

E.P. FERRIS & ASSOCIATES INC

REVISIONS		DATE	BY	CHK

**E. P. FERRIS**  
AND  
**ASSOCIATES**  
INC.

2130 QUARRY TRAILS DR  
2ND FLOOR  
COLUMBUS, OHIO 43228  
(614) 299-2999  
(614) 299-2992 (Fax)  
WWW.EPFERRIS.COM

Consulting Civil Engineers and Surveyors

Final Site Plan Received 5.23.25 Sheet 1 of 1 Z20-114B  
CITY OF COLUMBUS, OHIO  
457 CLEVELAND AVE  
CASTO

JOB NO.	958.012
DESIGNED BY:	DAS
DRAWN BY:	DAS
CHECKED BY:	CLP
APPROVED BY:	CLP
DATE:	05/23/2

CPD SITE PLAN  
(Z20-114B / ZA25-002)

SCALE:	
1" = 50'	
SHEET NO.	OF
1	1

[illegible][illegible]

11/11/2016



11

11



WILD  
C RO

H)  
D W A Y )

2	10 <sup>3</sup> × 10	PROP.
3		PROP.
4	EX. 0	PROP.
5		PROP.
6		PR. E
7		PROP.
8		PARKE
9		WSON
10		

CLEAR VISION  
LOADING ZONE  
WALKWAY  
DATE  
BUILDING CODE  
FOR ACCESS  
TALL FEET  
HEADROOM  
TRIP

ANGLE  
(12"x60")  
RANG  
OR, WITHIN LA  
SCREENING (C  
LES

12	13	14	15	16
PC	CC	LC	PC	PC
3	3	3	3	3
12	13	14	15	16
PC	CC	LC	PC	PC
3	3	3	3	3

75% OPACITY

POSED TRASH  
DONG AREA FOR  
NENENCE, NOT  
2.51

FIRST FLOOR

STORAGE  
PROVIDED FOR  
PER SECTION

○       

10807 TURNBOK, HALF BAKED HOLDINGS, LLC

DATE 5/13/15

CLEVELAND AVE (66' WIDTH) (PUBLIC ROADWAY)

N 4TH ST

DICKERSON ST

CITY OF COLUMBUS

ABOT MANUFACTURING INC  
453 CLEVELAND AVE  
COLUMBUS, OH 43205  
22319 AC

PR. RESIDENTIAL BUILDING 'B'

PR. RESIDENTIAL BUILDING 'C'

PR. RESIDENTIAL BUILDING 'A'

EXISTING NORTH BUILDING (TO REMAIN)

HALF BAKED HOLDINGS LLC  
457 CLEVELAND AVE

EXISTING SOUTH BUILDING (TO REMAIN)

EX. PORTE COCHERE (TO REMAIN)

BOARD OF EDUCATION OF THE COLUMBUS CITY SCHOOL DISTRICT  
453 CLEVELAND AVE  
COLUMBUS, OH 43205  
10817 AC

JACK GIBBS

SITE & BUILDING INFORMATION			
ADDRESS: 457 CLEVELAND AVE			
PBO: 010-015761			
SITE AREA: 9,347 AC.			
NET SITE AREA: 9,347 AC.			
EXISTING ZONING: CPO COMMERCIAL PLANNED DEVELOPMENT (Z20-114A, ORDINANCE 1927-2023, PASSED 7/10/2023)			
PROPOSED ZONING: CPO COMMERCIAL PLANNED DEVELOPMENT, AMENDMENT OF Z20-114A			
EXISTING HEIGHT DISTRICT: H-60			
PROPOSED HEIGHT DISTRICT: H-60			
PROPOSED HEIGHT: BLDG. A = 59' BLDG. B = 47' BLDG. C = 60'			
EX. NORTH BLDG. = 66' EX. SOUTH BLDG. = 66'			
ZONING VARIANCE: C/20-128 (ORDINANCE 3144-2021, PASSED 9/9/2022)			
EXISTING USE: MANUFACTURING			
PROPOSED USE: OFFICE (4,500 S.F.), RESTAURANT (7,950 S.F.), RETAIL (33,000 S.F.), MULTIFAMILY RESIDENTIAL (351 UNITS), HOTEL (16 ROOMS), PARKING STRUCTURES, PICKETBALL			
PARKING:	USE AREAS	PARKING PER UNIT	REQUIRED PARKING
	BLDG. A RES.	71 D.U. / 1.5 SPACES/D.U.	107 SPACES
	BLDG. B RES.	98 D.U. / 1.5 SPACES/D.U.	147 SPACES
	S. BLDG. RES.	92 D.U. / 1.5 SPACES/D.U.	138 SPACES
	N BLDG. RETAIL	33,000 S.F. / 1,275 S.F.	120 SPACES
	N BLDG. RESTAURANT	7,950 S.F. / 175 S.F.	106 SPACES
	N BLDG. REST. PATIO	1,950 S.F. / 175 S.F.	13 SPACES
	N BLDG. HOTEL	16 ROOMS / 1 SPACE/ROOM	16 SPACES
	N BLDG. OFFICE	4,500 S.F. / 1,450 S.F.	10 SPACES
	PICKETBALL COURTS	4 COURTS / 2 SPACES/COURT	8 SPACES
	TOTAL REQUIRED SPACES		560 SPACES (PARKING GARAGE AND SURFACE SPACES)
	PROVIDED SPACES:	560 SPACES (PARKING GARAGE AND SURFACE SPACES)	
	LOADING SPACES:	1 SPACE REQUIRED/PROVIDED	
	PARKING LOT TREES:	1 TREE/10 SURFACE SPACES, 106 SPACES=16 TREES	
	ACCESSIBLE PARKING REQUIRED:	17 TREES PROVIDED	
	ADDITIONAL PARKING PROVIDED:	12 SPACES	
	BICYCLE SPACES REQUIRED:	24 BIKE SPACES	
	BICYCLE SPACES PROVIDED:	30 BIKE SPACES	
	SETBACKS: AS NOTED		
	UNIT DENSITY: 38.6 UNITS/ACRE (GROSS)		
	REFUSE: SERVICE BY PRIVATE HAULER.		
	FLOOD ZONE: "x"		
	PANEL NO.: 360460326K (06/17/2008)		
CODED NOTES			

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
SEPTEMBER 9, 2021**

- 1. APPLICATION: Z20-114**  
**Location:** **457 CLEVELAND AVE. (43215)**, being 9.3± acres located on the west side Cleveland Avenue at the intersection with Jack Gibbs Boulevard (010-006173 and 5 others; No Group).  
**Existing Zoning:** M, Manufacturing District.  
**Request:** CPD, Commercial Planned Development District (H-60).  
**Proposed Use:** Mixed-use development.  
**Applicant(s):** Half Baked Holdings LLC; c/o Kolby Turnock; 250 Civic Center Dr.; Columbus, OH 43215; and Donald Plank, Atty.; Plank Law Firm; 411 East Town Street, 2nd Floor; Columbus, OH 43215..  
**Property Owner(s):** The Applicant.  
**Planner:** Shannon Pine; 614-645-2208; [spine@columbus.gov](mailto:spine@columbus.gov)

**BACKGROUND:**

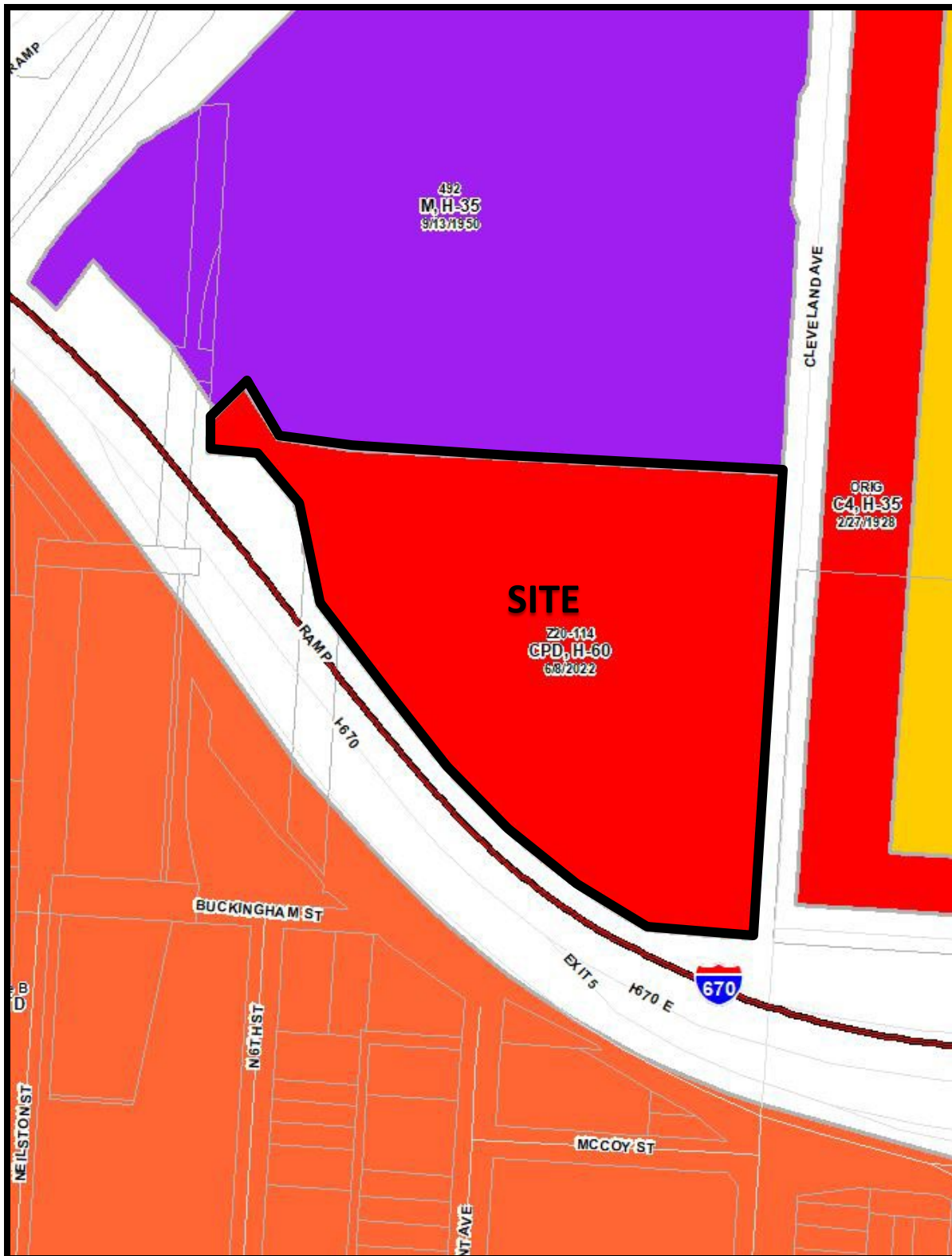
- This application was tabled at the July 2021 Development Commission meeting at the request of the Development Commission. The 9.3± acre site consists of six parcels and is developed with a manufacturing development, formerly the Kroger Bakery, in the M, Manufacturing District. The applicant had proposed the AR-2, Apartment Residential District in order to construct a multi-unit residential development. The request has been revised to a CPD, Commercial Planned Development District with an additional 49,000 square feet of office space now proposed in addition to 8,850 square feet of retail/restaurant space which was previously included in concurrent CV20-128. The number of units has been lowered from 448 to 364.
- To the north of the site is a portion of Abbot Laboratories in the M, Manufacturing District. To the south and west is Interstate 670 and manufacturing and multi-unit residential developments in the DD, Downtown District. To the east across Cleveland Avenue are Columbus City Schools facilities in the C-4, Commercial and AR-1, Apartment Residential districts.
- Concurrent CV20-128 includes a use variance for ground-floor residential uses as part of this mixed-use development. That request will be heard by City Council and will not be considered at this Development Commission meeting.
- The CPD text proposes all C-4, Commercial District uses, and includes provisions addressing screening, landscaping, fencing, four-sided architecture, and insulated windows, and commits to a site plan. Modifications of code standards are included in the CPD text for increased building height, reduced driveway width, reduced parking and building setbacks, and a parking space reduction from 774 to 583 spaces.
- The site is not within a planning area, but *Columbus Citywide Planning Policies* (C2P2) Design Guidelines (2018) are applicable to the site. C2P2 encourages the preservation

of contributing buildings and buildings which exhibit historic qualities. Multi-unit residential developments should face public streets, incorporate plazas and courtyards, place parking behind or beside the buildings, and use high-quality and durable materials. Planning Division staff supports the proposal as presented as it preserves and adaptively reuses the former Kroger Bakery, and meets all of the design guidelines with regards to building orientation, parking, and open space. The guidelines also state that height variances should be evaluated based on adjacent uses. The height variance conforms to the height of the former Kroger buildings and will have no discernable impact on the surrounding area. Staff notes that the mixed-use pattern of the development, combined with pedestrian accessibility and access to a transit corridor, makes the requested parking reduction appropriate.

- The site is located not within the boundaries of a civic association or area commission, but the existing south building is listed on the local and national historic registries. As such, the Historic Resources Commission has provided a recommendation for approval.
- A traffic impact study has been approved in conjunction with this application. The northernmost proposed access point to Cleveland Avenue (Drive 1) will need to include eastbound right and left turn lanes.
- The *Columbus Multimodal Thoroughfare Plan* identifies this portion of Cleveland Avenue as an Urban Commuter Corridor with 100 feet of right-of-way.

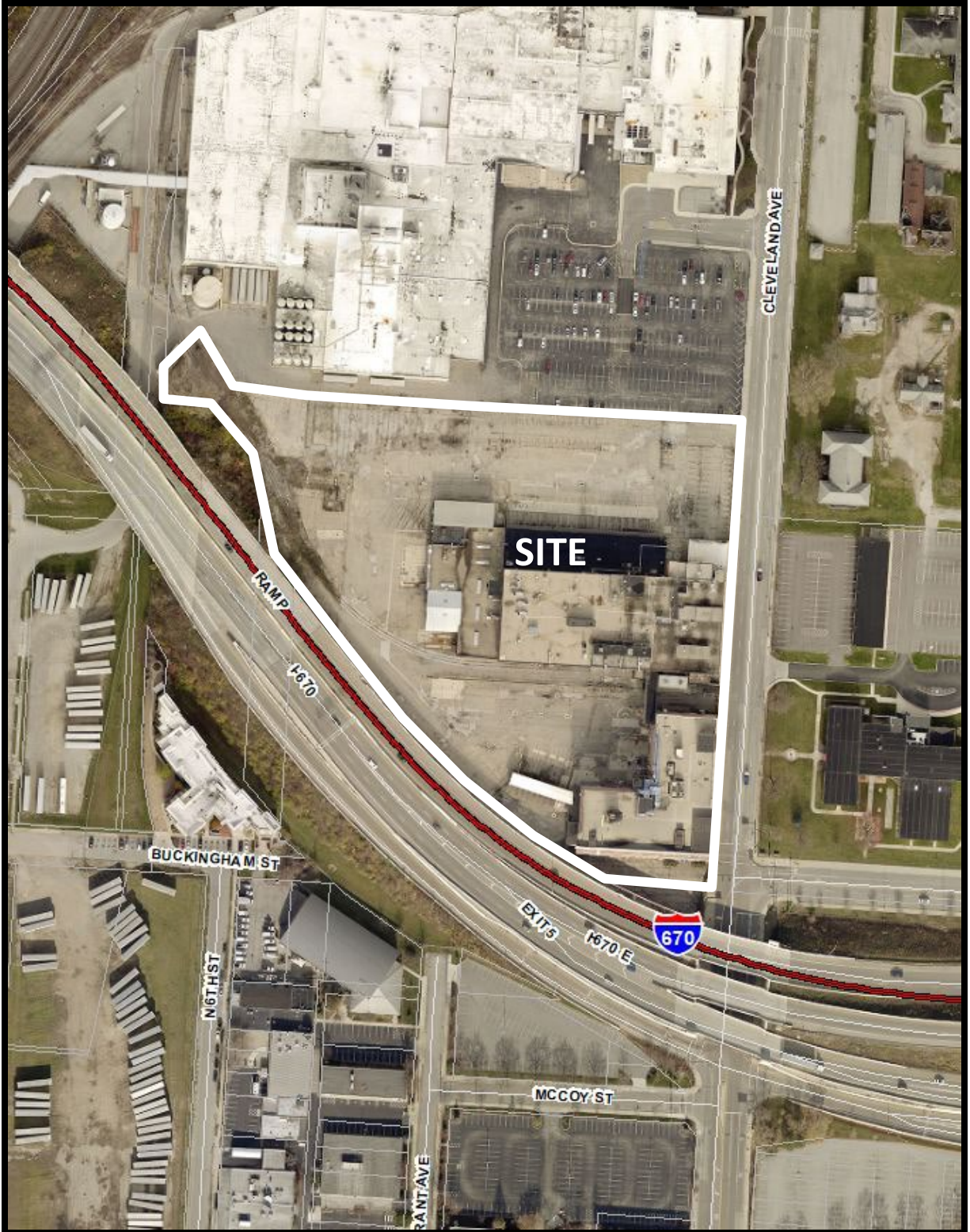
**CITY DEPARTMENTS' RECOMMENDATION:** Approval.

The requested CPD, Commercial Planned Development District will allow the adaptive reuse of an historical manufacturing area into a mixed-use development that is compatible with its surroundings and comparable to nearby recent infill development proposals. Additional screening, insulated windows, and a fence with a height of eight feet are proposed along the north property line in consideration of the adjacent industrial use.



Z20-114B  
457 Cleveland Ave.  
Approximately 9.3 Acres  
CPD to CPD





Z20-114B  
457 Cleveland Ave.  
Approximately 9.3 Acres  
CPD to CPD

**Certificate of Appropriateness**  
Historic Resources Commission

*This Certificate of Appropriateness is not a zoning clearance or a building permit. This document does not relieve the applicant from the responsibility of filing for and obtaining any required zoning clearance and/or building permit from the City of Columbus Department of Building & Zoning Services (645-6090 / 111 N. Front Street) and following all other applicable codes and ordinances of the City of Columbus.*

**PROPERTY ADDRESS:** 427 Cleveland Avenue

Ford Motor Company Branch Assembly Plant/Individually Listed Property

**APPLICANT'S NAME:** John Riat, Casto (Applicant)

Half Baked Holdings LLC (Owner)

**APPLICATION NO.:** COA2500561a

**MEETING OR STAFF APPROVED DATE:** 06-18-25

**EXPIRATION:** 06-18-26

The Historic Resources Commission hereby certifies that the application for the above referenced property and a copy of this Certificate of Appropriateness are on file with the city's Historic Preservation Office. The Commission has reviewed the application and taken the following action(s) in accordance with Columbus City Code 3116 & 3319 and the architectural guidelines:

- ☐ **Approved: Commission** ☐ **or Staff** ☐ Exterior alterations per APPROVED SPECIFICATIONS
- ☒ **Recommendation for Approval:** Requested re-zoning/variance per APPROVED SPECIFICATIONS
- ☒ **Recommended** or ☐ **Not Recommended**

*Following the hearing, application #COA2500561 was divided into a & b for clarity of review.*  
*COA2500561a.*

Recommend Application #COA2500561a, 427 Cleveland Avenue, Ford Motor Company Branch Assembly Plant/Individually Listed Property, as submitted with all clarifications as noted;

Variance Recommendation Request

- Variance updates reflect the change to the site plan regarding the pool that will be moved from the interior of the North building to the exterior between the North and South buildings, a change in parking variance, and repeat of previous variances.
- Section 3309.14, Height Districts, to permit a building height of 66 feet for existing Kroger North and Kroger South buildings and to permit a height of 66 feet for proposed building C, all in a H-60 Height District.
- Section 3312.09, Aisle, to reduce two-way aisle width from 20' to 17.5-19.5' in the existing Kroger North building due to existing column spacing.
- Section 3312.25 Maneuvering, to reduce maneuvering area from 20' to 17.5-19.5' in the existing Kroger North building due to existing column spacing.
- Section 3312.13, Driveway, to reduce the minimum width of a driveway from 20' to 18' on-site on portions of the southwest property line subject to an easement (min. 2') on State of Ohio property (I-670 right of way), to reduce the width of the existing south driveway, adjacent to I-670 right of way, from 20' to 10', subject to an easement (min.10') on State of Ohio property (I-670 right of way), and to reduce the driveway accessing the structured parking in the North building from 20' to 16.5", all as depicted on the Site Plan.
- Section 3312.27(4), Parking Setback Line, to reduce the parking setback line along west, southwest, and south property lines where the site is adjacent to I-670 right of way from 10' to 0', as depicted on the Site Plan, while I-670 is elevated, parking setback would have no effect and much of the area adjacent to I-670 right of way is presently paved.
- Section 3312.49, Minimum Numbers of Parking Spaces Required, to reduce required parking for uses as itemized on the Site Plan from 800 spaces to 559 spaces.
- Section 3356.11, C-4 District Setback Lines, to reduce the Cleveland Avenue building setback line from 50' to 6' for the existing Kroger North and Kroger South buildings, and to reduce the I-670 building setback line from 25 feet to 0', 6', and 16' for a dumpster, existing Kroger South building and part of proposed Building C, respectively, all as depicted on Site Plan.


MOTION: Hunt/Henry (5-0-0) RECOMMENDED.

Commissioner Comments:

- The Commission supports all proposed variances with the understanding that the Zoning Department will ask for a recommendation for the site as a whole for clarity of review, and that some variances may not apply directly to the listed historic portion of the property.

☒ **Drawings Required**

This Certificate of Appropriateness is only valid for work performed in accordance with the motion so passed and approved by the Commission, and shall accompany plans submitted for zoning clearance and/or building permits.



James A. Goodman, M.S.  
Historic Preservation Officer



Staff Notes:

THE CITY OF  
**COLUMBUS**  
ANDREW J. GINTHER, MAYOR

## 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 #: Z20-114B

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) Kolby Turnock  
of (COMPLETE ADDRESS) Half Baked Holdings, LLC; 250 Civic Center Drive, Suite 500, Columbus, OH 43215  
deposes and states that he 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:

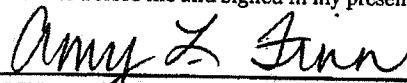
For Example:      Name of Business or individual  
                            Contact name and number  
                            Business or individual's address; City, State, Zip Code  
                            Number of Columbus-based employees

1. Half Baked Holdings, LLC; 250 Civic Center Drive, Suite 500 Columbus, OH 43215 Number of Columbus-based employees: Zero (0) Contact: Kolby Turnock, (614) 228-5331	2. CASTO; 250 Civic Center Drive, Suite 500 Columbus, OH 43215 Number of Columbus-based employees: 238 Contact: Kolby Turnock, (614) 228-5331
3. Kelley Real Estate Group, Ltd., 175 South 3rd Street, Suite 1020 Columbus, OH 43215 Number of Columbus-based employees: 4 Contact: Michael Kelley, (614) 372-6390	4. Wango Limited, LLC; 10 North High Street, Suite 401 Columbus, OH 43215 Number of Columbus-based employees: Zero (0) Contact: Skip Weiler, (614) 221-4286

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

SIGNATURE OF AFFIANT 

Sworn to before me and signed in my presence this 14 day of April, in the year 2025

  
SIGNATURE OF NOTARY PUBLIC

02/14/28  
My Commission Expires

Notary Seal Here



Amy L. Finn  
Notary Public, State of Ohio  
My Commission Expires 02/14/2028

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