

Z07-024

SITE PLAN
SCALE: 1/8"=1'-0"



FINAL RECEIVED: *[Signature]*
10/30/07

SIGNATURE BLOCK

(CPD) COMMERCIAL PLANNED DEVELOPMENT

JIA SHUNYI OWNER

DATE 10/30/07

INDEX OF DRAWINGS

At the time of plotting

At plotting

Z07-024

<input type="checkbox"/> Approved Submittals <input type="checkbox"/> Approved Site Plan <input type="checkbox"/> Approved Final Plans <input type="checkbox"/> Approved Final Construction	Sheet No. A-1 of 3	TONGDA AUTO BODY SHOP 4100 Indianola Ave., Columbus, Ohio 43244 SHEET TITLE SITE PLAN	Abucar's Universal Designs Inc. Architects/Planners 78 Brevort Road Telephone (614) 267-3091 Columbus, Ohio 43214 Fax (614) 267-3091 "We strive for Excellence in Design and Client Satisfaction"	DWN: Abucar REVIEWED BY: Abucar Date Com.No.	
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Z07-024

FINAL RECEIVED: Dec 9th 10/30/07

SIGNATURE BLOCK
 (CPD) COMMERCIAL PLANNED DEVELOPMENT
 JIASHUN LI OWNER
 DATE 10/30/07

Z07-024

<p>TONGDA AUTO BODY SHOP 4100 Indianola Ave., Columbus, Ohio 43244</p> <p>SHEET TITLE ELEVATIONS</p>	<p>Abucar's Universal Designs Inc. Architects/Planners 78 Brevoort Road Telephone (614) 287-2621 Columbus, Ohio 43214 Fax (614) 287-2621</p> <p>"We strive for Excellence in Design and Client Satisfaction"</p> <p>DWN: Abucar REVIEWED BY: Abucar Date Cont. No.</p>	<p>Sheet No. A-3 of 3</p> <p> <input type="checkbox"/> Final Design <input type="checkbox"/> Review Submittals <input type="checkbox"/> Prepare and Review <input type="checkbox"/> Plotting and Print <input type="checkbox"/> Construction </p>
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**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
SEPTEMBER 13, 2007**

- 2. APPLICATION: Z07-024**
Location: **4100 INDIANOLA AVENUE (43214)**, being 0.53± acres located at the southeast corner of Indianola Avenue and Cooke Road. (Clintonville Area Commission, 010-002345).
Existing Zoning: C-4, Commercial and M-1, Manufacturing Districts.
Request: CPD, Commercial Planned Development District.
Proposed Use: Auto Body Repair Facility.
Applicant(s): TongDa Auto Service; c/o Jocelyn Jiashun Li; 3395 Indianola Avenue; Columbus, Ohio 43214.
Property Owner(s): 4100 Indianola Inc; c/o John D. Jacob; 2603 Charing Cross Road; Columbus, Ohio 43221
Planner: Dana Hitt, AICP, 645-2395, dahitt@columbus.gov

BACKGROUND:

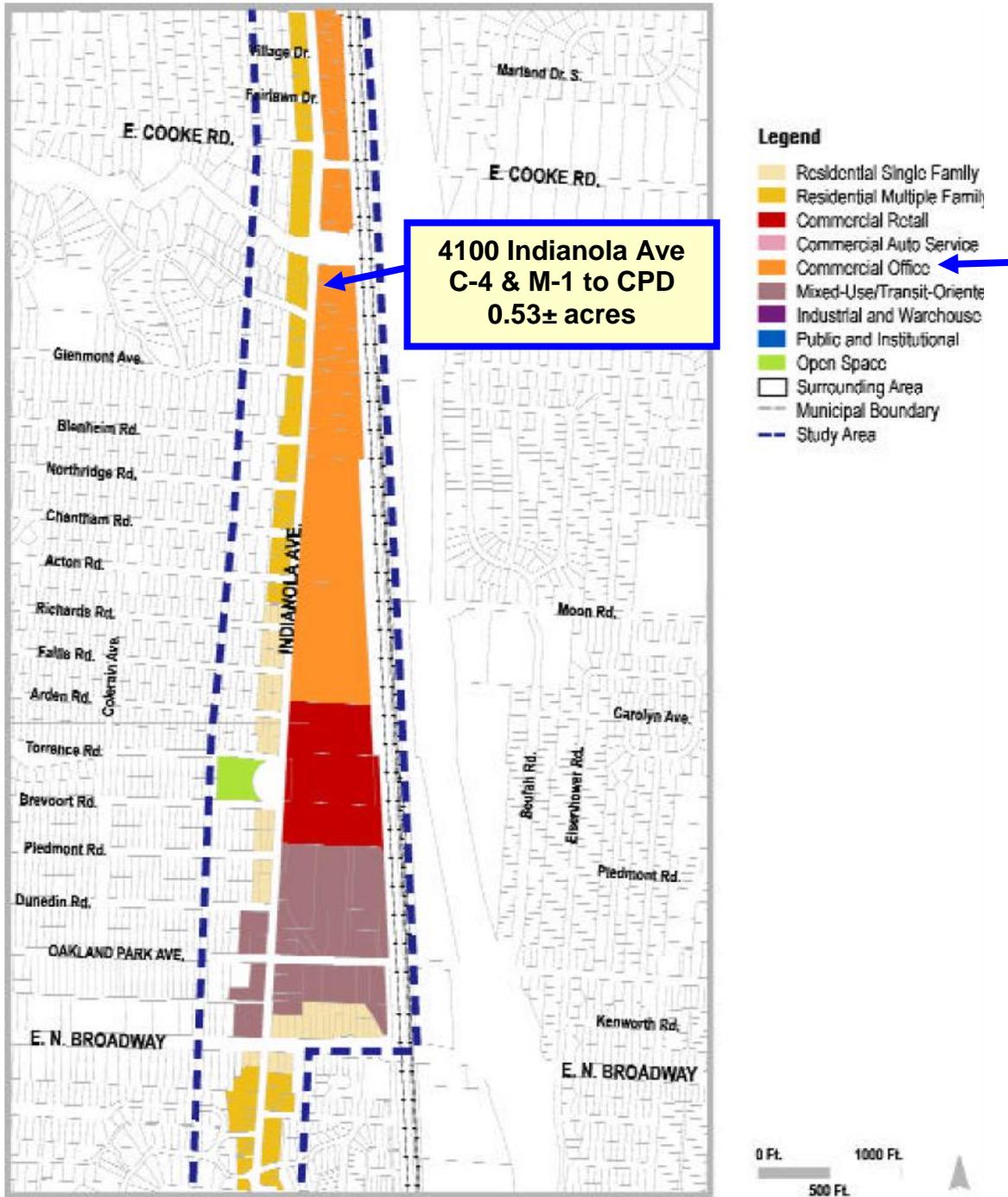
- The applicant is requesting the CPD, Commercial Planned Development District to construct an auto body repair service.
- To the north is an office building zoned in the C-4, Commercial District. To the east is a railroad line. To the south is a bottled water distributor zoned in the C-4, Commercial and M-1, Manufacturing Districts. To the west, across Indianola Avenue, are multi-family dwellings zoned in the R-4, Residential District.
- The site is located within the boundaries of *The Indianola Corridor Plan (2003)*, which recommends commercial office uses for the site.
- The applicants are requesting variances to allow the existing gas station canopy to encroach into the front setback and for setbacks to the south and east of 0 feet and 5 feet respectively. The CPD Plan prohibits overhead doors from facing Indianola Avenue.
- The *Columbus Thoroughfare Plan* identifies Indianola Avenue as a 4-2 arterial requiring a minimum of 50 feet of right-of-way from centerline.

CITY DEPARTMENTS RECOMMENDATION: Approval.

The proposed CPD, Commercial Planned Development District would provide for redevelopment of an abandoned service station. The proposal is compatible with the zoning and development patterns of the area. The proposal is not technically consistent with *The Indianola Avenue Corridor Plan (2003)*, which calls for commercial office use for the site. However the design of the building, with the bay doors facing north away from Indianola Avenue and the enclosed nature of the operation are consistent with the general intent of the *Plan*.







2.5 Future Land Use



To: Denise Powers, David Reiss
From: Brian B. Byrne, Clintonville Area Commission Secretary
Date: 19 September 2007
Re: 4100 Indianola Ave; 4041 N High St.; 5030 N. High St.; 5152 N. High St

The Clintonville Area Commission (CAC) met Thursday, September 6th to consider four (4) development items:

- a. 4100 Indianola Ave: Rezone from commercial /manufacturing to CPD for auto body shop. Applicant's architect, John O'Day represented application. Proposed business is Tong Da Auto Body Shop with operation hours 7am-5pm. Main building to be consistent with the community commercial overlay. District 7 Commissioner Dave Southan reported no negative responses and added that this will be a plus to the current vacant parcel. CAC approved variance 8-0
- b. 4041 N. High St: Variances to reduce required building setback and parking for existing office building. Variance to reduce required building setback to 0: Applicants are seeking the variance to construct a wood deck between the building and the existing sidewalk. The applicants have agreed to add width to the existing sidewalk to address pedestrian safety concerns raised by CAC, and to the condition that only a deck be allowed in the reduced setback area. Variance to reduce parking from required 94 spaces to requested 82 parking spaces: Columbus Department of Recreation and Parks Department (CDRP) has agreed to lease to the applicant thirteen (13) previously paved spaces. Thru a parking agreement with the adjacent office building to the north, an additional eighteen (18) parking spaces will be available. District 6 Commissioner Paul Harris received no concerns from surrounding businesses. The variances were approved by a vote of 8-0 by the CAC.
- c. 5030 N. High St. Graphics variance to permit modifications to existing sign. Application would permit existing sign style and location to remain contrary to current regulations. Applicant has agreed on no change in lighting. Applicant agreed to a CAC condition that the applicant ask the Graphics Commission to stamp the sign design/elevation to assure that the applicable sign be made compliant with current regulations if the shopping center changes configuration. District 9 Commissioner D Searcy reported no negative feedback from surrounding residences and businesses. Variance along with condition to stamp the sign design/elevation and elevation was approved 8-0 by the CAC.
- d. 5152 N. High St. Variance to reduce required parking, building width, and sidewalk setback. Applicant's representative is Jeff Brown of Smith and Hale. Applicant (Taco Bell) is moving from its current location within the Graceland Shopping Center to a more visible High Street location. Variance to reduce required parking from 33 to 29 parking spaces: The CAC as a whole had no reservations with this request. Variance to reduce building width from required 60 feet (60% building frontage) to the requested 37 feet: Per the applicant this is a necessity for the proposed drive thru. Sidewalk setback reduction from 8 feet to zero feet: Applicant asserted this variance was dictated by city transportation staff to provide continuity with existing sidewalks to the north and south. CAC would like to explore further with the city's decision on the possible sidewalk

CAC Development Report
19 September 2007

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setback regarding this potential pedestrian hazard. District 9 Commissioner D Searcy reported a request from the neighborhood to reject the application. The application was not approved by a vote of 4-5. A follow-up motion to the report was adopted by a vote of 8-1: "The CAC approves of the parking variance request, but has serious reservations about the sidewalk and vehicular access requirements required by the city's Transportation Division; therefore, the CAC requests the application for 5152 N. High St. be delayed by the BZA for one month to permit the community to discuss the transportation issues with appropriate staff."

Please feel free to contact me if you have any questions about this report.

Sincerely,

Brian B. Byrne Secretary
Clintonville Area Commission

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 # Z07-024

Being first duly cautioned and sworn (NAME) Jiashun Li, TongDa Auto Service Inc.
of (COMPLETE ADDRESS) 3395 Indianola Ave Columbus, OH 43214
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. <u>TongDa Auto Service Inc.</u> <u>3395 Indianola Ave.</u> <u>Columbus, OH 43214</u>	2. <u>Guochun Lin, Jiashun Li</u> <u>2650 Bold Venture Dr.</u> <u>Lewis Center, OH 43035</u>
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Jiashun Li

Subscribed to me in my presence and before me this 21ST day of NOVEMBER, in the year 2007

SIGNATURE OF NOTARY PUBLIC

[Signature]

My Commission Expires:

2-13-2010

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



BARBARA J. WHITE
Notary Public, State of Ohio
My Commission Expires 02-13-10

Notary Seal Here