

HINKLE AVE
PARKING LOT
SCALE 1" = 20'-0"

HOSACK STREET

HINKLE AVE

BRUCK STREET

NEW PAVEMENT
27' x 92'

NEW PAVEMENT
90' x 244'

NOTES

- ZONING DISTRICT - M & L P 1 Z 93-103
- 5 LOADING DOCKS REQ'D - 15 ARE EXISTING
- FLOOD PLAIN ZONE X 39049C028593 8/2/95
- NEW PARKING:
 - STRIPING/MARKING PER 334223
 - HARD SURFACE PER 334224
 - WHEEL STOPS PER 334226
 - NEW PARKING SPACES - 73
 - 8 INTERIOR SHADE TREES REQUIRED - 73/10 = 8
 - 2' CRAP APPLE 'SNOW DRIFT'

The following indications will apply to the subject property:
 1. The subject property may be used for parking only for the east property, outlined on the two pages of plat for 191-201 HINKLE AVE, and a part thereof, and the respective sections of reference.
 2. If approved, the parking lot expansion will be developed with a landscape buffer along Bruck Street and proposed parking for addition. If approved by Council, the landscape on the subject property will be landscaped between the fence and the sign. The landscape on the subject property shall be maintained and the sign shall be maintained in accordance with the landscape plan. The landscape plan shall be developed in a different location from that which is shown on said site plan.

Franklin International
 191-201 Hinkle Ave
 Columbus, OH

PARKING LOT #3 EXPANSION 191-201 HINKLE AVE
FRANKLIN INTERNATIONAL
 2020 BRUCK STREET
 COLUMBUS, OHIO 43207

ARCHITECT
 PLANNER
KEVIN FLAHERTY
 COLUMBUS OHIO



PERSONS
 DATE
 9-2-97

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JUNE 13, 2019**

- 4. APPLICATION: Z19-017**
Location: **199 HINKLE AVENUE (43207)**, being 1.33± acres located at the southeast corner of Hinkle Avenue and South Sixth Street (010-049998; Columbus South Side Area Commission).
Existing Zoning: M, Manufacturing, and L-P-1, Limited Private Parking Districts.
Request: CPD, Commercial Planned Development District (H-35).
Proposed Use: Parking lot.
Applicant(s): Franklin International Inc.; c/o Jill Tangeman, Atty.; 52 East Gay Street; Columbus, OH 43215.
Property Owner(s): The Applicant.
Planner: Kelsey Priebe; 614-645-1341; krpriebe@columbus.gov

BACKGROUND:

- The site is developed with a parking lot in the M, Manufacturing, and L-P-1, Limited Private Parking Districts. The applicant is requesting the CPD, Commercial Planned Development District so that the entire parcel can qualify as required parking for the Franklin International campus.
- To the north of the site is a park in the R-3, Residential District. To the south is the Franklin International campus in the M, Manufacturing District. To the east are single-unit dwellings in the R-3, Residential District. To the west are a parking lot in the L-M, Limited Manufacturing District and a vacant building in the M, Manufacturing District.
- The site is located within the boundaries of the *South Side Plan* (2014), which recommends “Industrial” land uses at this location. Additionally, the Plan includes early adoption of the *Columbus Citywide Planning Policies* (C2P2) Design Guidelines.
- The site is located within the boundaries of the Columbus South Side Area Commission, whose recommendation is for approval.
- The limitation text commits to a site plan and includes provisions for setbacks, access, buffering and landscaping, lighting, and graphics commitments. Variances for reduced setbacks and landscaping are included in this request.

CITY DEPARTMENTS’ RECOMMENDATION: ~~Disapproval.~~ ***Approval.**

The requested CPD, Commercial Planned Development District will allow the existing parking lot to qualify as required parking for the adjacent Franklin International campus. The *South Side Plan* recommends Industrial use of the site, which is consistent with the proposal. *Columbus Citywide Planning Policies* (C2P2) Design Guidelines recommend that parking lots be screened from view from public right-of-way and adjacent development. Planning Division Staff supports the proposed use, but requests that the applicant provide landscaped screening and/or street trees on site. Additionally, the Traffic Management Division has indicated that outstanding site

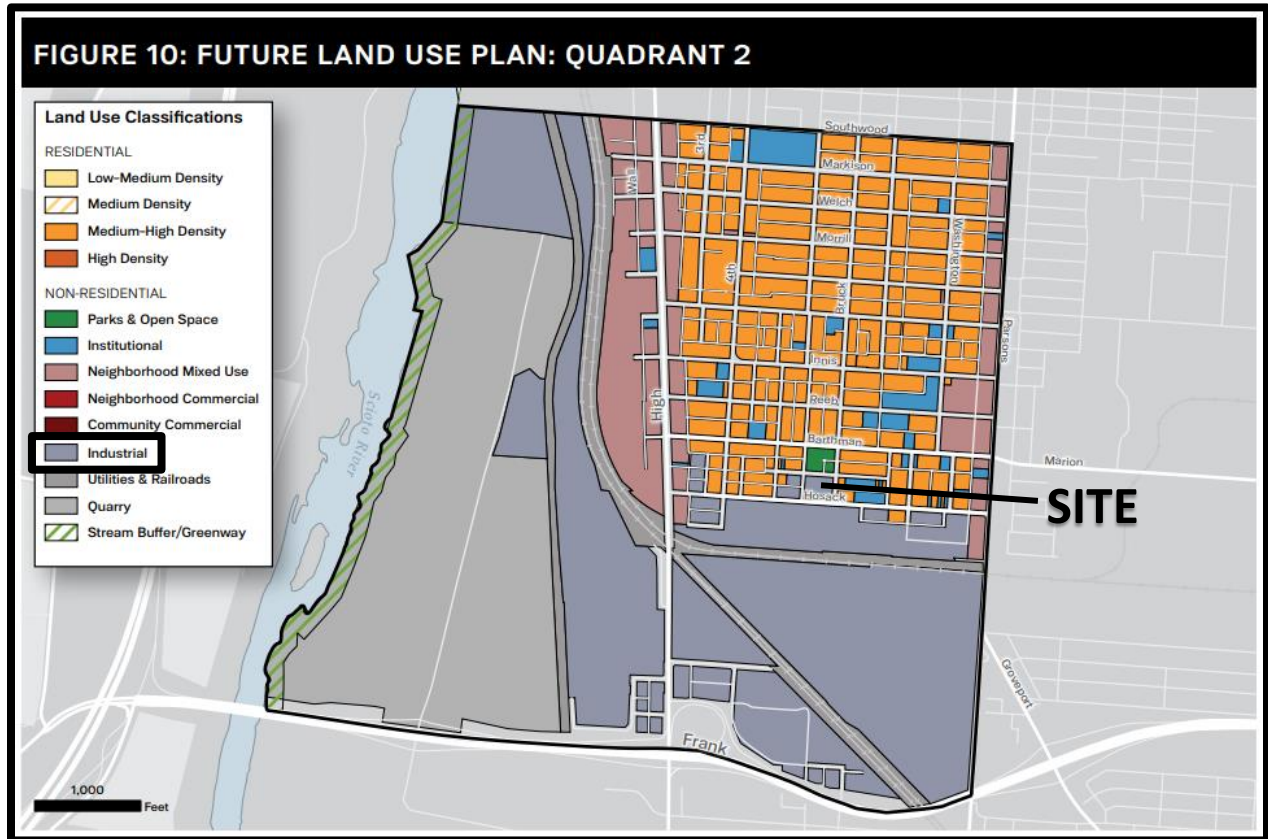
plan adjustments are needed to ensure that the access plan depicted on the site plan conforms to the text. Upon resolution of the comments from the Planning Division and Traffic Management Division, Staff will update the recommendation to approval.

***NOTE:** Planning Division and Traffic Management Division conditions met.

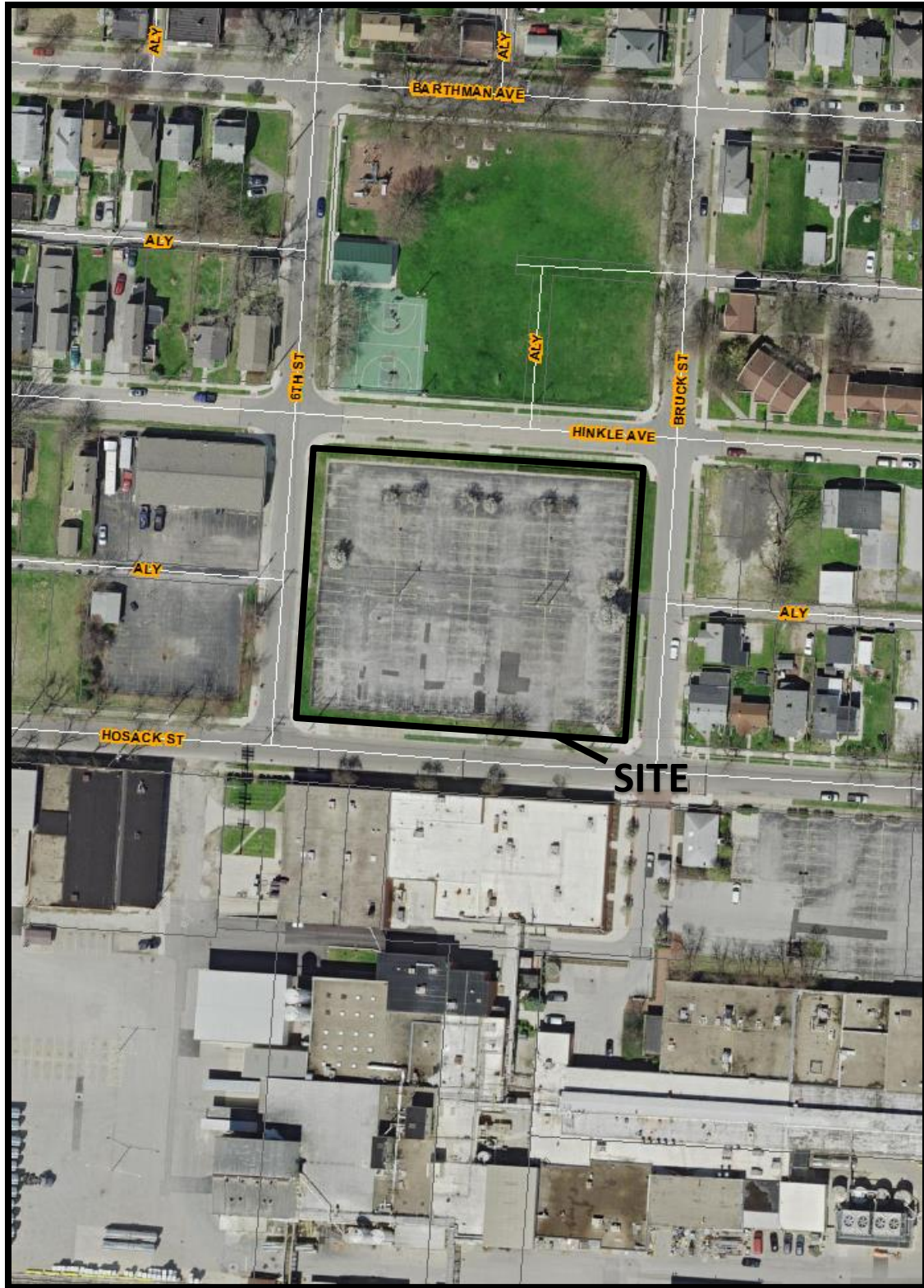


Z19-017
199 Hinkle Avenue
Approximately 1.33 acres
M, L-P-1 to 7D8

South Side Plan (2014)



Z19-017
199 Hinkle Avenue
Approximately 1.33 acres
M, L-P-1 to 7D8



Z19-017
199 Hinkle Avenue
Approximately 1.33 acres
M, L-P-1 to 7D8

Standardized Recommendation Form

111 North 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:

219-017

Address:

2020 BRUCK STREET / 199 Hinkle Avenue

Group Name:

SOUTHSIDE AREA COMMISSION

Meeting Date:

APRIL 23, 2019

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:

CIVIC APPROVAL - YES

Vote:

12 IN FAVOR 0 AGAINST

Signature of Authorized Representative:

SIGNATURE



SOUTHSIDE AREA COMMISSION

RECOMMENDING GROUP TITLE

614-285-4901 X1100

DAYTIME PHONE NUMBER

Please e-mail this form to the assigned planner within 48 hours of your meeting day; or FAX to Zoning at 614-645-2463; or MAIL to: Assigned Planner, City of Columbus, Department of Building & Zoning Services, 111 N. Front St., Columbus, OH 43215.

Rezoning Application

111 North Front Street, Columbus, Ohio 43215

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

PROJECT DISCLOSURE STATEMENT

All parties having a 5% or more interest in the project that is the subject of this application should be listed.

THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

APPLICATION #: 219-017

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jill Tangeman, Esq.
of (COMPLETE ADDRESS) 52 East Gay Street, 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 (include 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. Franklin International Inc. 2020 Bruck Street, Columbus, OH 43207 <u>400</u> Employees in Columbus	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Jill Tangeman

Subscribed to me in my presence and before me this 25th day of February, in the year 2019

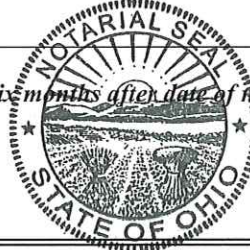
SIGNATURE OF NOTARY PUBLIC

Michelle L. Parmenter

My Commission Expires:

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

Notary Seal Here



MICHELLE L. PARMENTER
Notary Public, State of Ohio
My Commission Expires
10-16-2022

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