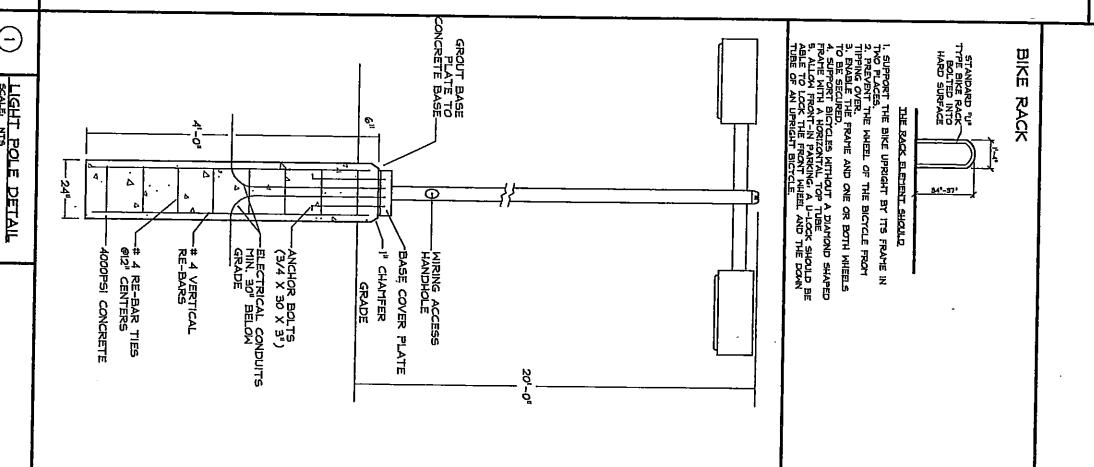
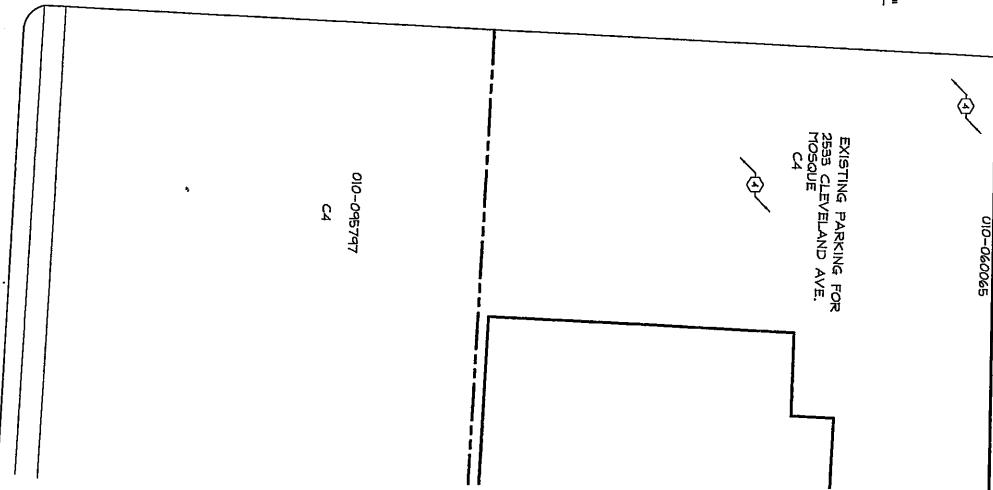
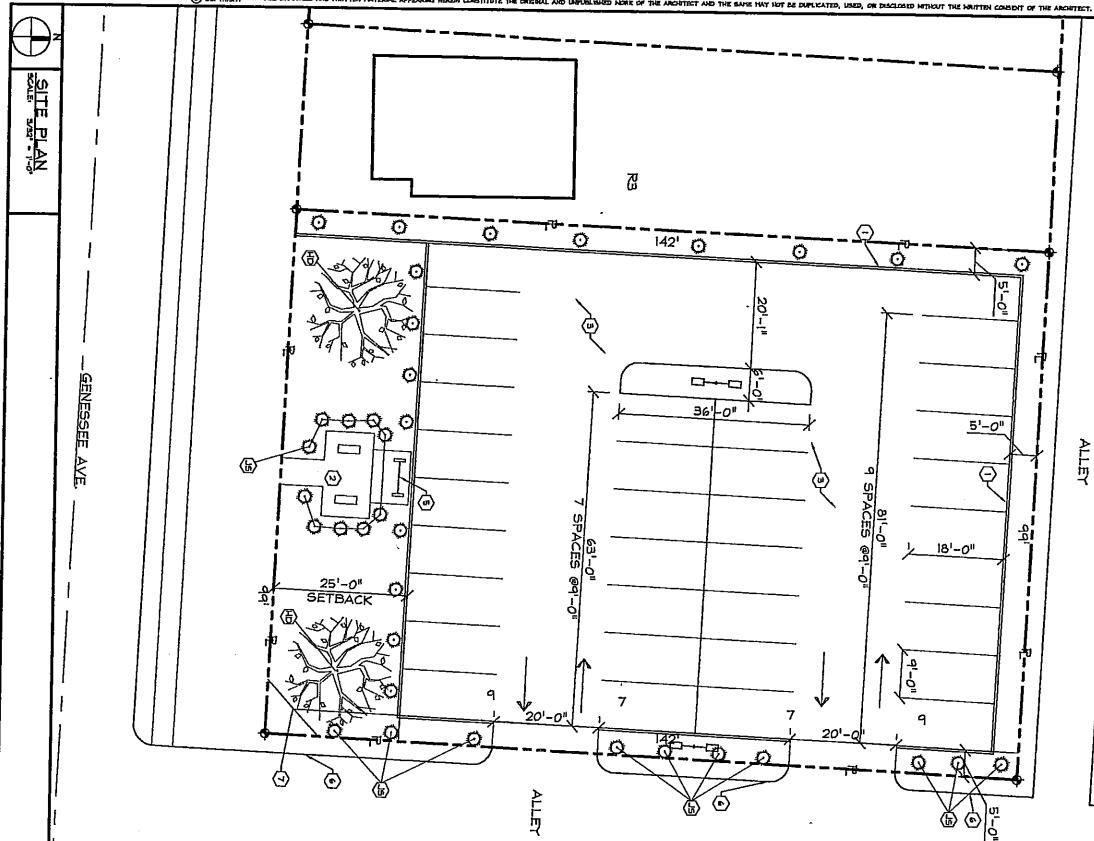


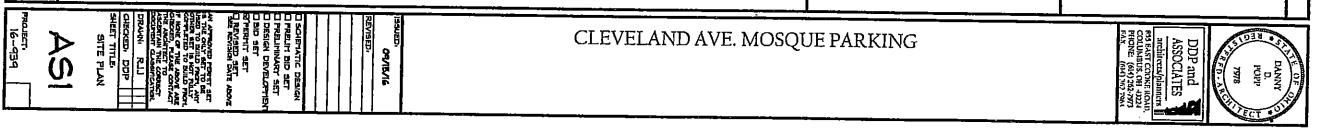
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LANDSCAPE LEGEND	
OTY	KEY
COL	COLUMN NAME
COL	SIZE
COL	CONT.
COL	REMARKS
SHARE TREES	
1	Droped
1.5	1.5" Cal. B & E
SHRUBS	
15	Bromel/Evergreen
15	No.3
15	Cont. 3 minimum
TOTAL ACREAGE	
21	(14,025 SF)
	(14,025 SF Asphalt)
	(4,072 SF Green Space)
ZONE CLASSIFICATION	
R-3	
TOTAL PARKING SPACES PROVIDED	
12	

① CODED NOTES:
NEW SCREEN FENCE & TALL PINEMEN. SEE DETAIL THIS SHEET
② NEW 14' x 5' CONCRETE PATIO WITH 2 4'-DEEP x 8'-BENCHES
③ NEW SPANNING PAVING REAR OF PROPERTY. CONCRETE CURBING AND PAVING. LOT LANDSCAPING DESIGN TO BE ADVISED BY OWNER.



CLEVELAND AVE. MOSQUE PARKING



**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 Shannon Pine; 614-645-2208; 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.

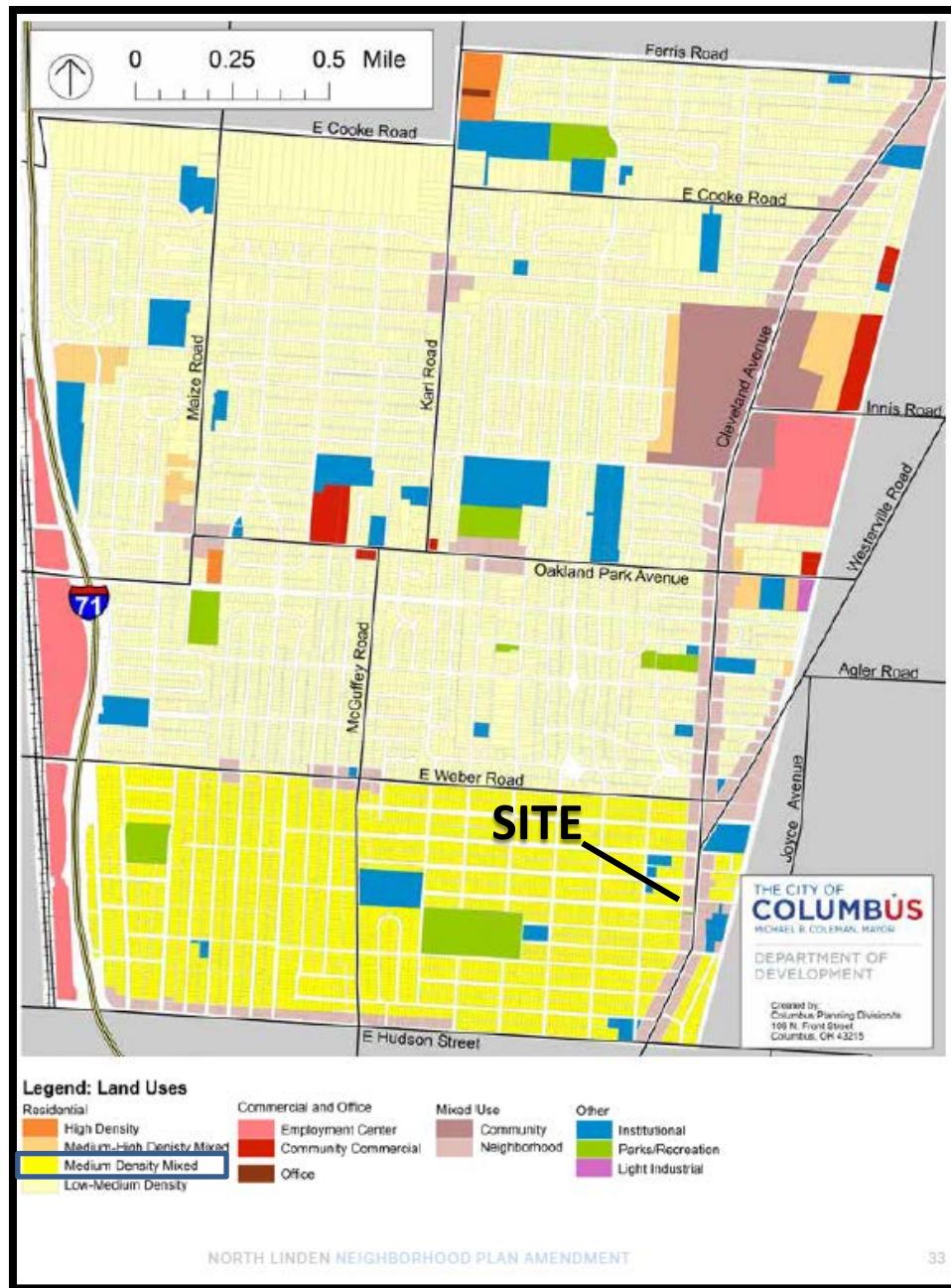
The request CPD, Commercial Planned Development District will allow the applicant to develop a 32-space parking lot to serve as additional parking for the religious facility at 2533 Cleveland Avenue. While the *North Linden Neighborhood Plan Amendment* recommends medium density residential land uses 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 Genesee Avenue
Approximately 0.32 acres
R-3 to CPD



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



Z16-040
1680 Genesee 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 #

26-040

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 AYOOB 2533 CL BUBLAND AVE COLUMBUS OH 43211 SAMEN AYOOB 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 5th day of JULY, in the year 2016

SIGNATURE OF NOTARY PUBLIC

PAMELA J. DAWLEY

4-28-19



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