



**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.
- Request:** 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](mailto: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.
- o 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.









**Z08-040**



Post Office Box 20134  
Columbus, OH 43220  
[www.northwestcivic.org](http://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,

A handwritten signature in black ink, appearing to read "Jennifer A. Adair", written over a horizontal line.

Jennifer A. Adair, Esq.  
Vice President and Zoning Chair  
[JenniferAAdair@yahoo.com](mailto: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**



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 # 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

Marty Orvets

Subscribed to me in my presence and before me this 30 day of July, in the year 2008

SIGNATURE OF NOTARY PUBLIC

Elizabeth M. Kelly  
none

My Commission Expires:

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

Notary Seal Here



**ELIZABETH M. KELLY, Attorney At Law**  
NOTARY PUBLIC, STATE OF OHIO  
My commission has no expiration date.  
Section 147.03 R.C.