



**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
MAY 9, 2013**

- 2. APPLICATION: Z13-025 (ACCELA # 13335-00000-00142)**  
**Location:** 116 EAST MOLER STREET (43212), being 0.28± acres located at the northwest corner of East Moler Street and South Fourth Streets. (010-037613, Columbus South Side Area Commission).  
**Existing Zoning:** L-AR-3, Limited Apartment Residential District.  
**Request:** CPD, Commercial Planned Development District.  
**Proposed Use:** Retail and Multiple-unit dwellings  
**Applicant(s):** Tarik Yousef; c/o Jennifer L. Route, Atty; 6895 East Main Street; Reynoldsburg, OH 43068.  
**Property Owner(s):** Tarik Yousef; 23717 Liberty West Road; Raymond, Ohio 43067;  
**Planner:** Dana Hitt; 645-2395; [dahitt@columbus.gov](mailto:dahitt@columbus.gov)

**BACKGROUND:**

- o This site was the subject of a rezoning in 2006 from the C-4, Commercial District to the L-AR-3, Limited Commercial District to develop multi-unit dwellings, but that development ultimately did not occur. This applicant seeks to rezone the site to the CPD, Commercial Planned Development District for limited commercial uses with dwelling units located above the first floor.
- o To the north and west are single-family and two-family dwellings zoned in the R-2F, Residential District. To the south across Moler Street is a parking lot zoned in the L-AR-3, Limited Apartment Residential District and nonconforming single-unit dwellings zoned in the C-4, Commercial District. To the east across South Fourth Street is a commercial development zoned in the C-4, Commercial District and single-family dwellings zoned in the R-2F, Residential District.
- o The site is located within the boundaries of *The South Side Plan* (2002). The existing structure on the north side of Moler Road is identified in the *South Side Plan* as a historic structure to be preserved. *The South Side Plan* also encourages new commercial development and supports the expansion of existing commercial development where appropriate
- o The previous rezoning proposal included the parking lot to the south across Moler Street however this applicant has not been able to gain control of that parking lot at this time. Due to this, the applicant has limited the proposed uses allowed in the CPD with the possibility of allowing more uses with higher parking requirements should the applicant gain control of that parking lot.
- o The Columbus Southside Area Commission recommended approval of this proposal on April 26, 2013.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval.

The requested CPD, Commercial Planned Development District will allow re-use of an existing industrial structure slated for preservation in *The South Side Plan* (2002). Parking is the only issue of concern to Staff and the applicant has worked with the Department of Public Service to limit the proposed uses so that they are comfortable that this proposal will not cause a parking problem in the area. The site was zoned commercially prior to the current zoning and this CPD, Commercial Planning Development District is consistent with the zoning and development patterns of the area.





### STANDARDIZED RECOMMENDATION FORM

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)

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

Case Number Z13-025

Address 116 E MOLER STREET

Group Name SOUTH SIDE AREA COMMISSION

Meeting Date APRIL 26, 2013

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

- Recommendation (Check only one)
- Approval
  - Disapproval

**NOTES:** Approved

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Vote IN FAVOR

Signature of Authorized Representative [Signature]

SIGNATURE  
SOUTH SIDE AREA COMMISSION  
RECOMMENDING GROUP TITLE

614-445-8319  
DAYTIME PHONE NUMBER

Please FAX this form to Zoning at (614) 645-2463 within 48 hours of your meeting day; OR MAIL to: Zoning, City of Columbus, Department of Building & Zoning Services, 757 Carolyn Avenue, Columbus, Ohio 43224.



116 East Moler Street  
Approximately 0.28 acres  
L-AR-3 to CPD

**Z13-025**



### 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 # Z13-025

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Tarik Yousef  
of (COMPLETE ADDRESS) 23717 Liberty West Road, Raymond, Ohio 43067  
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. Tarik Yousef 23717 Liberty West Road Raymond, OH 43067	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Tarik Yousef

Subscribed to me in my presence and before me this 4<sup>th</sup> day of March, in the year 2013

SIGNATURE OF NOTARY PUBLIC

Jennifer L. Route

My Commission Expires:

Lifetime

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

Notary Seal Here



JENNIFER L. ROUTE  
NOTARY PUBLIC  
STATE OF OHIO  
Lifetime Commission

**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 all checks payable to the Columbus City Treasurer