

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
NOVEMBER 10, 2022**

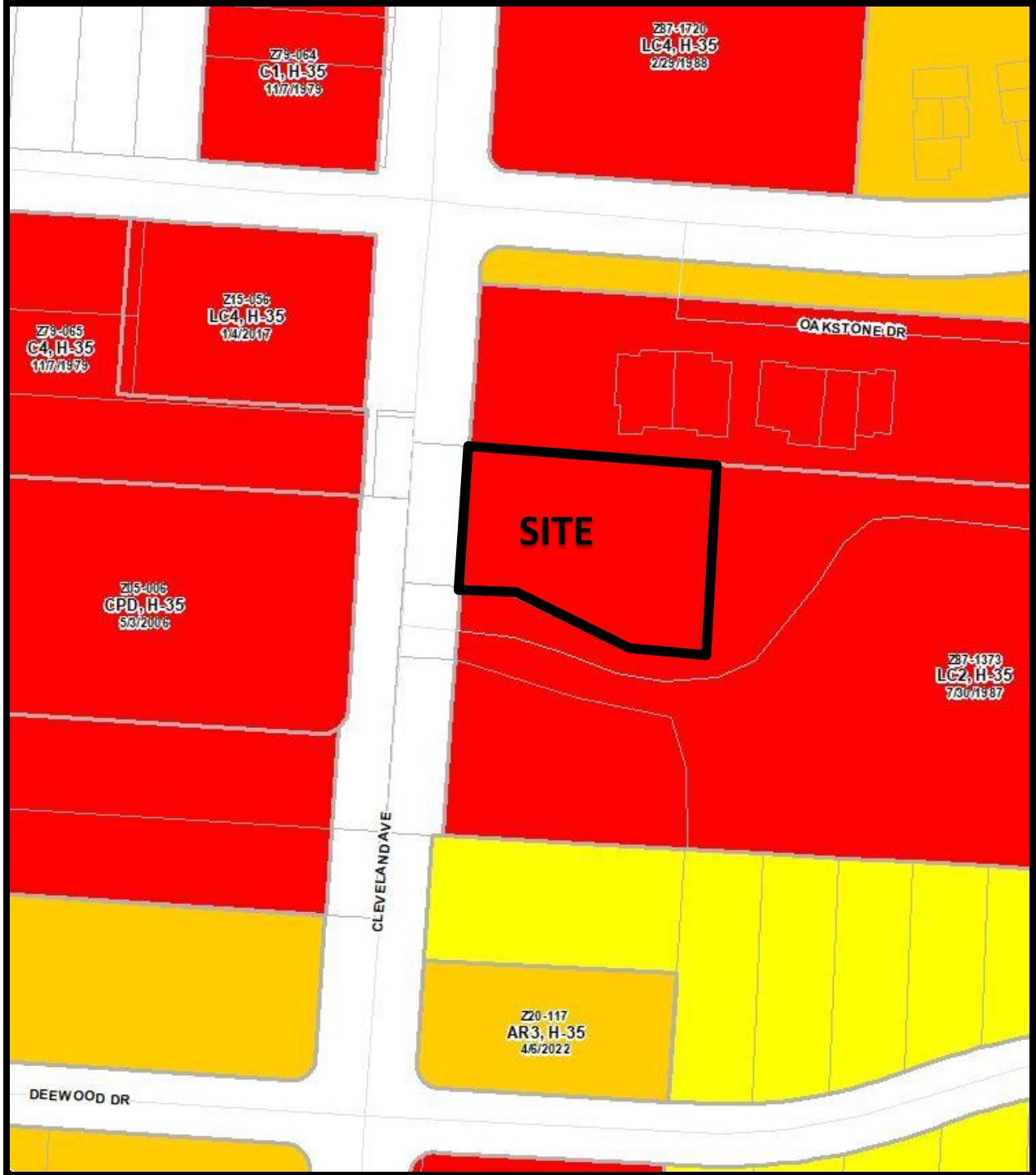
5. **APPLICATION:** **Z22-057**
 Location: **6116 CLEVELAND AVE. (43231)**, being 0.70± acres located on the east side of Cleveland Avenue, 180± feet south of Home Acre Drive (600-212715; Northland Community Council).
- Existing Zoning:** L-C-2, Limited Commercial District.
 Request: L-C-2, Commercial District (H-35).
 Proposed Use: Child daycare center.
 Applicant(s): Kim Mikanik; 1116 West 2nd Avenue; Columbus, OH 43212.
 Owner(s): Graystone Apartment Properties, LLC; 1491 Polaris Parkway, Suite 98; Columbus, OH 43240.
 Planner: Joe Rose; 614-645-3526; jmrose@columbus.gov

BACKGROUND:

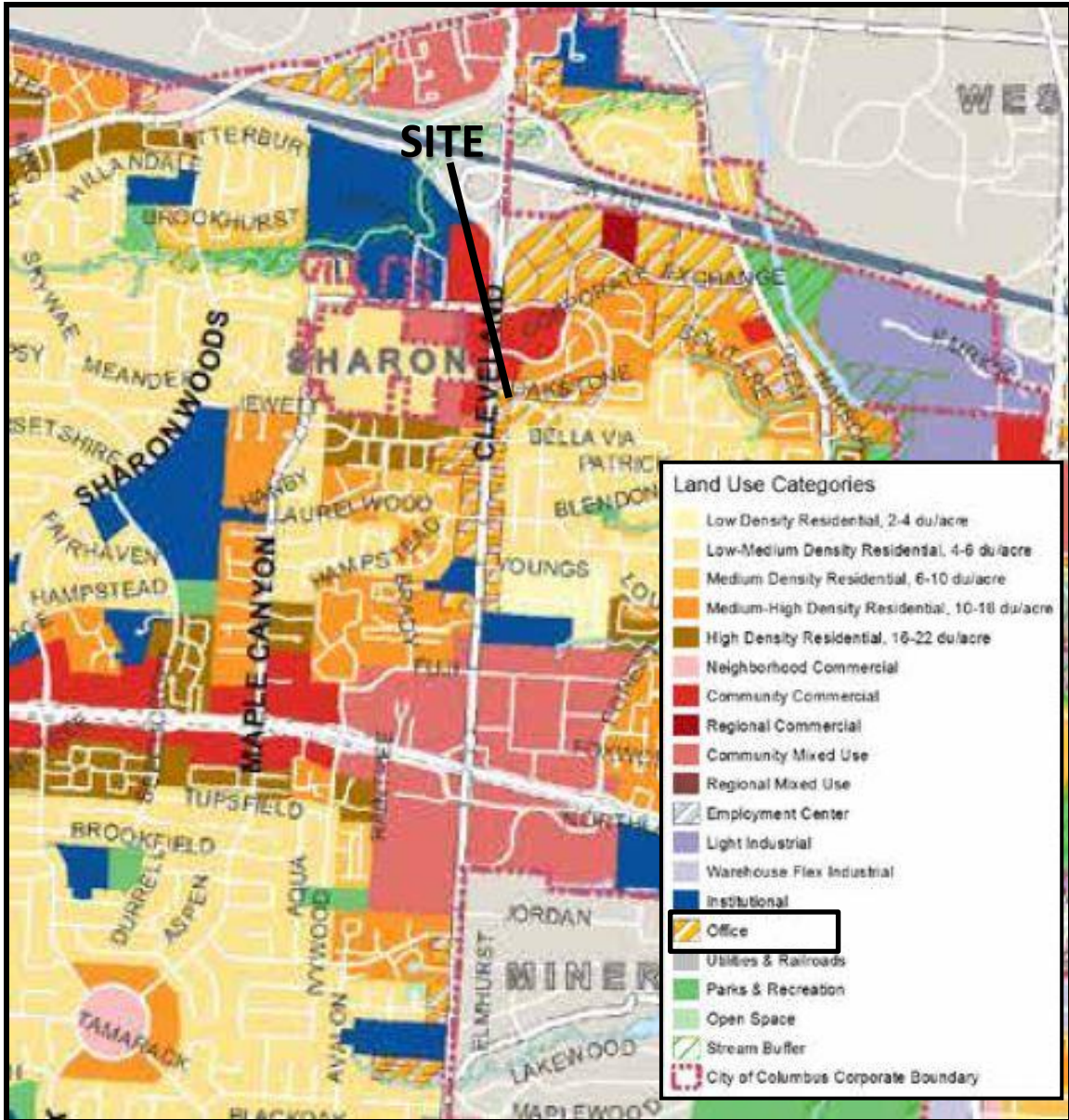
- The site is developed with an office building in the L-C-2, Limited Commercial District which permits only office uses. The requested rezoning to L-C-2, Limited Commercial District will permit the building to be converted into a daycare center.
- To the north and east are offices in the L-C-2, Limited Commercial District. To the south is undeveloped land and offices in the L-C-2, Limited Commercial District. To the west is undeveloped land and a commercial garage in the CPD, Commercial Planned Development District.
- The site is within the planning boundaries of the *Northland I Area Plan* (2014), which recommends “Office” land uses at this location.
- The site is located within the boundaries of the Northland Community Council whose recommendation is for approval, as the conditions in their recommendation have been met.
- The limitation text commits to a site plan and includes a use restriction for monopole telecommunications antennas and commits to C-2 development standards
- The *Columbus Multimodal Thoroughfare Plan* (2019) identifies this portion of Cleveland Avenue as a Suburban Commuter Corridor requiring 120 feet of right-of-way.

CITY DEPARTMENTS’ RECOMMENDATION: Approval.

The requested L-C-2, Limited Commercial District will permit the conversion of the existing office building into a daycare center. The proposed use is consistent with the land use recommendation of the *Northland I Area Plan* and is not considered to be an introduction of an incompatible use.



Z22-057
6116 Cleveland Ave.
Approximately 0.7 acres
L-C-2 to L-C-2



Z22-057
6116 Cleveland Ave.
Approximately 0.7 acres
L-C-2 to L-C-2



Z22-057
6116 Cleveland Ave.
Approximately 0.7 acres
L-C-2 to L-C-2



Northland Community Council
Development Committee

Report

September 28, 2022 6:30 PM
Franklin County Job and Family Services
(Use south entrance)
1721 Northland Park Avenue (43229)

Meeting Called to Order: 6:30 pm by co-chair Dave Paul

Members represented:

Voting: (15): Asherton Grove (AGCA), Cooperwoods (CWCA), Devonshire (DCA), Elevate Northland (EN), Forest Park (FPCA), Karmel Woodward Park (KWPCA), Lee/Ulry (LUCA), Maize Morse Tri-Area (MMTACA), North Village (NVHA), Northland Alliance (NA), Northland Area Business Association (NABA), Rolling Ridge (RRSHA), Salem (SCA), Sharon Woods (SWCA), Westerwood (WRA).

Case #1 Application #BZA22-087 (BZA special permit under §3389.12 to permit a food truck to be parked on the site and not moved at night, by effectively defining it to be a “portable building” as described in §3306.16 rather than a food truck)

Jeanne Cabral, Architect *representing*

Muhamad Mubarak

2400 E Dublin Granville Rd, 43229 (PID 010-237170)

- *The Committee approved (14-0 w/ 1 abstention) a motion (by SCA, second by RRSHA) to **TABLE** the application as suggested by the Committee and agreed by the applicant’s representative.¹*

Case #2 Application #Z22-057 (Rezone 0.7 AC± from L-C2 to C2 to remove a limitation under the 1987 zoning permitting only office uses, in order to permit a commercial child day care use on this specific parcel)

Kim Mikanik/Create Collaborative *representing*

Graystone Apartment Properties, LLC

6116 Cleveland Ave, 43231 (PID 600-212715)

- *The Committee approved (14-0 w/ 1 abstention) a motion (by CWCA, second by FPCA) to **RECOMMEND APPROVAL WITH 3 CONDITIONS:***
 - The applicant will revise the application to rezone the parcel from L-C2 to L-C2, the single limitation being a prohibition on use for a “monopole telecommunications tower” as would otherwise be permitted in a C2 district.
 - The applicant will revise the site plan to require and show the location of a dumpster enclosure on the eastern edge of the parking area.
 - The applicant will revise the site plan to reflect and show the location of a minimum of 2 bicycle parking spaces per §3312.49, Table 3, “Child day care.”
-

Rezoning Application

DEPARTMENT OF BUILDING
AND ZONING SERVICES

111 N Front Street, Columbus, Ohio 43215
Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

PROJECT DISCLOSURE STATEMENT

APPLICATION #: Z22-057

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

Being first duly cautioned and sworn (NAME) Kimberly Mikanik, Create Collaborative
of (COMPLETE ADDRESS) 1116 W. 2nd Ave. Columbus, OH 43212

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 (including contact name and number)
Business or individual's address; City, State, Zip Code
Number of Columbus-based employees
(Limited to 3 lines per box)

<p>1. Graystone Apartment Properties, LLC 1491 Polaris Pkwy, Suite 98, Columbus, OH 43240 3 EMPLOYEES</p>	<p>2.</p>
<p>3.</p>	<p>4.</p>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT _____

Sworn to before me and signed in my presence this 27th day of Aug, in the year 2022

Terri Koval

04/13/2027

Notary Seal Here



My Commission Expires

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