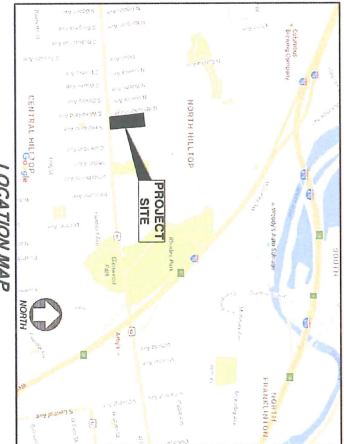


STATE OF OHIO  
ZONING 217-006  
ZONING 217-006  
ZONING 217-006



LOCATION MAP  
NOT TO SCALE

- ### SITE NOTES
1. PROPOSED PARKING LOT
  2. PROPOSED PARKING SPACES & LANDSCAPE AREA PER SPACE PER 511.
  3. CONCRETE WHEEL STOPS (TYP) INSTALLED PER 511.
  4. PROPOSED BIOMASS AND C.C.C. STP. DWP 2203.
  5. PROPOSED ADA RAMP PER C.C.C. STP. DWP 2203.
  6. 2" CULVERT ORNAMENTAL TREE, 8 TYP.
  7. 10" STREET TREE/LANDSCAPE BUFFER AREA.
  8. 11. PROPOSED DUMPSTER.
- ### MISC. NOTES
- ALL ITEM NUMBERS REFER TO THE CITY OF COLUMBUS CONSTRUCTION AND MATERIAL SPECIFICATIONS, LATEST EDITION, UNLESS OTHERWISE NOTED.
  - ALL DIMENSIONS SHOWN ARE TO FACE OF CURB, WHERE APPLICABLE, UNLESS OTHERWISE NOTED.
  - PROPOSED PROJECT WILL COMPLY WITH SECTION 3321.07 OF THE CITY OF COLUMBUS ORDINANCES, AS AMENDED BY LOCAL ORDINANCES 3312.43 SURFACE AND 3312.45 WHEEL STOPS/CURB.

### SITE DATA

OWNER/PROPOSER: CITY OF COLUMBUS, WESTPORT TOWNSHIP, 4241 N. HILLTOP, COLUMBUS, OHIO

CONTRACT NUMBER: 15000000000000000000

DATE OF DRAWING: 10/12/17

DESIGNED BY: [Signature]

PROJECT ADDRESS: 561 N. WESTLAND AVE, COLUMBUS, OHIO 43220

PHONE: (614) 498-4847 FAX: (614) 498-4847

EMAIL: westport@westportdevelopment.com

010-272701-010

2017-006, UNDEVELOPED GENERAL, NO CONCRETE, UNPAVED RECREATION, CPO SITE PLAN IS VALID FOR ONE YEAR FROM THE DATE OF APPROVAL.

REQUIREMENTS: 1 SHEET / 200 SQ. FT. 2 SHEETS / 400 SQ. FT. 3 SHEETS / 600 SQ. FT. 4 SHEETS / 800 SQ. FT. 5 SHEETS / 1000 SQ. FT.

THIS SITE APPEARING IN ZONE 2 & AREA 2B DETERMINED TO BE A "RECREATION" ZONE. THE ZONE DETERMINATION IS BASED ON THE ZONE MAP AND THE ZONE MAP IS SUBJECT TO CHANGE WITHOUT NOTICE. THE ZONE DETERMINATION IS BASED ON THE ZONE MAP AND THE ZONE MAP IS SUBJECT TO CHANGE WITHOUT NOTICE.

IF ANY ELEC. FACILITY BEHINDS TO BE INSTALLED BY THE CONSTRUCTION, OR ANY OTHER FACILITY BEHINDS TO BE INSTALLED BY THE CONSTRUCTION, THE OWNER SHALL MAKE ALL NECESSARY REPAIRS, & THE EXPENSE OF SUCH REPAIRS SHALL BE PAID BY THE CONNECTION TO THE DIVISION OF THE CITY OF COLUMBUS, OHIO.

TOTAL FACEL EXPOSED AREA: 0.19 AC.

POST-DEVELOPED UNDERPAVED AREA: 0.19 AC.

THE DIVISION OF ZONING (DZ) HAS MADE CORRECTED & UNDEVELOPED GENERAL RECREATION, 2 STREET LIGHTING AIR REQUIRED REGULATION, SPACING, PROTECTION, OR ANY OTHER ACTIVITY CONSIDERED WITH THE CITY OF COLUMBUS ZONING CODE. THE DZ HAS REVIEWED THE PROJECT AND HAS DETERMINED THAT THE PROJECT IS IN COMPLIANCE WITH THE CITY OF COLUMBUS ZONING CODE. THE DZ HAS REVIEWED THE PROJECT AND HAS DETERMINED THAT THE PROJECT IS IN COMPLIANCE WITH THE CITY OF COLUMBUS ZONING CODE. THE DZ HAS REVIEWED THE PROJECT AND HAS DETERMINED THAT THE PROJECT IS IN COMPLIANCE WITH THE CITY OF COLUMBUS ZONING CODE.

*St. Allen*  
10/12/17

ENGINEERS & SURVEYORS  
SANDS DECKER CPS

Registered Engineer - 513-1317  
DOB: [redacted]

CPD REQUIREMENTS IN Z17-006 ARE BEING MET

Know what's below.  
Call before you dig.  
Ohio's Best Kept Secret  
811  
1-800-955-0888

8-30-17

SITE COMPLIANCE PLAN

1 OF 5

513-1317 PROJECT NO. 3081

GRAPHIC SCALE  
1" = 30'

CITY OF COLUMBUS  
WEST BROAD  
STREET/WESTLAND  
AVENUE SITE

10/12/17

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
JUNE 8, 2017**

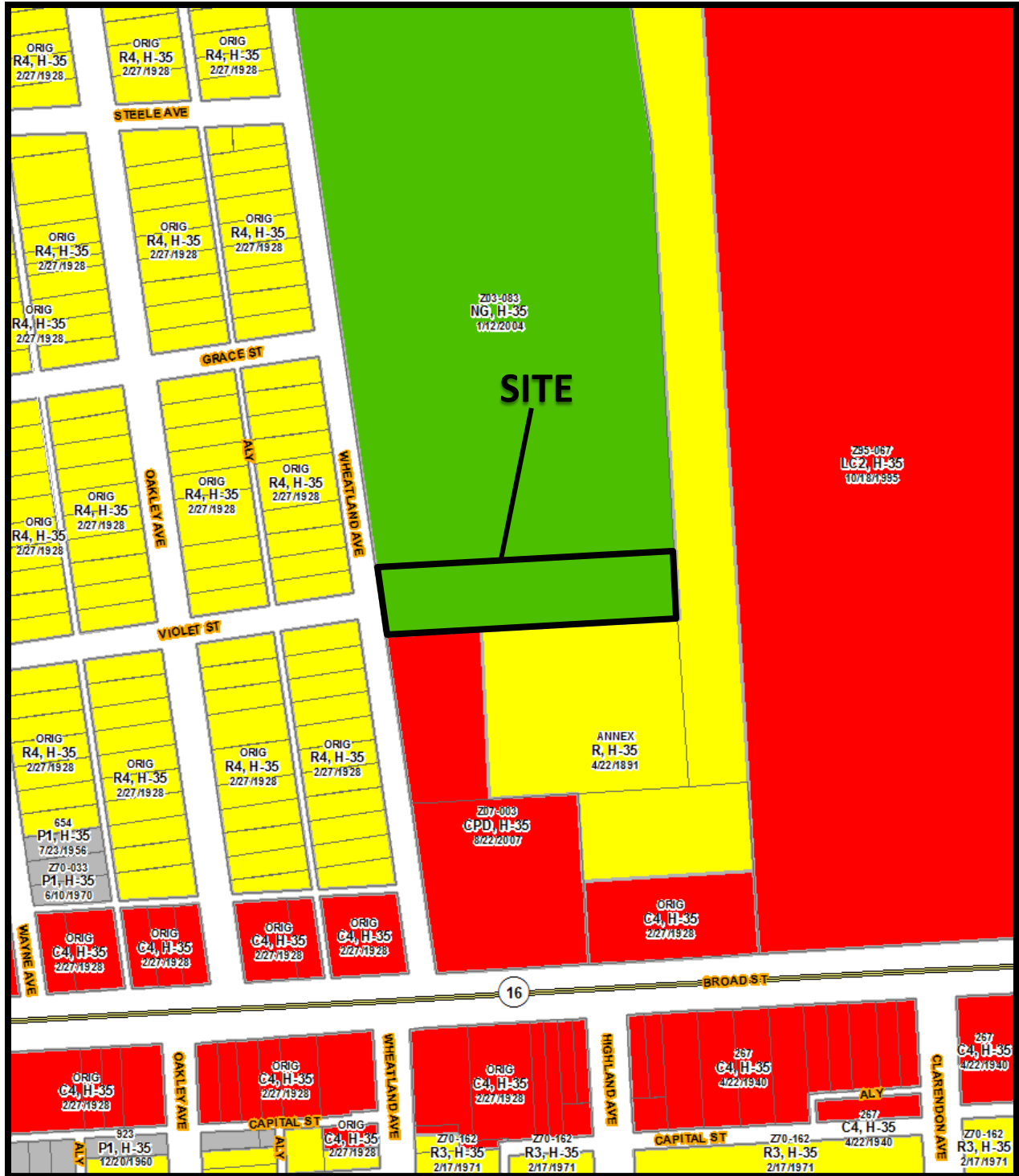
- 4. APPLICATION: Z17-006**  
**Location:** **60 NORTH WHEATLAND AVENUE (43204)**, being 1.0± acres located on the east side of North Wheatland Avenue at the intersection with Violet Street (a portion of 010-267202; Greater Hilltop Area Commission).  
**Existing Zoning:** NG, Neighborhood General District.  
**Request:** CPD, Commercial Planned Development District.  
**Proposed Use:** Parking lot.  
**Applicant(s):** City of Columbus; c/o Gregory T. Brown, Department of Finance and Management; 90 West Broad Street, Room 425; Columbus, OH 43215.  
**Property Owner(s):** The Applicant.  
**Planner:** Michael Maret; 614-645-2749; [mjmaret@columbus.gov](mailto:mjmaret@columbus.gov)

**BACKGROUND:**

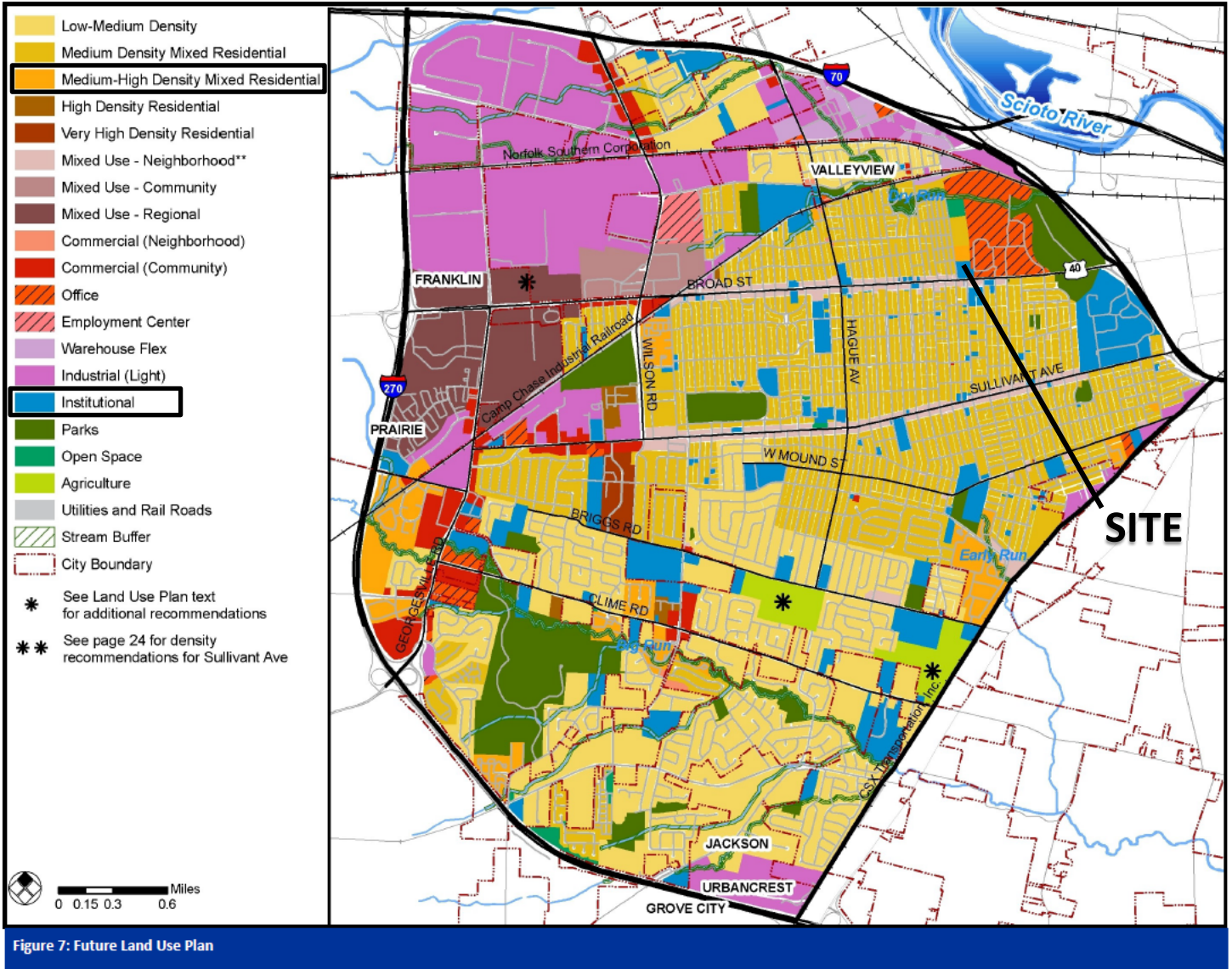
- The 1.00± acre site is undeveloped and zoned in the NG, Neighborhood General District. The applicant proposes the CPD, Commercial Planned Development District to allow for P-1, Private Parking District uses on the site to serve the Columbus West Family Health and Wellness Center located south of the site.
- To the north of the site is undeveloped land and a community garden in the NG, Neighborhood General District. To the south is parking lot serving the health and wellness center in the CPD, Commercial Planned Development District and an electrical substation in the R, Rural District. To the east is a medical complex and parking in the L-C-2, Limited Commercial and R, Rural districts. To the west are dwellings in the R-4, Residential District.
- The site is located within the boundaries of the *Greater Hilltop Plan Amendment (2010)*, which recommends “Institutional” land uses for this location.
- The site is located within the boundaries of the Greater Hilltop Area Commission, whose recommendation was not available at the time this report was finalized.
- The CPD text also includes parking setback, access, buffering and landscaping, and site plan commitments. A variance to landscaping and screening is included in this request.

**CITY DEPARTMENTS’ RECOMMENDATION:** Approval.

The requested CPD, Commercial Planned Development District would permit a parking lot would permit a parking lot to serve the Columbus West Family Health and Wellness Center. The proposed use at this location is compatible with the land use recommendation of the *Greater Hilltop Plan Amendment*, which recommends “Institutional” land uses for this location. Staff is supportive of the use as the parking lot will serve as part of a larger institutional complex and be located at the rear of the building with adequate landscaping along Wheatland Avenue.



Z17-006  
60 Wheatland Avenue  
Approximately 1.00 acres  
NG to CPD



Z17-006  
 60 North Wheatland Avenue  
 Approximately 1.00 acres  
 NG to CPD



Z17-006  
60 Wheatland Avenue  
Approximately 1.00 acres  
NG to CPD



# Standardized Recommendation Form

DEPARTMENT OF BUILDING AND ZONING SERVICES

757 Carolyn Avenue, Columbus, Ohio 43224  
Phone: 614-645-7433 • www.bzs.columbus.gov

**FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW**

Case Number 217-006

Address 60 WHEATLAND AVE

Group Name GREATER HILLTOP AREA COMMISSION

Meeting Date 06 JUN 2017

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

- Recommendation (Check only one)
- Approval
  - Disapproval

**NOTES:**

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Vote FOR = 9 AGAINST = 0 ABSTAIN = 0

Signature of Authorized Representative *[Signature]*

Recommending Group Title CO-CHAIR ZONING CMTE, COMMISSION VICE-CHAIR

Daytime Phone Number 614-653-7653

Please e-mail this form to the assigned planner within forty-eight (48) hours of your meeting day; or FAX to Zoning at (614) 645-2463; OR MAIL to: Zoning, City of Columbus, Department of Building & Zoning Services, 757 Carolyn Avenue, Columbus, Ohio 43224.

**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 checks payable to the Columbus City Treasurer

**REZONING APPLICATION**

**Department of Building & Zoning Services**

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224-3218

Phone: 614-645-7433 www.columbus.gov

**PROJECT DISCLOSURE STATEMENT**

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.

APPLICATION # Z17-006

STATE OF OHIO  
COUNTY OF FRANKLIN


Being first duly cautioned and sworn (NAME) Steve Alvarez  
of (COMPLETE ADDRESS) Office of Construction Management, 90 W. Broad St. 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  
Business or individual's address  
Address of corporate headquarters  
City, State, Zip  
Number of Columbus based employees  
Contact name and number

1. <u>City of Columbus</u> <u>Office of Construction Management</u> <u>90 W. Broad St. Suite 416</u> <u>Columbus, OH 43215</u> <u>Steve Alvarez (614)645-8679</u>	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT



Subscribed to me in my presence and before me this 4th day of October, in the year 2017

SIGNATURE OF NOTARY PUBLIC



My Commission Expires: 1/28/18

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

Notary Seal Here

Christopher S. Long  
Notary Public State of Ohio  
My Commission expires 1/28/18

**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**