

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
OCTOBER 13, 2016**

- 5. APPLICATION: Z16-040**
- Location:** **1680 GENESSEE AVENUE (43211)**, being 0.32± acres located on the north side of Genessee Avenue, 160± feet west of Cleveland Avenue (010-059457 and 010-060100; North Linden Area Commission).
- Existing Zoning:** R-3, Residential District.
- Request:** CPD, Commercial Planned Development District.
- Proposed Use:** Parking lot.
- Applicant(s):** DDP and Associates; c/o Danny Popp, Agent; 855 East Cooke Road; Columbus, OH 43224.
- Property Owner(s):** As-Sahab and Samen Ayoub.; 2533 Cleveland Avenue; Columbus, OH 43211.
- Planner:** Tim Dietrich; 614-645-6665; [tedietrich@columbus.gov](mailto:tedietrich@columbus.gov)  
Shannon Pine; 614-645-2208; [spine@columbus.gov](mailto:spine@columbus.gov)

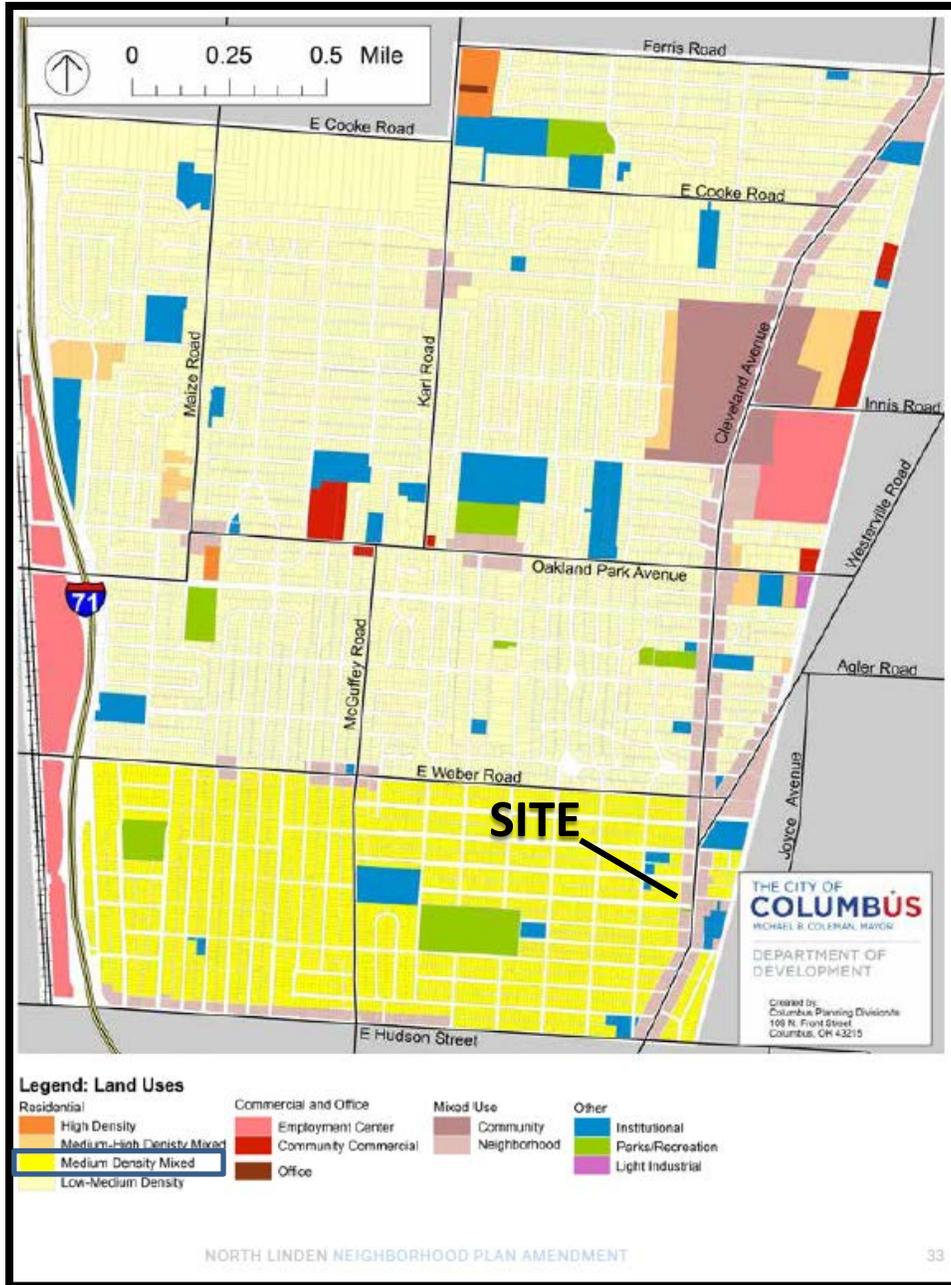
**BACKGROUND:**

- The 0.32± acre site consists of two parcels zoned in the R-3, Residential District. The western parcel is undeveloped and the eastern parcel is developed with a single-unit dwelling. The applicant is requesting the CPD, Commercial Planned Development District allowing the site to serve as an additional 32-space parking lot for the religious facility at 2533 Cleveland Avenue.
- North, west, and south of the site are single-unit dwellings zoned in the R-3, and R-4, Residential Districts. To the east across the alley are a used car sales lot and a religious facility zoned in the C-4, Commercial District.
- The site is located in the planning area of *North Linden Neighborhood Plan Amendment* (2014), which recommends medium density residential land uses at this location. In general, alley-jumping parking lots that intrude into primarily residential districts is discouraged, but may be support in limited circumstances provided key considerations are addressed.
- The site is located within the boundaries of the North Linden Area Commission whose recommendation is for approval.
- Permitted uses in the CPD text include those uses allowed in the P-1, Private Parking District. Within the CPD text are commitments to parking setbacks, site access, buffering, landscaping, and screening. The applicant is committing to a site plan for this development and a variance to reduce the number of interior landscaping trees required from 4 to 0 is included in this request.

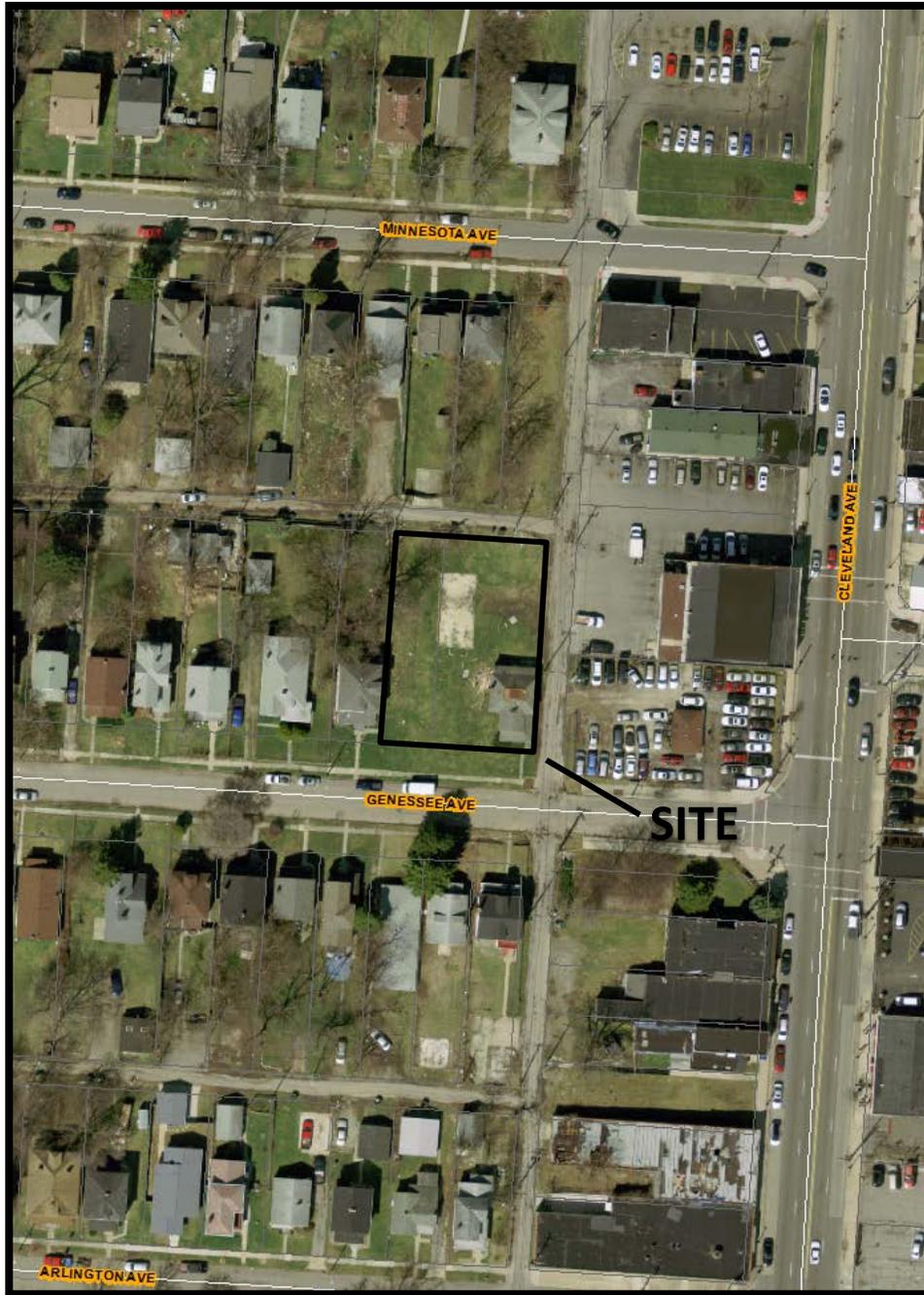
**CITY DEPARTMENTS' RECOMMENDATION:** Approval.

The request CPD, Commercial Planned Development District will allow the applicant to develop a 32-space parking lot to serve as additional parking for the religious facility at 2533 Cleveland Avenue. While the *North Linden Neighborhood Plan Amendment* recommends medium density residential land uses at this location, Staff is supportive of the requested parking lot taking into consideration the increased setbacks, landscaping, and screening the applicant is providing. Additionally, with traffic access restricted to the alley, and users of the parking lot being restricted to the religious facility, Staff can support this intended use at this location.





Z16-040  
1680 Genessee Avenue  
Approximately 0.21 acres  
R-3 to CPD



Z16-040  
1680 Genessee Avenue  
Approximately 0.21 acres  
R-3 to CPD

**COMMERCIAL PLANNED DEVELOPMENT TEXT**

**PROPOSED DISTRICT:** CPD, Commercial Planned Development  
**PROPERTY ADDRESS:** 1680 Genessee Ave., Columbus OH 43211  
**OWNER:** Samen Ayoub / As-Sahab  
**APPLICANT:** Danny Popp, Architect  
**DATE OF TEXT:** Sept. 28, 2016  
**APPLICATION NUMBER:**

**1. INTRODUCTION:**

This subject property consists of approximately 0.21 acres located directly north of Genessee Ave. and directly west of Cleveland Ave. The subject property is zoned R3 and is currently vacant with 1vacant structure.

Owner owns the Mosque at 2533 Cleveland Ave., the commercial property directly to the east of the above site. The owner is seeking to build a parking lot consisting of 32 spaces to alleviate the congestion at 2533 Cleveland Ave. during their weekly prayer gathering.

**2. PERMITTED USES:**

The permitted uses in, on or upon the subject property shall be those allowed in P-1 Private Parking District as set forth in Columbus Zoning Code §. This CPD is limited to parking lot for the Mosque at 2533 Cleveland Ave.

**3. DEVELOPMENT STANDARDS:**

A. Density, Height, Lot and/or Setback Commitments:

The density, height and setback commitments will be shown on the Site Plan. The subject property shall include thirty two (32) parking spaces, each nine (9) feet wide and eighteen (18) feet long.

The parking setback along Genessee Ave. shall be a minimum of twenty five(25) feet from the Genessee Ave. right-of-way. The parking setback along the east property line shall be five (5). The parking setback along the north property line shall be a minimum of five (5) feet from the northern alley. The parking setback along the west property line shall be a minimum of five (5) feet.

Unless otherwise indicated on the site plan or in written text, the applicable development standards shall be those standards contained in Chapter 3371,P-1, Private Parking District, of the Columbus City Code.

B. Access, Loading, Parking and/or Other Traffic-Related Commitments:

Access will be as shown on the Site Plan. No direct access will be permitted to Genessee Ave; direct access will be from east alley only.

C. Buffering, Landscaping, Open Space and/or Screening Commitments:

The buffering, landscaping, and screening commitments will be shown on the Site Plan. Fully opaque, six foot, privacy wood fencing, including a minimum five (5) foot buffer shall be provided along the north, west, south and east property lines except at the lots entry drives from the alley. Landscape screening at least 3 feet tall at time of planting, within a minimum of a five (5) foot wide buffer, shall be provided along the remaining property lines as shown on the site plan. The south side will also have enhanced landscaping along the privacy fence.

D. Building Design and/or Interior/Exterior Treatment Commitments:

No specific commitments.

E. Lighting and/or Other Environmental Commitments:

No additional lighting fixtures will be installed at the property.

F. Graphics and/or Signage Commitments:

Any and all graphics and signage will comply with the Graphics Code, Article 15, Title 33 of the Columbus City Code and any variance to those requirements will be submitted to the Columbus Graphics Commission for consideration.

G. Miscellaneous Commitments:

The site shall be developed in general conformance with the attached Site Plan. The Site Plan may be slightly adjusted to reflect engineering, topographical, or other site data developed at the time of development and when engineering plans are complete. Any slight adjustment to the Site Plan is subject to review and approval by the Director of the Department of Building and Zoning Services or a designee, upon submission of the appropriate data regarding the proposed adjustment.

**4. CPD REQUIREMENTS:**

A. Natural Environment:

The subject property is located at the northwest corner of Genessee Ave. and Cleveland Ave's. alley. The development of this subject property into parking will support the Mosque at 2533 Cleveland Ave, which is also owned by owner.

B. Existing Land Use:

The subject property is currently vacant and unimproved. The surrounding area is fully developed and consists of residential uses to the west, north and south with commercial use to the east.

C. Proposed Use:

The proposed use of the subject property is as a parking lot serving the Mosque across/east of the alley at 2533 Cleveland Ave.

D. Transportation and Circulation:

Access will be as shown on the Site Plan. No direct access will be permitted to/from Genessee Ave.

E. Visual Form of the Environment:

The subject property will be developed as a parking lot to support the property at 2533 Cleveland Ave., which is also owned by Owner.

F. View and Visibility:

Consideration has been given to the visibility and safety of motorists and pedestrians during the planning of development of the subject property and the location of access points.

G. Behavior Patterns:

H. Emissions:

Emissions from the subject property will not substantially affect the environment of the surrounding neighborhoods.

**5. VARIANCES:**

A. Interior Landscaping. Columbus City Code §3312.21(A) contains a requirement that interior landscaping be provided for any lot containing ten (10) parking spaces or more for 32 this is 4 . Due to the size and nature of the subject property, there will not be any interior landscaping provided, -0-, however 2 trees are provided in the south side grass area.

The undersigned, being the owner of the subject property together with the applicant in the subject application, or their authorized representatives, do hereby agree singularly and collectively for themselves, their heirs, successors and assigns, to abide by above restrictions, conditions, and commitments regarding development of the subject property and for such purpose each states that he fully understands and acknowledges that none of the foregoing restrictions, conditions or commitments shall in any manner act to negate, alter or modify any more restrictive provision of the Columbus City Codes, except as permitted by the Development Text and drawings referenced herein.

**SIGNATURE:**

**DATE:**

**SITE STATISTICS**  
 1830 GENESSEE AVE. # 010-0957197-060002  
 (VACANT PROPERTY)

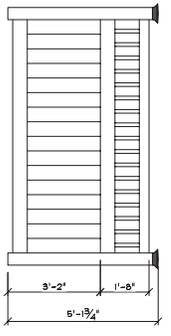
TOTAL ACREAGE: 21 (4.09 AC)  
 (4.96 AC ASPHALT)  
 (4.07 AC GREEN SPACE)

ZONING CLASSIFICATION: R-3  
 32 PARKING SPACES (MIN/150)

**LANDSCAPE LEGEND**

QTY	REV	COMMON NAME	SEE	COND.	REMARKS
2	HD	SHADE TREES	Dogwood	1.5" CAL B & B	
36	AS	SHRUBS	Boxwood / Wintergreen	NO.3	Cont. 3' minimum

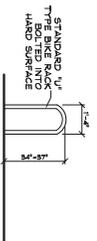
**SCREEN FENCE**



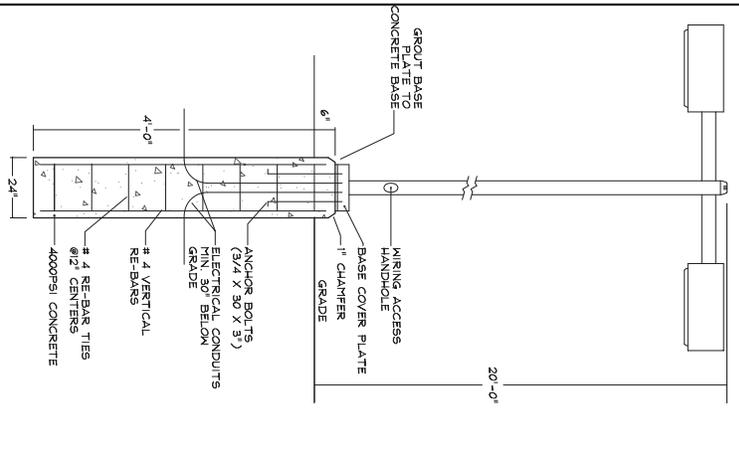
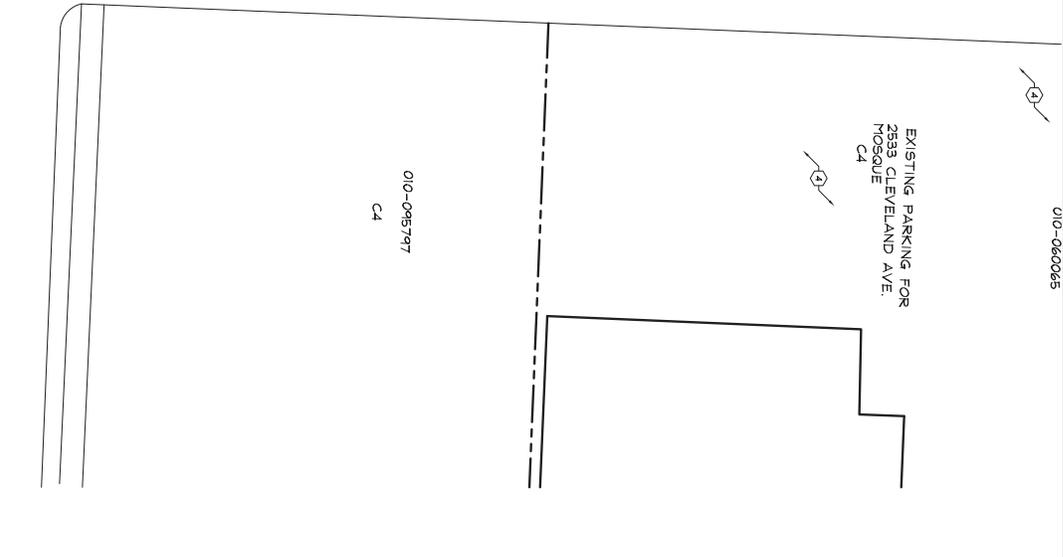
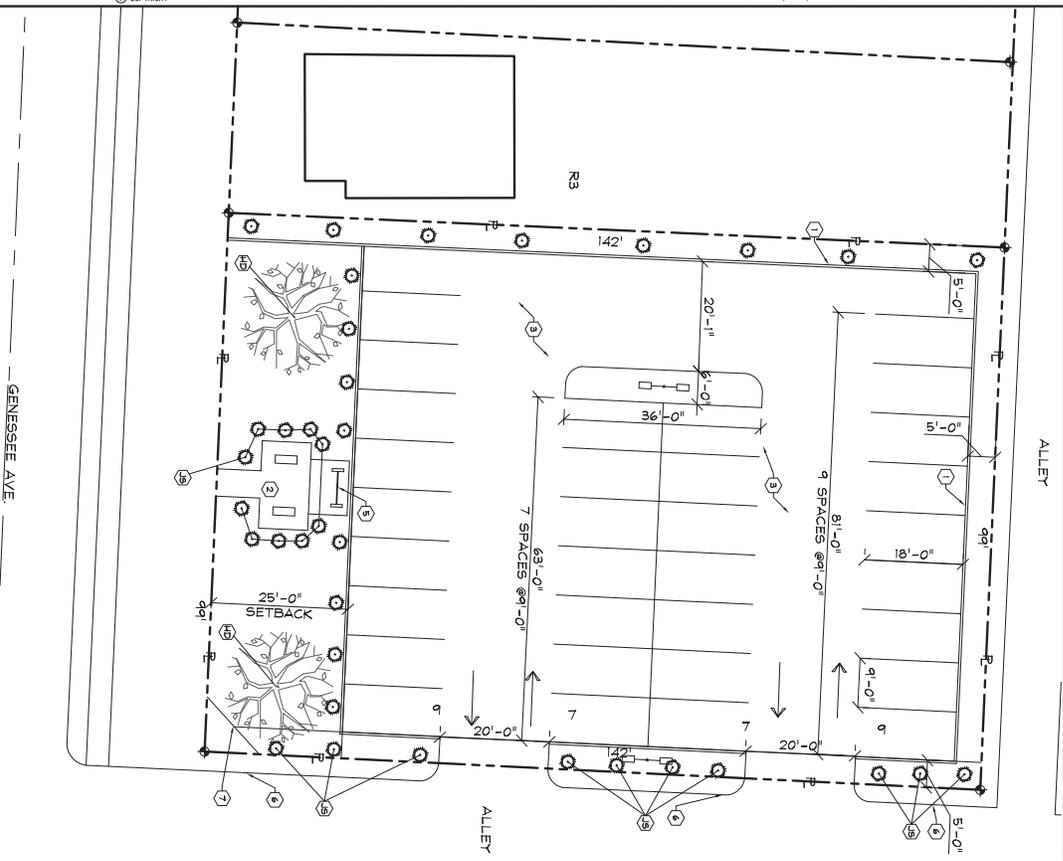
**CODED NOTES:**

1. NEW SCREEN FENCE 8' TALL MINIMUM. SEE DETAIL THIS SHEET
2. NEW 18" S.F. CONCRETE PAVEMENT WITH 2" 4'-0" x 4'-0" BENCHES
3. NEW ASPHALT PARKING AREAS PROVIDE CONCRETE CURBS AND PARKING LOT STRIPES. ENSURE ALL SPACES ARE MINIMUM 8'-0" X 18'-0" IN SIZE. FINAL LAYOUTING DESIGN TO BE PROVIDED BY OWNER.
4. EXISTING PARKING AND STRUCTURE
5. BIKE RACK ON CONCRETE PLATFORM
6. 6" CURBING
7. 10' VISION CLEARANCE

**BIKE RACK**



STANDARD 1/2" DIAMETER PIPE WITH 1/2" DIAMETER HOLE. THE BACK ELEMENT SHOULD SUPPORT THE BIKE UPRIGHT BY ITS FRAME IN TWO PLACES. THE FRONT ELEMENT SHOULD SUPPORT THE BIKE UPRIGHT BY ITS FRAME IN TWO PLACES. THE WHEEL OF THE BIKE FROM THE FRONT ELEMENT SHOULD BE SUPPORTED BY THE FRONT ELEMENT. THE BIKE SHOULD BE ABLE TO LOCK THE FRONT WHEEL AND THE DOWN TUBE OF AN UPRIGHT BIKE.



**AS I**

PROJECT: 6-0391  
 SHEET TITLE: SITE PLAN  
 CHECKED: DDP  
 DRAWN: RJJ  
 DATE: 11/11/16

CLEVELAND AVE. MOSQUE PARKING

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