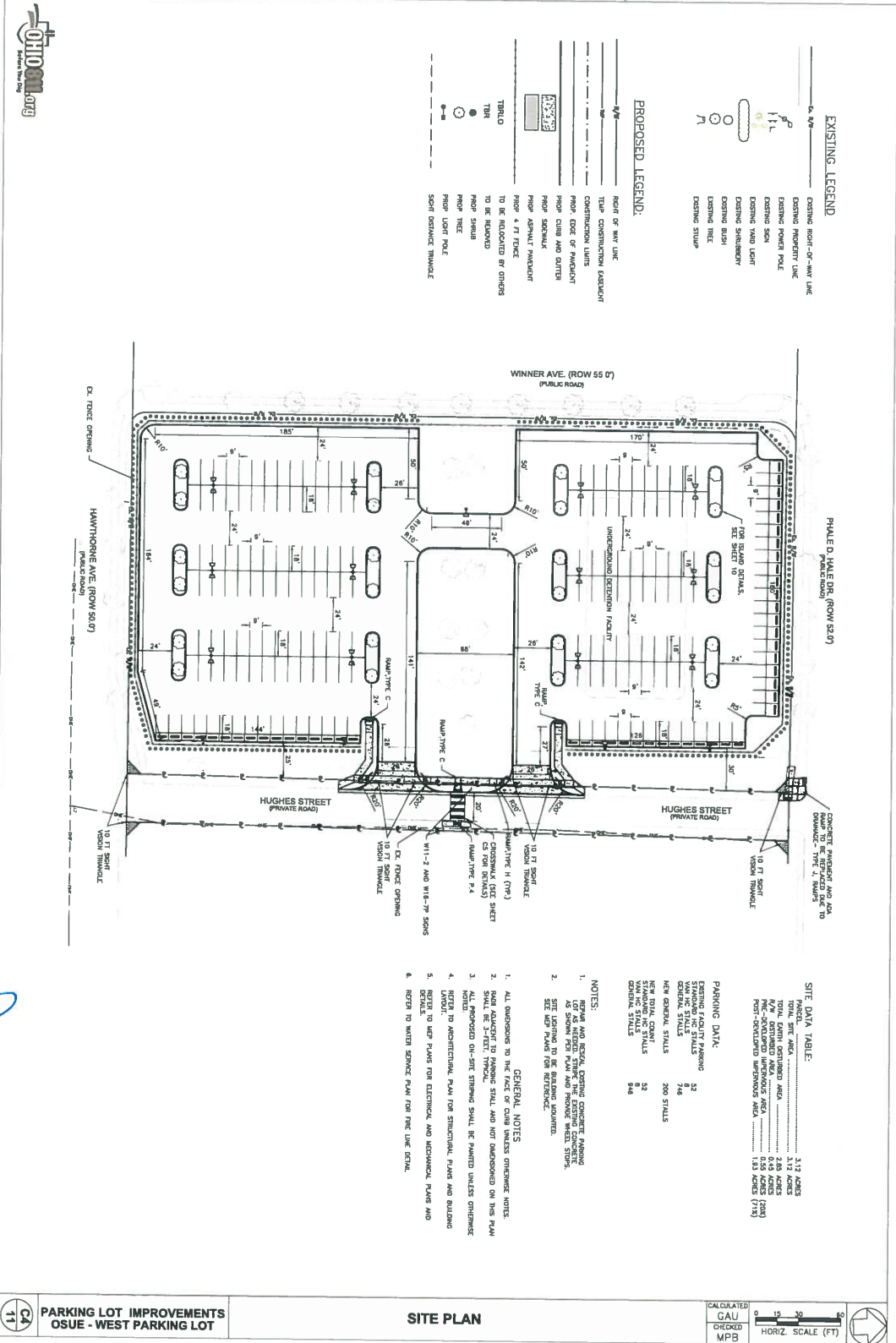


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PARKING LOT IMPROVEMENTS OSUE - WEST PARKING LOT

| NO. | DATE | DESCRIPTION | REVISIONS |
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PREPARED FOR:
THE OHIO STATE UNIVERSITY
FACILITIES DEVELOPMENT
COLUMBUS, OHIO

PREPARED BY:
DMOD/ED/INC. CONSULTING ENGINEER

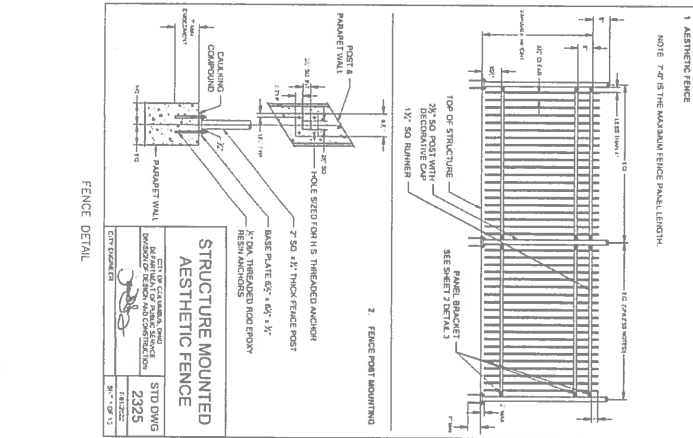
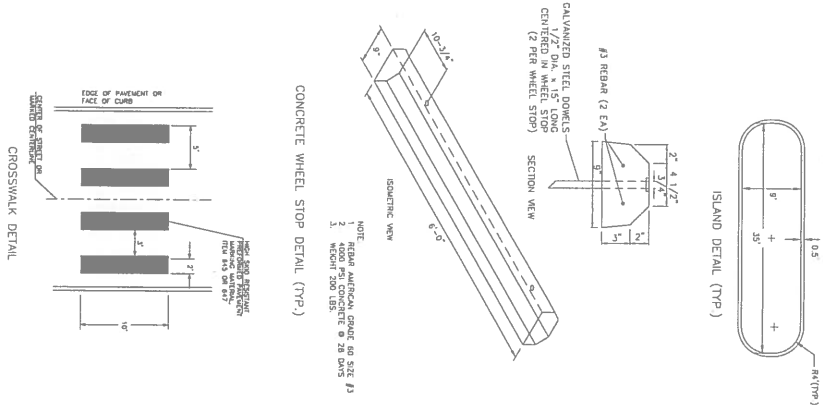
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DATE: FEBRUARY 15, 2023

SCALE: AS SHOWN

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**STAFF REPORT
DEVELOPMENT COMMISSION
SPECIAL ZONING MEETING
CITY OF COLUMBUS, OHIO
JULY 13, 2023**

1. **APPLICATION:** **Z23-019**
Location: **210 WINNER AVE. (43203)**, being 3.12± acres located at the northeast corner of Hawthorne Avenue and Winner Avenue (010-297715; Near East Area Commission).
Existing Zoning: ARLD, Apartment Residential District and I, Institutional District.
Request: CPD, Commercial Planned Development District (H-35).
Proposed Use: Parking lot.
Applicant(s): State of Ohio FBO The Ohio State University; c/o Jeffrey L. Brown, Atty.; 37 West Broad Street, Suite 460; Columbus, OH 43215.
Property Owner(s): The Ohio State University; 1534 North High Street, Gateway D 2nd Floor; Columbus, OH 43201.
Planner: Tim Dietrich; 614-645-6665; tedietrich@columbus.gov

BACKGROUND:

- The 3.2± acre site consists of one undeveloped parcel and former public right-of-way in the ARLD, Apartment Residential and I, Institutional districts. The requested CPD, Commercial Planned Development District will permit the site to be redeveloped with a parking lot for the exclusive use by Ohio State East Hospital.
- North of the site is undeveloped land in the ARLD, Apartment Residential District and single-unit dwellings in the R-3, Residential District. South of the site is undeveloped land and single-unit dwellings in the R-2F, Residential District. East of the site is the Ohio State East Hospital campus in the I, Institutional District. West of the site is multi-unit residential development in the ARLD, Apartment Residential District.
- The site is within the planning boundaries of the *Near East Area Plan* (2005), which does not contain a specific land use recommendation for this location, however, the Plan does give guidelines regarding screening and landscaping for parking lots.
- The site is located within the boundaries of the Near East Area Commission whose recommendation is for approval.
- The CPD text includes use restrictions, and supplemental development standards addressing parking setbacks, traffic access, tree preservations, fencing (see Exhibit A), landscaping, and includes a commitment to develop the site in accordance with the submitted site plan. A code modification to the parking setback is included in the text.

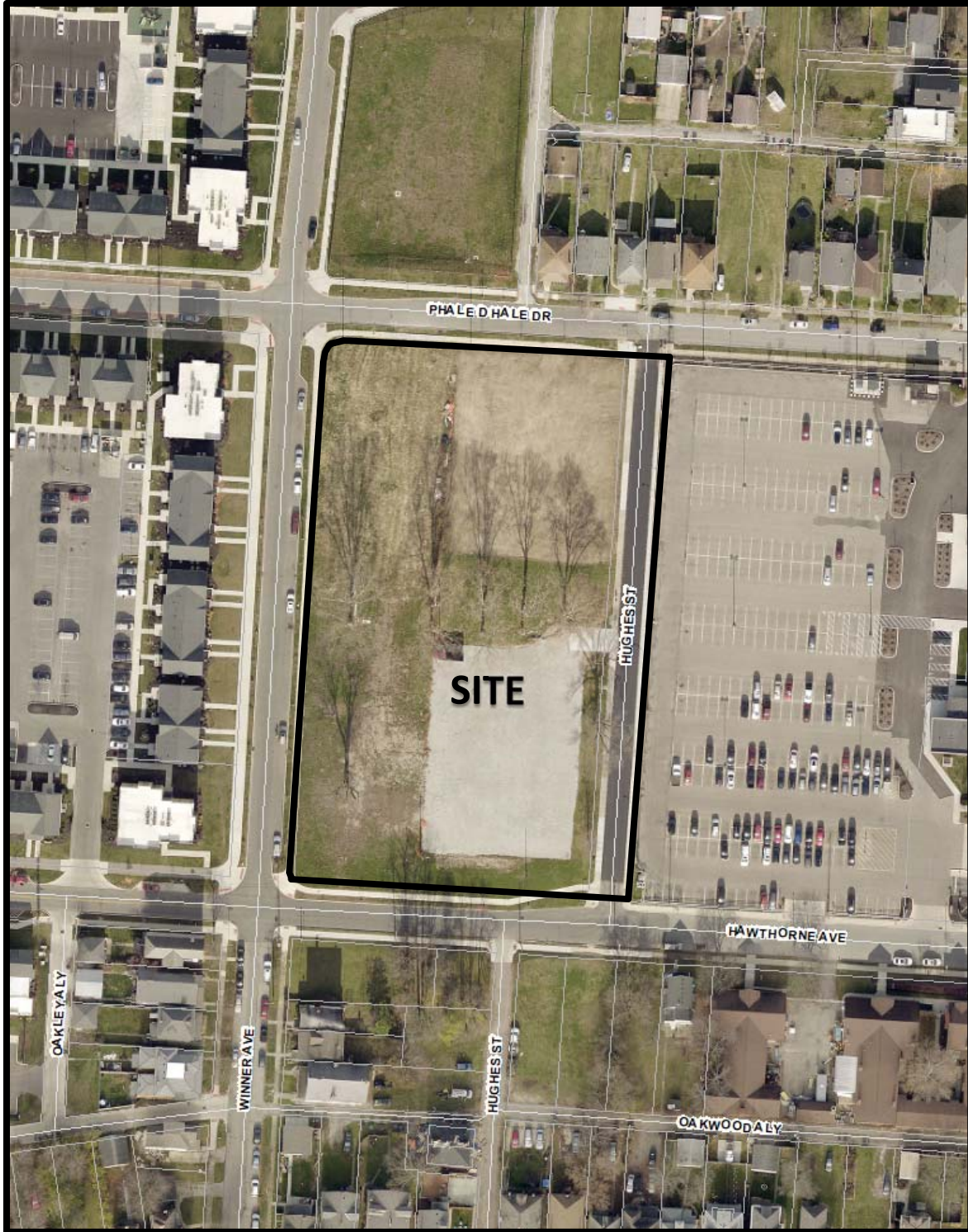
CITY DEPARTMENTS' RECOMMENDATION: ~~Conditional approval~~ **Approval.**

The proposed CPD, Commercial Planned Development district permits the site to be redeveloped with a parking lot for Ohio State East Hospital. While the *Near East Area Plan*, does not contain a

land use recommendation for this site, the Plan does specify design guidelines for parking lots including screening from adjacent public streets with a four-foot high decorative metal tube or solid metal bar fence and landscaping or a masonry or stone wall and buffer between the parking lot and adjacent residential uses. The applicant is proposing a four- to six- foot tall metal fence with landscape buffer as shown on the site plan and in Exhibit A. The Department of Public Service ~~has the following unresolved comments. In~~ **notes that in** conjunction with this application and FSCP 22345-01024, there will still need to be resolution regarding the ratio of accessible parking spaces to total parking spaces for the site and whether or not accessible parking spaces would need to be added to this parking area. ~~The CPD site plan will need to correctly show Hughes Street as no longer being public right-of-way and correctly show the 10' x 10' vision clearance triangles drawn based on Hughes Street as a driveway and the right-of-way lines of Hawthorne Avenue and Phale D Hale Drive, respectively. Upon resolution of that comment to the satisfaction of the Department of Public Service, City Departments' recommendation can be revised for approval. The comments from the Department of Public Service have been addressed with the site plan dated 7/13/23.~~



Z23-019
210 Winner Ave.
Approximately 3.2 acres
ARLD & I to CPD



Z23-019
210 Winner Ave.
Approximately 3.2 acres
ARLD & I to CPD

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 Z23-019

Address 210 Winner Ave

Group Name NEAC

Meeting Date 06/08/23

- Specify Case Type
- BZA Variance / Special Permit
 - Council Variance
 - Rezoning
 - Graphics Variance / Plan / Special Permit

- Recommendation (Check only one)
- Approval
 - Disapproval

LIST BASIS FOR RECOMMENDATION:

Plants be a minimum of 3' for screening during installation

Vision Triangle needs to be reviewed. Distance on corner on Hawthorne and Hughes

Vote 12-0-0

Signature of Authorized Representative Nathan S. R. Harris

Recommending Group Title Vice-Chair

Daytime Phone Number 614-753-3894

Please e-mail this form to the assigned planner within 48 hours of meeting day; OR FAX to Zoning at (614) 645-2463; OR MAIL to: Zoning, City of Columbus, Department of Building & Zoning Services, 111 N Front Street, Columbus, Ohio 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 #: Z23-019

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) Jeffrey L. Brown
of (COMPLETE ADDRESS) 37 West Broad Street STE 460 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)

| | |
|--|--|
| <p>1. The Ohio State University Donna Goss 614-688-0349 1534 N. High St. Gateway D 2nd floor Cols, OH 43201 25,213 Cols based employees.</p> | <p>2. State of Ohio FBO The Ohio State University Donna Goss 614-688-0349 1534 N. High St. Gateway D 2nd floor Cols., OH 43213</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 20th day of March, in the year 2023


SIGNATURE OF NOTARY PUBLIC

Notary Seal Here
My Commission Expires _____



Jackson B. Reynolds, III, Attorney At Law
NOTARY PUBLIC - STATE OF OHIO
My commission has no expiration date
Sec. 147.03 R.C.

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