

PROPOSED SITE PLAN
SCALE: 1" = 20'-0"

818 E. LONG STREET
PROPOSED SITE PLAN
FEBRUARY 21, 2019

KINGSLEY + CO.

BORROR
RECREATION CONSTRUCTION LANDSCAPE

archaii
ARCHITECTURAL ALLIANCE

PARKING REQUIREMENTS:

| | | | |
|--------------------------------|-----------|---------------|--------------|
| RESIDENTIAL UNITS: | 130 UNITS | 1.5 / UNIT | 195.00 |
| RESTAURANT: | 3,788 SF | 1.0 / 100 SF* | 37.88 |
| RESTAURANT PARKING: | 0.220 SF | 1.0 / 200 SF* | 001.10 |
| RETAIL: | 5,570 SF | 1.0 / 500 SF* | 011.14 |
| TOTAL PARKING REQS: | | | 244.02 (244) |
| TOTAL PARKING PROVIDED: | | | 128.00 |
| VARIANCE: | | | 121 SPACES |
| TOTAL BICYCLE SPACES PROVIDED: | | | 078.00 |

*Parking reductions per Urban Commercial Density (25% Restaurant Use, 50% Retail Use)

SITE LIGHTING:

- SINGLE LAMP LIGHT FIXTURE, POLE MOUNTED
- TWO LAMP LIGHT FIXTURE, POLE MOUNTED
- PEDESTRIAN SITE LIGHTING FIXTURE, POLE MOUNTED

The code requires lighting units be located above the permitted building footprint. The code requires lighting to be located on the first floor of the building and adjacent to the building. The code requires lighting to be located on the first floor of the building and adjacent to the building. The code requires lighting to be located on the first floor of the building and adjacent to the building.

A variance is requested for 121 parking spaces.

Section 325.05, C-4 permitted uses.

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**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
FEBRUARY 14, 2019**

- 9. APPLICATION: Z18-052**
Location: **818 EAST LONG STREET (43205)**, being 2.27± acres located at the northeast corner of East Long Street and Garfield Avenue (010-014545 and 5 others; Near East Area Commission).
Existing Zoning: R-2F, Residential and AR-O, Apartment Office districts.
Request: CPD, Commercial Planned Development District (H-200).
Proposed Use: Mixed-use development.
Applicant(s): Kingsley + Co.; c/o Sean Mentel, Atty.; 100 South Fourth Street, Suite 100; Columbus, OH 43215.
Property Owner(s): Columbus Holding Group LLC; 1393 East Broad Street; Columbus, OH 43205.
Planner: Michael Maret; 614-645-2749; mjmaret@columbus.gov

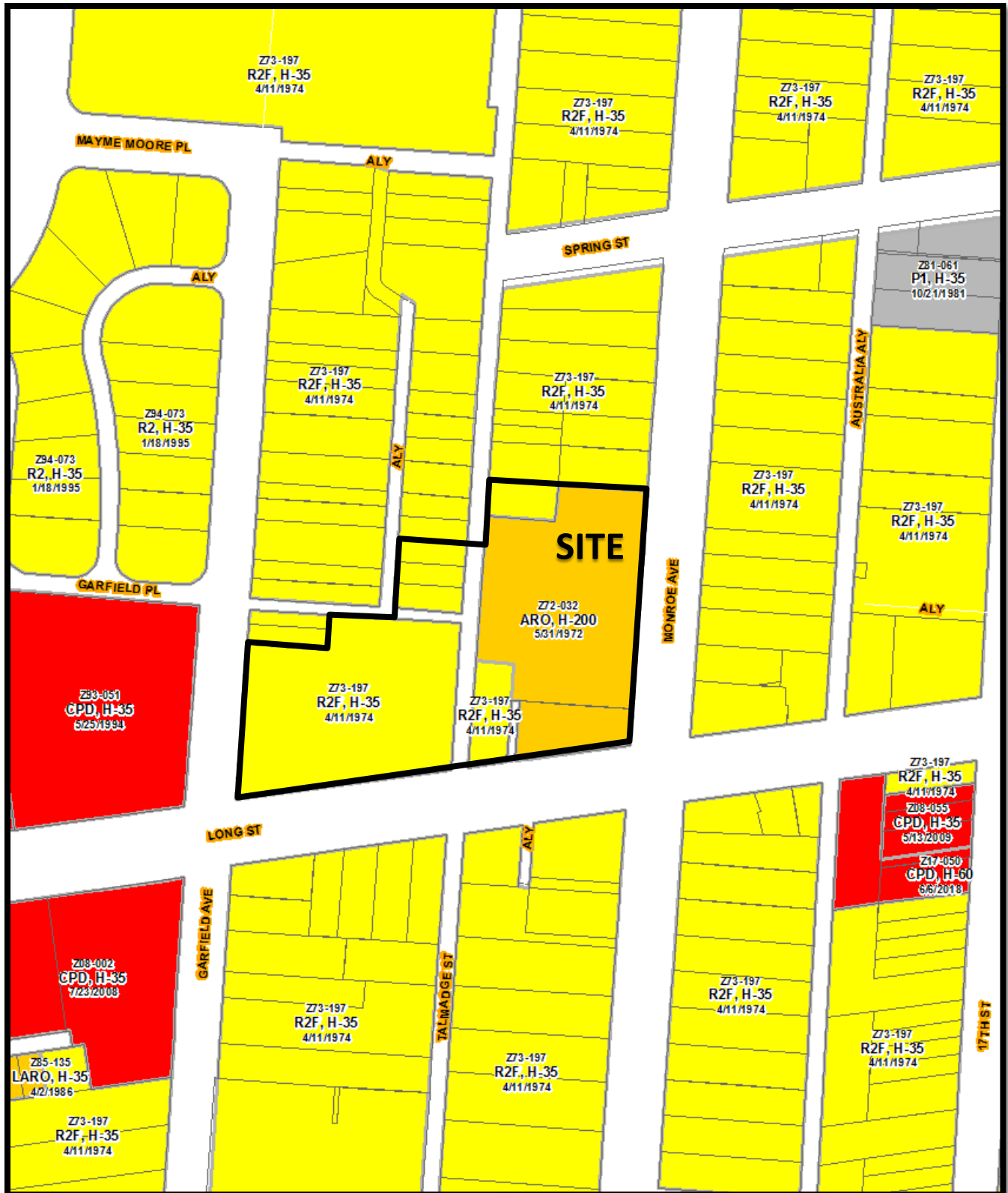
BACKGROUND:

- The 2.27± acre site consists of eight parcels, most undeveloped, while one is developed with a vacant commercial building and another with a dwelling, zoned in the R-2F, Residential and AR-O, Apartment Office districts. The applicant proposes to develop the site with a mixed-use development consisting of residential, retail, and office uses in the CPD, Commercial Planned Development District.
- The site is bordered to the north by dwellings in the R-2F, Residential District. To the south, east, and west are commercial businesses, vacant lots, and a dilapidated structure along the East Long Street corridor in the R-2F, Residential and C-4, Commercial districts.
- A Concurrent Council variance application (CV18-073) has been filed to allow first-floor residential uses on the site. That request will be heard by City Council and will not be considered at this development Commission meeting.
- The site is subject to the East Long Street Urban Commercial Overlay (UCO) and is within the planning area of the *Near East Area Plan* (2005), which recommends higher density residential and mixed-use development at this location.
- The site is located within the boundaries of the Near East Area Commission, whose recommendation is for approval.
- The development text establishes C-4 permitted uses, C-4 and UCO development standards, and includes supplemental development standards that address setbacks, parking, loading, and graphics. Variances to reduce the required number of parking spaces from 249 to 128, loading space location, and reduce building and parking setback lines are included in the proposal.

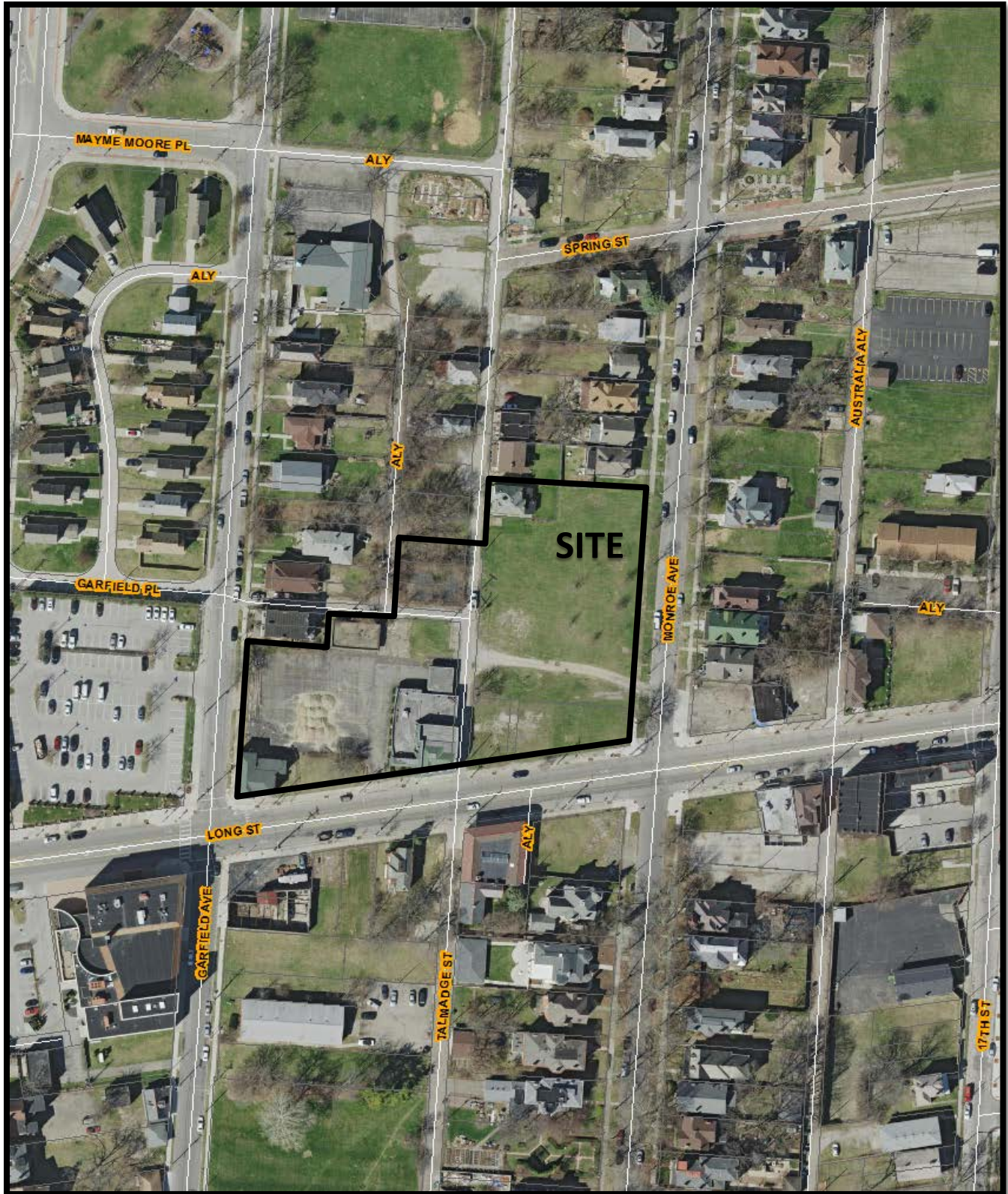
- The *Columbus Thoroughfare Plan* identifies East Long Street as a 4-2 arterial requiring a minimum of 50 feet of right-of-way from centerline.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested CPD zoning classification would permit the construction of a mixed-use development in conjunction with concurrent Council variance CV18-073. The *Near East Area Plan* recommends higher density and mixed-use development along this corridor. The plan includes recommendations for the development of pedestrian and transit-oriented environments and proposes the use of Urban Commercial Overlay design standards and street-level retail. The proposed mixed-use development is consistent with the Plan's goals and is compatible with the commercial developments along the Long Street corridor and the adjacent dwellings to the north and east.

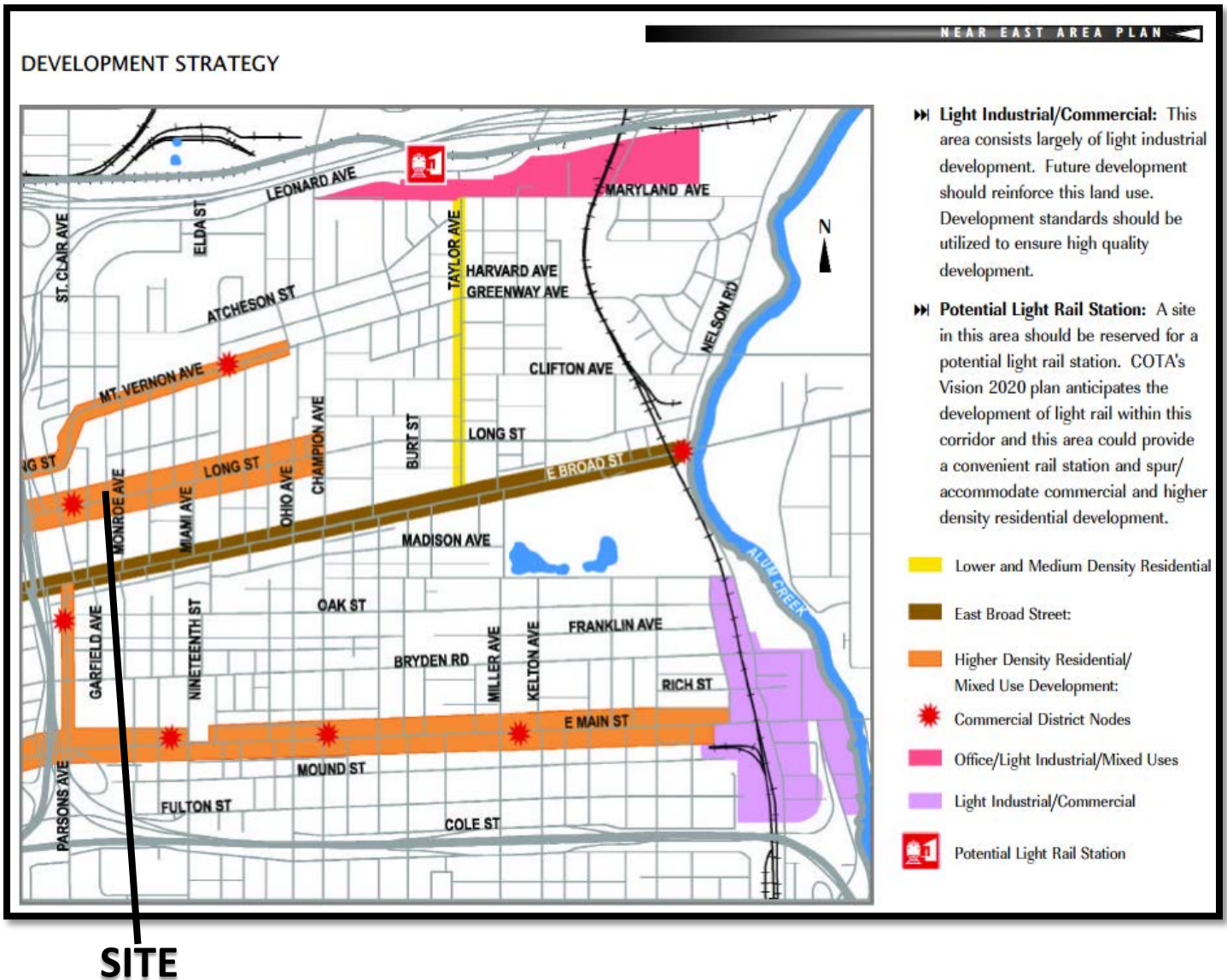


Z18-052
818 East Long Street
Approximately 2.27 acres
R-2F & AR-O to CPD



Z18-052
818 East Long Street
Approximately 2.27 acres
R-2F & AR-O to CPD

Near East Area Plan (2005) – Higher Density Residential / Mixed Use Development Recommended



Z18-052
 818 East Long Street
 Approximately 2.27 acres
 R-2F & AR-O to CPD

Standardized Recommendation Form

111 North Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • www.columbus.gov/bzs • zoninginfo@columbus.gov

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW

(PLEASE PRINT)

Case Number:

218-052, CV18-073

Address:

818 E. Long St Columbus, OH

Group Name:

Kinsley + Co

Meeting Date:

1/10/19

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:

Vote:

11-0-1

Signature of Authorized Representative:

SIGNATURE

CHAIR NEAR EAST ARE Comm

RECOMMENDING GROUP TITLE

DAYTIME PHONE NUMBER

614-582-3053

Please e-mail this form to the assigned planner within 48 hours of your meeting day; or FAX to Zoning at 614-645-2463; or MAIL to: Assigned Planner, City of Columbus, Department of Building & Zoning Services, 111 N. Front St., Columbus, OH 43215.



DEPARTMENT OF BUILDING
AND ZONING SERVICES

Rezoning Application

111 North Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • www.columbus.gov • zoninginfo@columbus.gov

PROJECT DISCLOSURE STATEMENT

All parties having a 5% or more interest in the project that is the subject of this application should be listed.

THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

APPLICATION #: 218-052

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Sean Mentel

of (COMPLETE ADDRESS) 100 S. Fourth Street, Suite 100, 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
Business or individual's address
Address of corporate headquarters
City, State, Zip
Number of Columbus based employees
Contact name and number

| | |
|---|---|
| 1. Douglas G. Borror 985 N. High Street, Suite 200 Columbus, Ohio 43201 | 2. Chinedum K. Ndukwe 30 W. Third St., 4th Floor Cincinnati, OH 45202 |
| 3. | 4. |

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

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 28 day of August, in the year 2018

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

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

Notary Seal Here



JON R. STEVENSON, Attorney At Law
NOTARY PUBLIC - STATE OF OHIO
My commission has no expiration date
Sec. 147.03 B.C.

PLEASE NOTE: Incomplete information will result in the rejection of this submittal.

Applications must be submitted by appointment. Call 614-645-4522 to schedule.

Please make all checks payable to the Columbus City Treasurer