



OVERALL SITE PLAN REFER TO SHEET C1.2 FOR ADDITIONAL REQUIRED SITE NOTES

SCALE: 1" = 60'

DATE: 11/11/2023 11:59 AM

SHEET NUMBER: 23 OF 23

THE RESERVATION NOTES TO BE RETURNED TO THE CLIENT WITH THE PLANS. THESE NOTES SHALL BE PLACED AS RECOMMENDED BY THE CLIENT OF THE PROJECT AND SHALL BE THE PROPERTY OF THE CLIENT. THESE NOTES SHALL BE RETURNED TO THE CLIENT WITH THE PLANS. THESE NOTES SHALL BE THE PROPERTY OF THE CLIENT.

PARKING AND REVISIONS: REVISIONS ARE TO BE RETURNED TO THE CLIENT WITH THE PLANS. THESE NOTES SHALL BE PLACED AS RECOMMENDED BY THE CLIENT OF THE PROJECT AND SHALL BE THE PROPERTY OF THE CLIENT.

1. SITE DATA TABLE

TOTAL SITE AREA:	11.92 AC.
TOTAL DISTURBED AREA:	0.0 AC.
TOTAL UNDISTURBED AREA:	11.92 AC.
TOTAL DISTURBED WETLANDS AREA:	0.0 AC.
TOTAL UNDISTURBED WETLANDS AREA:	11.92 AC.

2. SITE STATISTICS

TOTAL BUILDING AREA:	10,500 SF
TOTAL LOT TO BE DEVELOPED:	10,500 SF
TOTAL BUILDING HEIGHT:	1 STORY
TOTAL BUILDING HEIGHT:	10.0 FT
TOTAL BUILDING HEIGHT:	10.0 FT
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3. PROPOSED USE GROUPS:

PROPOSED USE GROUP:	2.000 SF	4.41
PROPOSED USE GROUP:	2,000 SF	4.41
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5. Zoning Clearance

3075 South High Street
Columbus, Ohio

Property Owner: Rambling House, LLC
Parcel Numbers: 010-12288 & 010-291009

Proposed use groups:
F21A2 - 5000 Production facility with accessory lodging room and event space.
A2A4 - 3,500 sq. ft. Retail/assembly/presentation facility.
B1H - 2,000 sq. ft. Retail building of approximately 1,000 sq. ft. as well as mixed alcoholic drinks for retail sales and distribution.

- 6. SITE PLAN REQUIREMENTS**
- A. ATTACHED SIGNAGE SHALL BE REVIEWED FOR COMPLIANCE WITH THE CITY OF COLUMBUS SIGNAGE ORDINANCE.
 - B. THE SIGNAGE SHALL BE REVIEWED FOR COMPLIANCE WITH THE CITY OF COLUMBUS SIGNAGE ORDINANCE.
 - C. THE SIGNAGE SHALL BE REVIEWED FOR COMPLIANCE WITH THE CITY OF COLUMBUS SIGNAGE ORDINANCE.
 - D. THE SIGNAGE SHALL BE REVIEWED FOR COMPLIANCE WITH THE CITY OF COLUMBUS SIGNAGE ORDINANCE.
 - E. THE SIGNAGE SHALL BE REVIEWED FOR COMPLIANCE WITH THE CITY OF COLUMBUS SIGNAGE ORDINANCE.
 - F. THE SIGNAGE SHALL BE REVIEWED FOR COMPLIANCE WITH THE CITY OF COLUMBUS SIGNAGE ORDINANCE.
 - G. THE SIGNAGE SHALL BE REVIEWED FOR COMPLIANCE WITH THE CITY OF COLUMBUS SIGNAGE ORDINANCE.
 - H. THE SIGNAGE SHALL BE REVIEWED FOR COMPLIANCE WITH THE CITY OF COLUMBUS SIGNAGE ORDINANCE.
 - I. THE SIGNAGE SHALL BE REVIEWED FOR COMPLIANCE WITH THE CITY OF COLUMBUS SIGNAGE ORDINANCE.
 - J. THE SIGNAGE SHALL BE REVIEWED FOR COMPLIANCE WITH THE CITY OF COLUMBUS SIGNAGE ORDINANCE.
 - K. THE SIGNAGE SHALL BE REVIEWED FOR COMPLIANCE WITH THE CITY OF COLUMBUS SIGNAGE ORDINANCE.
 - L. THE SIGNAGE SHALL BE REVIEWED FOR COMPLIANCE WITH THE CITY OF COLUMBUS SIGNAGE ORDINANCE.
 - M. THE SIGNAGE SHALL BE REVIEWED FOR COMPLIANCE WITH THE CITY OF COLUMBUS SIGNAGE ORDINANCE.
 - N. THE SIGNAGE SHALL BE REVIEWED FOR COMPLIANCE WITH THE CITY OF COLUMBUS SIGNAGE ORDINANCE.
 - O. THE SIGNAGE SHALL BE REVIEWED FOR COMPLIANCE WITH THE CITY OF COLUMBUS SIGNAGE ORDINANCE.
 - P. THE SIGNAGE SHALL BE REVIEWED FOR COMPLIANCE WITH THE CITY OF COLUMBUS SIGNAGE ORDINANCE.
 - Q. THE SIGNAGE SHALL BE REVIEWED FOR COMPLIANCE WITH THE CITY OF COLUMBUS SIGNAGE ORDINANCE.
 - R. THE SIGNAGE SHALL BE REVIEWED FOR COMPLIANCE WITH THE CITY OF COLUMBUS SIGNAGE ORDINANCE.
 - S. THE SIGNAGE SHALL BE REVIEWED FOR COMPLIANCE WITH THE CITY OF COLUMBUS SIGNAGE ORDINANCE.
 - T. THE SIGNAGE SHALL BE REVIEWED FOR COMPLIANCE WITH THE CITY OF COLUMBUS SIGNAGE ORDINANCE.
 - U. THE SIGNAGE SHALL BE REVIEWED FOR COMPLIANCE WITH THE CITY OF COLUMBUS SIGNAGE ORDINANCE.
 - V. THE SIGNAGE SHALL BE REVIEWED FOR COMPLIANCE WITH THE CITY OF COLUMBUS SIGNAGE ORDINANCE.
 - W. THE SIGNAGE SHALL BE REVIEWED FOR COMPLIANCE WITH THE CITY OF COLUMBUS SIGNAGE ORDINANCE.
 - X. THE SIGNAGE SHALL BE REVIEWED FOR COMPLIANCE WITH THE CITY OF COLUMBUS SIGNAGE ORDINANCE.
 - Y. THE SIGNAGE SHALL BE REVIEWED FOR COMPLIANCE WITH THE CITY OF COLUMBUS SIGNAGE ORDINANCE.
 - Z. THE SIGNAGE SHALL BE REVIEWED FOR COMPLIANCE WITH THE CITY OF COLUMBUS SIGNAGE ORDINANCE.

7. PROJECT & ZONING NOTES

FINAL SITE PLAN RECEIVED 11/17/2023 SHEET 1 OF 2; Z21-093

Kimberly Mikank
SHEET NUMBER: C1.1

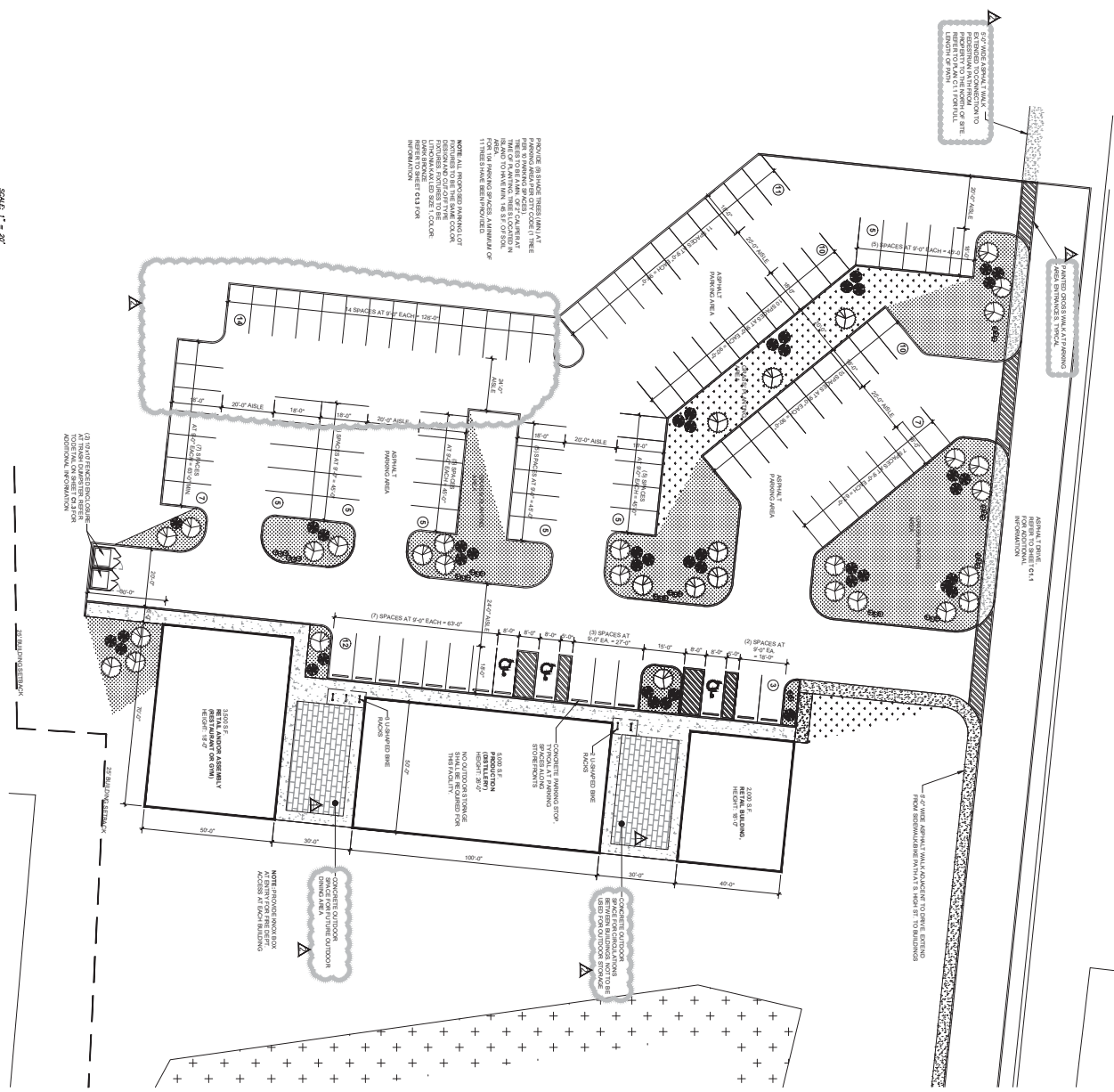
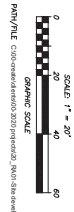
Rambling House Production Facility Complex

3075 South High Street
Columbus, Ohio

create collaborative
design + architecture

1116 west 2nd avenue
columbus, ohio 43212

T: 614-562-4395
kimmikank@yahoo.com



PROVIDE 8 SHOE THRESH MATS AT THE ENTRANCE TO EACH BUILDING. PROVIDE 12" HIGH CURB AT THE ENTRANCE TO EACH BUILDING. PROVIDE 12" HIGH CURB AT THE ENTRANCE TO EACH BUILDING. PROVIDE 12" HIGH CURB AT THE ENTRANCE TO EACH BUILDING. PROVIDE 12" HIGH CURB AT THE ENTRANCE TO EACH BUILDING.

NOTES

EMERGENCY RESPONSE RADIO COVERAGE
 ALL NEW BUILDINGS SHALL HAVE APPROVED RADIO COVERAGE FOR EMERGENCY RESPONSE SERVICES BY THE BUILDING OWNER. THE SYSTEM SHALL BE INSTALLED AT THE EXTERIOR OF THE BUILDING (THE SYSTEM SHALL BE INSTALLED AT THE EXTERIOR OF THE BUILDING). THE SYSTEM SHALL BE INSTALLED AT THE EXTERIOR OF THE BUILDING.

RADIATION SYSTEM
 THE CONTRACTOR SHALL PROVIDE THE DESIGN FOR THE RADIATION SYSTEM. THE CONTRACTOR SHALL PROVIDE THE DESIGN FOR THE RADIATION SYSTEM. THE CONTRACTOR SHALL PROVIDE THE DESIGN FOR THE RADIATION SYSTEM.

DIVISION OF POWER NOTE
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STREET TREE PLANTING
 REFER TO STREET TREE STANDARDS DETAIL ON SHEET C13 FOR ADDITIONAL INFORMATION.

SANITARY SEWER NOTE
 CONNECTION TO SANITARY SEWER CONDUIT MADE WITHOUT OBTAINING A PERMIT FROM THE SANITARY SEWER DIVISION IS PROHIBITED.

WATER SERVICE NOTE
 WATER SERVICE TO THE SITE SHALL TAP FROM THE 12" MAIN ALONG THE SANITARY SEWER CONDUIT. THE CONTRACTOR SHALL PROVIDE THE DESIGN FOR THE WATER SERVICE. THE CONTRACTOR SHALL PROVIDE THE DESIGN FOR THE WATER SERVICE.

FENCING NOTE
 TYPE WOOD FENCE SHALL BE INSTALLED ALONG ADJACENT RESIDENTIAL AREAS AS REQUIRED FOR SCREENING.

FINAL SITE PLAN RECEIVED 11.17.2023 SHEET 2 OF 2, Z21-093

11172023 SHEET 2 OF 2, Z21-093

REVISION RECORD
NO. DATE: 1 11/17/2023
REV. 1 (ZONING) 2023.01.21
REV. 2 (ZONING) 2023.03.22
REV. 3 (ZONING) 2023.11.17

PRELIMINARY SITE REVIEW: 2023.01.09
 REZONING: 2023.10.20

JOB NUMBER: 2023001
 SHEET TITLE: ENLARGED PLAN AND DETAILS
 SHEET NUMBER: C12



Rambling House Production Facility Complex
 3075 South High Street
 Columbus, Ohio

create collaborative
 design + architecture

1116 west 2nd avenue
 columbus, ohio 43212

T: 614-562-4395
 kimmikank@yahoo.com

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
MAY 12, 2022**

- 8. APPLICATION: Z21-093**
Location: **3075 S. HIGH ST. (43207)**, being 19.25± acres located on the west side of South High Street, 1,160± feet south of Southgate Drive (010-112265 & 010-290009; Far South Columbus Area Commission).
Existing Zoning: R-2, Residential District and CPD, Commercial Planned Development District.
Request: L-M, Limited Manufacturing District (H-35).
Proposed Use: Distillery with eating and drinking establishment and retail uses.
Applicant(s): Create Collaborative; c/o Kim Mikanik, Agent; 1116 West Second Avenue; Columbus, OH 43212.
Property Owner(s): City of Columbus; c/o John Turner; 845 Parsons Avenue; Columbus, OH 43212.
Planner: Tim Dietrich; 614-645-6665; tedietrich@columbus.gov

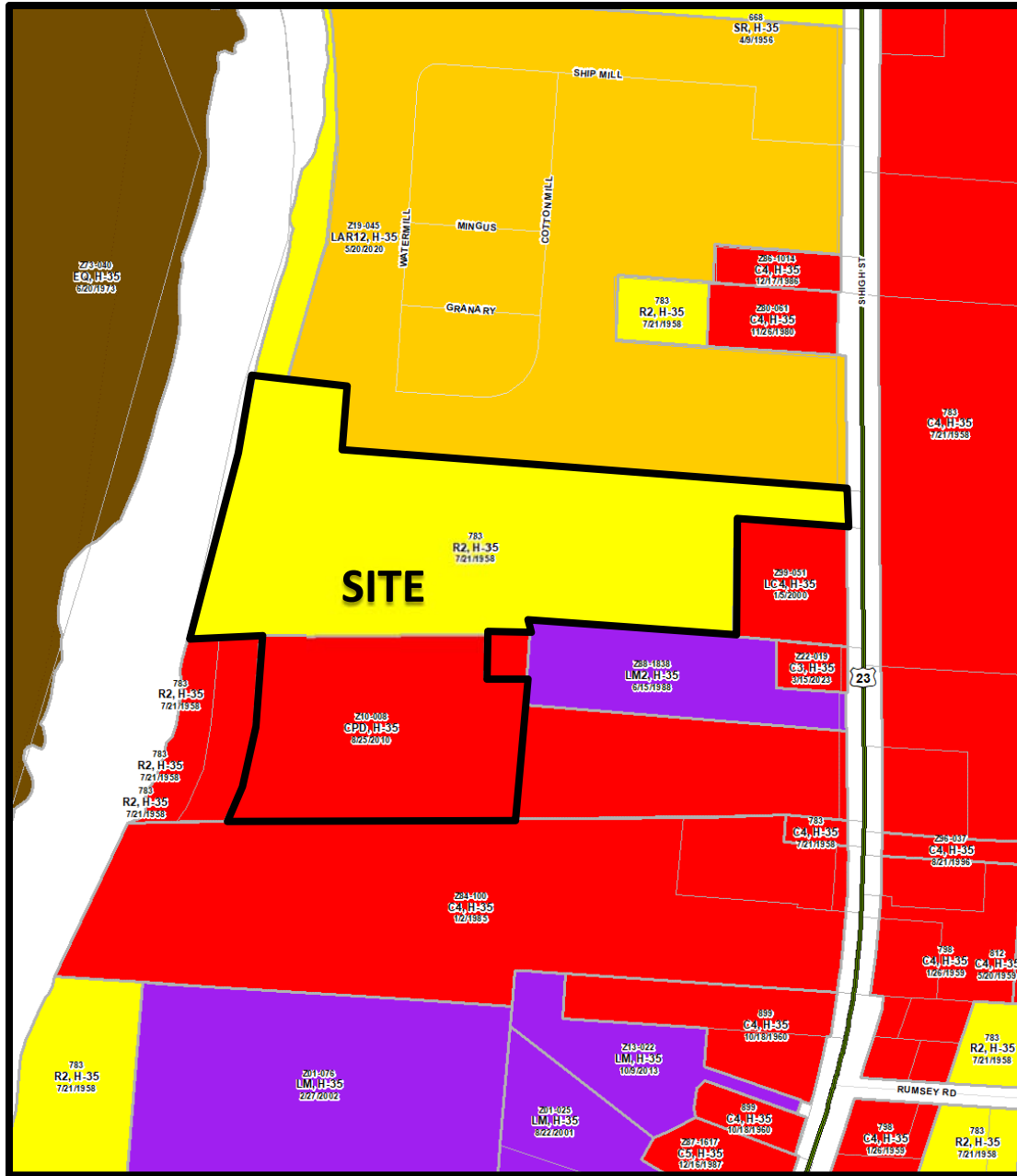
BACKGROUND:

- The 19.25± acre site consists of two undeveloped parcels in the R-2, Residential and CPD, Commercial Planned Development districts. The applicant requests the L-M, Limited Manufacturing District to permit a 5,000 square foot distillery and soda production facility with additional eating and drinking establishment and retail uses on site.
- North of the site is a multi-unit residential development in the L-AR-12, Limited Apartment Residential District. South of the site is a self-storage facility in the L-M-2, Limited Manufacturing District and a commercial building in the C-4, Commercial District. East of the site is drive-in movie theater in the C-4, Commercial District. West of the site is the Scioto River.
- The site is within the planning boundaries of the *Scioto Southland Area Plan (2007)*, which recommends “Office,” “Commercial,” and “Open Space” land uses at this location. The Plan also includes early adoption of the *Columbus Citywide Planning Policies (C2P2) Design Guidelines (2018)*.
- The site is located within the boundaries of the Far South Columbus Area Commission whose recommendation had not yet been received at the time this report was written.
- The limitation text includes use restrictions, supplemental development standards that address building and parking setbacks, traffic access, pedestrian connectivity, street trees, screening, landscaping, fencing, tree preservation, and a commitment for a proposed conservation easement along the western property line along the Scioto River. Additionally, the text includes a commitment to develop the site in accordance with the submitted site plan.

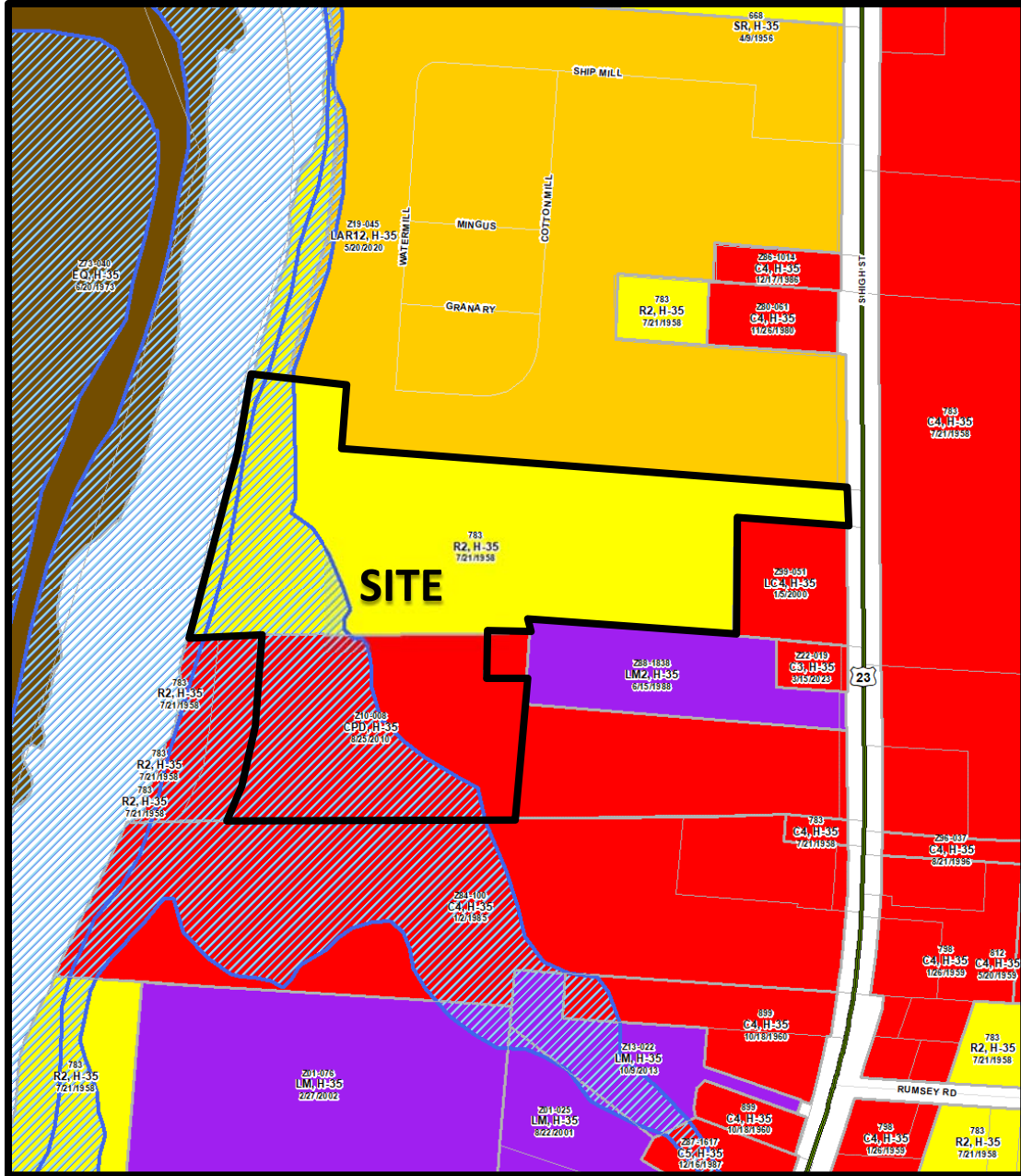
- The *Columbus Multimodal Thoroughfare Plan* identifies this portion of South High Street as a Signature Corridor requiring 120 feet of right-of-way.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

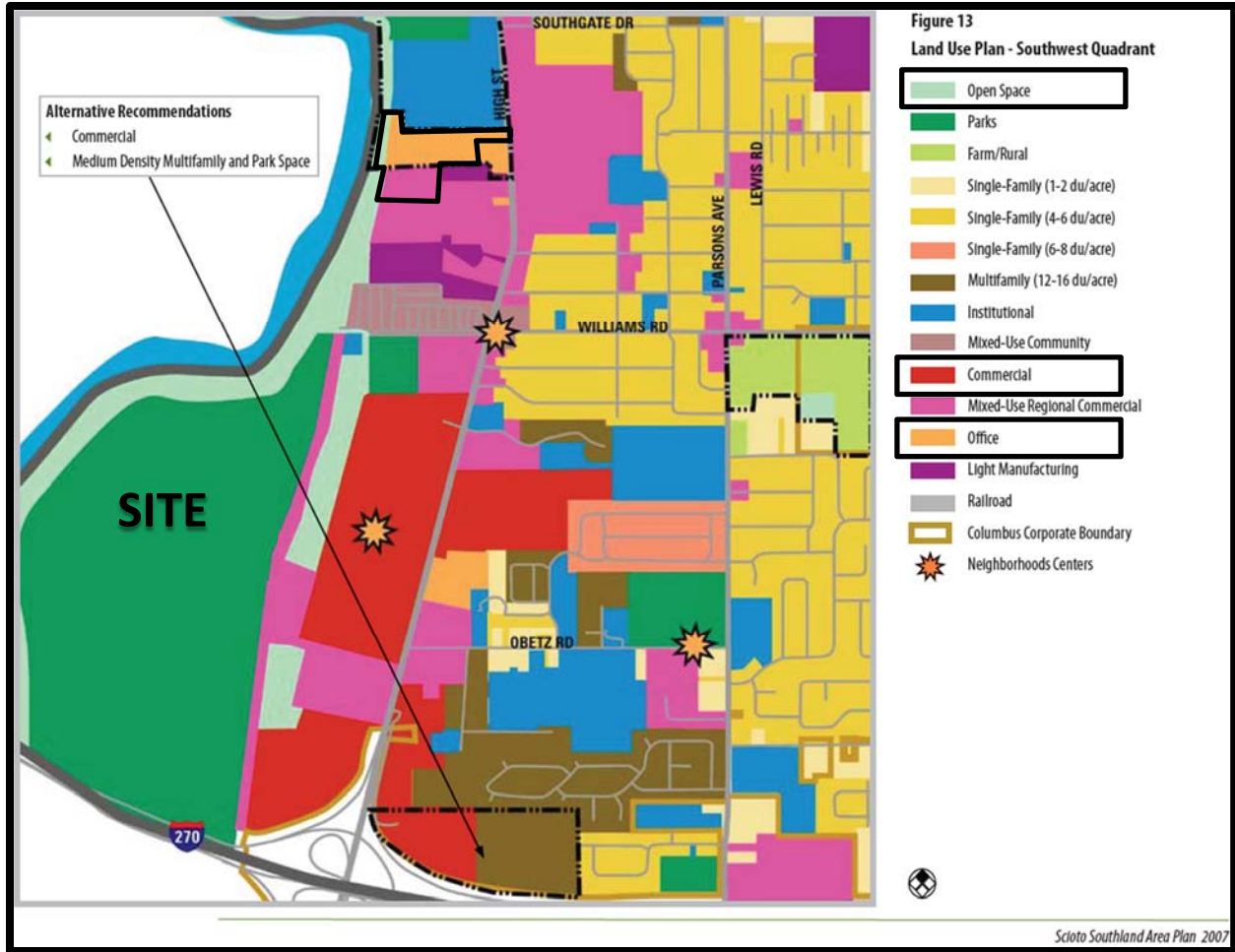
The requested L-M, Limited Manufacturing District will permit the site to be redeveloped with a 5,000 square foot distillery and soda production facility with additional eating and drinking establishment and retail uses. The requested L-M district is consistent with the *Scioto Southland Area Plan's* recommendation for commercial and open space uses at this location. Additionally, with appropriate use restrictions and supplemental development standards addressed in the limitation text, and the commitment to develop the site in accordance with the submitted site plan, staff supports the proposed L-M district.



Z21-093
3075 S. High St.
Approximately 19.25 acres
R-2 & CPD to L-M



Z21-093
3075 S. High St.
Approximately 19.25 acres
R-2 & CPD to L-M



Z21-093
3075 S. High St.
Approximately 19.25 acres
R-2 & CPD to M



Z21-093
3075 S. High St.
Approximately 19.25 acres
R-2 & CPD to M

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW
(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 and list basis for recommendation below)

- Approval**
- Disapproval**

NOTES:

Vote: _____

Signature of Authorized Representative: Michael D. Walker, Sr
SIGNATURE

RECOMMENDING GROUP TITLE

DAYTIME PHONE NUMBER

Please e-mail this form to the assigned planner within 48 hours of your meeting day; qt O CKN"q<Cuuki pgf "Rrppgt."Ek{ "qh
MAIL to: 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 #: Z21-093

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

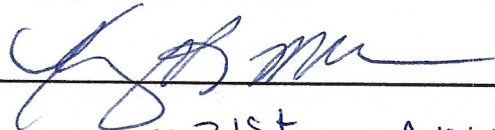
Being first duly cautioned and sworn (NAME) Kimberly Mikanik, Create Collaborative
of (COMPLETE ADDRESS) 1116 W. 2nd Ave., Columbus, Ohio 43212
deposes and states that (he/she) is the APPLICANT, AGENT, OR DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, 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. Rambling House (John Lynch) 614-301-5211 213 W. Como Ave., Columbus, OH 43202 10 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 21st day of November, in the year 2023

[Signature]
SIGNATURE OF NOTARY PUBLIC

02-05-2027
My Commission Expires

Notary Seal Here



ANALISA TRARES
Notary Public, State of Ohio
My Commission Expires 02-05-2027
Project Disclosure Statement expires six (6) months after date of notarization.