

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
SEPTEMBER 13, 2012**

1. **APPLICATION:** **Z12-039 (12335-00000-00429)**
 Location: **3040 EAST SIXTH AVENUE (43231)**, being 0.55± acres located at the northwest corner of East Sixth Avenue and Gould Road (010-062262).

 Existing Zoning: R-4, Residential District.
 Request: L-C-2, Limited Commercial District.
 Proposed Use: Medical clinic.
 Applicant(s): Michael Johnson; and City of Columbus; c/o Leslie Thompson, Agent; 7207 Inverness Court; Dublin, OH 43016.

 Property Owner(s): Michael Johnson; 1293 Jackson Hole Drive; Blacklick, OH 43004; and City of Columbus Land Bank; 109 North Front Street; Columbus, OH 43215.

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

BACKGROUND:

- The 0.55± acre site is developed with two single-unit dwellings and zoned R-4, Residential District. The applicant requests the L-C-2, Limited Commercial District for a community medical clinic.
- The site is surrounded by land in the R-4, Residential District. To the north and east is undeveloped land, and to the northeast is a school. To the south are single-unit dwellings, and to the west is a two-unit dwelling.
- The site is located within *The East Columbus Neighborhood Plan* (2012), which recommends institutional uses for this location, and eludes to the development of the Mosaic Community Healthcare Center.
- The limitation text provides appropriate use restrictions and commits to pedestrian crosswalk marking/signage along parking lot access points as approved by the Public Service Department.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested L-C-2, Limited Commercial District will allow for a community medical clinic that was planned for in *The East Columbus Neighborhood Plan*. The limitation text includes appropriate use restrictions which will ensure compatibility with the surrounding development.



3040 East Sixth Avenue
Approximately 0.55 acres
R-4 to L-C-2

Z12-039

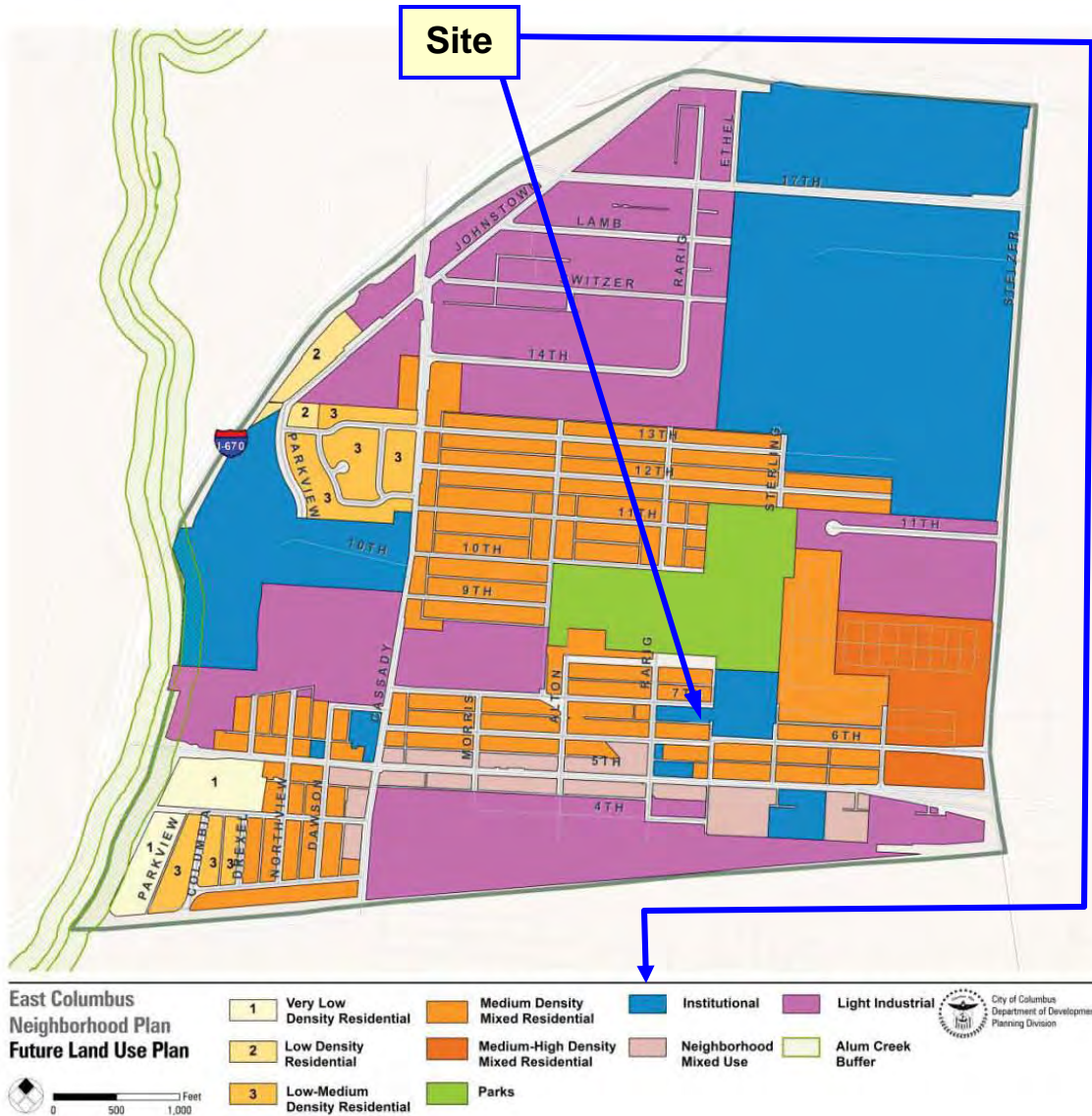


Figure 10

Z12-039

40 • Plan Recommendations

Scattered Site Concepts

The illustrations to the right show the potential that minor improvements to existing buildings can make to the neighborhood's business district.

Nick's Market is a valued neighborhood grocery. An existing photo of Nick's Market, located on East Fifth Avenue, is shown in the top right photo. The photo on the bottom right illustrates potential improvements, including a new awning and the removal of several flyers/graphics.

While not a development concept developed for the *East Columbus Neighborhood Plan*, a rendering of the proposed Mosaic Community Healthcare Center is shown below. Mosaic would be located at the intersection of Sixth Avenue and Gould Road and provide affordable primary care to the medically underserved.



Nick's Market.

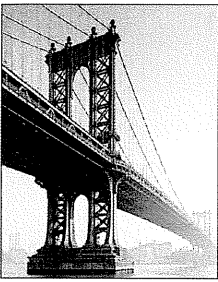


Proposed Mosaic Community Healthcare Center.



3040 East Sixth Avenue
Approximately 0.55 acres
R-4 to L-C-2

Z12-039



East Columbus Civic Association

BUILDING BRIDGES TO IMPROVE OUR QUALITY OF LIFE

Mission:

To improve our quality of life by promoting civic interest. Maintaining general community improvements and providing a medium through which residents in the East Columbus Gateway boundaries may seek satisfactory solutions to community problems.

*City of Columbus
Department of Building & Zoning Services
757 Carolyn Avenue
Columbus, Ohio 43224
Attn: Ms Shannon Pine*

August 2, 2012

Dear Ms. Pine,

During the February 6th, 2012 meeting of the Executive Board of the East Columbus Civic Association the Board members approved and supported the Development Plan for the Mosaic Community Healthcare Center project. In a separate meeting that evening the general community membership of the East Columbus Civic Association also approved and supported the Development Plan of the Mosaic Community Healthcare project.

Similarly, the Mosaic Community Healthcare project was made a part of the East Columbus Neighborhood Plan that was adopted by Columbus City Council on April 23rd, 2012.

Respectfully submitted,

*William H Adams
Chair Executive Committee
East Columbus Civic Association*

636 North Dawson Avenue – Columbus, Ohio – 43219

ECCA OFFICERS: *Michael Johnson, President - William Adams, Vice President – Dolores Rodriguez,
Treasurer – Richard Rodriguez, Communications Dir.*



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 # 212-039

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Michael Johnson
of (COMPLETE ADDRESS) 1293 Jackson Hole Drive, Blacklick, Ohio 43004

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. Michael Johnson 1293 Jackson Hole Drive Blacklick, Ohio 43004	2. City of Columbus Land Bank 109 N. Front St. Columbus, Ohio 43215
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

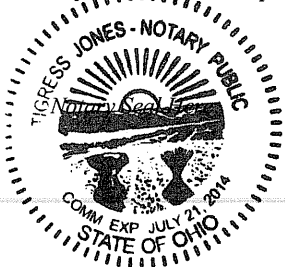
Subscribed to me in my presence and before me this 24 day of July, in the year 2012

SIGNATURE OF NOTARY PUBLIC

7/21/2014

My Commission Expires:

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



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