

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
SEPTEMBER 8, 2016**

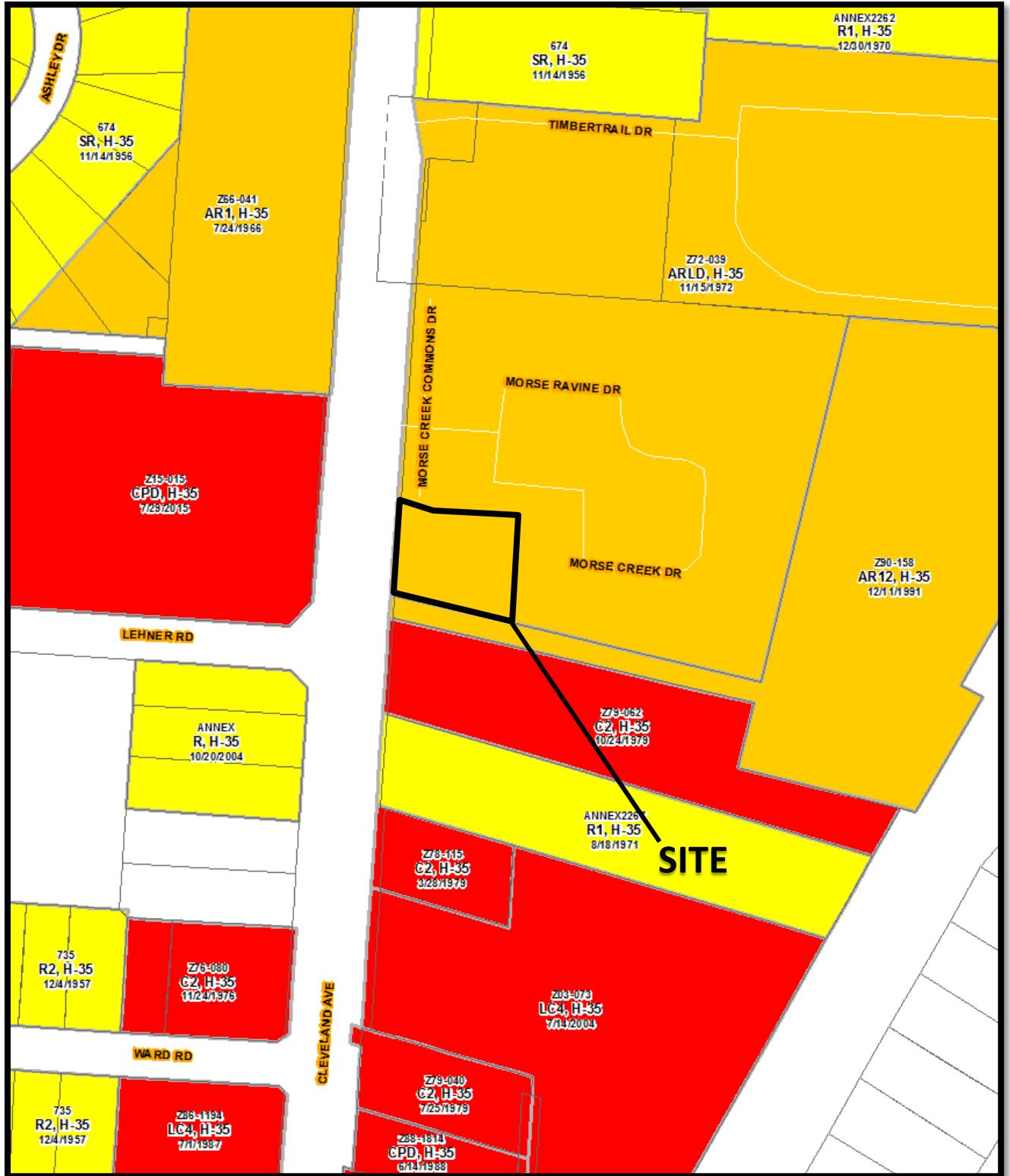
- 6. APPLICATION: Z16-031**
Location: **4080 CLEVELAND AVENUE (43224)**, being 0.33± acres located on the east side of Cleveland Avenue, 815± feet north of Ferris Road (010-057932, Northland Community Council).
Existing Zoning: ARLD, Apartment Residential District.
Request: C-2, Commercial District.
Proposed Use: General office.
Applicant(s): Ryan & Kindra Esau; 12455 Kiousville Palestine Road; Mt. Sterling, OH 43143.
Property Owner(s): Same as applicant.
Planner: Michael Maret; 614-645-2749; mjmaret@columbus.gov

BACKGROUND:

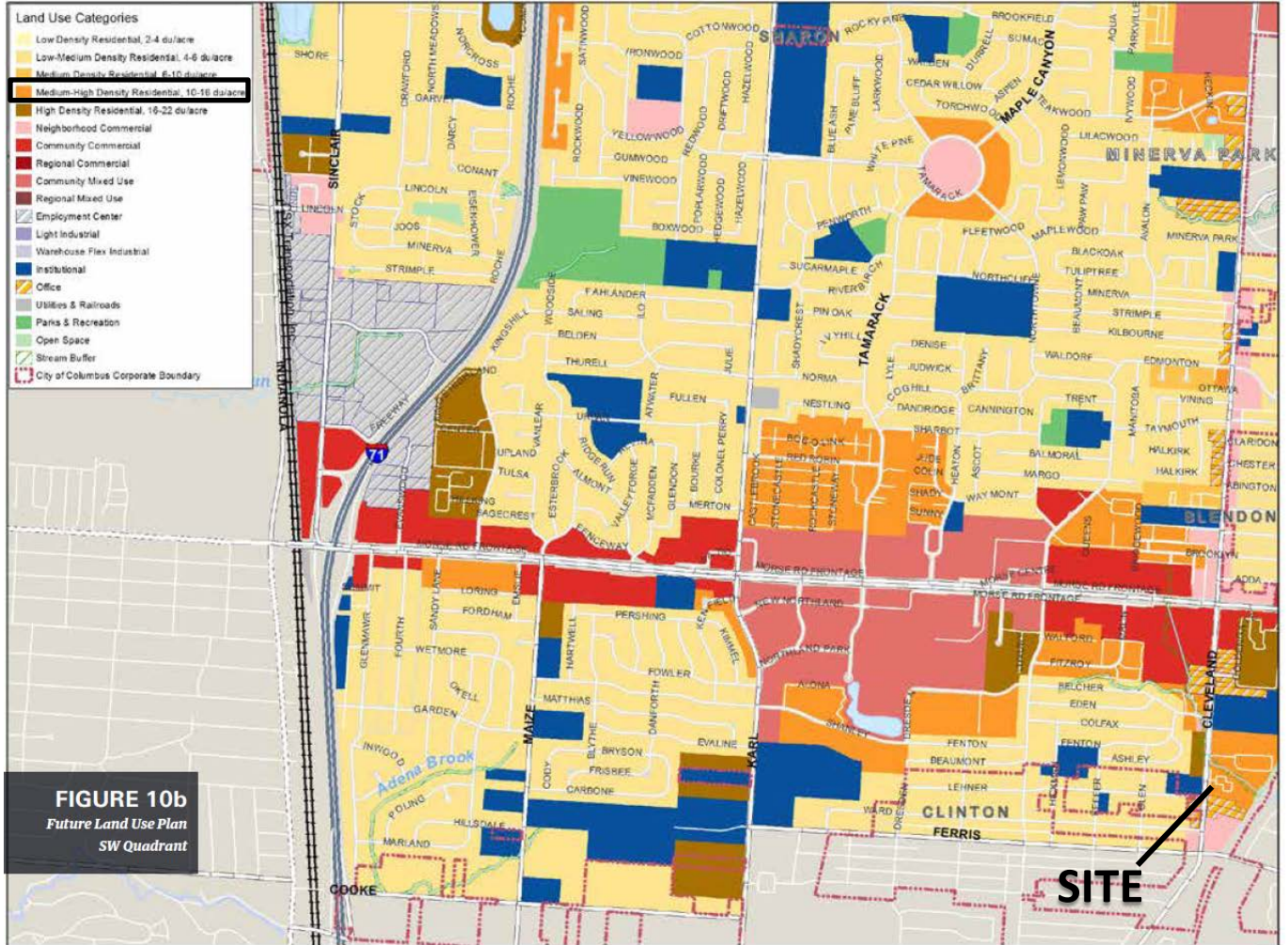
- The 0.33± acre site consists of a single parcel zoned ARLD, Apartment Residential District, and is developed with a single-unit dwelling. The applicant is requesting to rezone the parcel to C-2, Commercial Office District to allow general office uses within the existing structure.
- To the north and east of the site are apartments in the ARLD, Apartment Residential District. To the south is a mixture of residential and commercial uses in the varying commercial Districts. To the west is a library in the CPD, Commercial Planned Development District.
- The site is located within the boundaries of the *Northland I Area Plan* (2014) which recommends “medium-high density mixed residential” for this location.
- The site is located within the boundaries of the Northland Community Council, whose recommendation was for approval.
- The *Columbus Thoroughfare Plan* identifies Cleveland Avenue as a 4-2 arterial requiring a minimum of 50 feet of right-of-way from the centerline.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested C-2, Commercial District will permit a general office uses that are compatible with the density and development standards of adjacent commercial and residential developments along Cleveland Avenue. The *Northland I Plan* recommends this site for medium-high density mixed residential. Staff recognizes that existing office zoning and uses are located directly to the south and find that these uses are also supportable at this location.



Z16-031
4080 Cleveland Avenue
Approximately 0.34 acres
ARLD to C-2



NORTHLAND I AREA PLAN - FUTURE LAND USE PLAN



Z16-031
4080 Cleveland Avenue
Approximately 0.34 acres
ARLD to C-2



Z16-031
4080 Cleveland Avenue
Approximately 0.34 acres
ARLD to C-2



Northland Community Council
Development Committee

Report

August 31, 2016 6:30 PM
Franklin County Job and Family Services
(Use south entrance)
1721 Northland Park Avenue (43229)

Meeting Called to Order: 6:30 pm by chair Dave Paul

Members represented:

Voting: (17): Albany Park (APC), Asherton Grove (AGCA), Blendon Chase (BCCA), Blendon Woods (BWCA), Clinton Estates (CECA), Cooper Woods (CWCA), Forest Park (FPCA), Friendship Village (FVRA), Karmel-Woodward Park (KWPCA), Maize-Morse Tri-Area (MMTACA), Northland Alliance (NA), Northland Area Business Association (NABA), Preston Commons (PCHA), Rolling Ridge (RRSHA), Salem Civic Association (SCA), Sharon Woods (SWCA), Woodstream East (WECA). *Non-voting:* NCC president Emmanuel Remy.

- Case #4:** Application #Z16-031 (Rezone 0.33 AC± from ARLD/Apartment Residential-Low Density to C-2 for insurance or other professional office – *Tabled from July 2016*)
Ryan and Kindra Esau
4080 Cleveland Avenue, 43224 (PID 010-057932)
- *The Committee approved (16-0 w/ 1 abstention) a motion (by KWPCA, second by PCHA) to RECOMMEND APPROVAL of the application.*
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REZONING APPLICATION

Department of Building & Zoning Services

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224-3218

Phone: 614-645-7433 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 # 216-031

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Ryan Esau & Kindra Esau
of (COMPLETE ADDRESS) 1244 Kiousville Palestine Rd Mt. Sterling OH 43143
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. <u>Ryan Esau & Kindra Esau</u> <u>12455 Kiousville Palestine Rd</u> <u>Mt Sterling OH 43143</u>	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

[Signature]

Subscribed to me in my presence and before me this 23rd day of May, in the year 2016

SIGNATURE OF NOTARY PUBLIC

[Signature]

My Commission Expires:

4-24-19

This Project Disclosure Statement expires six months after date of notarization.

Brian J. Liff
Notary Public, State of Ohio
My Commission Expires 4/24/19



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