

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JULY 8, 2021**

- 5. APPLICATION: Z21-024**
Location: 1646 FAIRWOOD AVE. (43206), being 0.64± acres located on the east side of Fairwood Avenue, 160± feet south of Frebis Avenue (010-115121 & 010-08956; Columbus Southside Area Commission).
Existing Zoning: R-2, Residential District and C-3, Commercial District.
Request: L-C-4, Limited Commercial District (H-35).
Proposed Use: Limited commercial uses.
Applicant(s): Claudia Realty, LLC; c/o Michael Shannon, Atty.; Underhill & Hodge; 8000 Walton Parkway, Suite 260; New Albany, OH 43054
Property Owner(s): 2920 S. High, LLC; 2385 South High Street; Columbus, OH 43207.
Planner: Tim Dietrich; 614-645-6665; tedietrich@columbus.gov

BACKGROUND:

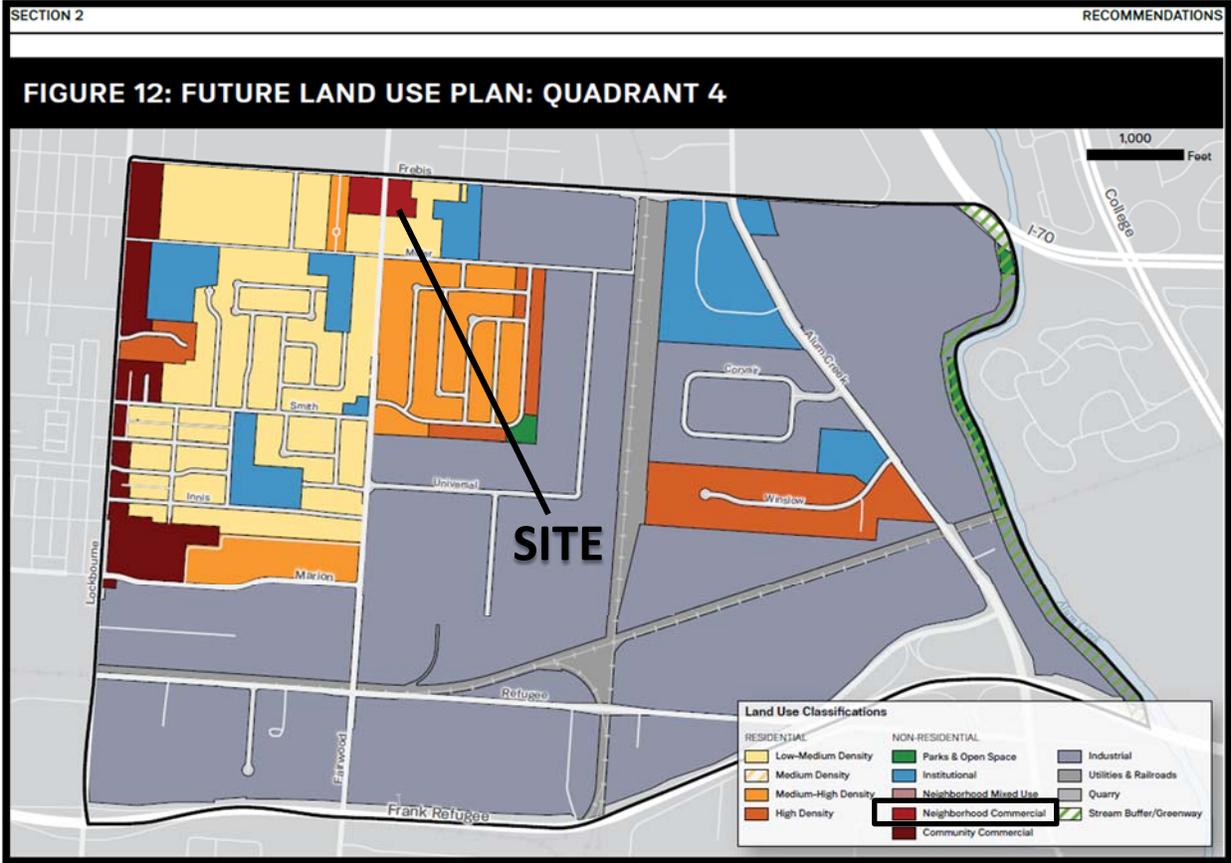
- The site consists of two parcels, the northern parcel is undeveloped in the C-3, Commercial District, and the southern parcel is developed with an industrial/commercial building in the R-2, Residential District. The applicant is requesting the L-C-4, Limited Commercial District to permit limited commercial uses on the site.
- North of the site is a convenience store in the C-3, Commercial District. South of the site are single-unit dwellings in the R-2, Residential District. East of the site is a commercial building in the C-3, Commercial District. West of the site is commercial retail building in the C-3, Commercial District.
- Concurrent CV21-044 has been filed and includes variances to interior parking lot landscaping and screening from adjacent residential districts. That request will be heard by City Council and will not be considered at this Development Commission meeting.
- The site is within the planning boundaries of the *South Side Plan* (2014), which recommends “Neighborhood Commercial” land uses at this location. The site is also subject to *Columbus Citywide Planning Policies* (C2P2) Design Guidelines.
- The site is located within the boundaries of the Columbus Southside Area Commission, whose recommendation is for approval.
- The limitation text includes use restrictions and supplemental development standards that address traffic access and landscaping and screening.
- The *Columbus Multimodal Thoroughfare Plan* (2019) identifies Fairwood Avenue as an Urban Community Connector requiring 60 feet of right-of-way.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

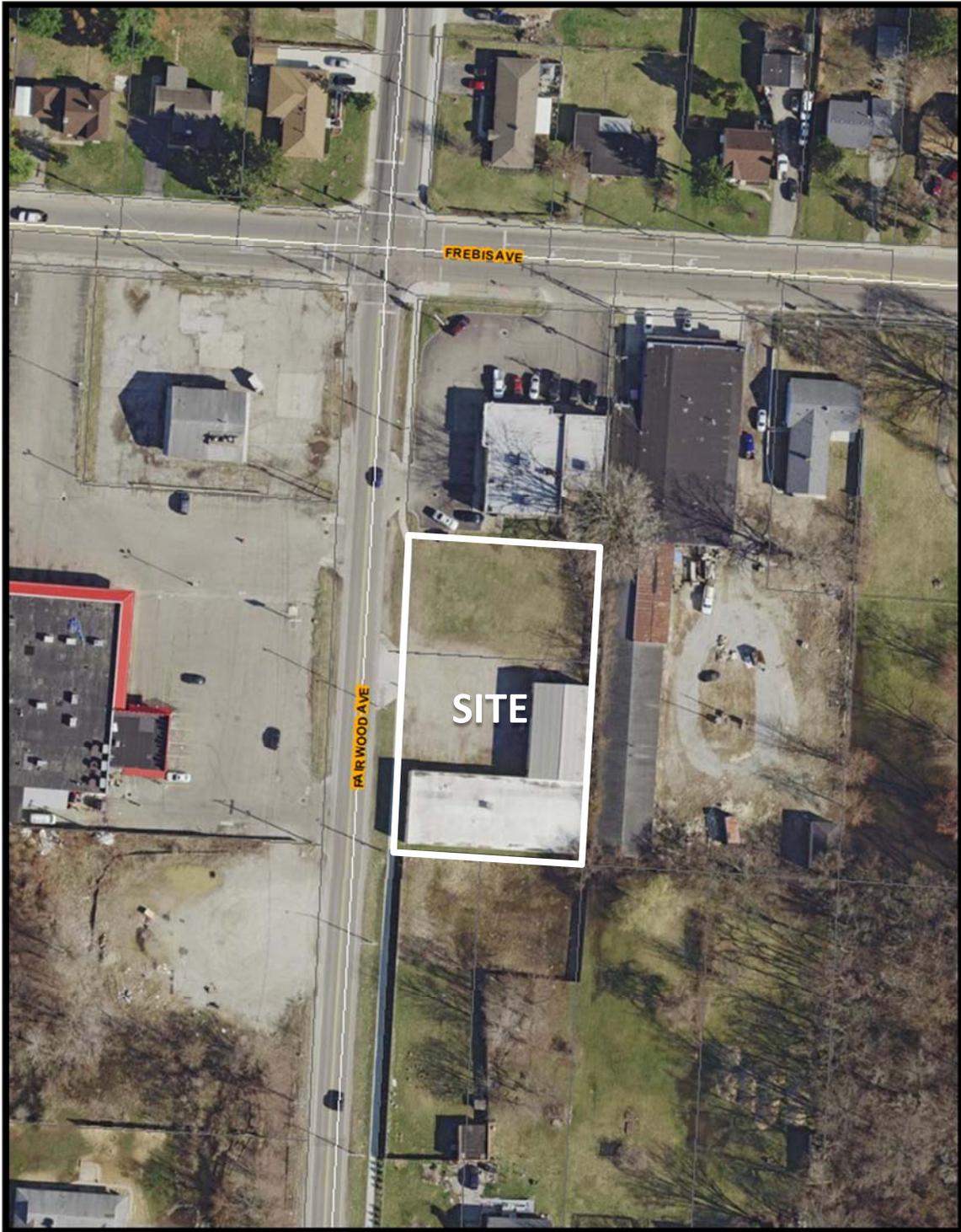
The requested L-C-4, Limited Commercial District permits limited commercial uses at this location. The limitation text includes appropriate use restrictions and development standards that are consistent with the surround zoning and development pattern. Additionally, the requested L-C-4 district is consistent with *South Side Plan's* land use recommendation for "Neighborhood Commercial" uses at this location and incorporates a high level of landscaping and screening between the right-of-way and parking lot, consistent with C2P2 Design Guidelines.



Z21-024
1646 Fairwood Ave.
Approximately 0.64 acres
R-2 & C-3 to L-C-4



Z21-024
1646 Fairwood Ave.
Approximately 0.64 acres
R-2 & C-3 to L-C-4



Z21-024
1646 Fairwood Ave.
Approximately 0.64 acres
R-2 & C-3 to L-C-4

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW
(PLEASE PRINT)

Case Number:

Address:

Group Name:

Meeting Date:

Specify Case Type:

- BZA Variance / Special Permit**
- Council Variance**
- Rezoning**
- Graphics Variance / Plan / Special Permit**

Recommendation:

(Check only one and list basis
for recommendation below)

- Approval**
- Disapproval**

NOTES:

Vote:

Signature of Authorized Representative:

SIGNATURE

RECOMMENDING GROUP TITLE

DAYTIME PHONE NUMBER

Please e-mail this form to the assigned planner within 48 hours of your meeting day; qt O CKN"q<Cuuki pgf "Rrppgt."Ek{ "qh
MAIL to: Columbus, Department of Building & Zoning Services, 111 N. Front St, Columbus, OH 43215.

Rezoning Application

DEPARTMENT OF BUILDING
AND ZONING SERVICES

111 N Front Street, Columbus, Ohio 43215
Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

PROJECT DISCLOSURE STATEMENT

APPLICATION #: Z21-024

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.

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Eric Zartman
of (COMPLETE ADDRESS) 8000 Walton Parkway, Suite 260, New Albany, Ohio 43054
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 (including contact name and number)
Business or individual's address; City, State, Zip Code
Number of Columbus-based employees
(Limited to 3 lines per box)

<p>1. 2920 S. High, LLC 2385 South High Street Columbus, Ohio 43207</p>	<p>2.</p>
<p>3.</p>	<p>4.</p>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT *Eric Zartman*

Sworn to before me and signed in my presence this 23rd day of MARCH in the year 2021

SIGNATURE OF NOTARY PUBLIC *Kimberly R. Grayson* My Commission Expires 1-11-2026 Notary Seal Here



KIMBERLY R. GRAYSON
Notary Public, State of Ohio
My Commission Expires
01-11-2026

This Project Disclosure Statement expires six (6) months after date of notarization.