

PARKING CALCULATIONS

[illegible]

TOTAL PARKING ON SITE

[illegible]

OF COLUMBUS HAS REQUESTED AN UPDATED FINAL SITE
PLANCE PLAN THIS PLAN SHOWS EXISTING SITE CONDITIONS

PARKING SHOWN IS EXISTING. THE EXISTING USE OF THE ALONG WITH THE EXISTING CLASSIFICATION WILL REQUIRE REZONING THROUGH THE DZA PROCESS.

DIVISION OF POWER GENERAL NOTE

THESE ARE NOT ANTICIPATED IMPACTS TO THE
CIVIL SERVICE IN THIS REDEMPTION

SITE NOTES

[illegible]

REMARKS: SHALL COMPLY W/ SECT. 3512.03 CITY OF COLUMBUS CODE

[illegible]

LINE OF PUBLIC TREES. ALL TREES M
TRUNKS, OR ROOTS FROM CONSTRUCTION
PRACTICES - MOVING TREES DURING

IF THERE IS A QUESTION WHETHER A TREE OR NOT NEEDS TO BE PROTECTED, THE CONTRACTOR MUST CONTACT THE CITY FORESTRY SECTION AT FORESTRY@COLUMBIA.GOV. FAILURE TO CONTACT THE CITY FORESTRY REPRESENTATIVE IN ADVANCE OF CONSTRUCTION WILL RESULT IN THE CONTRACTOR BEING RESPONSIBLE FOR THE COST OF ANY AND ALL DAMAGE AS DETERMINED BY THE CURRENT AND ASSOCIATE OF COLUMBIA'S EXECUTIVE ORDER 306-01 FOR TREE PROTECTION AND REPLACEMENT.

MATERIALS LIST

- (1) TUDING - 40X104 WALL STEEL TUDING
- (2) SURFACE BRACKETS - 3X1X8 WALL STEEL CHANNEL WITH 4 1/2" MOUNTING HOLES
- (3) 8X2 1/2" STEEL FLAT BAR MOUNTED WITH FOUR 1/4"-5
- (4) STAINLESS STEEL ANCHOR BOLTS

SITE DATA TABLE
TOTAL SITE AREA: 3023 AC
TOTAL DISTURBED AREA: 0 AC

[illegible]

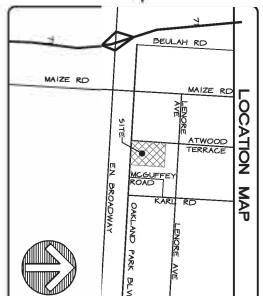
LANDSCAPE SCREENING
PARKING LENGTH
261 OAKLAND PARK AVE

50 ATWOOD TERRACE
TOTAL PARKING LENGTH 343
343 X .75 = 255 REQ.
SCREENING
363 OAKLAND PARK AVE
70 ATWOOD TERRACE
433 TOTAL SCREENING
275 < 433

INDEX TO DRAWINGS

NO.	DESCRIPTION
5-1	SITE PLAN AND INFORMATION
5-2	ORIGINAL ZONING ORDINANCE INFORMATION

LOCATION MA



OAKLAND NURSERY
ORIGINAL PLAN
1156 OAKLAND PARK AVE.
COLUMBUS, OHIO 43224

SITE PLAN

PRELIMINARY SITE COMPLIANCE PLAN

CPS IMPROVEMENTS IN THE RIGHT-OF-WAY			NO CPS IMPROVEMENTS IN THE RIGHT-OF-WAY		
DRAWER #	OR	STORM SCD	OR	RAMP/EGRESS	
☐		☐		☐	☒

23236	02/21/2
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**CITY COUNCIL – ZONING COMMITTEE
STAFF REPORT
COUNCIL VARIANCE**

APPLICATION: CV25-040
Location: 1156 OAKLAND PARK AVE. (43224), being 9.07± acres located at the northeast corner of Oakland Park Avenue and Atwood Terrace (010-082045; North Linden Area Commission).
Pending Zoning: CPD, Commercial Planned Development District.
Proposed Use: Storage uses associated with a plant nursery/garden center.
Applicant(s): Chris Vallette; 72 Mill Street; Gahanna, OH 43230.
Property Owner(s): REINER INVESTMENTS LP; 1156 Oakland Park Avenue; Columbus, OH 43224.
Planner: Brandon Carpenter; 614-645-1574; bmcarpenter@columbus.gov

BACKGROUND:

- The Applicant has received recommendations of approval from Staff and the Development Commission for a concurrent rezoning request (Z25-022) to the CPD, Commercial Planned Development District for an existing plant nursery/garden center. The requested Council variance will allow for vehicle storage within a ±5,905 square foot warehouse and a ±4,400 square foot warehouse, equipment storage within three shipping containers, ±3,000 square feet of outdoor storage for merchandise, and a ±7,500 square feet area to store trailers for a plant nursery. The request includes a variance to reduce storage setbacks as shown on the submitted site plan.
- A Council variance is required because the pending CPD, Commercial Planned Development District does not allow storage or vehicle storage uses.
- West, east and south of the site are single-unit dwellings in the R-3, Residential District. North of the site is a religious facility and an elementary school both in the R-3, Residential District.
- The site is within the planning boundaries of the *North Linden Neighborhood Plan Amendment* (2014), which recommends “Community Commercial” land uses for this location. Additionally, the Plan includes early adoption of the *Columbus Citywide Planning Policies* (C2P2) Design Guidelines (2018).
- The site is located within the boundaries of the North Linden Area Commission whose recommendation is for approval.
- Staff concurs with the applicant's analysis of the practical difficulties as the request will legitimize existing site conditions.

CITY DEPARTMENTS’ RECOMMENDATION: Approval.

Staff note the extensive landscaping and screening along the roadway frontages is appropriate and consistent with C2P2 design guidelines, and adequately buffers the site from adjacent neighborhood uses.



DEPARTMENT OF BUILDING
AND ZONING SERVICES

Council Variance Application

111 N Front Street, Columbus, Ohio 43215

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

STATEMENT OF HARDSHIP

Columbus City Code Section 3307.10 - Variances by City Council.

City council may grant the following zoning variances:

- A. Permit a variation in the yard, height or parking requirements of any district only in conjunction with a change in zoning or a use variance and only where there are unusual and practical difficulties in the carrying out of the zoning district provisions due to an irregular shape of lot, topography, or other conditions, providing such variance will not seriously affect any adjoining property or the general welfare.
- B. Permit a use of the property not permitted by the zoning district established on the property if such use will not adversely affect the surrounding property or surrounding neighborhood and if council is satisfied that the granting of such variance will alleviate some hardship or difficulty which warrants a variance from the comprehensive plan.

Before authorizing any variance from the Zoning Code in a specific case, city council shall first determine that such variance will not impair an adequate supply of light and air to the adjacent property, unreasonably increase the congestion of public streets, increase the danger of fires, endanger the public safety, unreasonably diminish or impair established property values within the surrounding area, or in any other respect impair the public health, safety, comfort, morals or welfare of the inhabitants of the city.

In granting a variance pursuant to this section, council may impose such requirements and conditions regarding the location, character, duration, and other features of the variance proposal as council deems necessary to carry out the intent and purpose of this Zoning Code and to otherwise safeguard the public safety and welfare.

The following factors shall be used in determining whether the applicant has encountered practical difficulties in the use of the property. Respond to the following statements:

1. Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without a variance.

☐ Yes ☒ No

The three shipping containers are required to store tools being used at the facility on a daily basis. The shipping containers are very secure and have reduced breaking ins for the tools in a windowless structure. The open sided garages "warehouses" are used to store mechanical equipment to move large amounts of materials or trees around the site.

2. Whether the variance is substantial.

☐ Yes ☒ No

The shipping containers and garages are hidden from public view and behind opaque fence, walls or buildings.

3. Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer a substantial detriment as a result of the variance.

☐ Yes ☒ No

The business has existed in the neighborhood for several years. It also employees several people from the surrounding community. Has a very good standing with the neighbors and community. The shipping containers and garages are hidden from public view and behind opaque fence, walls or buildings.



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4. Whether the variance would adversely affect the delivery of governmental services (e.g., water, sewer, refuse service).
☐ Yes ☒ No

5. Whether the property owner purchased the property with knowledge of the zoning restriction.
☐ Yes ☒ No

the business has grown around property owner by the family for years.

6. Whether the property owner's predicament feasibly can be obviated through some method other than a variance.
☐ Yes ☒ No

7. Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance.
☒ Yes ☐ No

List all sections of Code to be varied and explain your reasoning as to why this request should be granted.

NOTE: It is the applicant's responsibility to identify all variances required for the project. If any necessary variances are not included, a new application (and applicable fees) will be required.

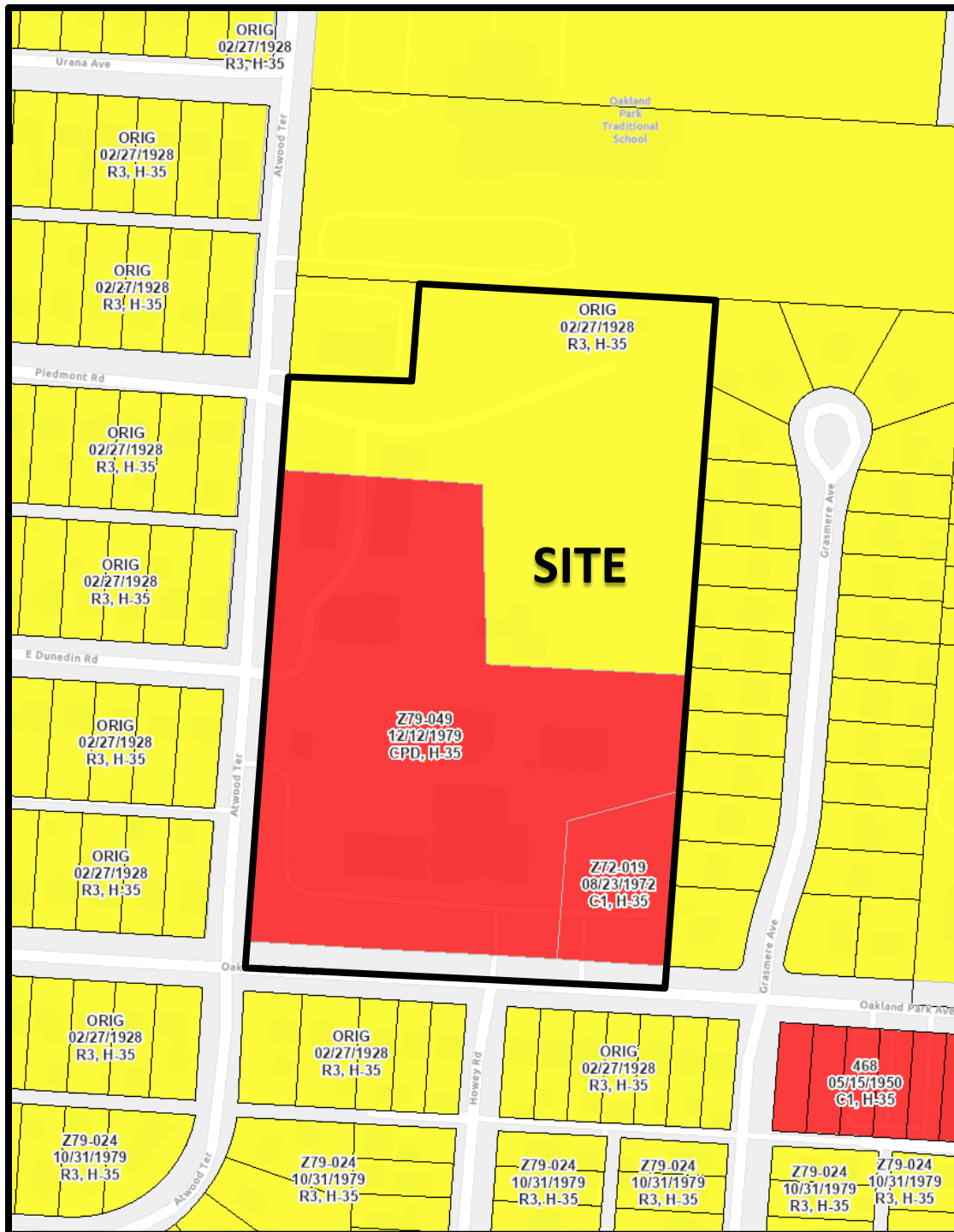
I have read the foregoing and believe my application for relief from the requirements of the Zoning Code contains the necessary hardship, will not adversely affect surrounding property owners, and will comply with the variance(s) requested as detailed below (use separate page if needed or desired):

1. 3361.02 Permitted Uses. With a CPD, commercial planned development district, no buildings nor premises shall be used and no buildings shall be erected which are arranged, intended, or designed to be used for other than a use permitted in the I-institutional, C-1, C-2, C-3 or C-4 commercial districts. To allow three shipping containers to be used for storage on the site. To allow a 5,905 square foot warehouse on the site to be used for vehicle storage. To allow a 4,400 square foot warehouse on the site to be used for vehicle storage.
2. Allow 2 8x40 and 1 81x50 shipping containers on the site. Containers are required for secure storage of equipment and tools.
3. Allow 3,000 Sq. Ft. outdoor storage on the Northeast corner at the West side parking lot. Storage will vary from bags of mulch to bagged dirt along with brick and stone pavers.
4. Allow 7,500 Sq. Ft trailer storage at the Northwest corner of the site. The trailers stored here are to be used by Oakland Nursery for deliveries and moving material at this location.

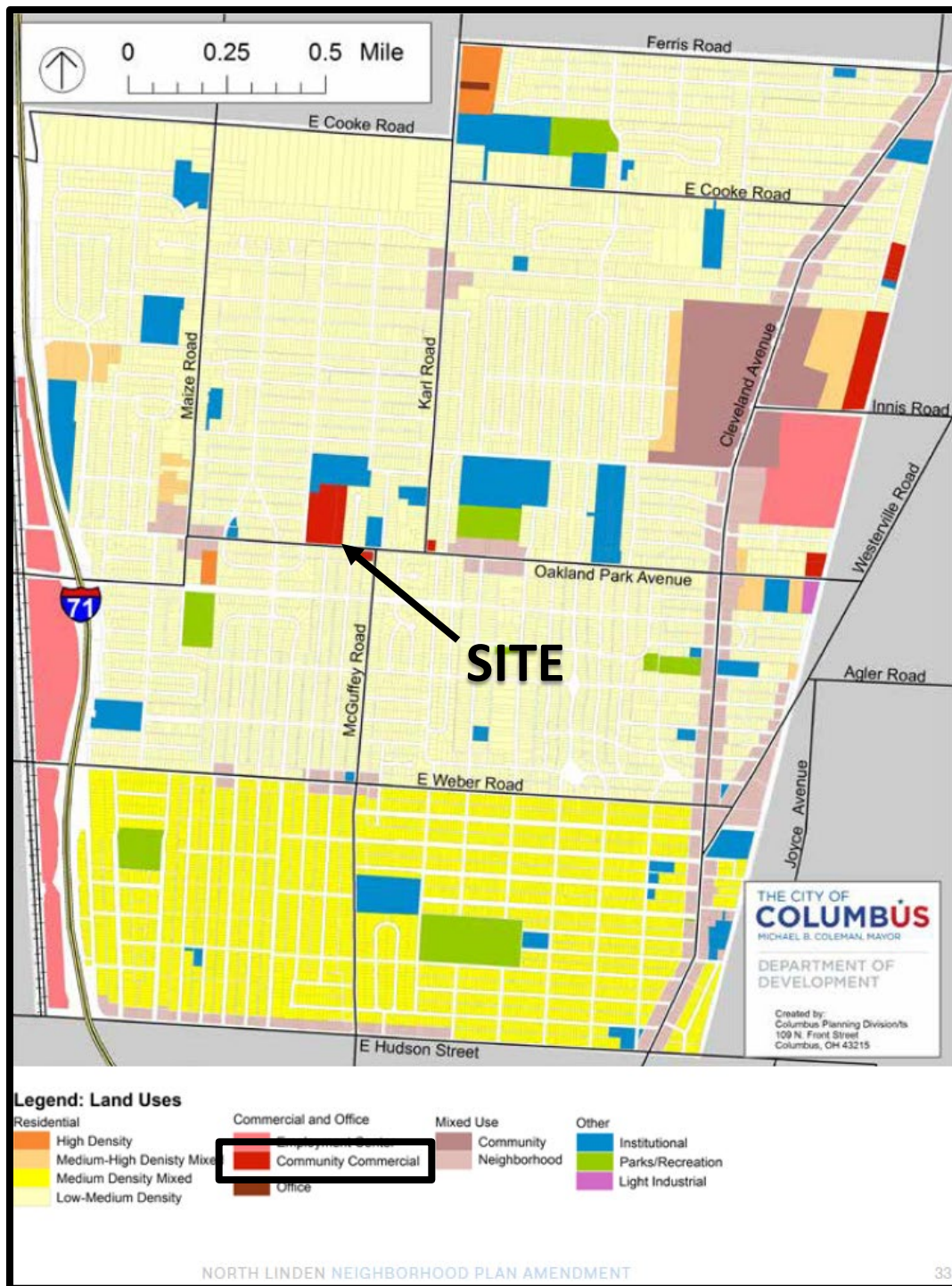
Signature of Applicant

Date

07/29/25



CV25-040
1156 Oakland Park Ave.
Approximately 9.07 acres



CV25-040
1156 Oakland Park Ave.
Approximately 9.07 acres



CV25-040
1156 Oakland Park Ave.
Approximately 9.07 acres

Standardized Recommendation Form

DEPARTMENT OF BUILDING
AND ZONING SERVICES

111 N Front Street, Columbus, Ohio 43215
Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

FOR USE BY: AREA COMMISSION / NEIGHBORHOOD GROUP
(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 **Approval**
(Check only one) **Disapproval**

LIST BASIS FOR RECOMMENDATION:

Vote

Signature of Authorized Representative

Recommending Group Title

Daytime Phone Number



Please **e-mail** this form to **the assigned planner within 48 hours of meeting day**; OR **MAIL** to: Zoning, City of Columbus, Department of Building & Zoning Services, 111 N Front Street, Columbus, Ohio 43215.



ANDREW J. GANTHER, MAYOR

DEPARTMENT OF BUILDING
AND ZONING SERVICES

Council Variance Application

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PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV25-040

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 FRANKLINBeing first duly cautioned and sworn (NAME) Chris Vallette
of (COMPLETE ADDRESS) 72 Mill Street, Gahanna, Ohio 43230

deposes and states that they are 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:

For Example: Name of Business or individual
 Contact name and number
 Business or individual's address; City, State, Zip Code
 Number of Columbus-based employees

1. Reiner Investment LTD Number of employees Mark Reiner phone: 412.780.1505 1156 Oakland Park Ave. Columbus Ohio 43224	2.
3.	4.

☐ Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this 1st day of May, in the year 2025

SIGNATURE OF NOTARY PUBLIC

July 18th, 2027
 My Commission Expires

Notary Seal Here



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