

Z08-035
Final Plan
Received 6/22/11

[Signature]
6/22/11

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

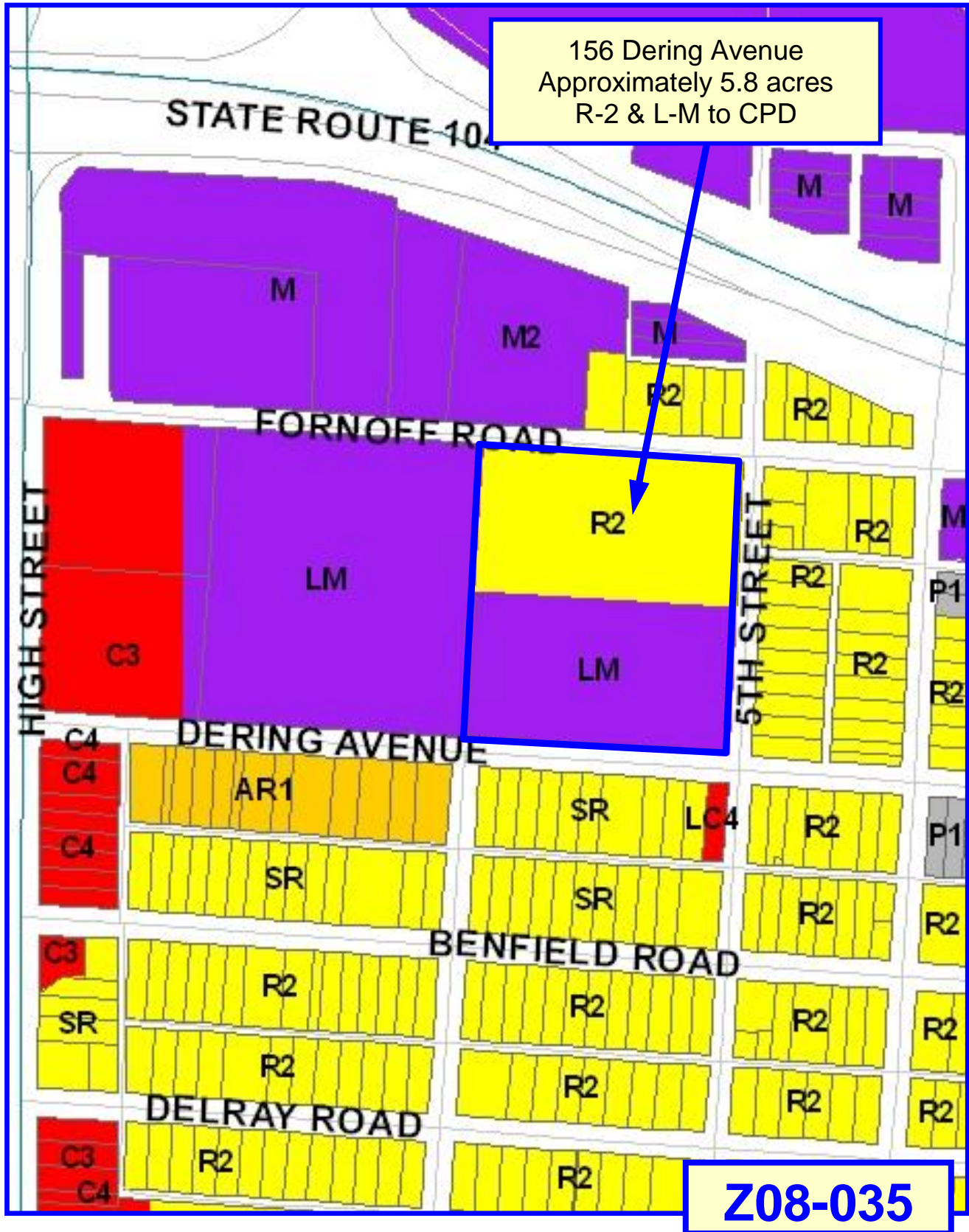
1. **APPLICATION:** **Z08-035**
 Location: **156 DERING AVENUE (43207)**, being 5.8± acres located at the northwest corner of Dering Avenue and South Fifth Street (010-116096; Far South Columbus Area Commission).
 Existing Zoning: R-2, Residential and L-M, Limited Manufacturing Districts.
 Request: CPD, Commercial Planned Development District.
 Proposed Use: Commercial development including motorcycle sales, service and a motorcycle license training facility.
 Applicant(s): Integrity Cycles; c/o David L. Hodge and Jeffrey L. Brown, Attys.; Smith and Hale LLC; 37 West Broad Street, Suite 725; Columbus, OH 43215.
 Property Owner(s): Frank & Carmen Ferri; 829 Macon Alley; Columbus, OH 43206.
 Planner: Shannon Pine, 645-2208, spine@columbus.gov.

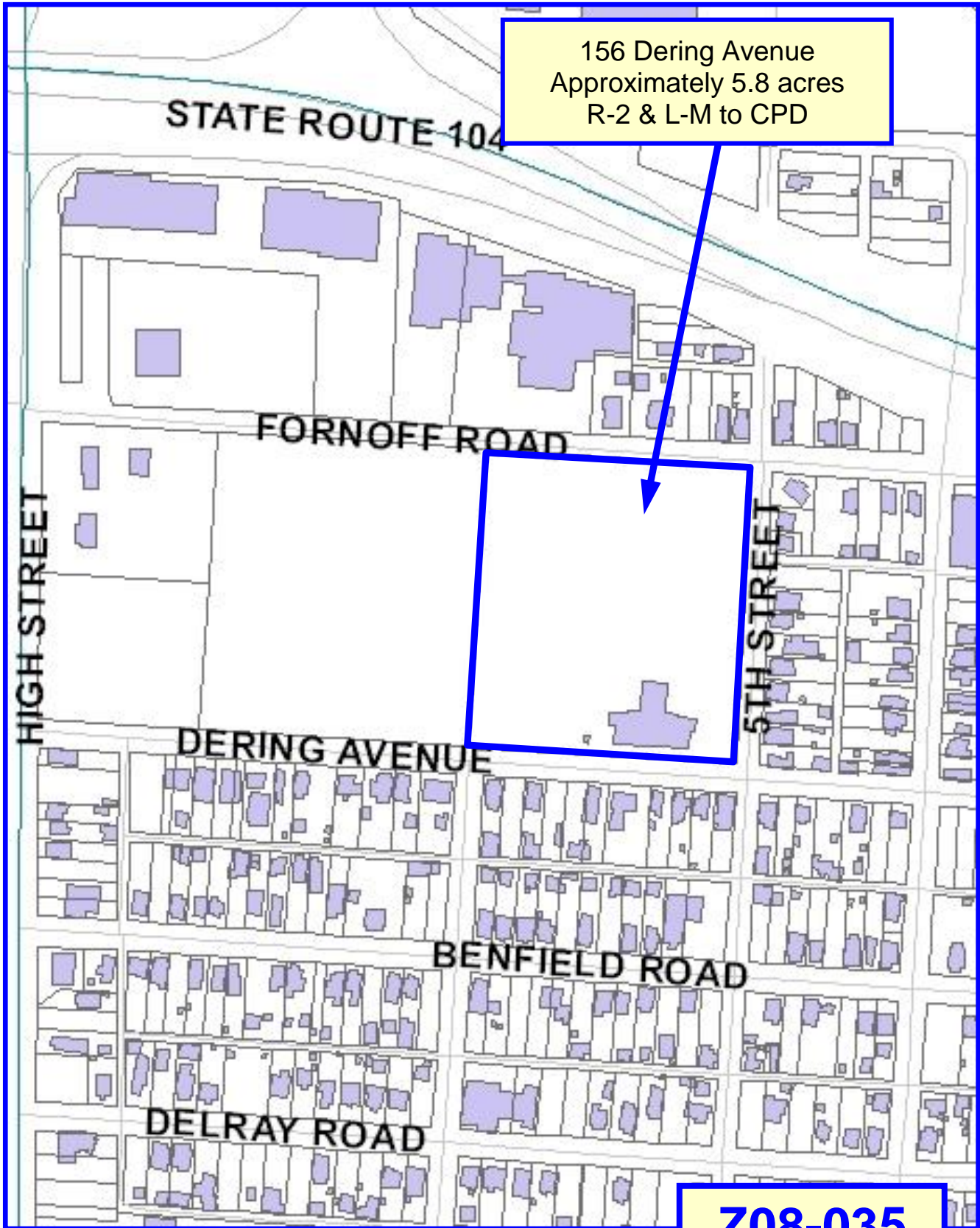
BACKGROUND:

- The 5.8± acre site includes several buildings, on property zoned in the L-M, Limited Manufacturing District, and undeveloped property zoned in the R-2, Residential District. The existing L-M district allows only retail, wholesale and storage of utility supplies. The applicant has been operating a motorcycle sales and repair facility without the proper zoning or building permit.
- To the north, across Fornoff Road, are single-family residences zoned in the R-2, Residential District and a printing facility, zoned in the M-2, Manufacturing District. To the east are single-family residences zoned in the R-2, Residential District. To the south are single-family residences zoned in the R-2, Residential District and a retail shop zoned in the L-C-4, Limited Commercial District. To the west is undeveloped property zoned in the L-M, Limited Manufacturing District.
- The site is located within the boundaries of the *Scioto Southland Area Plan 2007* which recommends commercial uses for the site.
- The site is located within the boundaries of the Far South Columbus Area Commission which recommends approval of the requested CPD District.
- The proposed CPD would permit most C-4 uses and includes development standards for setbacks, lighting, and landscaping.
- The CPD includes variances to required parking, building setbacks, and interior parking lot landscaping. The proposed parking variances include reductions in the proposed parking spaces from 124 to 71 for the retail areas, 16 to 0 for the service bays, 2 to 0 for the outdoor display areas, 117 to 0 for the pavilion and patio. The total number of required spaces is 259, with 71 automobile spaces being provided, for a variance of 188 spaces. The requested variance is impacted by several factors. The applicant is providing 30 motorcycle spaces and 26 un-striped spaces adjacent to the pavilion, which raise the total of available spaces to 127. The paved training area could also be utilized for additional parking. The majority of the proposed variance is related to the pavilion and patio, which are charged at a ratio of 1 space per 30 square feet as assembly space, and are not going to be used for assembly purposes on a daily basis.

CITY DEPARTMENTS RECOMMENDATION: Approval.

The proposed CPD, Commercial Planned Development District would allow most C-4, Commercial District uses. The request is consistent with the land use recommendations of the *Scioto Southland Area Plan*, and, with the development standards included in the text and site plan, is also compatible with development in the area.





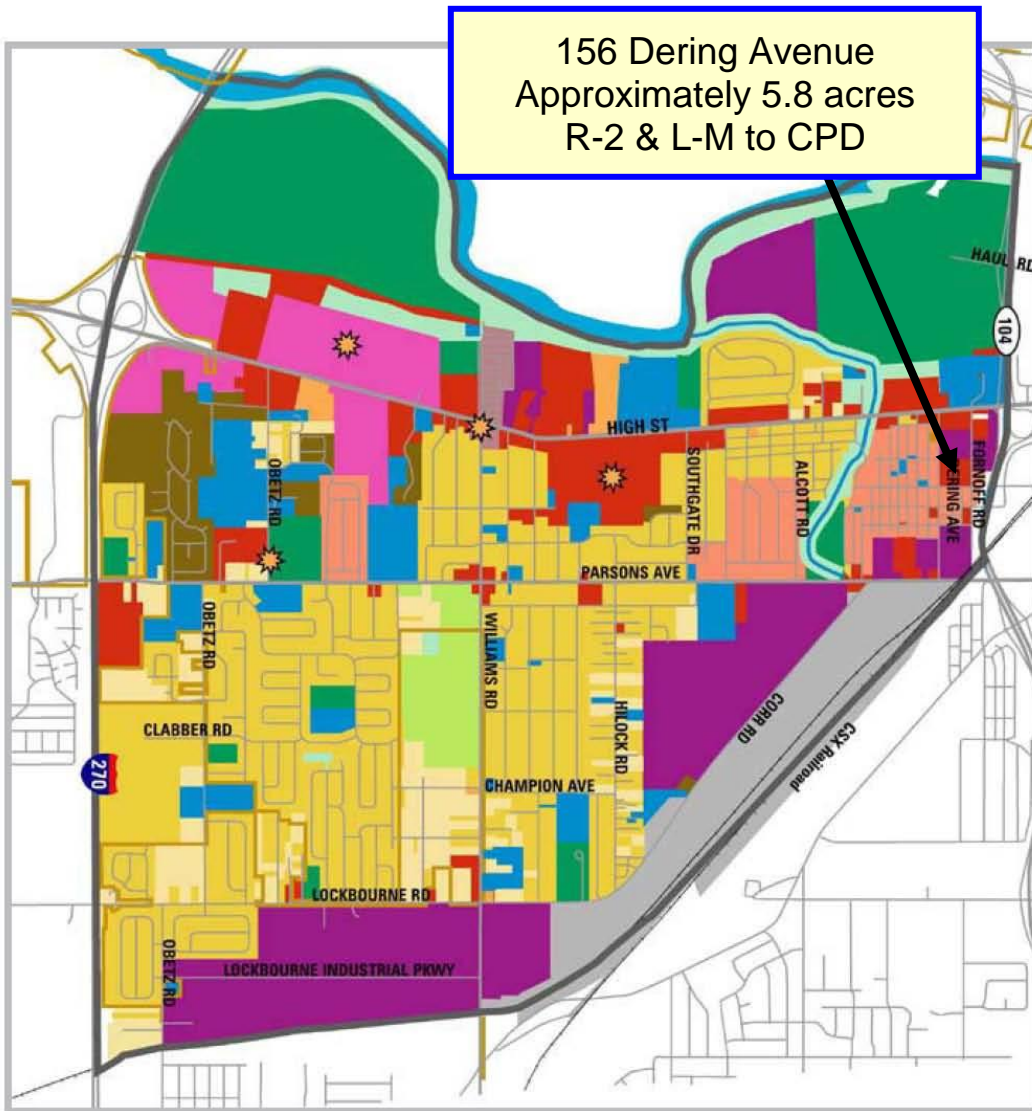
156 Dering Avenue
Approximately 5.8 acres
R-2 & L-M to CPD

Z08-035



156 Dering Avenue
Approximately 5.8 acres
R-2 & L-M to CPD

Z08-035



156 Dering Avenue
 Approximately 5.8 acres
 R-2 & L-M to CPD

Figure 10
 Land Use Plan

- Open Space
- Parks
- Farm/Rural
- Single-Family (1-2 du/acre)
- Single-Family (4-5 du/acre)
- Single-Family (6-8 du/acre)
- Single-Family (8-16 du/acre)
- Multifamily (12-16 du/acre)
- Institutional
- Mixed-Use Community Commercial
- Mixed-Use Regional Commercial
- Commercial
- Office
- Light Manufacturing
- Railroad
- Columbus Corporate Boundary
- Neighborhoods Centers

Z08-035

From: Baldwin, Mathew S.
Sent: Thursday, November 06, 2008 5:58 PM
To: Green, Walter A.
Cc: 'Mindi Hardgrow'; 'jimmysheppard08@gmail.com'
Subject: Zoning Request by Integrity Cycles, LLC

At its October 6, 2008 general meeting, the Scioto Southland Civic Association voted unanimously to approve the request by Integrity Cycles for the zoning changes which it requested for its facility at 156 Dering Avenue. It did so following the development of the Good Neighbor Agreement between the Scioto Southland Civic Association, the Far South Columbus Area Commission and Integrity Cycles, LLC. We will send hard copy of that agreement to you at your Carolyn Avenue address. Thank you.

Matthew S. Baldwin
Corresponding Secretary
Scioto Southland Civic Association
614-491-3433
msbaldwin@columbus.rr.com



November 5, 2008

City Of Columbus
Department of Development
Building Services Division
757 Carolyn Avenue
Columbus, Ohio 43224

Mr. Walter Green,

This letter is in regards to the Rezoning application:

156 Dering Road, Columbus, Ohio 43207.
Parcel number: 010-116096
Applicant: Integrity Cycles
Property Owners: Frank and Carmen Ferri
Agent: David L. Hodge, Smith & Hale LLC

The Far South Columbus Area Commission has reviewed and approved this Rezoning Application at our Thursday, October 9, 2008 meeting. Should you have any questions, please contact me at 614-402-0224.

Sincerely,

Mindi Hardgrow, President
Far South Columbus Area Commission

Jim Sheppard, Correspondence Secretary

Far South Columbus Area Commission
4080 South High Street
Columbus, OH 43207

Revised Project Disclosure en route