

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
MAY 10, 2018**

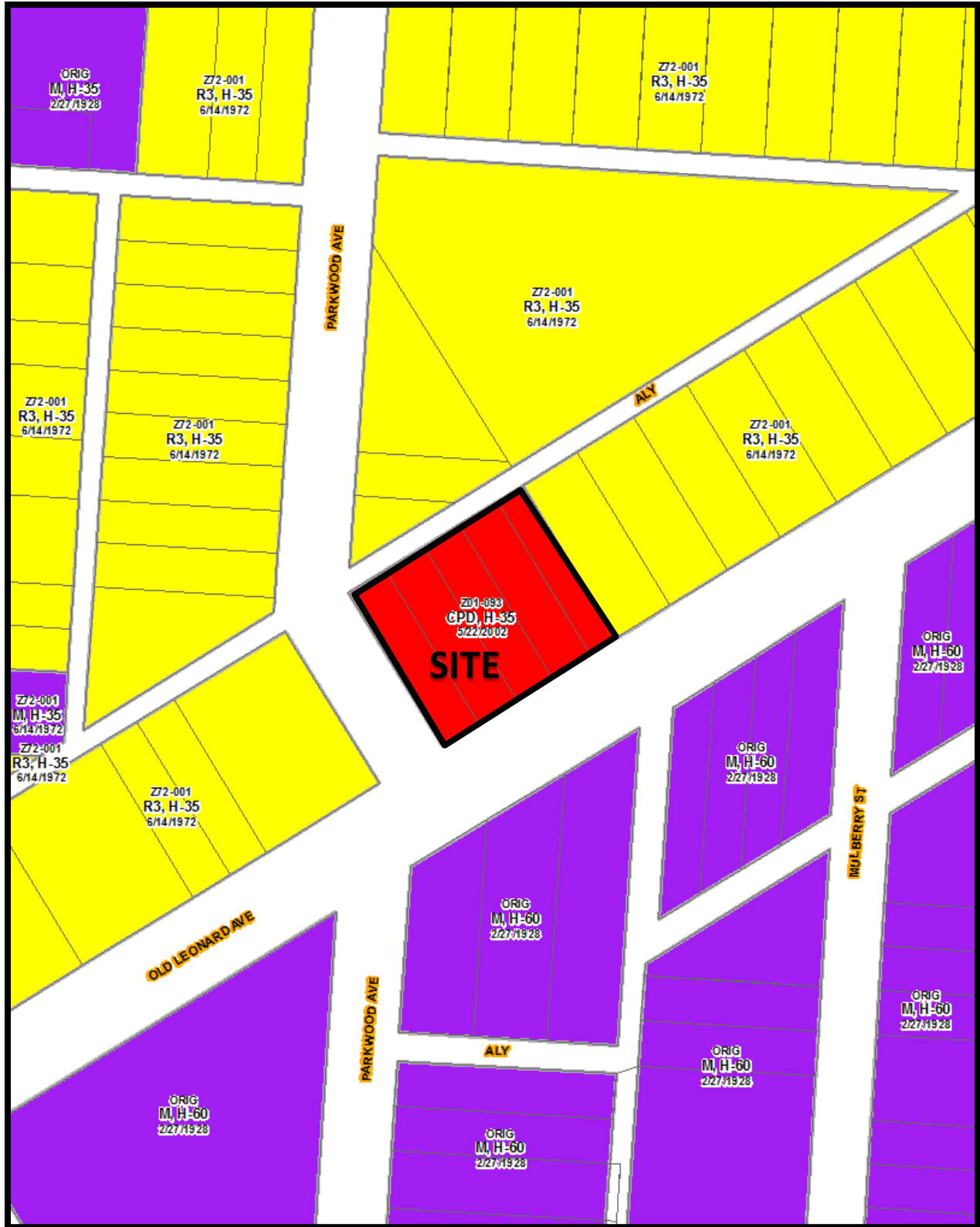
- 14. APPLICATION: Z18-020**
Location: **1700 OLD LEONARD AVENUE (43219)**, being 0.41± acres located at the northeast corner of Old Leonard Avenue and Parkwood Avenue (010-005501 & 4 others; North Central Area Commission).
Existing Zoning: CPD, Commercial Planned Development District.
Request: C-3, Commercial District.
Proposed Use: Garage parking/commercial kitchen for food trucks.
Applicant(s): Terry Traster; c/o Chris Vallette, Architect; 72 Mill Street; Gahanna, OH 43230.
Property Owner(s): Economic and Community Development Institute Inc.; 1655 Old Leonard Avenue; Columbus, OH 43219.
Planner: Shannon Pine; 614-645-2208; spine@columbus.gov

BACKGROUND:

- The site consists of five parcels developed with an unmaintained parking lot zoned in the CPD, Commercial Planned Development District. The applicant proposes the C-3, Commercial District to allow the construction of a new building to be used as a commercial kitchen/food prep area with garage parking for food trucks. The current CPD district only permits the existing parking lot and surrounding wall at zero feet setbacks.
- Surrounding the site to the north, east, and west are single-unit dwellings in the R-3, Residential District. To the south across Old Leonard Avenue is industrial and residential development in the M, Manufacturing District.
- The site is within the boundaries of the *North Central Plan (2011)*, which recommends residential land uses at this location.
- CV18-012 has been filed to address the industrial nature of the use, and to permit reduced building and parking setbacks while committing to a site plan. That request will be heard by City Council and will not be considered at this Development Commission meeting.
- The site is located within the boundaries of the North Central Area Commission whose recommendation had not been received at the time this report was finalized.

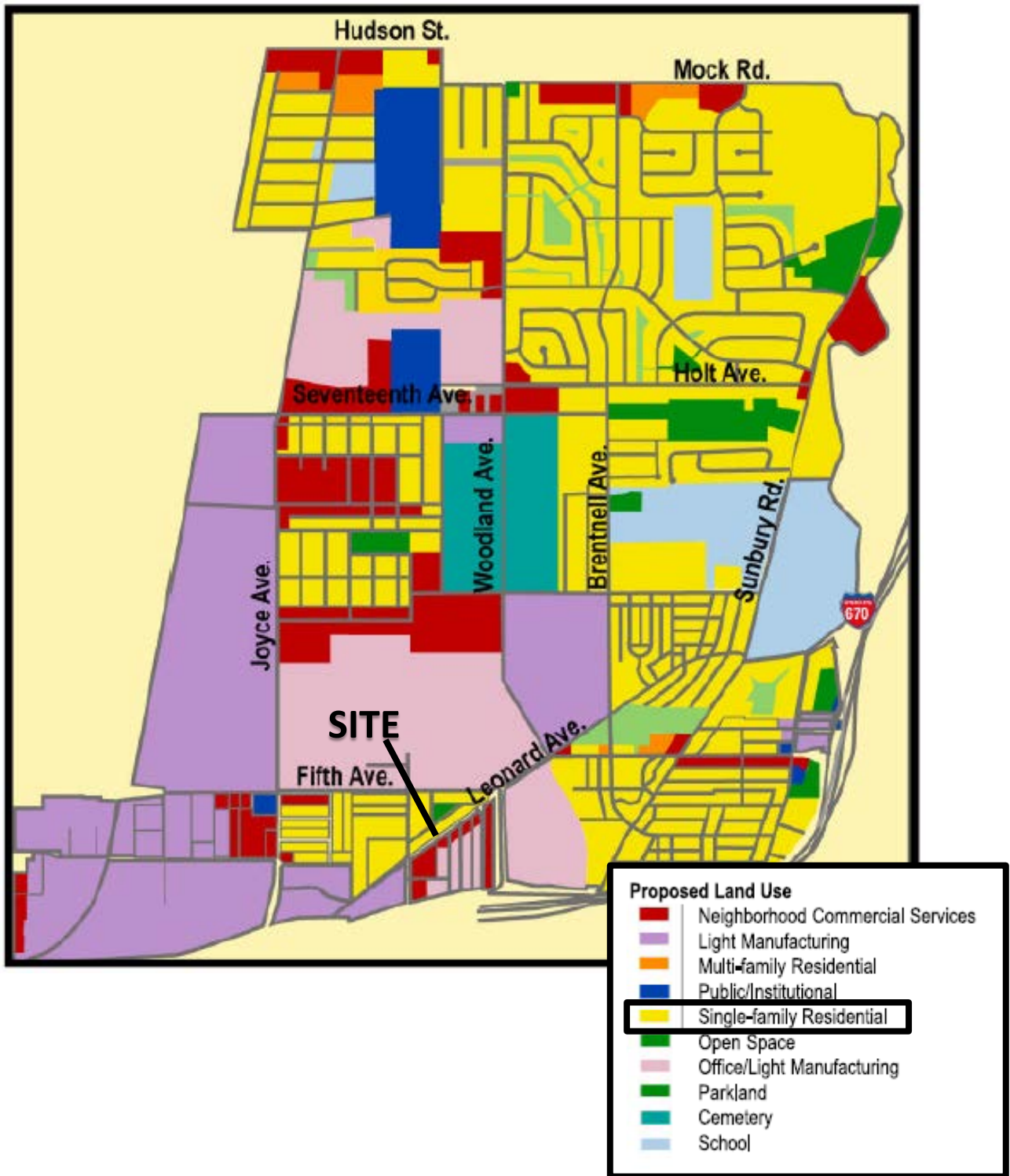
CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested C-3, Commercial District will permit redevelopment of an unmaintained parking lot with a commercial kitchen/garage building for food trucks. The applicant had originally requested the M, Manufacturing District due to the quasi-industrial nature of the proposed use, but has revised the request to the C-3 district due to concerns from Staff and the Area Commission regarding possible future use conflicts with the adjacent residential properties. Deviation from the land use recommendation of the *North Central Plan* is supported given the existing zoning of the property, and the mix of uses to the south.



Z18-020
1700 Old Leonard Avenue
CPD to C-3
Approximately 0.41 acres

North Central Plan (2002)



Z18-020
1700 Old Leonard Avenue
CPD to C-3
Approximately 0.41 acres



Z18-020
1700 Old Leonard Avenue
CPD to C-3
Approximately 0.41 acres

Standardized Recommendation Form

111 North Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • www.columbus.gov/bzs • zoninginfo@columbus.gov

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW

(PLEASE PRINT)

Case Number: Z18-020 & CV18-012

Address: 1700 Old Leonard Ave

Group Name: North Central Area Commission

Meeting Date: _____

- Specify Case Type:
- BZA Variance / Special Permit
 - Council Variance
 - Rezoning
 - Graphics Variance / Plan / Special Permit

- Recommendation:
- (Check only one and list basis for recommendation below)
- Approval
 - Disapproval

NOTES: The North Central Area Commission met on April 5, 2018 with a quorum and presented the project at 1700 Old Leonard Avenue. The Commission concern was the M zoning for this project. After speaking with the architect as well as the property owner, same agreed to change zoning if needed to get approval. Lamar Peoples and Lorenzo Brent were to follow up with owner and architect on same. After speaking with Building and Zoning Services, we reached an agreement to have the project for the Food Fort at 1700 Old Leonard Avenue be zoned C-3 with the understanding this business with house a commerical kitchen and also have space to park vehicles under roof. The only other concern was the possibility of making a curb but for entering/exiting on Old Leonard to be less disruptive to the future housing on Parkwood and that traffic managment take a second look at the traffic pattern on Old Leonard. The variance to zero next to residential is acceptable as we never got a response from the property owner of the vacant boarded home. On May 3, 2018 this was approved 9-0.

Vote: _____

Signature of Authorized Representative: Tiffany White
SIGNATURE

North Central Area Commission, Chairperson
RECOMMENDING GROUP TITLE

614 570 5369
DAYTIME PHONE NUMBER

Please e-mail this form to the assigned planner within 48 hours of your meeting day; or FAX to Zoning at 614-645-2463; or MAIL to: Assigned Planner, City of Columbus, Department of Building & Zoning Services, 111 N. Front St., Columbus, OH 43215.

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.

APPLICATION #: 218-020

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Chris Vallette
of (COMPLETE ADDRESS) 72 Mill Street, Gahanna, Ohio 43230
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

<p>1. Economic and Community Development Institute 1655 Old Leonard Ave. Columbus, Ohio 43219 37 Employees Terry Traster 614-732-0985</p>	<p>2.</p>
<p>3.</p>	<p>4.</p>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT Terrance Traster

Subscribed to me in my presence and before me this 26th day of February, in the year 2018

SIGNATURE OF NOTARY PUBLIC Aaron E. Cornell

My Commission Expires: Does Not Expire



This Project Disclosure Statement expires six months after date of notarization.
Aaron E. Cornell, Attorney At Law
NOTARY PUBLIC - STATE OF OHIO
My commission has no expiration date
Sec. 147.03 R.C.

PLEASE NOTE: incomplete information will result in the rejection of this submittal.
Applications must be submitted by appointment. Call 614-645-4522 to schedule.
Please make all checks payable to the Columbus City Treasurer