

SITE PLAN

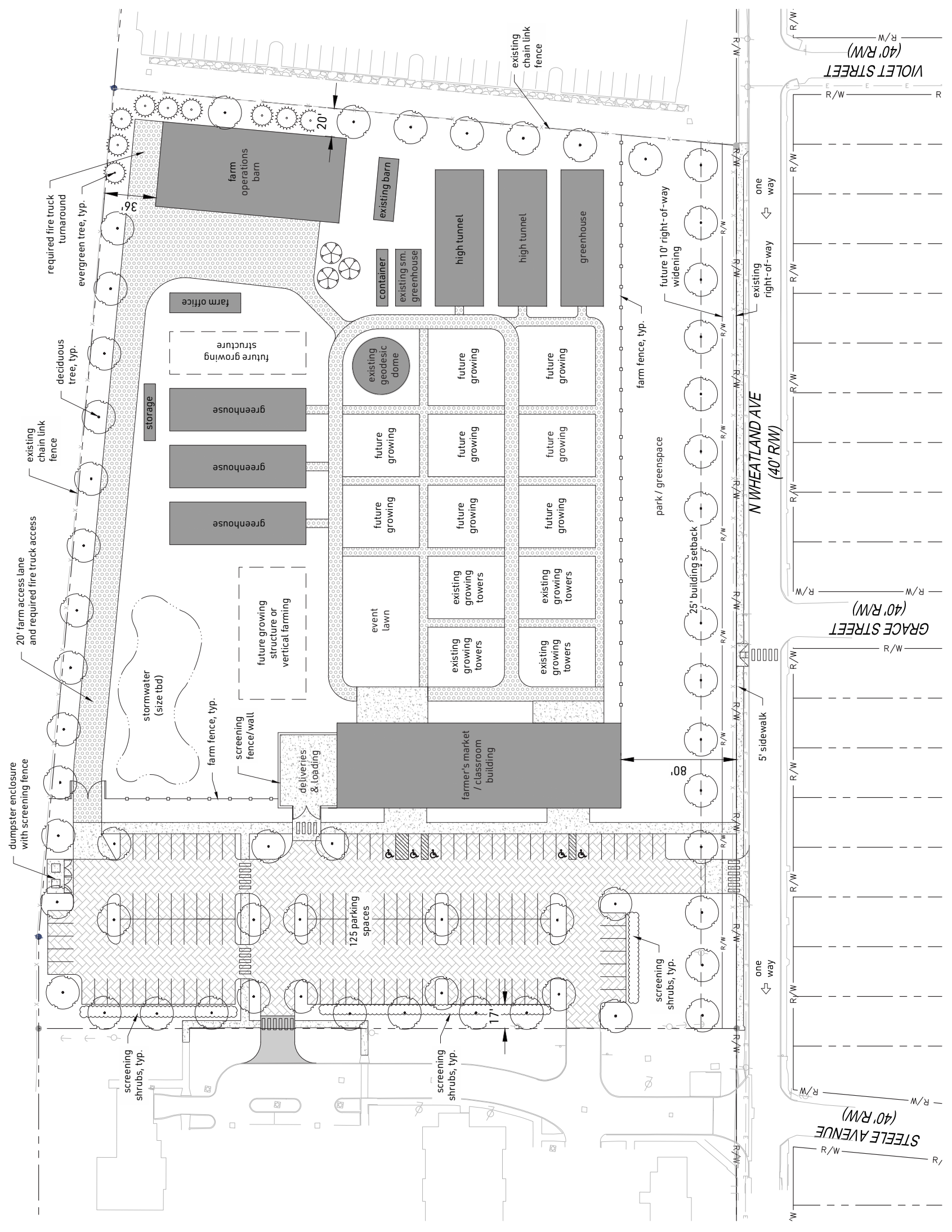
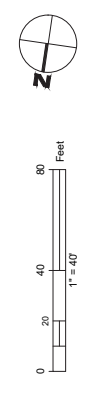
SITE DATA
 TOTAL SITE AREA: 6.899 ACRES (300,520 SF)
 TOTAL PARKING SPACES PROVIDED: 125 SPACES
 ACCESSIBLE PARKING SPACES PROVIDED: 5 SPACES
 PROPOSED STRUCTURES:
 FARMER'S MARKET/CLASSROOM BUILDING - 12,000 SF
 FARM OPERATIONS BARN - 8,000 SF
 GREENHOUSE - 2,882 SF (x4)
 HIGH TUNNEL - 3,266 SF (x2)

Jeffrey B...
5/24/21

Final Received 5/24/2021; Z21-005

LEGEND

	ASPHALT PAVEMENT
	PERMEABLE PAVERS
	CONCRETE PAVEMENT
	CRUSHED AGGREGATE PAVEMENT
	BUILDING / STRUCTURE
	DECIDUOUS SHADE TREE
	EVERGREEN TREE
	ORNAMENTAL FLOWERING TREE



**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
MAY 13, 2021**

- 2. APPLICATION: Z21-005**
Location: **116 N. WHEATLAND AVE. (43204)**, being 6.90± acres located on the east side of North Wheatland Avenue, 600± feet north of West Broad Street (010-267201; Greater Hilltop Area Commission).
Existing Zoning: NG, Neighborhood General District.
Request: CPD, Commercial Planned Development District (H-35).
Proposed Use. Farming, market, and event and educational space.
Applicant(s): Mid-Ohio Food Collective; c/o Jeffrey L. Brown, Atty.; 37 West Broad Street, Suite 460; Columbus, OH 43215.
Property Owner(s): City of Columbus; 845 Parsons Avenue; Columbus, OH 43206.
Planner: Hayley Feightner; 614-645-3526; hefeightner@columbus.gov

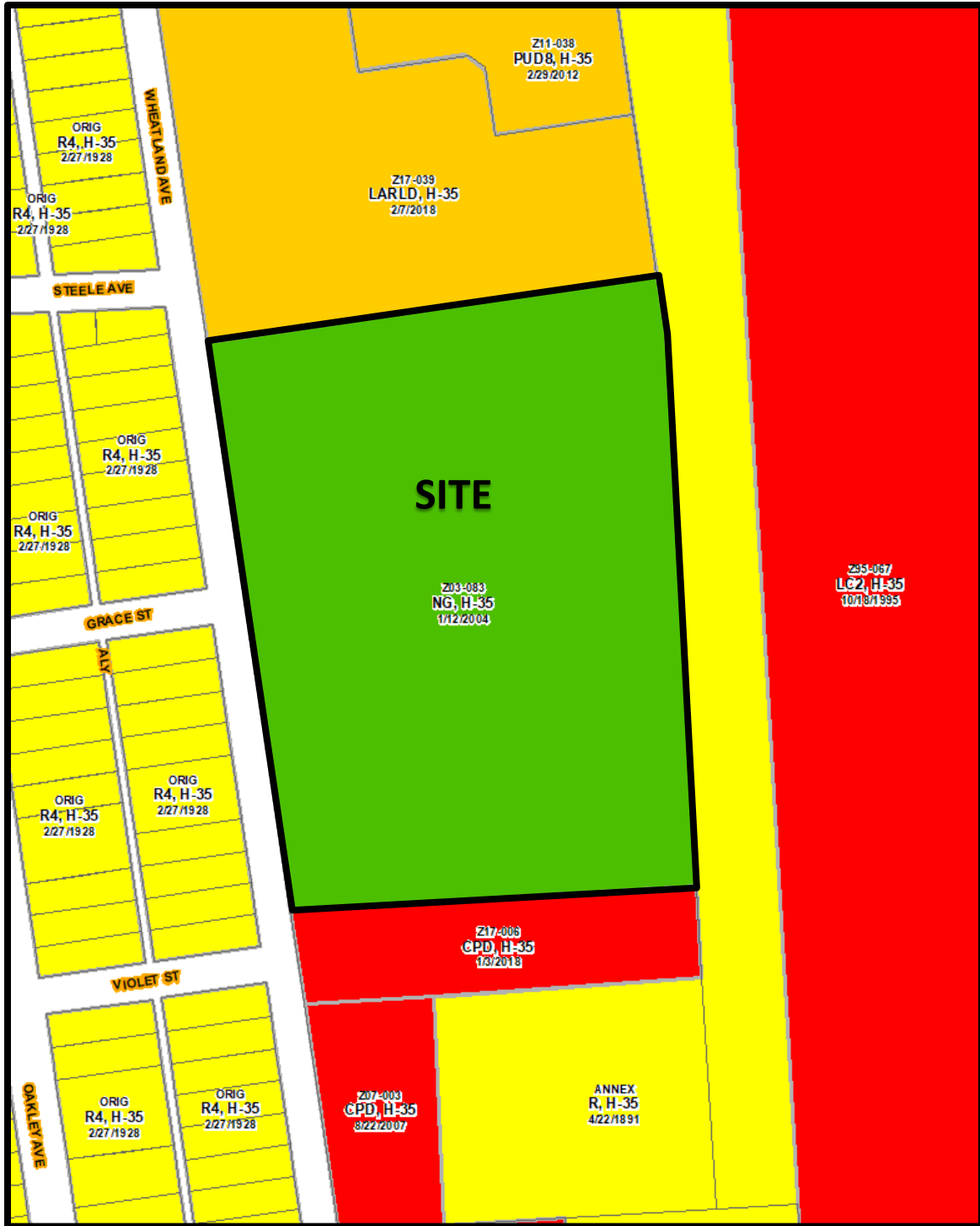
BACKGROUND:

- The site consists of one parcel developed with an urban farm and several agricultural buildings zoned in the NG, Neighborhood General District. The requested CPD, Commercial Planned Development District will permit the expansion of existing farming operations, and will allow the construction of a farmers market and multi-purpose event and educational space.
- To the north of the site is a multi-unit residential development in the L-ARLD, Limited Apartment Residential District. To the south is a parking lot in the CPD, Commercial Planned Development District. To the east is undeveloped land in the R, Rural District, and a behavioral healthcare hospital in the L-C-2, Limited Commercial District. To the west across North Wheatland Avenue are single-unit dwellings in the R-4, Residential District.
- The site is located within the boundaries *Hilltop Land Use Plan (2019)*, which recommends agriculture land uses for this location. Additionally, the Plan includes complete adoption of the *Columbus Citywide Planning Policies (C2P2) Design Guidelines (2018)*.
- The site is located within the boundaries of the Greater Hilltop Area Commission, whose recommendation is for disapproval based on all C-4 uses being permitted. The applicant has since revised the permitted uses to address the Commission's concerns.
- The development text permits C-2 Commercial District uses plus the agricultural-related farmer's market, food pantry, and event/educational uses, and includes supplemental development standards addressing site access, landscaping, and a commitment to a site plan. A variance to reduce the parking requirement from 201 required spaces to 125 provided spaces is included in this request. The Division of Parking Services has determined that a parking study is not required for the proposed development and supports the parking variance.

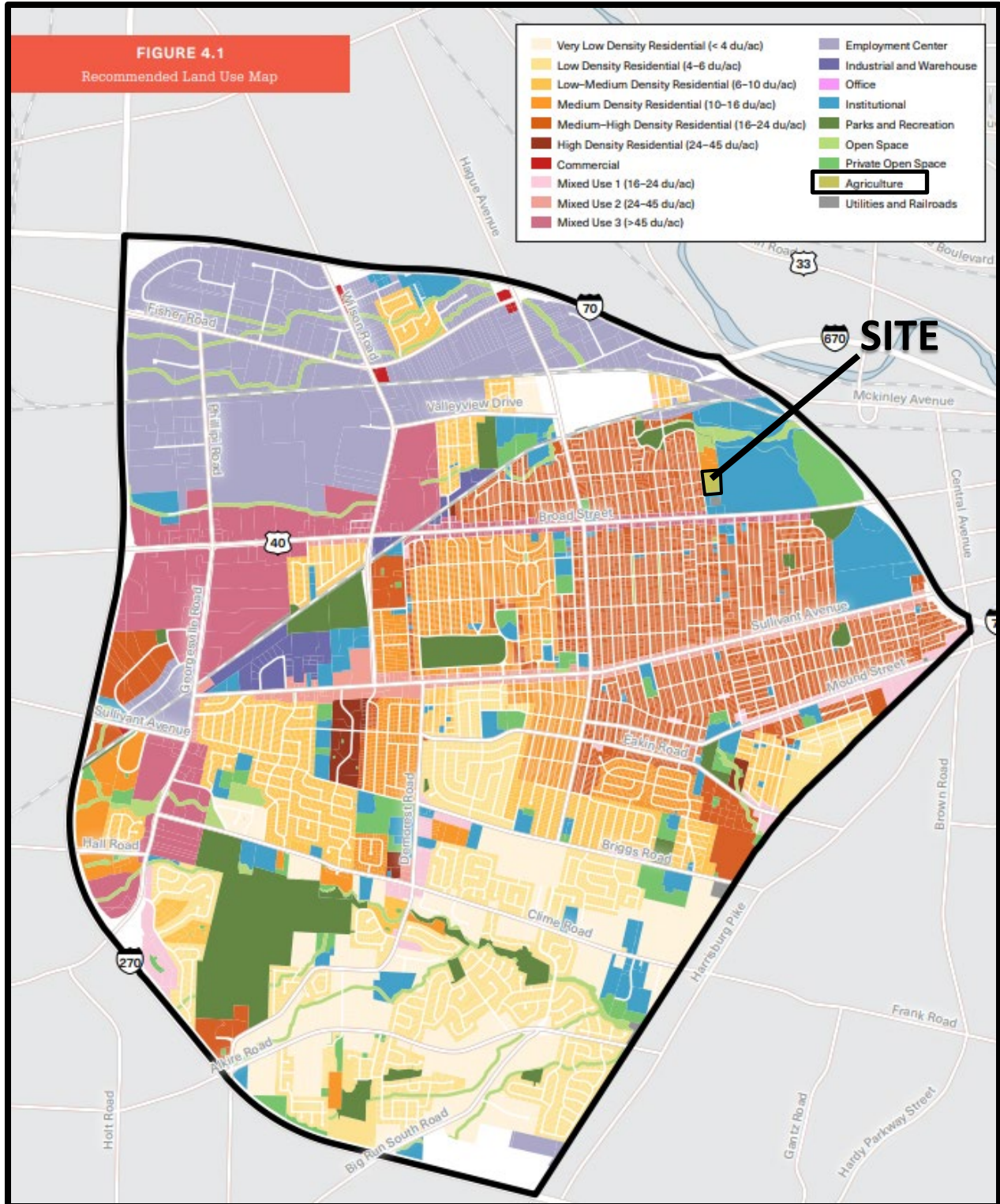
- Council variance CV21-039 has been filed on the adjacent property to the north to permit commercial vehicular access to the site through the multi-unit residential development. That request will be heard by City Council and will not be considered at this Development Commission meeting.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested CPD, Commercial Planned Development District permits C-2 uses, and will allow the expansion of farming operations for an existing urban farm, including the construction of a farmers market and multi-purpose event and educational facility. The CPD text establishes supplemental development standards and includes a commitment to develop the site in accordance with the submitted site plan. The request is consistent with the recommendations of the *Hilltop Land Use Plan*, and includes adequate landscaping and buffering to mitigate the impact on adjacent residential uses, as recommended by C2P2 Design Guidelines.



Z21-005
116 N. Wheatland Ave.
Approximately 6.90 acres
NG to CPD



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THE CITY OF
COLUMBUS

ANDREW J. GANTHER, MAYOR

DEPARTMENT OF BUILDING
AND ZONING SERVICES

Standardized Recommendation Form

111 N. Front Street, Columbus, Ohio 43215

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

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

(PLEASE PRINT)

Case Number: CV21-039 Z 21-005

Address: 158 N. WHEATLAND AVE

Group Name: GREATER HILLTOP AREA COMMISSION

Meeting Date: 5/4/2021

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

- Recommendation:
(Check only one and list basis for recommendation below)
- Approval
 - Disapproval

NOTES:

Opposition surrounds C-4 uses in the rezoning text.
Farming uses still supported. Would have majority without the C4 portion.

Vote: 4 yes - 9 no

Signature of Authorized Representative: [Signature]

SIGNATURE TITLE
Greater Hilltop Area Committee Zoning Chair

RECOMMENDING GROUP TITLE
614.364.6486

DAYTIME PHONE NUMBER

Please e-mail this form to the assigned planner within 48 hours of your meeting day; or MAIL to: Assigned Planner, City of MAIL to: Columbus, Department of Building & Zoning Services, 111 N. Front St, Columbus, OH 43215.



Rezoning Application

DEPARTMENT OF BUILDING AND ZONING SERVICES

111 N Front Street, Columbus, Ohio 43215
Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

PROJECT DISCLOSURE STATEMENT

APPLICATION #: **Z21-005**

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) Jeffrey L. Brown
of (COMPLETE ADDRESS) 37 West Broad Street, Suite 460, 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 (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. Mid-Ohio Food Collective 3960 Brookham Drive Grove City, OH 43123 Chris Moscato 614-277-3663 Number of Columbus based employees <u>5</u>	2. City of Columbus 845 Parsons Avenue Columbus, OH 43206 John Turner 614-645-2551 Number of Columbus based employees _____
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT [Signature]

Sworn to before me and signed in my presence this 25th day of January, in the year 2021

[Signature]
SIGNATURE OF NOTARY PUBLIC

9/4/2025
My Commission Expires

Notary Seal Here



Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2025

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