

PROPOSED
NEW PARKING LOT
OF
MACLEE ALLEY

BY
1252 E. MAIN LLC

SITE DEVELOPMENT DATA:

LOT AREA 3948 sf - .098 A
TAX PARCEL N° 010 52406
ZONING DISTRICT R3

IMPROVEMENTS:

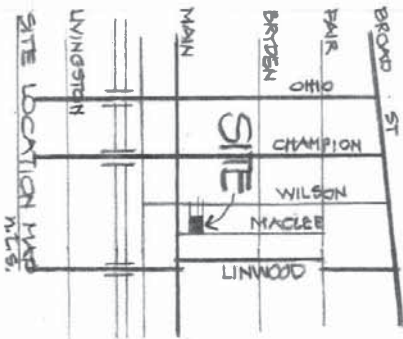
GARAGE BLDG 1040 sf, h. 16'
PARKING 23912 sf - .600 A
GARAGE 3 SP - (1 ADA)
TOTAL 7 SP

GROUND COVERAGE:

BLDG 1040 sf - 26.0%
PARKING 23912 sf - 60.0%
LAWN 563 sf - 14.1%

LIGHTING

WALL SCONCES



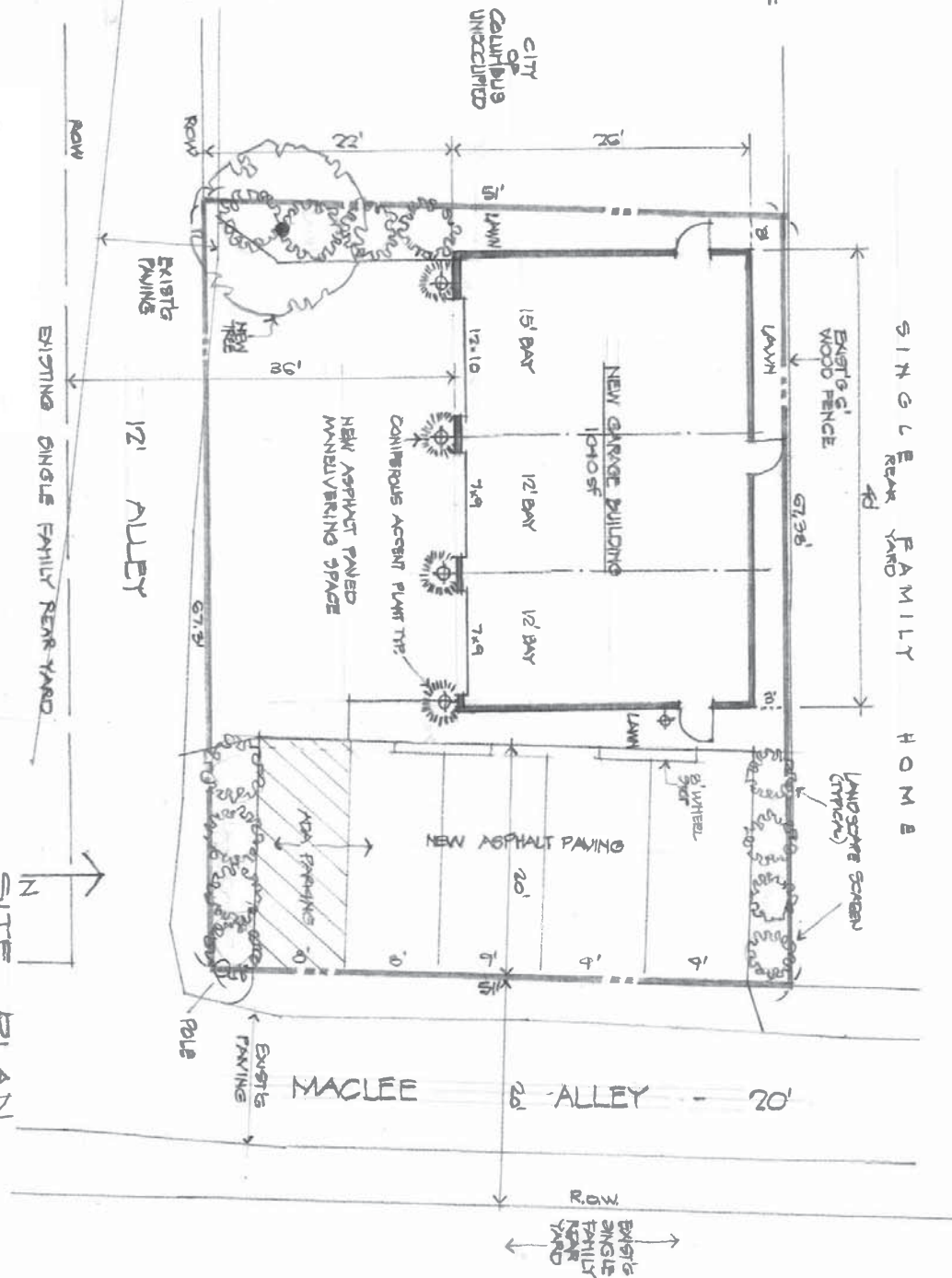
F.A. GOODMAN ARCHITECTS LLC
CHICGO
JULY 30, 2022
REV AUG 30, 2022

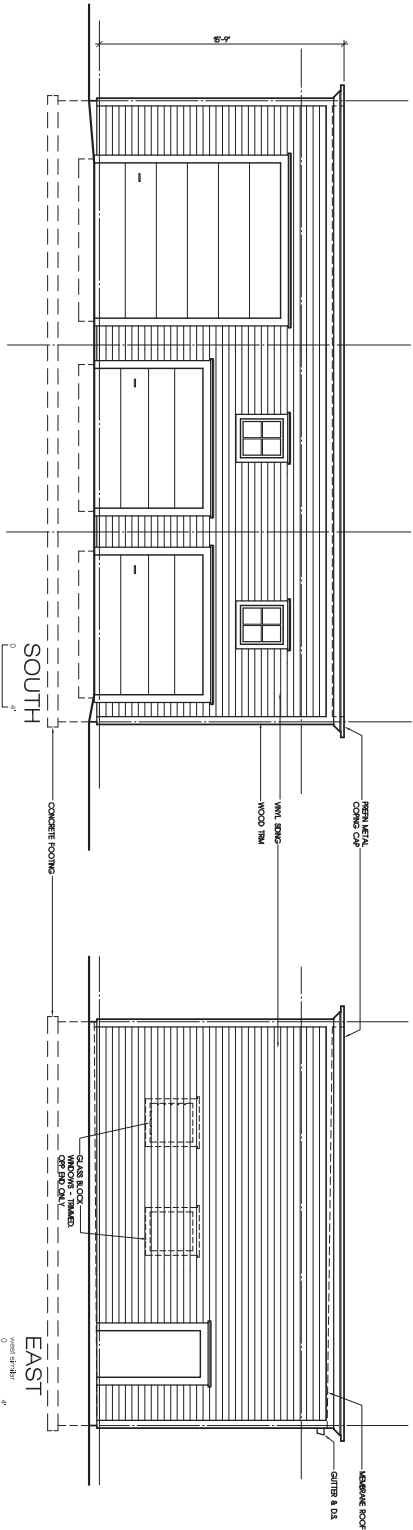
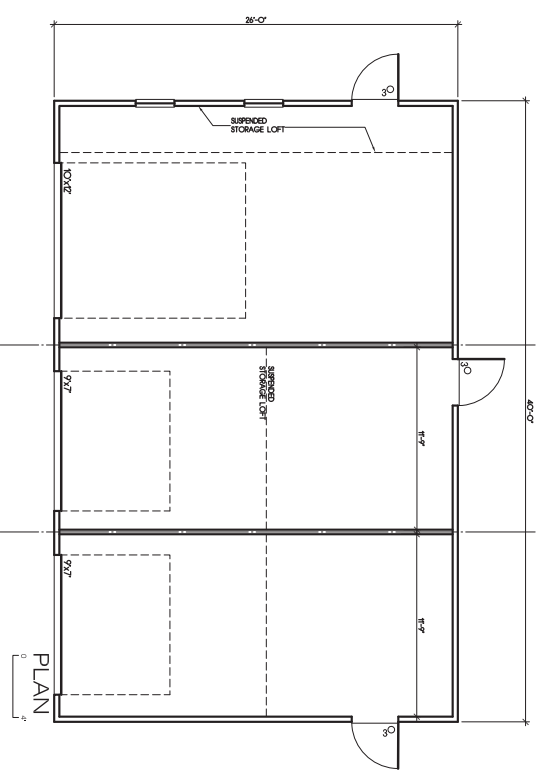
Jianahen Cai

8-30-2022

Final Site Plan Received 8.30.22 Sheet 1 of 1 Z22-058

SITE PLAN
Scale 1" = 10'





a proposed
GARAGE BUILDING
Macee Alley
by
CAI Development Company

F.A. Goodman Architects, LLC
CAI/04 09-06-22

Jianshen Cai

9-6-2022

**STAFF REPORT
DEVELOPMENT COMMISSION
SPECIAL ZONING MEETING
CITY OF COLUMBUS, OHIO
OCTOBER 13, 2022**

- 8. APPLICATION: Z22-058**
Location: **369 MACLEE ALY. (43205)**, being 0.20± acres located on the west side of MacLee Alley, 160± feet north of East Main Street (010-052866; Near East Area Commission).
Existing Zoning: R-3, Residential District.
Request: CPD, Commercial Planned Development District (H-35).
Proposed Use: Parking lot.
Applicant(s): Jianshen Cai; 4698 Trabue Road; Columbus, OH 43228.
Property Owner(s): 1252 E Main, LLC; 4698 Trabue Road; Columbus, OH 43228.
Planner: Tim Dietrich; 614-645-6665; tedietrich@columbus.gov

BACKGROUND:

- The 0.20± acre site consists of one undeveloped parcel in the R-3, Residential District. The requested CPD, Commercial Planned Development District will permit the site to be developed with parking solely for those uses located at 1252 East Main Street, a mixed-use building, approximately 150± feet south of the subject site
- North of the site is a single-unit dwellings in the R-3, Residential District. South of the site is undeveloped land in the C-4, Commercial District. East of the site is single-unit dwellings in the R-3, Residential District. West of the site is undeveloped city-owned property in the R-3, Residential District.
- The site is within the planning boundaries of the *Near East Area Plan* (2005), which recommends “Higher Density Residential/Mixed Use” land uses at this location.
- The site is located within the boundaries of the Near East Area Commission whose recommendation had not been received when this report written.
- The CPD text includes use restrictions and supplemental development standards that address building and parking setbacks, traffic access, landscaping, and lighting. Additionally, the text includes a commitment to develop the site in accordance with the submitted site plan and building elevations.

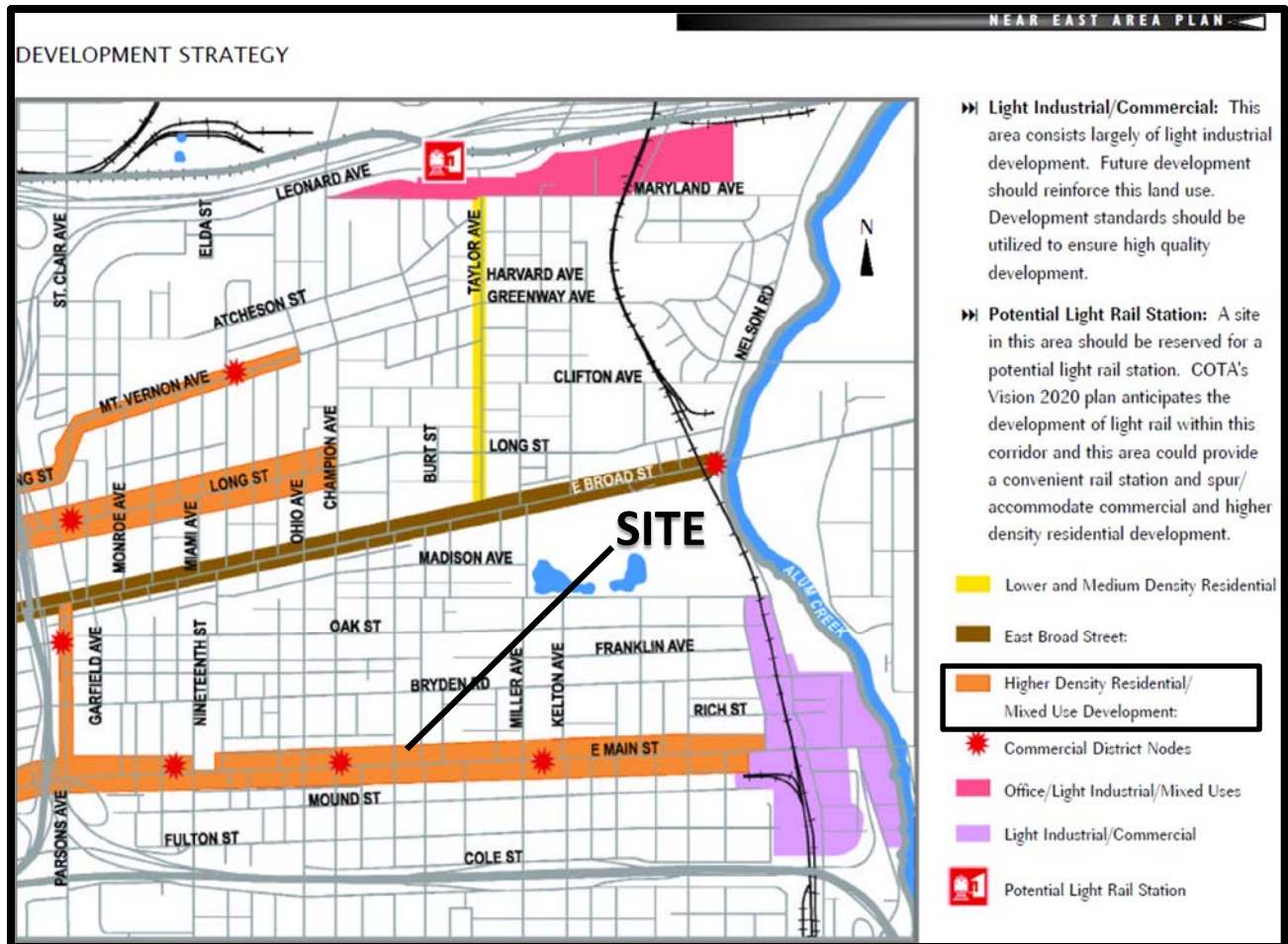
CITY DEPARTMENTS’ RECOMMENDATION: Approval.

The requested CPD, Commercial Planned Development District permits the development of a three car garage and four surface space for those uses occurring at 1252 East Main Street. The CPD text includes appropriate use restrictions and development standards for this development. While the proposed use is not entirely consistent with the Near East Area Plan’s recommendation for “Higher Density Residential/Mixed Use,” the proposed parking does support an existing mixed-use building on the East Main Street corridor. Additionally, the submitted site plan demonstrates

adequate landscaping to screen the proposed surface parking spaces, while the garage elevations are consistent with Plan's design guidelines.



Z22-058
369 MacLee Aly.
Approximately 0.20 acres
R-3 to CPD



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Standardized Recommendation Form

DEPARTMENT OF BUILDING
AND ZONING SERVICES

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 Z22-058

Address 369 MACLEE ALY.

Group Name NEAR EAST AREA COMMISSION

Meeting Date 10/13/2022

Specify Case Type

☐ BZA Variance / Special Permit

☐ Council Variance

☒ Rezoning

☐ Graphics Variance / Plan / Special Permit

Recommendation ☒ Approval

(Check only one) ☐ Disapproval

LIST BASIS FOR RECOMMENDATION:

Vote 11-0-2

Signature of Authorized Representative [Signature]

Recommending Group Title Chair

Daytime Phone Number 614 403 2228

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 #: Z22-058

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) Jianshen Cai / 1252 E Main LLC
of (COMPLETE ADDRESS) 010-052866 369 Maclee Alley Columbus OH 43205
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. <u>1252 E Main LLC / Jianshen Cai</u> <u>4698 Trabue Road 419-450-9350</u> <u>Columbus, OH 43228</u>	2.
3.	4.

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

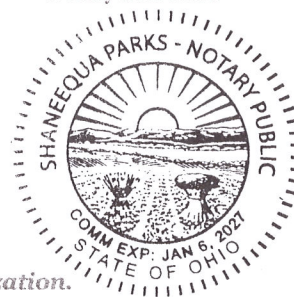
SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this 27 day of JULY, in the year 2022

SIGNATURE OF NOTARY PUBLIC

My Commission Expires 1/6/27

Notary Seal Here



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