

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
DECEMBER 8, 2011**

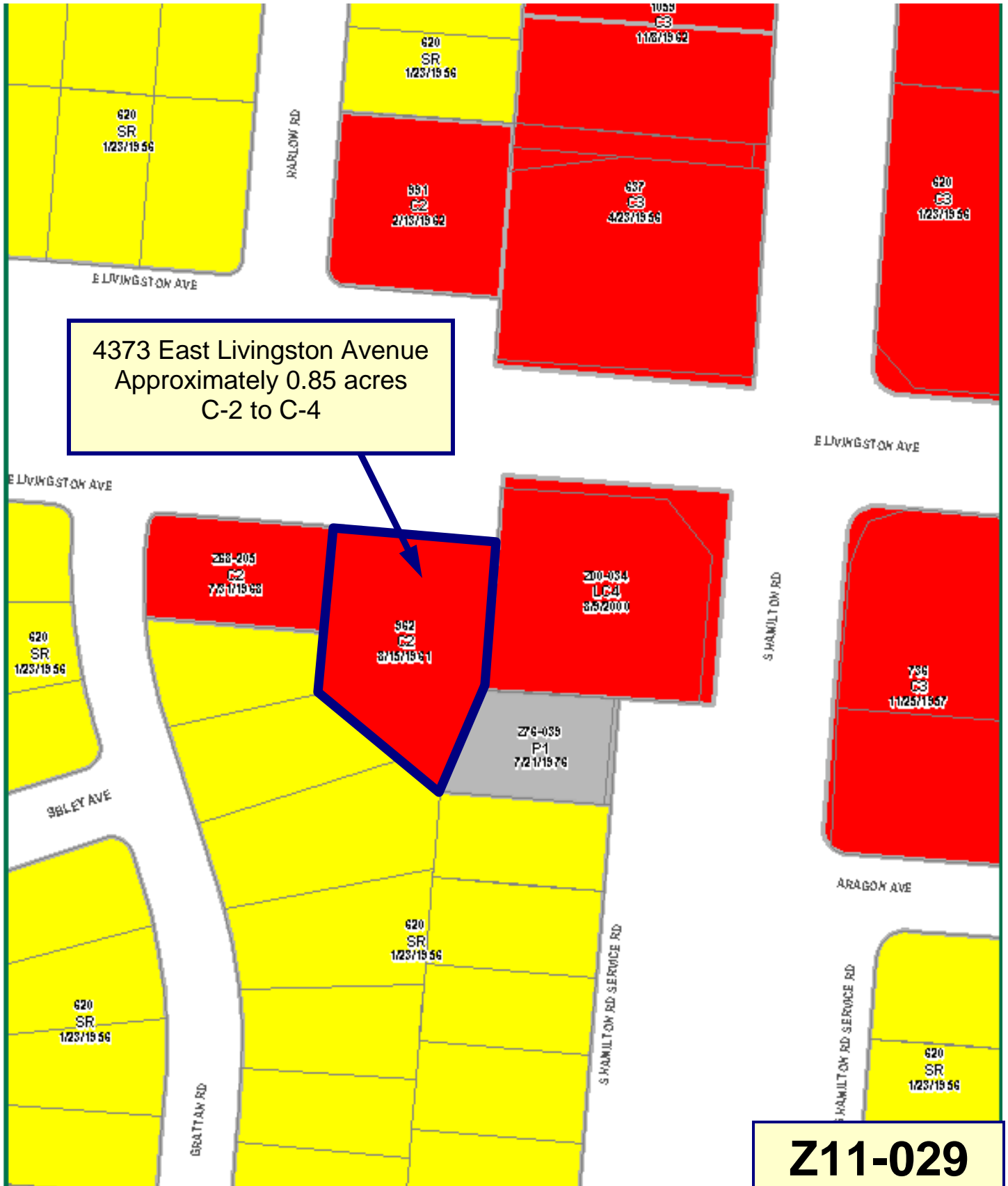
- 3. APPLICATION:** **Z11-029 (ACCELA # 11335-00000-00551)**
Location: **4373 EAST LIVINGSTON AVENUE (43227)**, being 0.85± acres located on the south side of East Livingston Avenue, 150± feet west of South Hamilton Road (010-120516).
Existing Zoning: C-2, Commercial District.
Request: C-4, Commercial District.
Proposed Use: Commercial use.
Applicant(s): Buy Here Sell Here; c/o Stan Poznyak; 4373 East Livingston Avenue; Columbus, Ohio 43227.
Property Owner(s): Buy Here Sell Here; c/o Stan Poznyak; 4373 East Livingston Avenue; Columbus, Ohio 43227.
Planner: Dana Hitt; 645-2395; dahitt@columbus.gov.

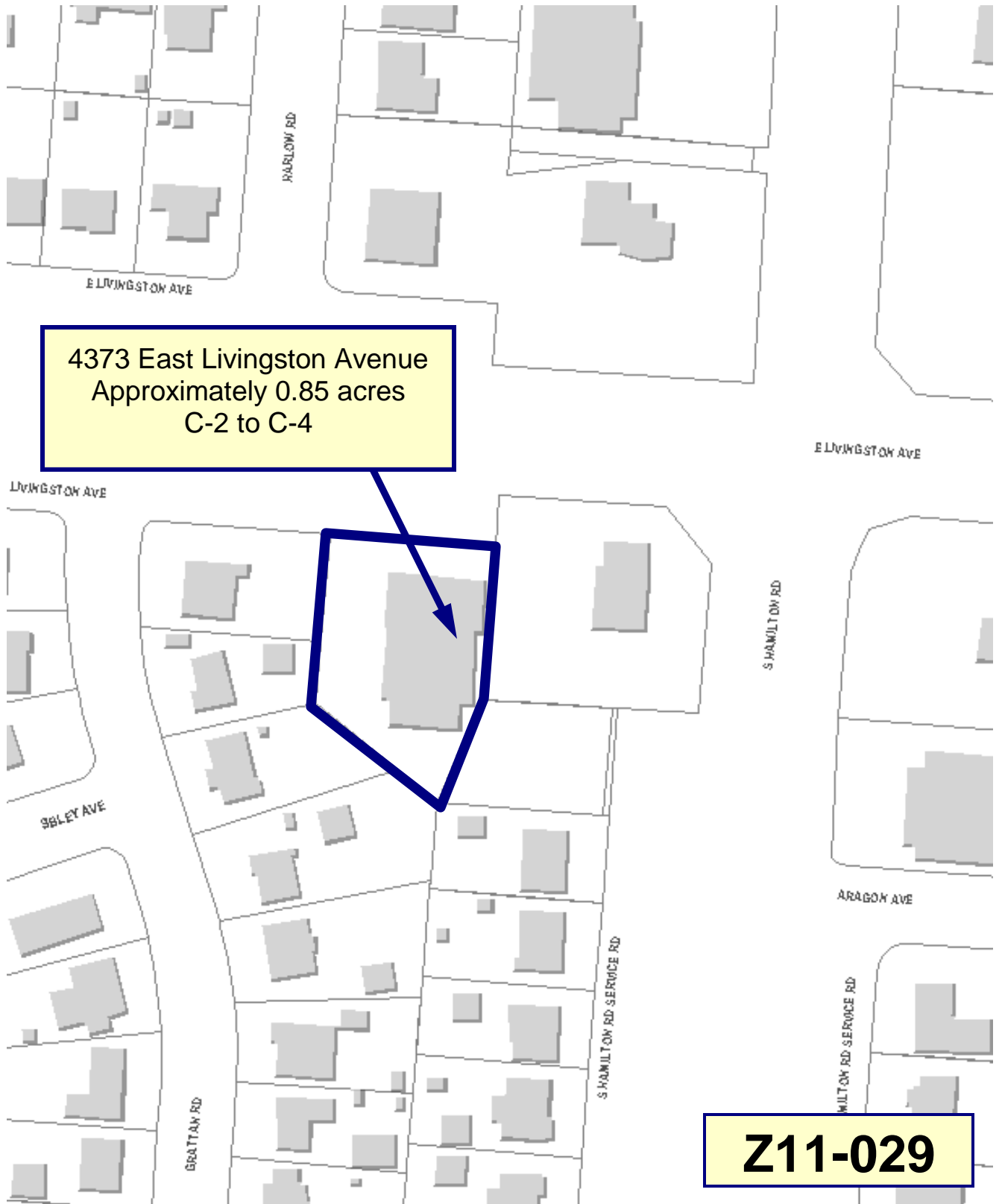
BACKGROUND:

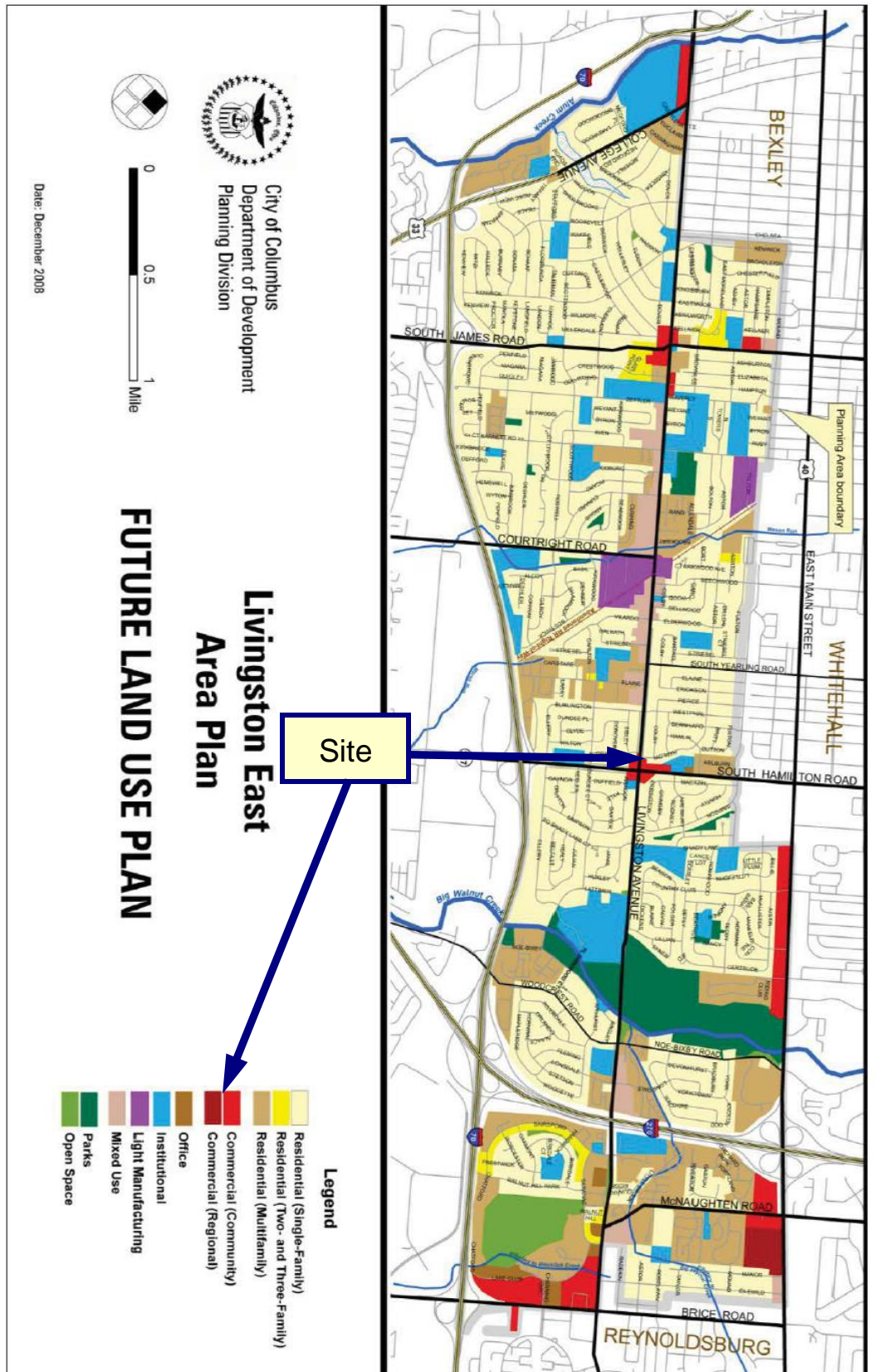
- The applicant is applying for a rezoning to allow more commercial uses at this site. Currently the site is developed with a vacant structure and is zoned in the C-2, Commercial District which permits office uses only.
- To the north across East Livingston Avenue is vacant land and a closed gasoline station zoned in the C-2 and C-3 Commercial Districts respectively. To the south are single-unit dwellings in the SR, Suburban Residential District. To the east is check cashing facility zoned in the L-C-4, Limited Commercial District. To the west is a spa zoned in the C-2, Commercial District.
- The site falls within the boundaries of the *Livingston East Area Plan*, (2009) which calls for community commercial development for the site.
- The *Columbus Thoroughfare Plan* identifies East Livingston Avenue as a 4-2D arterial requiring 60 feet of right-of-way from the centerline.

CITY DEPARTMENTS RECOMMENDATION: Approval.

The requested C-4, Commercial District would allow more intensive commercial uses at the site. The proposed C-4 zoning is compatible with the *Livingston East Area Plan*, the surrounding development and with the established zoning pattern of the area.









COLUMBUS DEVELOPMENT COMMISSION
Basis for Recommendation

Date: December 8, 2011

Application #: Z11-029	Requested: C-4	Address 4373 EAST LIVINGSTON AVENUE (43227)					
# Hearings:	Length of Testimony: 6:55 → 7:15 (20)	Staff: <input checked="" type="checkbox"/> Approval <input type="checkbox"/> Disapproval	Position: <input type="checkbox"/> Conditional Approval				
# Speakers Support: (3)	Opposition: (0) Yes (0) No (0) Abstain	Development Commission Vote: (0) Yes (0) No (0) Abstain	Area Comm/ Civic Assoc: <input type="checkbox"/> Approval <input type="checkbox"/> Disapproval				<input type="checkbox"/> Conditional Approval
Position Y=Yes N=No (write out ABSENT or ABSTAIN)	NO Fitzpatrick	NO Ingwersen	NO Anderson	ABSENT Cooley	NO Conroy	NO Onwukwe	NO Coe
+ = Positive or Proper - = Negative or Improper	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Land Use	-	-	-		-		?
Use Controls							
Density or Number of Units / INTENSITY	-	-			-		-
Lot Size							
Scale							
Environmental Considerations							
Emissions							
Landscaping or Site Plans							
Buffering or Setbacks							
Traffic Related Commitments							
Other Infrastructure Commitments							
Compliance with City Plans							
Timeliness of Text Submission							
Area or Civic Assoc. Recommendation	-	-	-		-		-
Governmental or Public Input							
MEMBER COMMENTS:							
FITZPATRICK: PROPOSED "PAWN-SHOP" WITH FIREARM LICENSE IS NOT COMPATIBLE WITH NEARBY RESIDENTIAL AND C-2 (OFFICE) PROPERTIES. C-4 IS TOO MUCH OF A CONTRAST							
INGWERSEN: PARCEL COULD SUPPORT A LIMITED INCREASE IN INTENSITY, BUT NOT A FULL C4 ZONING. PROXIMITY TO ADJOINING NEIGHBORHOOD SHOULD BE RESPECTED							
ANDERSON: Residential area conflicts w/ intended use							
COOLEY:							
CONROY: Intensity (unrestricted C4) is not appropriate in such a residential area							
ONWUKWE: Not appropriate use. Possibility of guns hereby increasing the possibility of crime							
COE: I would potentially support this if there were limitations. The sale/purchase of guns is inconsistent w/ the neighborhood. This site is very near many residential homes.							



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 # 211-029

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Buy Here Sell Here
of (COMPLETE ADDRESS) 4373 E Livingston ave Columbus OH 43229
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. <u>Stanislav Poznyak</u> <u>1257 W Broad St</u> <u>Columbus, OH 43222</u> <u>614 235-6400</u>	2. <u>Maksim Kravets</u> <u>1257 W Broad St</u> <u>Columbus, OH 43222</u> <u>614 235-6400</u>
3.	4.


Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT _____
[Signature]

Subscribed to me in my presence and before me this _____ day of September, in the year 2011

SIGNATURE OF NOTARY PUBLIC _____
[Signature]

My Commission Expires: _____


Mitchell J. Shifrin
Notary Public, State of Ohio
My Commission Expires 9-14-2015

Notary Seal Here

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