

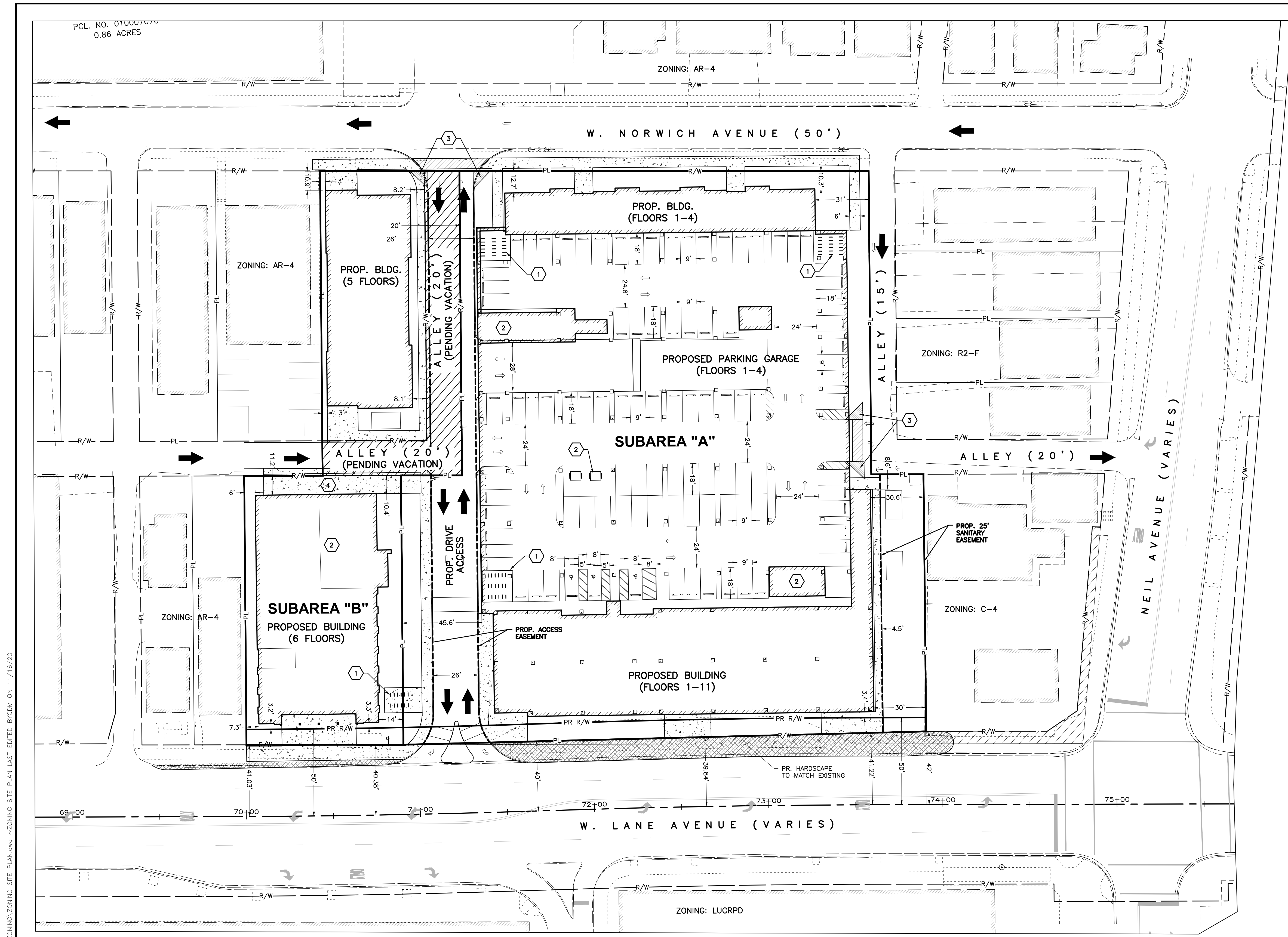


HARRISON DEVELOPMENT

UNIVERSITY AREA COMMISSION

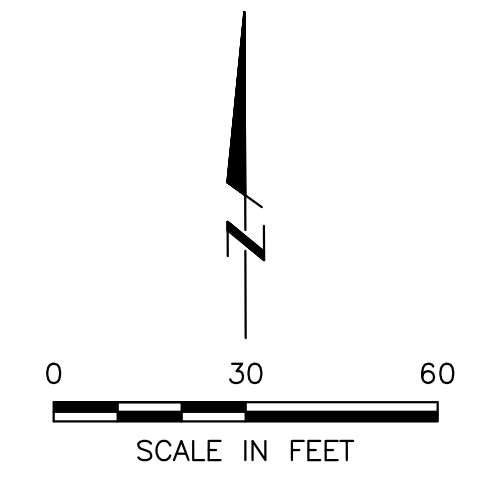
12.07.2020





LEGEND

- ← TRAFFIC FLOW ARROW
- EX. ALLEY TO BE VACATED
- PROP. CONCRETE WALK



CODED NOTES

- ① SURFACE MOUNTED INVERTED-U TYPE METAL BIKE RACK. EACH RACK TO ACCOMMODATE TWO BICYCLES.
- ② PROPOSED DUMPSTER ENCLOSURE (PRIVATE HAULER)
- ③ 10' CLEAR VISION TRIANGLE
- ④ LOADING ZONE

SITE DATA TABLE - SUBAREA "A"		
DESCRIPTION	QUANTITY	UNIT
LOT AREA	1.99	AC.
NO. DWELLING UNITS	281	D.U.
DWELLING UNIT PER LOT AREA	142	D.U./AC.

SITE DATA TABLE - SUBAREA "B"		
DESCRIPTION	QUANTITY	UNIT
LOT AREA	0.66	AC.
NO. DWELLING UNITS	80	D.U.
DWELLING UNIT PER LOT AREA	39	D.U./AC.

GENERAL ZONING INFORMATION

	SUBAREA "B"	SUBAREA "A"
ADDRESS	236-248 W. LANE AVENUE, 227-233 W. NORWICH AVENUE	222 W. LANE AVENUE
PARCEL NUMBER	010-055424, 010-007070, 010-003086, 010-001071	010-005348, 010-003508
EXISTING ZONING CLASSIFICATION	AR4/CPD	AR3
HEIGHT DISTRICT	H-35	H-120
MAXIMUM BUILDING HEIGHT	35'	120'
FLOOD ZONE		"X"
FLOOD INSURANCE RATE MAP NUMBER (FIRM)		39049C0169K

PARKING CALCULATION - SUBAREA "A"

USE	AREA/COUNT	MINIMUM	
		ZONING REQUIREMENT	CALCULATED
RESIDENTIAL	625 BEDS	0.5/BED	313
OFFICE	22,874 SF	1:900 SF	26
RESTAURANT	7,191 SF	1:500 SF	15
TOTAL REQUIRED PARKING			354
PROPOSED PARKING			426
REQUIRED ADA PARKING			8 TOTAL, 1 VAN
PROPOSED ADA PARKING			8 TOTAL, 1 VAN
REQUIRED BICYCLE PARKING			20

NOTE: NUMBERS REFLECT 50% REDUCTION AS ALLOWED BY ZONING OVERLAY
 NOTE: PARKING PER BED = 426 SPACES / 737 TOTAL BEDS = 0.58/BED

PARKING CALCULATION - SUBAREA "B"

USE	AREA/COUNT	MINIMUM	
		ZONING REQUIREMENT	CALCULATED
RESIDENTIAL	112 BEDS	0.5/BED	56
RETAIL	6,909 SF	1:500 SF	14
TOTAL REQUIRED PARKING			70
PROPOSED PARKING			0
REQUIRED ADA PARKING			0
PROPOSED ADA PARKING			0
REQUIRED BICYCLE PARKING			20

NOTE: NUMBERS REFLECT 50% REDUCTION AS ALLOWED BY ZONING OVERLAY
 NOTE: ALL REQUIRED PARKING FOR SUBAREA "B" TO BE PROVIDED WITHIN SUBAREA "A"

M:\1201001_LaneAve\DWG\Production Drawings\ZONING\ZONING SITE PLAN.dwg --ZONING SITE PLAN LAST EDITED BY CDM ON 11/16/20

REVISIONS	DATE	BY	CHK

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CITY OF COLUMBUS, OHIO
HARRISON HOUSE
 222 W. LANE AVENUE

JOB NO.	1201.001
DESIGNED BY:	CDM
DRAWN BY:	CDM
CHECKED BY:	-
APPROVED BY:	-
DATE:	11/16/20

ZONING SITE PLAN

SCALE: 1" = 30'

SHEET NO.	OF
1	1



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SITE CONTEXT



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SITE CONTEXT



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