

- GENERAL INFORMATION**
1. ZONING DISTRICT: REQUEST CHANGED TO CPO
  2. SITE AREA: 624 ACRES
  3. BUILDING AREA: 288 SF NET, 2829 EXISTING + 2139 SF TOTAL
  4. EXISTING BUILDING HEIGHT: 2'-6\"/>

**PROPOSED**

NET	SQUARE FT.	RATIO	THE LOT PARKING SPACES NEEDED	REDUCTION	PARKING SPACES
EXISTING	1043	1/28	31	-18	21
PROPOSED	1517	1/28	26	-5	13
TOTAL	2560	1/28	26	-5	13
TOTALS			99	-13	83

**1158 West Third Avenue Expansion**

**SITE PLAN**  
SCALE: 1/32" = 1'-0"

**CLIENT REQUEST:**  
PARKING CALCULATION (WITH EXPANSION)  
26 SPACES PROVIDED  
31 SPACES SHORT (VARIANCE REQUIRED)

**DESIGNER:**  
ROBERT JOHNSON ARCHITECTS  
4-15-17

*Robert E. Cuddy*  
4/19/2017

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
APRIL 13, 2017**

- 5. APPLICATION: Z16-048**  
**Location:** **1158 WEST THIRD AVENUE (43212)**, being 0.82± acres located at the northeast corner of West Third and Virginia Avenues (010-065643; Fifth by Northwest Area Commission).  
**Existing Zoning:** CPD, Commercial Planned Development District.  
**Request:** CPD, Commercial Planned Development District.  
**Proposed Use:** Building expansion and patio addition.  
**Applicant(s):** Robert E. Caudy; 3377 Hilliard Cemetery Road; Hilliard, OH 43026.  
**Property Owner(s):** R & KC Adventures, LLC; PO Box 12505; Columbus, OH 43212.  
**Planner:** Tim Dietrich; 614-645-6665; [tedietrich@columbus.gov](mailto:tedietrich@columbus.gov)

**BACKGROUND:**

- The 0.82± acre site consists of one parcel zoned CPD, Commercial Planned Development District, and is developed with a multi-use commercial building located in the West Third Avenue Urban Commercial Overlay. The applicant is requesting the CPD, Commercial Planned Development District to permit changes to the registered site plan and commitments of the existing CPD district, which include expansion of the unlimited veterinary practice, indoor putt-putt facility and addition of a patio. The request maintains limited permitted uses from the existing CPD district, and carries over previously approved variances.
- North of the site is single-unit residential development in the R-4, Residential District. South of the site is a mix of office uses in the C-4, Commercial District. East of the site across Eastview Avenue is a commercial building in the C-4, Commercial District. West of the site across Virginia Avenue are retail and office uses in the C-4, Commercial District.
- The site is within the planning area of the *Fifth by Northwest Neighborhood Plan (2009)*, which recommends mixed-use land uses at this location.
- The site is located within the boundaries of the Fifth by Northwest Area Commission, whose recommendation is for approval.
- The CPD text commits to a site plan and includes development standards that address permitted uses, existing building and parking setbacks, vehicular access, and landscaping and screening. Variances for building and parking setbacks, landscaping and screening, and the minimum separation from residentially zoned properties for the outdoor animal exercise area, are also included in the request. A parking space reduction from 62 required spaces to 25 provided spaces is incorporated in the request.

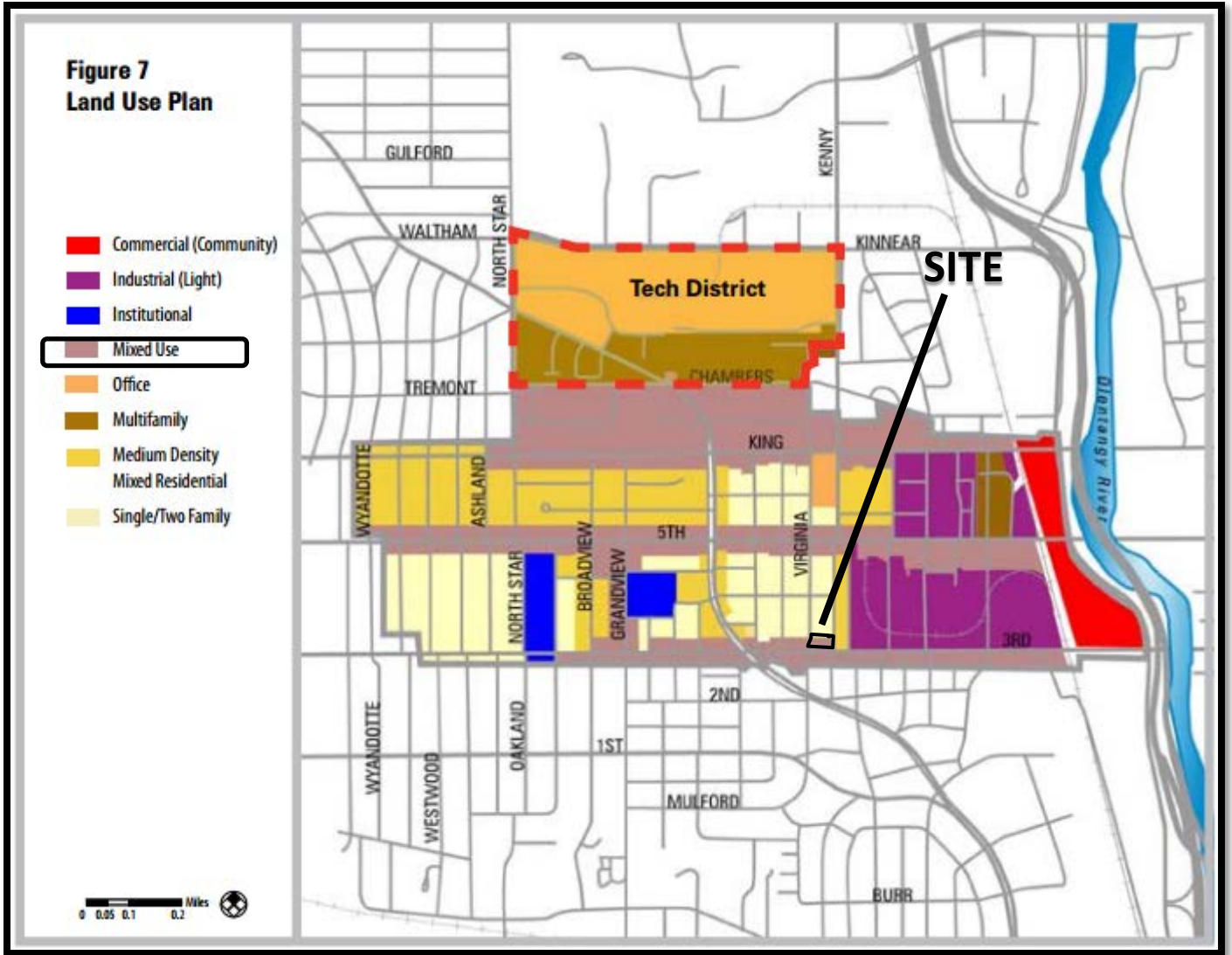
- The *Columbus Thoroughfare Plan* identifies Morse Road as a C arterial requiring a minimum of 30 feet of right-of-way from centerline.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval.

The requested CPD, Commercial Planned Development District will permit changes to the existing CPD district, which include expansion of the unlimited veterinary practice, indoor putt-putt facility and addition of a patio. The CPD text includes development standards that address permitted uses, existing building and parking setbacks, vehicular access, and landscaping and screening. Variances to the building and parking setbacks, landscaping and screening, and outdoor animal exercise area are included in the text along with a parking space reduction of 37 required parking spaces. The addition of the patio, which brings activity closer to the sidewalk, brings the existing building closer in-line with Urban Commercial Overlay standards. The requested CPD, Commercial Planned Development District is consistent with the land use recommendation of the *Fifth by Northwest Neighborhood Plan*, and with the zoning and development pattern along West Third Avenue.



Z16-048  
1158 West Third Avenue  
Approximately 0.82 acres  
CPD to CPD



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Approximately 0.82 acres  
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Approximately 0.82 acres  
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THE CITY OF  
**COLUMBUS**

**Standardized Recommendation Form**

DEPARTMENT OF BUILDING AND ZONING SERVICES

757 Carolyn Avenue, Columbus, Ohio 43224  
Phone: 614-645-7433 • www.bzs.columbus.gov

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

Case Number Z16-048

Address 823 W 3rd Avenue, Columbus, Ohio 43212

Group Name 5th By Northwest Arena Commission

Meeting Date March 7, 2017  
December 6, 2016 RDM

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

Recommendation (Check only one)  
 Approval  
 Disapproval

NOTES: Approval of parking and subsequent exterior expansion of  
Commissary area based on continued use with golf  
facilities and should not be construed as an approval  
of bar area as a stand alone business as could be  
used or requested by present or future property owners  
or other entities.

Vote 6-0

Signature of Authorized Representative [Signature]

Recommending Group Title 5<sup>th</sup> & W.W. Area Commission

Daytime Phone Number 614 256-1944

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, 757 Carolyn Avenue, Columbus, Ohio 43224.

**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 checks payable to the Columbus City Treasurer



**REZONING APPLICATION**

**Department of Building & Zoning Services**

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224-3218

Phone: 614-645-7433 www.columbus.gov

**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 # 216-048

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Robert E. Caudy  
of (COMPLETE ADDRESS) 8852 Patterson Rd. Hilliard, Ohio 43026  
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. Robert E. Caudy 8852 Patterson Rd. Hilliard, Ohio 43026 614-315-3230	2. Kristin L. Caudy 8852 Patterson Rd. Hilliard, Ohio 43026 614-306-0665
3. RBKC Adventures LLC P.O. Box 12505 Columbus, Ohio 43212 0 Columbus based employees Robert E. Caudy 614-315-3230	4. Village Gate Animal Hospital & Pet Resort LLC 1158 West Third Avenue Columbus, Ohio 43212 22 Columbus based employees Robert E. Caudy 614-315-3230

Check here if listing additional parties on a separate page.

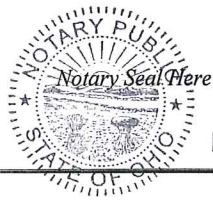
SIGNATURE OF AFFIANT Robert E. Caudy

Subscribed to me in my presence and before me this 16<sup>th</sup> day of March, in the year 2017

SIGNATURE OF NOTARY PUBLIC Toni Lee Quest

My Commission Expires: \_\_\_\_\_

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



TONI LEE QUEST  
Notary Public, State of Ohio  
My Comm. Expires 09-06-2017

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