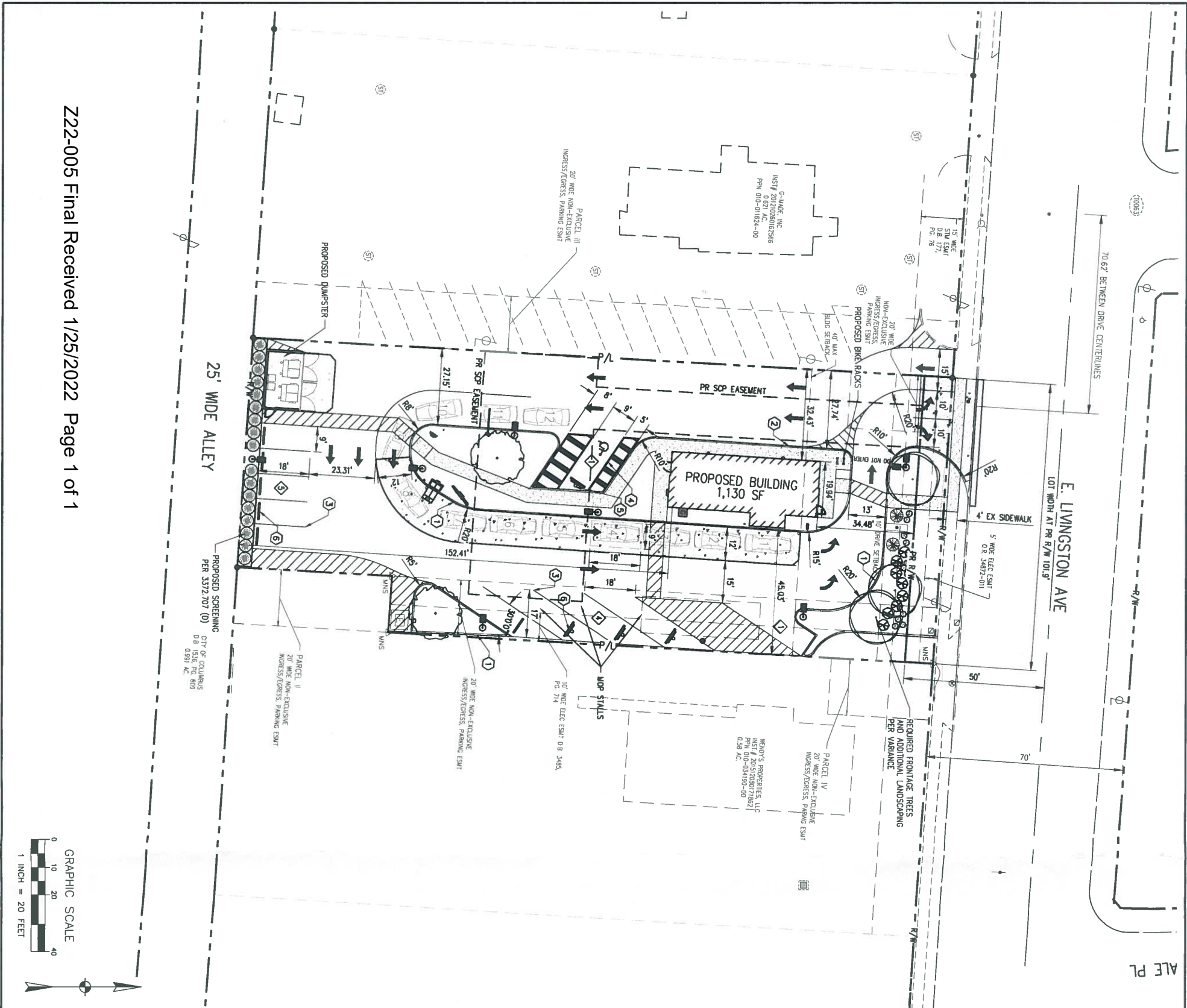
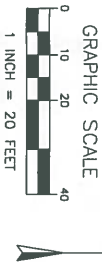


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Z22-005 Final Received 1/25/2022 Page 1 of 1



- LEGEND**
- CONCRETE SIDEWALK
  - CONCRETE PAVEMENT
- CODED NOTES**
- 1 18" STRAIGHT CURB
  - 2 COMBED CURB AND WALK
  - 3 4" WHITE STRIPING FOR STANDARD PARKING STALLS
  - 4 ADA ACCESSIBLE PARKING SPACE STRIPING
  - 5 ADA VAN ACCESSIBLE PARKING SIGN - SEE DETAIL, SHEET 2
  - 6 PR PARKING BLOCK - SEE DETAIL, SHEET 2

**LANDSCAPE PLANT LIST**

SYMBOL	SCIENTIFIC NAME	COMMON NAME
	TULIA AMERICANA 'BOULEVARD'	BOULEVARD LINDEN
	ZELKOVA SEROTINA 'WUSHASHINO'	WUSHASHINO ZELKOVA
	JUNIPERUS CHINENSIS 'BLUEAU'	BLUEAU JUNIPER
	JUNIPERUS HORIZONTALIS 'WILTONII'	BLUE RUG JUNIPER
	CLETHRA ALNIFOLIA 'VANILLA SPICE'	VANILLA SPICE SUMMERSWEET
	FESTUCA GLAUCA 'BLUE WHISKERS'	BLUE WHISKERS FESCUE

**PROJECT DESCRIPTION**

THE SCOPE OF THIS PROJECT INCLUDES THE CONSTRUCTION OF DRIVE THRU RESTAURANT WITH ASSOCIATED PARKING FACILITY.

**SITE DATA**

ADDRESS: 2127 EAST LIVINGSTON AVE  
COLUMBUS, OHIO 43209

PID: 01001501

PROPOSED ZONING: CPO - COMMERCIAL PLANNED DEVELOPMENT

ADJACENT ZONING: WEST: C4, NORTH: BECKETT MIXED USE COMMERCIAL  
EAST: C4, SOUTH: M3 MULTIFAMILY

BUILDING AREA: 1,130 SF

BUILDING HEIGHT: 28'

BUILDING FRONTAGE: MINIMUM 19' REQUIRED, 19.94' PROVIDED

PARKING: DRIVE-IN RESTAURANT = 1/175

RESTAURANT: 1,130/175 SF = 7 SPACES REQUIRED

PROVIDED PARKING SPACES = 11 SPACES

1 TREE REQUIRED PER 10 PARKING SPACES

11/10 = 2 TREES REQUIRED AND PROVIDED

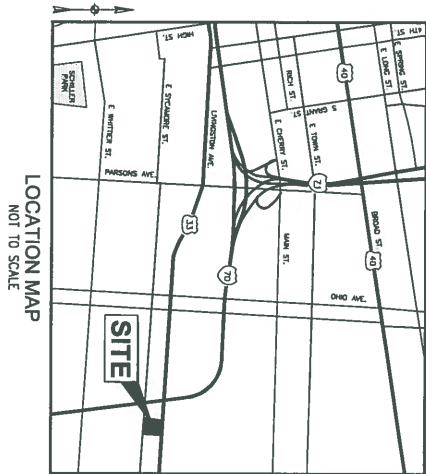
BICYCLE PARKING - 2 SPACES REQUIRED MINIMUM 4 SPACES PROVIDED

ADDITIONAL CODE MODIFICATIONS IN REZONING DOCUMENTS

**SANITARY SEWER NOTE**

SANITARY SERVICES ARE SHOWN ON THIS PLAN FOR REFERENCE ONLY. APPROVAL OF THIS PLAN DOES NOT CONSTITUTE APPROVAL OF THE SANITARY SERVICES. THEIR LOCATION SHALL BE DETERMINED BY THE CITY OF COLUMBUS. THE CITY OF COLUMBUS SANITARY SERVICE DEPARTMENT SHALL BE CONTACTED AT 111 N. FRONT ST FOR SANITARY SERVICE APPROVAL.

SANITARY SEWER CAPOFF NOTE: SEWER CAPOFF PERMIT REQUIRED PRIOR TO ISSUANCE OF DEMOLITION PERMIT. OBTAIN CAPOFF PERMIT FROM SEWER PERMIT OFFICE, 111 N. FRONT ST 614-645-7490.



**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
APRIL 14, 2022**

<b>4. APPLICATION</b>	<b>Z22-005</b>
<b>Location:</b>	<b>2127 E. LIVINGSTON AVE. (43209)</b> , being 0.56± acres located on the south side of East Livingston Avenue, 490± feet west of Sheridan Avenue (010-011501; Mideast Area Commission).
<b>Existing Zoning:</b>	C-4, Commercial District.
<b>Request:</b>	CPD, Planned Commercial Development District (H-35).
<b>Proposed Use:</b>	Drive-in restaurant.
<b>Applicant(s):</b>	Northstar Realty; c/o Jackson B. Reynolds, III, Atty.; 37 West Broad Street, Suite 460; Columbus, OH 43215.
<b>Property Owner(s):</b>	Graces Corner Bex-Livingston LLC; 387 East Livingston Avenue; Columbus, OH 43215.
<b>Planner:</b>	Joseph Rose; 614-645-3526; <a href="mailto:jmrose@columbus.gov">jmrose@columbus.gov</a>

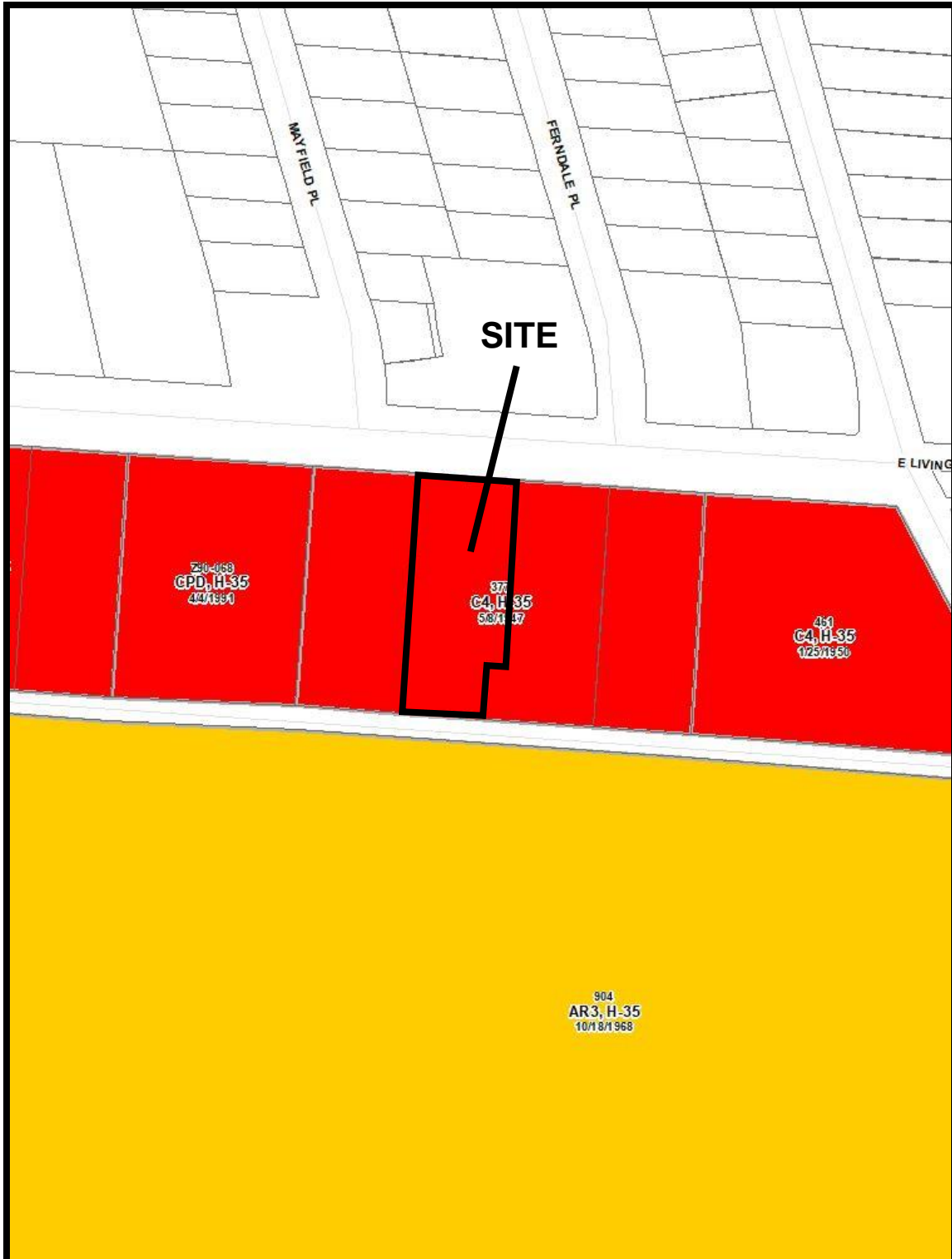
**BACKGROUND:**

- The site is a 0.56± acre parcel located on the south side of East Livingston Avenue, and is currently developed with a vacant check cashing facility in the C-4, Commercial District. BZA21-004 was approved on April 27, 2021 for variances related to the Community Commercial Overlay (CCO) at this site for a proposed eating and drinking establishment that included a seating area. The project has been revised to remove the seating area necessitating the rezoning to permit a drive-in which is a C-5, Commercial District use.
- To the north of the site is an automotive repair facility within the City of Bexley. To the South is wooded area, along with outdoor recreational facilities which are part of the Jewish Community Center of Greater Columbus in the AR-3, Apartment Residential District. East and west of the site are fast food restaurants in the C-4, Commercial District.
- The site is within the planning boundaries of the *Livingston East Area Plan* (2009), which recommends “Commercial (Community)” land uses at this location. It is also within the Community Commercial Overlay (CCO) and is identified as a primary redevelopment site. The plan includes the adoption of the *Columbus City Planning Policies* (C2P2) Design Guidelines (2018).
- The site is located within the boundaries of the Mideast Area Commission, whose recommendation is for approval.
- The CPD text commits to a site plan and includes development standards that address setbacks, parking and access, landscaping, building design, lighting and outdoor display, and graphic requirements. Modifications to code standards include increasing the maximum building setback from 25 feet to 40 feet, a minimum building width of 19 feet, omission of the parking lot landscaping surrounding the lot, allowing a drive aisle in front of the building, lot width reduction from 120 feet to 101 feet, and glass facade reduction from 40 percent to 35 percent.

- The Columbus Multimodal Thoroughfare Plan identifies the portion of East Livingston Avenue as a Suburban Commuter Corridor requiring 120 feet of right-of-way.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval.

The requested CPD, Commercial Planned Development District will permit a new drive-in restaurant. The proposed use is compatible with adjacent developments, and is consistent with the *Livingston East Area Plan's* land use recommendation for "Commercial (Community)" uses at this location. Planning Division staff notes that the site is limited due to access and cross-access constraints, as well as overall site width that make compliance with the CCO not feasible. Additional landscaping as reflected on the site plan help to mitigate the requested code modifications. The request does not represent an introduction of an incompatible use to the surrounding area.



Z22-005  
2127 E. Livingston Ave.  
Approximately 0.556 acres  
C-4 to CPD



*Livingston East Area Plan (2009) – “Commercial (Community)” Recommended*



Z22-005  
2127 E. Livingston Ave.  
Approximately 0.556 acres  
C-4 to CPD



Z22-005  
2127 E. Livingston Ave.  
Approximately 0.556 acres  
C-4 to CPD



**FOR USE BY: AREA COMMISSION / NEIGHBORHOOD GROUP**  
(PLEASE PRINT)

Case Number Z22-005  
Address 2127 E Livingston Ave  
Group Name Mideast Area Commission  
Meeting Date March 1, 2022  
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:**

*Berwick and the MAC  
have approved the plan*

Vote Approved  
Signature of Authorized Representative Sham Pauls  
Recommending Group Title Zoning Chair, MAC  
Daytime Phone Number 614-456-9409

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

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

### PROJECT DISCLOSURE STATEMENT

APPLICATION #: Z22-005

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) Jackson B. Reynolds, III  
of (COMPLETE ADDRESS) 37 West Broad Street, Suite 460, 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. Northstar Realty 387 East Livingston Avenue Columbus, OH 43215 Tom Brigdon 614-454-5000 6 employees	2. Graces Corner Bex-Livingston LLC 387 East Livingston Avenue Columbus, OH 43215 Tom Brigdon 614-454-5000 0 employees
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 24<sup>th</sup> day of January, in the year 2022

SIGNATURE OF NOTARY PUBLIC

My Commission Expires 9/4/2025

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.***