



# REZONING APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services  
1757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • [www.columbus.gov](http://www.columbus.gov)

OFFICE USE ONLY

Application #: 214-038 / 14335-00000-00552  
Date Received: 8/5/14  
Application Accepted By: S.P. Fee: \$3840  
Comments: Assigned to Shannon Pine, 645-2208, spine@columbus.gov

### LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 3450 Indianola Avenue Zip 43214  
Is this application being annexed into the City of Columbus  Yes  No (circle one)  
*If the site is currently pending annexation, Applicant must show documentation of County Commissioner's adoption of the annexation petition.*  
Parcel Number for Certified Address 010261300, 010-003103 and 010-066558  
 Check here if listing additional parcel numbers on a separate page.  
Current Zoning District(s) M, R3, CA Requested Zoning District(s) CPD  
Area Commission Area Commission or Civic Association: Clintonville  
Proposed Use or reason for rezoning request: mixed use  

(continue on separate page if necessary)

Proposed Height District: 60 Acreage 2.8  
[Columbus City Code Section 3309.14]

### APPLICANT:

Name Olympic Beach Acquisitions LLC  
Address 448 W. Nationwide Blvd., Suite 112 City/State Columbus, OH Zip 43215  
Phone # 464-4245 Fax # \_\_\_\_\_ Email kkatz@thebuggyworks.com

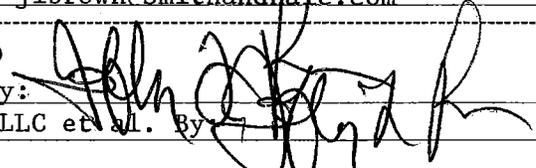
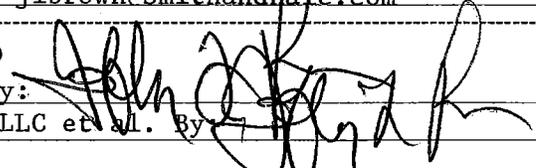
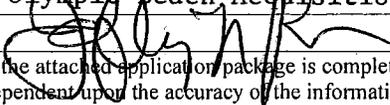
### PROPERTY OWNER(S):

Name See attached sheet  
Address \_\_\_\_\_ City/State \_\_\_\_\_ Zip \_\_\_\_\_  
Phone # \_\_\_\_\_ Fax # \_\_\_\_\_ Email \_\_\_\_\_  
 Check here if listing additional property owners on a separate page

### ATTORNEY / AGENT (CHECK ONE IF APPLICABLE) Attorney Agent

Name Jeffrey L. Brown - Smith & Hale LLC  
Address 37 W. Broad St., Suite 460 City/State Columbus, OH Zip 43215  
Phone # 221-4255 Fax # 221-4409 Email: jlbrown@smithandhale.com

### SIGNATURES (ALL SIGNATURES MUST BE PROVIDED AND SIGNED IN BLUE INK)

APPLICANT SIGNATURE Olympic Beach Acquisitions LLC By:   
PROPERTY OWNER SIGNATURE Olympic Beach Acquisitions LLC et al. By:   
ATTORNEY / AGENT SIGNATURE   
My signature attests to the fact that the attached application package is complete and accurate to the best of my knowledge. I understand that the City staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me/my firm/etc. may delay the review of this application.

**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

214-038

Property Owners

Olympic Indoor Tennis Inc.  
448 West Nationwide Blvd., Suite 112  
Columbus, OH 43215

Olympic Pool Properties LLC  
4497 Olentangy River Road  
Columbus, OH 43214

Olympic Beach Acquisitions LLC  
447 West Nationwide Blvd., Suite 112  
Columbus, OH 43215

olympic-po.lst (nct)  
8/4/14 F:Docs



# REZONING APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services  
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • [www.columbus.gov](http://www.columbus.gov)

## AFFIDAVIT

(See instruction sheet)

APPLICATION # 214-039

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Jeffrey L. Brown - Smith & Hale LLC  
of (1) MAILING ADDRESS 37 W. Broad St., Suite 460, Columbus, OH 43215

deposed and states that (he/she) is the applicant, agent, or duly authorized attorney for same and the following is a list of the name(s) and mailing address(es) of all the owners of record of the property located at

(2) CERTIFIED ADDRESS FOR ZONING PURPOSES 3450 Indianola Avenue  
for which the application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3) 8/5/14

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME  
AND MAILING ADDRESS  
 Check here if listing additional property owners  
on a separate page.

(4) Olympic Beach Acquisitions LLC et al.  
448 W. Nationwide Blvd., Suite 112  
Columbus, OH 43215

APPLICANT'S NAME AND PHONE #  
(same as listed on front of application)

Olympic Beach Acquisitions LLC  
614-461-1717

AREA COMMISSION OR CIVIC GROUP  
AREA COMMISSION ZONING CHAIR OR  
CONTACT PERSON AND ADDRESS

(5) Clintonville  
Dana Bagwell  
3892 N. High St., Columbus, OH 43214

and that the attached document (6) is a list of the names and complete mailing addresses, including zip codes, as shown on the County Auditor's Current Tax List or the County Treasurer's Mailing List, of all the owners of record of property within 125 feet of the exterior boundaries of the property for which the application was filed, and all of the owners of any property within 125 feet of the applicant's or owner's property in the event the applicant or the property owner owns the property contiguous to the subject property(7)

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 5<sup>th</sup> day of August, in the year 2014

SIGNATURE OF NOTARY PUBLIC

(8) Natalie C Timmons  
9/4/15

My Commission Expires:

*This Affidavit expires six months after date of notarization.*



Natalie C. Timmons  
Notary Public, State of Ohio  
My Commission Expires 09-04-2015

**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

214-038

**APPLICANT**

Olympic Beach Acquisitions LLC  
448 West Nationwide Blvd., Suite 112  
Columbus, OH 43215

**AREA COMMISSION**

Clintonville Area Commission  
c/o Dana Bagwell  
3982 North High Street  
Columbus, OH 43215

City of Columbus  
90 West Broad Street, #425  
Columbus, OH 43215

New York Central Lines LLC  
500 Water Street  
Jacksonville, FL 32202

Keith McCarthy  
554 Crestview Road  
Columbus, OH 43202

Jiashun Li  
3395 Indianola Avenue  
Columbus, OH 43214

Ellin G Beard  
553 Piedmont Road  
Columbus, OH 43214

**PROPERTY OWNERS**

Olympic Beach Acquisitions LLC  
448 West Nationwide Blvd., Suite 112  
Columbus, OH 43215

**ATTORNEY**

Jeffrey L. Brown  
Smith & Hale LLC  
37 West Broad Street, Suite 460  
Columbus, OH 43215

**SURROUNDING PROPERTY OWNERS**

Sulmona LLC  
c/o RPD Food Service  
620 Oakland Park Avenue  
Columbus, OH 43214

Noel & Leanne Welsh  
577 Brevoort Road  
Columbus, OH 43214

Deirdre Schedwin  
4918 Stonequarry Road  
Johnstown, OH 43031

Ohio Bell Telephone Co.  
Room 36-M-01  
1 SBC Center  
St. Louis, MO 63101

Rachel Pfefferle  
3485 Indianola Avenue  
Columbus, OH 43214

Olympic Indoor Tennis Inc.  
448 West Nationwide Blvd., Suite 112  
Columbus, OH 43215

Olympic Pool Properties II LLC  
4497 Olentangy River Road  
Columbus, OH 43214

olympic.lbl (nct)  
8/4/14 F:Docs/s&hlabels/2014

Kenneth Lemmons  
580 Oakland Park Avenue  
Columbus, OH 43214

Xenos Christian Fellowship Inc.  
1340 Community Park Drive  
Columbus, OH 43229

Knapp Veterinary Hosp. Inc.  
596 Oakland Park Avenue  
Columbus, OH 43214

United Dairy Farmers Inc.  
3955 Montgomery Road  
Cincinnati, OH 45212

Wesley & Francis Walker  
3465 Indianola Avenue  
Columbus, OH 43214

Maureen E McCarthy  
562 Piedmont Road  
Columbus, OH 43214



# REZONING APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services  
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • [www.columbus.gov](http://www.columbus.gov)

## PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject of this application.

**THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED.** Do not indicate 'NONE' in the space provided.

APPLICATION # 214-038

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jeffrey L. Brown - Smith & Hale LLC  
of (COMPLETE ADDRESS) 37 W. Broad St., 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  
Business or individual's address  
Address of corporate headquarters  
City, State, Zip  
Number of Columbus based employees  
Contact name and number

1. Olympic Indoor Tennis Inc. 448 W. Nationwide Blvd., Ste. 112 Columbus, OH 43215 2 full time / 17 part time employees	2. Olympic Pool Properties LLC 4497 Olentangy River Road Columbus, OH 43215 2 full time / 42 part time employees
3. Olympic Beach Acquisitions LLC 448 W. Nationwide Blvd., Ste. 112 Columbus, OH 43215 0 employees	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 5<sup>th</sup> day of August, in the year 2014

SIGNATURE OF NOTARY PUBLIC

Commission Expires:

**Natalie C. Timmons**

Notary Public, State of Ohio

My Commission Expires 09-04-2015

**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

Z14-038

R-3 to CPD

**ZONING DESCRIPTION**  
**0.2± ACRES**

Situated in the State of Ohio, County of Franklin, City of Columbus, in Quarter Township 1, Township 1 North, Range 18 West, United States Military Lands, and being part of a 2.939 acre tract as conveyed to Olympic Indoor Tennis, Inc. in Instrument Number 200204080088146, all references being those of record in the Franklin County, Ohio Recorder's Office and being more particularly described as follows:

Beginning at the northwest corner of said 2.939 acre tract and being in the easterly right-of-way line of Indianola Ave. (60');

thence easterly along the northerly line of said 2.939 acre tract, South 86° 31' 56" East, 60.00 feet;

thence southerly crossing said 2.939 acre tract, South 03° 13' 01" West, 120.26 feet to the south line of said 2.939 acre tract;

thence westerly along the south line of said 2.939 acre tract, North 86° 31' 56" West, 60.00 feet to the southwest corner of said 2.939 acre tract and being in the easterly right of way line of Indianola Avenue;

thence northerly along the west line of said 2.939 acre tract and said easterly right-of-way line, North 03° 13' 01" East, 120.26 feet to the **POINT OF BEGINNING**, containing approximately 0.2 acres and encompasses parcel number: 010-003103.

Subject to all legal rights-of-way and/or easements, if any, of previous record.

This description was prepared by Matthew E. Ferris, Registered Surveyor No. 8230, of E.P. Ferris & Associates, Inc. on July 31, 2014

**THIS DESCRIPTION IS NOT FOR RECORDING PURPOSE.**

214-038

R-3 + M  
to CPD

**ZONING DESCRIPTION**  
**2.6± ACRES**

Situated in the State of Ohio, County of Franklin, City of Columbus, in Quarter Township 1, Township 1 North, Range 18 West, United States Military Lands, and being all of a 2.347 acre tract as conveyed to Olympic Pool Properties II, LLC in Instrument Number 201404300053111, and all of a tract of land as conveyed to Olympic Beach Acquisitions, LLC, in Instrument Number 201404160046130, all references being those of record in the Franklin County, Ohio Recorder's Office and being more particularly described as follows:

Beginning at the northwest corner of said 2.347 acre tract and being in the easterly right-of-way line of Indianola Ave. (60');

thence easterly along the north line of said 2.347 acre tract, South 86° 31' 56" East, 250.00 feet to the northeast corner of said 2.347 acre tract;

thence southerly along the east line of said 2.347 acre tract, South 03° 13' 01" West, 470.29 feet to the southeast corner of said 2.347 acre tract;

thence westerly along the south line of said 2.347 acre tract the following three (3) courses:

1. North 88° 12' 17" West, 102.54 feet;
2. Along a curve to the right, with a radius of 39.00 feet, a central angle of 06° 15' 54", an arc length of 4.26 feet, and a chord which bears North 30° 25' 25" West, a distance of 4.26 feet;
3. Along a curve to the right, with a radius of 602.66 feet, a central angle of 05° 19' 31", an arc length of 56.01 feet, and a chord which bears North 27° 33' 30" West a distance of 55.99 feet to the southeast corner of said Olympic Beach Acquisitions, LLC tract;

thence along the south line of said Olympic Beach Acquisitions, LLC tract, North 87° 38' 17" West, 116.49 feet to the southwest corner of said Olympic Beach Acquisitions, LLC tract and being in the easterly right-of-way line of Indianola Ave;

thence northerly along the west line of said Olympic Beach Acquisitions, LLC tract, and the south line of said 2.347 acre tract and the easterly right-of-way line of Indianola Ave. North 03° 13' 01" East, 424.01 feet to the **POINT OF BEGINNING**, containing approximately 2.6 acres and encompasses parcel numbers: 010-261300 and 010-066558.

Subject to all legal rights-of-way and/or easements, if any, of previous record.

This description was prepared by Matthew E. Ferris, Registered Surveyor No. 8230, of E.P. Ferris & Associates, Inc. on July 31, 2014

**THIS DESCRIPTION IS NOT FOR RECORDING PURPOSE.**



# City of Columbus Zoning Plat



214-038

## ZONING NUMBER

The Zoning Number Contained on This Form  
is Herein Certified to Obtain Zoning, Rezoning,  
and Variances, and is NOT to be Used for  
the Securing of Building & Utility Permits

Parcel ID: 010261300, 010066558, 010003103

Zoning Number: 3450

Street Name: INDIANOLA AVE

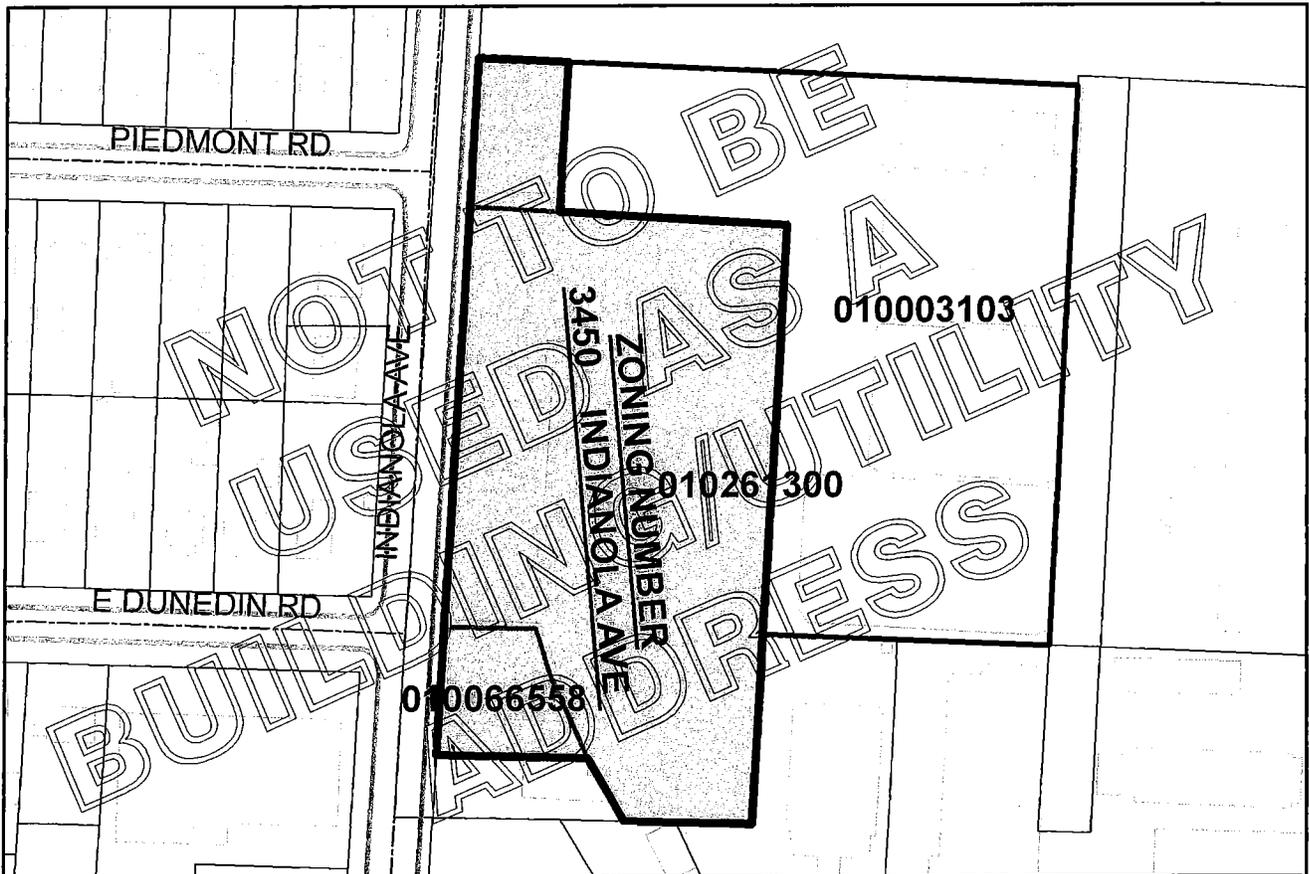
Lot Number : N/A

Subdivision: N/A

Requested By: SMITH & HALE (DAVID HODGE)

Issued By: *Victoria Williams*

Date: 7/31/2014



SCALE: 1 inch = 150 feet

JENNIFER L. GALLGAHER, P.E., DEPUTY DIRECTOR  
DIVISION OF INFRASTRUCTURE MANAGEMENT  
COLUMBUS, OHIO

GIS FILE NUMBER: 21544

214-038



# CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: jp

DATE: 7/24/14



Disclaimer

Scale = 120



This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be consulted for verification of the information contained on this map. The county and the mapping companies assume no legal responsibilities for the information contained on this map. Please notify the Franklin County GIS Division of any discrepancies.

Real Estate / GIS Department

CPD TEXT

**PROPOSED DISTRICTS:** CPD, Commercial Planned Development

**PROPERTY ADDRESS:** 3450 Indianola Avenue

**OWNER:** Olympic Beach Acquisitions, LLC et al.

**APPLICANT:** Olympic Beach Acquisitions, LLC et al.

**DATE OF TEXT:** 8/4/14

**APPLICATION:** Z14-038

1. **INTRODUCTION:** The site is currently developed with a swimming pool facility and parking. It is located on the east side of Indianola Avenue; across from Piedmont Road. The proposed use would redevelop the site for a mixed use building combining commercial and residential uses while maintaining parking in front of the tennis facility.

2. **PERMITTED USES:** These uses permitted in Chapter 3356 of C-4, Commercial of the Columbus City Code.

3. **DEVELOPMENT STANDARDS:** Unless otherwise indicated in this text or on the submitted drawings the applicable development standards are contained in Chapter 3356 C-4, Commercial of the Columbus City Code.

A. Density, Height, Lot and/or Setback Requirements

1. Building setback along Indianola Avenue shall be a minimum of 5 feet.
2. Parking setback along Indianola Avenue shall be a minimum of zero feet.

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

N/A

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

N/A

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

N/A

E. Dumpster, Lighting, Outdoor Display Areas and/or Other Environmental Commitments

N/A

F. Graphics

1. All graphics and signage shall comply with the Graphics Code, Article 15, Title 33 of the Columbus City Code as it applies to the C-4 District and any variance to those requirements will be submitted to the Columbus Graphics Commission for consideration.

G. Miscellaneous

1. Variances.

a) Section 3372.704(A) Setback: to reduce the building setback from 25 feet to 5 feet along Indianola Avenue.

- b) Section 3312.2(D) Landscaping and Screening: to reduce the width of the landscape screen from 4 feet to 0 feet along Indianola Avenue.
- c) Section 3372.707 (A), (B) and (E) Landscaping and Screening: to eliminate trees in front of the building and screening for the existing parking spaces along Indianola Avenue.
- d) Section 3372.704(D) Setback: to reduce the parking setback from 25 feet to 0 feet along Indianola Avenue for the existing parking spaces along Indianola Avenue.
- e) Section 3312.49 Minimum number of parking spaces required: to reduce the number of parking spaces from 356 to 211.
- f) Section 3372.709 Parking and Circulation: to permit existing parking spaces to remain in front of building along Indianola Avenue.
- g) Section 3356.05 (E)(2) C-4 district development limitations: to permit adjoining use to occupy less than the entire length of the Indianola Avenue frontage.

2. Site Plan. The subject site shall be developed in accordance with the site plan. The Site Plan may be slightly adjusted to reflect engineering, topographical, or other site data developed at the time of the development and when engineering and architectural drawings are completed. Any slight adjustments of the Site Plan shall be subject to review and may be approved by the Director of the Department of Building and Zoning Services, or designee, upon submission of the appropriate data regarding the proposed adjustment.

3. CPD Criteria.

- a) Natural Environment. The site is currently developed with a swimming pool facility and existing parking spaces.
- b) Existing Land Uses. The current property is zoned a mixture of M, Manufacturing and R-3, Residential.
- c) Activities. The proposed development will provide a mixed use building combining commercial and residential uses which will provide additional commercial and housing options for the surrounding commercial and residential neighborhoods.
- d) Behavior Patterns. Existing development in the area have established vehicular and pedestrian patterns for the area.
- e) Transportation and Circulation. The site will have access to Indianola Avenue and COTA provides bus service on Indianola Avenue.
- f) Visual Form of the Environment. The site is subject to the Community Commercial Overlay which contains building design requirements.
- g) View and Visibility. The site is using will have access to Indianola Avenue.
- h) Proposed Development. A mixed use development of commercial and residential uses.
- i) Emission. The site will not have negative effects on emission levels of light, sound, smell and dust.

The undersigned, being the owner of the subject property together with the applicant in the subject application, or their authorized representatives does 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, nullify, alter or modify any more restrictive provision of the Columbus City Code.

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olympic.txt (nct)  
8/5/14 F:\Docs\s&htxts/2014



**ZONING INFORMATION:**  
 Proposed Use: Residential (R-100)  
 Parcel ID Numbers: 010-281300, 010-065558, 010-003103  
 Parcel Address: 3430-3480 INDIANOLA AVENUE

**Owner/Developer Information:**  
 OLYMPIC BEACH ACQUISITIONS  
 448 W. NANTUCKET BLVD. LOFT 112  
 COLUMBUS, OHIO 43215  
 CONTACT: KYLE MATZ  
 PH: 614-461-1717  
 EMAIL: kmatz@olympicbeach.com

**Architect Information:**  
 M+A ARCHITECTS  
 725 VARD STREET, SUITE 325  
 COLUMBUS, OHIO 43215  
 CONTACT: JAMES DIMO  
 PH: 614-764-0407  
 EMAIL: james@mo-architects.com

**Civil Engineer Information:**  
 E.P. FERRIS & ASSOCIATES  
 880 KING AVENUE  
 COLUMBUS, OHIO 43212  
 CONTACT: SEAN GILKIN, P.E.  
 PH: 614-299-2992  
 EMAIL: sgilkin@epferris.com

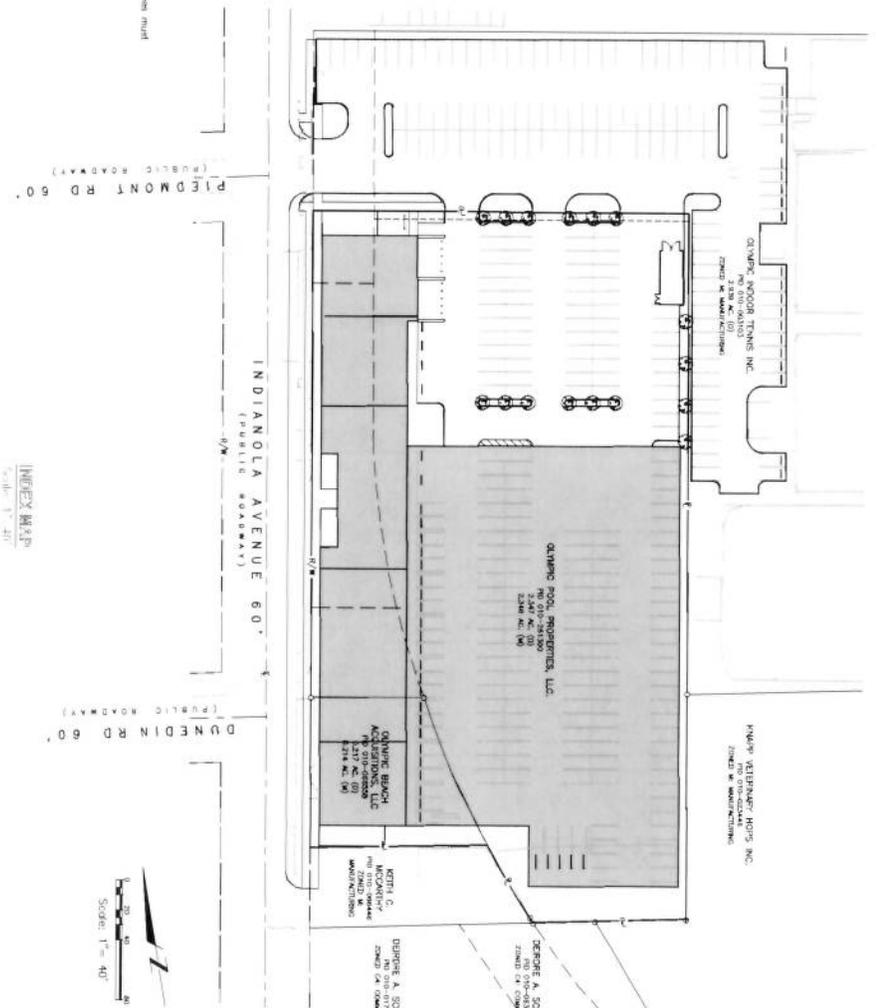
- E-Steel Construction Plan: The construction approval, sturdy and inspection fees must be taken care of before a building permit will be issued.
- Permit for steel erection/occupancy
- CC-Stormwater Plan
- CC-Sanitary Sewer Plan
- Sanitary Sewer Tap Permit
- Water Service Plan
- Easements for utilities and/or sidewalks
- Lot Split
- Lot Combination
- Zoning Variance
- Other: \_\_\_\_\_

SUBMITTAL REFERENCE		REVISIONS	
DATE	DESCRIPTION	NO.	DESCRIPTION

THE CITY ENGINEER IS A COMPLAINANT OF THE ZONING CODE AS APPLICABLE TO THIS SITE.

**APPROVALS:** SIGNATURES FROM SIGNIFY ONLY COMPLYING WITH THE GENERAL DETAILS REMAIN THE RESPONSIBILITY OF THE ENGINEER PREPARING THE PLANS. APPROVED FOR STREAM WORKS ONLY.

PROJECT TITLE:		SHEET INDEX	
OLYMPIC VILLAGE APARTMENTS		INDEX MAP	
INDIANOLA AVENUE AND PIEDMONT ROAD		Scale: 1" = 40'	
CITY OF COLUMBUS		DEPARTMENT OF PUBLIC UTILITIES	
DIVISION OF SANITARIUM AND DRAINAGE		RECORD PLAN NO.	
SCALE: 1" = 40'		SHEET: 1/3	
CONTRACT DRAWING NO.		RECORD PLAN NO.	



**SHEET INDEX**

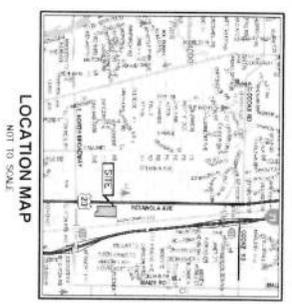
- 1 THE SHEET
- 2 EXISTING CONDITIONS
- 3 SITE COMPLIANCE PLAN

**OPERATION DATE:** This site plan is valid up to a one (1) year period from the date of approval.

TRACING NO. \_\_\_\_\_

**SITE DATA TABLE**

Parcel: 010-281300, 010-065558	2,560 Kc.
Total Site Area (Private)	2,560 Kc.
Total Developed Area (On-Site)	6,155 Kc.
Parcel: 010-001024	2,331 Kc.
Total Site Area (Private)	2,331 Kc.
Total Developed Area (On-Site)	0,948 Kc.
Parcel: 010-001024	1,942 Kc.
Total Site Area (Private)	1,942 Kc.
Total Developed Area (On-Site)	2,331 Kc.



214-038

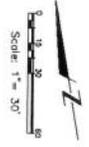
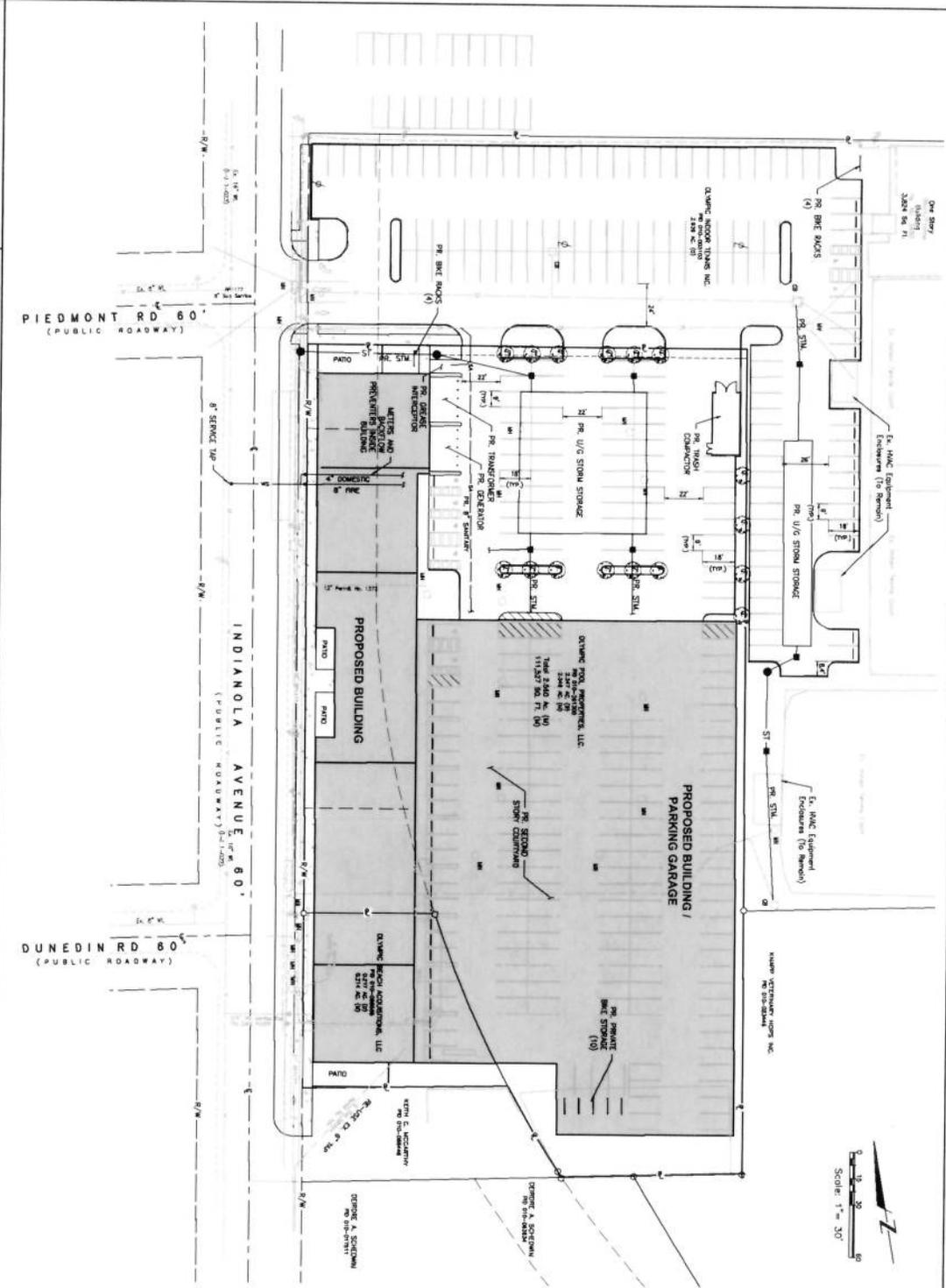
NO.	DATE	REVISIONS

NO.	DATE	REVISIONS

NO.	DATE	REVISIONS

NO.	DATE	REVISIONS

PROJECT TITLE:		SITE COMPLIANCE PLAN FOR	
OLYMPIC VILLAGE APARTMENTS		INDIANOLA AVENUE AND PIEDMONT ROAD	
OWNER:		OLYMPIC HOUSING CORPORATION, LLC	
CONTRACTOR:		E.P. FERRIS & ASSOCIATES, INC.	
SCALE:		1" = 30'	
SHEET:		3/3	
PROJECT NO.:		1071.001	



**SITE & BUILDING INFORMATION**

ADDRESS:	3400 INDIANOLA AVENUE
PG.:	010-261300, 010-086658, 010-003103
SITE AREA:	2.560 AC (111,627 S.F.)
ZONING:	M-H-35
BUILDING HEIGHT (H-35):	54'-0"
PROPOSED USE:	MIXED USE (COMMERCIAL AND RESIDENTIAL)

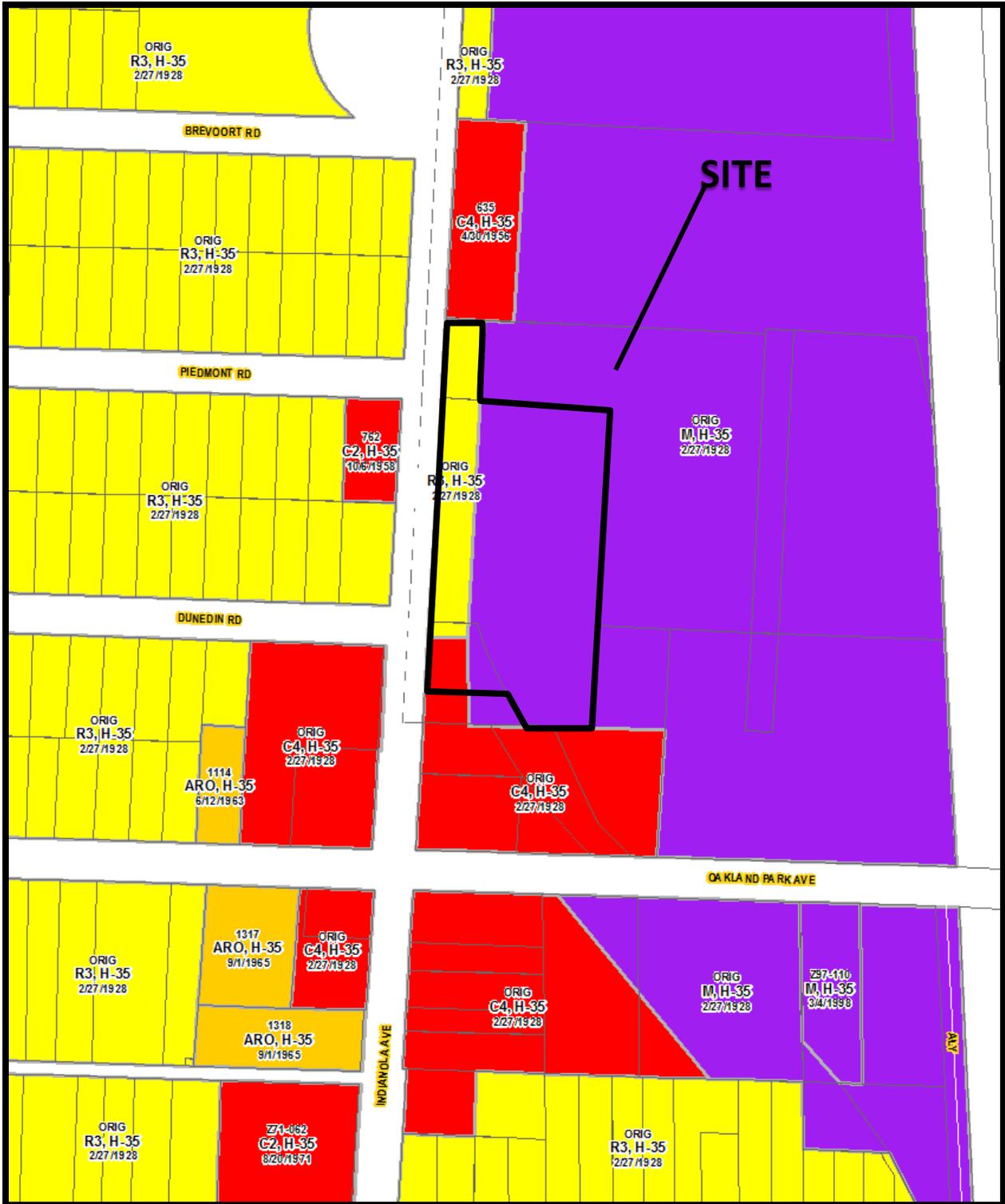
PARKING:	USE AREAS	PARKING PER USE
PATIO:	1,728 SF	50% OF RESTAURANT BAY, 25% REDUCTION FACTOR
RESIDENTIAL:	152 Total Units	1.50 PER UNIT
RESTAURANT:	9,989 SF	1 PER 250 SF, 50% REDUCTION FACTOR
ACCESSIBLE:	9,900 SF	1 PER 75 SF, 25% REDUCTION FACTOR
		B TOTAL

TOTAL REQUIRED SPACES:	356 Spaces
TOTAL PROVIDED SPACES:	214 Spaces
TOTAL OFF-SITE SPACES:	141 Spaces
TOTAL COMBINED SPACES:	355 Spaces
BICYCLE REQUIRED SPACES:	18 Spaces
BICYCLE PROVIDED SPACES:	8 Spaces
BICYCLE PRIVATE SPACES:	10 Spaces
BICYCLE TOTAL SPACES:	18 Spaces

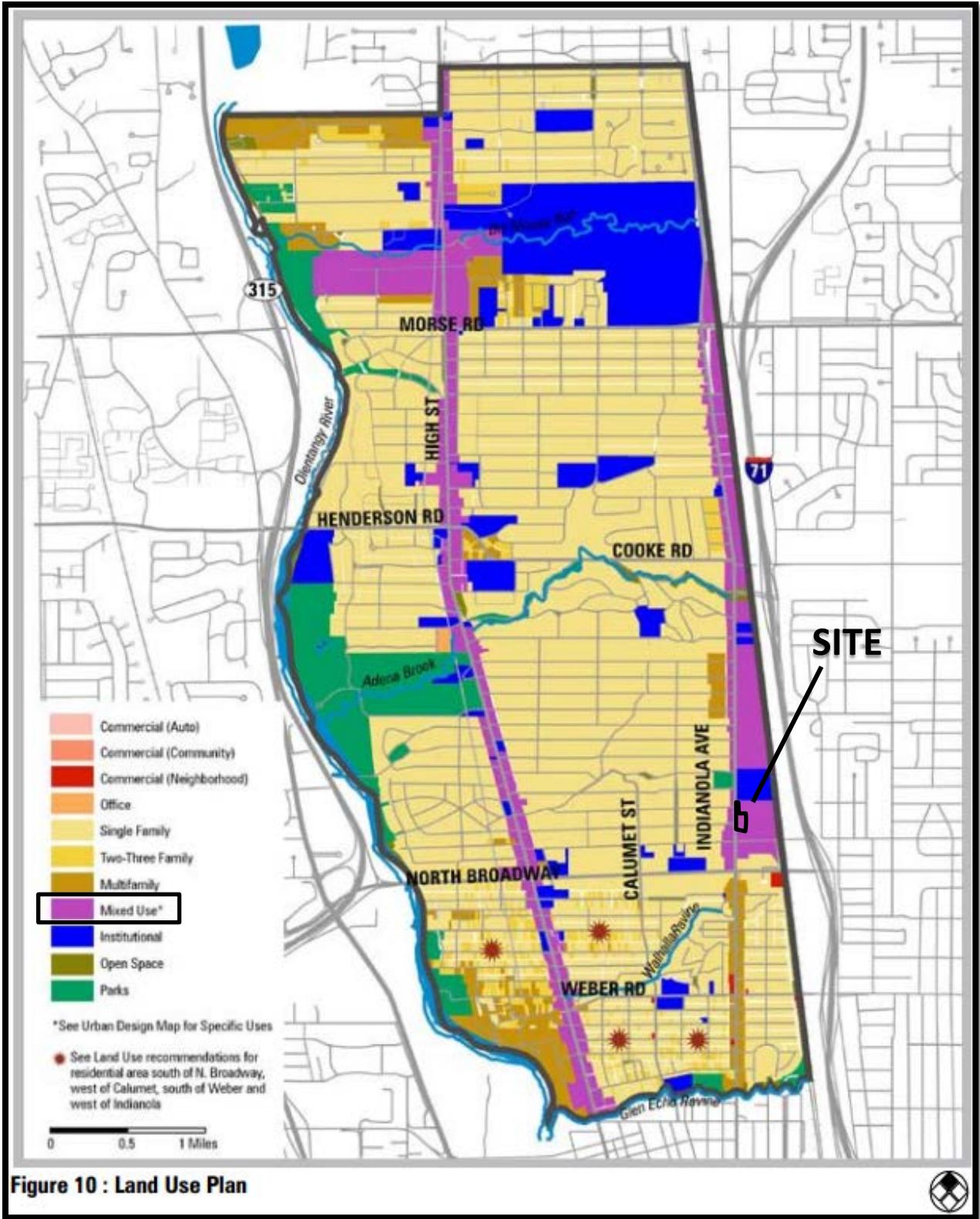
FLOOD ZONE: "X"  
 PANEL NO.: 3004800186 K (NOT PRINTED)

GENERAL REQUIREMENT NOTES:  
 THE PROPOSED PROJECT WILL COMPLY WITH SECTION 2317.19 & 2317.19.1 OF THE 2015 INTERNATIONAL BUILDING CODE (IBC) AND SECTION 2317.29 & 2317.29.1 OF THE 2015 INTERNATIONAL PLUMBING CODE (IPC) AS REQUIRED SURFACE FOR ADDRESS: 3312-26 WHITE STONE AVENUE

214-038



Z14-038  
 3450 Indianola Avenue  
 Approximately 2.8 acres  
 R-3, C-4 & M to CPD



Z14-038  
 3450 Indianola Avenue  
 Approximately 2.8 acres  
 R-3, C-4 & M to CPD

Clintonville Neighborhood Plan (2009)



Z14-038  
3450 Indianola Avenue  
Approximately 2.8 acres  
R-3, C-4 & M to CPD