

PROJECT ZONING INFORMATION

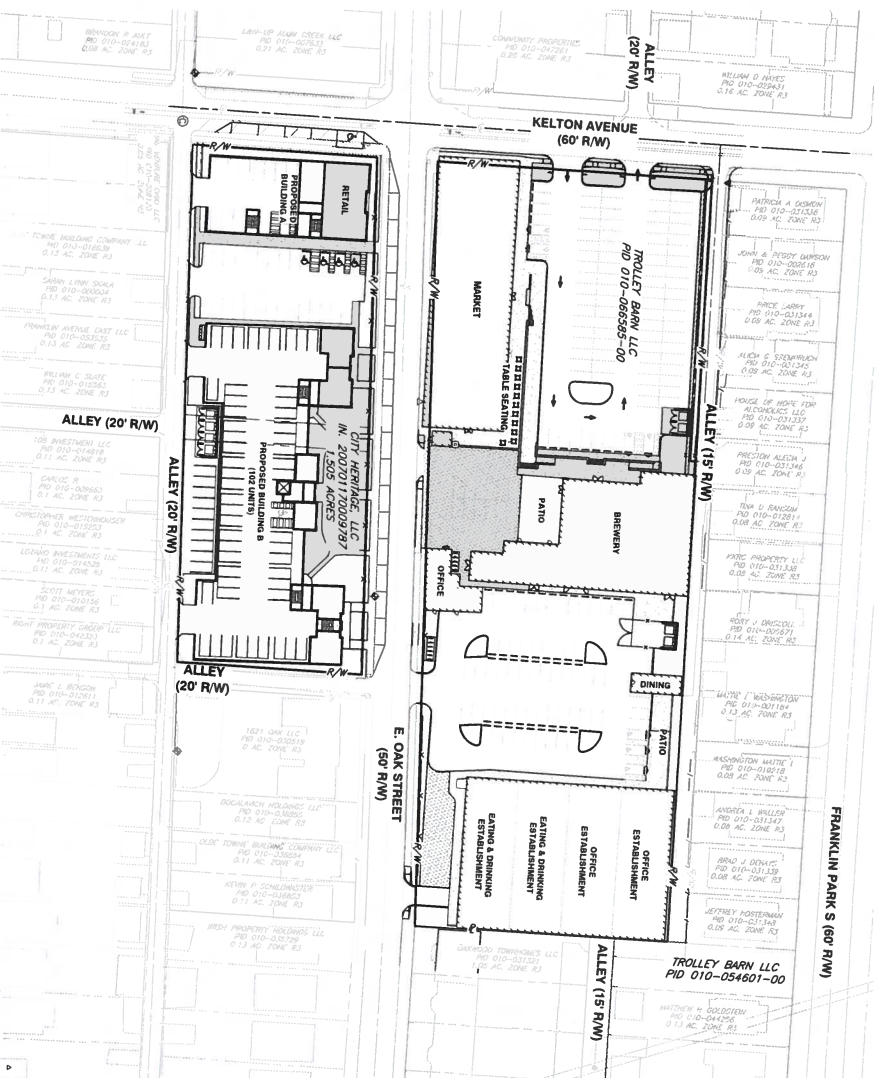
PARCEL DATA - TROLLEY BARN, LLC
 STREET ADDRESS: 1600 OAK STREET, COLUMBUS, OHIO 43209
 LOCATED NEARBY: LOCATED NEARBY AT THE INTERSECTION OF E. OAK STREET AND KELTON AVENUE.
 ZONING CATEGORY: C-1, COMMERCIAL, DISTRICT
 PREVIOUS ZONING CATEGORY: C-1, COMMERCIAL, DISTRICT
 MAP SHEET: 1-100 PER ZONING APPLICATION

SITE DATA
 TOTAL SITE AREA: 4.316 AC (117,800 SQ. FT.)
 TOTAL SITE AREA: 2.254 AC

BUILDING DATA
 BUILDING AREA, GROSS: 8,817 SQ. FT. (AREA A)
 BUILDING AREA, GROSS: 2,818 SQ. FT. (AREA B, C, D)
 BUILDING AREA, GROSS: 1,232 SQ. FT. (AREA E, F, G)
 BUILDING AREA, GROSS: 1,131 SQ. FT. (AREA H)
 BUILDING AREA, GROSS: 1,131 SQ. FT. (AREA I)
 BUILDING AREA, GROSS: 1,131 SQ. FT. (AREA J)
 BUILDING AREA, GROSS: 1,131 SQ. FT. (AREA K)
 BUILDING AREA, GROSS: 1,131 SQ. FT. (AREA L)
 BUILDING AREA, GROSS: 1,131 SQ. FT. (AREA M)
 BUILDING AREA, GROSS: 1,131 SQ. FT. (AREA N)
 BUILDING AREA, GROSS: 1,131 SQ. FT. (AREA O)
 BUILDING AREA, GROSS: 1,131 SQ. FT. (AREA P)
 BUILDING AREA, GROSS: 1,131 SQ. FT. (AREA Q)
 BUILDING AREA, GROSS: 1,131 SQ. FT. (AREA R)
 BUILDING AREA, GROSS: 1,131 SQ. FT. (AREA S)
 BUILDING AREA, GROSS: 1,131 SQ. FT. (AREA T)
 BUILDING AREA, GROSS: 1,131 SQ. FT. (AREA U)
 BUILDING AREA, GROSS: 1,131 SQ. FT. (AREA V)
 BUILDING AREA, GROSS: 1,131 SQ. FT. (AREA W)
 BUILDING AREA, GROSS: 1,131 SQ. FT. (AREA X)
 BUILDING AREA, GROSS: 1,131 SQ. FT. (AREA Y)
 BUILDING AREA, GROSS: 1,131 SQ. FT. (AREA Z)



ZONING SITE PLAN **FOR** **TROLLEY BARN**



PROJECT DESCRIPTION

THE REPRESENTATIVE OF AN ENGINEERING FIRM HAS CONDUCTED A VISUAL ANALYSIS OF THE PROPOSED PROJECT AND HAS DETERMINED THAT THE PROJECT IS COMPATIBLE WITH THE ZONING REGULATIONS OF THE CITY OF COLUMBUS, OHIO.

1. EXISTING AND PROPOSED PROJECT INFORMATION OBTAINED FROM FIELD SURVEY PERFORMED IN JANUARY 2018.
 2. EXISTING MAPS, INFORMATION OBTAINED FROM FRANKLIN COUNTY AUDITOR, FEBRUARY 2018.

REFERENCES
 1. EXISTING AND PROPOSED PROJECT INFORMATION OBTAINED FROM FIELD SURVEY PERFORMED IN JANUARY 2018.
 2. EXISTING MAPS, INFORMATION OBTAINED FROM FRANKLIN COUNTY AUDITOR, FEBRUARY 2018.

INDEX MAP

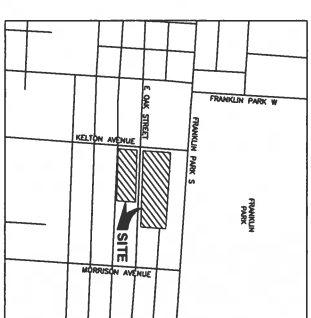
SCALE IN FEET

0 50 100

ENGINEER / SURVEYOR
 CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
 250 WILSON BRIDGE ROAD, SUITE 250
 WORTHINGTON, OH 43085
 (614) 244-6808
 WWW.CEECINC.COM

DEVELOPER
 CONNECT REALTY
 1600 OAK STREET
 COLUMBUS, OH 43209
 (614) 244-6808
 WWW.CONNECTREALTY.COM

UNITED PROTECTION SERVICE
 800.362.2764 or 814
 WWW.UNITEDPROTECTION.COM



VICINITY MAP

SHEET NUMBER	DRAWING INDEX	SHEET TITLE
1	0000	COVER SHEET
2	0001	SITE PLAN & EXISTING DATA

FOR THE DIVISION OF POWER

THE DIVISION OF POWER (DOP) HAS REVIEWED AND APPROVED THE PROPOSED PROJECT AND HAS DETERMINED THAT THE PROJECT IS COMPATIBLE WITH THE ZONING REGULATIONS OF THE CITY OF COLUMBUS, OHIO.

FEMA FLOODPLAIN DATA

THE PROPERTY IS IN A FLOOD PLAIN AND THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL 16000, SHOWS THE PROPERTY IS IN A FLOOD PLAIN.

COMPLIANCE NOTE

THE PROPOSED PROJECT IS IN COMPLIANCE WITH THE ZONING REGULATIONS OF THE CITY OF COLUMBUS, OHIO.

SANITARY SEWER NOTE

THE PROPOSED PROJECT IS IN COMPLIANCE WITH THE SANITARY SEWER REGULATIONS OF THE CITY OF COLUMBUS, OHIO.

SANITARY DEMOLITION NOTE

THE PROPOSED PROJECT IS IN COMPLIANCE WITH THE SANITARY DEMOLITION REGULATIONS OF THE CITY OF COLUMBUS, OHIO.

RIGHT-OF-WAY ENCROACHMENT NOTE

THE PROPOSED PROJECT IS IN COMPLIANCE WITH THE RIGHT-OF-WAY ENCROACHMENT REGULATIONS OF THE CITY OF COLUMBUS, OHIO.

EXPIRATION NOTE

THE PROJECT IS IN COMPLIANCE WITH THE EXPIRATION REGULATIONS OF THE CITY OF COLUMBUS, OHIO.

PARKLAND DEDICATION NOTE

THE PROJECT IS IN COMPLIANCE WITH THE PARKLAND DEDICATION REGULATIONS OF THE CITY OF COLUMBUS, OHIO.

REGISTERED PROFESSIONAL

ENGINEER
 NAME: E.68068
 DATE: 6/26/19

DEVELOPER
 NAME: JTH
 DATE: 6/26/19

UNITED PROTECTION SERVICE
 NAME: JTH
 DATE: 6/26/19

COVER SHEET

DATE: JUNE 2019 DRAWN BY: JTH
 DWG SCALE: AS NOTED CHECKED BY: JTH
 PROJECT NO: 183-463
 APPROVED BY: DRAFT

CONNECT REALTY
TROLLEY BARN
1600 OAK STREET
FRANKLIN COUNTY
CITY OF COLUMBUS, OHIO

REVISION RECORD

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

Civil & Environmental Consultants, Inc.
 250 Old Wilson Bridge Road · Suite 250 · Worthington, OH 43085
 614-540-6835 · 888-598-6808
 WWW.CEECINC.COM

David Hodge - 6/26/19
 June 26, 2019



**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
APRIL 11, 2019**

- 6. APPLICATION: Z18-079**
- Location:** **1600 OAK STREET (43205)**, being 4.62± acres located at the northeast and southeast corners of Oak Street and Kelton Avenue (010-066585 and 010-138164; Near East Area Commission).
- Existing Zoning:** I, Institutional District and R-3, Residential District.
- Request:** CPD, Commercial Planned Development District and AR-3, Apartment Residential District (H-60).
- Proposed Use:** Mixed-use development.
- Applicant(s):** Trolley Barn LLC; c/o David Hodge, Atty.; Underhill & Hodge, LLC; 8000 Walton Parkway, Suite 260; New Albany, OH 43054.
- Property Owner(s):** Trolley Barn LLC, and City Heritage LLC; 1400 Dublin Road; Columbus, OH 43215.
- Planner:** Shannon Pine; 614-645-2208; spine@columbus.gov

BACKGROUND:

- This application was tabled at the request of the applicant at the March 14, 2019 Development Commission meeting. The 4.62± acre site consists of two parcels, one of which is developed with the historic Trolley Barn development and zoned I, Institutional District, and the other is undeveloped and zoned R-3, Residential District. The applicant proposes mixed-use development in two subareas. Subarea A, the Trolley Barn site, is proposed as retail, office, restaurant, brewery, and outside dining uses in the CPD, Commercial Planned Development District. Subarea B is proposed for multi-unit residential development in the AR-3, Apartment Residential District.
- The site is surrounded by undeveloped land and development in the R-3, Residential District, including single-unit residential development to the north and south, multi-unit residential development to the east, and undeveloped land and apartment buildings to the west.
- The site is within the boundaries of the *Near East Area Plan* (2005), but no land use recommendation is given for this location. The Plan does contain criteria to evaluate whether proposed commercial uses are appropriate in residentially-zoned areas, recommends that new housing be compatible with the existing architecture, and that density be consistent with housing types and densities found in the surrounding area. Staff notes that the existing building to the east of Subarea B is two stories in height, and that a step-down in height may be appropriate for the buildings proposed in Subarea B. The Plan also takes into consideration the restoration of existing contributing buildings when supporting new commercial activities. As the Trolley Barn site would rehabilitate existing contributing buildings, staff supports the proposed uses in Subarea A.
- The site is located within the boundaries of the Near East Area Commission, whose recommendation is for approval of the requested CPD and AR-3 districts.

- The CPD plan depicts the proposed development on Subarea A. The CPD text proposes C-4, Commercial District uses and development standards, and includes commitments for setbacks and parking. Variances to reduce building setback, parking lot landscaping, loading space requirements, and the number of required parking spaces from 412 to 168 are included in the CPD text.
- Concurrent Council variance CV18-104 has been filed to allow off-site distribution for the proposed brewery in Subarea A, and C-3, Commercial District uses in the corner building in Subarea B. Standard variances have also been incorporated to reduce aisle width, parking lot landscaping, maneuvering, vision clearance, lot coverage, setbacks, perimeter yard, and the number of parking spaces required from 162 to 102. This request will not be considered by the Development Commission and will be heard by City Council. The Site Plan depicted for Subarea B and the elevation renderings requested by the Planning Division will be incorporated into the exhibits for this request.

CITY DEPARTMENTS' RECOMMENDATION: Approval

The requested CPD, Commercial Planned Development and AR-3, Apartment Residential districts would permit a mixed-use development that is consistent with criteria within the *Near East Area Plan* as it relates to rehabilitation of contributing buildings for commercial use, and for compatible housing types, architecture, and density for the proposed residential development. Because of the significant parking variance request that is included in the CPD district, a parking study was requested and has been reviewed by the Department of Public Service. Based on the information provided in the study, the Department of Public Service has no further concerns with the proposed parking variance request associated with this application.

.....N18-079
1600 Oak Street
I and R-3 to CPD and AR-3
Approximately 4.62 acres



.....Z18-079
1600 Oak Street
I and R-3 to CPD and AR-3
Approximately 4.62 acres

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

Case Number Z18-078 and CV18-104
Address 1600 Oak Street, Columbus, OH 43205
Group Name Trolley Barn, LLC.
Meeting Date 02/14/19
Specify Case Type
☐ EZA Variance / Special Permit
☒ Council Variance
☐ Rezoning
☐ Graphics Variance / Plan / Special Permit
Recommendation
(Check only one) ☒ Approval
☐ Disapproval

NOTES:

Vote

Signature of Authorized Representative

Recommending Group Title

Daytime Phone Number

11-0-1 (Cross-Wormack)
Kathleen D. Bull
CHAIR NEAC
614-582-3053

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, 757 Carolyn Avenue, Columbus, Ohio 43224.

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 #: Z18-079STATE OF OHIO
COUNTY OF FRANKLINBeing first duly cautioned and sworn (NAME) Eric Zartmanof (COMPLETE ADDRESS) 8000 Walton Parkway, Suite 260, New Albany, Ohio 43054

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. Trolley Barn, LLC c/o Jeff Baur 614-264-5044 1400 Dublin Road Columbus, Ohio 43215	2. City Heritage LLC c/o Jeff Baur 614-264-5044 1400 Dublin Road Columbus, Ohio 43215
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 27th day of June, in the year 2019

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:



KIMBERLY B. GRAYSON
Notary Public, State of Ohio
My Commission Expires
January 11, 2021

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