

MATERIAL LEGEND

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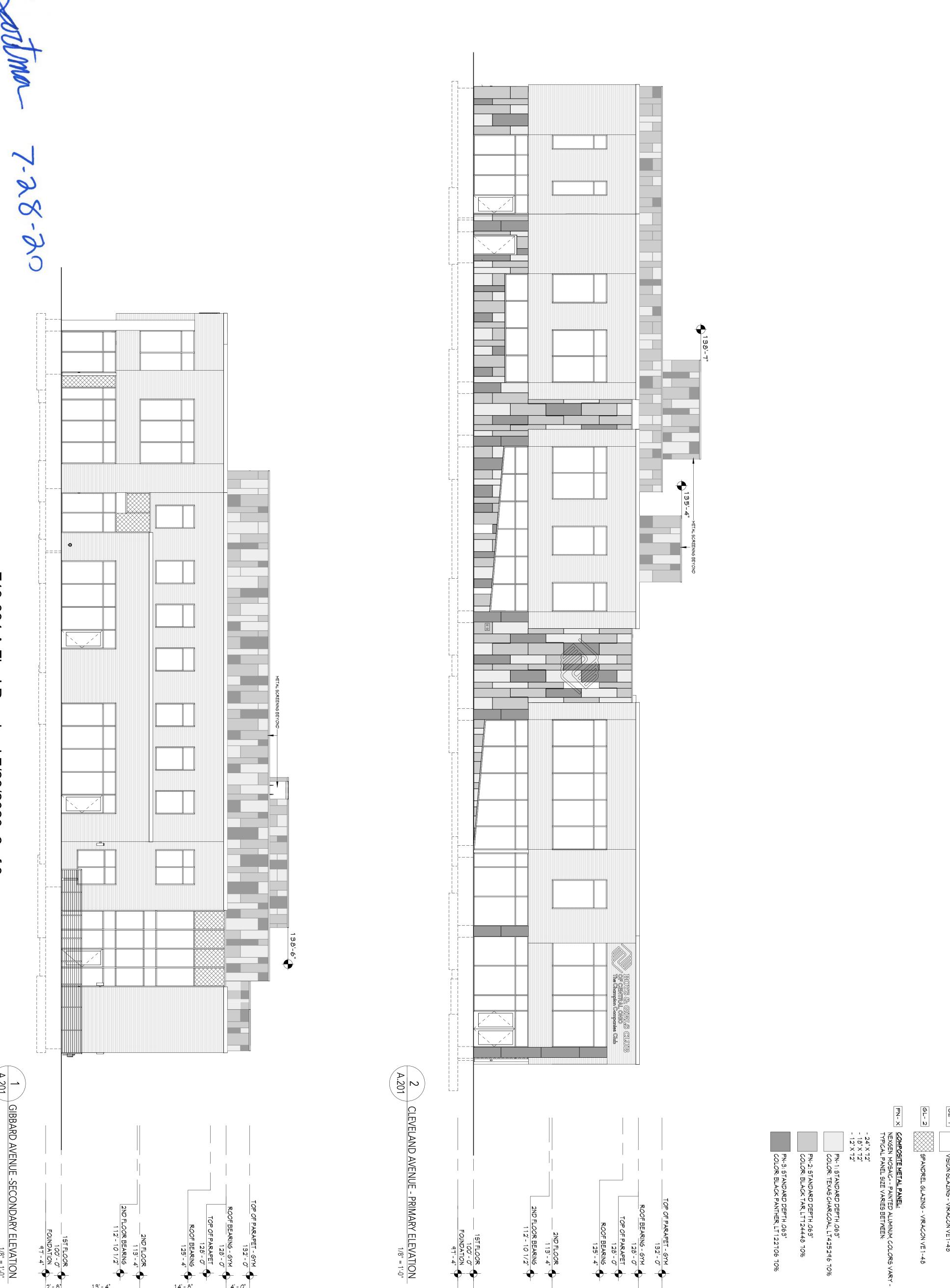
10% CITADEL

30% PEBBLE

**BOYS & GIRLS CLUB** 

- MILO GROGAN

1012 CLEVELAND AVENUE
COLUMBUS, OH



4' - 0"

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3. ADDITIONALLY, SEE GENERAL INFORMATION ON "A" SHEETS.

4. THE CLIENT ACKNOWLEDGES THE CONSULT ANTS (ARCHITECT) PRAMINGS AND SPECIFICATION, INCLUDING ALL DOCUMENTS OF THE CONSULT ANTS (ARCHITECT) PROFESSIONAL SERVICE. THE CLIENT SHALL NOT REUSE OR MAKE OR PERMIT TO BE NADE ANY MODIFICATION OF THE CONSULT ANTITY OF THE CONTRACT ON THE PARTIES OF THE SEC FORMAN OF THE PARTIES OF THE SEC FORMAN OF THE PARTIES OF THE SEC FORMAN OF THE CONSULT ANTITY OF THE WODIFICATION OF THE PARTIES OF THE SEC FORMAN OF THE CONTRACT DOCUMENTS ARE DIAGRAMMATIC AND ARE NOT INTENDED TO DEFINE EXACT QUANTITIES.

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Z19-034 A Final Received 7/28/2020; 2 of 3

A.201

GIBBARD AVENUE -SECONDARY ELEVATION

1/8" = 1'-0"

**BERARDI+** 

A.201

**EXTERIOR ELEVATIONS** 

DATE: PROJECT #:

12/05/2019 18186

CONSTRUCTION

SET

PERMIT/

4 ADDENDUM #4

07.17.20

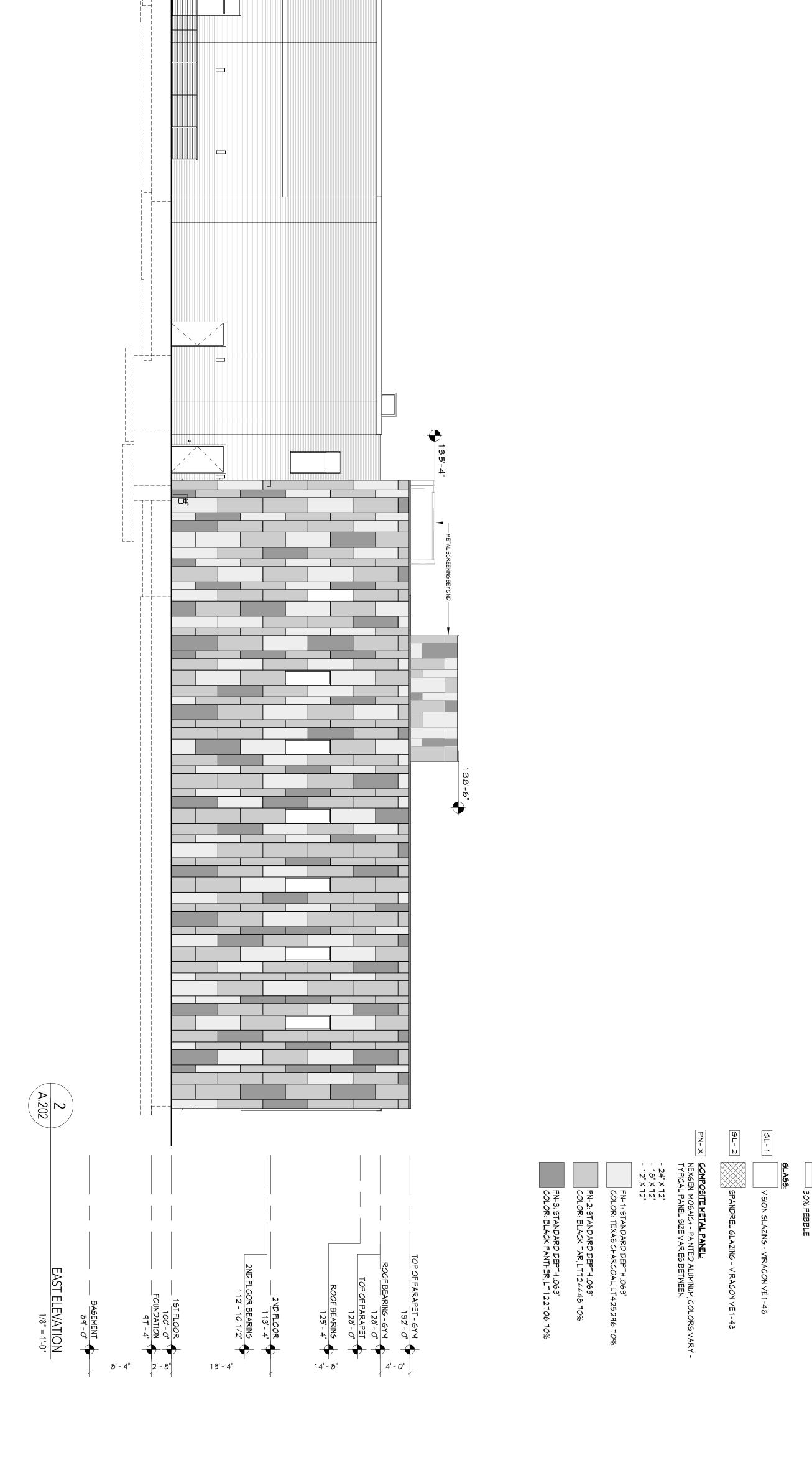
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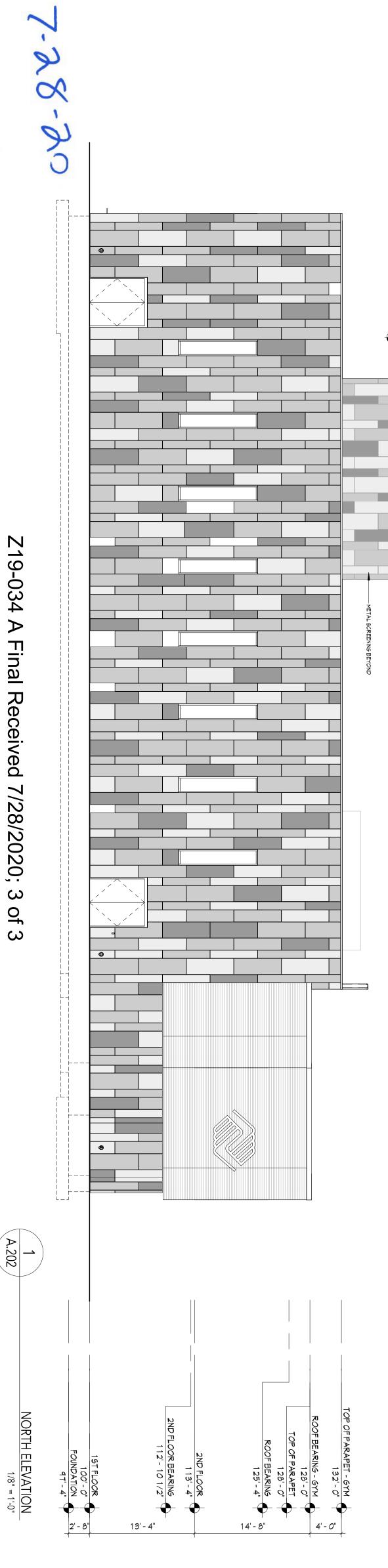
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DATE: 12/05/2019
PROJECT #: 18186

# Description Date

4 ADDENDUM #4 07.17.20

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EXTERIOR ELEVATIONS

BERARDI+

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

3. APPLICATION: Z19-034

Location: 1012 CLEVELAND AVE. (43201), being 0.95± acres located at

the northeast corner of Cleveland Avenue and Gibbard Avenue (010-066833 and 4 others; Milo-Grogan Area Commission).

**Existing Zoning:** R-4, Residential District & C-4, Commercial District. **Request:** CPD, Commercial Planned Development District (H-35).

**Proposed Use:** Daycare and parking lot.

Applicant(s): The Champion Companies; c/o Aaron L. Underhill, Atty.; 8000

Walton Parkway, Suite 260; New Albany, OH 43054.

Property Owner(s): Boys & Girls Clubs of Columbus, Inc.; 115 South Gift Street;

Columbus, OH 43215.

Planner: Michael Maret; 614-645-2749; mjmaret@columbus.gov

#### **BACKGROUND:**

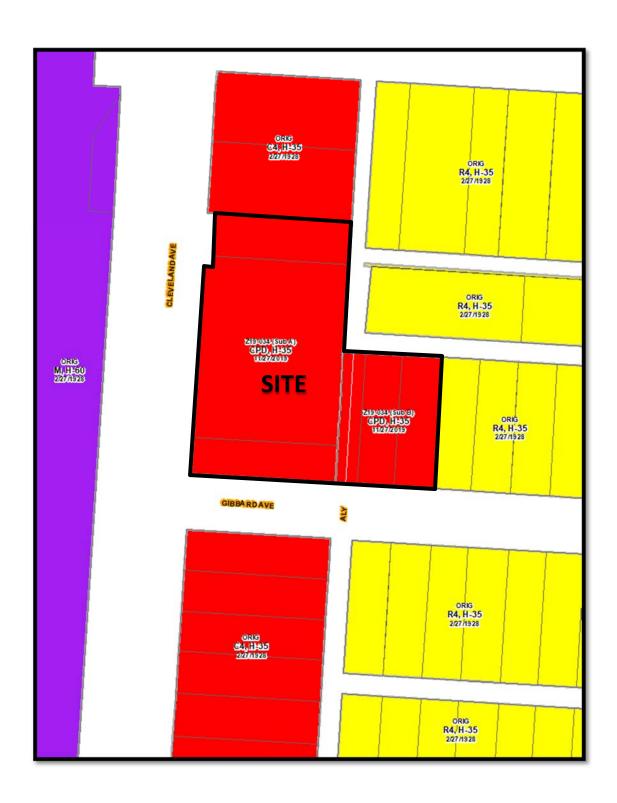
o The site consists of five parcels, three in the C-4, Commercial District being developed with a daycare facility, and two undeveloped parcels in the R-4, Residential District. The applicant is requesting the CPD, Commercial Planned Development District to redevelop the site with a new boys and girls club daycare facility (Subarea A) and parking lot (Subarea B).

- The site is bordered to the north and south by commercial developments and multi-unit dwellings in the C-4 Commercial District along the Cleveland Avenue Corridor, to the east are single-unit dwellings and religious facilities in the R-4, Residential District, and to the west is a manufacturing facility in the M, Manufacturing District.
- The site is subject to the Milo-Grogan Urban Commercial Overlay and is within the boundaries of the *Milo-Grogan Area Plan* (2007), which recommends "Institutional" and "Single-family Residential" land uses at this location. In general, expansion of commercial developments beyond an alley into primarily residential districts is discouraged in the Plan, but is supported in this case because the project adequately addresses the following considerations: compatibility of the proposed use with the Plan's land use recommendations; compliance with the UCO; buffering and landscaping to minimize impacts on the adjacent neighborhood; and minimization of off-site impacts such as noise and light.
- o The site is located within the boundaries of the Milo-Grogan Area Commission, whose recommendation is for approval.
- The development text commits to a site plan and elevations while establishing use restrictions and supplemental development standards that address building and parking setbacks, access, number of parking spaces, buffering and landscaping, dumpster screening, and lighting controls. Variances to landscaping and screening, building and parking setback line, minimum number of parking spaces, and UCO building design standards are included.

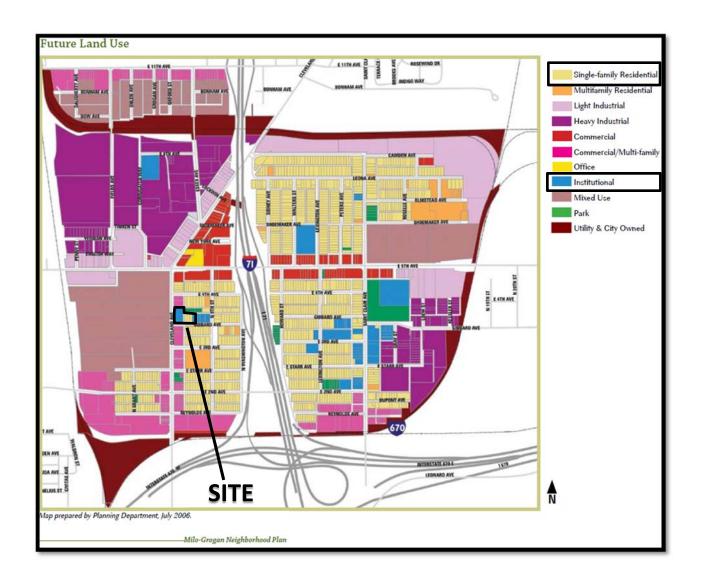
 The Columbus Thoroughfare Plan identifies Cleveland Avenue as a 4-2D arterial requiring a minimum of 60 feet of right-of-way from centerline.

# **<u>CITY DEPARTMENTS' RECOMMENDATION</u>**: Approval.

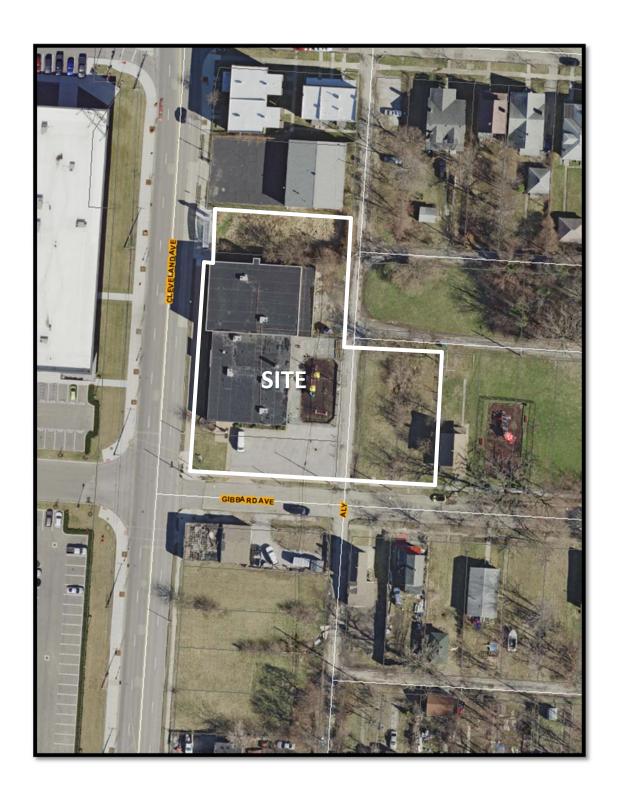
The requested CPD, Commercial Planned Development District will allow a boys and girls club daycare facility and/or commercial development which meets the intent of the Urban Commercial Overlay and is compatible with adjacent uses along the Cleveland Avenue corridor. The request is also consistent with the recommendations of the *Milo-Grogan Area Plan* and several considerations that support the encroachment of the parking lots across the rear alley.



Z19-034A 1012 Cleveland Ave. Approximately 0.95 acres CPD to CPD



Z19-034A 1012 Cleveland Ave. Approximately 0.95 acres CPD to CPD



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DEPARTMENT OF BUILDING AND ZONING SERVICES

### **Standardized Recommendation Form**

111 North Front Street, Columbus, Ohio 43215

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

	COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW
EASE PRINT)  Case Number:	ZA20-006 (219-034A)
Address:	1012 Clereland Are
Group Name:	Milo Grogan AC
Meeting Date:	8-25-20
Specify Case Type:	<ul> <li>□ BZA Variance / Special Permit</li> <li>□ Council Variance</li> <li>☑ Rezoning</li> <li>□ Graphics Variance / Plan / Special Permit</li> </ul>
Recommendation: (Check only one and list basis for recommendation below)	Approval Disapproval
Mgx 58 4	tion of Grand Ave bhilding to
	A)
Vote: Signature of Authorized Represent	tative: SIGNATURE SHOW Though we .
	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.



# **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 #:	Z19-034A
STATE OF OHIO COUNTY OF FRANKLIN		
Being first duly cautioned and sworn (NAME) Eric Za of (COMPLETE ADDRESS) Underhill & Hodge LLC deposes and states that (he/she) is the APPLICANT, AG following is a list of all persons, other partnerships, corp is the subject of this application in the following format:	, 8000 Walton Parkway, Su ENT or DULY AUTHORIZE orations or entities having a 5'	ED ATTORNEY FOR SAME and the
	Name of business or in Business or individual' Address of corporate he City, State, Zip Number of Columbus b Contact name and number	s address eadquarters pased employees
1. The Champion Companies 380 Polaris Parkway, Suite 135 Westerville, Ohio 43082	2. Boys & Girls Clubs of 115 South Gift Stree Columbus, Ohio 432	t
3.	4.	
Check here if listing additional parties on SIGNATURE OF AFFIANT	a separate page.	
Subscribed to me in my presence and before me this	day of the	, in the year <b>7070</b>
ATTORNEY AT LAW  Notary Public State  Notary Seal Lieve  Application Has No Exploration Section 147.03 R.C.	ement expires six months afte	er date of notarization.