

PLANS PREPARED BY:



THE KLEINGERS GROUP

DATE SUBMITTED: 10-20-2021
DRAWN BY: NIKKI WILDMAN
CHECKED BY: NIKKI WILDMAN
DATE: 10-20-2021

DATE: 10-20-2021

SCALE: 1" = 20'

SHEET: 1/1

NO.	REVISION DESCRIPTION	INITIAL	DATE
1			
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ZONING SITE PLAN

DIRECTIONS FOR YOUTH AND FAMILY SERVICES
3640 KIMBERLY PARKWAY NORTH
CITY OF COLUMBUS
FRANKLIN COUNTY, OHIO

DATE: 10-20-2021

SCALE: 1" = 20'

SHEET: 1/1

210008.000

1/1

LEGEND

- REAL VAND
- SHADE TREES
- PROPOSED DRAINAGE AND EROSION CONTROL

SITE DATA

TOTAL LOT AREA	100,000 SQ. FT. (2.28 AC.)
REAL VAND AREA	2,000 SQ. FT. (0.046 AC.)
REAL VAND AREA COVERAGE	2.0%
REQUIRED PARKING SPACES	1 PER 300 SQ. FT. FOR NON-ASSISTED VEHICLES + 1 PER 200 SQ. FT. FOR ASSISTED VEHICLES
PROPOSED PARKING SPACES	50 PARKING SPACES (65 STANDING + 35 BUS SPACES)
REQUIRED PARKING LOT SHADE TREES	1 PER 10 SPACES + 600 + 1 TREE
PROPOSED PARKING LOT SHADE TREES	1 TREE

PROPOSED BUILDING

PROPOSED BUILDING LOT SHADE TREES: 1 TREE

PROPOSED PARKING SPACES

PROPOSED PARKING SPACES: 50 PARKING SPACES (65 STANDING + 35 BUS SPACES)

PROPOSED LANDSCAPING

PROPOSED LANDSCAPING: 1 PER 10 SPACES + 600 + 1 TREE

PROPOSED DRAINAGE AND EROSION CONTROL

PROPOSED DRAINAGE AND EROSION CONTROL: 1 PER 10 SPACES + 600 + 1 TREE

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CV21-067, 3840 Kimberly Parkway North

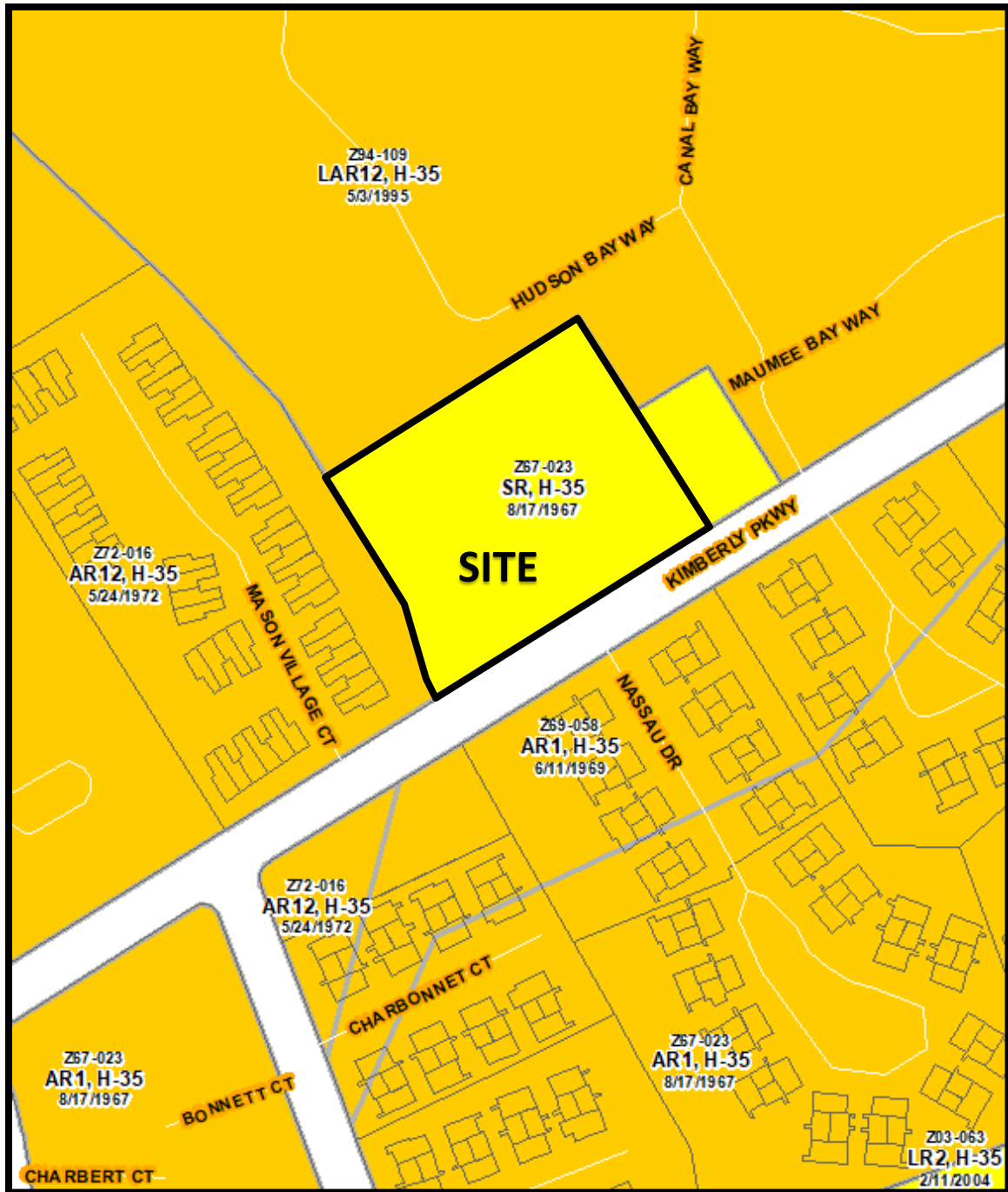
Nikki Wildman

Digitally signed by Nikki Wildman
 DN: C=US,
 E=nwildman@designgroup.com,
 O=DesignGroup, OU=Project
 Manager, CN=Nikki Wildman
 Location: Columbus, Ohio
 Reason: I attest to the accuracy
 and integrity of this document
 Contact Info: (mobile)
 614-426-2889
 Date: 2022.05.04 16:44:45-04'00'

The site resides in a suburban residential zoning classification and previously operated as a condominium clubhouse. Such a district does not allow for the proposed use of this owner, who is planning to demolish the building which is beyond its useful life, and replace it with a new community-based after-school care facility for children of elementary age and higher. The after school programs are designed to create a safe-haven for at-risk youth. The program uses creative arts in drug, alcohol, and violence prevention programming, positive values are taught through alternative activities in the form of expressive and performance arts, recreation/fitness and group education activities. The non-profit business will provide social support services to the neighborhood. The use is similar to that of the adjacent property, 3860, which Directions for Youth and Families also owns. The site will provide additional program space for Directions for Youth and Families.

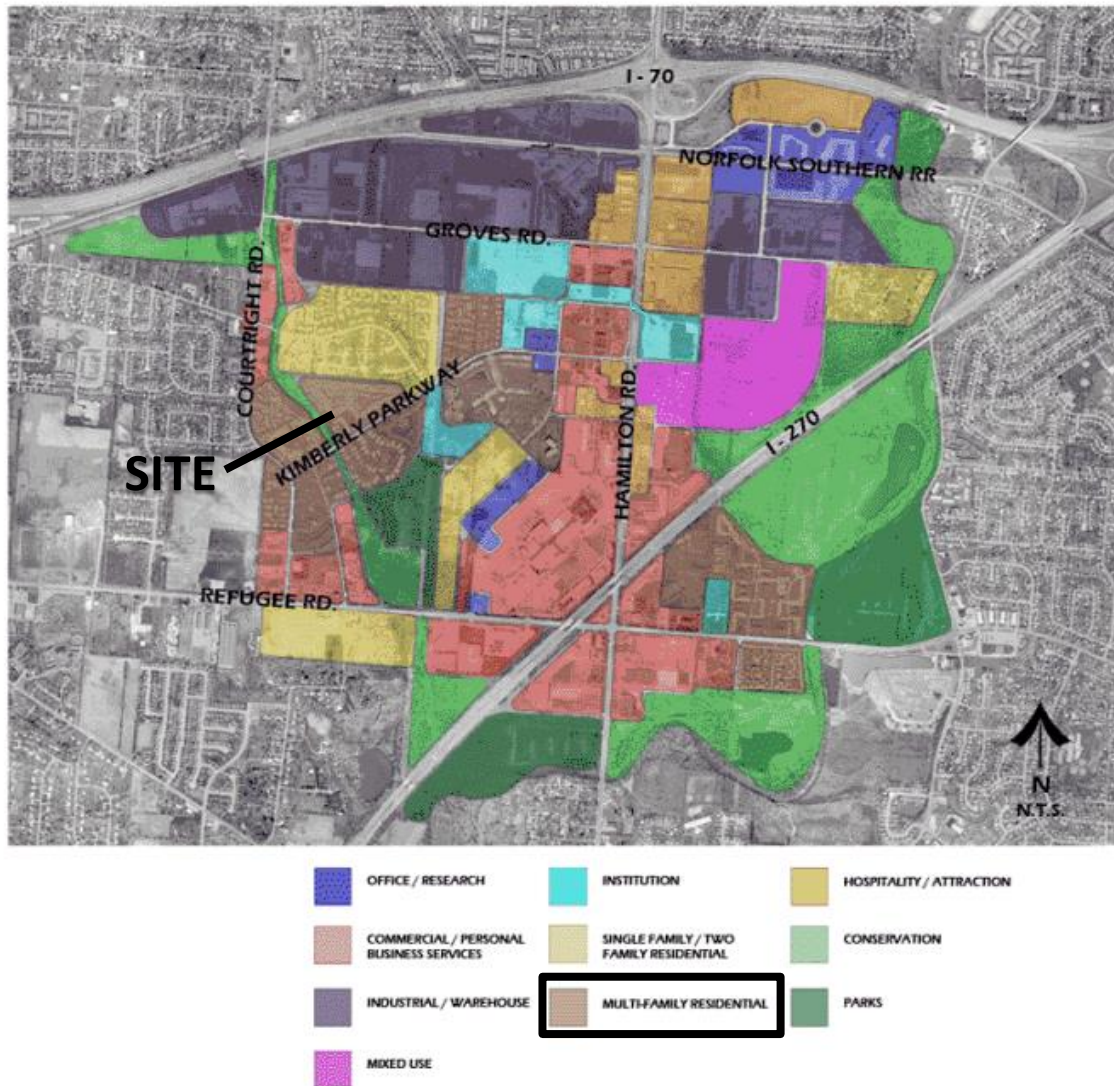
We ask for variance on the following:

- 3332.029 - SR Suburban Residential District: To permit the use of an after school program and summer camp programs in this location not in conjunction with a school or religious building.
- 3312.21(A) – To reduce required number of parking lot shade trees in order to maximize available parking spaces (from 7 required to 1 provided).
- 3312.21(B)(1) – To permit no additional screening of parking lot from the right-of-way. There is a single bay with the short end facing the R/W and the sidewalk was adjacent to the edge of the parking; we would have to plant a few shrubs between the walk and the street and didn't think that it was aesthetically a good decision, nor would really screen the parking.
- 3312.21(D)(1) – To permit no additional screening of parking lot within 80' of residentially zoned property due to limited size of site (evergreen hedge for screening along the back of the property).
- 3312.49 – To provide fewer parking spaces than are required due to the limited size of the site as well as the volume of site users that will be dropped off and will not need long-term parking (from 376 required to 68 provided).
- 3321.01(A) – To locate the dumpster within the minimum required side yard.
- 3332.27 - To allow the rear yard area to represent less than 25% of the total lot area for maximized use of program space surrounding the building (from 25% to 24.3%).
- 3332.28 – To locate parking lot within minimum required side yard due to limited size of site and to minimize disturbance of the Stream Corridor Protection Zone.



CV21-067
3840 Kimberly Parkway North
Approximately 2.52 acres

Map 5.1: Hamilton Road Corridor/Eastland Area Future Land Use



CV21-067
3840 Kimberly Parkway North
Approximately 2.52 acres



CV21-067
3840 Kimberly Parkway North
Approximately 2.52 acres

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW
(PLEASE PRINT)

Case Number: CV21-067

Address: 3840 Kimberly Pkwy

Group Name: Mideast Area Commission

Meeting Date: June 8, 2021 & June 15, 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:

Good luck with your project.
Thank you,

Vote: Unanimous

Signature of Authorized Representative: Shorem Patel

SIGNATURE

RECOMMENDING GROUP TITLE Zoning Chair, Mideast Area Comm.

DAYTIME PHONE NUMBER 614-456-9409

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

LL Russell

Council Variance 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 #: CV21-067

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) Nikki Wildman
of (COMPLETE ADDRESS) 515 East Main Street, Columbus, Ohio 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. Directions for Youth and Families 1515 Indianola Ave. Columbus, OH 43201 85 Employees Duane Casares 614-294-3247	2.
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 4 day of May, in the year 2022

SIGNATURE OF NOTARY PUBLIC

My Commission Expires

Notary Seal Here



SHARA VROSS
Notary Public, State of Ohio
My Commission Expires:
August 27, 2025

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