYOR

DEPARTMENT OF BUILDING AND ZONING SERVICES

REZONING APPLICATION

Department of Building & Zoning Services

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224-3218

Phone: 614-645-7433 www.columbus.gov

PROJECT DISCLOSURE STATEMENT

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.

APPLICATION # 217-019

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) SEAN MENDEL
of (COMPLETE ADDRESS) 100 S. 4th STREET, SUITE 100, COLUMBUS, OHIO 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
Business or individual's address
Address of corporate headquarters
City, State, Zip
Number of Columbus based employees
Contact name and number

Table with 2 columns and 2 rows containing party information: 1. BRIAN DANIEL, 5609 SIMS ROAD, GROVEPORT, OH 43125; 2. 176 RUMSEY LLC, 176 RUMSEY ROAD, COLUMBUS, OH 43207, BRIAN DANIEL, 614-554-8737.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 23rd day of May, in the year 2017

SIGNATURE OF NOTARY PUBLIC

My Commission Expires

BRIAN T. KOOPERMAN
ATTORNEY AT LAW

Notary Public, State of Ohio
This Project Disclosure Statement expires six months after date of notarization.
My Commission Has No Expiration Date
Section 147.03 ORC



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