

## ALLEY

# OAK ST. R.O.W.

# WILSON AVE. R.O.W.

BASED ON COLUMBUS CITY CODE 3321.05 AND DTM DESIGN MEMO 4.11 CLEAR VISION TRIANGLE (CVT) 5X5  
NOTE: NO STRUCTURES, OPaque FENCES (EXCEEDING 25% OPACITY), OR MATURE PLANTINGS WILL FALL INTO THIS SIGHT ZONE.

BASED ON COLUMBUS CITY CODE 3321.05 AND DTM DESIGN MEMO 4.11 CLEAR VISION TRIANGLE (CVT) 15X15  
NOTE: NO STRUCTURES, OPaque FENCES (EXCEEDING 25% OPACITY), OR MATURE PLANTINGS WILL FALL INTO THIS SIGHT ZONE.

- P7** PARKING SPACE
- T7** TOWNHOME STYLE (BUILDING FOOTPRINT)
- A1** APARTMENT COMPLEX (BUILDING FOOTPRINT) ABOVE INDOOR PARKING
- CI** MAIN COMMUNITY BUILDING (BUILDING FOOTPRINT)
- OP** OUTSIDE PARKING
- GS** DEDICATED GREEN SPACE (INCLUDES ACCESS, WALKWAY AS NEEDED)

### VEHICULAR PARKING CALCULATIONS (PER CCC 3312.49)

1. CODE REQUIRED PARKING (BASELINE)	2. PROPOSED PARKING (WITH REQUESTED VARIANCES)
APARTMENTS: 15 UNITS @ 1.5 SPACES/UNIT = 23 SPACES	APARTMENTS: 15 UNITS @ 1 SPACE/UNIT (1.1 VARIANCE) = 15 SPACES
TOWNHOME STYLE: 11 UNITS @ 1.5 SPACES/UNIT = 16.5 > 17 SPACES	TOWNHOME STYLE: 11 UNITS @ 1 SPACE/UNIT (1.1 VARIANCE) = 11 SPACES
CARE: 862 SQ. FT. @ 1 SPACE/75 SQ. FT. = 8 SPACES	CARE: 1 SPACE (VARIANCE FOR 1 PARKING SPACE) = 1 SPACE
TOTAL CODE REQUIRED: 49 SPACES	TOTAL PROPOSED: 27 SPACES

### REQUIRED BIKE PARKING CALCULATIONS (PER CCC 3312.49)

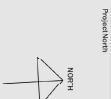
1. REQUIRED VEHICULAR PARKING	23 SPACES
APARTMENTS (15 UNITS): 15 X 1.5 SPACES = 23 SPACES	
TOWNHOME STYLE (11 UNITS): 11 X 1.5 SPACES = 16.5 > 17 SPACES	16.5 > 17 SPACES
CARE (862 SQ. FT.): 862 / 75 SQ. FT. = 7.76 (ROUNDS TO 8 SPACES)	7.76 (ROUNDS TO 8 SPACES)
TOTAL CODE REQUIRED VEHICLE SPACES = 48 SPACES (WE USE THIS BASE CODE NUMBER, NOT THE 1.1 VARIANCE NUMBER TO CALCULATE THE NUMBER OF BIKE SPACES).	
2. REQUIRED BIKE PARKING	27 SPACES
BASE REQUIREMENT: 2 BICYCLE SPACES (TRIGGERED BY HAVING MULTI-FAMILY AND A CARE).	
ADDITIONAL REQUIREMENT: THE CODE REQUIRES 1 ADDITIONAL BIKE SPACE FOR EVERY 20 VEHICLE SPACES YOU ARE REQUIRED TO HAVE.	
(48 VEHICLE SPACES / 20 = 2.4, WHICH ROUNDS UP TO 3 BICYCLE SPACES.	2.4, WHICH ROUNDS UP TO 3 BICYCLE SPACES.
Total Bike Racks Provided = 5 Bicycle Racks Provided	5 Bicycle Racks Provided

### REQUIRED STREET TREE CALCULATIONS

1. OAK STREET FRONTAGE	15'-0"
DIMENSION: 130 FEET	
CALCULATION: 130 FEET / 40 = 3.25	
REQUIRED TREES: 4	
PROPOSED TREES: 4	
2. WILSON AVENUE FRONTAGE	15'-0"
DIMENSION: 130 FEET (130.67 FEET)	
CALCULATION: 130.67 FEET / 40 = 3.26	
REQUIRED TREES: 4	
PROPOSED TREES: 4	
COMMON NAME: DOWNY SERVICEBERRY (SPECIFICALLY THE AUTUMN BRILLIANCE CULTIVAR)	
SCIENTIFIC NAME: AMELANCHIER ALABORICA	

Signature: **K.W.W.**

SHEA WILSON



Scale: 1" = 20'-0" (1:240)  
**PROPOSED SITE PLAN AND LANDSCAPE PLAN**  
 June 11, 2026  
**\$1.00**  
 Sheet No. 6/2008

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
JUNE 11, 2026**

- 2. APPLICATION:** [Z26-008](#)
- Location:** **1258 OAK ST. (43205)**, being 0.36± acres located at the northwest corner of Oak Street and Wilson Avenue (010-043259 and 3 others; Near East Area Commission).
- Existing Zoning:** L-P-1, Limited Private Parking District.
- Request:** CPD, Commercial Planned Development District (H-60).
- Proposed Use:** Mixed-use development.
- Applicant(s):** Kenneth Wilson c/o Shea Wilson; 1219 Oak Street; Columbus, OH 43205.
- Property Owner(s):** Kenneth Wilson; 1219 Oak Street; Columbus, OH 43205.
- Planner:** Brandon Carpenter; 614-645-1574; [bmcarpenter@columbus.gov](mailto:bmcarpenter@columbus.gov)

**BACKGROUND:**

- The 0.36± acre site consists of four parcels developed with a parking lot all in the L-P-1, Limited Private Parking District. The requested CPD, Commercial Planned Development District will allow mixed-use development containing 15 apartment units, 11 townhouse-style units, and approximately 600 square feet of public café space.
- North of the site are two-unit dwellings in the ARLD, Apartment Residential District. South of the site is a convenience store in the ARLD, Apartment Residential District and a parking lot in the AR-3, Apartment Residential District. West and east of the site is an apartment building in the ARLD, Apartment Residential District.
- Concurrent CV26-023 has been filed to allow ground-floor residential uses. That request will be heard by City Council and will not be considered at this Development Commission meeting.
- The site is within the planning area of the *Near East Area Plan (2005)*, which does not have a specified land use recommendation for this location. Additionally, the site is subject to *Columbus Growth Strategy Guiding Principles (2026)*.
- The site is located within the boundaries of the Near East Area Commission, whose recommendation is for approval.
- The development text establishes use restrictions and supplemental development standards that address maximum building height, building and parking setbacks, required parking, site access, landscaping, building design, dumpsters, and lighting, as well as commits to a site plan. Additionally, the text includes code modifications to reduce building and parking setbacks, required parking, **landscaping** and vision clearance as well as to increase maximum building height.
- ~~There is a pending parking study with the Department of Public Service.~~

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

The requested CPD, Commercial Planned Development District will allow mixed-use development containing 15 apartment units, 11 townhouse-style units, and approximately 600 square feet of public café space. Although the *Near East Area Plan* does not have a land use recommendation at the site, Staff notes the request is consistent with *Columbus Growth Strategy's* (CGS) Guiding Principles which state, "Mixed Use and high density residential development should be focused along primary corridors, at established commercial centers, and at locations recommended for mixed-use developments with access to existing, planned, or potential transit". Furthermore, the requested district aligns with the City's objective of providing more housing in all neighborhoods throughout the city. ~~There is a pending parking study with the Department of Public Service. Once approved and any necessary mitigation measures as determined by the Division of Mobility and Parking Services are incorporated to the satisfaction of the Department of Public Service, the City Departments' recommendation will be for full approval.~~ **The parking study was approved by the Department of Public Service. No mitigation measures are required. Conditions have been met to receive the City Departments' recommendation of full approval.**



Z26-008  
1258 Oak St.  
Approximately 0.36 acres  
L-P-1 to CPD



Z26-008  
1258 Oak St.  
Approximately 0.36 acres  
L-P-1 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 Z26-008 & CV26-023

Address 1258 OAK STREET

Group Name NEAR EAST AREA COMMISSION

Meeting Date 05/21/2026

- 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:**

Vote

8-1-2

Signature of Authorized Representative

Natasha S. Williams

Recommending Group Title

NEAC

Daytime Phone Number

614-753-3894

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.

# Rezoning Application

DEPARTMENT OF BUILDING  
AND ZONING SERVICES

111 N Front Street, Columbus, Ohio 43215  
Phone: 614-645-4522 • [ZoningInfo@columbus.gov](mailto:ZoningInfo@columbus.gov) • [www.columbus.gov/bzs](http://www.columbus.gov/bzs)

**PROJECT DISCLOSURE STATEMENT**

APPLICATION #: Z26-008

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) Kenneth Wilson  
of (COMPLETE ADDRESS) 1219 Oak Street, Columbus, Ohio 43205  
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

<p>1. Kenneth Wilson 614-778-2420 1219 Oak Street, Columbus, Ohio 43205</p>	<p>2. PERRY REAL ESTATE HOLDINGS, LLC 614-778-2420 103 S 18th Street, Columbus, Ohio 43205 No Columbus-Based Employees</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 13<sup>th</sup> day of February, in the year 2026

SIGNATURE OF NOTARY PUBLIC

07/12/2030  
My Commission Expires

Notary Seal Here

A SHORT  
Notary Public, State of Michigan  
County of Kent  
My Commission Expires 07-12-2030  
Acting in the County of Kent

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