

SITE DATA TABLE:

TOTAL SITE AREA: 1.233 AC (53,709.5 SF)
 TOTAL DISTURBED AREA: 0.2277 ACRE (9,902 SF)
 PRE DEVELOPED IMPERVIOUS AREA: 0.917 ACRE (39,950 SF)
 POST DEVELOPED IMPERVIOUS AREA: 0.959 ACRE (41,779 SF)
 IMPERVIOUS AREA INCREASED: 0.08 ACRE (1828 SF)

GENERAL INFORMATION

ENGINEER:
 PRIME A/E GROUP, INC
 8415 PULSAR PLACE, SUITE 300
 COLUMBUS, OHIO 43240
 CONTACT: SHAWN MASON
 SMASON@PRIMEAENG.COM
 PHONE: (614) 839-0250

APPLICANT / DEVELOPER:

CITY OF COLUMBUS, OHIO
 90 WEST BROAD STREET #41
 COLUMBUS, OHIO 43215
 CONTACT: DREW BOBAY
 ABOBAY@COLUMBUS.GOV
 PHONE: (614) 643-8405

DIMENSION NOTES

1. ALL DIMENSIONS ARE GIVEN TO THE FACE OF CURB.
2. THE FOUNDATION CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS. THE BUILDING DIMENSIONS SHOWN ARE FOR PAVEMENT LOCATIONS ONLY.

EXISTING UTILITY SERVICES:

WATERS:
 UTILIZES AN EXISTING 2" DOMESTIC WATER SERVICE WHICH CONNECTS TO THE EXISTING 12" WATER MAIN (CIP0899_009).

SANITARY SEWER:
 UTILIZES AN EXISTING 6" SANITARY LATERAL (CC-13070) WHICH CONNECTS TO THE EXISTING 27" SEWER MAIN (RP-11936).

STORM SEWER:
 UTILIZES AN EXISTING PARKING LOT STORM SEWER SYSTEM (CC-13172) WHICH CONNECTS TO THE EXISTING 15" STORM SEWER (RP-5262).

SANITARY CONNECTION NOTE:

CONNECTION TO SANITARY SEWER CANNOT BE MADE WITHOUT OBTAINING A PERMIT FROM SEWER PERMIT OFFICE, 910 DUBLIN ROAD, 3RD FLOOR, 645-7490.

PRIOR TO CONNECTION TO THE SANITARY SEWER, UNDER THE SECTION OF THE EXISTING LATERAL MAY BE REQUIRED.

Z20-067 Final Received 1/12/2020

Prime A/E Group, Inc
 8415 Pulsar Place, Suite 300
 Columbus, Ohio 43240
 Phone: (614) 839-0250
 www.primeaeng.com

CITY OF COLUMBUS
 1410 CLEVELAND AVENUE - COLUMBUS, OHIO
 SITE COMPLIANCE PLAN

PLANS PREPARED BY:

Prime A/E Group, Inc
 8415 Pulsar Place, Suite 300
 Columbus, Ohio 43240
 Phone: (614) 839-0250
 www.primeaeng.com

SCIP# 20345-350

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|------------|---------------|-------|
| REVISIONS: | DATE: | FILE: |
| | JUNE 2020 | 20001 |
| | SCALE: 1"=20' | |
| | DRAWN: LHB | |
| | CHECKED: SWM | C-3 |

OHIO UTILITIES PROTECTION SERVICE
 CALL BEFORE YOU DIG
 800-362-2764 OR 8-1-1
 WWW.OUPS.ORG

ANY INFORMATION OR DATA ON THIS DRAWING IS NOT INTENDED TO BE SUITABLE FOR THIS PROJECT OR FOR ANY USE ON ANY OTHER PROJECT. ANY REVISIONS OR WRITTEN VERIFICATION AND ADAPTATION BY THE ENGINEER, ARCHITECT OR SURVEYOR FOR THE SPECIFIC PURPOSE INTENDED WILL BE THE USER'S RESPONSIBILITY. FOR AND WITHOUT LIABILITY, THE ENGINEER ASSUMES NO LIABILITY ON STAKEHOLDER.

11/24/2020

**STAFF REPORT
DEVELOPMENT COMMISSION
SPECIAL ZONING MEETING
CITY OF COLUMBUS, OHIO
NOVEMBER 12, 2020**

- 4. APPLICATION: Z20-067**
Location: 1410 CLEVELAND AVE. (43211), being 1.21 ± acres located at the northeast corner of Cleveland Avenue and East 11th Avenue (010-052658 & 010-002792; South Linden Area Commission).
Existing Zoning: CPD, Commercial Planned Development District, and R-4, Residential District.
Request: CPD, Commercial Planned Development District (H-60).
Proposed Use: Parking lot expansion for existing mixed-commercial building.
Applicant(s): Prime AE Group; c/o Shawn Mason; 8415 Pulsar Place, Suite 300; Columbus, OH 43240.
Property Owner(s): City of Columbus; c/o Andrew Bobay; Department of Finance and Management; 90 West Broad Street; Columbus, OH 43215.
Planner: Shannon Pine; 614-645-2208; spine@columbus.gov

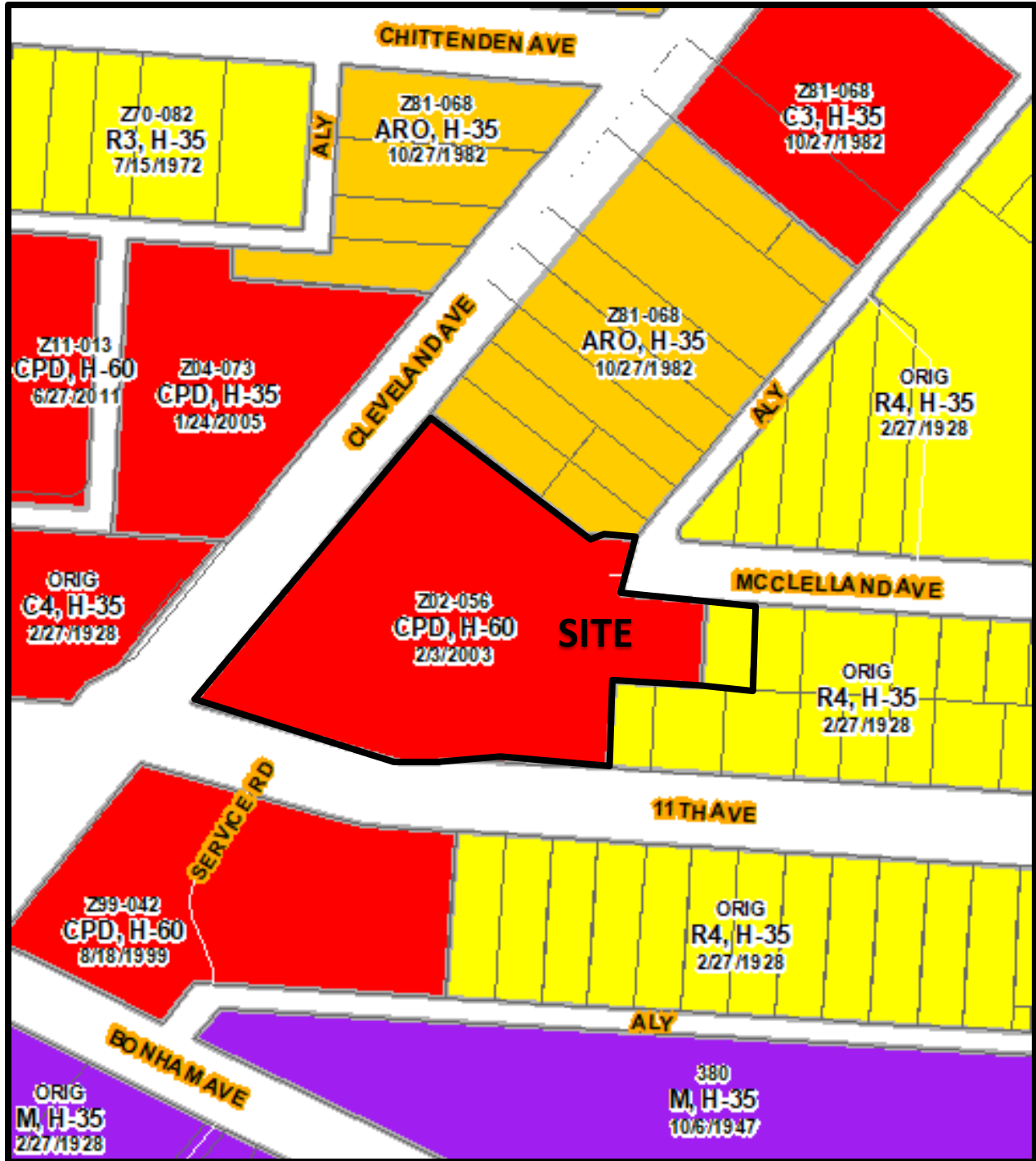
BACKGROUND:

- The 1.21 ± acre site consists of one parcel developed with a mixed-commercial building in the CPD, Commercial Planned Development District, and an undeveloped parcel in the R-4, Residential District. The requested CPD, Commercial Planned Development District will permit a six-space expansion of the parking lot. The existing CPD district is included in order to remove screening requirements that are along the eastern boundary of the existing parking lot where the expansion is to occur.
- North and east of the site are dwellings in the AR-O, Apartment Office and R-4, Residential districts. To the south across East 11th Avenue is an office building in the CPD, Commercial Planned Development District. To the west across Cleveland Avenue are an office building in the C-4, Commercial District, and a retail building in the CPD, Commercial Planned Development District.
- The site is located within the planning boundaries of the *South Linden Land Use Plan* (2018), which recommends “Mixed Use 2” for most of the site, and “Medium Density Residential” for the R-4 district portion. The Plan includes adoption of *Columbus Citywide Planning Policies* (C2P2) Design Guidelines (2018). Deviation from the land use recommendation is supported for the parking lot expansion because sufficient landscaping and screening have been incorporated into the CPD Plan.
- The site is located within the boundaries of the South Linden Area Commission, whose recommendation is pending their next full commission meeting. The Zoning Committee is recommending approval, but the full commission had to postpone the meeting where this application was to be considered.
- The CPD district is comprised of two subareas with Subarea A comprising the existing CPD district, and Subarea B only being for the expanded parking lot. The CPD text address setbacks, building height, traffic access and circulation, screening, and graphics controls, and commits to developing the site in accordance with the submitted site plan.

- The *Columbus Multimodal Thoroughfare Plan* identifies Cleveland Avenue as an Urban Commuter Corridor requiring a minimum of 100 feet of right-of-way.

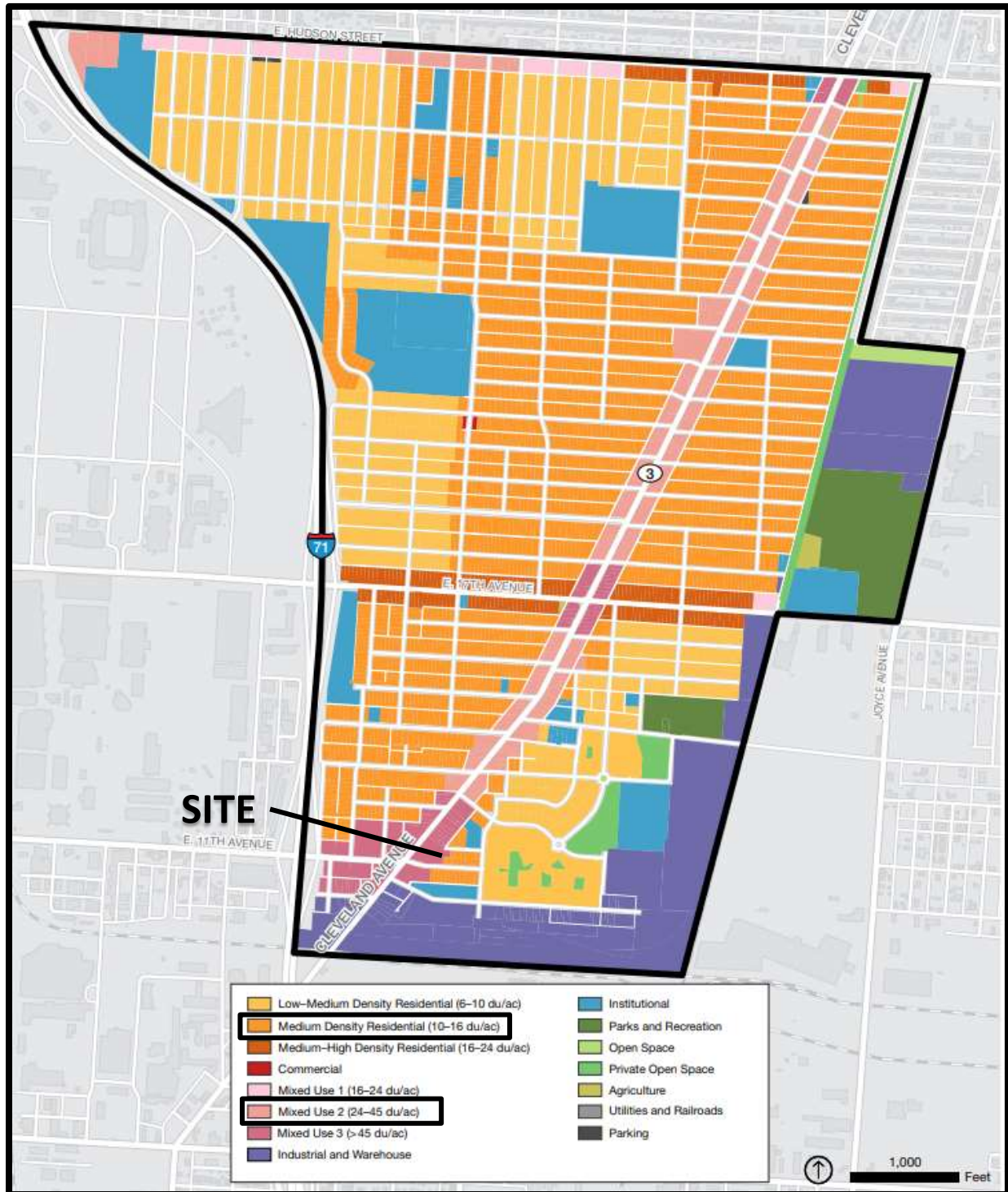
CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested CPD, Commercial Planned Development District will permit a parking lot expansion for an existing mixed-commercial building. The request remains consistent with the *South Linden Land Use Plan* recommendation for "Mixed Use 2," with deviation from the Plan supported for the parking lot expansion based on the landscaping and screening that have been incorporated into the CPD Plan which is consistent with C2P2 design Guidelines.



Z20-067
1410 Cleveland Ave.
Approximately 1.28 acres
CPD, R-4 to CPD

South Linden Land Use Plan (2018)



1410 Cleveland Ave.
Approximately 1.28 acres
CPD, R-4 to CPD



Z20-067
1410 Cleveland Ave.
Approximately 1.28 acres
CPD, R-4 to CPD

Pine, Shannon L.

From: Peggy Williams <slaczoning@gmail.com>
Sent: Wednesday, October 21, 2020 5:11 PM
To: Pine, Shannon L.
Cc: Lawrence Calloway Jr
Subject: [EXTERNAL] Re: Z20-067; 1410 Cleveland Ave

October 21, 2020

Greetings Ms. Shannon:

Thanks for your inquiry and update. Unfortunately, SLAC experienced numerous connectivity challenges to access WebEx, we did not have a quorum attendance to move forward. Our next meeting is Tuesday, November 17th and then we enter RECESS December.

I was so hoping to send the 'signed' Recommendation form today; but at this time it appears the 1410 Cleveland Avenue parking lot expansion project will be moving forward without the "official" SLAC Recommendation of Approval ...

I would welcome attending the November 12th meeting in support of the project ...

Peggy A. Williams, Secretary [MsPeg☺]
SLAC Zoning & Code Enforcement Committee Chair
South Linden Area Commission (SLAC)
slaczoning@gmail.com
(614) 309-5548 [TEXT Preferred; Voice Message Accepted]

On Wed, Oct 21, 2020 at 8:56 AM Pine, Shannon L. <SPine@columbus.gov> wrote:

Good morning, Miss Peg!

I hope all is well with you! I'm checking to see if the South Linden Area Commission recommendation is ready for Z20-067. The applicant would like to be scheduled on the 11/12 Development Commission agenda.

Rezoning Application

111 North Front Street, Columbus, Ohio 43215

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

PROJECT DISCLOSURE STATEMENT

All parties having a 5% or more interest in the project that is the subject of this application should be listed.
THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

APPLICATION #: Z20-067

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Shane Morris
of (COMPLETE ADDRESS) 8415 Pulsar Place, Suite 300, Columbus, OH 43240
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 (include contact name and number)
Business or individual's address; City, State Zip Code
Number of Columbus based employees
(Limited to 3 lines per box)

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| <p>1. Cay A -AO [{ à • A^] dA -AO a & AB^ a æ ^ { ^ } c JO Y EÖ: [æ A d A U [[{ A G Columbus, OH 432F1</p> | <p>2.</p> |
| <p>3.</p> | <p>4.</p> |

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Shane

Subscribed to me in my presence and before me this 18th day of August, in the year 2020

SIGNATURE OF Timothy I. McKinnley

My Commission expires 10-15-2022



Notary Seal Here

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

PLEASE NOTE: Incomplete information will result in the rejection of this submittal.
Applications must be submitted by appointment. Call 614-645-4522 to schedule.
Please make all checks payable to the Columbus City Treasurer