

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
MARCH 13, 2008**

- 12. APPLICATION: Z07-041**  
**Location:** **4653 KENNY ROAD (43220)**, being 1.37± acres located north of the intersection of Kenny and Godown Roads (010-144379, 010-268279).  
**Existing Zoning:** CPD, Commercial Planned Development District.  
**Request:** CPD, Commercial Planned Development District.  
**Proposed Use:** Funeral home.  
**Applicant(s):** Egan Ryan Funeral Service, c/o David Perry; 145 East Rich Street, 3<sup>rd</sup> Floor; Columbus, Ohio 43215 and Donald Plank, Plank and Brahm; 145 East Rich Street; Columbus, Ohio 43215.  
**Property Owner(s):** Dave Fox Remodeling, Inc., c/o David Perry; 145 East Rich Street, 3<sup>rd</sup> Floor; Columbus, Ohio 43215 and Donald Plank, Plank and Brahm; 145 East Rich Street; Columbus, Ohio 43215.  
**Planner:** Walter Green, 645-2485, [wagreen@columbus.gov](mailto:wagreen@columbus.gov)

**BACKGROUND:**

- The 1.37± acre site is developed with two dwellings used as offices. The property is zoned in the CPD, Commercial Planned Development District, allowing office uses. The applicant is requesting a revision to the CPD to allow a funeral home.
- To the north of the site is a fraternal organization in the R-1, Residential District. To the east is retail development in the CPD, Commercial Planned Development District and offices in the M-1, Manufacturing District. To the southeast is self-storage in the M-1, Manufacturing District. To the southwest is an office building in the L-C-2, Commercial District. To the west is a two-family dwelling in the R-2F, Residential District.
- The proposed CPD, Commercial Planned Development District commits to a maximum building footprint of 6,800 square feet, building setbacks of 5.25 and seven (7) feet along the north property line, landscaping, building elevations, access, and lighting. The applicant is including variances to reduce the building setbacks along Godown Road from 50 feet to 19 feet and 22 feet, parking setbacks from 10 feet to zero (0) feet, and parking setbacks along Kenny Road from ten (10) feet to three (3) feet. The existing CPD allows a maximum building footprint of 11,000 square feet, a seven (7) foot building setback along the north property line, and a twenty foot building setback along Godown and Kenny Roads.
- The site is located within the boundaries of Subarea 34 in *The Northwest Plan* (1991) which recommends that infill be supported if it is compatible with the

surrounding development.

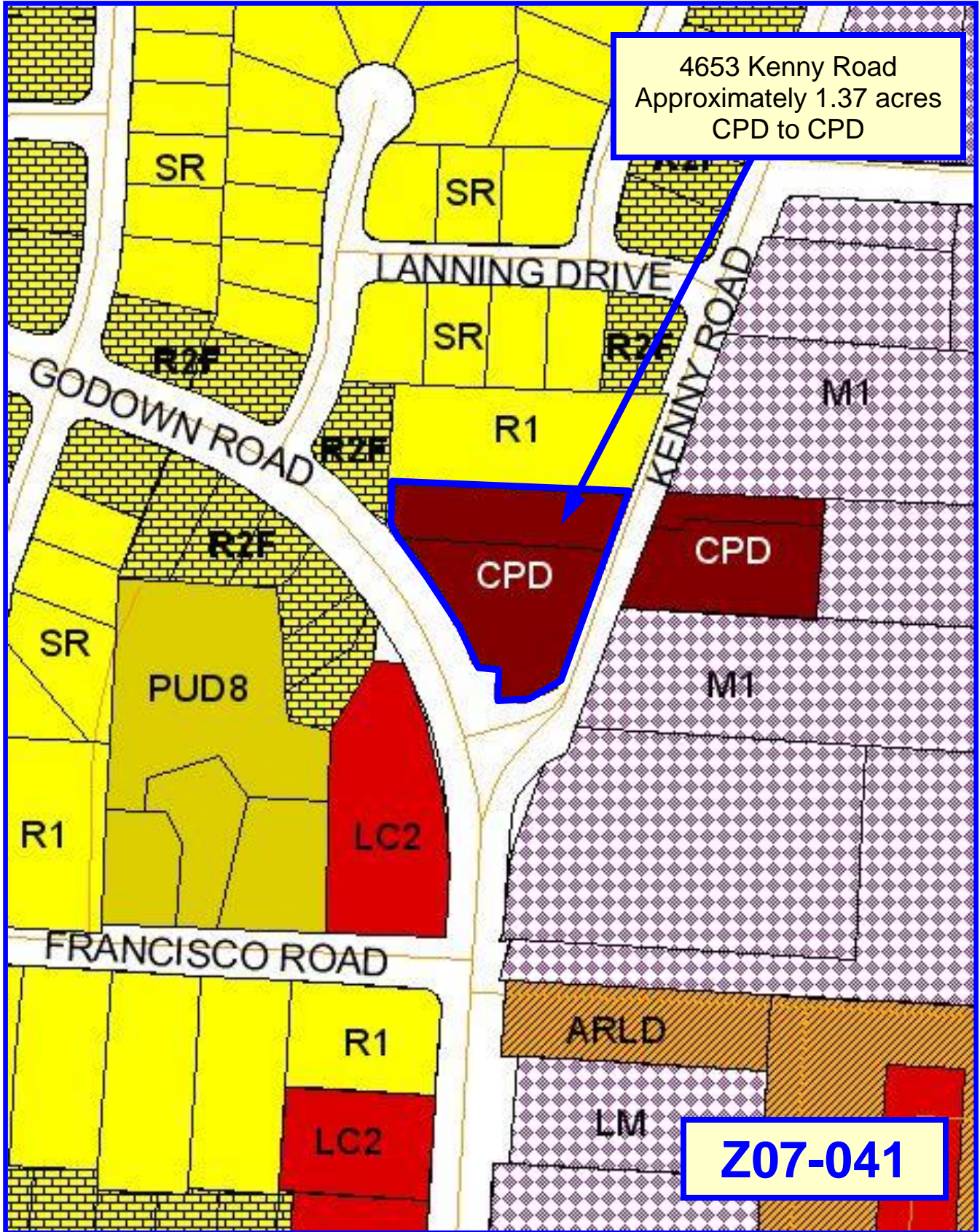
- The *Columbus Thoroughfare Plan* identifies Godown Road as a 4-2 arterial requiring a minimum of 50 feet of right-of-way from centerline.

**CITY DEPARTMENTS RECOMMENDATION:** Approval\*\*.

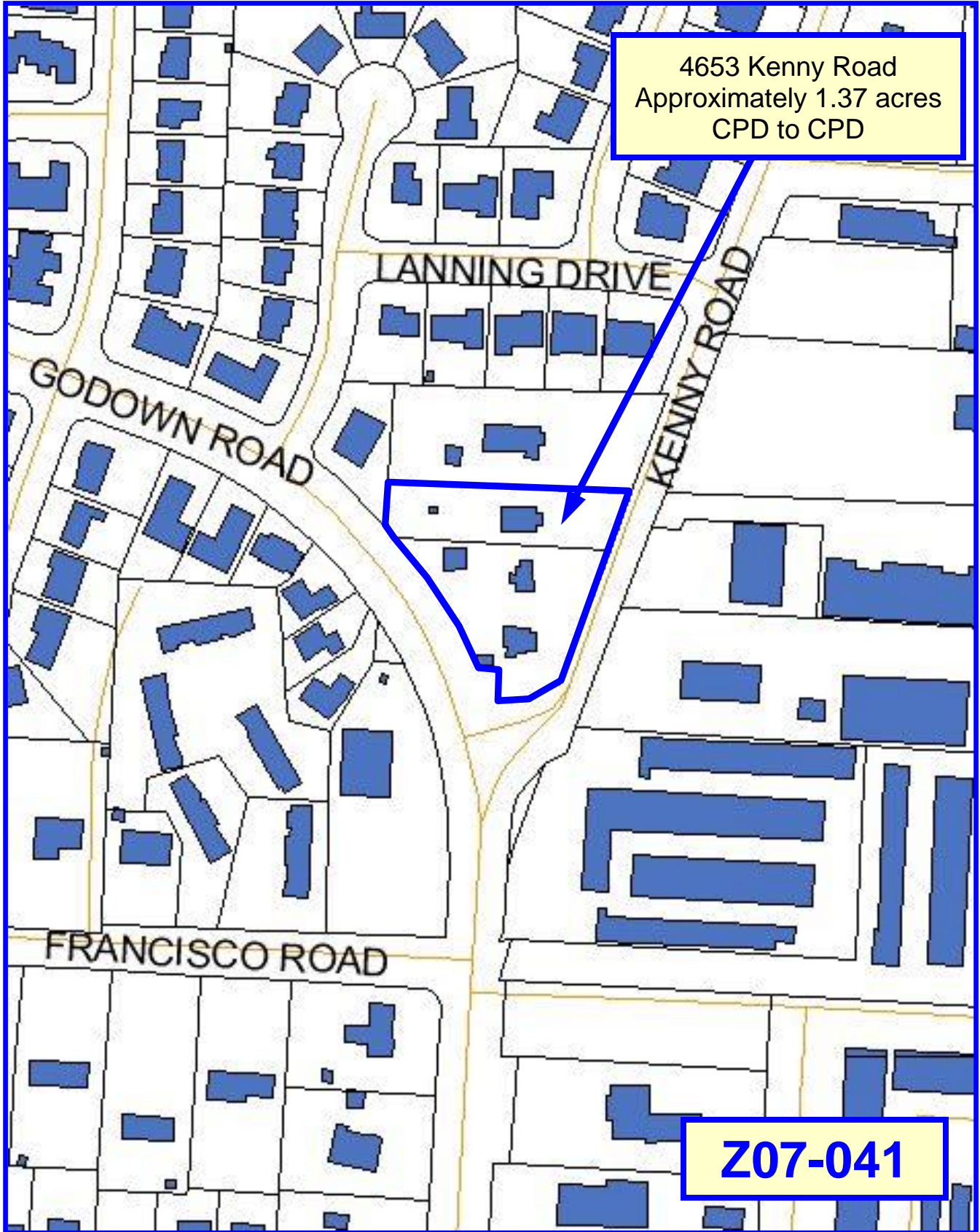
Staff supports the use and the proposed development standards, however, the dedication of right-of-way along Godown Road has not been completely resolved, therefore staff recommends disapproval. Staff's recommendation will be revised to approval with the resolution of the issue.

The site is currently zoned CPD, Commercial Planned Development District, allowing all C-2 uses. The requested CPD would permit a funeral home developed in accordance with the text site plan, and building elevations. The request is compatible with development in the area.

\*\* The initial staff recommendation was for disapproval because the right-of-way issues had not been resolved at the time this report was published for the Development Commission. The applicant resolved the issues prior to the Development Commission meeting, and staff recommendation was revised to approval.







4653 Kenny Road  
Approximately 1.37 acres  
CPD to CPD

**Z07-041**



**Z07-041**



**Reed and Bethel Area**

**Subarea 32:**

Subarea consists of several undeveloped parcels that are zoned Commercial Planned Development (CPD) and Planned Unit Development (PUD8). Bordering development is made up of single-family homes, apartments, the Crown Point Shopping Center, and Don Scott Field.

- Support development under existing zoning.

**Subarea 33:**

Subarea is characterized by several undeveloped parcels that are located in a residential neighborhood. The subarea fronts on the east side of Reed Road and is zoned Single-Family Residential (R1). Adjacent development consists of apartments, offices, and single-family homes. The subarea is experiencing redevelopment pressures.

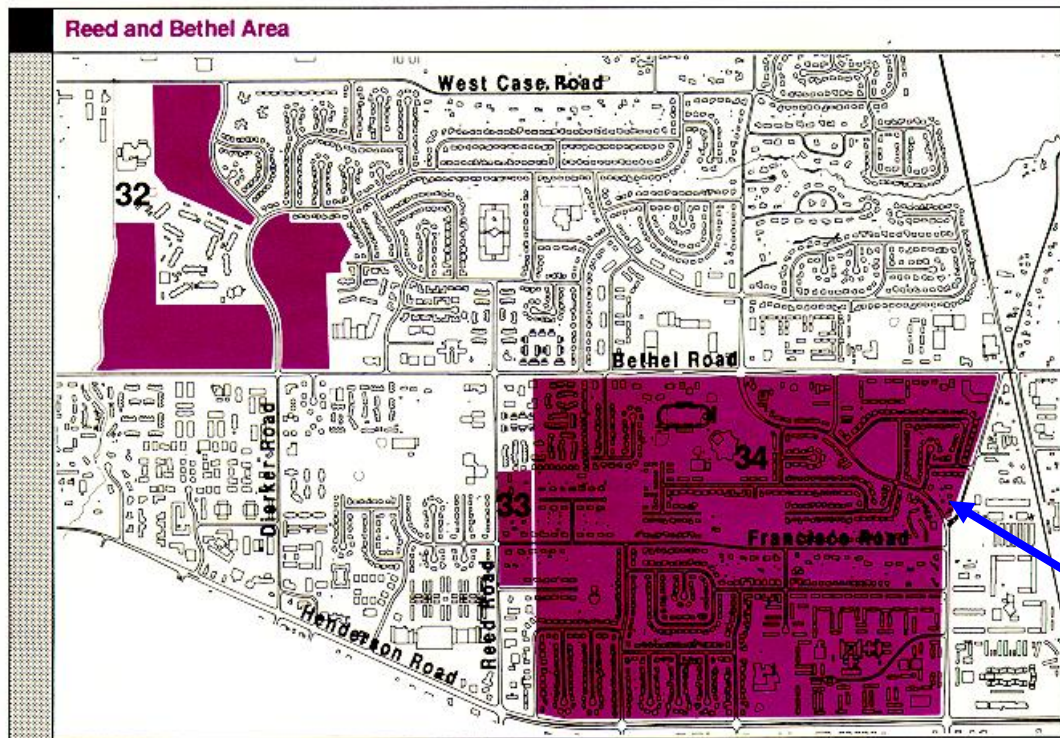
- Support multi-family residential as the most appropriate land use. However, office uses are also appropriate if developed properly with adequate limitations and separation from existing residential development.



**Subarea 34:**

Subarea contains a series of small, undeveloped parcels that, for the most part, are located within established residential neighborhoods.

- Support infill development compatible with surrounding development.



From: John Ehlers - IntelliSIM Ltd [ehlers@intellisim.com]  
Sent: Tuesday, October 30, 2007 11:17 AM  
To: David Perry; Green, Walter A.  
Subject: Re: Z07-041, 4653 Kenny Road: NWCA response

Walter and Dave,

The Northwest Civic Association voted in support of the proposed variance at 4653 Kenny Road (Z07-041) 12-to-2.

12 Yes  
02 No

Let me know if I can be any further support.

~John Ehlers  
President, NWCA

David Perry wrote:

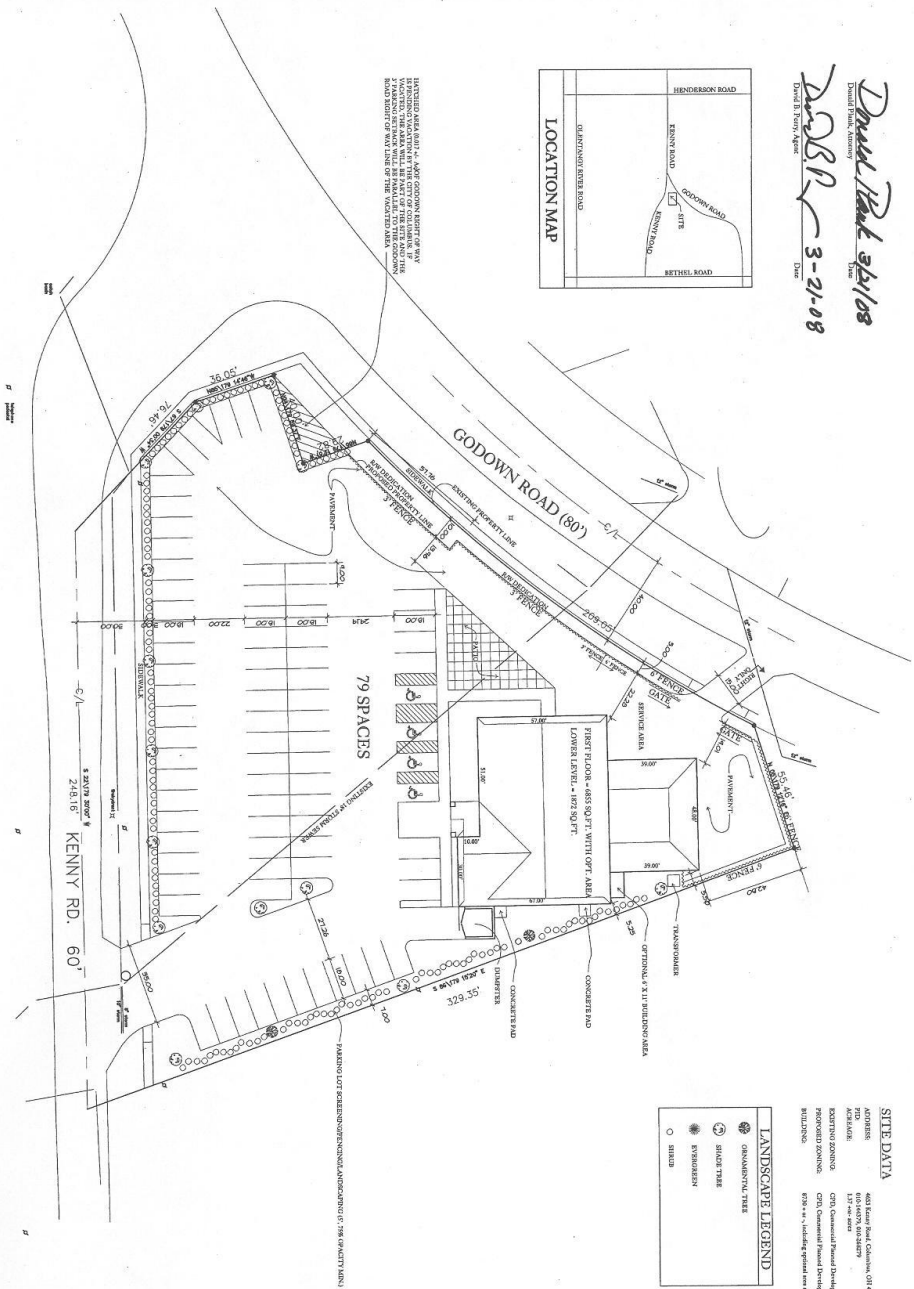
> Hi John:  
>  
> Writing to inquire about a written NWCA response on the review/motion  
> of  
> NWCA on the referenced pending rezoning application. The city staff  
> member that has this application is Walter Green (wagreen@columbus.gov  
> <<mailto:wagreen@columbus.gov>>). I would appreciate it if you could send  
> the recommendation of NWCA to Walter and me. Thank you.  
>  
>  
> Dave Perry  
> The David Perry Company  
> Zoning/Real Estate Development Consultants  
> 145 East Rich Street, 3rd Floor  
> Columbus, OH 43215  
>  
> (614) 228-1727 Office  
> (614) 228-1790 Fax  
>  
> dave@daveperryco.net

--

*David Hark*  
 David Hark, Architect  
 3-21-08  
 Date



UNIMPROVED AREA BEHIND 4' ASBESTOS CONTAMINATION WALL. LOCATIONS THAT MAY BE PART OF THE SITE AND THE ROAD RIGHT OF WAY LINE OF THE UNIMPROVED AREA.



**LANDSCAPE LEGEND**

(Symbol)	ORNAMENTAL TREE
(Symbol)	SHADE TREE
(Symbol)	SPRING
(Symbol)	SHrub

**SITE DATA**

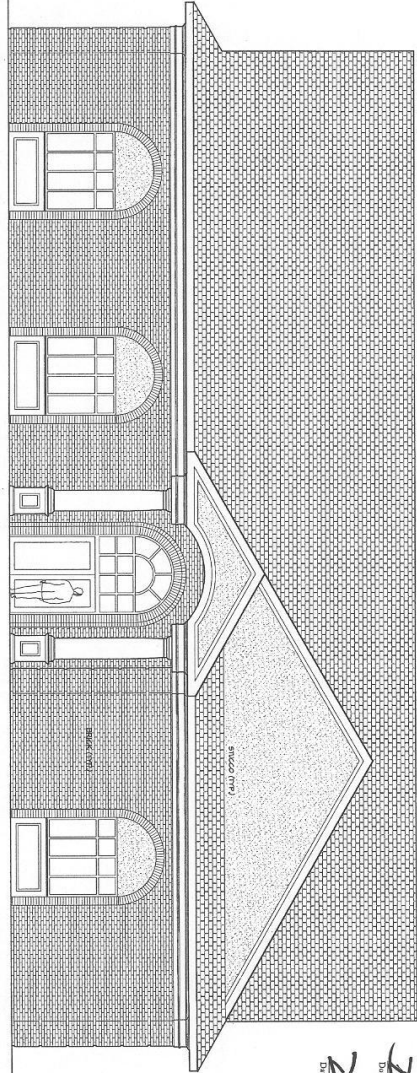
ADDRESS: 4653 Kenny Road, Columbus, OH 43230  
 CITY: COLUMBUS, OHIO  
 ALIENAGE: 1.37 - 484 SQ FT  
 ZONING: OTCN, Commercial Planned Development District  
 PREVIOUS ZONING: OTCN, Commercial Planned Development District  
 RECORDS: 878-1-4, including general fire records.

*Arthur Ryan*  
 207-041

SHEET NUMBER <b>1 of 3</b>	<b>SITE PLAN</b>	REVISIONS <table border="1"> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </table>													Shawn McAllister  Architect, Inc.	1679 OLD HENDERSON ROAD COLUMBUS, OH 43228 TEL: 614-451-4136 FAX: 614-451-7888 SMARCH@AMERITEL.NET	Egan Ryan Funeral Home 4653 Kenny Road Columbus, Ohio
JOB #166207    SCALE: AS NOTED	ISSUE DATE: 3/21/08																

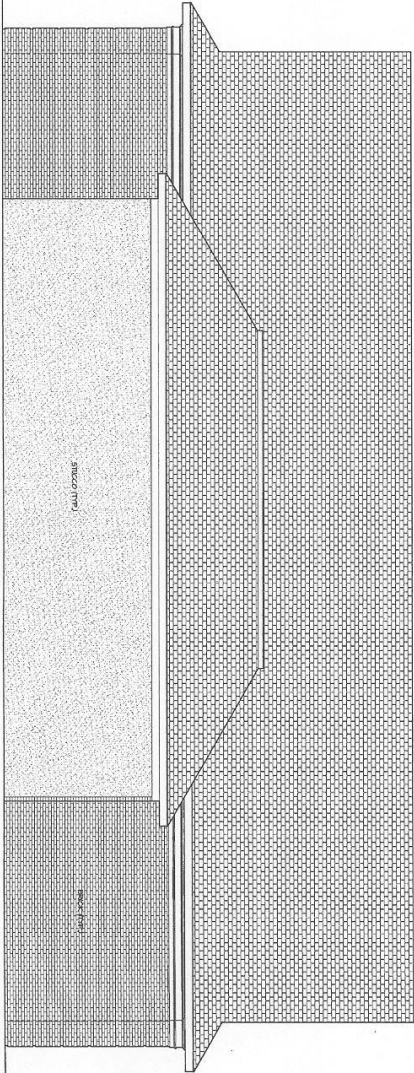
Z07-041





EAST ELEVATION

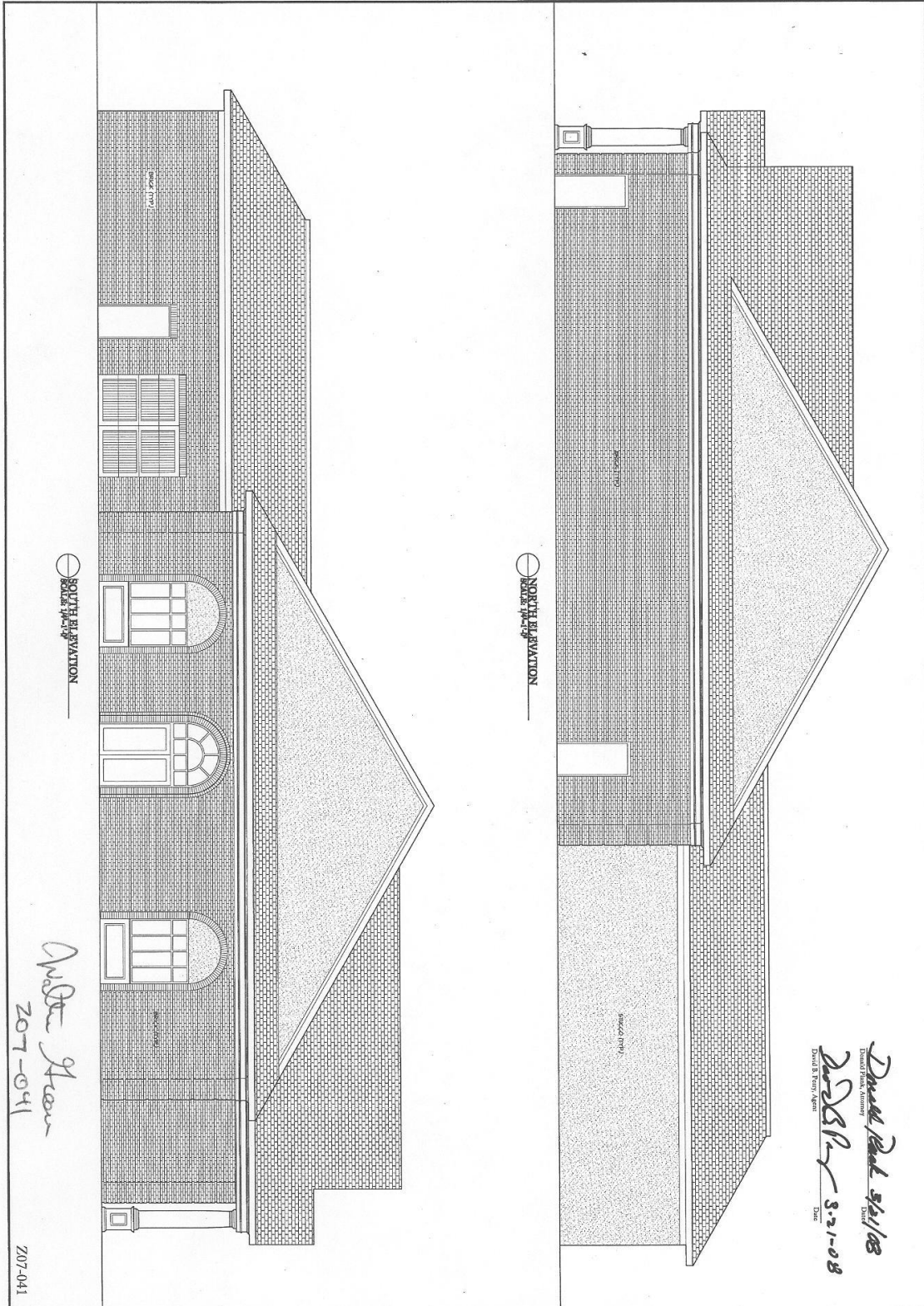
David R. Perry, AIA  
 David R. Perry, AIA  
 3-2-08  
 DATE



WEST ELEVATION

*Order Show Z07-041*  
 Z07-041

REVISIONS



*David B. Ryan, Architect*  
 Date: 3-21-08

*David B. Ryan*  
 Z07-041

Z07-041

3 of 3

SHEET NUMBER	
JOB #166207	SCALE:
ISSUE DATE: 3/21/08	

**Shawn McAllister** 1679 OLD HENDERSON ROAD  
 COLUMBUS, OH 43220  
 TEL: 614-451-4136  
 FAX: 614-457-7683  
 SMARCH@AMERITECH.NET  
**Architect, Inc.**

**Egan Ryan Funeral Home**  
 4653 Kenny Road  
 Columbus, Ohio

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 # Z07-041

Being first duly cautioned and sworn (NAME) Donald Plank  
of (COMPLETE ADDRESS) Plank & Brahm, 145 E. Rich St., Columbus, Ohio 43215  
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. E-R Development Northwest, LLC C/o Robert Ryan 403 E. Broad Street Columbus, Ohio 43215 # of Employees: 0 Contact: Robert Ryan 221-6665	2. Egan Ryan Funeral Service C/o Robert Ryan 403 E. Broad Street Columbus, Ohio 43215 # of Employees: 10 Contact: Robert Ryan 221-6665
3. _____	4. _____

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Donald Plank

Subscribed to me in my presence and before me this 31<sup>st</sup> day of March, in the year 2008

SIGNATURE OF NOTARY PUBLIC

Stacey L. Danza

My Commission Expires:

11-05-08

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



STACEY L. DANZA  
Notary Public, State of Ohio  
My Commission Expires 11-05-08