

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
MAY 14, 2020**

1.    **APPLICATION:**               **Z20-011**  
      **Location:**               **835 N. CASSADY AVE. (43219)**, being 0.39± acres located on the west side of North Cassady Avenue, 95± feet north of East 6th Avenue (010-126708; East Columbus Civic Association).
- Existing Zoning:**       P-1, Parking District.  
      **Request:**                M, Manufacturing District (H-35)  
      **Proposed Use:**        Outdoor storage.  
      **Applicant(s):**        CCC Columbus LLC; c/o Jeffrey Brown, Atty.; 37 West Broad Street, Suite 460; Columbus, OH 43215.  
      **Property Owner(s):**   The Applicant.  
      **Planner:**               Hayley Feightner; 614-645-3526; [hfeightner@columbus.gov](mailto:hfeightner@columbus.gov)

**BACKGROUND:**

- o The 0.39± acre site consists of a portion of one parcel zoned in the P-1, Parking District. This location is the subject of Zoning Code Violation #19470-05248 for operating an outdoor storage use without obtaining a Certificate of Zoning Clearance. The requested M, Manufacturing District will allow outdoor storage of materials on the site associated with the industrial facility developed on the remaining portion of the parcel.
- o North, south, east, and west of the site are industrial uses in the M and M-2, Manufacturing Districts. Also located east of the site are single unit dwellings zoned in the R-4, Residential District.
- o The site is within the planning area of *The East Columbus Neighborhood Plan (2012)*, which recommends light industrial land uses at this location. The site is also located within the *Port Columbus Joint Economic Development Strategy (2008)*, which recommends office and light industrial land uses.
- o Concurrent CV20-014 has been filed to conform the development to M, Manufacturing District standards and open storage requirements, and includes variances to reduce the setbacks. That request will be heard by City Council and will not be considered at this Development Commission meeting.
- o The site is located within the boundaries of the East Columbus Civic Association, whose recommendation is for approval.
- o The *Columbus Thoroughfare Plan* identifies Cassady Avenue as a Suburban Community Connector requiring a minimum of 50 feet of right-of-way from centerline.

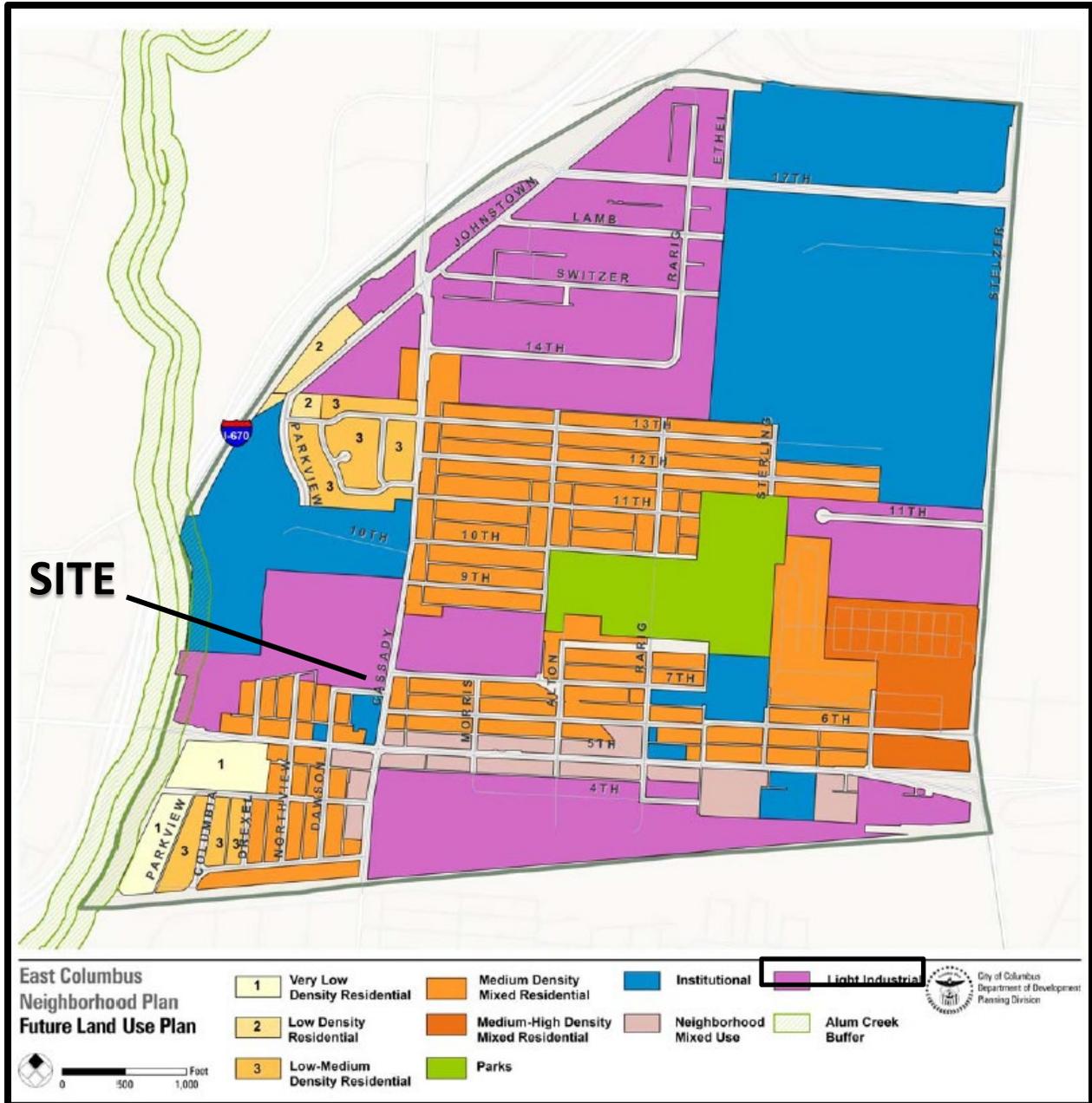
**CITY DEPARTMENTS' RECOMMENDATION:** Approval.

The requested M, Manufacturing District will legitimize the outdoor storage of materials on the

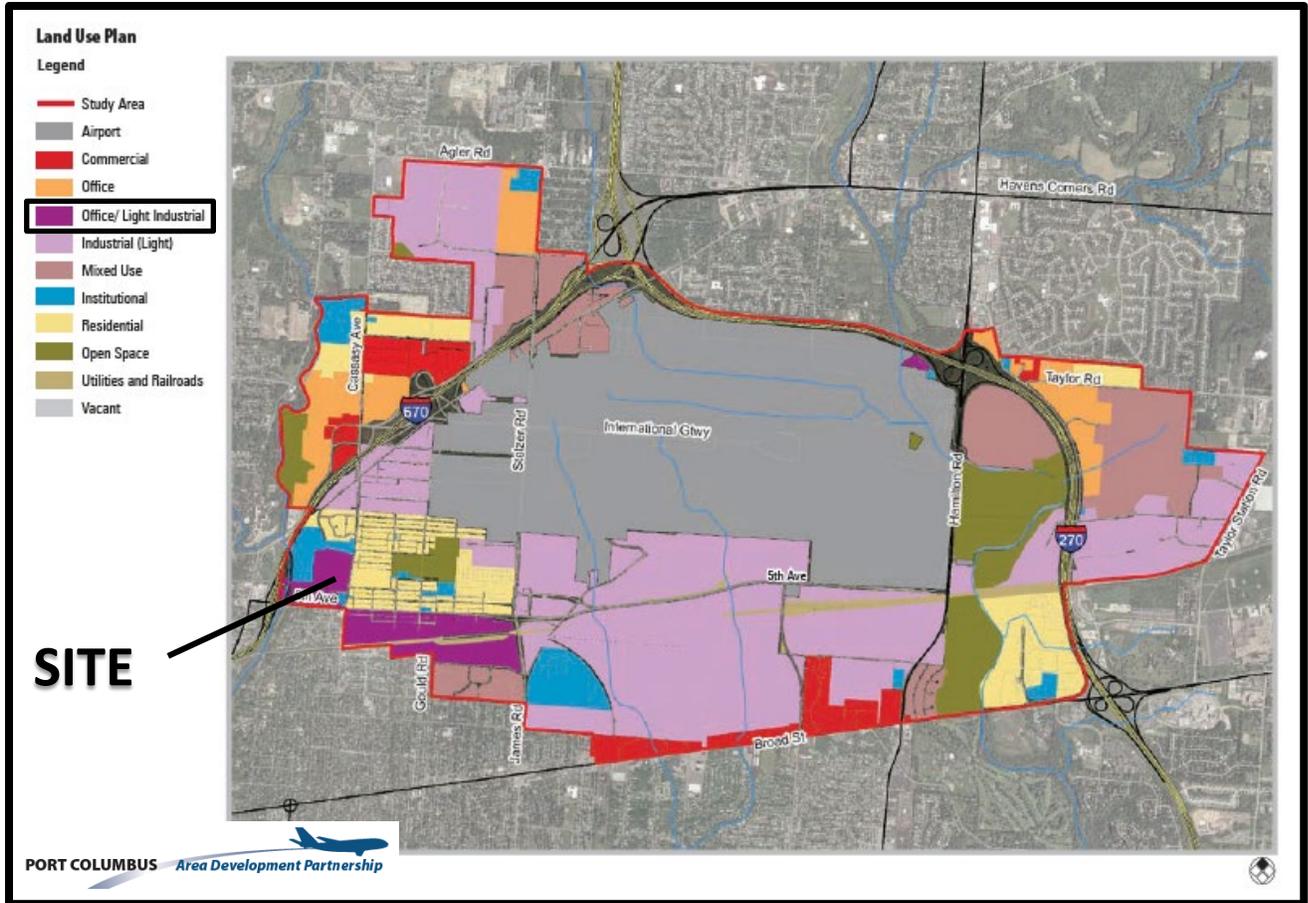
site, which is associated with the industrial facility developed on the remaining portion of the parcel. The request is consistent with the recommendations of *The East Columbus Neighborhood Plan* and the *Port Columbus Joint Economic Development Strategy*, and will not introduce an incompatible use to the surrounding area.



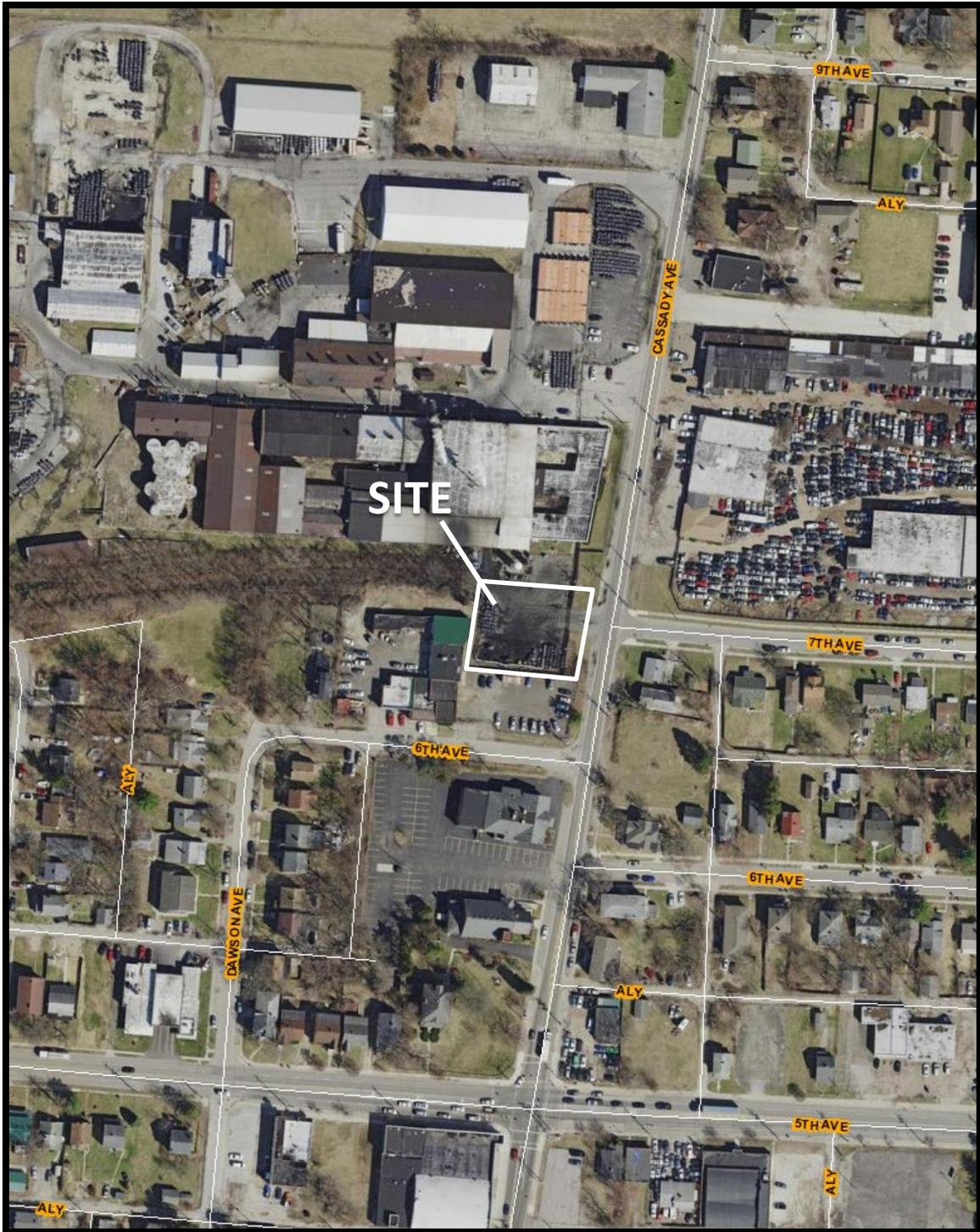
Z20-011  
835 N. Cassady Avenue  
Approximately 0.39 acres  
P-1 to M



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835 N. Cassady Avenue  
Approximately 0.39 acres  
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**From:** [Michael Johnson](#)  
**To:** [Feightner, Hayley E.](#)  
**Subject:** Re: Applications Received: Z20-011 & CV20-014  
**Date:** Sunday, February 23, 2020 10:35:06 AM

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Ms. Feightner,

The East Columbus Civic Association has approved/supports and endorses the Rezoning and concurrent Council Variance for the property located at 835 N. Cassidy Ave. reference not. Z20-011 and CV20-014.

I look forward to communicating with you on the appropriate next steps.

I will reach out to you and please feel free to reach out to me so that we can connect on keeping things moving forward.

Thanks,

Michael Johnson  
President  
East Columbus Civic Association  
614 886 5060

**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 #: Z20-011

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jackson B. Reynolds, III  
of (COMPLETE ADDRESS) 37 West Broad Street, 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 (include contact name and number)  
Business or individual's address; City, State Zip Code  
Number of Columbus based employees  
(Limited to 3 lines per box)

1. CCC Columbus LLC P.O. Box 717 Pittsburgh, PA 15230 David McAdams 412-787-4793 50 Columbus based employees	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

*Jackson B. Reynolds III*

Subscribed to me in my presence and before me this 20th day of August, in the year 2020

SIGNATURE OF NOTARY PUBLIC

*Natalie C. Timmons*

My Commission Expires:

9/4/2020



*This Project Disclosure Statement expires six months after date of notarization.*  
**Natalie C. Timmons**  
Notary Public, State of Ohio  
My Commission Expires 09-04-2020

**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