

STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
OCTOBER 9, 2008

3. APPLICATION: Z08-040

Location: 1041-1101 BETHEL ROAD (43220), being 2.69± acres

located at the southwest corner of Bethel and Kenny

Roads (010-158965).

Existing Zoning:CPD, Commercial Planned Development District.
CPD, Commercial Planned Development District.
Proposed Use:
Allow 6,400 square feet of restaurant space within

existing shopping center.

Applicant(s): Marty Orvets; c/o Elizabeth M. Kelly, Atty.; Onda,

LaBuhn, Rankin & Boggs Co., LPA; 266 North Fourth

Street, Suite 100; Columbus, OH 43215.

Property Owner(s): Bethel-Kenny Center, LLC; P.O. Box 1439; Powell, OH

43065.

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

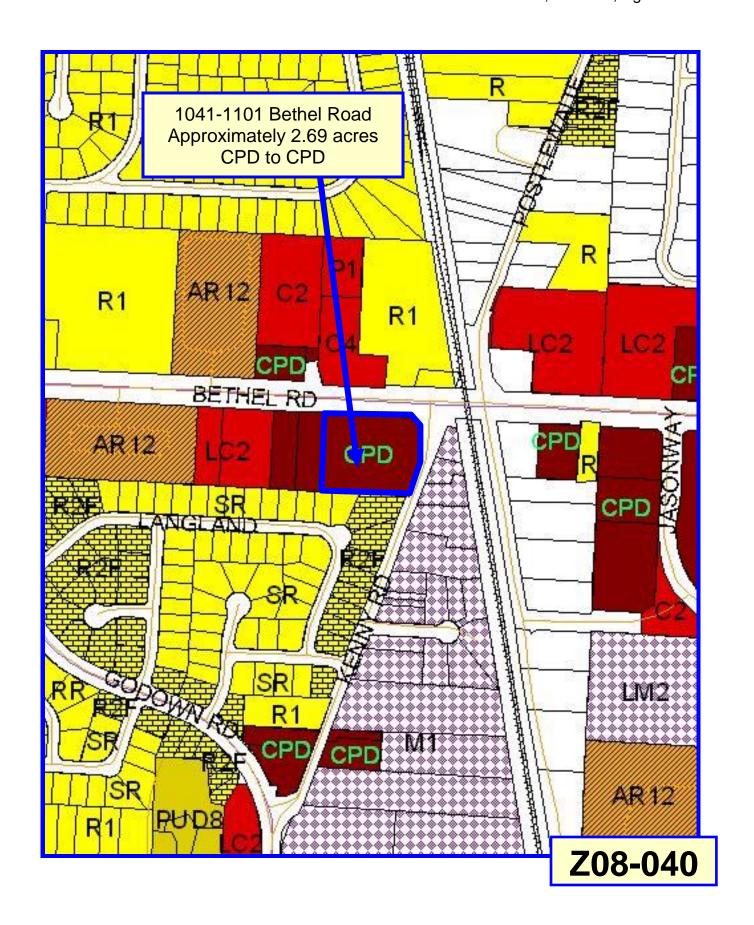
BACKGROUND:

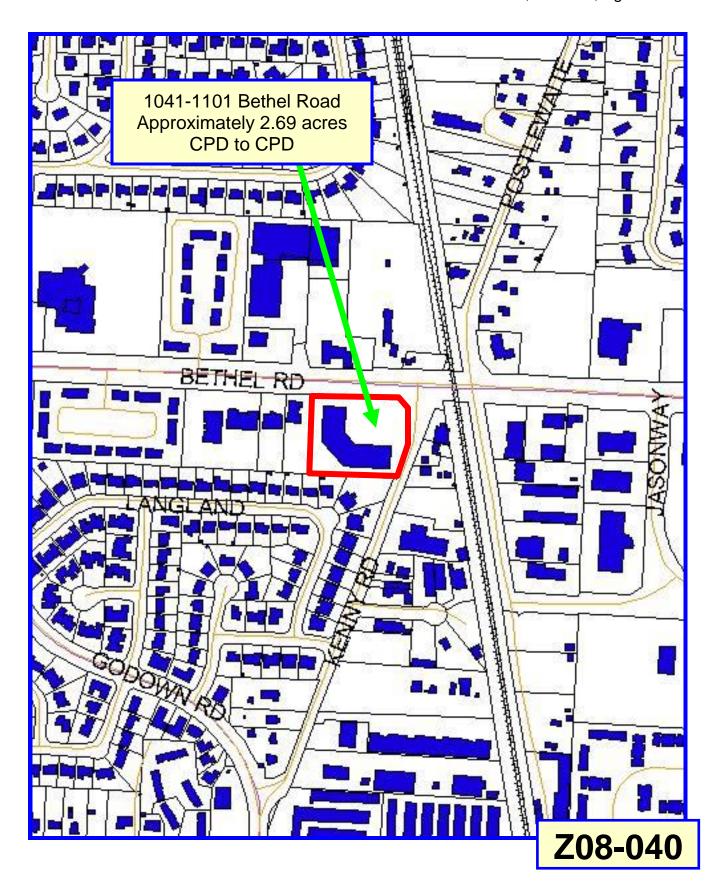
o The 2.69± acre site is developed with a 30,485 sq. ft. shopping center and is zoned CPD, Commercial Planned Development District (Z92-040). The applicant requests the CPD, Commercial Planned Development District to allow 6,400 square feet of restaurant space within the existing shopping center. The current CPD prohibits restaurant use.

- To the north is a swim club in the R-1, Residential District and a restaurant in the C-4 Commercial District. To the east across Kenny Road is a mix of industrial and residential uses in the M-1, Manufacturing District. To the south are single-family dwellings in the SR, Suburban Residential District and a two-family dwelling in the R-2F, Residential District. To the west is a medical office in the CPD, Commercial Planned Development District.
- o The site is located within the planning area of *The Northwest Plan* (2007), but no land use recommendations are given for the site.
- o The CPD text contains updated provisions of the current CPD District for use restrictions, landscaping, screening, and lighting and graphics controls. Variances for the existing parking setback and for a maximum reduction of 54 required parking spaces are included in the request.
- o The Columbus Thoroughfare Plan identifies Bethel Road as a 4-2D arterial requiring a minimum of 60 feet of right-of-way from centerline.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested CPD, Commercial Planned Development District allows for 6,400 square feet of restaurant space within an existing 30,485 sq. ft. shopping center and updates the development standards. The site is already zoned CPD, Commercial Planned Development District and permits uses consistent with established zoning and development patterns of the area. The Transportation Division has reviewed the proposed parking variance and has determined that it can be supported based on the current uses at this site and the complementary peak demands of the allowable uses.







Post Office Box 20134 Columbus, OH 43220 www.northwestcivic.org

September 10, 2008

Development Commission City of Columbus 757 Carolyn Ave. Columbus, Ohio 43224

RE: Application 208-040/08335-00000-00348

Dear Commissioners:

On September 3, 2008, Application 208-040/08335-00000-00348 for 1041-1101 Bethel Rd., Columbus, Ohio 43220, came before the Northwest Civic Association Board of Trustees for recommendation and review. The Board determined the proposed limitation text and site plan were acceptable, as written, and **approved** the application by a vote of **6 Yes to 3 No.**

This letter serves as NWCA's official recommendation that Application 208-040/08335-00000-00348 should be **approved** by the Commission.

If you have any questions or concerns, please contact me.

Sincerely,

Jennifer & Adair, Esq.

Vice President and Zoning Chair JenniferAAdair@yahoo.com

614-286-6577 (Cell)

Cc: Elizabeth Kelly, Esq., Applicant

Shannon Pines, Case Planner, City of Columbus Kevin Boyce, Zoning Chair, Columbus City Council

NWCA Zoning Committee

File

City of Columbus | Department of Development | Building Services Division | 757 Carolyn Avenue, Columbus, Ohio 43224

PROJECT DISCLOSURE STATEMENT



THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space		ND NOTARIZED. Do not indicate 'NONE' in the space provided.
	STATE OF OHIO COUNTY OF FRANKLIN	APPLICATION# 208-040
	Being first duly cautioned and sworn (NAME) Martin Orvets of (COMPLETE ADDRESS) P.O. Box 1439, Powell, Ohio 43065 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.	Bethel-Kenny Center, LLC P.O. Box 1439 Powell, Ohio 43065 No Employees Marty Orvets 880-9117	2.
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 30 day of July , in the year 3008 SIGNATURE OF NOTARY PUBLIC My Commission Expires:		
This Project Disclosure Statement expires six months after date of notarization.		

Notary Seal Here