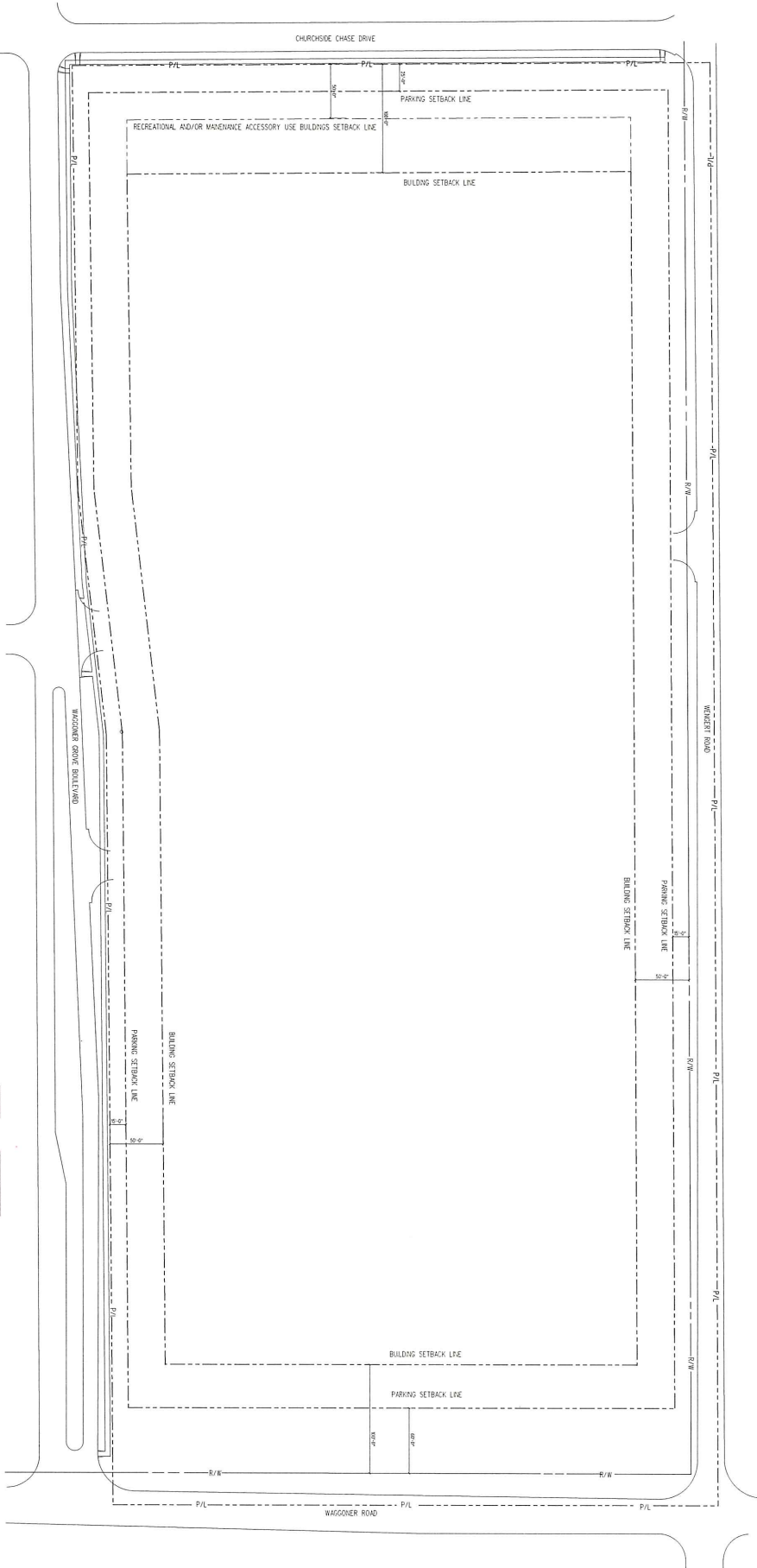


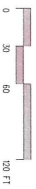
ACOCK
ASSOCIATES
ARCHITECTS
200 North Main Street
Cincinnati, Ohio 45219
Tel: (513) 228-1388 Fax: (513) 228-2770
10.1.2019

Final Site Plan Received 3/14/19 Z18-077

Eastpointe Christian Church



CPD EXHIBIT



745
N. Wagoner Rd.
Cincinnati, Ohio
45204

3/14/19

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

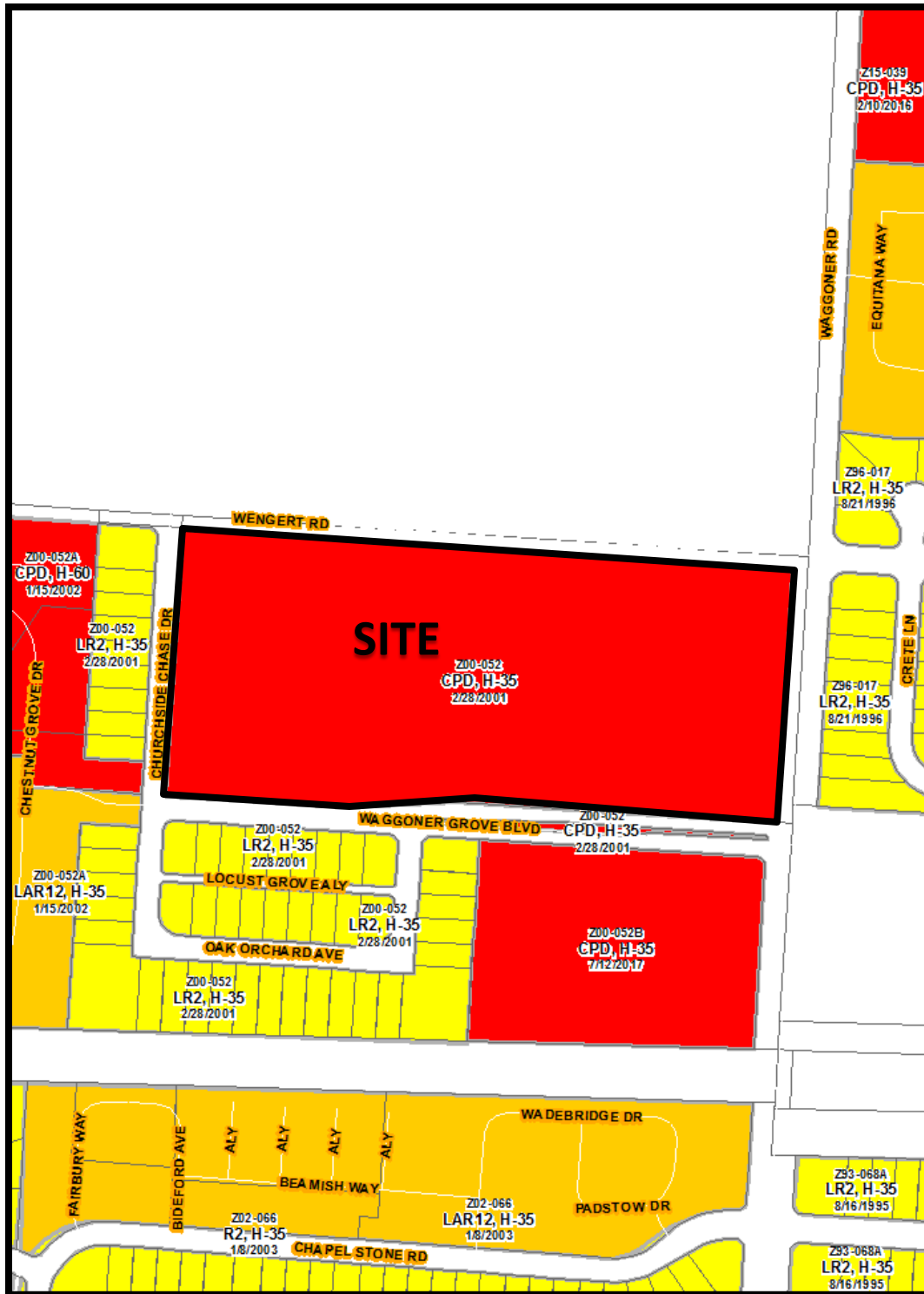
- 3. APPLICATION: Z18-077**
Location: **745 NORTH WAGGONER ROAD (43004)**, being 17.21± acres located at the southwest corner of North Waggoner Road and Wengert Road (515-257296; Far East Area Commission).
Existing Zoning: CPD, Commercial Planned Developed District.
Request: CPD, Commercial Planned Developed District (H-60).
Proposed Use: Update to development standards.
Applicant(s): Eastpointe Christian Church; c/o Jeffrey L. Brown, Atty.; 37 West Broad Street, Suite 460; Columbus, OH 43215.
Property Owner(s): The Applicant.
Planner: Tim Dietrich; 614-645-6665; tedietrich@columbus.gov

BACKGROUND:

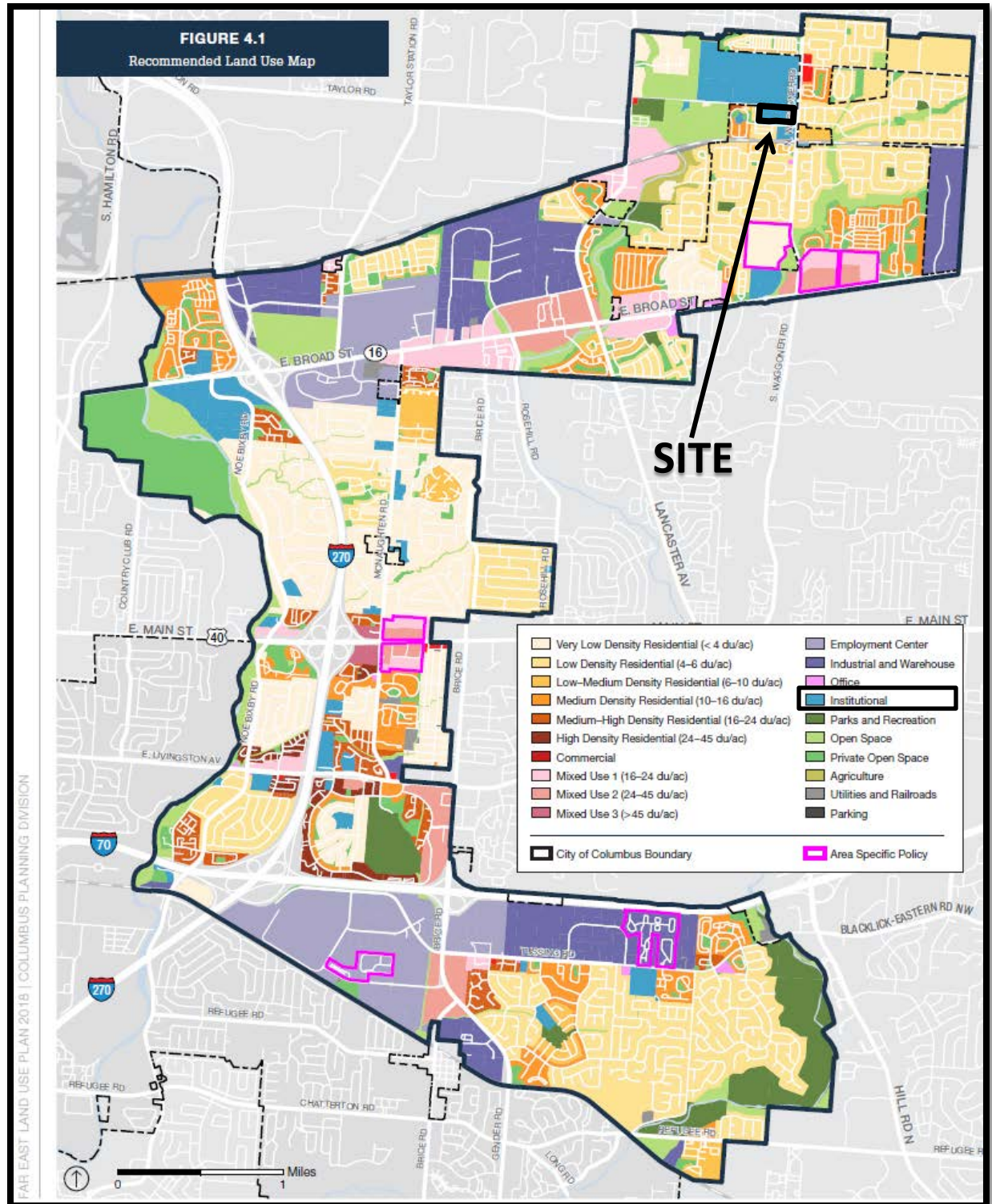
- The 17.21± acre site is developed with a religious facility and zoned in the CPD, Commercial Planned Development District. The applicant is requesting a new CPD district to update current development standards to permit expansion of the existing religious facility.
- North of the site is a farm/rural use zoned RSRD, Restricted Suburban Residential District in Jefferson Township. South of the site are single-unit dwellings in the L-R-2, Limited Residential District and a fire station in the CPD, Commercial Planned Development District. East of the site are single-unit dwellings in the L-R-2, Residential District. West of the site are single-unit dwellings in the L-R-2, Residential District.
- The site is within the planning boundaries of the *Far East Land Use Plan* (2018), which recommends “institutional” land uses at this location. Additionally, the Plan includes complete adoption of the *Columbus Citywide Planning Policies* (C2P2) design guidelines.
- The site is located within the boundaries of the Far East Area Commission, whose recommendation is for approval.
- The CPD text establishes use restrictions and supplemental development standards that address building and parking setbacks, parking requirements, graphics restrictions, and includes a commitment to a site plan. Additionally, a variance to reduce the minimum number of required parking spaces by adjusting the parking ratios is included in the text.
- The *Columbus Thoroughfare Plan* identifies North Waggoner Street as a 4-2 arterial requiring a minimum of 50 feet of right-of-way from centerline.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The proposed CPD, Commercial Planned Development District will update the current development standards to allow for expansion of the existing religious facility. The CPD text establishes appropriate use restrictions and supplemental development standards, including a commitment to develop the site in accordance with the submitted site plan. Additionally, the text includes a variance to reduce the minimum number of required parking spaces. The proposed use is consistent with *Far East Land Use Plan*, which recommends "institutional" land uses at this location, while the updated development standards and variance are appropriate for the use.



Z18-077
745 North Waggoner Road
Approximately 17.21 acres
From CPD to CPD



Z18-077
745 North Waggoner Road
Approximately 17.21 acres
From CPD to CPD



Z18-077
745 North Waggoner Road
Approximately 17.21 acres
From CPD to CPD



DEPARTMENT OF BUILDING
AND ZONING SERVICES

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

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

Case Number Z18-077 Eastpointe Church

Address 745 N Waggoner Rd

Group Name Far East Area Commission

Meeting Date JAN/8/2019

Specify Case Type

<input type="checkbox"/>	BZA Variance / Special Permit
<input type="checkbox"/>	Council Variance
<input checked="" type="checkbox"/>	Rezoning
<input type="checkbox"/>	Graphics Variance / Plan / Special Permit

Recommendation ☒ **Approval**
(Check only one) ☐ **Disapproval**

NOTES:

Z18-077 approved as submitted

Vote: Quorum of 4 3 yes / 0 no / 1 recused due to affiliation with the Church

Signature of Authorized Representative *Larry Marshall*

Recommending Group Title Commissioner / Zoning Chair

Daytime Phone Number: 614 619 3278

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

PLEASE NOTE: Incomplete information will result in the rejection of this submittal.
Applications must be submitted by Appointment. Call 614-645-4522 to Schedule

THE CITY OF
COLUMBUS
ANDREW J. GRITHER, MAYOR

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 #: 218-077

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jeffrey L. Brown
of (COMPLETE ADDRESS) 37 W. Broad St., #460, Columbus, OH 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. Eastpointe Christian Church 745 N. Waggoner Road Blacklick, OH 43004 Thomas Berridge 614-314-4346 11 Number Columbus based employees	2.
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 20th day of November, in the year 2018

SIGNATURE OF NOTARY PUBLIC



My Commission Expires:

Natalie C. Timmons

Notary Public, State of Ohio

My Commission Expires 09-04-2020

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

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