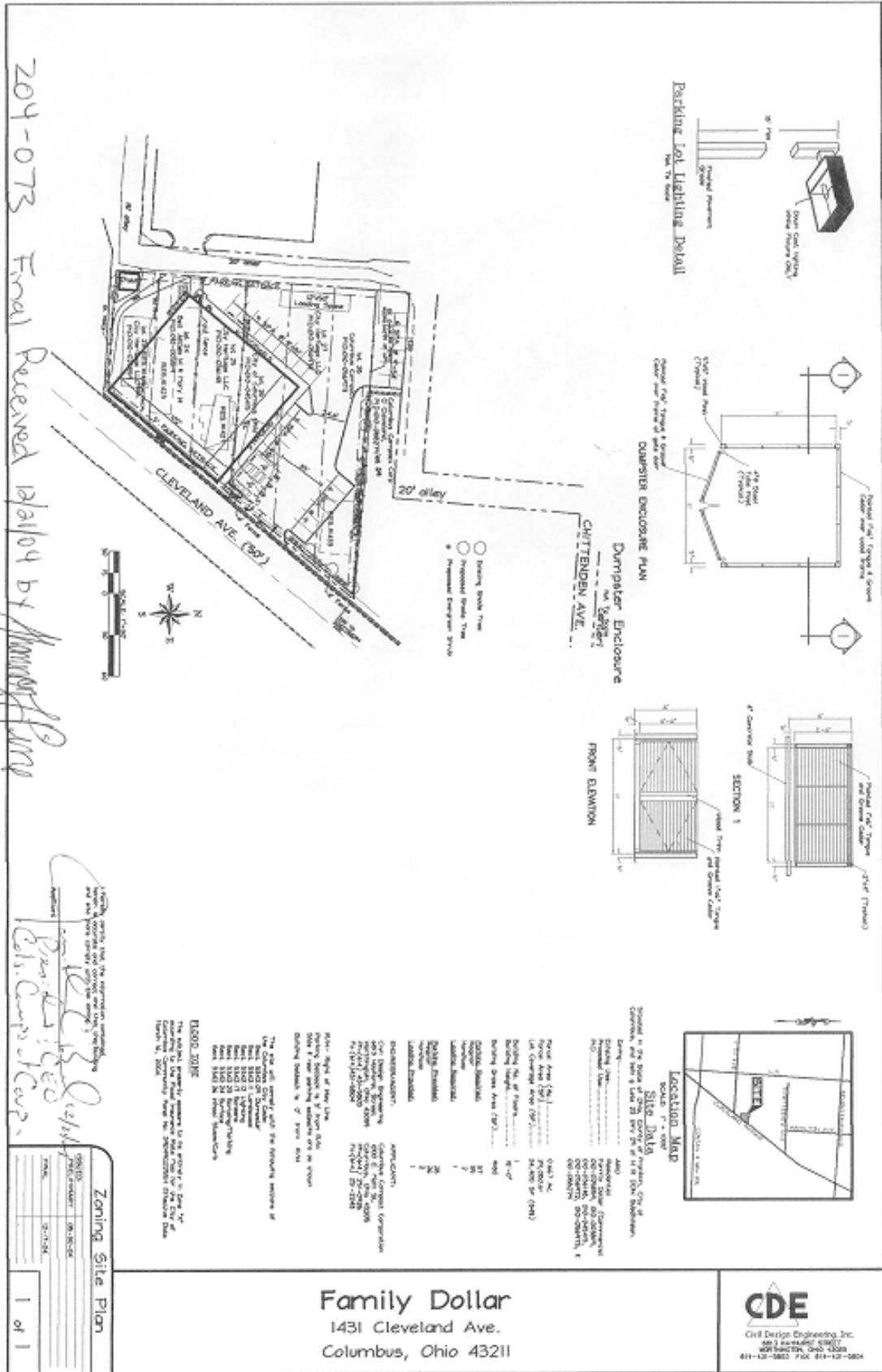


204-073 Final Revised plan by *James P. [Signature]*

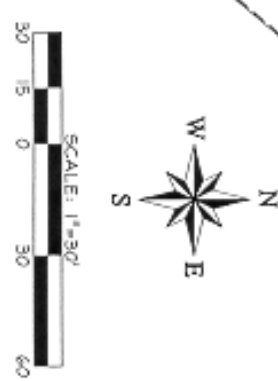
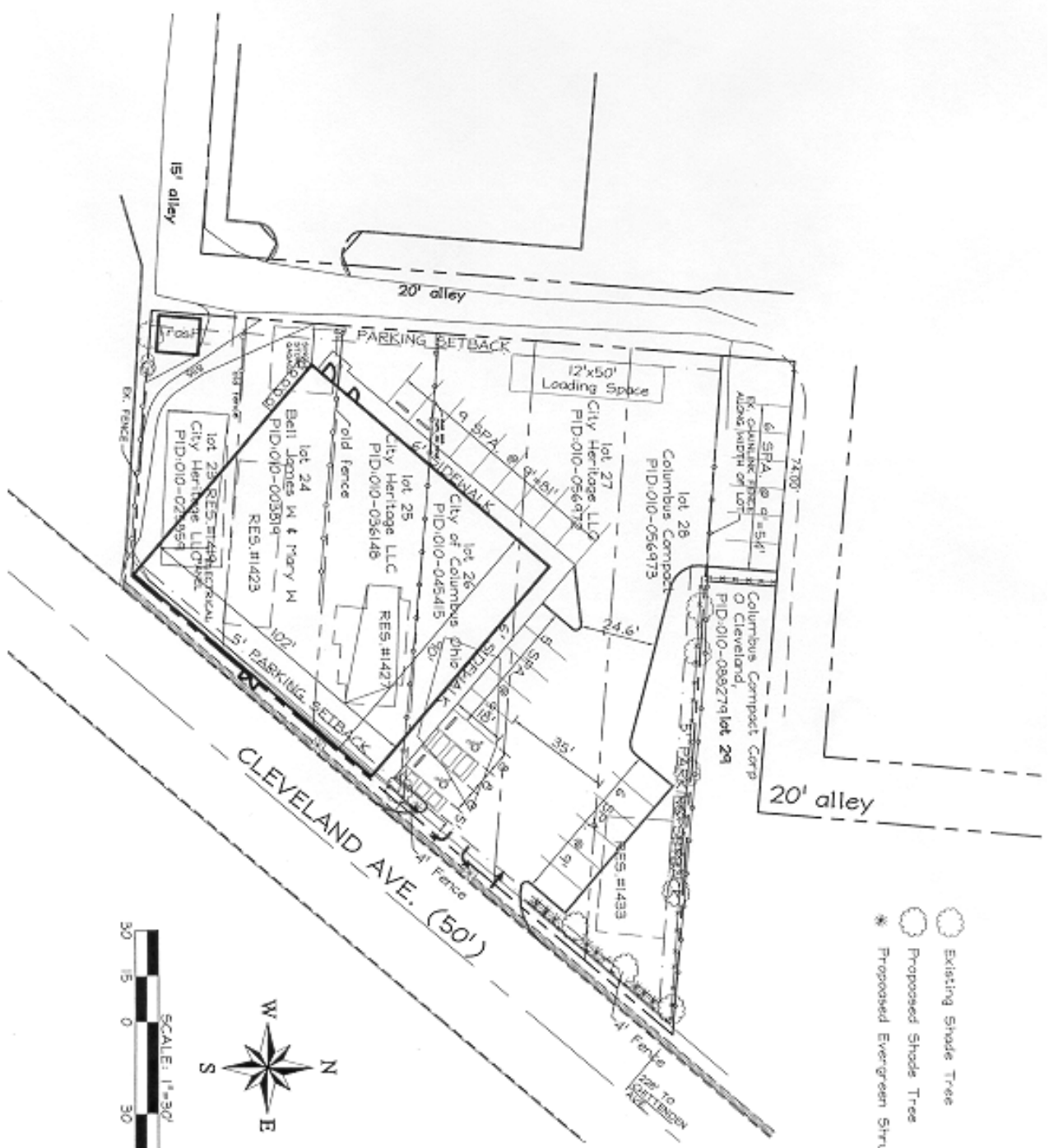


James P. [Signature]
 James P. [Signature]
 James P. [Signature]

Zoning Site Plan	
DATE:	1/1/04
SCALE:	AS SHOWN
TITLE:	1 of 1

Family Dollar
 1431 Cleveland Ave.
 Columbus, Ohio 43211

CDE
 Civil Design Engineering, Inc.
 1100 North High Street, Suite 1100
 Columbus, Ohio 43215
 611-12-5852 FAX 611-12-5854



- Existing Shade Tree
- Proposed Shade Tree
- * Proposed Evergreen Shrub

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
NOVEMBER 11, 2004**

- 11. APPLICATION: Z04-073**
Location: 1431 CLEVELAND AVENUE ROAD (43211), being 0.71± acres located on the west side of Cleveland Avenue, 162.5± feet north of Eleventh Avenue (South Linden Area Commission; 010-025859).
Existing Zoning: AR-O, Apartment Residential Office District.
Request: CPD, Commercial Planned Development District.
Proposed Use: Retail commercial development.
Applicant(s): Columbus Compact Corporation; c/o George Tabit, Agent; 1000 East Main Street; Columbus, Ohio 43205.
Property Owner(s): The Applicant.
Planner: Shannon Pine, 645-2208, spine@columbus.gov

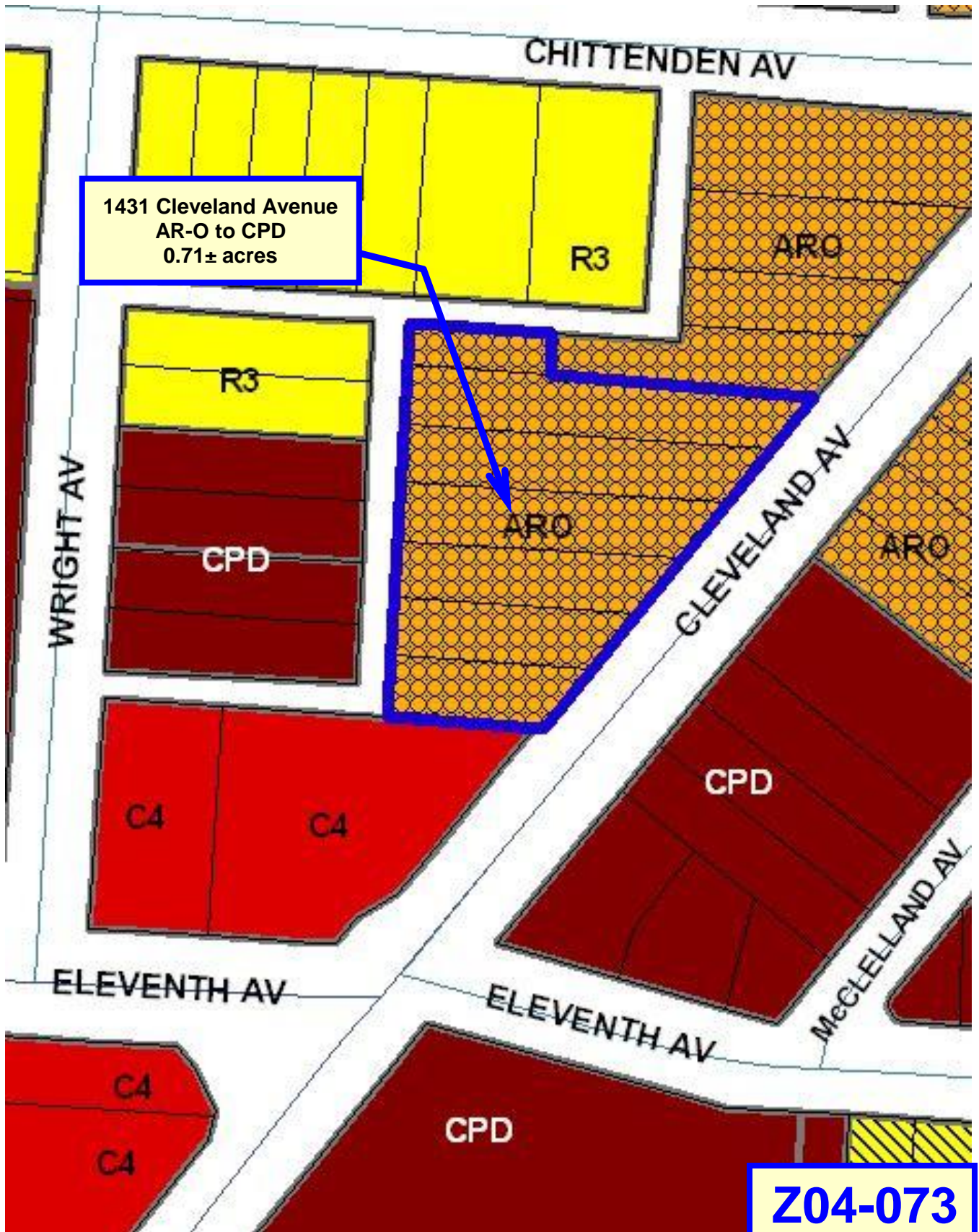
BACKGROUND:

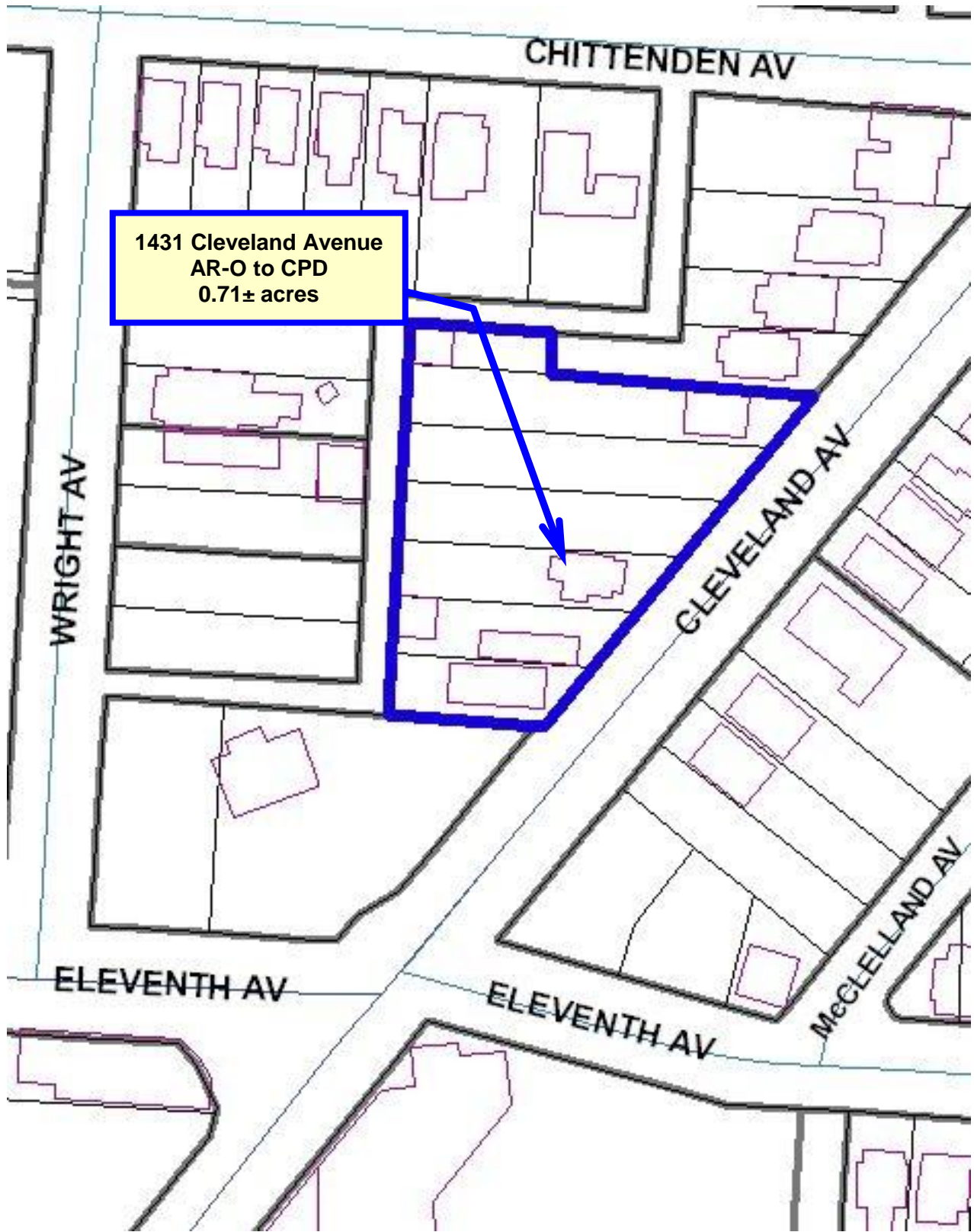
- o The 0.71-acre site is developed with several boarded-up dwellings in the AR-O, Apartment Residential Office District, and is identified as being within the Urban Commercial Overlay. The applicant requests the CPD, Commercial Planned Development District for retail development.
- o To the north are single-family dwellings in the AR-O, Apartment Residential Office, and R-3, Residential Districts. To the east are undeveloped land and a single-family dwelling in the CPD, Commercial Planned Development and AR-O, Apartment Residential Office Districts, respectively. To the south is an office building in the C-4, Commercial District. To the west is a commercial parking lot in the CPD, Commercial Planned Development District.
- o The site lies within the boundaries of the South Linden Area Commission whose response is for approval of the proposed development.
- o The site is within the planning area of the *South Linden Neighborhood Plan* (2003) which encourages the formation of commercial nodes along Cleveland Avenue.
- o The CPD text contains customary use restrictions, landscaping, lighting controls, exterior building treatment commitments, a parking reduction of nine required parking spaces, and incorporates the following variances to the Urban Commercial Overlay standards:
 - Parking will be permitted on the side of the building.
 - Only 42% of the frontage between 2 and 10 feet above the nearest sidewalk grade will be clear glass permitting a view of the building's interior to a minimum depth of four feet when 60 % is required.

- No vertical visual elements or vertical piers to break the plane of the building frontage are proposed.
 - The dumpster will be located to the side of the building as requested by the Refuse Department, and will be screened with a board on board fence stained or painted in a color that complements the development, and the proposed building and an existing fence on the southern boundary of the site will screen the dumpster from sight from Cleveland Avenue.
 - Fencing (for screening) on the northern property boundary will be a wooden fence that is six feet in height and consisting of board on board construction providing 100% opacity.
- o *The Columbus Thoroughfare Plan* identifies Cleveland Avenue as 4-2D arterial requiring a minimum of 60 feet of right-of-way from centerline.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The applicant is requesting the CPD, Commercial Planned Development District for retail development. The proposed use is consistent with the land use recommendation of *South Linden Neighborhood Plan* (2003), and is within the Urban Commercial Overlay. The CPD text contains customary use restrictions, landscaping, lighting controls, exterior building treatment commitments, a parking reduction of nine required parking spaces, and incorporates five variances to the Urban Commercial Overlay standards. The proposed CPD plan and text is consistent with the zoning and development patterns of the area.





Z04-073

Issue 1: Businesses are scattered along Cleveland Avenue and there is a need for a strong, well-developed business core.

ACTION STEPS:

- Encourage the formation of commercial nodes along Cleveland Avenue. This will allow business and property owners to work together to make the retail and commercial experience in each node interesting and unique. Significant commercial nodes should be concentrated at the following intersections with Cleveland Avenue: Eleventh Avenue, Thirteenth Avenue, Seventeenth Avenue, Twenty-Third - Twenty-Fifth Avenues, and Hudson Street.
- Create business clusters within the proposed commercial nodes. Business clusters are groups of like businesses. This will make shopping more convenient and help increase sales.
- Create more parking options along Cleveland Avenue to help support existing and future businesses. Coordinate with the Linden Area Traffic Management Study that will be undertaken by the Columbus Transportation Division.
- Create a program to improve the existing housing conditions along Cleveland Avenue. There are numerous homes along Cleveland Avenue. Many are dilapidated or vacant which does not enhance the viability of Cleveland Avenue as a commercial corridor. The following specific actions should be considered:
 - ❖ Work with the city's Land Management Office to identify the status of the housing units along Cleveland Avenue. Combine that information with the housing survey conducted by GLDC in 2003. This data will then include the type of dwelling, tax status, and building quality.



South Linden Area Commission

2572 Cleveland Avenue PO Box 11393
www.greaterlinden.org/comm_slac.html

Columbus, Ohio 43211

Phone: (614) 263-2492

Fax: (614) 263-2490



October 19, 2004

Shannon Pine
Council Activities Section
757 Carolyn Avenue
Columbus, Ohio 43224

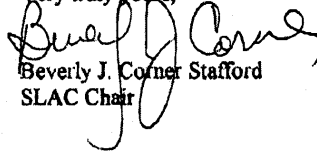
RE: Re-Zoning Request

Dear Ms. Pine:

Please be informed that the SLAC is pleased to approve the re-zoning request for the Family Dollar project to be located on Cleveland Avenue near the four corners.

This letter is to confirm the South Linden Area Commission's approval of the re-zoning. The vote on the project was unanimous for this much needed addition to our community.

Very truly yours,



Beverly J. Corner Stafford
SLAC Chair

Cc:

George Tabit
Vice President, Economic Development
Columbus Compact Corporation
Engine House No. 11
1000 E. Main Street
Columbus, Ohio 43205

SLAC Commissioners



PROJECT DISCLOSURE STATEMENT

Include Dennis

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 # 204-073

Being first duly cautioned and sworn (NAME) George Tabity, agent of Columbus Compact Corporation
of (COMPLETE ADDRESS) 1000 E. Main Street, Columbus, OH 43205
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 and their mailing addresses:

NAME COMPLETE MAILING ADDRESS

Columbus Compact Corporation
100 E. Main St
Columbus, OH 43205

City Heritage, LLC
c/o Columbus Compact Corporation
1000 E. Main St.
Columbus, OH 43205

Estates of Mary Beth & James Beth
Dennis Wood
Route One
Box 1160
Haskell, Oklahoma 74436

SIGNATURE OF AFFIANT *George Tabity*

Subscribed to me in my presence and before me this 27th day of August, in the year 2004

SIGNATURE OF NOTARY PUBLIC *Natasha Davis*

My Commission Expires: NO EXPIRATION

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

Notary Seal Here



NATASHA DAVIS
Attorney at Law
Notary Public, State of Ohio
My Commission Expires: NO EXPIRATION
Section 147.03 R.C.