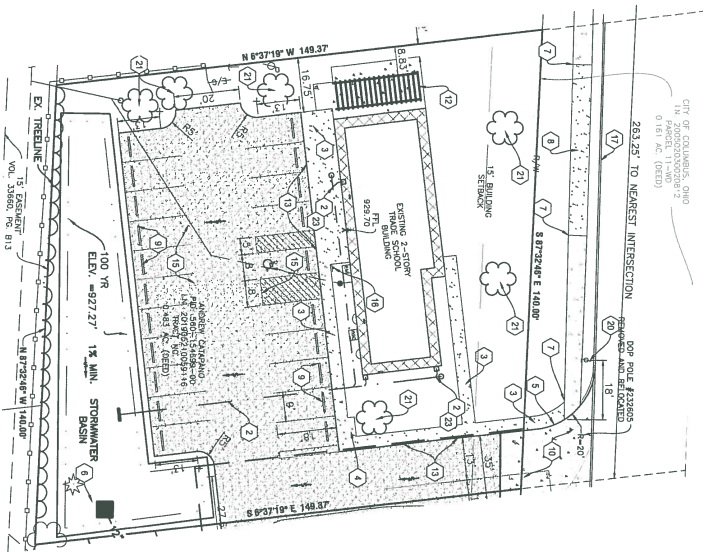
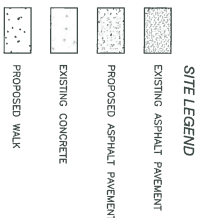


PARKING CALCULATION			
USE	UNITS	MINIMUM	
COSMETOLOGY			
EDUCATION FACILITY	1	1 PER 1,000 SF	
REQUIRED PARKING	5		
PROVIDED PARKING	21		
REQUIRED ADA (WVA/TOTAL)	1/1		
PROVIDED ADA (WVA/TOTAL)	1/1		
REQUIRED BIKE PARKING	2		
PROVIDED BIKE PARKING	2		
BUILDING AREA	4,129 SF GROSS		



Jeffery A. DeLo
Feb 24, 2020



- MSC NOTES**
- ALL DIMENSIONS SHOWN ARE TO FACE OF CURB, WHERE APPLICABLE.
 - EXISTING MANHOLES, WATER VALVES, OR OTHER UTILITY STRUCTURES SHALL REMAIN UNLESS OTHERWISE NOTED TO THE UTILITY OWNER'S REQUIREMENTS.
 - THROUGH THE COURSE OF THIS CONSTRUCTION PROJECT, THE OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL EXISTING UTILITIES AND STRUCTURES.
 - NECESSARY MANUAL REMOVAL OF DIRT OR MUD IN THE STREET GUTTERS-BREAKING SPACES, UNLESS OTHERWISE NOTED FOR DETAIL.
 - PROPOSED PROJECT WILL COMPLY WITH COMMUNITY DEVELOPMENT DEPARTMENT SECTION 3312.43 CURBING & SCREENING, 3312.39 STRIPING/MARKINGS, 3312.43 PARKING DEDICATION, CHAPTER 3318, DOES NOT APPLY.
 - 1. 1" STORM SEWER, SEE DETAILS.
 - 2. 4" ROOF DRAIN, SEE DETAILS.
 - 3. CONCRETE SIDEWALK, 4" THK. EXCEPT AS NOTED, SEE DETAIL.
 - 4. BRIDGE RACK LOCATION.
 - 5. PROPOSED DRIVE DRIVEWAY.
 - 6. OUTLET CONTROL STRUCTURE W/ OFFICE PLATE, SEE DETAILS.
 - 7. SAW CUT AT NEAREST PAVEMENT JOINT.
 - 8. 18" DIAMETER CONCRETE CURB, 18" HIGH, 18" WIDE.
 - 9. WHEEL STOP, 1" THK. INSTALLED & SECURED PER MANUFACTURER'S RECOMMENDATIONS.
 - 10. PROPOSED ASPHALT PAVEMENT PER CDD STD. DMC. 2202.
 - 11. PROPOSED ASPHALT PAVEMENT, SEE ARCHITECTURAL PLANS.
 - 12. SAWCUT EDGES TO EXPOSED VERTICAL FACE PRIOR TO HOT LAYDOWN OF NEW PAVEMENT & SEAL JOINT WITH ITM 705.04.
 - 13. 407 TACK COAT, TO EXPOSED VERTICAL FACE PRIOR TO HOT LAYDOWN OF NEW PAVEMENT & SEAL JOINT WITH ITM 705.04.
 - 14. 16" DIAMETER CONCRETE CURB, 16" HIGH, 16" WIDE.
 - 15. PAVEMENT MARKINGS INCLUDING PARKING SPACES, TRANSVERSE LINES & ADA SYMBOLS.
 - 16. 16" DIAMETER CONCRETE CURB, 16" HIGH, 16" WIDE.
 - 17. REPLACE EXISTING CURB AT CURB-CUT W/ NEW 18" STRAIGHT CURB PER CDD STD. DMC. 2000.
 - 18. EXISTING CURB.
 - 19. EXISTING CURB.
 - 20. RELOCATE STREET LIGHT POLE HERE, INSTALL NEW BASE PER CDD SPEC. 1100 AND STD. DRAWING M15-022.
 - 21. PROPOSED TREE LOCATION.

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

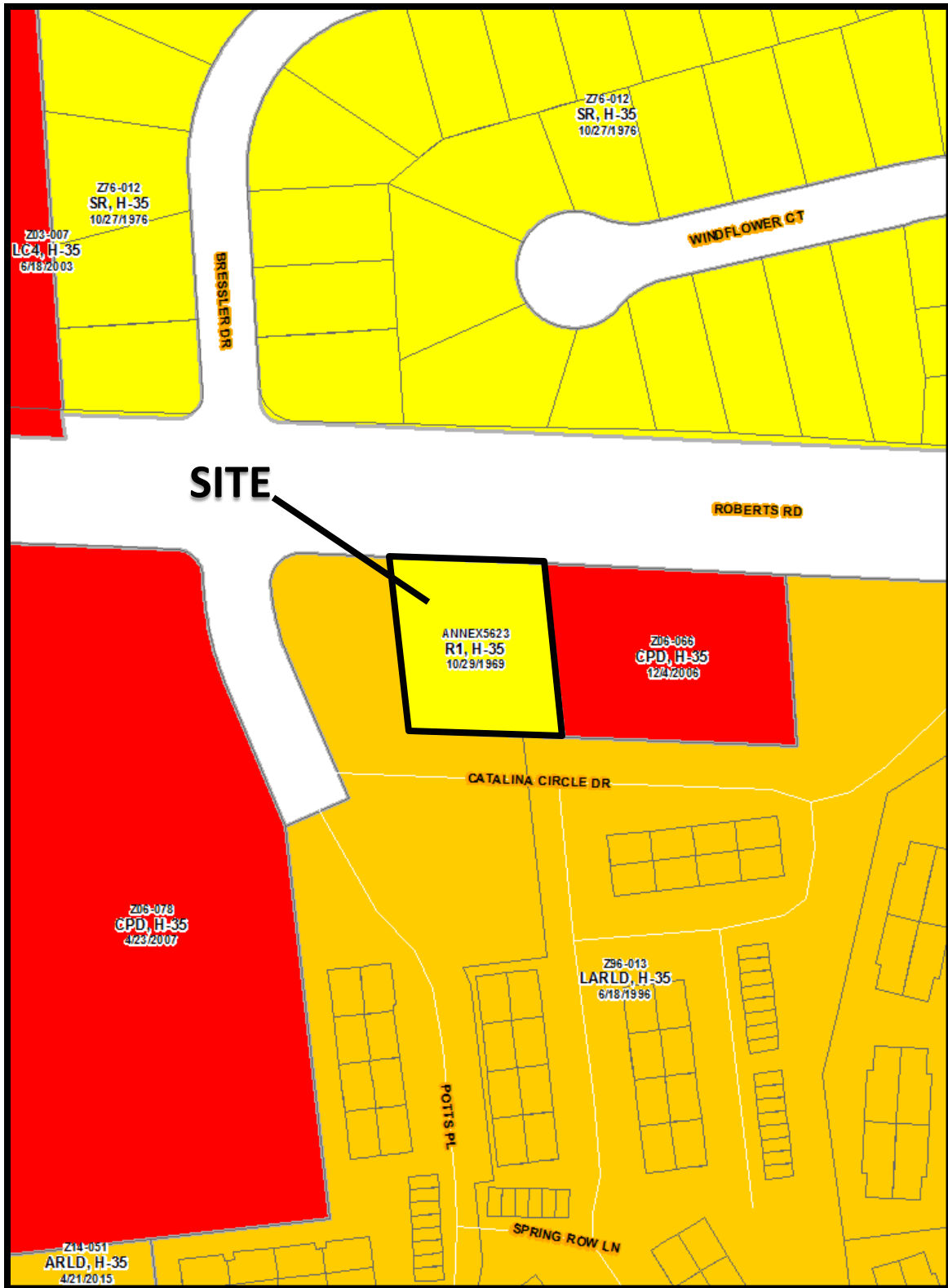
- 5. APPLICATION: Z19-072**
Location: **5309 ROBERTS RD. (43026)**, being 0.48± acres located on the south side of Roberts Road, 90± east of Potts Place (560-154699; Far West Side Area Commission).
Existing Zoning: R-1, Residential District.
Request: CPD, Commercial Planned Development District (H-35).
Proposed Use: Cosmetology educational training facility or office commercial uses.
Applicant(s): Andrew Catapano, c/o Jeffrey L. Brown, Atty.; 37 West Broad Street, Suite 460; Columbus, OH 43215.
Property Owner(s): Andrew Catapano & Ryan A. Krass; 5555 Cleveland Avenue; Columbus, OH 43231.
Planner: Tim Dietrich; 614-645-6665; tedietrich@columbus.gov

BACKGROUND:

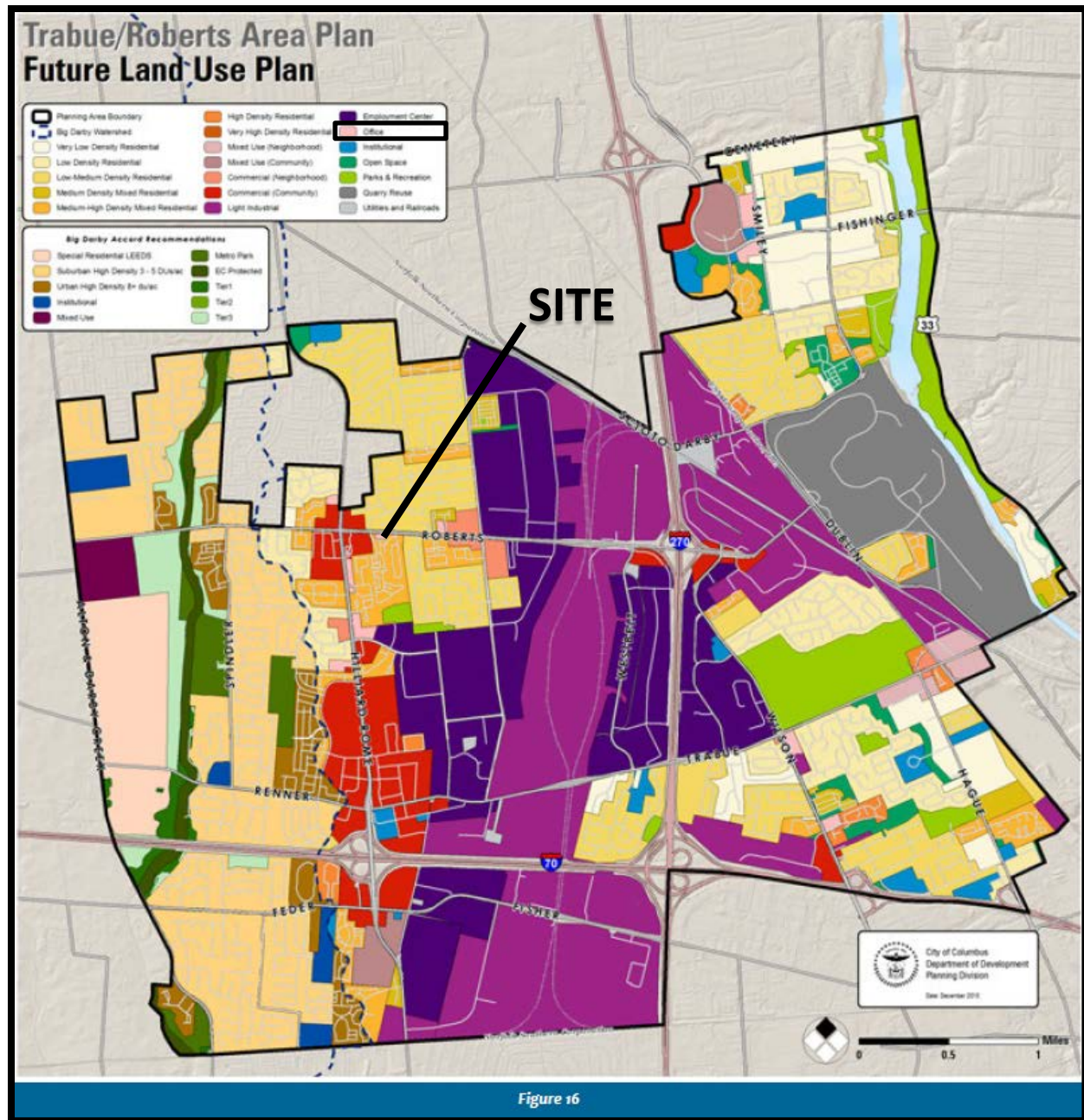
- The 0.48± acre site consists of one parcel developed with a single-unit dwelling in the R-1, Residential District. The applicant is requesting the CPD, Commercial Planned Development District to permit a cosmetology educational training facility or office commercial uses.
- North of the site are single-unit dwellings in the SR, Suburban Residential District. South of the site is a multi-unit residential development in the L-ARLD, Limited Apartment Residential District. East of the site is an office building in the CPD, Commercial Planned Development District. West of the site is a shopping center in the CPD, Commercial Planned Development District.
- This site is within the planning boundaries of the *Trabue/Roberts Area Plan* (2011), which recommends office land uses at this location.
- The site is located within the boundaries of the Far West Side Area Commission, whose recommendation is for approval.
- The CPD text establishes use restrictions and supplemental development standards that address building setbacks, traffic access, required parking minimums, street trees, and preservation of existing tree buffer. A commitment to develop the site in accordance with the submitted site plan is included in the text. Additionally, variances to reduce the building setback and to permit parking space maneuvering to cross parcel lines are included.
- The *Columbus Multimodal Thoroughfare Plan* identifies this portion of Roberts Road as a Suburban Commuter Corridor requiring 120 feet of right-of-way.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The proposed CPD, Commercial Planned Development District permits a cosmetology educational facility or office commercial uses. The CPD text establishes appropriate use restrictions and addresses supplemental development standards. The requested CPD district is consistent with *Trabue/Roberts Area Plan's* recommendation for office land uses at this location. The applicant is committing to developing the site in accordance with the submitted site plan which shows street trees, preservation of existing tree buffer, a separate pedestrian connection to the site, and traffic access to the site from a shared drive.



Z19-072
5309 Roberts Rd.
Approximately 0.48 acres
R-1 to CPD



Z19-072
5309 Roberts Rd.
Approximately 0.48 acres
R-1 to CPD



Z19-072
5309 Roberts Rd.
Approximately 0.48 acres
R-1 to CPD

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW
(PLEASE PRINT)

Case Number:

Address:

Group Name:

Meeting Date:

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:

Signature of Authorized Representative:

SIGNATURE

RECOMMENDING GROUP TITLE

DAYTIME PHONE NUMBER

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.

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 #: 219-072

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jeffrey L. Brown
of (COMPLETE ADDRESS) 37 West Broad Street, Suite 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 (include 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. Andrew Catapano / Ryan A Krass 5555 Cleveland Avenue Columbus, OH 43231 Andrew Catapano - 614-307-9131 No Columbus based employees	2. Andrew Catapano
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 10th day of September, in the year 2019

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:



This Project Disclosure Statement expires six months after date of notarization.
Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2020

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