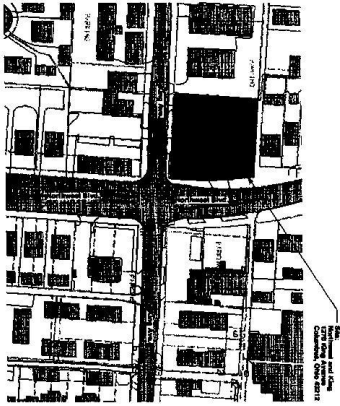


**SITE DATA:**

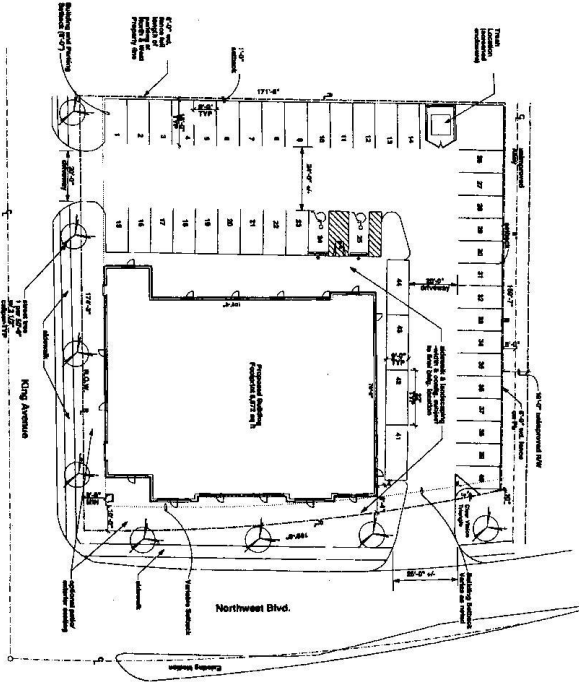
Address: 1370 King Avenue  
 Tax District/Parcel: 010-000000-010-000000  
 CDD: Commercial Planned Development (Z06-016)  
 Proposed Zoning: CDD, Commercial Planned Development (Z06-016)

*David S. King* 6-19-07  
*David S. King* 6/19/07  
 David S. King  
 Donald Park, Kentucky

Building: 4,472 Sq. Ft. 1-story  
 Restaurant (use limited to restaurant seating)  
 1,200 Sq. Ft. per 100 Sq. Ft. (1,200 Sq. Ft.)  
 3,272 Sq. Ft. per 100 Sq. Ft. (3,272 Sq. Ft.)  
 Outside Seating: @ 1370, Maximum 600 Sq. Ft. = 20 spaces  
 Restaurant @ 1370, Maximum 7,272 Sq. Ft. = 59 spaces  
 Total Code Required Parking = 44 spaces  
 Total Parking Provided =



**B** Location Plan



**A** Site Plan

*Final Reviewed 6/19/07 by Harmon Flinn*

**Z06-016**

**SP-1**

Site Plan  
 (Development)  
 Case No. Z06-016

**Northwest & King**  
 1370 King Avenue  
 Columbus, OH 43212

**BASS STUDIO ARCHITECTS**  
 36 KING AVENUE  
 Columbus, OH 43201  
 ph. 614.294.4893  
 fax. 614.294.2709  
 BSA@bassstudio.com

**CPD Plan**

**Z06-016**

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
DECEMBER 14, 2006**

5.    **APPLICATION:**                    **Z06-016**  
      **Location:**                     **1270 KING AVENUE (43219)**, being 0.65± acres located at the northwest corner of Northwest Boulevard and King Avenue (010-061920).  
  
      **Existing Zoning:**            CPD, Commercial Planned Development District.  
      **Request:**                     CPD, Commercial Planned Development District.  
      **Proposed Use:**               Commercial development.  
      **Applicant(s):**               Adcon Developments LLC.; c/o David Perry, Agent; The David Perry Company; 145 East Rich Street, 3<sup>rd</sup> Floor; Columbus, OH 43215; and Donald T. Plank, Atty.; Plank and Brahm; 145 East Rich Street; Columbus, OH 43215.  
  
      **Property Owner(s):**       The Applicant.  
      **Planner:**                     Shannon Pine, 645-2208, [spine@columbus.gov](mailto:spine@columbus.gov)

**BACKGROUND:**

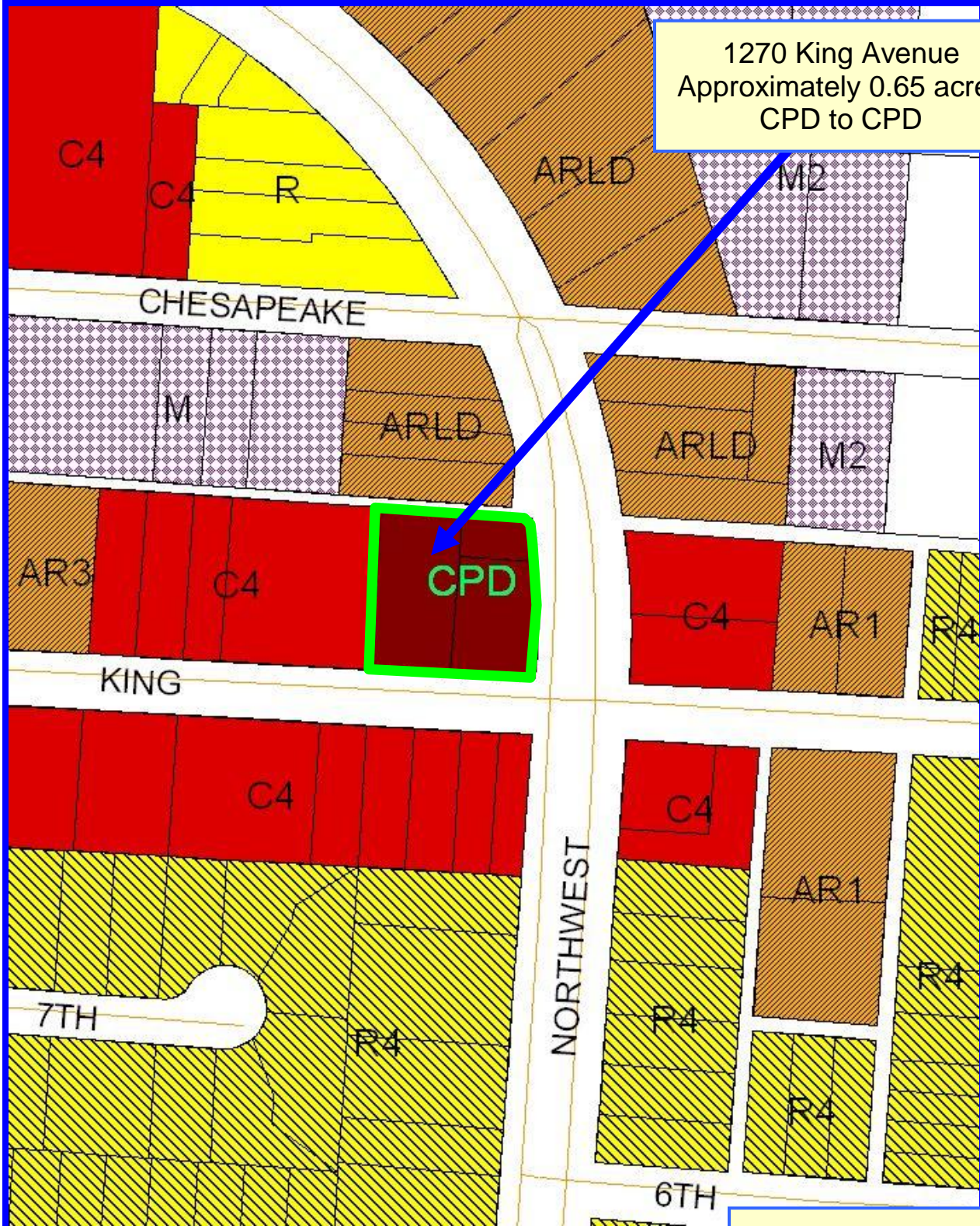
- The 0.65± acre site is undeveloped and is zoned in the CPD, Commercial Planned Development District. The subject site was rezoned in 2005 (Z05-011) to allow 7,071 square-foot retail and restaurant building. The applicant requests the CPD, Commercial Planned Development District to allow a larger mixed-use commercial building totaling \*9,012 square feet.
- To the north is an apartment building in the ARLD, Apartment Residential District. To the east across Northwest Boulevard are a retail/restaurant structure and an automotive service facility in the C-4, Commercial District. To the south across King Avenue are an office building and a sign company in the C-4, Commercial District. To the west is a non-conforming apartment building in the C-4, Commercial District.
- The CPD plan and text include ten-foot building setbacks from both King Avenue and Northwest Boulevard, and development standards from the current CPD District including parking lot screening, use restrictions, and lighting controls. Street trees, a six-foot high fence along the west property line, and a commitment for no outside amplification on or associated with the outside seating area have been added to the proposed development text. Also requested is a parking variance for \*\*19 required spaces. The current CPD granted a variance for 11 required parking spaces.
- The *Columbus Thoroughfare Plan* identifies both King Avenue and Northwest Boulevard as 4-2 arterials requiring a minimum of 50 feet of right-of-way from centerline.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval.

The requested CPD, Commercial Planned Development District would permit retail and restaurant development. The proposed plan and text are consistent with the zoning and development patterns of the area. With the added development standards, the larger building and parking variance are justified.

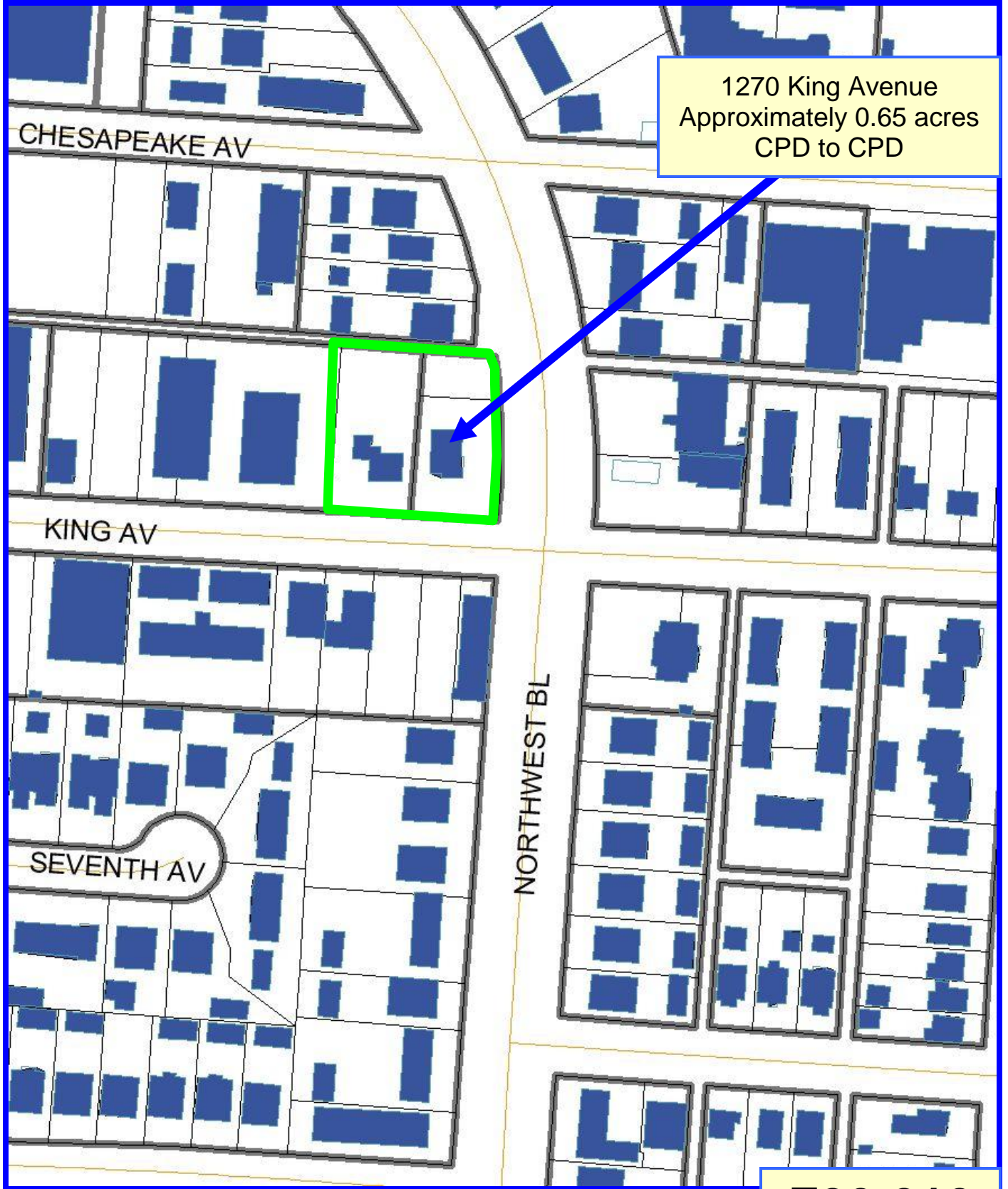
\*The total building square footage has been reduced from 9,012 square feet to 8,872 square feet.

\*\*The parking space variance has been reduced from 19 spaces to 15 spaces.



1270 King Avenue  
Approximately 0.65 acres  
CPD to CPD

**Z06-016**



1270 King Avenue  
Approximately 0.65 acres  
CPD to CPD

**Z06-016**

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 # Z06-016

Being first duly cautioned and sworn (NAME) Donald Plank  
of (COMPLETE ADDRESS) Plank & Brahm, 145 E. Rich, Columbus, OH 43215  
deposes and states that (he) 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

<p>1. AdconDevelopments, LLC C/o Dean Adamantidis 449 West 3rd Avenue Columbus, Ohio 43201 # of Employees: 2</p>	<p>2. _____</p>
<p>3. Contact: Dean Adamantidis (614)774-9245</p> <p>_____</p>	<p>_____</p>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Donald Plank

Subscribed to me in my presence and before me this 18<sup>th</sup> day of June, in the year 2007

SIGNATURE OF NOTARY PUBLIC

Stacey L. Danza

My Commission Expires:

11-05-08

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

Notary Seal Here



STACEY L. DANZA  
Notary Public, State of Ohio  
My Commission Expires 11-05-08