

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
JUNE 14, 2012**

- 4. APPLICATION:** **Z12-026 (12335-00000-00218)**  
**Location:** **4533 CLEVELAND AVENUE (43231)**, being 0.13± acres located on the west side of Cleveland Avenue, 85± feet north of Brooklyn Road (010-146400).  
**Existing Zoning:** R-1, Residential District.  
**Request:** C-2, Commercial District.  
**Proposed Use:** Dental office.  
**Applicant(s):** Hamdi Omar Mohamed; 131 Brookhill Drive; Gahanna, OH 43230.  
**Property Owner(s):** The Applicant.  
**Planner:** Shannon Pine, 645-2208, [spine@columbus.gov](mailto:spine@columbus.gov).

**BACKGROUND:**

- The 0.13± acre site is developed with a single-unit dwelling zoned R-1, Residential District. The applicant requests the C-2, Commercial District for a dental office.
- To the north is a banquet facility in the C-4, Commercial District. To the east across Cleveland Avenue are an office/apartment building and a restaurant in the R, Rural District. To the south is a tattoo parlor in the C-2, Commercial District. To the west is a single-unit dwelling in the R-1, Residential District.
- The site is located within Area 16 of *The Northland Plan Volume I* (2001), which encourages office uses as an appropriate transition use between residential and commercial development.
- The *Columbus Thoroughfare Plan* identifies Cleveland Avenue as a 4-2 arterial requiring a minimum of 50 feet of right-of-way from centerline.

**CITY DEPARTMENTS RECOMMENDATION:** Approval.

The proposed C-2, Commercial District for a dental office is compatible with the zoning and development patterns in the area, and with the land use recommendations of *The Northland Plan Volume I*.



**Area 16****Cleveland Avenue: SR 161 to Morse Road**

This portion of Cleveland Avenue has experienced ongoing change. In the past several years, two single-family subdivisions were built along the corridor. Once predominately single-family in nature, Cleveland Avenue has evolved into a mixed use corridor. Individual single-family homes have been converted to retail and office uses and new construction has occurred for both multi-family and non-residential uses. Despite these changes, the central portion of the corridor has a significant amount of single-family. Most parcels in the corridor are fairly shallow and typically back onto single-family homes. The health of the non-residential uses is mixed with vacancies particularly notable at Raintree Center.

Zoning along the corridor includes commercial (C2, LC2, LC3, C4, C5 and CPD), single-family residential (SR, R1, RR, and PUD 8), multi-family residential (ARLD and AR12), institutional (I), parking (LP1), and rural (R). Most recent rezonings have been for low-intensity limited commercial. The incorporated village of Minerva Park lies on the eastern side of Cleveland Avenue, just south of SR 161. Township areas exist on the east side of the street.

Cleveland Avenue has no street lighting in this area and intermittent sidewalks, curbs and gutters. Existing sidewalks are immediately adjacent to the curb and therefore, uninviting and potentially hazardous for pedestrians.

**Site**

orientation has created traffic congestion in the Northland area. In addition, the commercial development and the resulting traffic are incompatible with the dominant residential character of the area. State Route 161 developed in much the same way as Morse Road; however, the commercial development is not as intensive.

Many businesses in the four neighborhood shopping centers have failed as a result of competition from the retail development along Morse Road and State Route 161. There have been attempts to establish businesses in the neighborhood centers that are not compatible with the character of the surrounding residential areas.

*It is the recommendation of the Northland Plan that:*

- commercial (retail) development is encouraged to be located at major intersections rather than along arterial roads.
- office development is encouraged as an appropriate transition use between residential and commercial development.

### **Incompatible Commercial Development:**

There has been extensive commercial development along most major arterials in the Northland area. However, undeveloped parcels still exist along Morse Road, Cleveland Avenue, and Westerville Road. Many of these commercial areas have developed satisfactorily; however, some contain a poor mixture of commercial uses that is not sensitive to surrounding development. In these areas, land uses include auto dealerships, used car sales, adult bookstores, restaurants, and strip shopping centers.

Zoning has been controlled by more than one jurisdiction in the Northland area. Various townships, the Village of Minerva Park, Franklin County, and the City of Columbus have all participated in the zoning of commercial development along arterials.

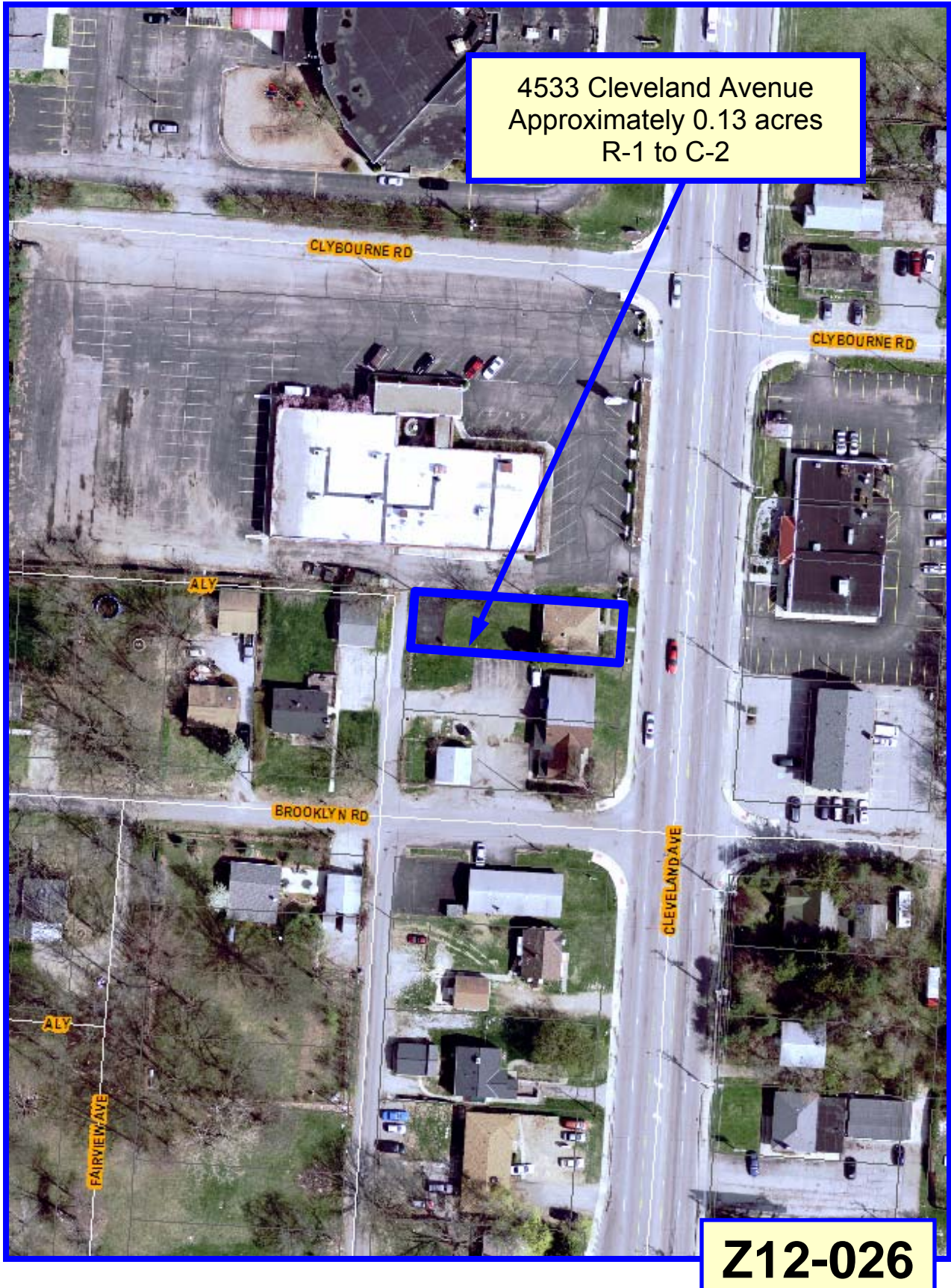
Another characteristic of these areas is the numerous homes that are being or have been converted to office and commercial uses. In some instances, multi-family housing has also been converted to commercial uses.

These areas of incompatible commercial development present an opportunity for redevelopment. Zoning policies, land use controls, and development standards should be applied to better manage new development.

*It is the recommendation of the Northland Plan that:*

- infill annexation requests that reduce service-related problems caused by “islands” of township land within the city’s corporate boundaries be supported.
- annexation proposals that reasonably can be served by city services be readily accepted.
- zoning to protect neighborhoods from intrusion by commercial and manufacturing uses be used.
- zoning be used to encourage that new developments be sensitive to their surroundings in such areas as density, buffering, traffic, and circulation patterns, and architectural details.
- major commercial development of five or more acres be zoned in planned or limited districts to ensure that the developments meet proper standards.
- revitalization and rehabilitation projects be encouraged through the use of appropriate planned districts, recognizing the unique opportunities and problems of such redevelopment.
- when sites are redeveloped or reused, they be required to be brought up to city standards.
- the location of commercial (retail) development be encouraged at major intersections rather than along arterial roads.
- office development be encouraged as an appropriate transition use between residential and commercial development.







Northland Community Council  
Development Committee

Report

May 30, 2012 7:00 PM  
Minerva Park Community Center  
2829 Minerva Lake Road

Meeting Called to Order: **7:00 pm** by Development Chair Dave Paul

Members represented:

*Voting: (12):* Albany Park (APHA), Clinton Estates (CECA), Cooperwoods (CWCA), Forest Park (FPCA), Friendship Village (FVRA), Karmel Woodward Park (KWPCA), Maize-Morse Tri-Area (MMTACA), Minerva Park (MP), Northland Alliance (NA), Salem (SCA), Sharon Woods (SWCA), Strawberry Farms (SFCA). *Non-Voting:* Advisory member Bob Thurman.

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**Case #1:** Application Z12-034/CV12-020 (*Rezone and variance for pet daycare facility in LC-4 Limited Commercial District*)  
Jeff Brown/David Hodge, Smith & Hale *representing*  
Myers Y. Cooper Company  
5509 N Hamilton Road, Columbus, OH 43230 (010-210808)

- *The Committee approved 12-0 a motion (by AP, second by KWPCA) to **TABLE** the application. Additional information has been requested from the applicant and/or their representative for presentation at a future meeting.*

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**Case #2:** Application Z12-031 (*Rezone to L-M from R (Rural) to permit self-storage facility*)  
Jeff Brown/David Hodge, Smith & Hale *representing*  
Cardinal Self Storage LLC  
5335 N Hamilton Road, Columbus, OH 43230 (010-237830)

- *The Committee approved 12-0 a motion (by AP, second by MMTACA) to **TABLE** the application. Additional information has been requested from the applicant and/or their representative for presentation at a future meeting.*

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**Case #3** Application Z95-074A (*Amend LC-4 zoning text to permit right-turn only curb cut on Cleveland Avenue*)  
Lynsey Ondecker, GPD Group *representing*  
McDonald's USA, LLC  
6221 Cleveland Avenue, Columbus, OH 43231 (010-231122)

- *The Committee approved 12-0 a motion (by AP, second by MMTACA) to **SUPPORT WITH CONDITIONS:***
  - 1) *Paragraph G (2) of text corrected to agree with site plan, to read: "The Property shall be limited to one right turn-out lane onto Cleveland Avenue."*
  - 2) *Required handicapped parking spaces to be moved to the north edge of the site in closer proximity to the store entrance than location shown on current site plan.*

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- Case #4**      Application Z12-026 (*Rezone to C2 from R1 to permit dental office*)  
Hamdi Omar Mohamed  
4533 Cleveland Avenue, Columbus, OH 43231 (600-146400)
- *The Committee initially approved 12-0 a motion (by MP, second by CE) to TABLE the application. On reconsideration based on additional information from City staff, the Committee approved 7-5 a motion by the chair to **SUPPORT** the application.*

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- Case #5**      Application 12310-00207 (*Variances in C5 from 3312.49 parking spaces, 3312.27 parking setback, 3312.21 landscaping/screening for fuel and retail center*)  
Rob Rishel, Rinehart Rishel & Cuckler, LLC representing  
Morse & Cleveland Enterprises LLC  
4431/4423 Cleveland Avenue, Columbus, OH 43229 (010-104734/600-146401)
- *The hearing of this application was **POSTPONED** to a future meeting at the request of the applicant prior to the start of this month's meeting.*
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Executive Session                      **8:53 pm**

Meeting Adjourned                    **10:15 pm**

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Next Meeting: *Wednesday, June 27, 2012*

**REZONING APPLICATION**

City of Columbus, Ohio • Department of Building & Zoning Services  
 757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • [www.columbus.gov](http://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 # Z12-026

STATE OF OHIO  
 COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) HAMDI MOHAMED  
 of (COMPLETE ADDRESS) 4533 CLEVELAND AVE. COLUMBUS OHIO 43231  
 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. HAMDI MOHAMED 131 BROOKHILL DR. GAHANNA, OH 43230 (X) COLUMBUS BASED EMPLOYEES 703 915 5852	2.
3.	4.

☐ Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Hamdi Mohamed

Subscribed to me in my presence and before me this 24<sup>th</sup> day of April, in the year 2012

SIGNATURE OF NOTARY PUBLIC

[Signature]

My Commission Expires:

6-28-12

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

Notary Seal Here



TIFFANY PACK  
 Notary Public, State of Ohio  
 My Commission Expires 06-28-2012

**PLEASE NOTE:** incomplete information will result in the rejection of this submittal.

For all questions regarding this form and fees please call: 614-645-4522

**Please make all checks payable to the Columbus City Treasurer**