

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JUNE 8, 2023**

- 6. APPLICATION: Z23-022**
Location: **2802 E. 5TH AVE. (43219)**, being 0.18± acres located at the northwest corner of East 5th Avenue and Morris Avenue (010-031623; East Columbus Civic Association).
Existing Zoning: C-2, Commercial District.
Request: C-4, Commercial District (H-35).
Proposed Use: Commercial development.
Applicant(s): Ormabuk Motors, LLC; 1407 Gray Meadow Drive; Columbus, OH 43223.
Property Owner(s): The Applicant.
Planner: Tim Dietrich; 614-645-6665; tedietrich@columbus.gov

BACKGROUND:

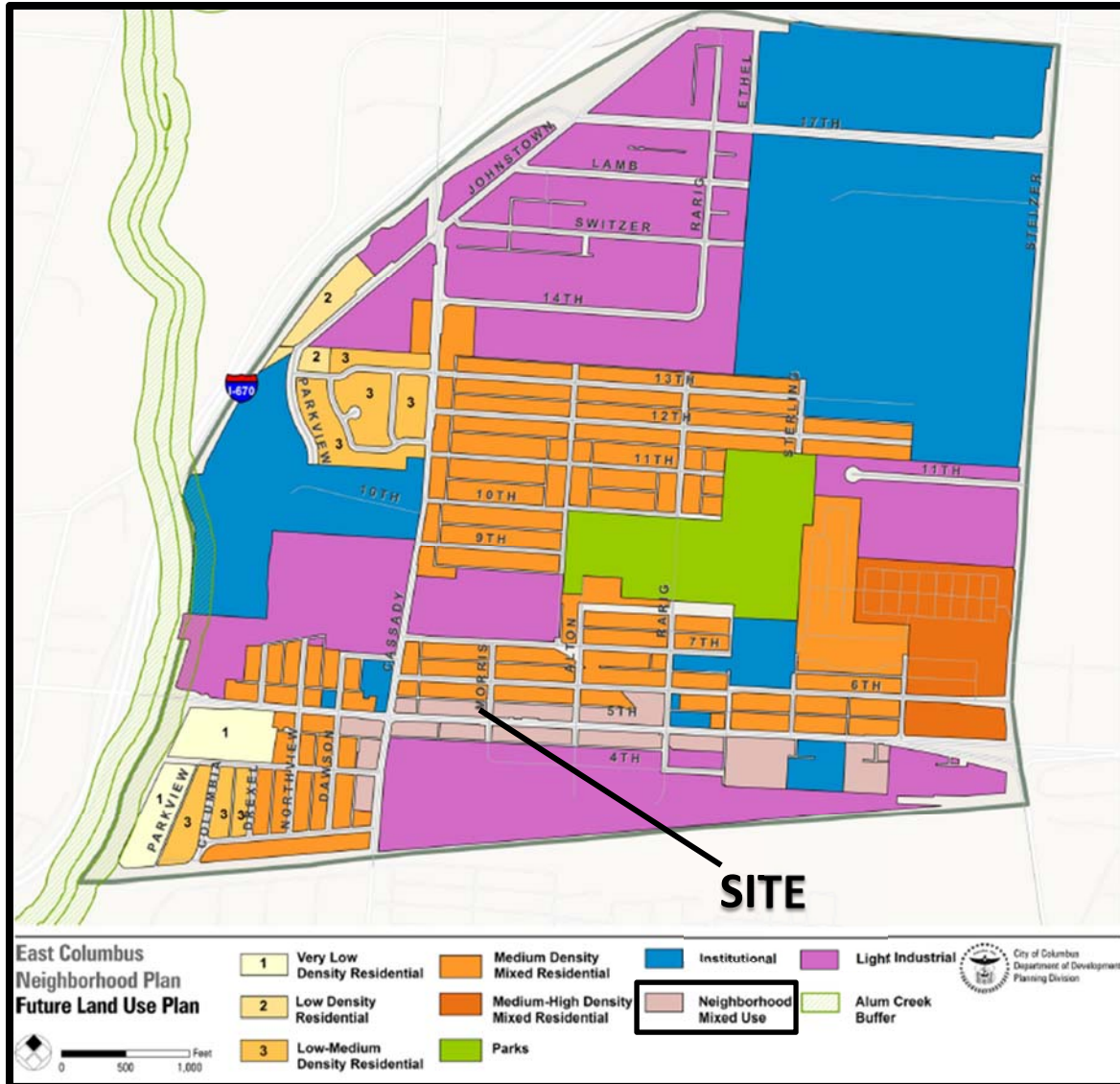
- The site consists of one undeveloped parcel in the C-2, Commercial District. The applicant requests the C-4, Commercial District to permit regional scale commercial uses.
- North of the site is a single-unit dwelling in the M, Manufacturing District. South of the site is a commercial building in the C-4, Commercial District. East of the site is an undeveloped parcel in the C-1, Commercial District. West of the site a single-unit dwelling in the R-4, Residential District.
- The site is within the planning boundaries of the *East Columbus Neighborhood Plan* (2012), which recommends “Neighborhood Mixed Use” land uses. The site is also within the planning boundaries of the *Port Columbus Economic Development Strategy* (2008) which recommends “Residential” land uses at this location.
- The site is located within the boundaries of the East Columbus Civic Association, whose recommendation is for approval.
- The *Columbus Multimodal Thoroughfare Plan* (2018) identifies this portion of East 5th Avenue as an Urban Commuter Corridor requiring 100 feet of right-of-way.

CITY DEPARTMENTS’ RECOMMENDATION: Approval.

The requested C-4, Commercial District will permit regional scale commercial uses, including automobile dealership at this location. The request is consistent with the *East Columbus Neighborhood Plan’s* land use recommendation and the surrounding mixed-use development pattern along this portion of East 5th Avenue, and will not add incompatible uses to the area.

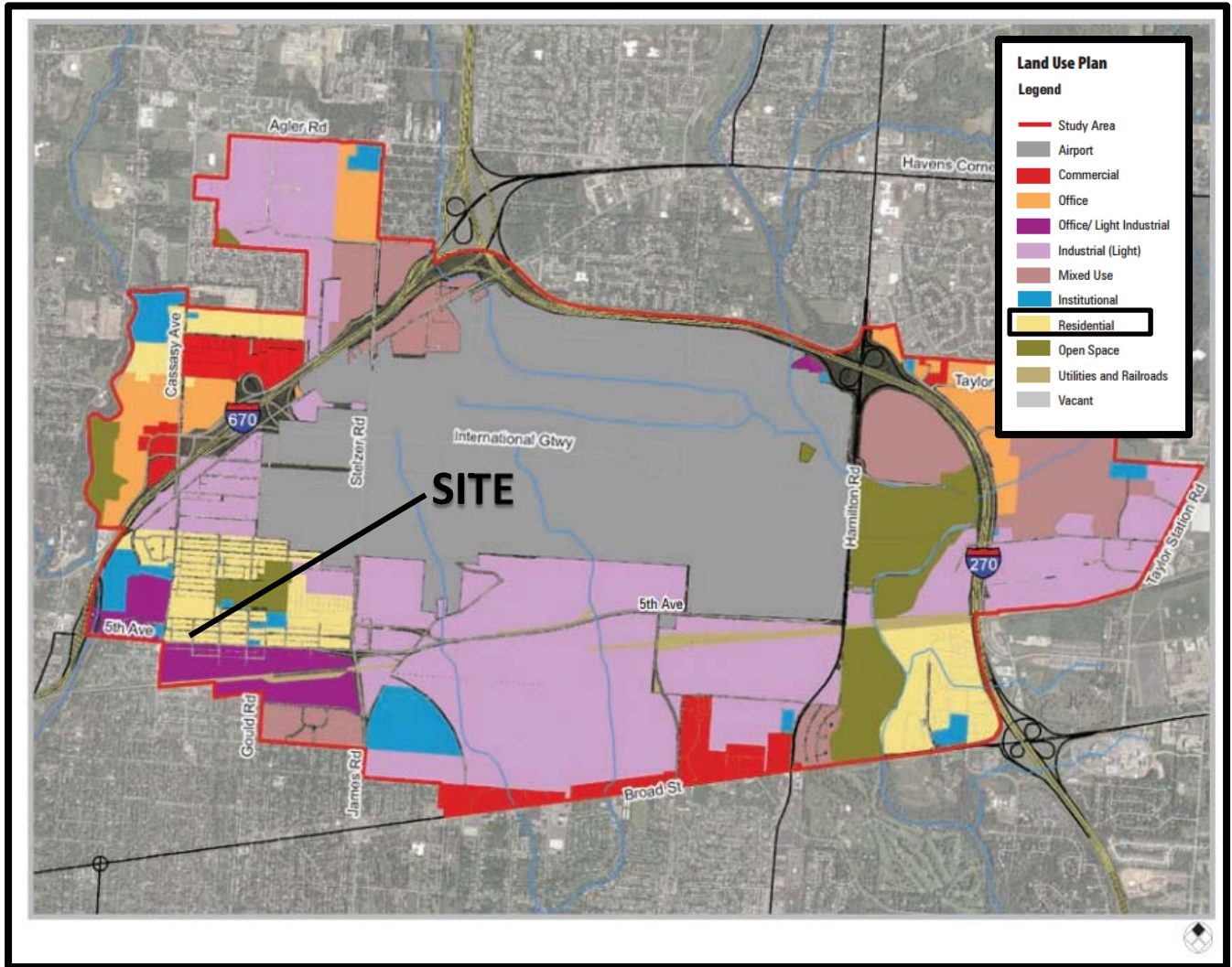


Z23-022
2802 E. 5th Ave.
Approximately 0.18 acres
C-2 to C-4

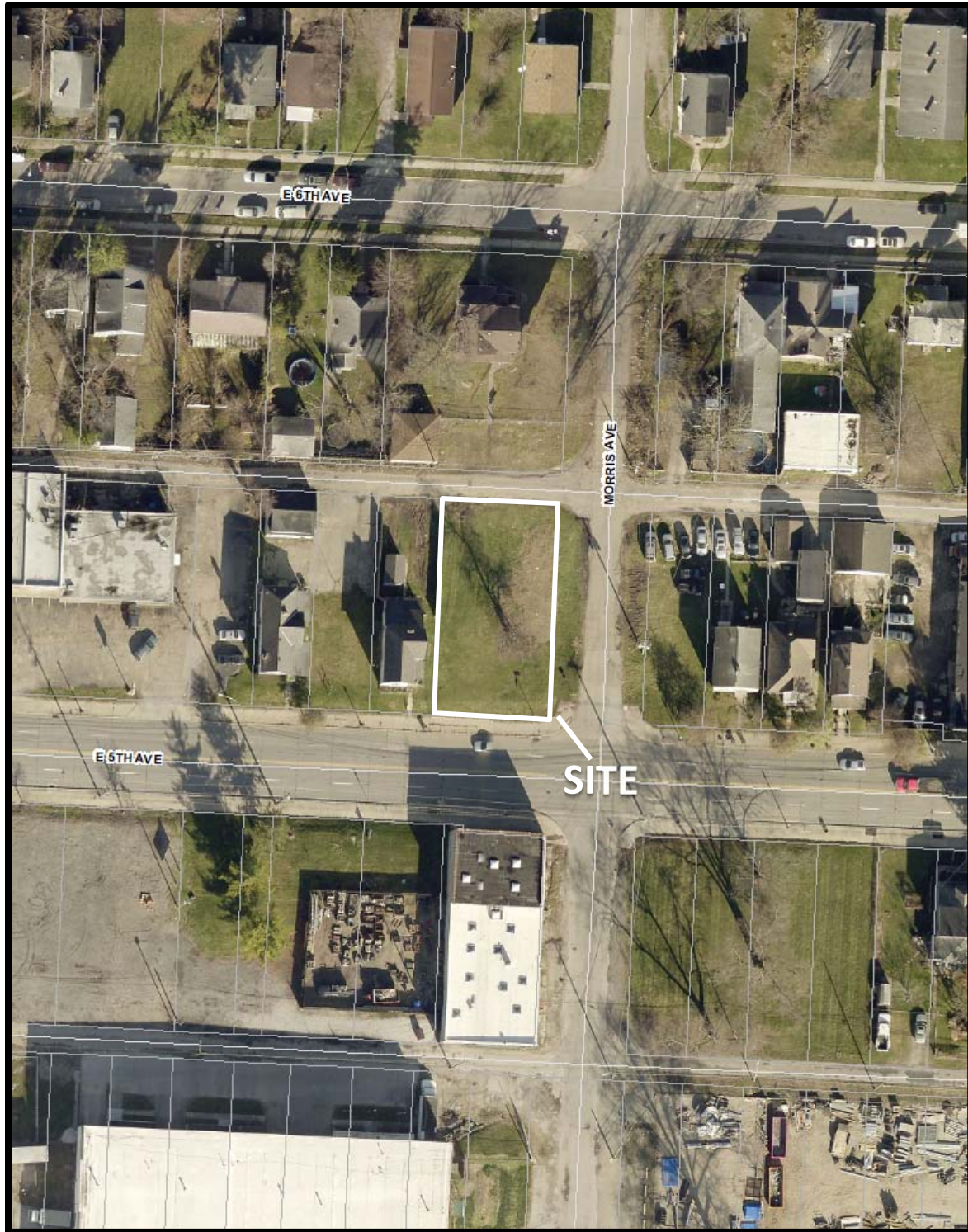


Z23-022
2802 E. 5th Ave.
Approximately 0.18 acres
C-2 to C-4

Port Columbus Joint Economic Development Strategy (2008)



Z23-022
2802 E. 5th Ave.
Approximately 0.18 acres
C-2 to C-4



Z23-022
2802 E. 5th Ave.
Approximately 0.18 acres
C-2 to C-4

FOR USE BY: AREA COMMISSION / NEIGHBORHOOD GROUP
(PLEASE PRINT)

Case Number Z23-022
Address 2802 E. 5TH AVENUE
Group Name EAST COLUMBUS AREA COMMISSION
Meeting Date 5/17/2023
Specify Case Type
 BZA Variance / Special Permit
 Council Variance
 Rezoning
 Graphics Variance / Plan / Special Permit

Recommendation Approval
(Check only one) Disapproval

LIST BASIS FOR RECOMMENDATION:

- 1.) Discussion with Applicant Drabola Ayodeji
- 2.) Discussion with Tim Dietrich - Planning Manager City of Columbus

Vote Unanimous
Signature of Authorized Representative Michael Johnson
Recommending Group Title East Columbus Civic Association
Daytime Phone Number 614 886 5060

Please e-mail this form to the assigned planner within 48 hours of meeting day; OR FAX to Zoning at (614) 645-2463; OR MAIL to: Zoning, City of Columbus, Department of Building & Zoning Services, 111 N Front Street, Columbus, Ohio 43215.



Rezoning Application

111 N Front Street, Columbus, Ohio 43215
Phone: 614-645-4523 • ZoningInfo@columbus.gov • www.columbus.gov/liza

PROJECT DISCLOSURE STATEMENT

APPLICATION # Z23-002

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) Orobola Ayodeji
of (COMPLETE ADDRESS) 1407 Gray Meadow Dr. Columbus, OH 43223

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)

1. <u>Orobola Ayodeji LLC</u>	2. <u>Orobola Ayodeji</u> <u>1407 Gray Meadow Dr</u> <u>Columbus OH 43223</u> <u>7622443105</u>
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this 28 day of March, in the year 2023

SIGNATURE OF NOTARY PUBLIC

My Commission Expires 04/15/2023

Notary Seal Here



LEVI JOHNSON
Notary Public, State of Ohio
My Comm. Expires 04/15/2026

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