



GENERAL NOTES

1. THE REPORTER SHALL BE DEVELOPED IN ACCORDANCE WITH THE SITE PLAN. HOWEVER, THE SITE PLAN MAY BE SLIGHTLY ADJUSTED TO REFLECT ENGINEERING, TOPOGRAPHICAL, OR OTHER SITE OR A ESTABLISHED AT THE TIME OF DEVELOPMENT OR WHEN ENGINEERING PLANS ARE COMPLETED. THE DIRECTION OF THE DEPARTMENT OF DEVELOPMENT OR THE METHODS DESCRIBED MAY AFFECT ANY SLIGHT ADJUSTMENT TO THE SITE PLAN UPON SUBMISSION OF THE APPROPRIATE DATA REGARDING THE PROPOSED ADJUSTMENT.

FLOOD MAP DATA

ZONE X MAP 3904DCO 2556
EFFECTIVE DATE: 8-2-95

SITE INFORMATION

ZONING DISTRICT: CPO
 CITY SECTION TO BE COMPLETED WITH:
 3342.19-OLIVETTE
 3342.11-LANDCAST
 3342.12-ROCKING
 3342.17-SUNSHINE
 3342.23-STRENGTHENING
 3342.24-SURFACE
 3342.26-WHITE STITCHORDO
 ALL GRANTING SHALL BE SET BACK AT LEAST
 FROM THE FOLLOW:

PARKING CONDITIONS

EXISTING PARKING:	151 SPACES
PARKING TO BE REMOVED:	75 SPACES
PARKING TO BE ADDED:	115 SPACES
TOTAL PARKING PROPOSED:	186 SPACES
COD. RED. REQ.	580 SPACES
DIFFERENCE:	179 SPACES
NET CHANGE:	37 SPACES

SIGNATURE	TITLE	DATE
Patricia Hammach	Applicant	2.23.01

<div> <div>S & H ENGINEERING</div> <div>7510 Sun Crest Lewis Center, OH 43043 ph 614.885.8206 sh@S&HENGINEERING.com S&HENGINEERING@aol.com</div> </div> <div> <div>Landscape Architecture Engineering Surveying Planning</div> <div>David B. Stevens, P.E., Patricia Henrich, L.A.</div> </div>	<div> <div>TRIEDSTONE BAPTIST CHURCH</div> <div>670 S. THIRD AVENUE COLUMBUS, OH 43201</div> <div>COMMERCIAL PLANNED DEVELOPMENT DISTRICT</div> </div>	PROPERTY	NO.	SECTION	DATE
		PROPERTY	NO.	SECTION	DATE
		PROPERTY	NO.	SECTION	DATE
		PROPERTY	NO.	SECTION	DATE

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
DECEMBER 11, 2003**

- 12. APPLICATION: Z03-077**
Location: **850 EAST THIRD AVENUE (43201)**, being 2.82± acres generally located on the north and south sides of East Third Avenue, between Howard Street and St. Clair Avenue (Milo-Grogan Area Commission; 010-003279).
Existing Zoning: CPD, Commercial Planned Development, C-1, Commercial, L-P-1, Parking, and R-4, Residential Districts.
Request: CPD, Commercial Planned Development District.
Proposed Use: Activity center and parking for an existing church.
Applicant(s): Triedstone Missionary Baptist Church; c/o Patricia Heinrich, S and H Engineering; 7956 Eric Court; Lewis Center, Ohio 43035.
Property Owner(s): The Applicant.
Planner: Shannon Pine, 645-2208; spine@columbus.gov

BACKGROUND:

- o The site is comprised of seven separate tax parcels, and is developed with a closed church in the C-1, Commercial District, an active church and parking areas in the CPD, Commercial Planned Development District (Z97-053), a single-family residence and vacant lots in the R-4 Residential District, and a parking lot in the L-P-1, Limited Private Parking District. The applicant requests the CPD, Commercial Planned Development District to expand the area of the current CPD for the development of a 24,050 square foot activity center and additional parking areas in conjunction with the existing active church. The anticipated activities for the activity center include but are not limited to ministry meetings, receptions, community youth and sports programs, open gym, feeding of the homeless, a bookstore, and a clothing pantry.
- o The site is surrounded by mixed residential development and vacant lots in the R-4, Residential District to the north, south, and west, a parking lot to the south in the P-1 Private Parking District, and a church and vacant lots to the east across St. Clair Avenue in the R-4, Residential District.
- o The proposed CPD plan is comprised of seven separate subareas for the church, activity center, and four separate parking areas. The proposed development text includes use restrictions, fencing and/or landscaping around parking areas, street trees, building material and roof pitch commitments, mechanical screening, lighting controls, reduced building and parking setbacks, and a 168-parking space variance.
- o 192 parking spaces are proposed, and 360 parking spaces would be required for both the church and the activity center if they were not shared uses. Because the activity center will be closed during church services, Staff is able to support the 168-space parking variance.

- o The site is located within the Milo-Grogan Area commission whose recommendation is for approval of the proposed development.
- o The *Columbus Thoroughfare Plan* identifies St. Clair Avenue as a C arterial requiring a minimum of 30 feet of right-of-way from centerline. East Third Avenue is not identified in the *Columbus Thoroughfare Plan*.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested CPD, Commercial Planned Development District will allow the development of a 24,050 square-foot activity center in conjunction with an existing church. This application brings together all previously approved existing parking and the respective development standards, and expands the area of the current CPD for four additional parking areas and the activity center site. The activity center will provide a service to those in need throughout the surrounding neighborhood, offering a clothing pantry, feeding of the homeless, youth and sports programs, as well as open gym, and other church-related activities. The proposed development text incorporates use restrictions, fencing and/or landscaping around parking areas, street trees, building material and roof pitch commitments, mechanical screening, and lighting controls to be more compatible with the surrounding neighborhood. The 168-parking space variance will not negatively affect the neighborhood because the activity center will not be open during church services.

*The proposed site plan differs from what was presented to Development Commission to now reflect an additional 4-space parking variance (172 total spaces) in order for handicap-accessible parking spaces to be installed in Subarea 2B.



