

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
MARCH 14, 2013**

- 3. APPLICATION: Z13-006 (ACCELA # 13335-00000-0058)**
Location: **6221 CLEVELAND AVENUE (43231)**, being 1.18± acres located at the southwest corner of Cleveland Avenue and Community Park Drive (010-231122 and part of 010-219220).
Existing Zoning: L-C-4, Limited Commercial District.
Request: CPD, Commercial Planned Development District.
Proposed Use: Expansion of existing restaurant.
Applicant(s): McDonald's USA, LLC; c/o Lynsey Ondecker, Agent; 1801 Watermark Drive, Suite 150; Columbus, OH 43215.
Property Owner(s): McDonald's USA, LLC et al; 2111 McDonald's Drive; Oak Brook, IL 60523.
Planner: Shannon Pine; 645-2208; spine@columbus.gov

BACKGROUND:

- o The 1.18± acre site is developed with a fast-food restaurant and a parking lot, and is zoned in the L-C-4, Limited Commercial District. The requested CPD, Commercial Planned Development District will allow additions and exterior improvements to the existing restaurant, and modify access, parking, and maneuvering throughout the site.
- o To the north across Community Park Drive are a home improvement store and a restaurant in the CPD, Commercial Planned Development District. To the east across Cleveland Avenue are a restaurant and a shopping center in the C-3, Commercial District. To the south is a restaurant in the L-C-4, Limited Commercial District. To the west is an office in Sharon Township.
- o The site is located within the planning area of the *Northland Plan Volume I* (2001), but it is not within a Subarea that gives land use recommendations. The site is also subject to *The Northland Development Standards* (1992), which recommend a thirty-foot landscaped setback (building and parking) along arterial streets as well as maximum lot coverage of 85%. Staff does not object to this proposal since the request does not represent a significant change in the existing conditions with respect to open space and setbacks.
- o The CPD text commits to a site plan and elevation drawings, and includes use restrictions, setbacks, landscaping, street trees, and exterior building material provisions. Variances for building and parking setbacks, and to allow maneuvering and parking spaces to cross a parcel line are included in the request.
- o The *Columbus Thoroughfare Plan* identifies Cleveland Avenue as 6-2 arterial requiring a minimum of 60 feet of right-of-way from centerline.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested CPD, Commercial Planned Development District will allow additions and exterior improvements to an existing restaurant, and modify access, parking, and maneuvering throughout the site. The request is consistent with the zoning and development patterns of the area.





6221 Cleveland Avenue
Approximately 1.18 acres
L-C-4 to CPD

Z13-006



Northland Community Council
Development Committee

Report

February 27, 2013 7:00 PM
Northland Performing Arts Center
4411 Tamarack Boulevard

Meeting Called to Order: **7:05 pm** by Chair Dave Paul

Members represented:

Voting: (11): Albany Park (APHA), Cooperwoods (CWCA), Forest Park (FPCA), Friendship Village (FVRA), Karmel Woodward Park (KWPCA), Maize-Morse Tri-Area (MMTACA), Northland Alliance (NA), Rolling Ridge (RRSHA), Salem (SCA), Sharon Woods (SWCA), Village at Preston Woods (VPWCA).

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- Case #1:** Application 13310-00023 (*BZA variances from §3333.18 and §3333.255 to reduce setback lines and perimeter yards to conform existing development in an ARLD district*)
Donald Plank/Plank Law Firm representing
C&G Investment Associates, LP
1688 Red Robin Dr, 43229 (PID 010-138793/010-089876)
- *The Committee approved 11-0 a motion (by FVRA, second by SCA) to recommend **APPROVAL** of the application.*

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- Case #2** Application Z13-006 (*Rezone of ±1.18 AC from LC-4 to CPD, incorporating variances from §3312.27(4), §3356(A)(2) and §3312.25*)
Lynsey Ondecker/GPD Group representing
McDonald's USA, LLC
6221 Cleveland Ave, 43229 (PID 010-231122)
- *The Committee approved 11-0 a motion (by FPCA, second by SCA) to recommend **APPROVAL** of the application.*
 - *The applicant's representative agreed to:*
 - *Amend paragraph §2(H)(6) of the CPD text to replace reference to hotel use with the proposed use.*
 - *Add "cellular telephone towers" to the list of prohibited uses in §1 of the text.*

Executive Session **7:55 pm**

- *NOTE: The Committee:*
 - *Nominated and elected Bill Logan to serve as Committee vice chair.*
 - *Discussed and approved a potential change in meeting start time from 7:00 pm to 6:30 pm, to be implemented at some future date after consultation with meeting site and frequent presenters.*

Meeting Adjourned **8:50 pm**

Next Meeting: Wednesday, March 27, 2013



REZONING APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

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.

APPLICATION # 213-006

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Glaus, Pyle, Schomer, Burns, Dehaven, dba GPD Group - Lynsey Ondecker
of (COMPLETE ADDRESS) 6221 Cleveland Avenue, Columbus, OH 43231

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

1. McDonald's USA, LLC 2 Easton Oval, Suite 200, Columbus, OH 43219 David Warren (614) 330-5192	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Gus Meren

Subscribed to me in my presence and before me this 1 day of February, in the year 2013

SIGNATURE OF NOTARY PUBLIC

Stacy Sherman

My Commission Expires:

9/12/2017

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

STACY SHERMAN
NOTARY PUBLIC
FOR THE
STATE OF OHIO

My Commission Expires
September 12, 2017

PLEASE NOTE: incomplete information will result in the rejection of this submittal.

For all questions regarding this form and fees please call: 614-645-4522

Please make all checks payable to the Columbus City Treasurer

