

David L. Hodge  
11 13 05

**1274 KING AVENUE**



*Shannon King*

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
AUGUST 11, 2005**

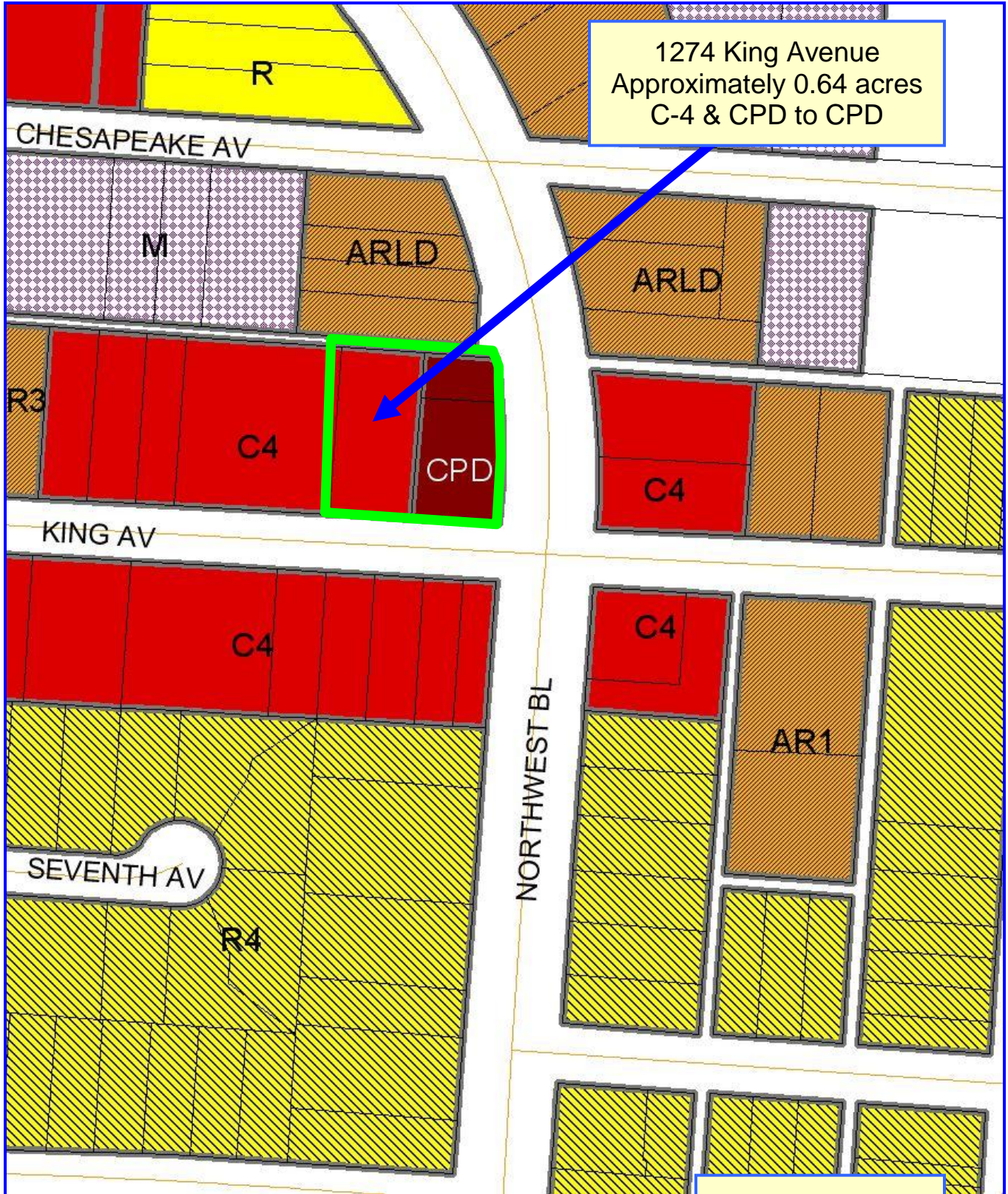
- 3. APPLICATION: Z05-011**
- Location:** 1274 KING AVENUE (43212), being 0.64± acres located at the northwest corner of King Avenue and Northwest Boulevard (010-061920).
- Existing Zoning:** C-4, Commercial and CPD, Commercial Planned Development Districts.
- Request:** CPD, Commercial Planned Development District.
- Proposed Use:** Regional commercial development.
- Applicant(s):** KRG Associates Inc.; c/o David L. Hodge, Atty.; Smith and Hale; 37 West Broad Street, Suite 725; Columbus, OH 43215.
- Property Owner(s):** The Applicant.
- Planner:** Shannon Pine, 645-2208, [spine@columbus.gov](mailto:spine@columbus.gov)

**BACKGROUND:**

- This application was tabled at the April 14, 2005 Development Commission hearing at the suggestion of the Development Commission members to allow a redesign of the site layout. It was also tabled at the May 12, 2005 Development Commission meeting at the request of the applicant. The 0.64± acre site is developed with a used car sales facility in the CPD, Commercial Planned Development District, and a non-conforming single-family dwelling in the C-4, Commercial District. The applicant requests the CPD, Commercial Planned Development District for retail and restaurant uses.
- To the north is an apartment building in the ARLD, Apartment Residential District. To the east across Northwest Boulevard are a retail/restaurant structure and an automotive service facility in the C-4, Commercial District. To the south across King Avenue are an office building and a sign company in the C-4, Commercial District. To the west is a non-conforming apartment building in the C-4, Commercial District.
- The previously submitted CPD plan illustrated a 38-foot building setback from King Avenue and a 50-foot building setback from Northwest Boulevard. The CPD plan and text have been amended to reposition the building along the frontage of King Avenue and Northwest Boulevard with ten foot building and parking setbacks from both streets, and includes parking lot screening, use restrictions, lighting controls, and a parking variance for up to 11 spaces if a restaurant use is established.
- The *Columbus Thoroughfare Plan* identifies both King Avenue and Northwest Boulevard as 4-2 arterials requiring a minimum of 50 feet of right-of-way from centerline. The *Columbus Thoroughfare Plan* right-of-way is shown running through the site on the proposed CPD plan, but a right-of way dedication has been deemed unnecessary at this time.

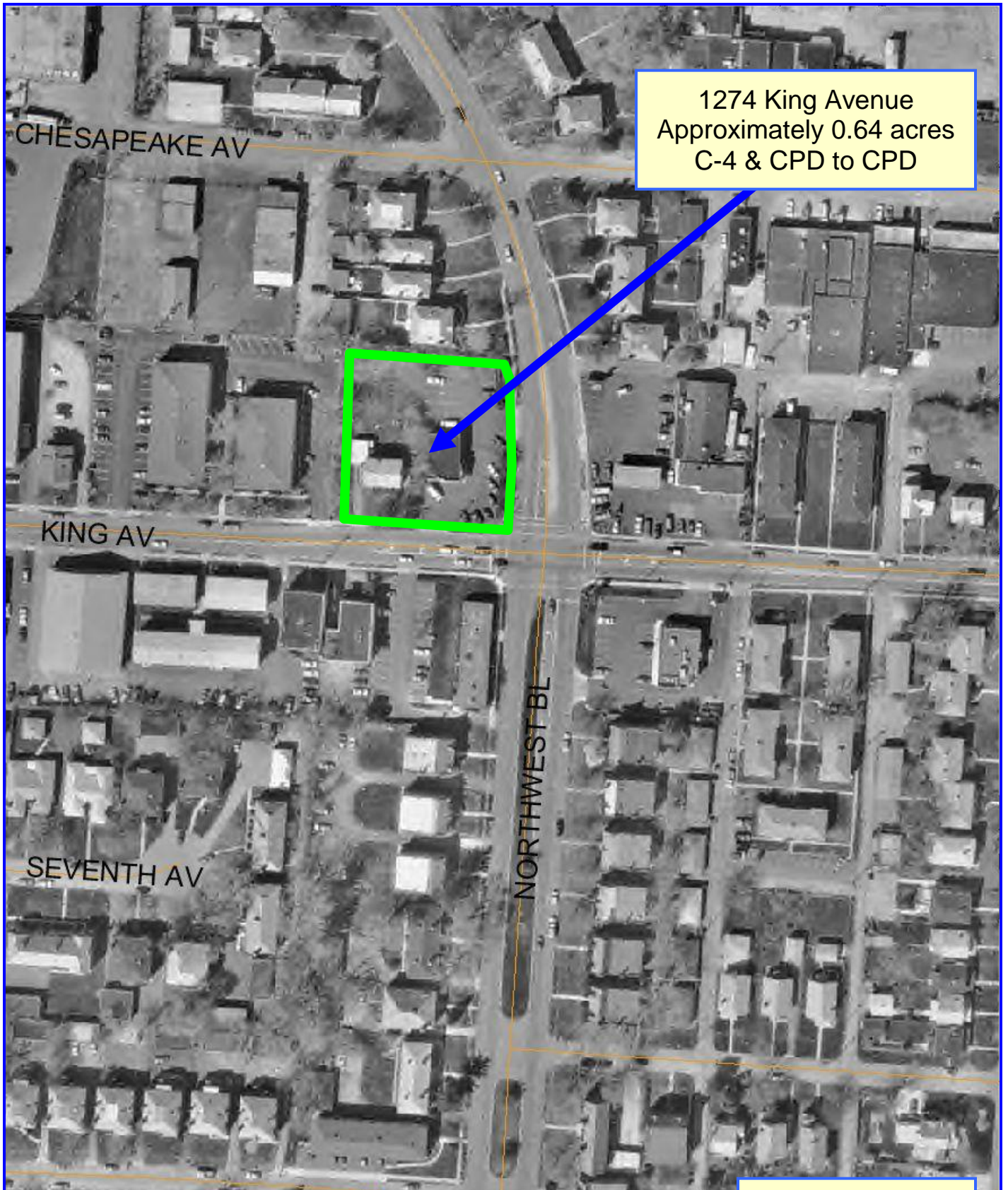
**CITY DEPARTMENTS' RECOMMENDATION:** Approval.

The requested CPD, Commercial Planned Development District would permit retail and restaurant development. The proposed plan and text are consistent with the zoning and development patterns of the area.



1274 King Avenue  
Approximately 0.64 acres  
C-4 & CPD to CPD

**Z05-011**



1274 King Avenue  
Approximately 0.64 acres  
C-4 & CPD to CPD

**Z05-011**

City of Columbus | Department of Development | Building Services Division | 757 Carolyn Avenue, Columbus, Ohio 43224

### 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.

STATE OF OHIO  
COUNTY OF FRANKLIN

APPLICATION # 205-011

Being first duly cautioned and sworn (NAME) David L. Hodge  
of (COMPLETE ADDRESS) 37 West Broad Street, Suite 725, 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, Z ip
- Number of Columbus based employees
- Contact name and number

If applicable, check here if listing additional parties on a separate page (REQUIRED)

|  |    |
|--|----|
| 1. KRG Associates, Inc.<br>1460 West Lane Avenue<br>Columbus, OH 43221<br><br>7 Columbus based employees | 2. |
| 3.   | 4. |

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 12<sup>th</sup> day of September, in the year 2005

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

*This Project Disclosure Statement expires six months from the date of notarization.*  
PAULA V. PRICE  
Notary Public, State of Ohio  
My Commission Expires 07-13-07



Notary Seal Here