

APPROVED CDP
Z15-003 808 W. LANE AVE

SIGNATURE: *[Signature]* DATE: _____

REGULATED PARKING REQUIREMENTS
TRUCK RENTAL - 200' x 300' 0.03
TRUCK RENTAL - 200' x 200' 0.02
TOTAL TRUCK RENTAL 0.05
TOTAL TRUCK RENTAL 0.05

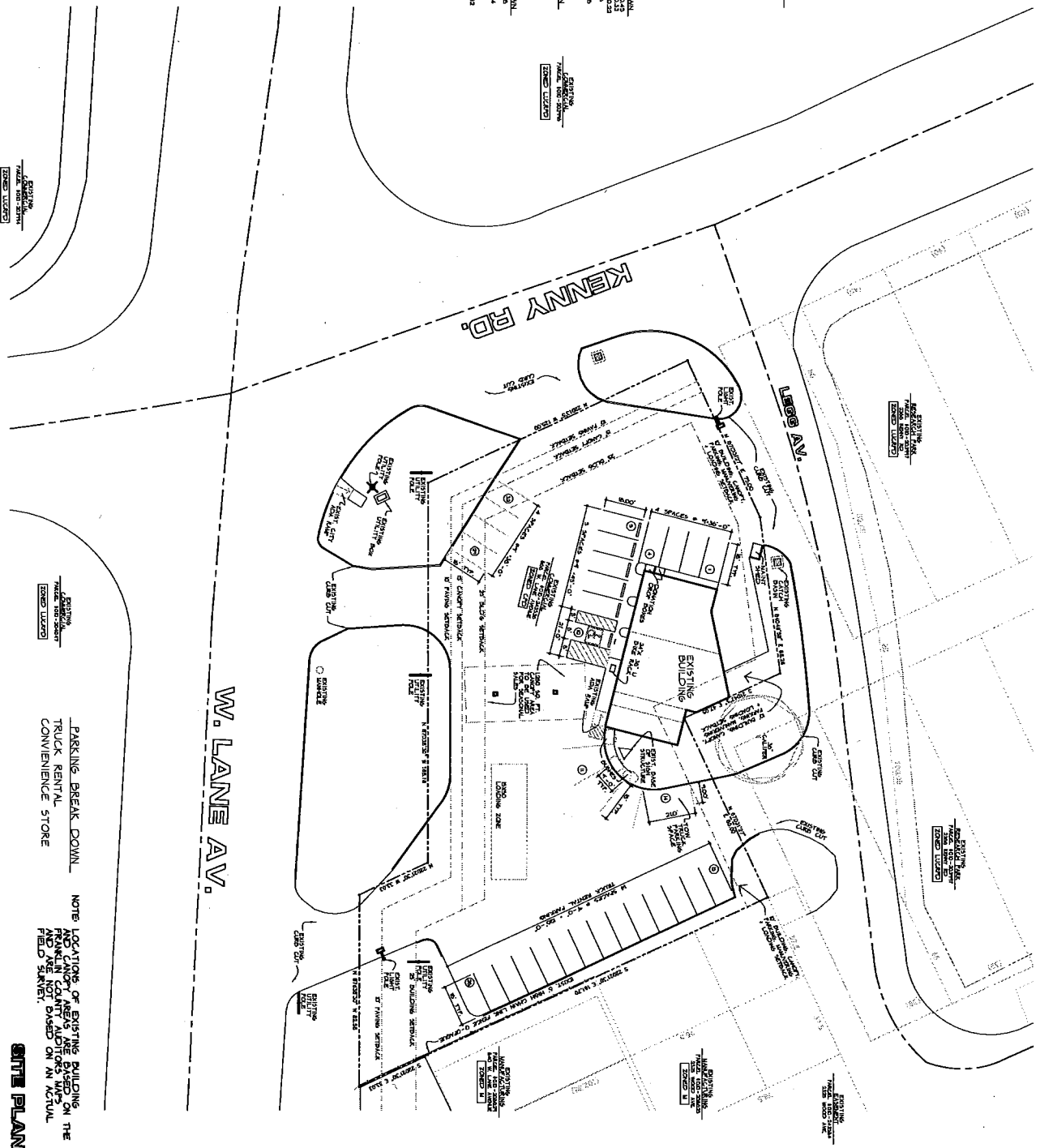
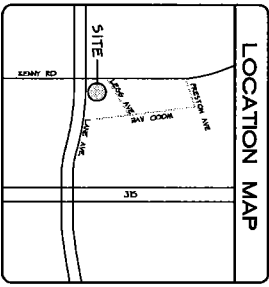
SITE INFORMATION
SITE IN ACCORDANCE WITH
Z15-003 808 W. LANE AVE
LOT CORNER 200' x 300'

DATE: 04/29/15
PROJECT: 1503
DRAWN BY: [Name]
CHECKED BY: [Name]
DATE: 04/29/15

PARKING SPACES: 200
TOTAL SPACES: 200

SITE DATA

- THIS INFORMATION IS REQUIRED FOR THE CITY OF COLUMBUS ZONING DEPARTMENT
1. DISTRICT: ZONING DISTRICT
 2. LOT AREA: TOTAL LOT AREA
 3. LOT AREA: COVERED LOT AREA
 4. LOT AREA: UNCOVERED LOT AREA
 5. LOT AREA: COVERED LOT AREA
 6. LOT AREA: UNCOVERED LOT AREA
 7. LOT AREA: COVERED LOT AREA
 8. LOT AREA: UNCOVERED LOT AREA



PARKING BREAK DOWN
TRUCK RENTAL
CONVENIENCE STORE

NOTE: LOCATIONS OF EXISTING BUILDING AND LAND AREAS ARE BASED ON THE FIELD SURVEY.

SITE PLAN

| | |
|------------|----------|
| DATE | 04/29/15 |
| BY | [Name] |
| CHECKED BY | [Name] |

DONALD SCHOFIELD + ASSOCIATES, INC.
ARCHITECTS
1277 WORTHINGTON WOODS BLVD, WORTHINGTON, OHIO 43085
TEL (614) 840-0986 FAX (614) 840-0988

808 W. LANE AVE.
858 W. LANE AVENUE
COLUMBUS, OHIO 43221



215-003 Final Received 4/29/15

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
APRIL 9, 2015**

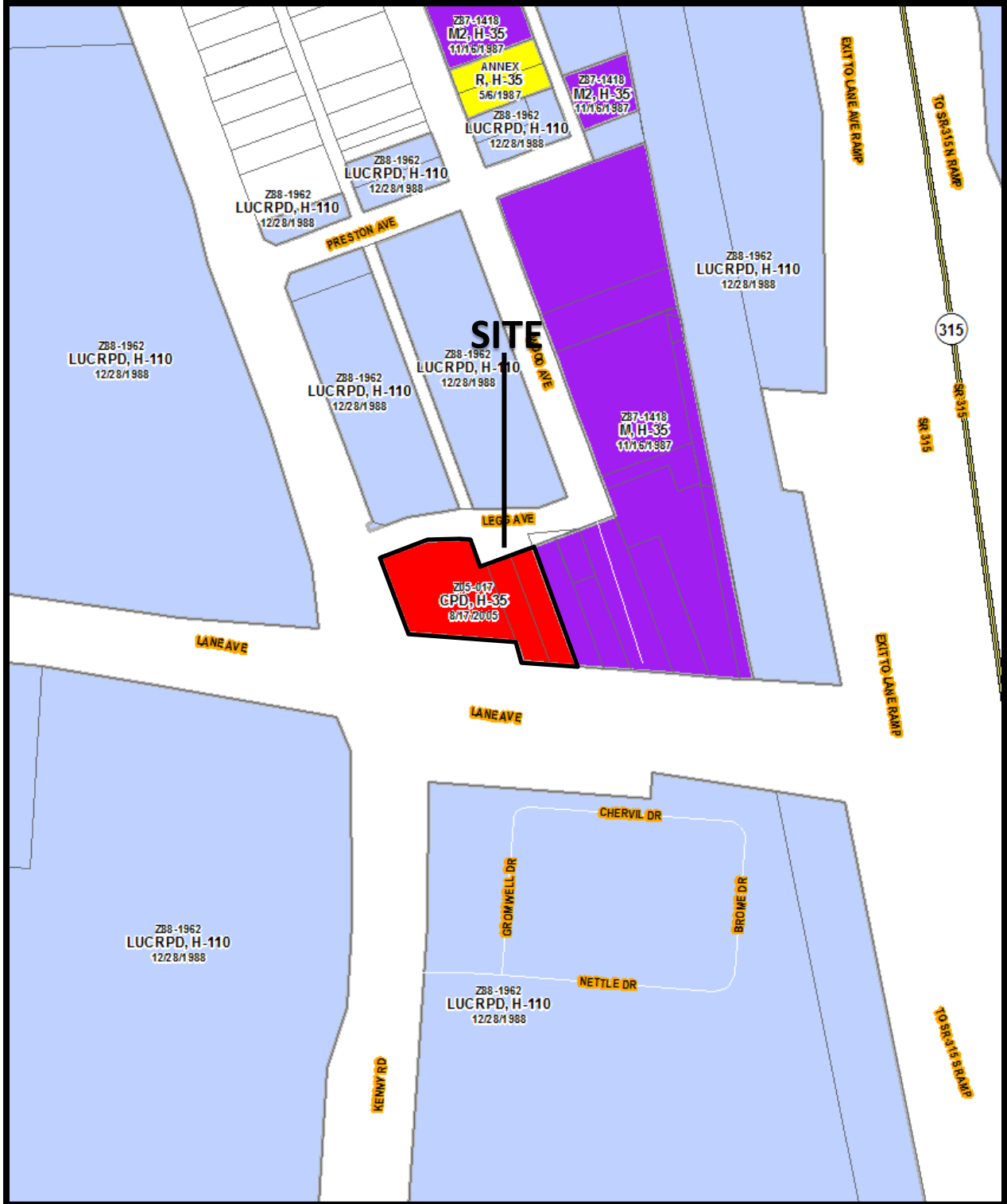
- 2. APPLICATION: Z15-003**
- Location:** **868 WEST LANE AVENUE (43221)**, being 0.83± acres located at the northeast corner of West Lane Avenue and Kenny Road (010-245536, 010-245534 and 010-245535).
- Existing Zoning:** CPD, Commercial Planned Development District.
- Request:** CPD, Commercial Planned Development District.
- Proposed Use:** Mixed commercial development.
- Applicant(s):** Bruce Taylor; c/o Chris Vallette; DSA Architects; 1277 Worthington Woods Boulevard; Worthington, OH 43085.
- Property Owner(s):** Church on the Lane Antique and Gift Shop, Inc; c/o Bernard Brush; 2170 West Lane Avenue; Columbus, OH 43221.
- Planner:** Shannon Pine, 645-2208, spine@columbus.gov

BACKGROUND:

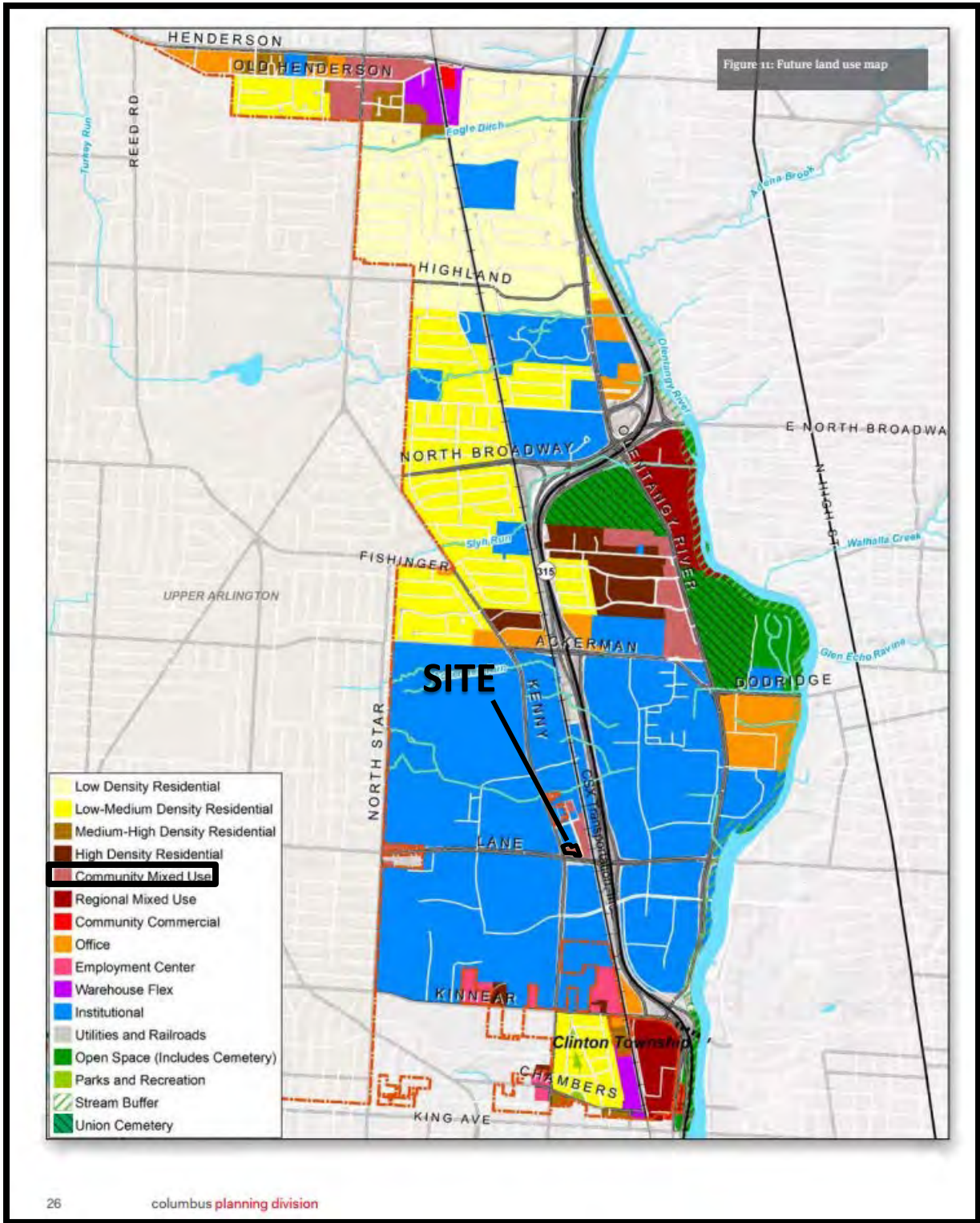
- The 0.83 acre site is developed with convenience store/truck rental facility and was zoned CPD, Commercial Planned Development District in 2005 (Z05-017) to allow limited commercial uses with limits on access, lot coverage, building size, and a commitment to a CPD plan. However, the site plan adopted in 2005 does not reflect conditions of the site. The site plan indicated the removal of two curb cuts, which the applicant proposes to remain for the existing development.
- The site is subject to active zoning code violations for noncompliance with the current CPD plan.
- To the north and west of the site are agricultural land and an equipment storage yard, respectively, both zoned in the L-UCRPD, Limited University-College Research Park Development District. To the east are warehouse/industrial uses in the M, Manufacturing District. To the south is an apartment complex zoned in the L-UCRPD, Limited University-College Research Park Development District.
- The site is located within the planning area of the *Olentangy West Plan* (2013), which recommends community mixed uses for the site.
- The proposed CPD would allow limited C-4 and C-5 uses, and includes provisions for outdoor retail displays, maximum square footage of buildings, and lot coverage. Variances for existing site conditions applicable to only the current development, future reduced building setback lines, and provisions for future access restrictions are also included in the text.
- The *Columbus Thoroughfare Plan* identifies West Lane Avenue and Kenny Road as 4-2 arterials requiring a minimum of 50 feet of right-of-way from centerline.

CITY DEPARTMENTS RECOMMENDATION: Approval.

The proposed CPD, Commercial Planned Development District, would conform the configuration of the existing site development in order to comply with zoning code violations. Access for the current development shall be as shown on the site plan; however, building expansion, demolition, change of use, or redevelopment will trigger removal of the access point on Kenny Road and the western access point on West Lane Avenue unless otherwise approved by the Department of Public Service. Code required landscaping and parking setbacks are also required to be installed upon redevelopment. Staff supports the intended use of the property, as the request is consistent with the land use recommendations of the *Olentangy West Plan* and with the zoning and development patterns of the area.



Z15-003
868 West Lane Avenue
CPD to CPD
Approximately 0.83 acres



Z15-003
868 West Lane Avenue
Approximately 0.83 acres
CPD to CPD
Olentangy West Area Plan (2013)



Z15-003
868 West Lane Avenue
CPD to CPD
Approximately 0.83 acres

THE CITY OF
COLUMBUS
MICHAEL B. COLEMAN, MAYOR

REZONING APPLICATION

Department of Building & Zoning Services
Scott Messer, Director
757 Carolyn Avenue, Columbus, Ohio 43224-3218
Phone: 614-645-7433 www.columbus.gov

DEPARTMENT OF BUILDING
AND ZONING SERVICES

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 # 21.5-003

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) CHRIS VALLETTE
of (COMPLETE ADDRESS) 1277 WORTHINGTON WOODS BLVD WORTHINGTON OHIO 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

| | |
|--|----|
| 1. <u>CHURCH ON LAKE AVENUE + GIFT SHOP INC</u> <u>210 WEST LAKE AVE</u> <u>COLUMBUS, OHIO 43221</u> <u>G. BERNARD BRUSH 746.927.2219</u> | 2. |
| 3. | 4. |

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

[Handwritten Signature]

Subscribed to me in my presence and before me this 3rd day of February, in the year 2015

SIGNATURE OF NOTARY PUBLIC

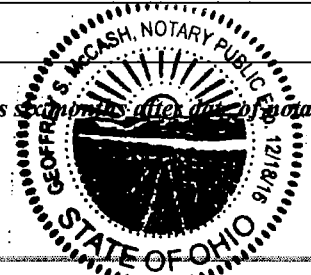
[Handwritten Signature]

My Commission Expires:

12/18/2014

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

Notary Seal Here



PLEASE NOTE: incomplete information will result in the rejection of this submittal.
Applications must be submitted by appointment. Call 614-645-4522 to schedule.
Please make all checks payable to the Columbus City Treasurer