

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
AUGUST 14, 2014**

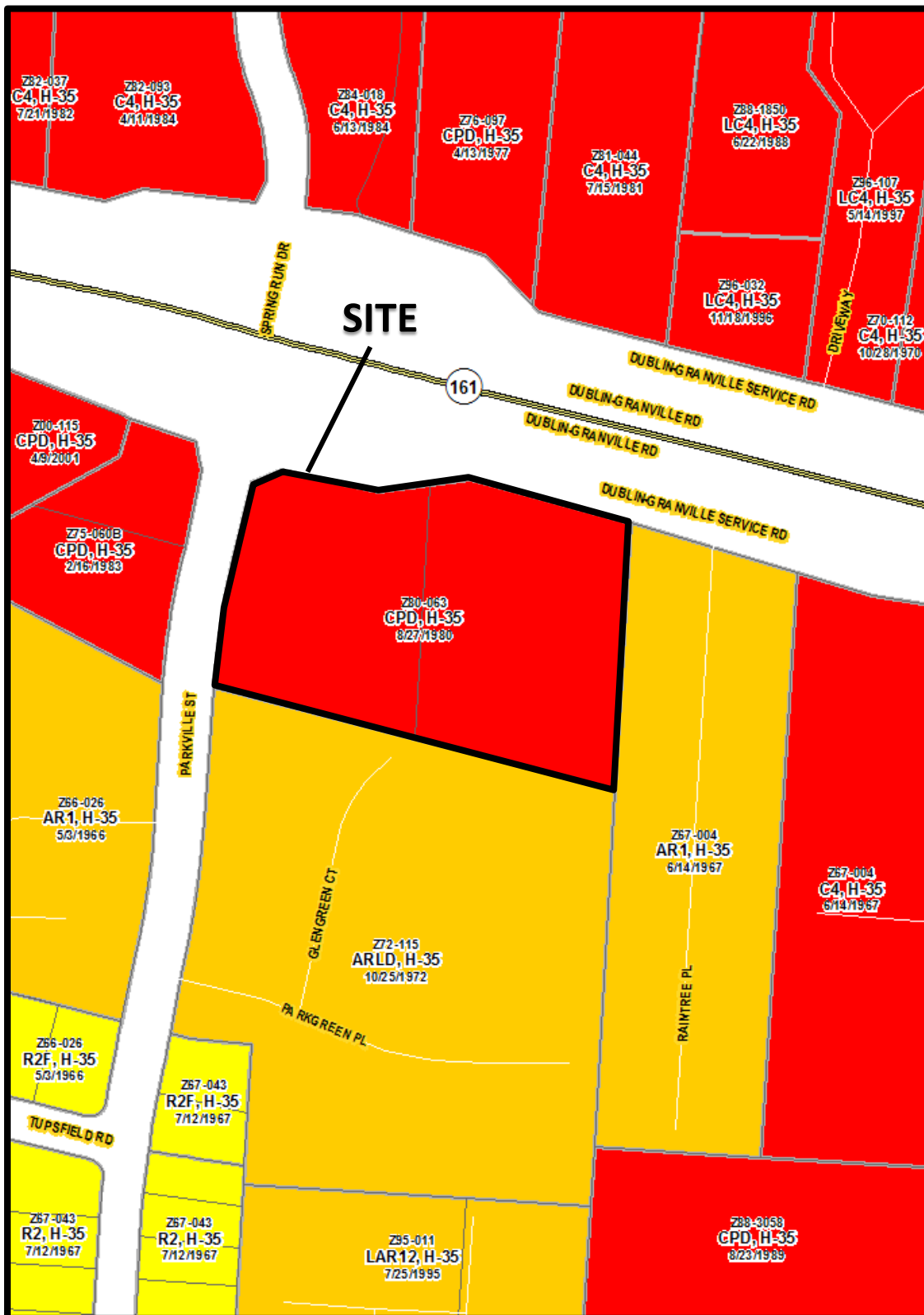
1. **APPLICATION:** **Z14-024 (14335-00000-00368)**
Location: **2345 & 2365 EAST DUBLIN GRANVILLE ROAD (43229)**, being 3.25± acres located on the southeast corner of East Dublin Granville Road and Parkville Street (010-143756 & 010-184766; Northland Community Council).
Existing Zoning: CPD, Commercial Planned Development District.
Request: L-C-4, Limited Commercial District.
Proposed Use: Unspecified commercial development.
Applicant(s): Pat Bevilacqua, Managing Member of LLC; c/o J. Jeffrey McNealey, Attorney; Porter, Wright, Morris & Arthur; 41 South High Street; Columbus, Ohio 43215.
Property Owner(s): The Applicant.
Planner: Tori Proehl, 645-2749, vjproehl@columbus.gov

BACKGROUND:

- The 3.25± acre site is developed with two vacant restaurants and zoned in the CPD, Commercial Planned Development District. The applicant requests rezoning to the L-C-4, Limited Commercial District to remove the restrictions to only allow restaurants uses on this site, per the zoning in 1980.
- Surrounding the site are commercial establishments across State Route 161 in the CPD, Commercial Planned Development and C-4, Commercial Districts. To the south and east are multi-unit developments in the AR-1 and ARLD, Apartment Residential Districts. To the west are commercial uses in the CPD, Commercial Planned Development District.
- The site is located within the planning area of the *Northland Plan Volume 1* (2014), which recommends community mixed use for this location.
- The site is located within the boundaries of the Northland Community Council, whose recommendation is for approval of requested rezoning.
- The limitation text includes development standards for permitted and prohibited uses.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested L-C-4, Limited Commercial District will allow limited commercial development, and the applicant intends to develop the property with unspecified commercial development. Staff supports the intended use of the property, as the request is consistent with the *Northland Plan Volume 1* and with the zoning and development patterns of the area.



Z14-024
2345 & 2365 E. Dublin Granville Road
Approximately 3.25 acres
From CPD to L-C-4



Z14-024
2345 & 2365 E. Dublin Granville Road
Approximately 3.25 acres
From CPD to L-C-4

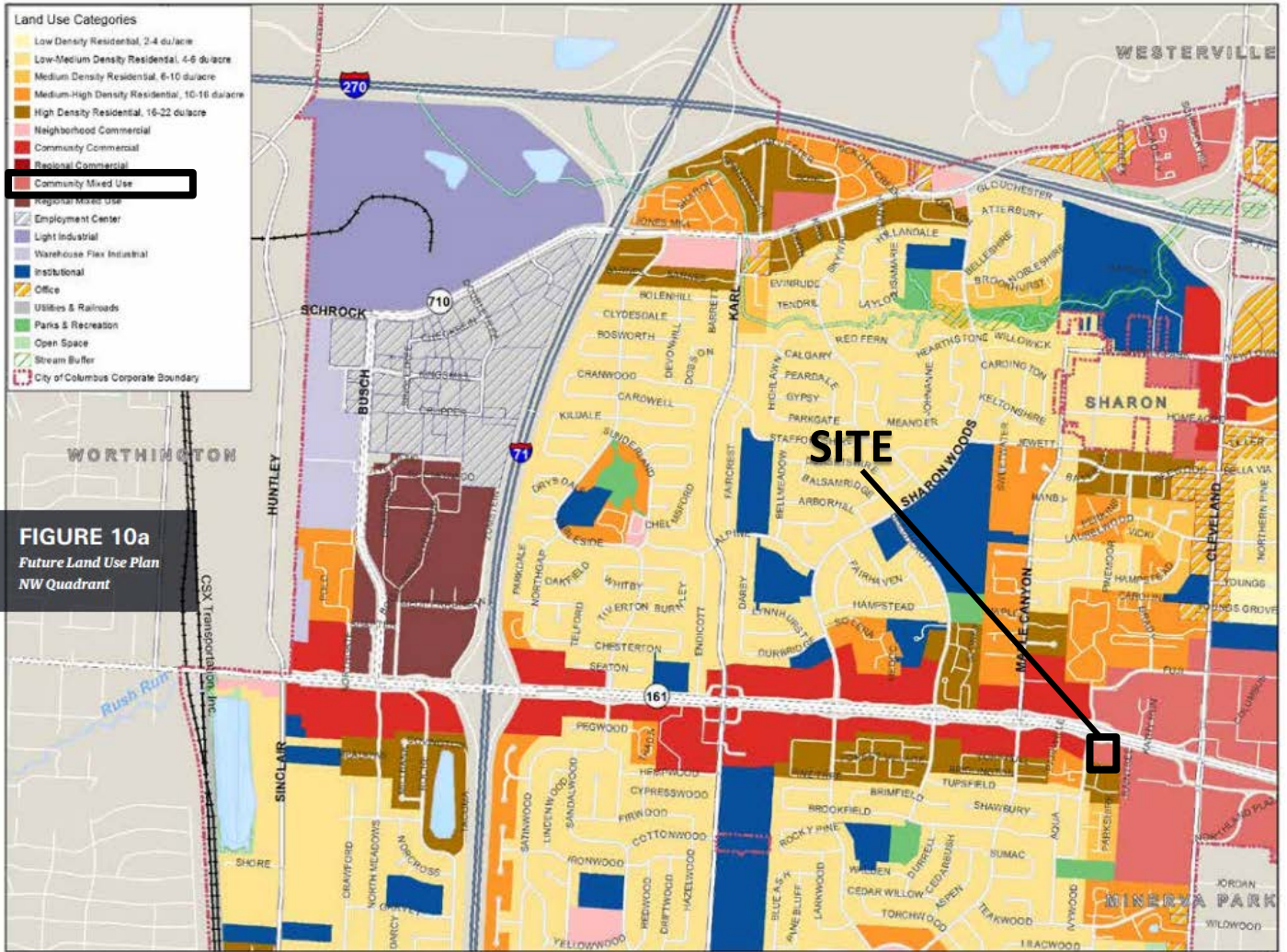


FIGURE 10a
Future Land Use Plan
NW Quadrant

NORTHLAND AREA PLAN - FUTURE LAND USE PLAN



Z14-024
2345 & 2365 E. Dublin Granville Road
Approximately 3.25 acres
From CPD to L-C-4



Northland Community Council
Development Committee

Report

June 25, 2014 6:30 PM
Northland Performing Arts Center
4411 Tamarack Boulevard

Meeting Called to Order:

6: 35 pm by chair **Dave Paul**

Members represented:

Voting: (12): Albany Park (APHA), Blendon Chase (BCCA), Cooperwoods (CWCA), Forest Park (FPCA), Friendship Village (FVRA), Karmel-Woodward Park (KWPCA), Northland Alliance (NA), Northland Area Busines Association (NABA), Rolling Ridge (RRSHA), Salem (SCA), Sharon Woods (SWCA), Woodstream East (WECA). *Non-voting:* NCC president Emmanuel Remy.

-
- Case #1:** Application Z14-024/14335-368 (*Rezone 3.25 AC± from CPD to C-4*)
J. Jeffrey McNealey/Porter Wright representing
BL&G LLC (Pat Bevilacqua)
2345 & 2365 E Dublin Granville Rd, 43229
(PID 010-143756/010-184766)
- *The Committee approved 12-0 a motion (by KWPCA, second by SWCA) to recommend **APPROVAL with the following CONDITIONS:***
 1. *That the applicant will amend the application to seek an L-C-4 zoning, the limitation text of which will specify that the following uses otherwise permitted under §3356.03 are prohibited:*
 - *Bars, Cabarets and Nightclubs*
 - *Halfway House*
 - *Missions/Temporary Shelters*
 - *Pawn Brokers*
-

- Case #2:** Application Z14-023/14335-348 (*Rezone 0.675 AC± from SR to C-2*)
Michael A Moore/HER Realtors representing
Everyday People Ministries (Jim Vaive)
4873 Cleveland Ave, 43229 (PID 010-138823)
- *The Committee approved 12-0 a motion (by KWPCA, second by SWCA) to **TABLE** the case indefinitely.¹*
-

- Case #3:** Application 14310-00238 (*“Look See” - BZA variance from §3312.11 to not provide a bypass lane for stacked vehicles at a drive-thru window*)
Mike Williamson/Terrain Evolution representing
The CL Companies
6480 Central College Road (Taco Bell), 43054 (PID 010-272111)
- *The Committee appreciated the opportunity to hear from and speak with the applicant’s representative concerning this case. As this was a “look see,” the Committee developed **NO RECOMMENDATION**.*
-

Next Meeting: *Wednesday, July 30, 2014*

Executive Session

7:41 pm

Meeting Adjourned

8:55 pm

¹ After a brief discussion with the applicant's representative concerning uses permitted and prohibited in the C-2 commercial district, the Committee recommended and the representative requested a tabling to allow the representative an opportunity to speak with City staff and his client concerning the intended uses of the site and a potentially more appropriate zoning.



REZONING APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • 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 # 714-024

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) J. Jeffrey McNealey
of (COMPLETE ADDRESS) Porter, Wright, Morris & Arthur, 41 S. High Street, Columbus, OH 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

| | |
|---|--|
| <p>1. Drummond Financial Services, LLC (Lessee) 3440 Preston Ridge Road, Suite 500 Alpharetta, Georgia 30005 0 employees Jason Baker (770) 510-5510</p> | <p>2. Verns on 161 (Lessee) 2365 E. Dublin-Granville Road Columbus, OH 43229 4 employees Vern Johnson (614) 404-2940</p> |
| <p>3. BL&G LLC - Pat Bevilacqua, Managing Member 5930 Cleveland Avenue Columbus, Ohio 43231 0 employees Pat Bevilacqua (614) 519-2903</p> | <p>4.</p> |

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

J. Jeffrey McNealey

Subscribed to me in my presence and before me this May 29 day of May 29, in the year 2014

SIGNATURE OF NOTARY PUBLIC

David L. Staudenmeir

My Commission Expires:

10-1-16

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

Notary Seal Here



DAVID L. STAUDENMEIR
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES OCTOBER 1, 2016

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