

SITE PLAN NOTES:

THE PROPOSED PROJECT WILL COMPLY WITH THE FOLLOWING SECTIONS:

- CHAPTER 3321
- 3312.21 LANDSCAPING AND SCREENING
- 3312.39 STRIPING/MARKING
- 3312.43 SURFACE
- 3312.45 WHEEL STOPS/CURBS



OWNER/DEVELOPER:

SHELL RECHARGE
1171 CLEVELAND AVE
COLUMBUS, OH 43201

OSBORN ENGINEERING
130 EAST CHESTNUT ST SUITE 401
COLUMBUS, OHIO 43212

EMAIL: WDAVIS@OSBORN-ENG.COM

PROJECT DESCRIPTION:

NEW BUILD OF COLUMBUS YELLOW CAB ELECTRIC VEHICLE MOBILITY HUB AND CHARGING INFRASTRUCTURE: UPGRADES TO THE EXISTING SITE WILL INCLUDE A DRIVEWAY APRON, PAINTED CROSSWALK, AND NEW WATER AND ELECTRIC SERVICE

PARKING CALCULATION			
USE	SQUARE FOOTAGE	MINIMUM SPACES	MAXIMUM SPACES
AUTOMOBILE RENTAL	1,780	1 PER 275 SF = 7 SPACES	NA
TOTAL PARKING PROVIDED FOR PARCEL		8	NA
PROVIDED PARKING DEDICATED TO RENTAL VEHICLES		8	NA

NEW
FACILITY

1171 CLEVELAND AVE
COLUMBUS, OH 43201

SHELL
RECHARGE
MOBILITY PARK



INDEX MAP



NORTH

SITE PLAN

DRAWING NO.

—

DRAWN BY	DET
CHECKED BY	WMD
CLIENT PROJ NO.	
OSBORN PROJ NO.	P20210558.000

Unless otherwise stated in Contract, The Osborn Engineering Company retains copyright ownership. Instruments of Service may only be used for the purpose described in the Contract. The Osborn Engineering Company may grant specific usage rights under license, and / or may transfer copyright ownership / assignment in writing. Reproduction, re-use or re-distribution of Instruments of Service is prohibited.

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JUNE 8, 2022**

9. **APPLICATION:** [Z22-061](#)
 Location: **1171 CLEVELAND AVE. (43201)**, being 0.08± acres located on the west side of Cleveland Avenue at the intersection with Essex Avenue (010-044566; Milo-Grogan Area Commission).
 Existing Zoning: AR-3, Apartment Residential District.
 Request: CPD, Commercial Planned Development District (H-60).
 Proposed Use: Automobile rental & charging station.
 Applicant(s): Columbus Yellow Cab Co.; c/o Jackson B. Reynolds, Atty.; Smith and Hale, LLC; 37 West Broad Street, Suite 460; Columbus, OH 43215.
 Property Owner(s): The Applicant.
 Planner: Joe Rose; 614-645-3526; jmrose@columbus.gov

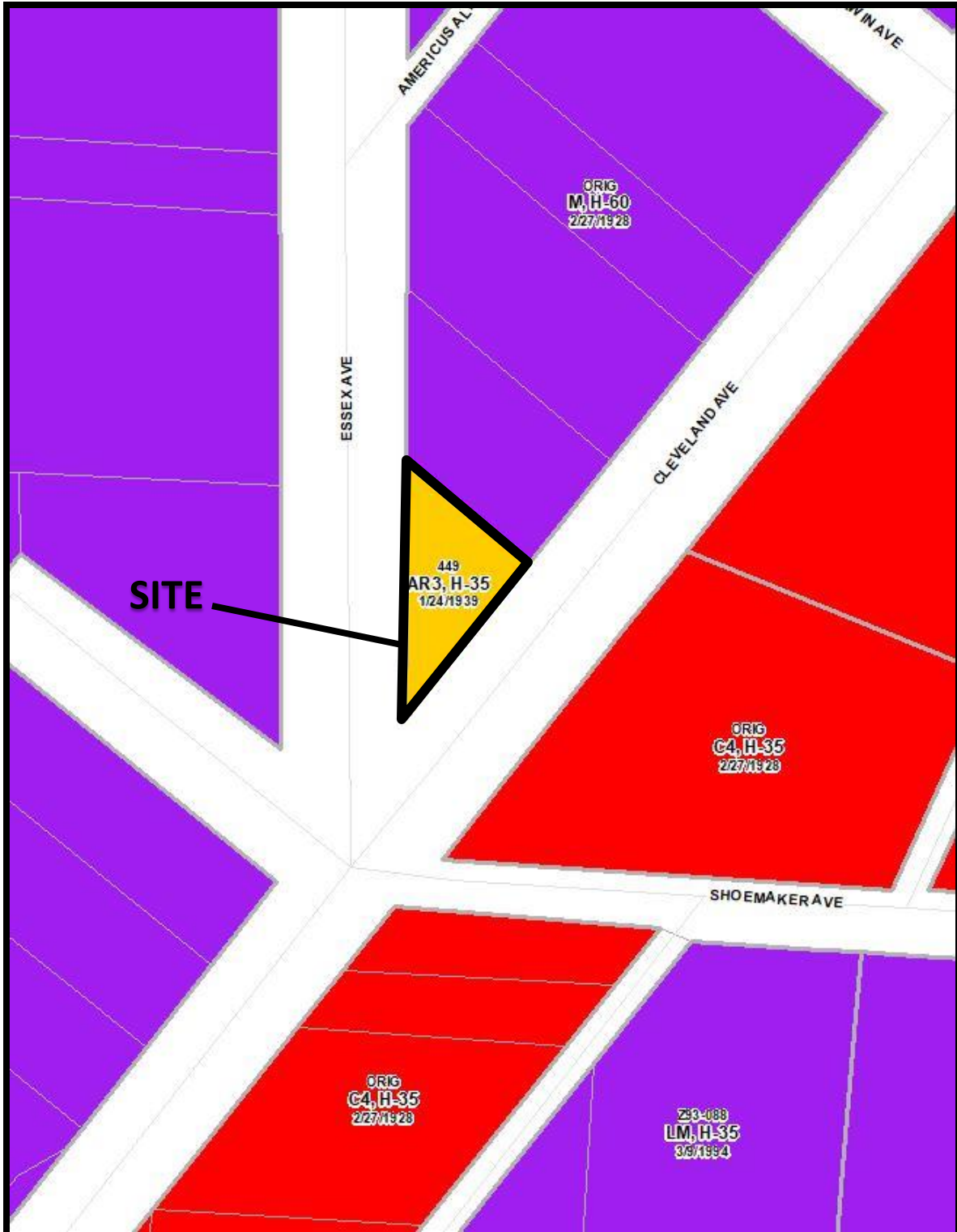
BACKGROUND:

- The site consists of undeveloped parcel in the AR-3, Apartment Residential District. Additionally, the site is within the Milo-Grogan Urban Commercial Overlay (UCO) and the I-670 Graphics Control Overlay. The requested CPD, Commercial Planned Development District will permit the development of an electric vehicle rental facility and charging station. The proposed use will offer rental services for electric vehicles, while the parking lot will feature two outdoor charging stations accessible to the public.
- To the north is a commercial structure and parking lot in the M, Manufacturing District. To the south is undeveloped land in the C-4, Commercial District. To the east are commercial warehouses in the C-4 and C-3, Commercial districts. To the west is a religious facility in the M, Manufacturing District.
- The site is within the planning boundaries of *Milo-Grogan Neighborhood Plan (2007)*, which recommends “Light Industrial” land uses at this location. The Plan also includes the early adoption of the *Columbus Citywide Planning Policies (C2P2) Design Guidelines (2018)*.
- The site is located within the boundaries of the Milo-Grogan Area Commission, whose recommendation is for approval.
- The CPD text includes commits to a site plan and establishes use restrictions and supplemental development standards that address parking and access. Modifications to Code Standards to reduce the number of parking spaces from six to two, to allow stacked parking, to reduce the landscaping width requirements, and to reduce the building and parking setbacks along the Essex Avenue frontage are also included in the request.

- The *Columbus Multimodal Thoroughfare Plan* (2019) identifies this portion of Cleveland Avenue as an Urban Commuter Corridor requiring 100 feet of right-of-way.

CITY DEPARTMENTS' RECOMMENDATION: ~~Disapproval.~~ Approval.

The requested CPD, Commercial Planned Development District will permit the development of an electric vehicle rental facility and charging station that is consistent with the *Milo-Grogan Neighborhood Plan*'s recommendation for "Light Industrial" land uses at this location. ~~While the parking reduction aligns with both the Plan and C2P2 design guidelines, both also stress the importance of street trees, therefore Staff request that additional street trees be incorporated into the site plan. The Department of Public Service also requests revisions to include the additional right-of-way dedication that will be required. Prior to receiving support, the proposal must include the completion of the required dedication and approval of the right-of-way encroachment.~~ All outstanding comments have been addressed to the satisfaction of City Departments.



Z22-061
1171 Cleveland Ave.
Approximately 0.08 acres
AR-3 to CPD



Z22-061
1171 Cleveland Ave.
Approximately 0.08 acres
AR-3 to CPD



Z22-061
1171 Cleveland Ave.
Approximately 0.08 acres
AR-3 to CPD

Standardized Recommendation Form

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 Z22-061

Address 1171 Cleveland Ave

Group Name Milo Grogan Area Commission

Meeting Date 5/9/23

Specify Case Type

☐ BZA Variance / Special Permit

☐ Council Variance

☒ Rezoning

☐ Graphics Variance / Plan / Special Permit

Recommendation

(Check only one) ☒ Approval

☐ Disapproval

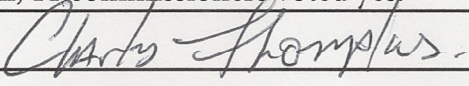
LIST BASIS FOR RECOMMENDATION:

On Tuesday 5/9/23 at 6:30 pm we had our commission meeting.

Case Number: Z22-061

We had 11 commissioners that voted with the help of the Milo-Grogan community, with a yes vote to support.

Vote All, 11 commissioners voted yes.

Signature of Authorized Representative 

Recommending Group Title Milo-Grogan area commission chair/Zoning

Daytime Phone Number 614-580-0380

THE CITY OF
COLUMBUS
ANDREW J. GINTHER, MAYOR

DEPARTMENT OF BUILDING
AND ZONING SERVICES

Rezoning Application

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

PROJECT DISCLOSURE STATEMENT

APPLICATION #: Z22-061

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) Jackson B. Reynolds, III

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. Kauffman 4 Share LLC 845 Parsons Avenue Columbus, OH 43206 Morgan Kauffman 614-444-4444 employees - 0	2. Columbus Yellow Cab Co. 1989 Camaro Avenue Columbus, OH 43207 Morgan Kauffman 614-444-4444 employees - 150
3.	4.

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

SIGNATURE OF AFFIANT

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

SIGNATURE OF NOTARY PUBLIC

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.