

17-0030-412-CWS PRODUCTION DRAWINGS/FINAL DEVELOPMENT PLAN/FSC PLO 412 FSC Sheet 1 Sep 16, 2018 1:12:49pm cecheberry

SITE INFORMATION

SITE ADDRESS	THE GEMMA ARD (Z19-197)
CURRENT ZONING	H-35
PROPOSED ZONING	CW7-083
PARKING SPACES	938* (TRP)

SITE STATISTICS TABLE SUBAREA A

PARCELS:	010-007855
ADDRESS:	156 S. OAK AVE., 1117 OAK STREET
BUILDING COVERAGER:	14,595 S.F. (57.1% LOT COVERED)
DWELLING UNITS:	22 DWELLING UNITS
RESTAURANT AREA:	7,824 S.F. (2,200 S.F. + 5,624 S.F.)
RETAIL AREA:	980 S.F.
REAR YARD AREA:	4,733 S.F.
TOTAL SITE AREA:	9,893 S.F. (38.5%)
SITE DISTURBED AREA:	0,587 AC
RT- SITE DISTURBED AREA:	0,000 AC
R/W DISTURBED AREA:	0,099 AC
TOTAL DISTURBED AREA:	0,744 AC
PRE-DEVELOPED IMPERVIOUS:	0,587 AC (25.57% SF)
NC (R/W) IMPERVIOUS:	
POST-DEVELOPED IMPERVIOUS:	0,637 AC (27.747% SF)
NC (R/W) IMPERVIOUS:	

SITE STATISTICS TABLE SUBAREA B

PARCELS:	010-007275
ADDRESS:	S. OHIO AVE.
BUILDING COVERAGER:	1,984 S.F. (73.8% LOT COVERED)
DWELLING UNITS:	2 DWELLING UNITS
TOTAL SITE AREA:	0,098 AC
SITE DISTURBED AREA:	0,098 AC
RT- SITE DISTURBED AREA:	0,000 AC
R/W DISTURBED AREA:	0,000 AC
TOTAL DISTURBED AREA:	0,098 AC
PRE-DEVELOPED IMPERVIOUS:	0,000 AC (0% SF)
(R/W) IMPERVIOUS:	
POST-DEVELOPED IMPERVIOUS:	0,091 AC (22.20 SF)
(R/W) IMPERVIOUS:	

GENERAL NOTES

ALL PROPOSED ASPECTS OF THIS DEVELOPMENT SHALL CONFORM TO THE CITY OF COLUMBUS ZONING CODE.

ALL SITE ROADS, DRIVEWAYS AND MEANS OF ACCESS SHALL CONFORM TO THE RULES AND REGULATIONS OF THE DIVISION OF PUBLIC WORKS, CITY OF COLUMBUS, OHIO, AS APPLICABLE.

ALL DIMENSIONS ARE TO EDGE OF PAVEMENT OR FACE OF BUILDING UNLESS OTHERWISE NOTED.

IT IS ANTICIPATED THAT PERMITS WILL BE PROVIDED BY A PRIVATE SERVICE PROVIDER FOR THIS DEVELOPMENT.

NO R/W ENCROACHMENTS ARE PROPOSED AS PART OF THIS PLAN.

DIVISION OF POWER NOTES

THE DIVISION OF POWER (DOP) MAY HAVE OVERHEAD AND UNDERGROUND PRIMARY, SECONDARY, AND STREET LIGHTING AT THIS WORK LOCATION. THE CONTRACTOR IS HEREBY REQUIRED TO CONTACT DOP AT 614-393-2274 FOR 24 HOURS PRIOR TO COMMENCING ANY ACTIVITY WITHIN THE CONSTRUCTION AREA.

ANY REQUIRED RELOCATION, SUPPORT, PROTECTION, OR ANY OTHER ACTIVITY CONCERNED WITH THE CITY ELECTRICAL FACILITIES IN THE CONSTRUCTION AREA IS TO BE PERFORMED BY THE CONTRACTOR UNDER THE DIRECTION OF DOP. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION, SUPPORT, PROTECTION, OR ANY OTHER ACTIVITY CONCERNED WITH THE CITY ELECTRICAL FACILITIES IN THE CONSTRUCTION AREA.

REPAIRS TO A CITY OF COLUMBUS STREET LIGHTING SHALL BE FOLLOWING DOP'S MATERIAL AND INSTALLATION SPECIFICATIONS (MIS) AND THE CITY OF COLUMBUS CONSTRUCTION AND MATERIAL SPECIFICATIONS (CMS).

IF ANY ELECTRICAL FACILITY BEHINDING TO POP IS DAMAGED IN ANY MANNER BY THE CONTRACTOR, ITS AGENTS, SERVANTS, OR EMPLOYEES, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF SUCH FACILITY AND SHALL MAKE ALL NECESSARY REPAIRS AND THE EXPENSE OF SUCH REPAIRS AND OTHER RELATED COSTS SHALL BE PAID BY THE CONTRACTOR TO THE DIVISION OF POWER, CITY OF COLUMBUS, OHIO.

GENERAL NOTES

CONTRACTOR SHALL PERFORM ALL NECESSARY WORK FOR THE SANITARY LATERALS TO BE CAPPED OFF MUST BE OBTAINED FROM 111 N FRONT ST, 1ST FLOOR, 614-943-7480.

SANITARY SEWER NOTE

CONTRACTOR SHALL PERFORM ALL NECESSARY WORK FOR THE SANITARY LATERALS TO BE CAPPED OFF MUST BE OBTAINED FROM 111 N FRONT ST, 1ST FLOOR, 614-943-7480.

VARIANCES: (SEE CW7-083)

SECTION 3332.025 (R-3 RESIDENTIAL DISTRICT)
SECTION 3303.14 (HEIGHT DISTRICT)
SECTION 3312.21(D)(1) (LANDSCAPING AND SCREENING)
SECTION 3312.24 (PARKING SPACE REQUIREMENT)
SECTION 3321.02(D)(2) (VISION CLEARANCE)
SECTION 3332.11(A)(6)(F) (SIDE YARD SETBACK LINES)
SECTION 3332.22 (PRIVATE GARAGE ROOF HEIGHT)

FINAL SITE COMPLIANCE PLAN

FOR

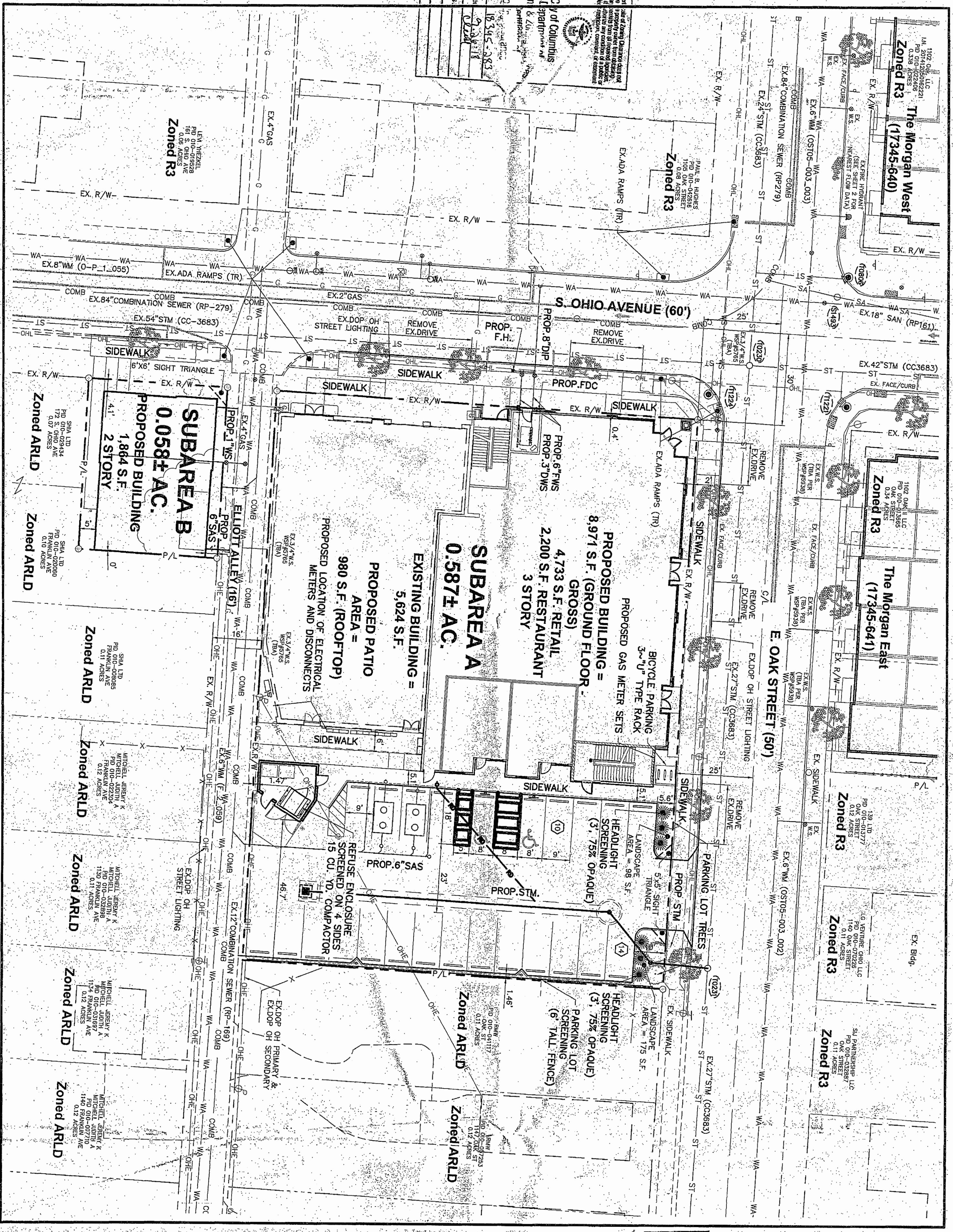
THE GEMMA

2018

Final Received 11/11/2021, Z19-069

The development depicted on this drawing may be slightly adjusted to reflect engineering, topographical or other data developed at the time final development plans are completed. Any slight adjustment to the development shall be done at the discretion of the applicant and the City of Columbus. The City of Columbus and its Planning, Zoning and Building Departments shall be held harmless from any claims or damages arising out of the development or the design of the proposed development.

David B. Perry, Agent for Applicant
 David B. Perry, Attorney for Applicant
 Date: 11/12/2021
 Date: 11/12/2021



INDEX OF DRAWINGS

NO.	DESCRIPTION	SHEET
1	SITE PLAN	1
2	DETAILS	2
3	ELEVATIONS	3

AT LEAST THE FOLLOWING INFORMATION MUST APPEAR ON EACH SITE PLAN:

- A. NORTH ARROW AND SCALE.
- B. LABEL DISTANCE FROM A SITE BOUNDARY TO THE NEAREST STREET INTERSECTION.
- C. LABEL AND DIMENSION RIGHT-OF-WAY LINES, BUILDING SETBACK, PROPERTY LINES, AND PARKING SETBACK LINE.
- D. LABEL AND DIMENSION REQUIRED FOR PROPOSED SIDE AND REAR YARD AND OPPROSG.
- E. LABEL EXISTING AND PROPOSED DRIVEWAY (ONSITE), OFF-SITE ADJACENT AND OPPROSG.
- F. LABEL DIMENSIONS FOR LOADING DOCKS/LOADING AREAS AND MANEUVERING AREA.
- G. SHOW AND LABEL PARKING LOT SHADE TREES TO BE PROVIDED.
- H. SHOW AND LABEL BUFFER ZONE WHEN REQUIRED.
- I. SHOW AND LABEL ALL TREES, INDICATING HEIGHT AND SPECIES.
- J. SHOW DIMENSION SCREENED ON ALL THREE SIDES, PARKING SPACE DIMENSIONS (INCLUDING SPACES TO MEET THE CITY'S ACCESSIBLE PARKING SPACE POLICY), TRAILS OR FLAN FOR CURB CUTS.
- K. SHOW WHEEL STOPS AND/OR GUIDES FOR PARKING.
- L. SHOW STACKING AND BRASS LAYS FOR DRIVE-THROUGH PICKUPS.
- M. SHOW AND LABEL ALL SIDEWALKS REQUIRED IN PUBLIC R.O.W.
- N. SHOW AND LABEL ALL STREET TREES REQUIRED IN PUBLIC R.O.W.
- O. SHOW DIMENSION LINES AND DIMENSIONS (DAY-NIGHT SOUND LEVEL MOST NOISE).
- P. BOUNDARY WITH ADJACENT PROPERTY (SHOW DIMENSIONS AND DIMENSIONS FROM PUBLIC SAFETY (ATTACHED WITH THIS SUBMITTAL)).

PRIVILE WATER PLAN: WSP#65766

SANITARY SEWER PLAN: CC-18158

STORM SEWER PLAN: N/A

OEBA NOI: N/A

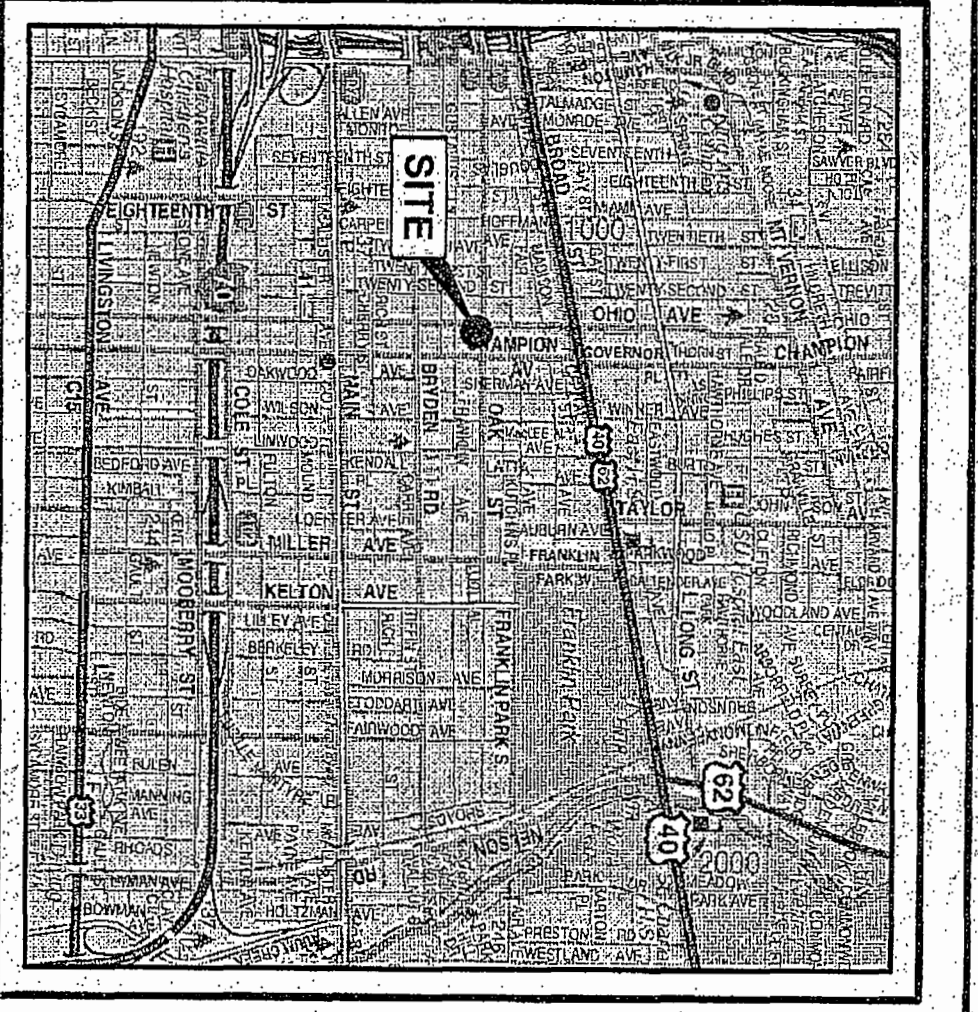
GRAPHIC SCALE: 1" = 20' feet

CITY OF COLUMBUS, OHIO FINAL SITE COMPLIANCE PLAN FOR THE GEMMA

PLANNED BY: ADVANCED CIVIL DESIGN ENGINEERS

DATE: 09/18/2018

SHEET 1 / 4



Z19-069

11/21/18

REGISTERED PROFESSIONAL ENGINEER

DAVID B. PERRY

NO. 54513

DATE: 11/12/2021

DATE: 09/18/2018

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
DECEMBER 12, 2019**

- 3. APPLICATION: Z19-069**
- Location:** 1117 OAK ST. (43205), being 0.65± acres located at the northeast and northwest corners of Elliot Street and Oak Street (010-007855 & 010-057375; Near East Area Commission).
- Existing Zoning:** ARLD, Apartment Residential District.
- Request:** R-2F, Residential District (H-35) and CPD, Commercial Planned Development District (H-60).
- Proposed Use:** Mixed-use development.
- Applicant(s):** Oak Grocery II, LLC; c/o Dave Perry, Agent; David Perry Company, Inc.; 411 East Town Street, 1st Floor; Columbus, OH 43215; and Donald Plank, Atty.; Plank Law Firm; 411 East Town Street, 2nd Floor; Columbus, OH 43215.
- Property Owner(s):** Same as applicant.
- Planner:** Michael Maret; 614-645-2749; mjmaret@columbus.gov

BACKGROUND:

- The 0.65± acre site consists of two parcels being developed with a mixed-use development and two-unit dwelling in the ARLD, Apartment Residential District (CV17-083). The applicant proposes the R-2F, Residential District and CPD, Commercial Planned Development District to permit the two-unit dwelling (Subarea B) and mixed-use building (Subarea A) on the site as conditioned by CV17-083.
- Surrounding the site are single- and multi-unit dwellings in the R-3 Residential and ARLD, Apartment Residential districts.
- The site is located within the planning area of the *Near East Area Plan* (2005), which does not contain a land use recommendation for this location. However, it does recommend that housing types and density should be consistent with those found in the surrounding area. The Plan also recognizes that parking needs should be balanced with the goal of preserving the character of the neighborhood and creating a pedestrian-friendly environment. The development would be located in a dense neighborhood accessible by foot, bicycle, and bus, which has ample on-street parking.
- The site is located within the boundaries of the Near East Area Commission, whose recommendation is for approval.
- The CPD text establishes C-3 district permitted uses and development standards with provisions addressing height, setbacks, access, parking, vision clearance, landscaping, building design, lighting, graphics, and includes a site plan commitment. The text also includes variances to parking lot landscaping/screening, setbacks, and a parking space reduction from 157 to 24 spaces are included.

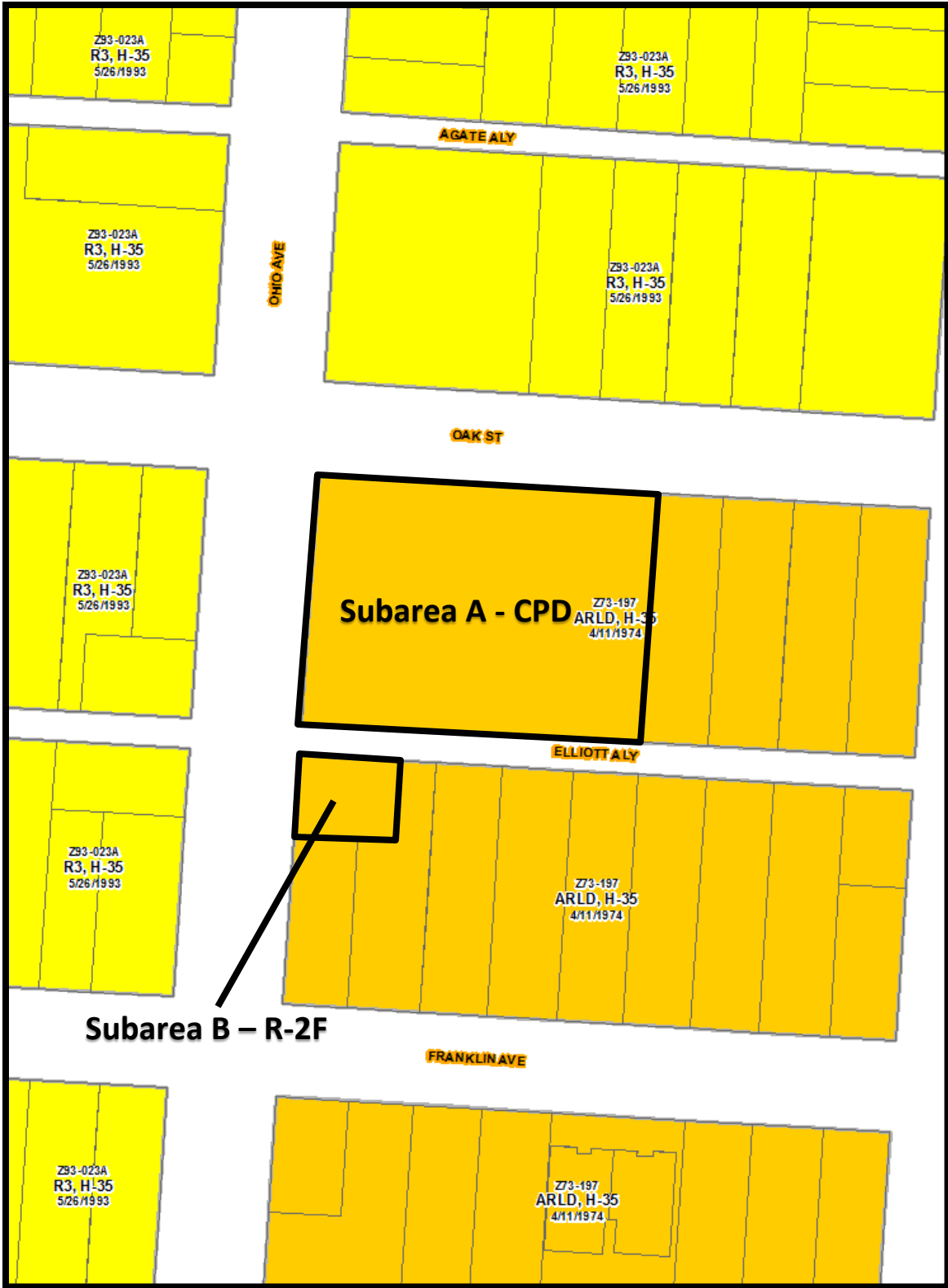
- Concurrent CV18-021 has been filed to permit two ground-level dwelling units within Subarea A and vary R-2F development standards in Subarea B which includes variances to lot area, lot coverage, building lines, side and rear yard, and vision clearance requirements. That request will be heard by City Council and will not be considered at this Development Commission meeting.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested R-2F, Residential District and CPD, Commercial Planned Development District will conform, as conditioned by CV17-083, a previously approved two-unit dwelling and mixed-use building. While there is no recommended land use, staff recognizes that the mixed-use development will provide non-residential uses that can be walkable for many residents of the neighborhood and is consistent with the housing types and densities found in the area.



Z19-069
1117 Oak St.
Approximately 0.65 acres
ARLD to CPD & R-2F



Z19-069
1117 Oak St.
Approximately 0.65 acres
ARLD to CPD & R-2F

Standardized Recommendation Form

111 N. Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • www.columbus.gov/bzs • zoninginfo@columbus.gov

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW
(PLEASE PRINT)

Case Number: Z19-069 and CV19-090

Address: 1117 Oak Street

Group Name: Near East Area Commission

Meeting Date: October 10, 2019

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: 9-0-0

Signature of Authorized Representative: *Matthew D. Budy*
SIGNATURE

CNAIR
RECOMMENDING GROUP TITLE

614-582-3053
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, 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 #: Z19-069

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) Donald Plank
of (COMPLETE ADDRESS) Plank Law Firm, 411 East Town Street, Floor 2, Columbus, OH 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 (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)

1. Oak Grocery II, LLC; 1371 West Third Avenue, Columbus, OH 43212; # Cols based emps: Zero (0) Contact: Gregg Gallas, (614) 545-3679	2. -----
3. -----	4. -----

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT Donald Plank

Sworn to before me and signed in my presence this 18th day of October, in the year 2021

SIGNATURE OF NOTARY PUBLIC MaryAlice Wolf

Notary Seal Here

My Commission Expires _____



MaryAlice Wolf
Notary Public, State of Ohio
My Commission Expires October 24, 2023

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