

TOTAL S.F. AREA		28,837	SQ. FT.	0.692	AC
IMPERVIOUS DISTURBED AREA		2,114	SQ. FT.	0.045	AC
TOTAL DISTURBED AREA		2,114	SQ. FT.	0.045	AC
PRE-DEVELOPED NON-IMPERVIOUS		822	SQ. FT.	0.018	AC
POST-DEVELOPED NON-IMPERVIOUS		1,308	SQ. FT.	0.030	AC
PRE-DEVELOPED IMPERVIOUS		28,015	SQ. FT.	0.643	AC
POST-DEVELOPED IMPERVIOUS		27,529	SQ. FT.	0.620	AC
PARKING CALCULATIONS					
AREA	SQ FT	PARKING RATIO	SPACES RED		
SANCTUARY	1640	1:30 SP	55		
OFFICES and other areas	4590	1:250	19		
PANTRY	1410	1:250	6		
REQUIRED SPACES			80		
UDO REDUCTION		25%			
TOTAL REQUIRED SPACES			60		
TOTAL PROVIDED SPACES			81		
NET SPACES			21		
BIKE SPACES			3		

[illegible][illegible]

SCHOOL DISTRICT 3503, COLUMBIA CAD
NEIGHBORHOOD
AND THE 4400+ NATURAL RISE
HEIGHT DISTRICT 435
COMMERCIAL OVERLAY
MT. VERNON UDC
PLANNING OVERLAY 4400 COMPARISON
FLOOD ZONE OUT 'X'
E,000 35040039K 06/17/2008

SANITARY BEERER NOTE
CONNECTION TO SANITARY BEERER CANNOT BE MADE
WITHOUT OBTAINING A PERMIT FROM BEERER PERMIT OFFICE
III 'X' FRONT 87' (64) 645-1465

SANITARY SERVICES ARE SHOWN ON THIS PLAN FOR
REQUIREMENT ONLY. APPROVAL OF THIS PLAN DOES NOT
CONSTITUTE APPROVAL OF THE SANITARY SERVICES AND
THEY WILL BE REVIEWED AND APPROVED SEPARATELY AT
III 'X' FRONT 87' FOR SANITARY SERVICE APPROVAL

NOTE: CONTRACTOR WILL COMPLY WITH
ALL APPLICABLE CITY AND STATE
SOUNDING SYSTEMS

DIVISION OF POLICE (DOP)

STATE OF MICHIGAN
DEPARTMENT OF CORRECTIONS
DIVISION OF POLICE (DOP)

ZONING AND CODE INFORMATION

PARCEL NUMBER 010-003481

PLANNING AREA ZOO-CORP/COMMERCIAL C/PD 1/9/2021 11:35

SITE OF BITE 442 ACRES

LEGAL DESCRIPTION 10TH TWP, 96TH AVE
BETHLEHEM TWP, LIO 44-49
+ BETHLY + HANES LIO 312

CURRENT USE GROUP B - FUNERAL HOME

NEIGH USE GROUP AS - CHURCH

OCCUPANT LOAD SEE OCCUPANT LOAD CHART THIS SHEET

BUILDING CODE USED CBC 201, IRC 201, NYC 201, NEC 201

CONSTRUCTION CLASSIFICATION ONE STORY REINFORCED

FIRE ALARM NONE REQUIRED

TRAVEL DISTANCES XX FT.

BUILDING HEIGHT 35 FT.

NUMBER OF FLOORS 2

EXIST BUILDING AREA 5155 SQ. FT. (NOT INCL. GARAGE)

ADDITIONAL BUILDING AREA 0 SQ. FT.

FINISHED AREA OF BLDG. 5155 SQ. FT.

AREA OF CONSTRUCTION 0 SQ. FT.

TAX DISTRICT 010 - CUMMILL-BULLARD CSD

Copyright © 2023 Jeannie M. Cabral

Copyright © 2023 Jeanne M. Cabral
All rights reserved.

Final Site Plan Received 7.18.23 Sheet 1 of 1 Z23-025

EBENEZER FRENCH SDA
OHIO CONFERENCE ASSOC.
CHURCH
PARCEL 010-054887
1217 MT. VERNON AVE.
COLUMBUS, OH 43203

**JEANNE
CABRAL
ARCHITECTS**

2939 Bexley Park Road
Columbus, OH 43209-2236
Office (614) 239-9484
Fax (614) 754-5113
Cell (614) 537-2654
e-mail: jeannecabral@aol.com

These drawings are not to be advanced for construction without the Architect's seal below



JEANNE M. CARROLL, LICENSE #60918
EXPIRATION DATE 12/31/2023

DATED: 4-18-23

5-22-23

6-18-23

(ATT. BIKE RACK
ADDED) 7-18-23

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

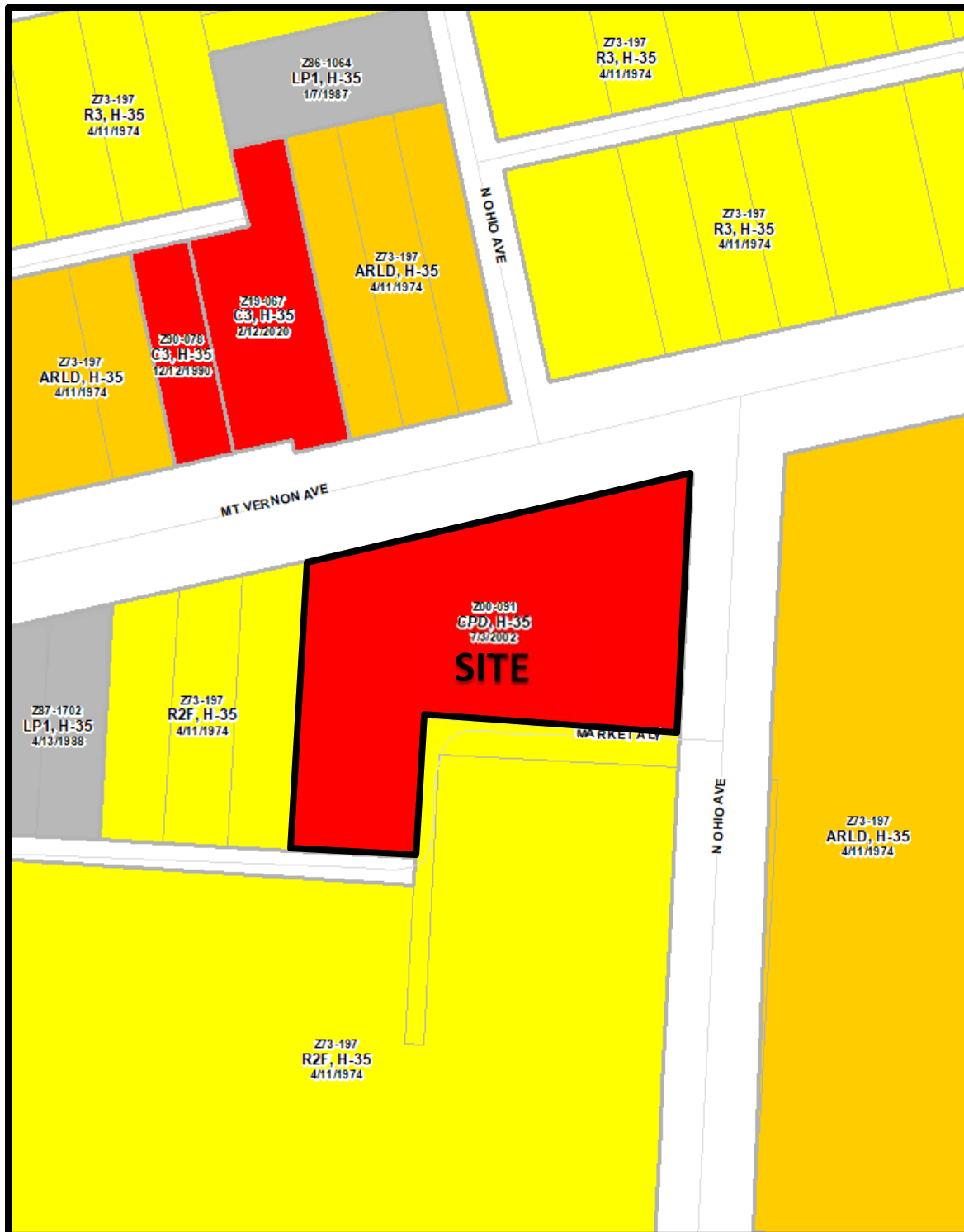
- 6. APPLICATION: Z23-025**
Location: **1217 MT. VERNON AVE. (43203)**, being 0.66± acres located at the southwest corner of Mt. Vernon Avenue and North Ohio Avenue (010-054887; Near East Area Commission).
Existing Zoning: CPD, Commercial Planned Development District.
Request: CPD, Commercial Planned Development District (H-35).
Proposed Use: Commercial development.
Applicant(s): Vergniaud Angrand; c/o Jeanne Cabral, Agent; 2939 Bexley Park Road; Columbus, OH 43209.
Property Owner(s): Ohio Conference of Seventh-Day Adventists; 1251 East Dorothy Lane; Kettering, OH 45419.
Planner: Tim Dietrich; 614-645-6665; tedietrich@columbus.gov

BACKGROUND:

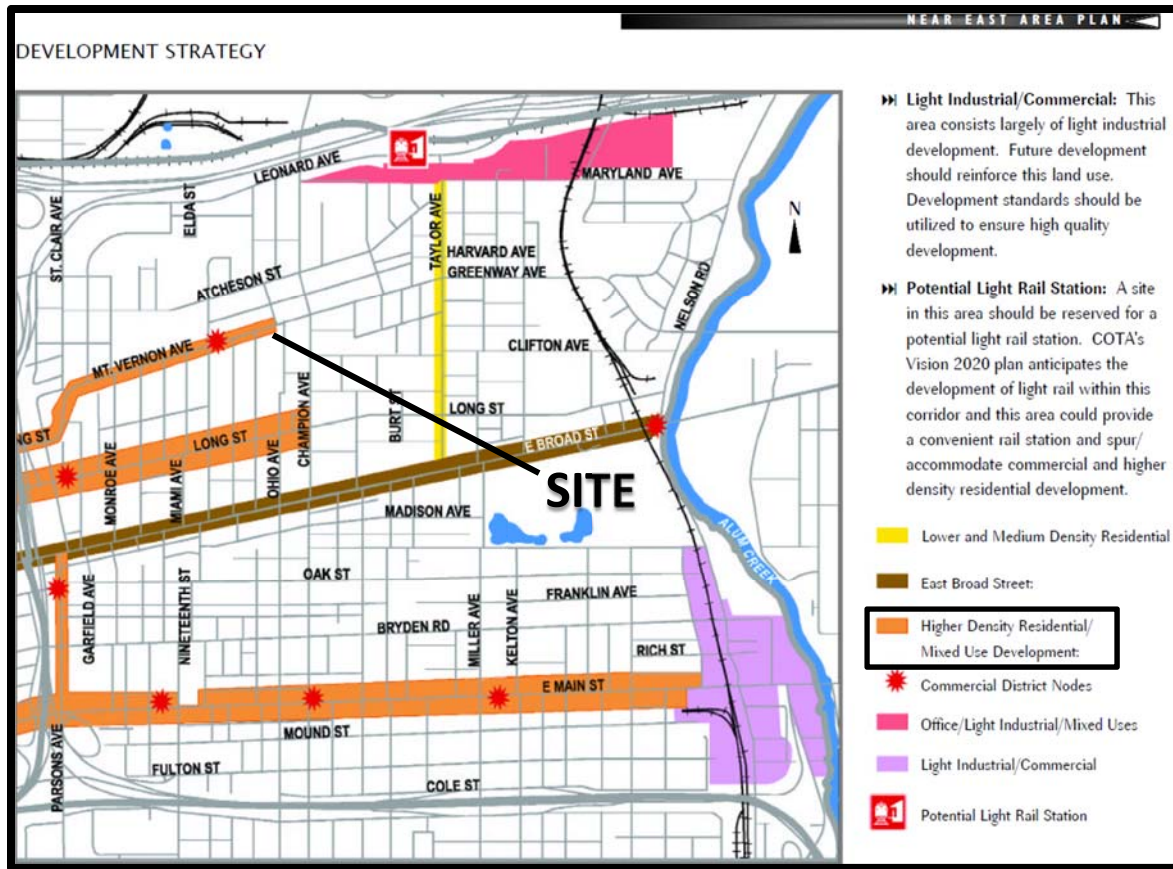
- The 0.66± acre site consists of one parcel developed with a funeral home in the CPD, Commercial Planned Development District. The property is subject to the Mt. Vernon Urban Commercial Overlay (UCO). The requested CPD district updates the permitted uses to allow a religious facility, offices, and a charter school in addition to the funeral home
- North of the site is a mix of residential and commercial uses in the C-3, Commercial, ARLD, Apartment Residential, and R-3, Residential districts. South of the site is a school in the R-2F, Residential District. East of the site is a mixed-use development in the ARLD, Apartment Residential District. West of the site is a parking lot in the R-2F, Residential District.
- The site is within the *Near East Area Plan* (2005), which recommends “Higher Density Residential/Mixed Use” land uses for part of the site.
- 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 building and parking setbacks, traffic access, tree preservation, landscaping, fencing, landscaping, building treatments, and includes a commitment to develop the site in accordance with the submitted site plan. Code modifications to Urban Commercial Overlay (UCO) building design and fencing standards, parking lot landscaping, and a parking reduction from 60 required spaces to 41 provided spaces are included in the text.
- The *Columbus Multimodal Thoroughfare Plan* (2019) identifies this portion of Mt. Vernon Avenue as an Urban Community Connector requiring 80 feet of right-of-way

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

The proposed CPD, Commercial Planned Development district permits religious facility, office, charter school and funeral home uses. The CPD text and site plan show the preservation of existing wrought iron fencing along the Mt. Vernon frontage, with planted landscaping and bicycle racks to account for the request parking space reduction, consistent with the Near East Area Plan's guidelines for parking lots. The permitted uses are consistent with the Plan's recommendation for "Higher Density Residential/Mixed Use," the mixed-use zoning and development pattern of Mt. Vernon, and does not add any incompatible uses to the area. The Department of Public Service has the following unresolved issue: the Division of Parking Services, will not require a parking study if the site plan and text are revised to add an additional, fourth bike rack to accommodate additional bicycle parking. ~~Upon resolution of this item City Departments' recommendation will be revised to full approval.~~ **Applicant has added a fourth bike rack to the site plan, satisfying the Department of Public Services' outstanding comment.**



Z23-025
1271 Mt. Vernon Ave.
Approximately 0.66 acres
CPD to CPD



Z23-025
1271 Mt. Vernon Ave.
Approximately 0.66 acres
CPD to CPD



Z23-025
1271 Mt. Vernon Ave.
Approximately 0.66 acres
CPD 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 223-025

Address 1217 Mt. Vernon 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:

Additional lighting in the parking lot.

Favored keeping both access points of the parking lot for traffic flow.

Vote 13-0-0

Signature of Authorized Representative *Matthew Adams*

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

ORD #2408-2023; Z23-025; Page 8 of 8

111 N Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

PROJECT DISCLOSURE STATEMENT

APPLICATION #: Z23-025

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) JEANNE M cABRAL

of (COMPLETE ADDRESS) 2939 BEXLEY PARK ROAD COLUMBUS, OH 43209

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)

1. Ohio Conference of Seventh-Day Adventists 1251 E. Dorothy Ln Kettering, OH 45419	2.
3.	4.

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

SIGNATURE OF AFFIANT

Jeanne M Cabral

Sworn to before me and signed in my presence this 24 day of APRIL, in the year 2023

SIGNATURE OF NOTARY PUBLIC

[Signature]

My Commission Expires

3/7/2027



Notary Seal Here
CHRISTOPHER SPANN
Notary Public
State of Ohio
My Comm. Expires
March 7, 2027

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