

EXTERIOR ELEVATIONS

ARCHITECTURAL DRAWING

K & Z PROPERTIES RETAIL CTR REZONING
5357 CLEVELAND AVENUE, COLUMBUS, OH 43231

ARQUITECTURAL DRAWING
PROFESSIONAL SERVICES, LTD. 166 MAYFAIR BLVD
COLUMBUS, OHIO 43213 PHONE: 614-328-9080

Z23-011

STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
DECEMBER 11, 2025

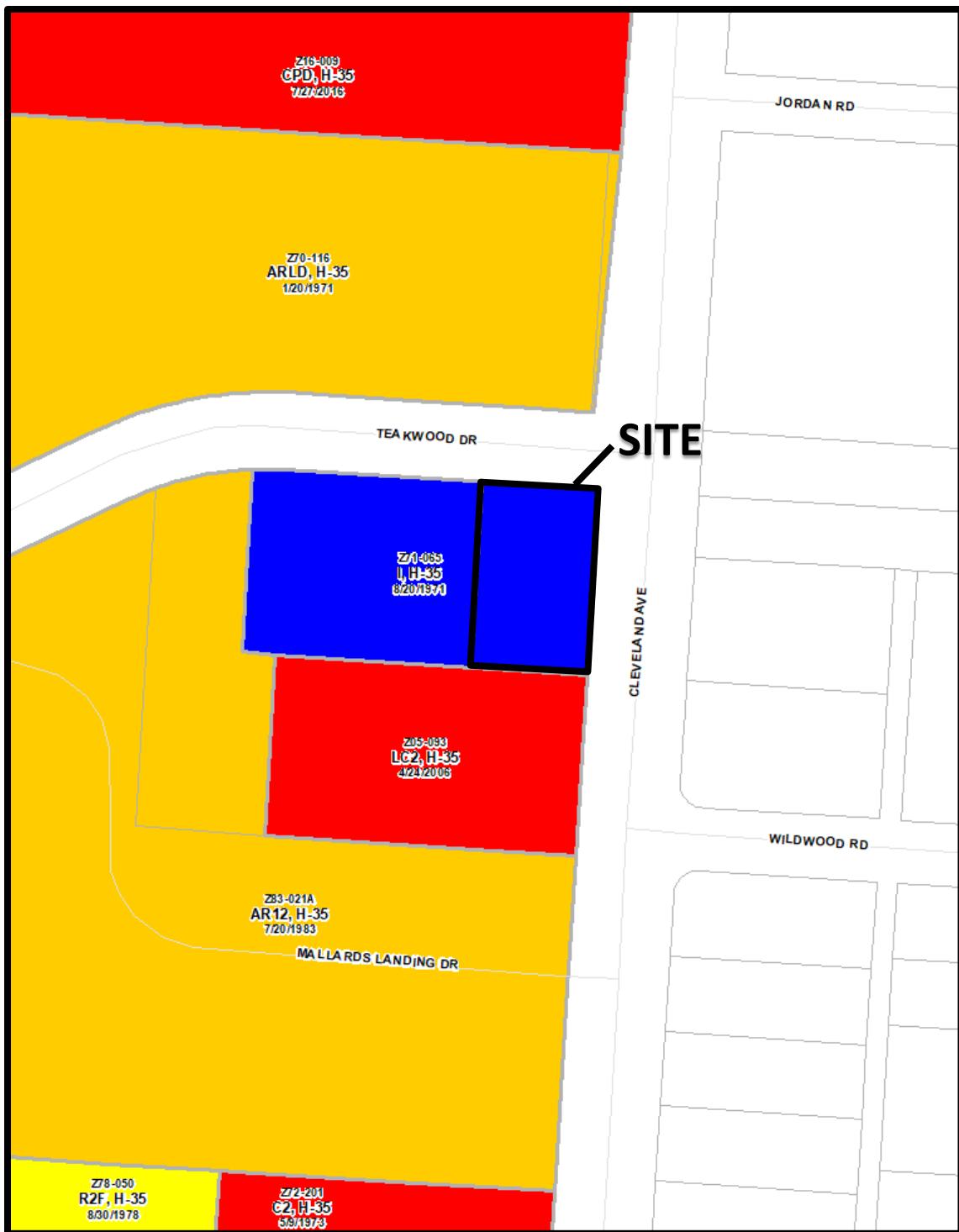
4. APPLICATION:	Z23-011
Location:	5357 CLEVELAND AVE. (43231), being 0.30± acres located at the southwest corner of Cleveland Avenue and Teakwood Drive (010-294449; Northland Community Council).
Existing Zoning:	I, Institutional District.
Request:	CPD, Commercial Planned Development District (H-35).
Proposed Use.	Commercial uses.
Applicant(s):	Abouseada Khaled, Zeinab Kassab; c/o Melva C. Williams-Argaw; 166 Mayfield Boulevard; Columbus, OH 43213.
Property Owner(s):	K & Z Property Investment LLC; 9236 Echo Hill Court; Columbus, OH 43240.
Planner:	Eastman Johnson; 614-645-7979; roejohnson@columbus.gov

BACKGROUND:

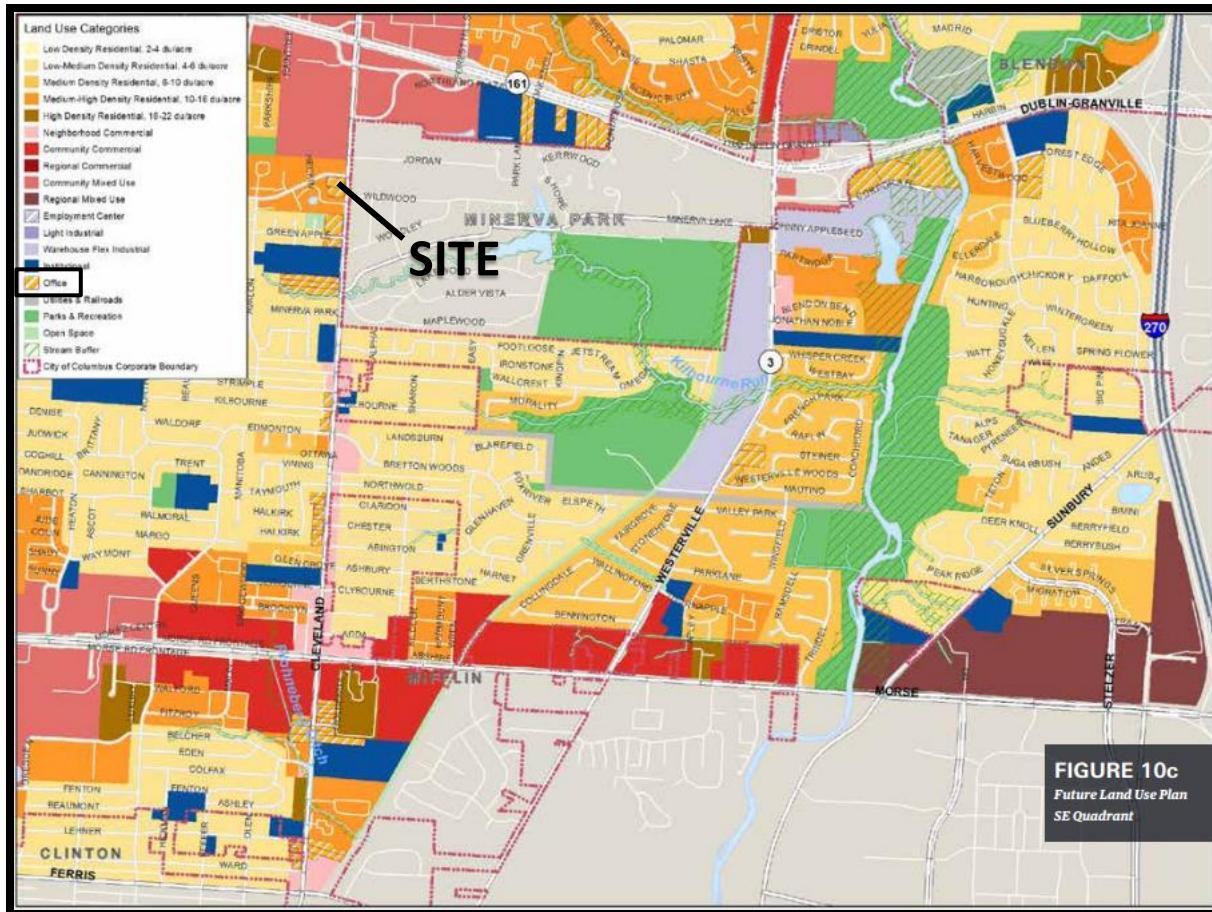
- This case was tabled at the February 8th Development Commission meeting in order to address traffic management and CPD revisions, and due to disapproval from the Northland Community Council. Since that meeting, the building footprint has been expanded and the permitted uses has been changed to all C-3 uses, with conditional approval from the NCC including landscaping, parking, and minimum sidewalk width requirements that the applicant has agreed to.
- The site consists of one parcel developed with a dwelling unit converted to an office in the I, Institutional District. The requested CPD, Commercial Planned Development District will allow C-3 commercial uses.
- To the north of the site is an apartment complex in the ARLD, Apartment Residential District. To the south is a retail store in the L-C-2, Limited Commercial District. To the east is a grocery store in the Neighborhood Commercial District and a single-unit dwelling in the Suburban Office District in Minerva Park. To the west is an office in the I, Institutional District.
- This site is within the planning boundaries of the *Northland I Area Plan* (2014), which recommends “Office” land uses at this location.
- The site is located within the boundaries of the Northland Community Council, whose recommendation is for conditional approval.
- The CPD text includes use restrictions and supplemental development standards that address height and setback requirements, vehicular access, landscaping and screening, and dumpster location, and includes a commitment to develop the site in accordance with the submitted site plan.
- The *Columbus Multimodal Thoroughfare Plan* (2019) identifies this portion of Cleveland Avenue as a Suburban Commuter Corridor requiring 120 feet of right-of-way.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested CPD, Commercial Planned Development District will allow the site to be redeveloped with C-3 commercial uses. The CPD text establishes appropriate use restrictions and supplemental development standards and includes commitments to develop the site in accordance with the submitted site plan. Although the proposal is not consistent with the *Northland I Area Plan*'s recommendation for "Office" uses at this location, staff recognizes the surrounding development pattern includes commercial uses and that the proposed building has adequate transparency along Cleveland Avenue frontage. Additionally, C-3 commercial uses include office-type uses. The submitted site plan is consistent with the Plan's recommendations for landscaping, sidewalks, and street trees.



Z23-011
5357 Cleveland Ave.
Approximately 0.30
acres I to CPD



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Northland Community Council
Development Committee
Report

October 29, 2025 6:00 PM
Columbus Metropolitan Library
5590 Karl Road (43229)

Meeting Called to Order: 6:05 pm by co-chairs **Dave Paul and Bill Logan**

Members represented:

Voting (13): Albany Park (APHA), Asherton Grove (AGCA), Blendon Chase (BCCA), Devonshire (DCA), Forest Park (FPCA), Karmel/Woodward Park (KWPCA), Lee/Ulry (LUCA), Maize-Morse Tri-Area (MMTACA), Northland Alliance (NA), Northland Area Business Association (NABA), Preston Commons (PCHA), Salem (SCA), Trouville Manor (TMHOA)

Non-Voting (2): Clinton Estates (CECA), NCC VP Pat Hammel

Case #1 Application #Z23-011 (Rezone 0.30 AC± from I-Institutional to CPD, permitting C-3 uses, for a 2125 SF retail center) Johnson

Melva Williams-Argaw/
XYZ Professional Services Ltd *representing*
Khaled Abouseada and Zeinab Kassab/
K & Z Property Investment LLC
5357 Cleveland Ave, 43231 (PID 010-294449)

- The Committee approved (13-0) a motion (by FPCA, second by APHA) to **RECOMMEND APPROVAL WITH CONDITIONS:**
 - The applicant will revise the application to fully conform with the following Code requirements, or to vary from them in the CPD text:¹
 - §3312.21(A) – Parking lot having ten spaces or more requires shade trees in landscaped islands or peninsulas at the ratio of 1 tree for every 10 spaces or fraction thereof.
 - “If any of the [patio] space is ever intended to be used for food service with outdoor dining patios, the parking calculations should be revised accordingly.”
 - §3312.41 – All sidewalks and crosswalks internal to a development shall have a minimum width of four (4) feet.

Executive Session 7:20 pm

Meeting Adjourned 8:10 pm

¹ These issues with regard to the most recent iteration of the application were identified by City staff in emails to the assigned City planner on October 27 and October 29, but may not have been communicated to the applicant prior to our meeting, so are not addressed in the application heard by the Committee. They were discussed with the applicant during our meeting.

Rezoning Application

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

PROJECT DISCLOSURE STATEMENT

Z23-011
APPLICATION #: _____

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) Melva C. Williams-Argw
of (COMPLETE ADDRESS) 166 Mayfair Blvd, Columbus, OH 43213

deposes and states that they are 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:

For Example: Name of Business or individual
Contact name and number
Business or individual's address; City, State, Zip Code
Number of Columbus-based employees

1. Zeinab Kassab (2) employees Abouseada Khaled 9236 Echo Hill Court Columbus, OH 43240 K & Z Property Investment LLC	2.
3.	4.

Check here if listing additional parties on a separate page.

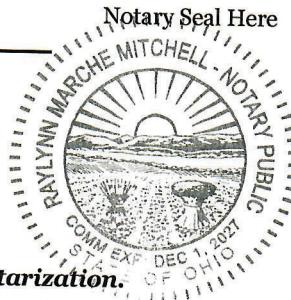
SIGNATURE OF AFFIANT

Melva C. Williams-Argw

Sworn to before me and signed in my presence this 4th day of December, in the year 2025

Douglas Mitchell
SIGNATURE OF NOTARY PUBLIC

12/11/2027
My Commission Expires



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