

LEGEND

- 6'-0" HIGH CHAIN LINK FENCE LINE
- PROPERTY LINES
- 4" PAVEMENT MARKING
- POWER POLE
- CURB INLET

PROJECT INFORMATION
OWNER NAME AND ADDRESS:
MRS. RENTAL PROPERTIES XVI LLC
9238 DEER PATH CT
POWELL, OH 43065

ARCHITECT NAME AND ADDRESS:
B. AIGES MOTORS
6745 EAST MAIN STREET
COLUMBUS, OH 43205

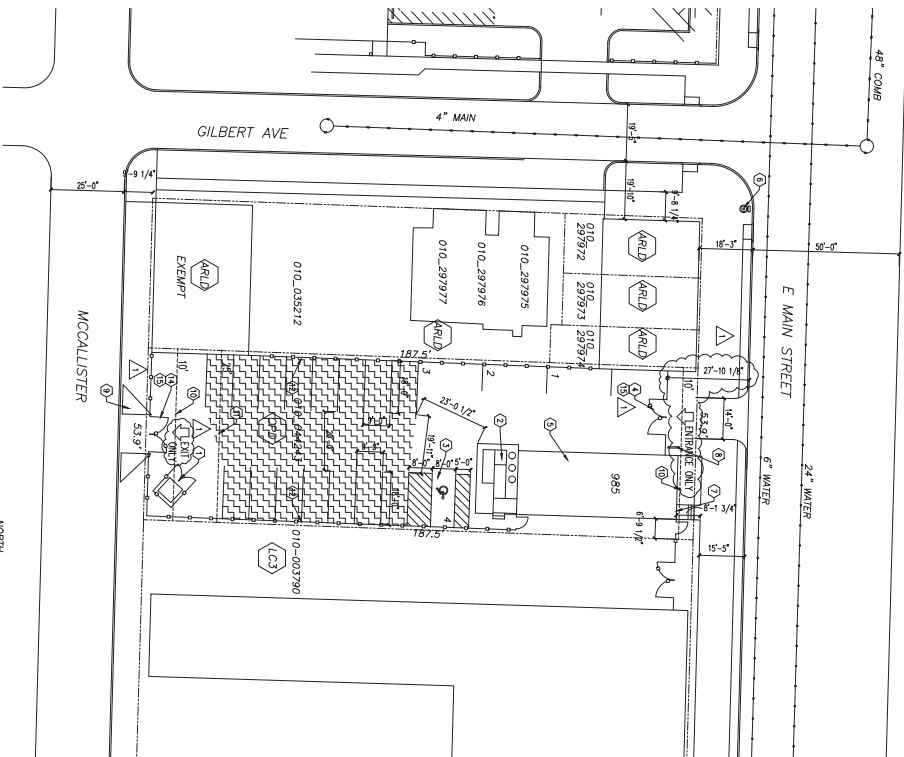
6/14 519-9820

SITE NOTE:

PARCEL ID: NO: 010.044243
985 E MAIN STREET, COLUMBUS OH 43205
PARCEL AREA 10,988 SF= 0.249 ACRES
LAND USE - 467 - USED AUTO SALES/AUTO REPAIR
CURRENT ZONING - "ALR2" - H 35
PROPOSED ZONING - "C-4" OR "LC-4" COMMERCIAL (NO CHANGE)
FLOOD PLAIN INFORMATION: FIRM 39049C0328K-ZONE X EFF. 6/17/2008

ENTIRE SITE IS IN THE MINIMAL FLOOD HAZARD AREA
PARKING REQUIREMENTS
CAR AND TRUCK SALES - 1:5000 SF LOT AREA FOR
DISPLAY, 3,500 SF DISPLAY AREA = 1 SPACE
1,300 BUILDING SALES AREA - 800 SF/300-3 SPACES
1000 SF OFFICE AREA=1,000 / 450 SF = 2 SPACES
TOTAL SPACES REQUIRED = 7 SPACES (INCLUDING ONE SPACE BEING AN ADA VAN ACCESSIBLE SPACE).
1 VAN ACCESSIBLE SPACE REQUIRED - 1 PROVIDED
ADDITIONAL SPACES - 16 PROVIDED
PARKING REDUCTION PER COMMERCIAL OVERLAY - 50%

WHERE SECURITY GATES ARE INSTALLED, THEY SHALL HAVE AN APPROVED MEANS OF EMERGENCY ENTRY. PROVIDE KNOX BOX BRANDS FOR ENTRY OFC 503.6



EXISTING SITE PLAN



FINAL SITE COMPLIANCE PLAN # 2001-00713			NO NEW IMPROVEMENTS IN THE EXISTING LOT			OTHER ASSOCIATED ITEMS		
STANDARD	YES	NO	STANDARD	YES	NO	STANDARD	YES	NO
1			2			3		

GENERAL NOTES

SOURCE OF PROPOSED WORK SHALL BE THE EXISTING PROPERTY ZONING CHART TO ALLOW FOR PERMITTED USES OF USED AUTO SALES.

BUILDING AND SITE WILL COMPLY WITH THE FOLLOWING...

- 3301.07 LANDSCAPE - SEEING VARIANCE
- 3301.09 LIGHTING - SEEING VARIANCE
- 3301.19 SIGNAGE - SEEING VARIANCE
- 3301.29 PARKING SPACE - SEEING VARIANCE
- 3301.31 ADA PARKING - SEEING VARIANCE
- 3301.39 STREPPING & MARKING - SEEING VARIANCE
- 3301.49 REQUIRED SPACES FOR PARKING - SEEING VARIANCE
- 3301.59 WHEEL STOP/DOOR

CODED NOTES

- 1 NEW DAMPTEST ENCLOSURE - SEE DETAILS SHEET SF-2
- 2 EXISTING ALUM RAMP AND STAIRS
- 3 RESTRIPE ADA VAN ACCESSIBLE SPACE, SIGN MOUNTED TO CHAIN LINK FENCE - SEE DETAIL D/S1-2
- 4 EXISTING METAL GATE
- 5 EXIST 2 STORY BUILDING - 21/20 SF - 25' HIGH
- 6 FIRE HYDRANT - APPROXIMATELY 60' FROM WESTERN PROPERTY LINE
- 7 KNOX BOX RAPID KEY ENTRY SYSTEM FOR EACH TENANT SPACE PER OFC 506.1
- 8 BICYCLE PARKING SPOT - SEE DETAIL F/S1-2
- 9 VISION TRIANGLES PER 3301.06 d - SEE DETAIL A/S1-2
- 10 PARKING STRIPBOX LINE
- 11 BUILDING STRIPBOX LINE
- 12 NEW METAL FENCE - SEE DETAIL G/S1-2
- 13 AUTO SALES ARE DELETED WITH THE 246 HATCH
- 14 OWNER TO MAINTAIN A 15' DRIVE ASIDE THROUGH THE SPACE
- 15 MAKE EXIST CHAIN LINK FENCE TO ENTER ON PARKING ASIDE GATE TO REMAIN OPEN DURING BUSINESS HOURS

FINAL SITE COMPLIANCE REVIEW		
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DATE: MARCH 22, 2023	PROJECT NUMBER: 1901.002
NO. APRIL 8, 2021	DRAWN BY: AMV
ST-1	

FOR THE DIVISION OF POWER AND UNDERGROUND PRIMARY, SECONDARY AND STREET LIGHTING AT THIS WORK LOCATION. THE CONTRACTOR IS HEREBY REQUIRED TO CONTACT OUPS AT 811 OR 1-800-362-2764 FORTY-EIGHT HOURS PRIOR TO CONDUCTING ANY ACTIVITY WITHIN THE CONSTRUCTION AREA.

ANY REQUIRED RELOCATION, SUPPORT, PROTECTION OR ON OTHER ACTIVITY CONCERNED WITH THE CITY'S ELECTRICAL FACILITIES IN THE CONSTRUCTION AREA IS TO BE PERFORMED BY THE CONTRACTOR UNDER THE DIRECTION OF DOP PERSONNEL AND AT THE FINAL CONNECTIONS TO DOP EXISTING ELECTRICAL SYSTEM. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE ELECTRICAL SYSTEM AT THE EXPENSE OF THE PROJECT. THE CONTRACTOR SHALL USE MATERIAL AND MAKE REPAIRS TO A FOLLOWING DOP'S MATERIAL LIGHTING SYSTEM TO OBTAINING DOP'S MATERIAL AND INSTALLED CITY SPECIFICATIONS (TMS) AND THE CITY OF ATLANTA SPECIFICATIONS AND MATERIAL SPECIFICATIONS (CMST). ANY NEW OR INSTALLED MATERIAL SHALL BE APPROVED BY THE CITY OF ATLANTA TESTING AS REFERRED TO IN SECTION 100.8 OF THE CMST MANUAL. THE CONTRACTOR SHALL CONSENT TO DOP'S EXISTING STREET LIGHT LOCATIONS/TOWERS (LOT) PROCEDURE. MIS-COPIES OF WHICH ARE AVAILABLE FROM DOP.

IF ANY ELECTRIC FACILITY BELONGING TO DOP IS DAMAGED IN ANY MANNER BY THE CONTRACTOR, ITS AGENTS, SERVANTS, OR EMPLOYEES AND REQUIRES EMERGENCY REPAIRS, THE DOP DISPATCH OFFICE SHOULD BE CONTACTED IMMEDIATELY AT (614) 645-7627. DOP SHALL MAKE ALL NECESSARY REPAIRS AND THE EXPENSE OF SUCH REPAIRS AND OTHER RELATED COSTS SHALL BE PAID BY THE CONTRACTOR TO THE DIVISION OF POWER, CITY OF COLUMBUS OHIO.

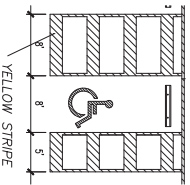
SANITARY SEWER NOTE: CONNECTION TO
SANITARY SEWER CANNOT BE MADE
WITHOUT OBTAINING A PERMIT FROM SEWER
PERMIT OFFICE 111 N. FRONT STREET
(614) 645-7490.

CONTACT BACKFLOW COMPLIANCE OFFICE
614 645 6674 FOR SITE VISIT TO VERIFY
COMPLIANCE

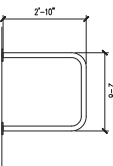
PARKING GARAGE STORM DRAINS SHALL BE CONSTRUCTED WITH WATERTIGHT SANITARY AND SEWER GRADE PIPE, FITTINGS AND STRUCTURE CONNECTIONS TO SANITARY SEWER TAP

WHERE SECURITY GATES ARE INSTALLED, THEY SHALL HAVE AN APPROVED MEANS OF EMERGENCY ENTRY. PROVIDE KNOX BOX BRANDS FOR ENTRY OFC 503.6

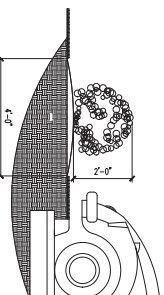
ADA PARKING SIGN
PER CITY OF COLUMBUS
DEPT OF PUBLIC SERVICE



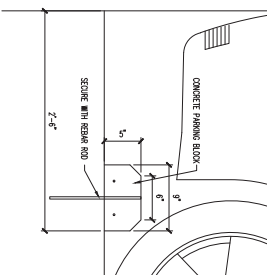
D ADA VAN ACCESSIBLE DETAILS
SCALE: NTS



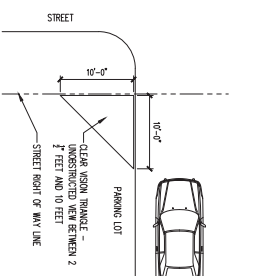
BICYCLE PARKING SPACE
SCALE: NTS



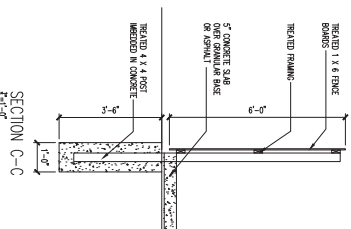
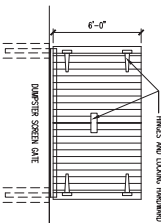
C LANDSCAPE SCREENING
SCALE: 1 1/2" = 1'-0"



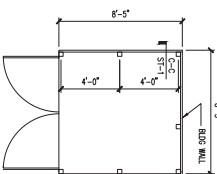
PARKING BLOCK DETAIL
SCALE: 1 1/2" = 1'-0"



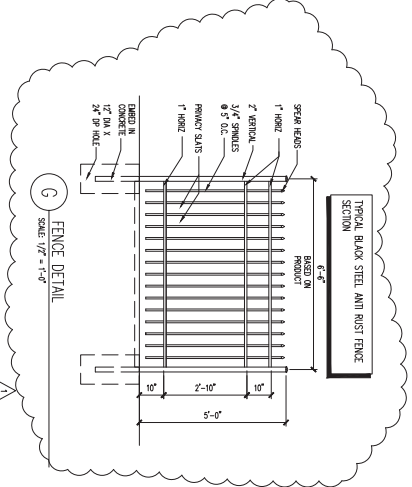
A CLEAR VISION TRIANGLE
SCALE: 1/8" = 1'-0"

SECTION C-C
 $\tau = 1.0$ 

DUMPSTER SCREENING
SCALE: 1/4" = 1'-0"



6 FENCE DETAIL
SCALE: 1/2" = 1'-0"



6 FENCE DETAIL
SCALE: 1/2" = 1'-0"

PUBLIC TREE PRESERVATION NOTE:
ALL PUBLIC TREES AND THE GROUND BELOW THEIR RESPECTIVE DRIP LINES, WHETHER SHOWN OR NOT SHOWN ON THE PLANS, ARE TO BE PRESERVED UNLESS THE APPROVAL TO REMOVE OR PRUNE IS GIVEN IN WRITING BY COLUMBUS RECREATION & PARKS (CRPD)/CITY FORESTER OR IF THE PUBLIC TREE REMOVAL HAS BEEN DESIGNATED ON THE APPROVED FINAL SITE FOR CUMPLANCE ITEM 201. CLEARING AND GRUBBING, UNLESS OTHERWISE PROVIDED BY FORESTER SHALL BE PAID FOR UNDER CMSG ITEM 201. THE CONTRACTOR SHALL PROTECT TREES NEAR OR ADJACENT TO THE WORK AREA AND AVOID DAMAGE TO PUBLIC TREES. THE CONTRACTOR SHALL PROTECT TREES NEAR OR ADJACENT TO THE WORK AREA TO AVOID DAMAGE TO PUBLIC TREES. ANY TREES REMOVED SHALL BE REPLANTED WITH SPECIES SIMILAR TO THE REMOVED TREES. ANY CITY OF COLUMBUS PROPERTY SHALL BE REMOVED AND DISPOSED OF BY THE CONTRACTOR. HEAVY EQUIPMENT WILL NOT BE ALLOWED TO COMPACT THE SOIL OVER THE ROOT ZONE OF EXISTING PUBLIC TREES. RESTRICTED EQUIPMENT ACCESS ROUTES SHALL BE COORDINATED WITH CRPD INSPECTOR, KEITH MAY, AT (614 645-3014) OR EQUIPMENT@COLUMBUS.GOV. BEFORE WORK BEGINS, TEMPORARY PAVING MATERIALS, SUCH AS PLYWOOD, LUMBER, OR RUBBER MATTING, SPREAD OVER THE ROOT ZONE OF PUBLIC TREES MAY BE REQUIRED TO PREVENT COMPACT. IF A PUBLIC TREE NEEDS TO BE REMOVED, THE CONTRACTOR SHALL PROVIDE A TREE MITIGATION PLAN TO JIM LONG, AT (614) 435-2864 OR (ALONG@COLUMBUS.GOV) AND EMAIL AND REFER TO THE CRPD TREE MITIGATION PLAN GUIDANCE, ANSI 3040 AND/OR CITY OF COLUMBUS EXECUTIVE ORDER 2015-01 FOR TREE REPLACEMENT STANDARDS.

1	FINAL SITE COMPLIANCE REVIEW	3-22-2023
2	ZONING COMMENTS	12-28-2022
3	ISSUE FOR FINAL SITE COMPLIANCE	10-5-2022
4	ISSUE FOR PRELIMINARY SITE COMPLIANCE	3-22-2021



EDIFICE 1 ARCHITECTURE
6745 MERWIN PLACE
COLUMBUS, OHIO 43235

B A I G S M O T O R S
983 EAST MAIN STREET
COLUMBUS, OHIO 43205

NOA: MARCH 8, 2021	ST-2
DRAWN BY: AMV	
PROJECT NUMBER: 2001 006	

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
FEBRUARY 9, 2023**

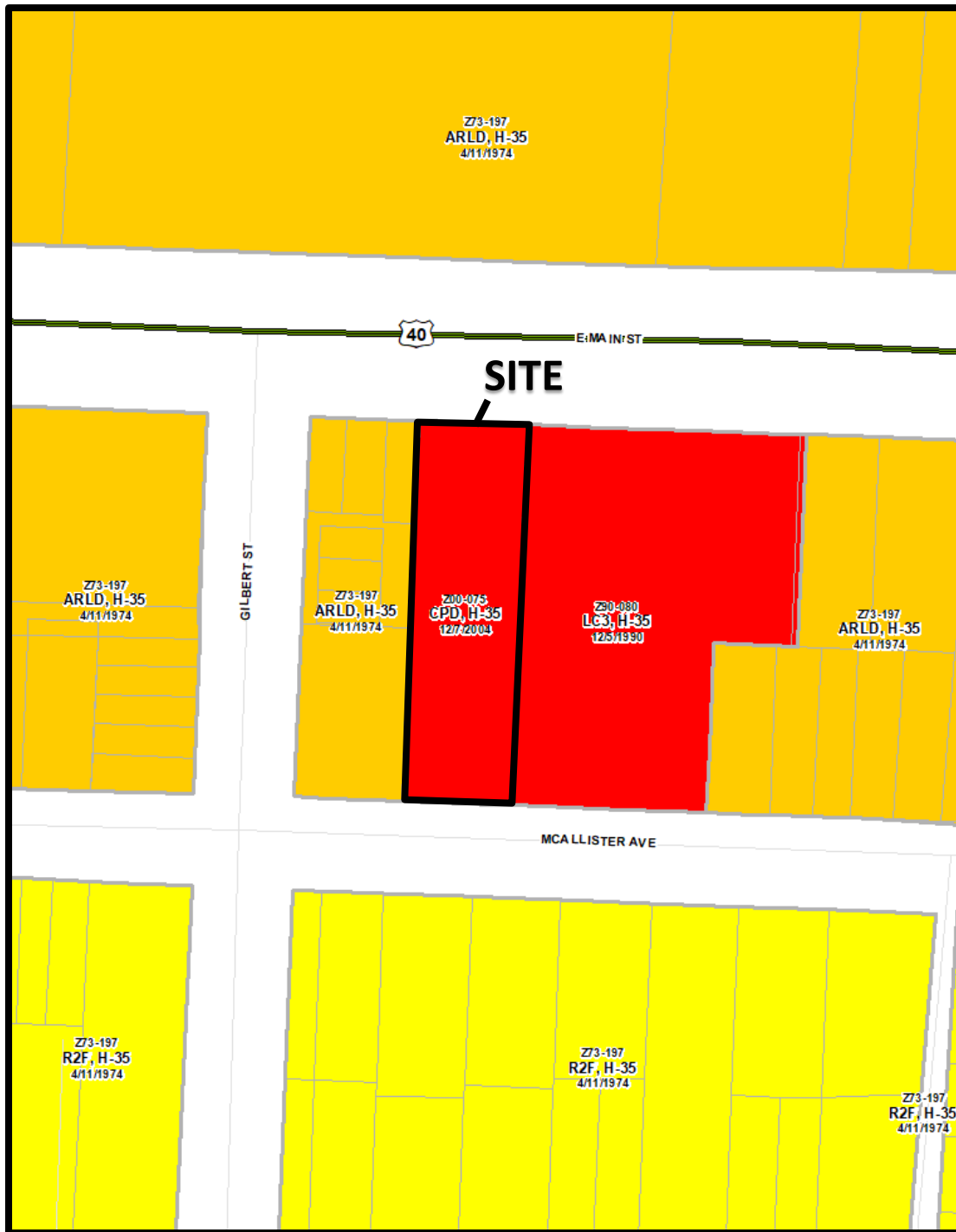
- 2. APPLICATION:** [Z22-082](#)
Location: **983 E. MAIN ST. (43205)**, being 0.2H± acres located on the south side of East Main Street, 75± feet east of Gilbert Street (010-044243; Near East Area Commission).
Existing Zoning: CPD, Commercial Planned Development District.
Request: CPD, Commercial Planned Development District (H-35).
Proposed Use. Automobile sales.
Applicant(s): Andrew Vogel; 6745 Merwin Place; Columbus, OH 43235.
Property Owner(s): Zara Realty Investments; 7863 Avaleen Circle South; Dublin, OH 43016.
Planner: Kelsey Priebe; 614-645-1341; krpriebe@columbus.gov

BACKGROUND:

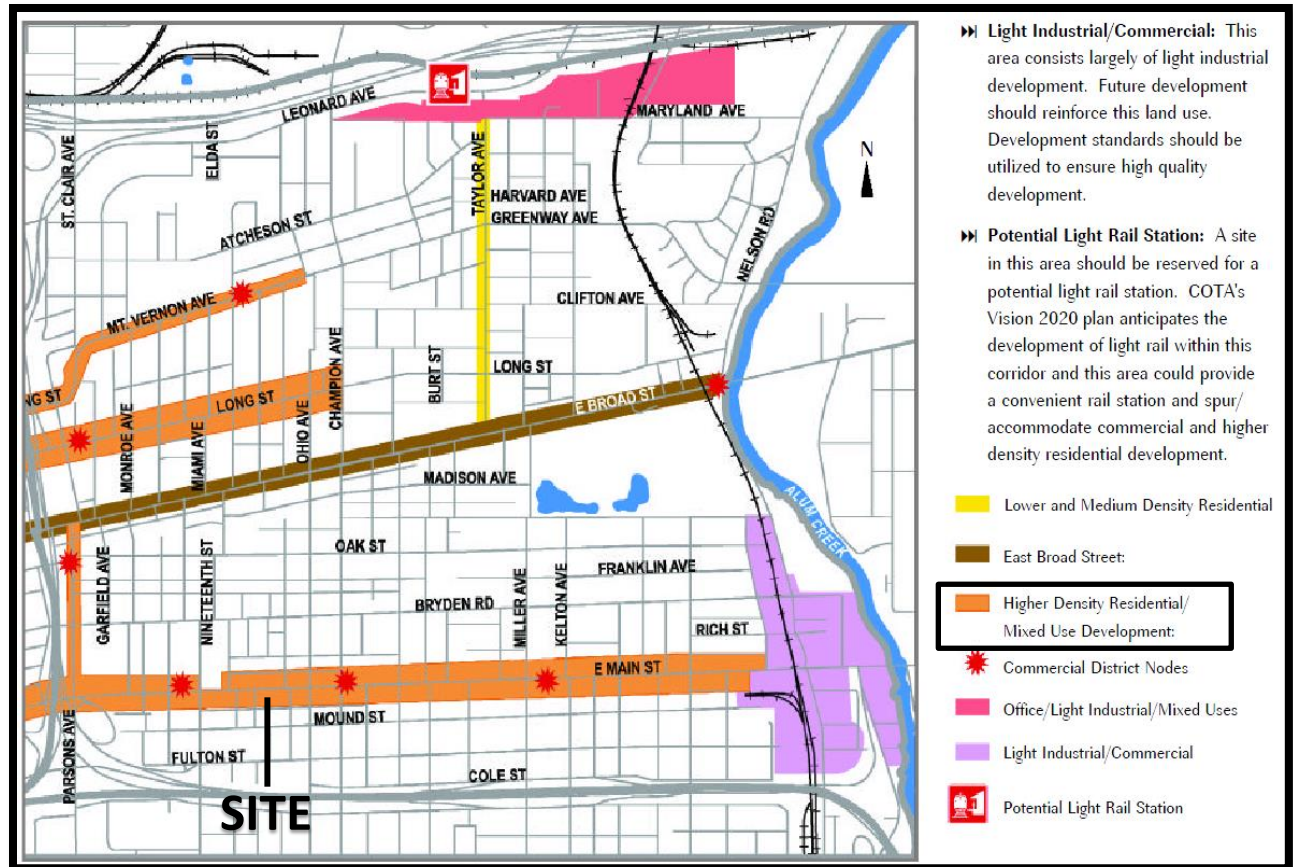
- The site is developed with an automobile sales lot in the CPD, Commercial Planned Development District. The current CPD text only permits C-2 uses. The requested CPD, Commercial Planned Development District would allow automobile sales.
- To the north of the site, across East Main Street, is the Salvation Army building in the ARLD, Apartment Residential District. To the south are single-unit dwellings in the R-2F, Residential District. To the east is a Mental Health & Substance Use Disorder Treatment Center in the L-C-3, Limited Commercial District. To the west is a multi-tenant commercial building in the ARLD, Apartment Residential District.
- This site is subject to the East Main Street Urban Commercial Overlay and is located within the planning boundaries of the *Near East Area Plan* (2005), which recommends “Higher Density Residential/Mixed Use” land uses at this location. The Plan also states that commercial development should occur within the existing historic commercial districts. Furthermore, the Plan recommends that parking be located to the rear of the principal building and that it be screened from adjacent public streets.
- The site is located within the boundaries of the Near East Area Commission, whose recommendation is for approval. The fencing condition has been met and incorporated into the site plan.
- The development text permits C-4 uses, commits to a site plan, and includes development standards addressing setbacks, traffic access, screening, and signage. The text also includes code modifications to waive the landscaping and screening requirements and to allow parallel parking spaces to be located to the side of the building.
- The *Columbus Multimodal Thoroughfare Plan* (2018) identifies this portion of East Main Street as an Urban Commuter Corridor requiring 100 feet of right-of-way.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

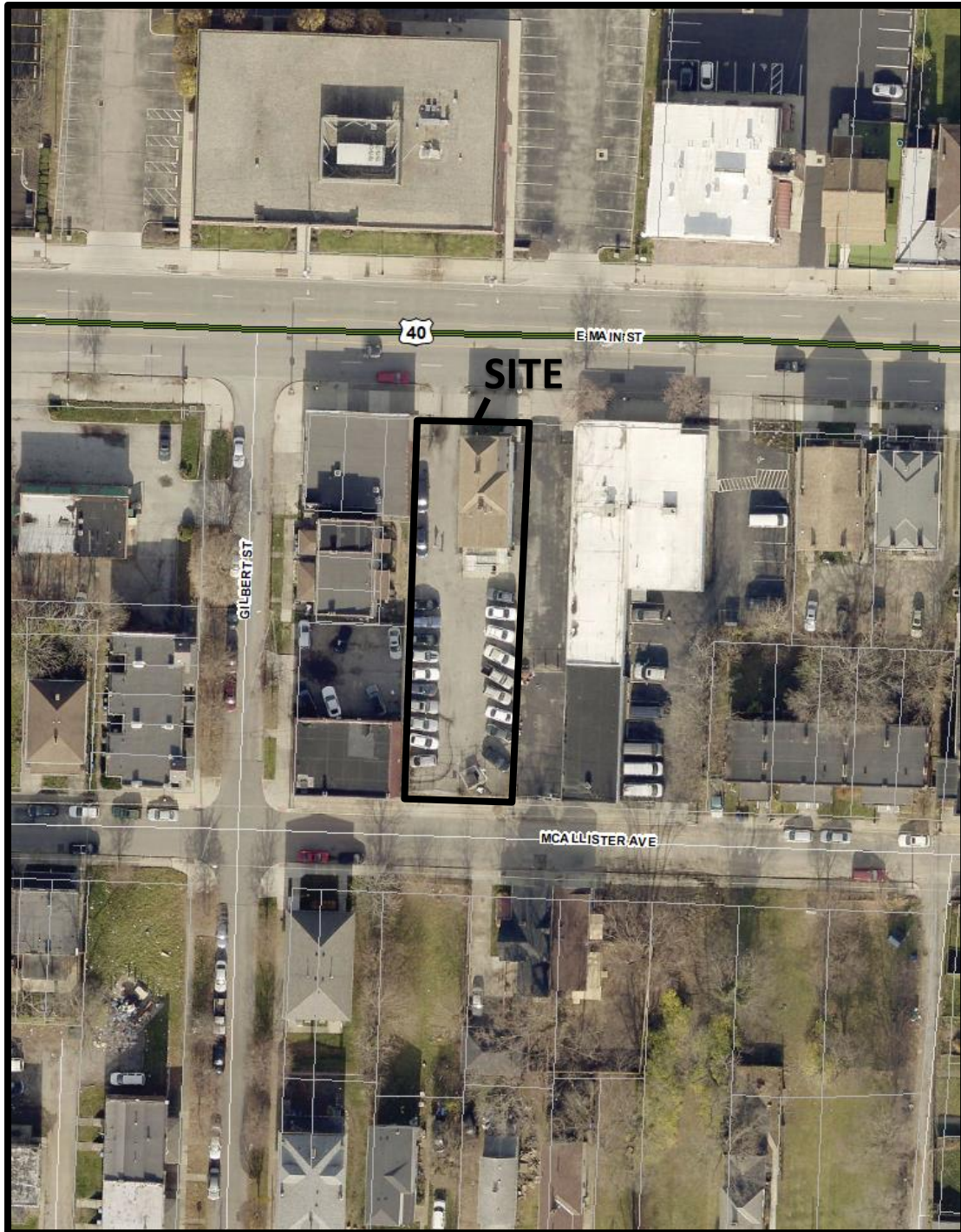
The requested CPD, Commercial Planned Development District will conform an existing automobile sales facility. The proposal is consist with the *Near East Area Plan's* recommendations for commercial development occurring within existing historical commercial districts such as Main Street and for parking to be located to the rear of the principal building, screened from adjacent public streets.



Z22-082
985 E. Main St.
Approximately 0.2' acres
CPD to CPD



Z22-082
 985 E. Main St.
 Approximately 0.2' acres
 CPD to CPD



Z22-082
985 E. Main St.
Approximately 0.2' acres
CPD to CPD

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

222-082

Address

983/985 E Main St

Group Name

Near East Area Commission

Meeting Date

12/8/2022

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:

Owner will have fencing that matches the front of the property that will extend on the East and West sides of the property - with stat fillers on the sides of the child care

Vote

12-0-1

Signature of Authorized Representative

CJ

Recommending Group Title

Chair

Daytime Phone Number

614-403-2225

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.



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 #: Z22-082

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) ANDREW M VOGEL
of (COMPLETE ADDRESS) 6745 MEIZWIN PLACE COLUMBUS OHIO 43235
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>ZARA REALTY INVEST- MENTS LLC</u> <u>7863 AVALEEN CIR DUBLIN OH</u>	2.
3. <u>43016</u>	4.

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

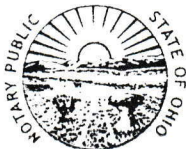
SIGNATURE OF AFFIANT *Andrew Vogel*

Sworn to before me and signed in my presence this 25 day of April, in the year 2023

Tammy R. Sahr
SIGNATURE OF NOTARY PUBLIC

March 25, 2026
My Commission Expires

Notary Seal Here



TAMMY R SAHR
Notary Public
State of Ohio
My Comm. Expires
March 25, 2026

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