

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



FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW
STANDARDIZED RECOMMENDATION FORM

Group Name

Neighborhood East Area Commission - NEAC

Meeting Date

1/8/04

Specify Case Type

- BZA Variance (Begins with "V")
- BZA Special Permit (Begins with "SP")
- Council Variance (Begins with "CV")
- Rezoning (Begins with "Z")
- Graphics (Begins with "VG")
- Graphics Special Permit (Begins with "SPG")

Case Number

CV03-46

Recommendation
(Check only one)

- Approval
- Disapproval
- Conditional Approval (please list conditions below)
(Area Commissions, see note below*)

SEE ENCLOSED LETTER

*Ordinances sent to council will contain only a recommendation for "approval" or "disapproval". If a recommendation for "conditional approval" is sent, the conditions should be concise and specific. Staff will determine whether conditions are met when the final ordinance is prepared unless a revised response indicating "approval" has been received. If staff determines that conditions have not been met, your group's recommendation will be listed as "disapproval".

Vote

12 FOR 2 AGAINST 0 ABS

Signature of Authorized Representative

[Signature]

SIGNATURE

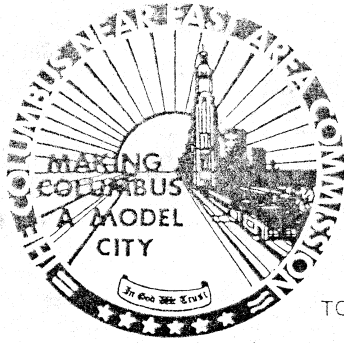
CHAIR

RECOMMENDING GROUP TITLE

252-3283

DAYTIME PHONE NUMBER

Please FAX this form to Zoning at (614) 645-2463 within 48 hours of your meeting day;
OR MAIL to: Zoning, City of Columbus, Building and Development Services, 757 Carolyn Avenue, Columbus, Ohio 43224.



P.O. BOX 83344
COLUMBUS, OH 43203-0344

January 9, 2004

TO: The Honorable Matthew D. Habash
The Honorable Michael C. Mentel
The Honorable Kevin L. Boyce
The Honorable Maryellen O'Shaughnessy
The Honorable Richard W. Sensenbrenner
The Honorable Charleta B. Tavares
The Honorable Patsy A. Thomas

FROM: Kathleen Bailey, Chair Near East Area Commission (NEAC) *KAB*

RE: Zoning Variance CV03-46

NEAC voted overwhelmingly (12 For, 2 Against, 0 Abstentions) to support the variance request of Watermark Services, LLC to construct a Wendy's restaurant at 1054 E. Broad Street (Northwest corner of Broad and 21st). Because the area is zoned ARO and the Near East Area Plan encourages adherence to that zoning category, I would like to provide the considerations that supported this decision.

1. The estimated property value of this completed project is \$1MM to \$1.2MM.
2. The project will employ approximately 40 employees with an estimated payroll of \$350,000 to \$400,000.
3. The location in question has had a commercial use since 1918.
4. No demolition is involved.
5. The request is for a variance not a rezoning so outside of the variance, the applicant must stay within the requirements of the ARO.
6. The proposed structure will mirror a Broad Street carriage house (design reviewed and verified by Joel Teaford, Executive Director of the Columbus Neighborhood Design Center).
7. The cost of the project and complexities to make it fit into the neighborhood set a high enough standard to discourage sub quality projects.
8. Community Policing Officer Teresa Kalous has apprised NEAC and the applicant of the assistance from the Columbus Police to discourage loitering.

The major concern of those in opposition was the potential increase in crime and trash and the facility becoming a magnet for undesirables. We found nothing to substantiate this. Dave Thomas was a respected local businessman who championed family and community values. This is reflected in the standard of cleanliness and attractive appearance that is characteristic of any business that bears the Wendy's logo. The applicant also has a compelling financial reason to own and manage a successful enterprise. To risk the loss of the potential customer base that Broad Street

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provides by permitting loitering and panhandling is tantamount to economic suicide.

The other concern was the need to locate the business on one of the NCR strips. NEAC did attempt to interest the applicant in the commercial strips, however he indicated the low car counts in those areas in comparison with Broad Street would not generate enough revenue to offset the investment.

Finally, the applicant has demonstrated the courage it takes to delve into the fragile inner city market, an undertaking that many avoid due to the additional costs, risks, and requirements needed to address neighborhood concerns.

NEAC requests your careful consideration in this matter.

Thank you.

Cc: Mark Barbash, Director of Development
Don Bier, Dept. of Development, Zoning ✓