

F. B. FERRE & ASSOCIATES, INC.

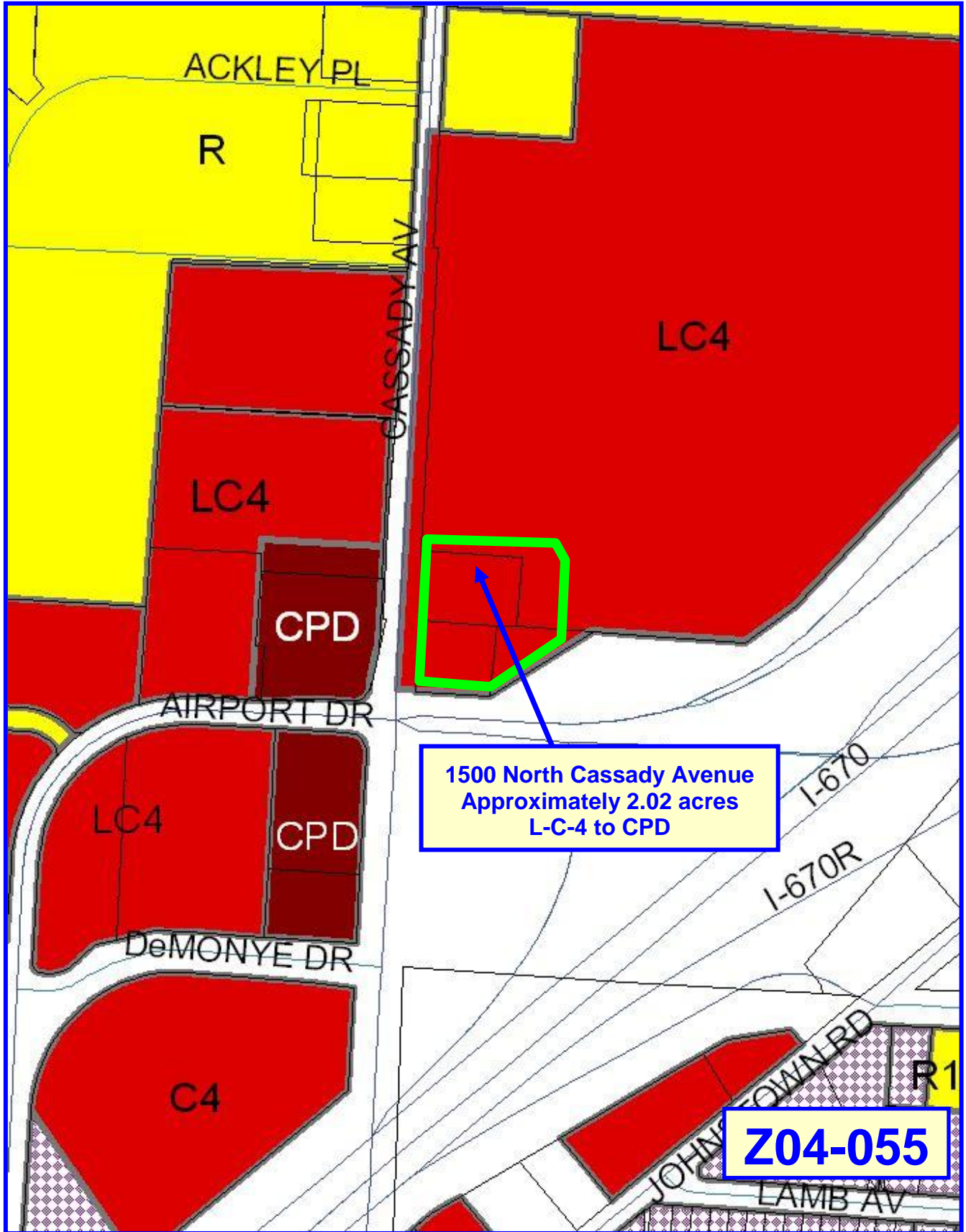
**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
May 12, 2005**

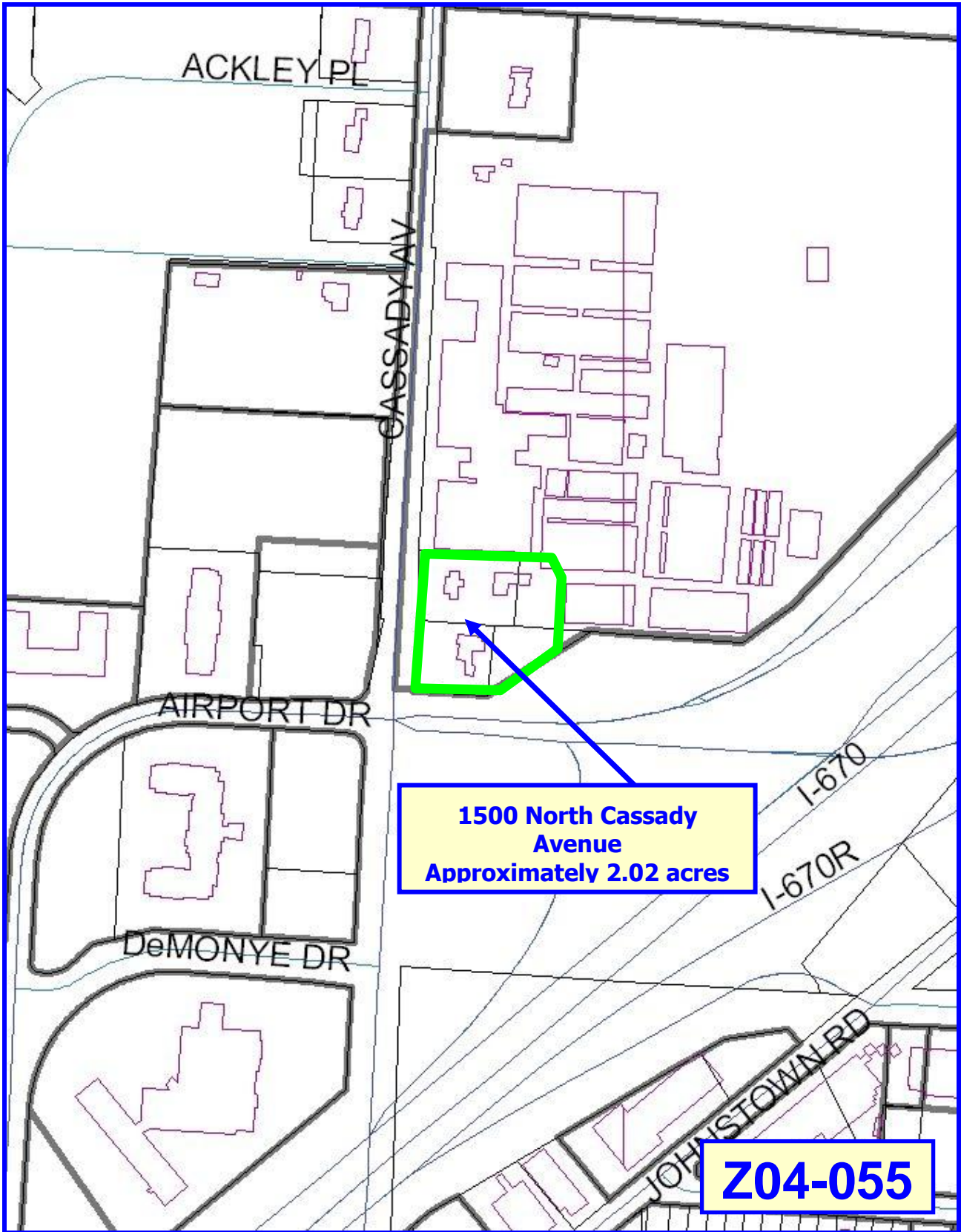
- 8. APPLICATION: Z04-055**  
**Location:** **1500 NORTH CASSADY AVENUE (43219)**, being 2.02± acres located northeast of the intersection of North Cassady Avenue and Airport Drive. (010-263075).  
**Existing Zoning:** L-C-4, Limited Commercial District.  
**Request:** CPD, Commercial Planned Development District.  
**Proposed Use:** Convenience retail and fuel sales with carwash; and unspecified commercial development.  
**Applicant(s):** Cassady Retail Ventures Limited; c/o Jackson B. Reynolds, III, Atty; 37 West Broad Street; Columbus, Ohio 43215.  
**Property Owner(s):** Cassady Retail Ventures Limited; c/o Jackson B. Reynolds, III, Atty; 37 West Broad Street; Columbus, Ohio 43215.  
**Planner:** Don Bier, 645-0712, [drbier@columbus.gov](mailto:drbier@columbus.gov)

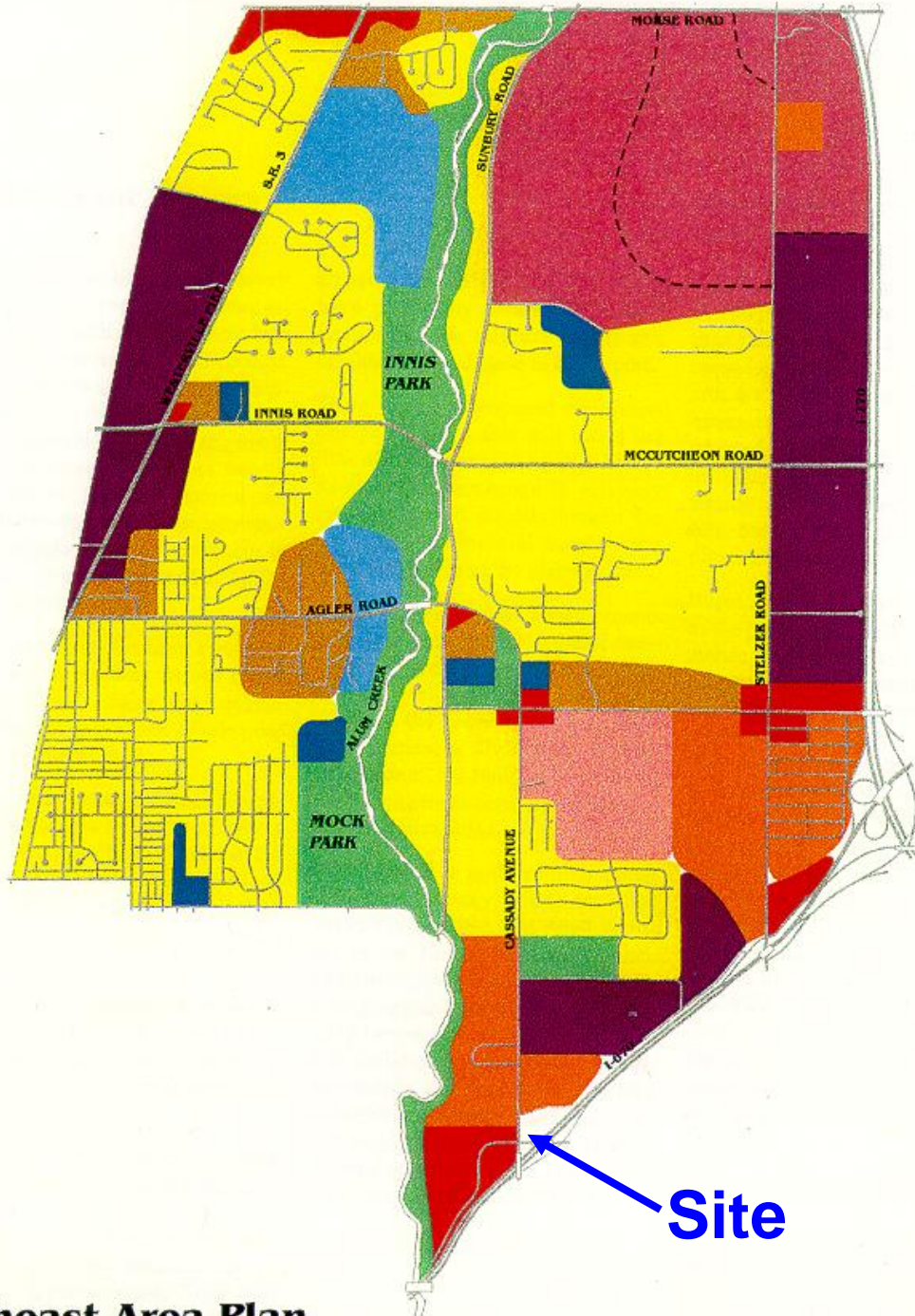
**BACKGROUND:**

- The vacant 2.41± site is zoned in the L-C-4, Commercial District. The applicant is requesting the CPD, Limited Commercial District to permit convenience retail and fuel sales with a carwash, and unspecified commercial development.
- Undeveloped land zoned in the L-C-4, Limited Commercial District is located north and east of the site. I-670 right-of-way is located to the south. A restaurant, convenience store with fuel sales, and several hotels are located west of the site across North Cassady Avenue in the CPD, Commercial Planned Development and L-C-4, Limited Commercial Districts.
- The site is subject to the *I-670 Corridor Development Plan (1989)*, which recommends service retail, office and warehouse uses, and the *Northeast Area Plan (1994)*, which recommends office and airport related uses. The site is part of a 33± acre tract that was rezoned to the L-C-4 District in 2003 for retail commercial and hotel development (Z00-084).
- The proposed CPD text includes an detailed list of prohibited uses and customary development standards that address site access, setbacks, lot coverage, landscaping, and lighting and graphics restrictions. The CPD site plan depicts parking and building setbacks.
- The *Columbus Thoroughfare Plan* identifies North Cassady Avenue as a 4-2 arterial requiring a minimum of 50 feet of right-of-way from centerline and I-670 as a Class F arterial subject to variable right-of-way requirements.

**CITY DEPARTMENT'S RECOMMENDATION:** Approval. The applicant's request for the CPD, Commercial Planned Development District to develop a convenience store with fuel sales and a carwash is consistent the existing zoning and development pattern at the intersection North Cassady Avenue, Airport Drive and I-670. In effect, two C-5, Commercial land-uses, fuel sales and carwash, will be added to the existing L-C-4, Limited Commercial zoning district that was established on this site in 2003, and at the same time an expanded list of prohibited commercial uses will be adopted. The proposed CPD text includes use restrictions and customary development standards. The CPD site plan depicts parking and building setbacks.















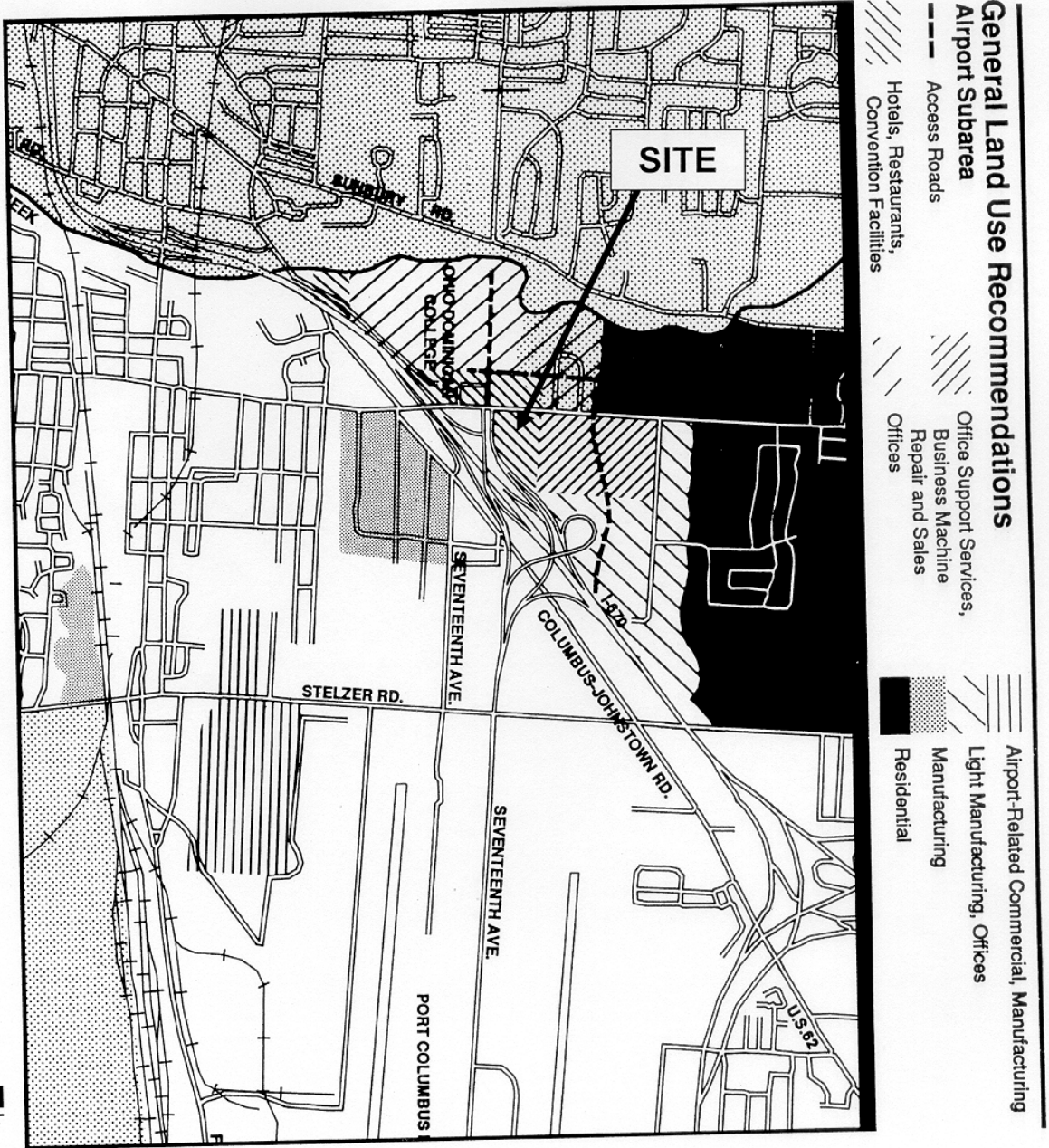


## Northeast Area Plan

### Proposed Land Use

	Low Density Residential - max. 8 - 9 du/acre
	Medium Density Residential
	Open Space/Park
	Golf Course
	Institutional: School, Church, Governmental

	Mixed Use: Warehouse, Office, Retail
	Office, Airport Related
	Commercial Retail
	Industrial
	Light Industrial, Office



I-670 Corridor Plan (1989)



# North East Area Commission

**COPY**

June 14, 2005

Mr. Don Bier  
Department of Development  
Building & Development Services  
757 Carolyn Ave  
Columbus, OH 43224

Mr. Bier:

Subject: Application Z04-055

The Northeast Area Commission, at a public meeting on Thursday, June 2, 2005, voted to recommend approval of the 2.1 + acre tract as shown in the text of the above application.

Sincerely,

A handwritten signature in cursive script, appearing to read "Alice Porter".

Alice Porter  
Northeast Area Commission - Zoning Chair

Cc: Jackson Reynolds  
Elwood Rayford

# 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: Z04-055

Being first duly cautioned and sworn (NAME) Jackson B. Reynolds, III  
of (COMPLETE ADDRESS) 37 W. 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, Zip
- Number of Columbus based employees
- Contact name and number

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

1. Cassidy Retail Ventures Ltd. c/o Plaza Properties 3016 Maryland Avenue Columbus, Ohio 43209	2. Larry Ruben c/o Plaza Properties 3016 Maryland Avenue Columbus, Ohio 43209
3.	4.

SIGNATURE OF APPLICANT

Jackson B. Reynolds, III

Subscribed to me in my presence and before me this 18<sup>th</sup> day of May in the year 2005

SIGNATURE OF NOTARY PUBLIC

Jennifer T. Huette  
04-25-09

My Commission Expires:

*This Project Disclosure Statement expires six months after date of notarization.*



JENNIFER T. HUETTE  
Notary Public, State of Ohio  
My Commission Expires 04-25-09