

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
MARCH 9, 2006**

1. **APPLICATION:** **Z05-093**
 Location: **5353 CLEVELAND AVENUE (43231)**, being 0.83± acres located on the west side of Cleveland Avenue, 144± feet south of Teakwood Drive (010-143779).

 Existing Zoning: R-1, Residential District.
 Request: L-C-2, Limited Commercial District.
 Proposed Use: Office development.
 Applicant(s): Theresa Saelim; c/o Thomas D. Shelby; 1592 Granville Street; Columbus, OH 43203.

 Property Owner(s): Theresa Saelim; 5353 Cleveland Avenue; Columbus, OH 43231.

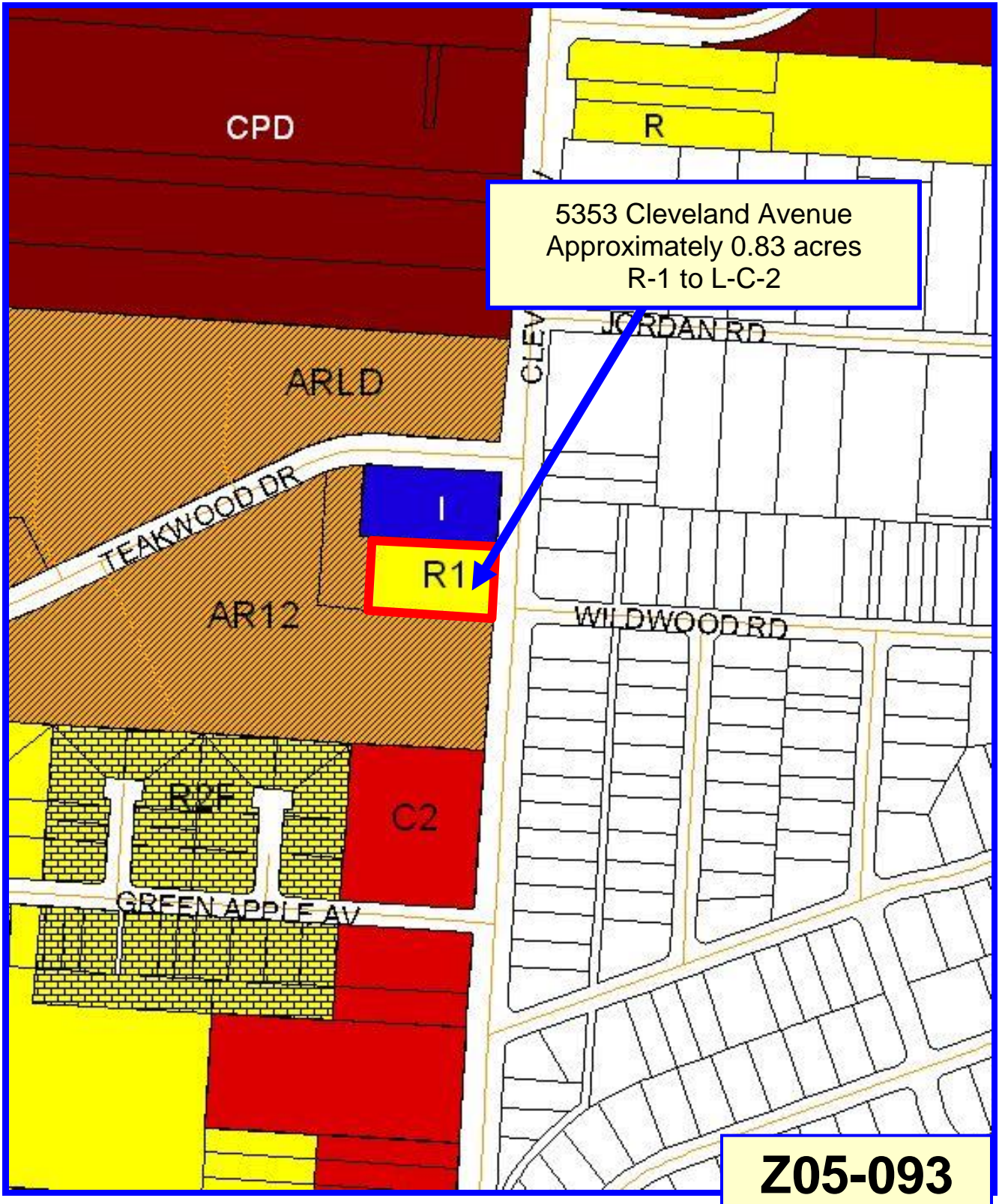
 Planner: Shannon Pine, 645-2208, spine@columbus.gov

BACKGROUND:

- o The 0.83± acre site is developed with a single-family dwelling and is zoned in the R-1, Residential District. The applicant requests the L-C-2, Limited Commercial District for office commercial development.
- o To the north is a daycare center in the I, Institutional District. To the east across Cleveland Avenue are single-family dwellings in Blendon Township. To the south is multi-family residential development in the AR-12, Apartment Residential District. To the west is a residential care facility in the AR-12, Apartment Residential District.
- o The proposed limitation text incorporates headlight screening, mechanical equipment screening, exterior building commitments, parking lot screening, and lighting controls, and commits to twenty-foot building and ten-foot parking setbacks from the north, south and west property lines.
- o The site is within the planning area of *The Northland Plan Volume I* (2001), Subarea 16, which recommends that conversions from residential structures to commercial uses should be accomplished through the rezoning process.
- o The *Columbus Thoroughfare Plan* identifies Cleveland Avenue as a 4-2 arterial requiring a minimum of 50 feet of right-of-way from centerline.

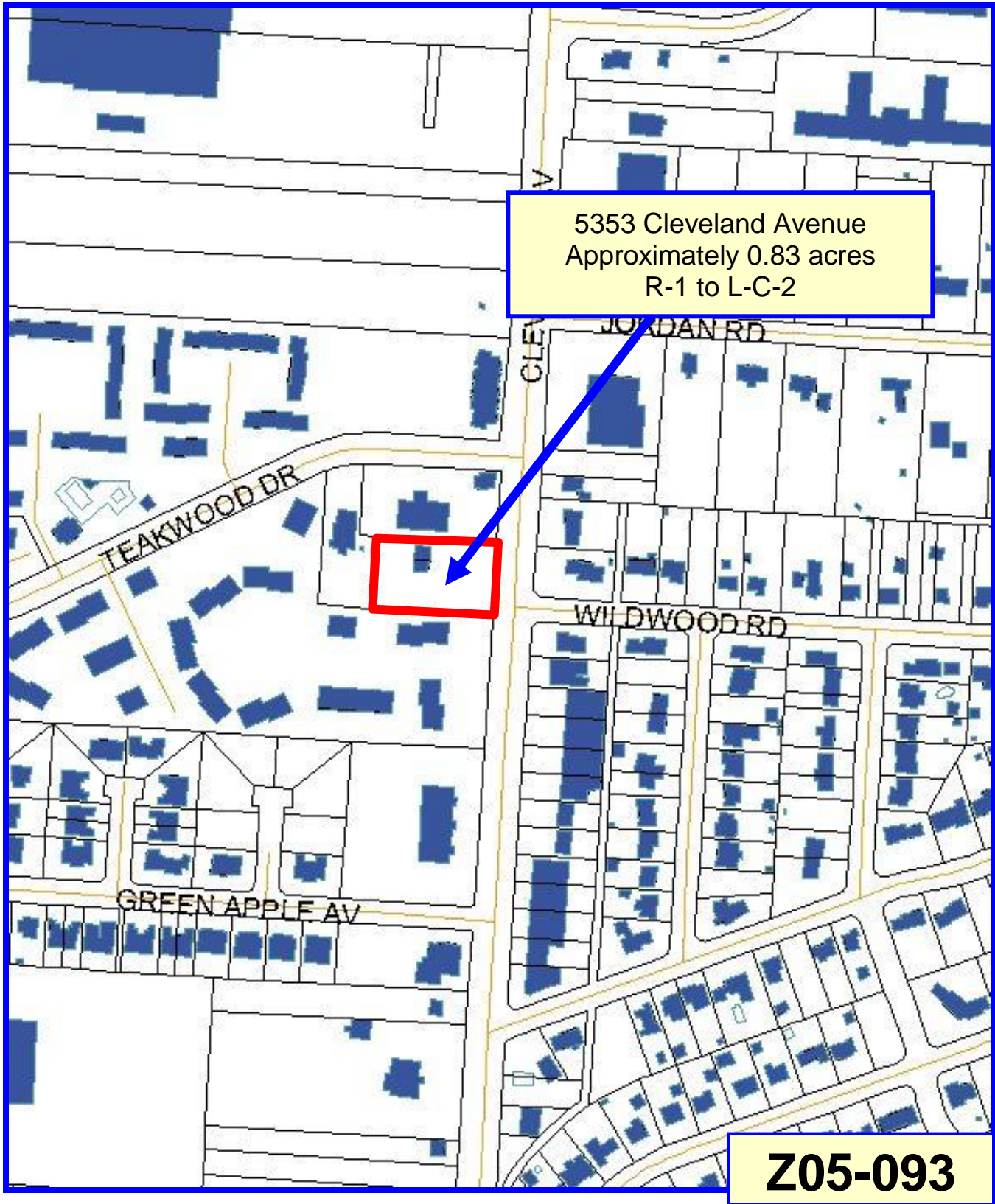
CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested L-C-2, Limited Commercial District would allow redevelopment of the site for office use utilizing limitations and development standards consistent with established zoning and development patterns of the area. The proposed limitation text incorporates setbacks, landscaping, screening, and lighting controls which allow the proposed L-C-2 District to be more compatible with the surrounding residential development.

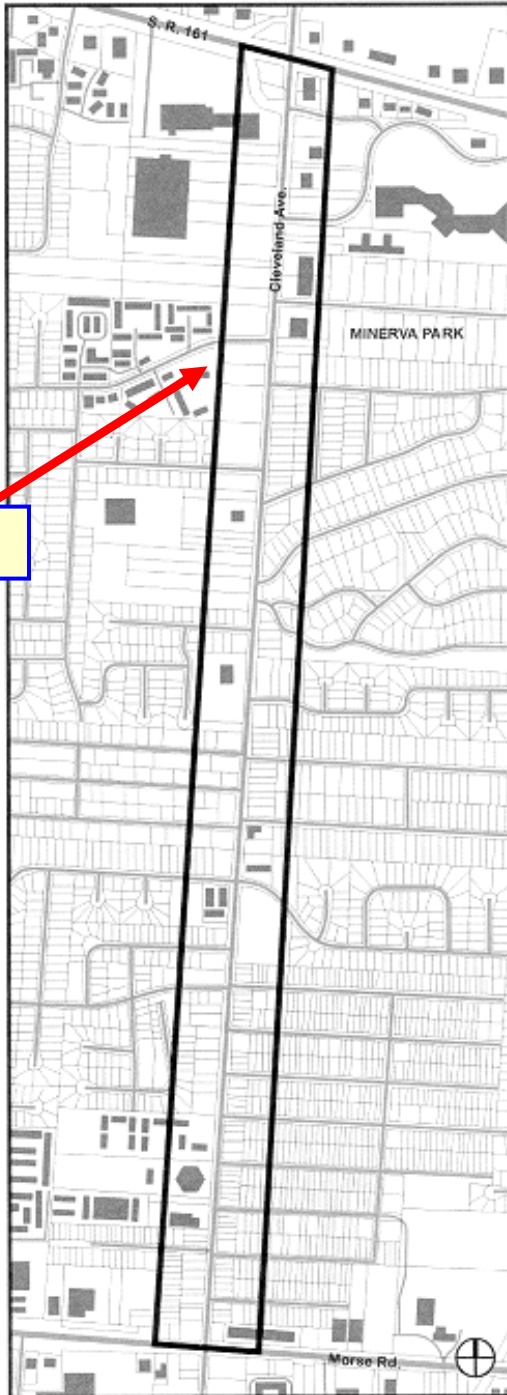


5353 Cleveland Avenue
Approximately 0.83 acres
R-1 to L-C-2

Z05-093



Area 16
Cleveland Avenue: SR 161 to Morse Road



This portion of Cleveland Avenue has experienced ongoing change. In the past several years, two single-family subdivisions were built along the corridor. Once predominately single-family in nature, Cleveland Avenue has evolved into a mixed use corridor. Individual single-family homes have been converted to retail and office uses and new construction has occurred for both multi-family and non-residential uses. Despite these changes, the central portion of the corridor has a significant amount of single-family. Most parcels in the corridor are fairly shallow and typically back onto single-family homes. The health of the non-residential uses is mixed with vacancies particularly notable at Raintree Center.

Zoning along the corridor includes commercial (C2, LC2, LC3, C4, C5 and CPD), single-family residential (SR, R1, RR, and PUD 8), multi-family residential (ARLD and AR12), institutional (I), parking (LP1), and rural (R). Most recent rezonings have been for low-intensity limited commercial. The incorporated village of Minerva Park lies on the eastern side of Cleveland Avenue, just south of SR 161. Township areas exist on the east side of the street.

Cleveland Avenue has no street lighting in this area and intermittent sidewalks, curbs and gutters. Existing sidewalks are immediately adjacent to the curb and therefore, uninviting and potentially hazardous for pedestrians.

It is the recommendation of the Northland Plan that:

- annexations to Columbus be encouraged.
- when land is annexed, upgraded development quality through limited zoning and development standards is sought.
- conversion of residential structures to commercial uses should be accomplished by the rezoning process rather than by Council variance.
- conversions from residential to commercial uses should be minimized in the core of the area. This activity is most appropriate near the major intersections of Morse Road and SR 161.
- sidewalks, curbs, gutters, and street lights be provided consistently throughout the entire corridor.
- imaginative reuse and redevelopment of aging or empty commercial buildings and strip malls be strongly encouraged.
- special attention be given to the provision of adequate buffering through zoning restrictions, between residential and non-residential land uses.
- parking be located behind commercial and retail establishments.
- curb cuts on Cleveland Avenue be minimized.
- whenever possible, redevelopment of multiple parcels, rather than a parcel by parcel approach be taken.



**NORTHLAND
COMMUNITY
COUNCIL
DEVELOPMENT COMMITTEE**

Fax

To: Thomas D. Shelby	From: Jeff Murray
Fax:	Pages: 1
Phone: 614-253-2074	Date: 2/23/06
Z05-093	CC:
Re: 5353 Cleveland Ave.	

Mr Shelby,

Our committee voted to support your application with the following conditions:

1. Parking setback from Cleveland Ave. to be thirty (30) feet.
2. Side and rear yard setbacks for any future buildings or additions to be twenty (20) feet.
3. Side yard setback for any additional parking to be ten (10) feet.
4. Signage to be monument style, not to exceed 3' x 5'.
5. All Northland Development Standards to apply.

If there are any questions, you can contact me at 614-882-8558.

Sincerely,

Jeff Murray
Chairman, Development Committee
Northland Community Council

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 # 205-093

Being first duly cautioned and sworn (NAME) THERESA SAE LIM
of (COMPLETE ADDRESS) 0797 N. HIGH ST., SUITE 102, WORTHINGTON, OH 43085
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. <u>THERESA SAE LIM</u> <u>5353 CLEVELAND AVE.</u> <u>COLUMBUS, OH 43213</u> <u>0 EMPLOYEES</u> <u>THERESA 614-354-3270</u>	2.
3.	4.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 9th day of November in the year 2009

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

02/01/2009

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



HOWARD E. LYONS, III
Notary Public, State of Ohio
My Commission Expires 08/01/2009