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**SITE STATISTICS**

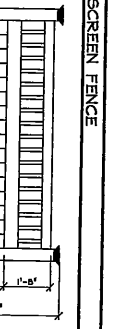
1800 GENESSEE AVE. E. 010-095797/010-062065  
(CADDANT PROPERTY)

TOTAL AREA: 21 (14,000 sq ft) (7,000 sq ft) (7,000 sq ft)  
(4,000 sq ft) (7,000 sq ft) (7,000 sq ft)

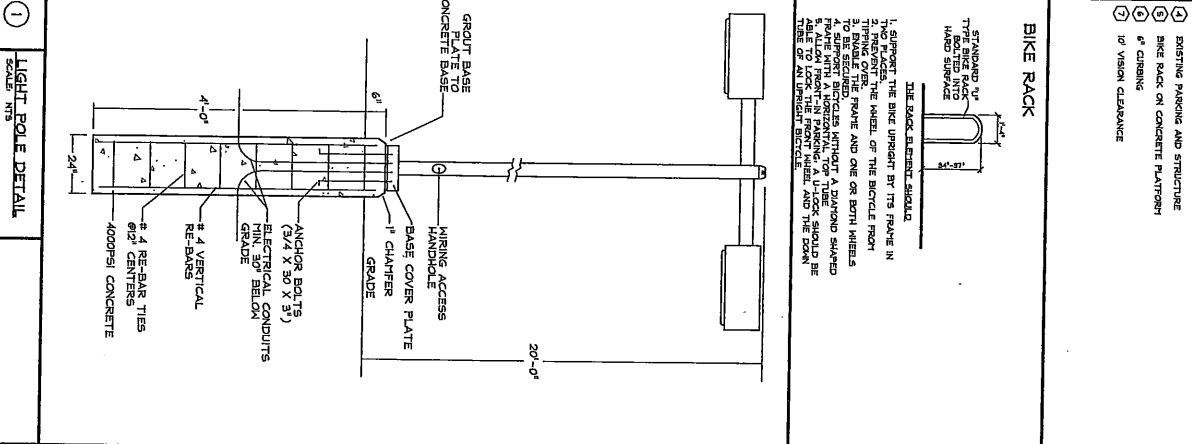
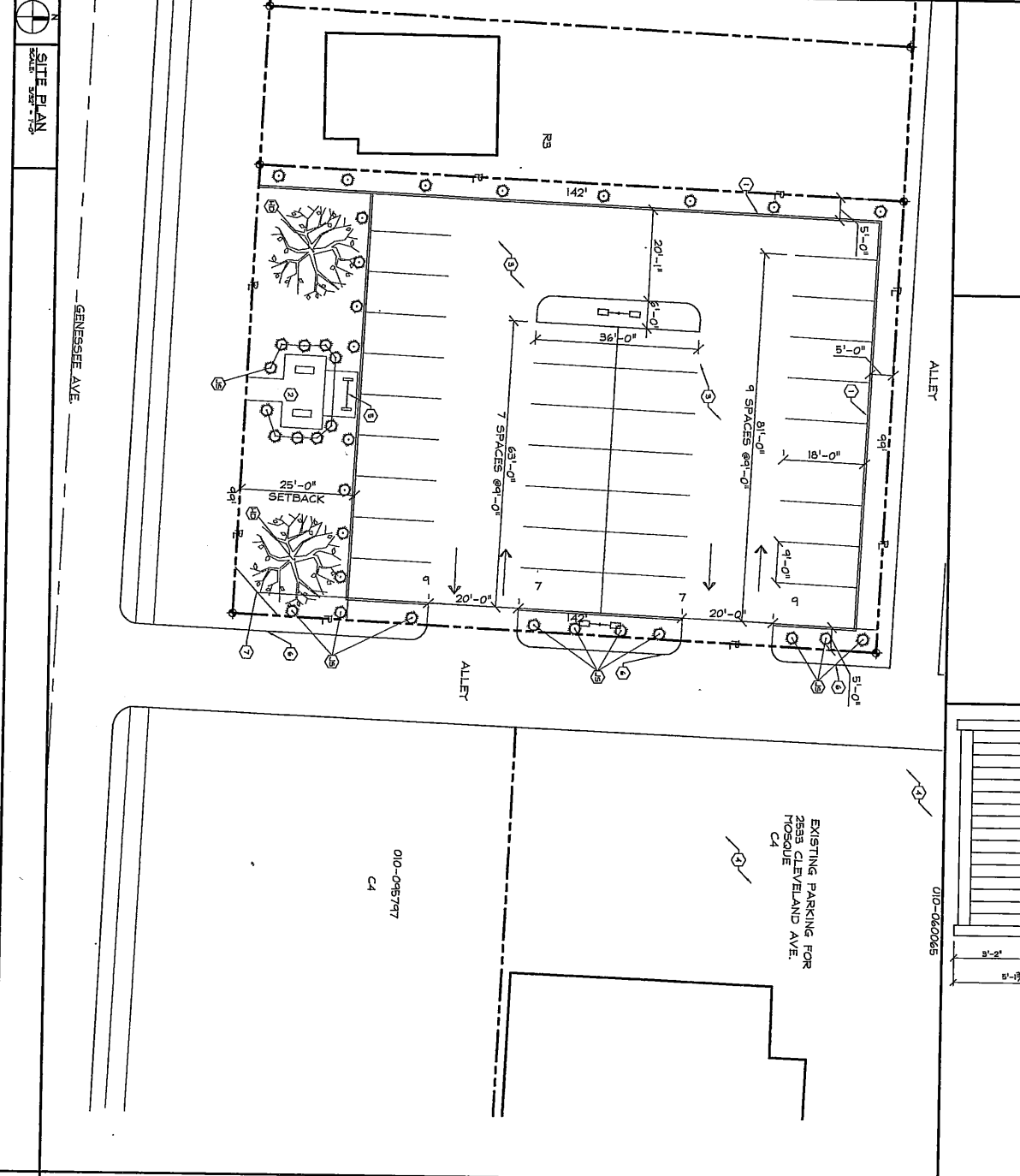
ZONING CLASSIFICATION: R-3  
NO PARKING SPACES PROVIDED

**LANDSCAPE LEGEND**

SYMBOL	COMMON NAME	SITE FOUND	REMARKS
1	SHADE TREES	1	1.5" DBL B & B
2	SHRUBS	1	1.5" DBL B & B
3	SPACES	1	CONC. 1" MINIMUM



- CODED NOTES:**
1. NEW SCREEN FENCE 8' TALL HEIGHT. SEE DETAIL THIS SHEET
  2. NEW 1/2" X 4" CONCRETE PAVEMENT WITH 2" 4"-DIA-4" BENCHES
  3. NEW ASPHALT PARKING AREAS PROVIDE CONCRETE CURBS AND PARKING LOT BENCHES. ALL SPACES ARE MINIMUM 6'-0" X 18'-0" IN SIZE. FINAL DIMENSIONS TO BE VERIFIED BY SURVEY.
  4. EXISTING PARKING AND STRUCTURE
  5. BIKE RACK ON CONCRETE PLATFORM
  6. BIKE RACK ON CONCRETE PLATFORM
  7. 1/2" VISION CLEARANCE



**AS1**

16-0394

DATE: 09/16/16

PROJECT: SITE PLAN

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

DESIGNED BY: [Name]

DRAWN BY: [Name]

CHECKED BY: [Name]

APPROVED BY: [Name]

PROJECT MANAGER: [Name]

ARCHITECT: [Name]

16-0394

*John [Signature]*

9/15/2016

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
OCTOBER 13, 2016**

- 5. APPLICATION: Z16-040**
- Location:** **1680 GENESSEE AVENUE (43211)**, being 0.32± acres located on the north side of Genessee Avenue, 160± feet west of Cleveland Avenue (010-059457 and 010-060100; North Linden Area Commission).
- Existing Zoning:** R-3, Residential District.
- Request:** CPD, Commercial Planned Development District.
- Proposed Use:** Parking lot.
- Applicant(s):** DDP and Associates; c/o Danny Popp, Agent; 855 East Cooke Road; Columbus, OH 43224.
- Property Owner(s):** As-Sahab and Samen Ayoub.; 2533 Cleveland Avenue; Columbus, OH 43211.
- Planner:** Tim Dietrich; 614-645-6665; [tedietrich@columbus.gov](mailto:tedietrich@columbus.gov)  
Shannon Pine; 614-645-2208; [spine@columbus.gov](mailto:spine@columbus.gov)

**BACKGROUND:**

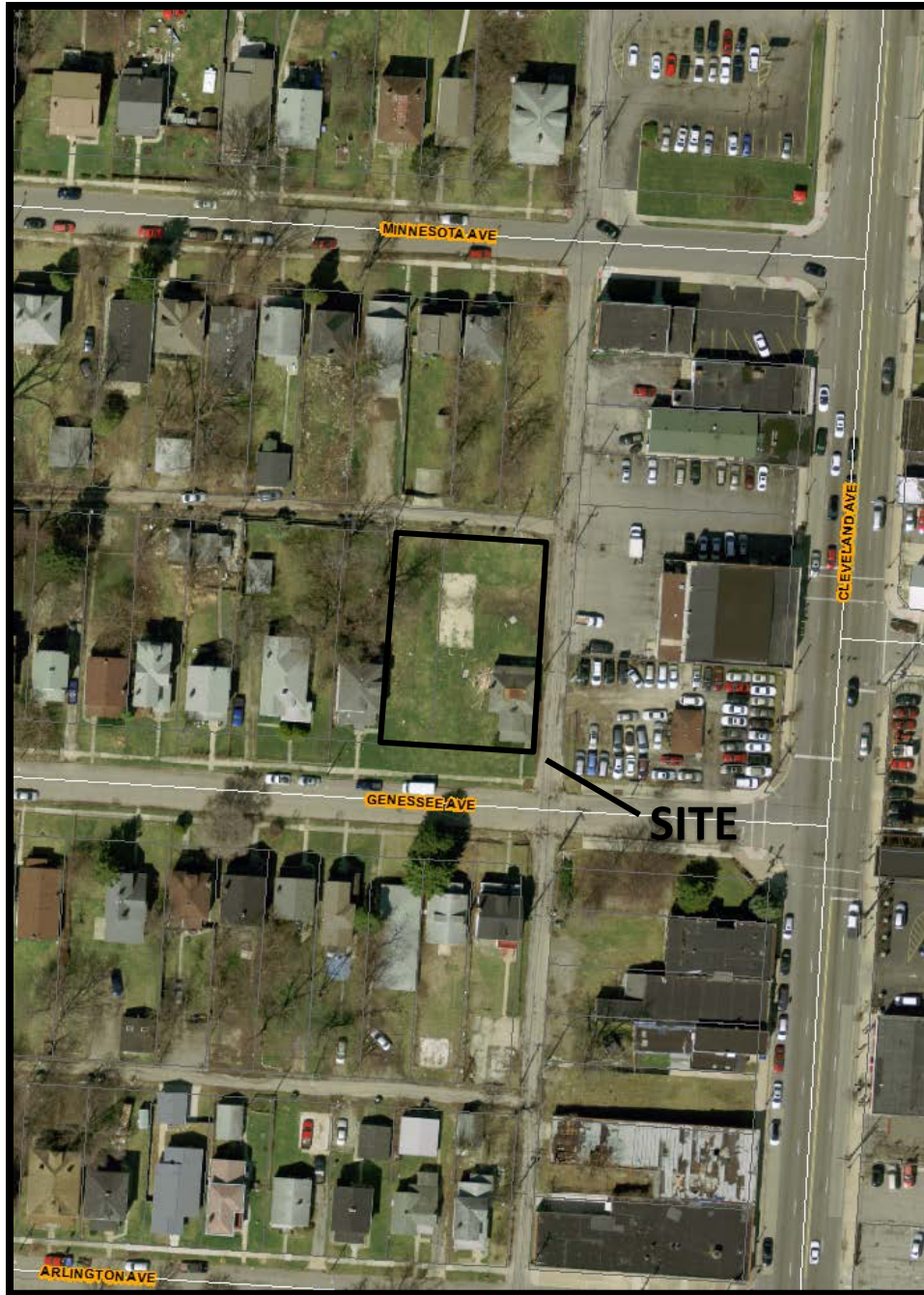
- The 0.32± acre site consists of two parcels zoned in the R-3, Residential District. The western parcel is undeveloped and the eastern parcel is developed with a single-unit dwelling. The applicant is requesting the CPD, Commercial Planned Development District allowing the site to serve as an additional 32-space parking lot for the religious facility at 2533 Cleveland Avenue.
- North, west, and south of the site are single-unit dwellings zoned in the R-3, and R-4, Residential Districts. To the east across the alley are a used car sales lot and a religious facility zoned in the C-4, Commercial District.
- The site is located in the planning area of *North Linden Neighborhood Plan Amendment* (2014), which recommends medium density residential land uses at this location. In general, alley-jumping parking lots that intrude into primarily residential districts is discouraged, but may be support in limited circumstances provided key considerations are addressed.
- The site is located within the boundaries of the North Linden Area Commission whose recommendation is for approval.
- Permitted uses in the CPD text include those uses allowed in the P-1, Private Parking District. Within the CPD text are commitments to parking setbacks, site access, buffering, landscaping, and screening. The applicant is committing to a site plan for this development and a variance to reduce the number of interior landscaping trees required from 4 to 0 is included in this request.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval.

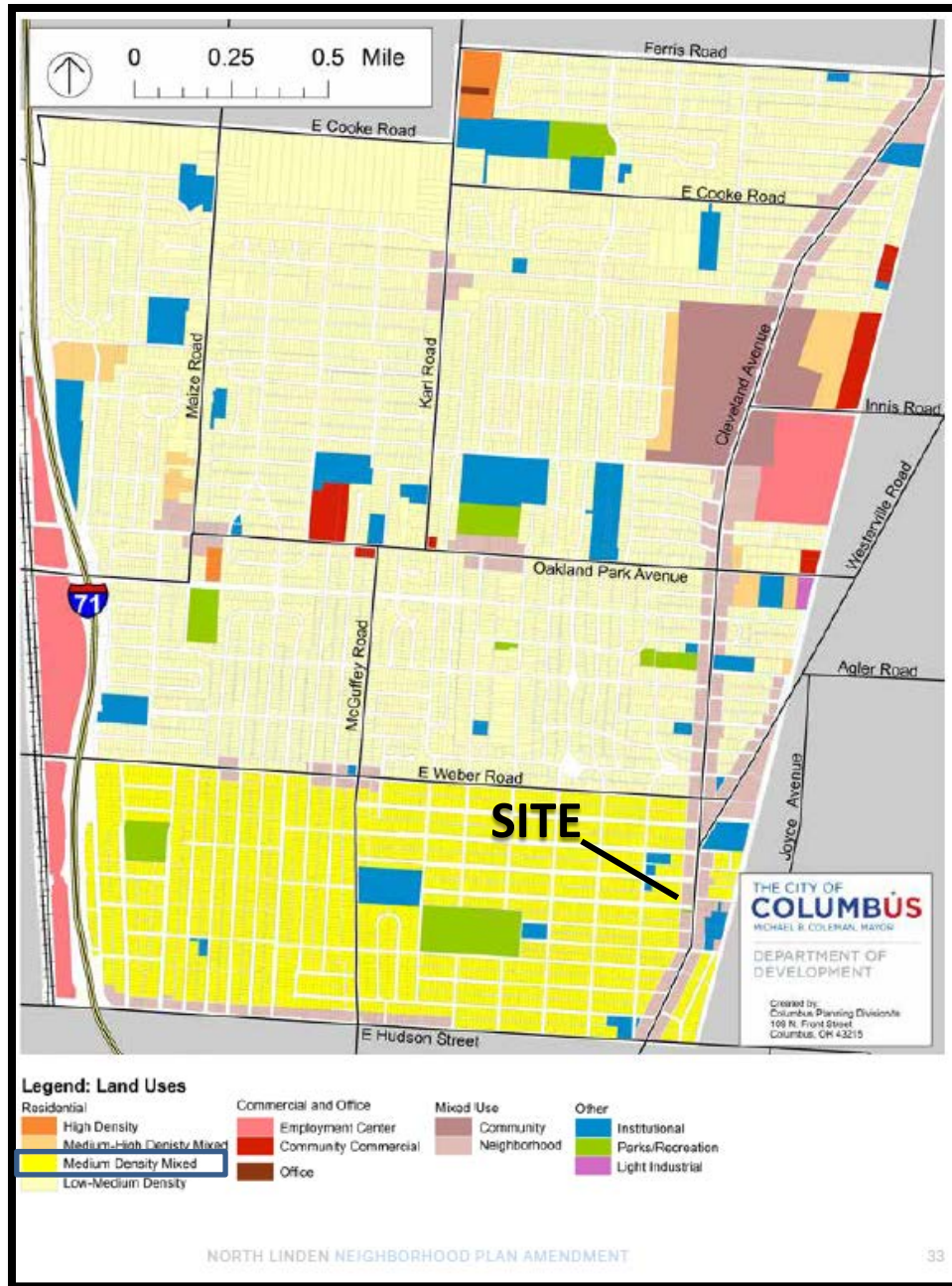
The request CPD, Commercial Planned Development District will allow the applicant to develop a 32-space parking lot to serve as additional parking for the religious facility at 2533 Cleveland Avenue. While the *North Linden Neighborhood Plan Amendment* recommends medium density residential land uses at this location, Staff is supportive of the requested parking lot taking into consideration the ample landscaping, and screening the applicant is providing. Additionally, with traffic access restricted to the alley, and users of the parking lot being restricted to the religious facility, Staff can support this intended use at this location.



Z16-040  
1680 Genessee Avenue  
Approximately 0.32 acres  
R-3 to CPD



Z16-040  
1680 Genessee Avenue  
Approximately 0.32 acres  
R-3 to CPD



Z16-040  
1680 Genessee Avenue  
Approximately 0.32 acres  
R-3 to CPD

## North Linden Area Commission

c/o 5030 Westerville Rd.  
Columbus, Ohio 43231  
614-882-0800

September 16, 2016

City of Columbus  
Building and Zoning Services  
757 Carolyn Avenue  
Columbus, OH 43224

VIA EMAIL

Re: Rezoning Application #216-040  
1680 Genessee Avenue

To Whom It May Concern:

On September 15, 2016, the North Linden Area Commission, with a quorum present, voted unanimously to approve the rezoning to CPD for a parking lot at 1680 Genessee Avenue based on a plan submitted by DDP and Associates Architects (Application # 216-040).



Walter G. Reiner  
Planning and Development-Zoning Chairman

WGR/ms

cc: Shannon Pine, City of Columbus (via email)  
Danny D. Popp, Architect (via email)  
Samen Ayoub, Owner (regular mail)  
Jennifer A. Adair, Chair, North Linden Area Commission (via email)  
North Linden Area Commission (via email)

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 # 216-040

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) DANNY POPP  
of (COMPLETE ADDRESS) 855 E. COOKE RD COLUMBUS OH 43224  
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

1. <u>AS-SAHAB - SAMEN AYDUB</u> <u>2533 CLEVELAND AVE</u> <u>COLUMBUS OH 43211</u> <u>SAMEN AYDUB 614-439-3829</u>	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 5<sup>th</sup> day of JULY, in the year 2016

SIGNATURE OF NOTARY PUBLIC

*[Signature]*  
Pamela J. Dawley  
4-28-19



**PAMELA J. DAWLEY**  
NOTARY PUBLIC  
STATE OF OHIO  
Project Disclosure Statement expires six months after date of notarization.  
RECORDED IN  
FRANKLIN COUNTY  
My Commission Expires  
April 28, 2019

**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