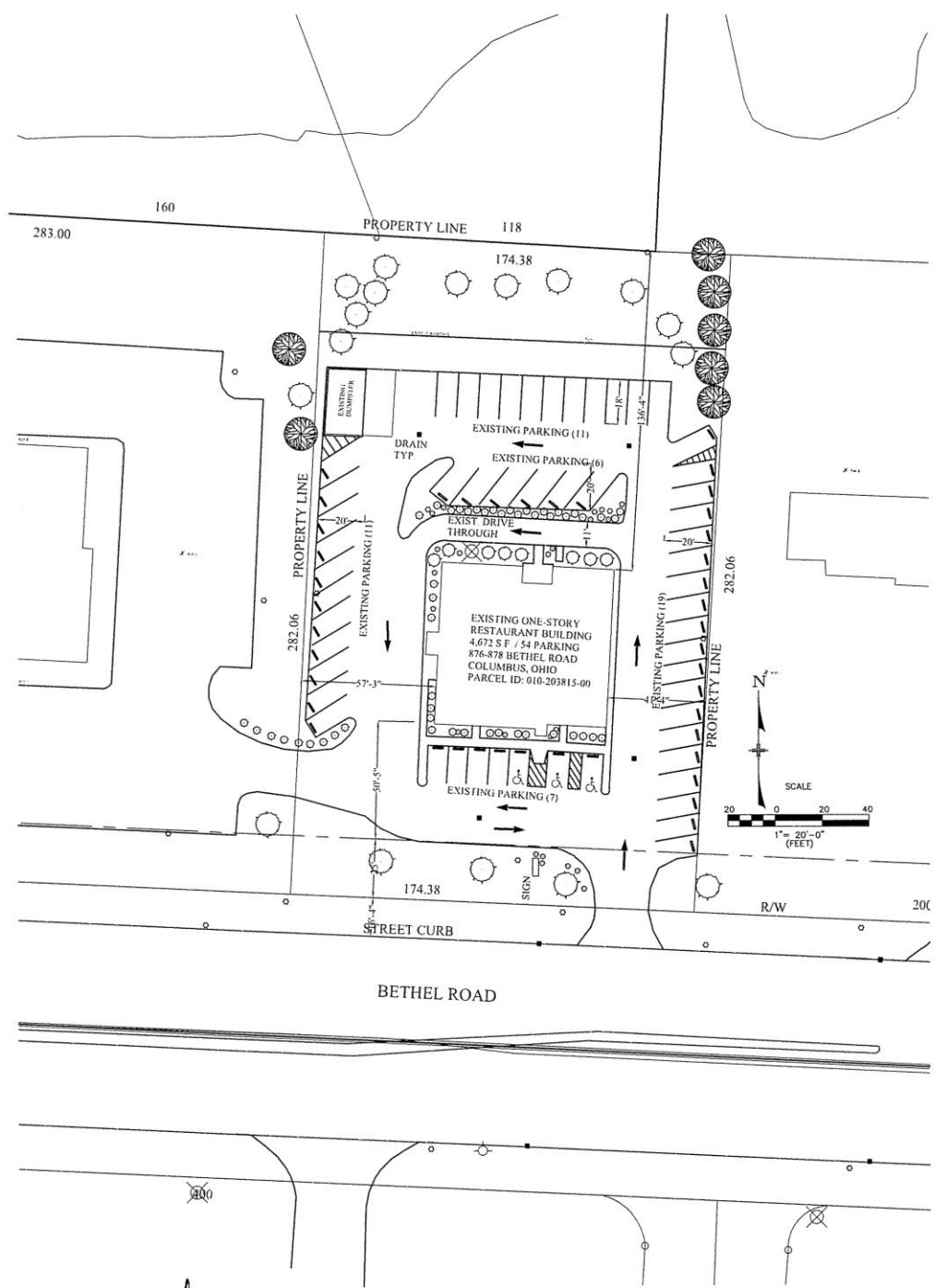


Z10-009



DATE: APRIL 2009	BID DOC. NO.	PROJECT NAME: REZONING OF PROPERTY AT BETHEL RD	FIRM NAME AND ADDRESS: IEG INC. ARCHITECTURAL, ENGINEERING, & PLANNING 1415 E. DUBLIN GRANVILLE RD SUITE 104 COLUMBUS, OH 43229 TEL: (614) 888-2535 FAX: (614) 888-2588 E-MAIL: IEG@IEG.COM	NOTES:
SCALE: AS NOTED	SHEET NO. 1	LOCATION: 876-878 BETHEL Road Columbus, Ohio 43228	OWNER'S NAME: CNL Net Lease Funding 2001, LP C/O CE CAPITAL	REVISIONS:
PROFESSIONAL ENGINEER STATE OF OHIO No. 44043 JAMES W. HARRIS		SHEET TITLE: EXISTING SITE PLAN		

Z10-009

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JUNE 10, 2010**

- 2. APPLICATION: Z10-009 (ACCELA # 10335-00000-00083)**
Location: 876 BETHEL ROAD (43214), being 1.1± acres located on the north side of Bethel Road, 1175± feet west of Olentangy River Road. (010-203815)
Existing Zoning: CPD, Commercial Planned Development District.
Request: CPD, Commercial Planned Development District.
Proposed Use: Revising allowed commercial uses.
Applicant(s): Yan Hui Wada; c/o Behzad Vedaie, 1415 East Dublin-Granville Road, Suite 104; Columbus, OH 43229.
Property Owner(s): CNL Net Lease, Funding 2001, LP c/o GE Capital c/o Caroline Hardin; 450 South Orange Avenue, 11th floor; Orlando, FL 32801
Planner: Dana Hitt, 645-2395, dahitt@columbus.gov

BACKGROUND:

- The applicant proposes to amend the CPD, Commercial Planned Development District text to allow a restaurant to occupy the entire existing building. Currently the CPD Text requires that at least two restaurants occupy the building.
- To the north are single-family dwellings in Franklin County. To the south across Bethel Road is a shopping center parking lot zoned in the CPD, Commercial Planned Development District. To the east is a nonconforming single-unit dwelling zoned L-C-4, Limited Commercial District. To the west is a restaurant zoned in the CPD, Commercial Planned Development District.
- The site is located within the boundaries of the *Northwest Plan (2007)*, but there are no specific recommendations regarding this site.
- The Commercial Planned Development text is based off the current Commercial Planned Development text adopted in 1996 but allows a single restaurant to occupy the entire building, whereas the current text required at least two restaurants in the building. Although Staff is not opposed to allowing C-2, Office uses at this site, this proposal eliminates C-2 office uses which were permitted in the 1996 rezoning. The proposal contains a ten space parking variance to reflect the current condition of the site. Staff supports allowing this existing condition.
- The *Columbus Thoroughfare Plan* identifies Bethel Road as a 4-2D arterial requiring 60 feet from centerline.

CITY DEPARTMENTS RECOMMENDATION: Approval.

The requested CPD, Commercial Planned Development District would permit the redevelopment of the existing building with one restaurant. Staff supports allowing existing 10 space parking variance. The request is consistent with the established zoning and development patterns of the area.



CITY OF COLUMBUS, OHIO
DEPARTMENT OF DEVELOPMENT

MAYOR JUDITH A. COLEMAN
DIRECTOR R. BOYD EASTON, III

SHARON HILL DR

876 Bethel Road
Approximately 1.1 acres
CPD to CPD

236-077
LC2
1/18/87

236-024
CPD
1/18/86

236-025
CPD
1/18/86

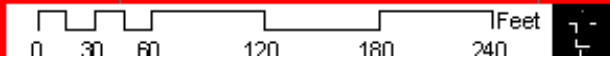
237-1324
LC4
3/24/88

234-127
CPD
5/22/86

BETHEL RD

239-084
CPD
12/17/87

Z10-009



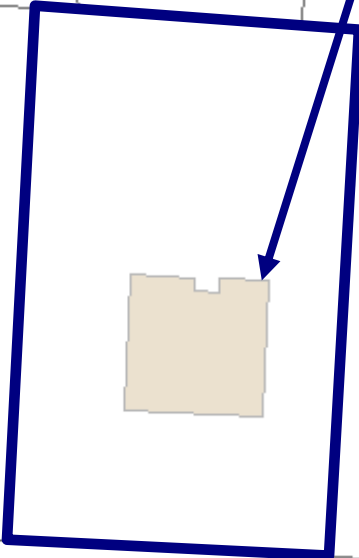


CITY OF COLUMBUS, OHIO
DEPARTMENT OF DEVELOPMENT

MAJOR: JIM HAEEL B. COLEMAN
DIRECTOR: K. BOYD ESKOFF RD III

SHARON HILL DR

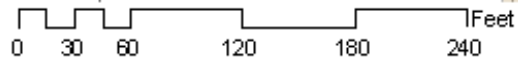
876 Bethel Road
Approximately 1.1 acres
CPD to CPD



BETHEL RD

BETHEL RD

Z10-009





Post Office Box 20134
Columbus, OH 43220
www.northwestcivic.org

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May 6, 2010

Department of Development
City of Columbus
757 Carolyn Ave.
Columbus, Ohio 43224

10 MAY 7 AM 11:28

RE: Application Z10-009 (876-878 Bethel Road, Columbus, Ohio 43214)

Dear Department of Development:

On May 5, 2010, Application Z10-009 (876-878 Bethel Road, Columbus, Ohio 43214) came before the Northwest Civic Association Board of Trustees for review and recommendation.

The Board determined that Applicant's requested rezoning was acceptable, as written, and **approved** by a vote of **7 Yes to 0 No**.

This letter serves as NWCA's official recommendation that Application Z10-009 (876-878 Bethel Road, Columbus, Ohio 43214) should be **approved** by the Department.

If you have any questions or concerns, please contact me.

Sincerely,

Jennifer Anne Adair, Esq.
President and Zoning Chair
JenniferAAdair@yahoo.com
614-286-6577 (Cell)

Cc: Behzad Vadaie, Representative of Applicant (email)
A. Troy Miller, Zoning Chair, Columbus City Council (email)
Dana Hitt, City Planner (email)
File

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 # Z10-009

Being first duly cautioned and sworn (NAME) Behzad Vedaie
of (COMPLETE ADDRESS) 10115 E. Dublin Granville Rd. Ste 104 Col. Oh
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:

43229

- 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

<p>1. <u>CNL Net Lease Funding 2001, LP</u> <u>450 South Orange Ave, 11th Floor</u> <u>Orlando, FL 32801</u> <u>Caroline Hardin 1-407-540-2160</u></p>	<p>2. <u>Yun Hui Wada</u> <u>1140 Jackson Hole Dr.</u> <u>Blacklick Oh 43004</u></p>
<p>3. <u>Mehran Moghadas</u> <u>Purdental Plus Realty</u> <u>285 South Liberty St.</u> <u>Powell Oh 43065</u> <u>880-2800</u></p>	<p>4. <u>John Leffler</u> <u>Franklin & Ellis</u> <u>8800 Lyra Dr. Suite 15A</u> <u>Col. Oh 43240 / 614-410-5638</u></p>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Behzad Vedaie

Subscribed to me in my presence and before me this 1 day of April, in the year 2010

SIGNATURE OF NOTARY PUBLIC

Kalyn Leveto
4/15/10

My Commission Expires:

This Project Disclosure Statement expires six months after date of notarization

Notary Seal Here

