

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
FEBRUARY 14, 2013**

- 3. APPLICATION: Z12-068 (ACCELA # 12335-00000-00723)**
Location: 1717 NORTHWEST BOULEVARD (43212), being 0.27± acres located on the southwest side of Northwest Boulevard, 95± feet southeast of Chambers Road (010-192262; Fifth by Northwest Area Commission).
Existing Zoning: R, Rural District.
Request: CPD, Commercial Planned Development.
Proposed Use: Commercial development.
Applicant(s): Jeanne Cabral, Architect; 2939 Bexley Park Road; Columbus, Ohio 43209.
Property Owner(s): Worldwide Investments LLC; 1869 Darrow Drive; Powell, OH 43065.
Planner: Shannon Pine, 645-2208, spine@columbus.gov

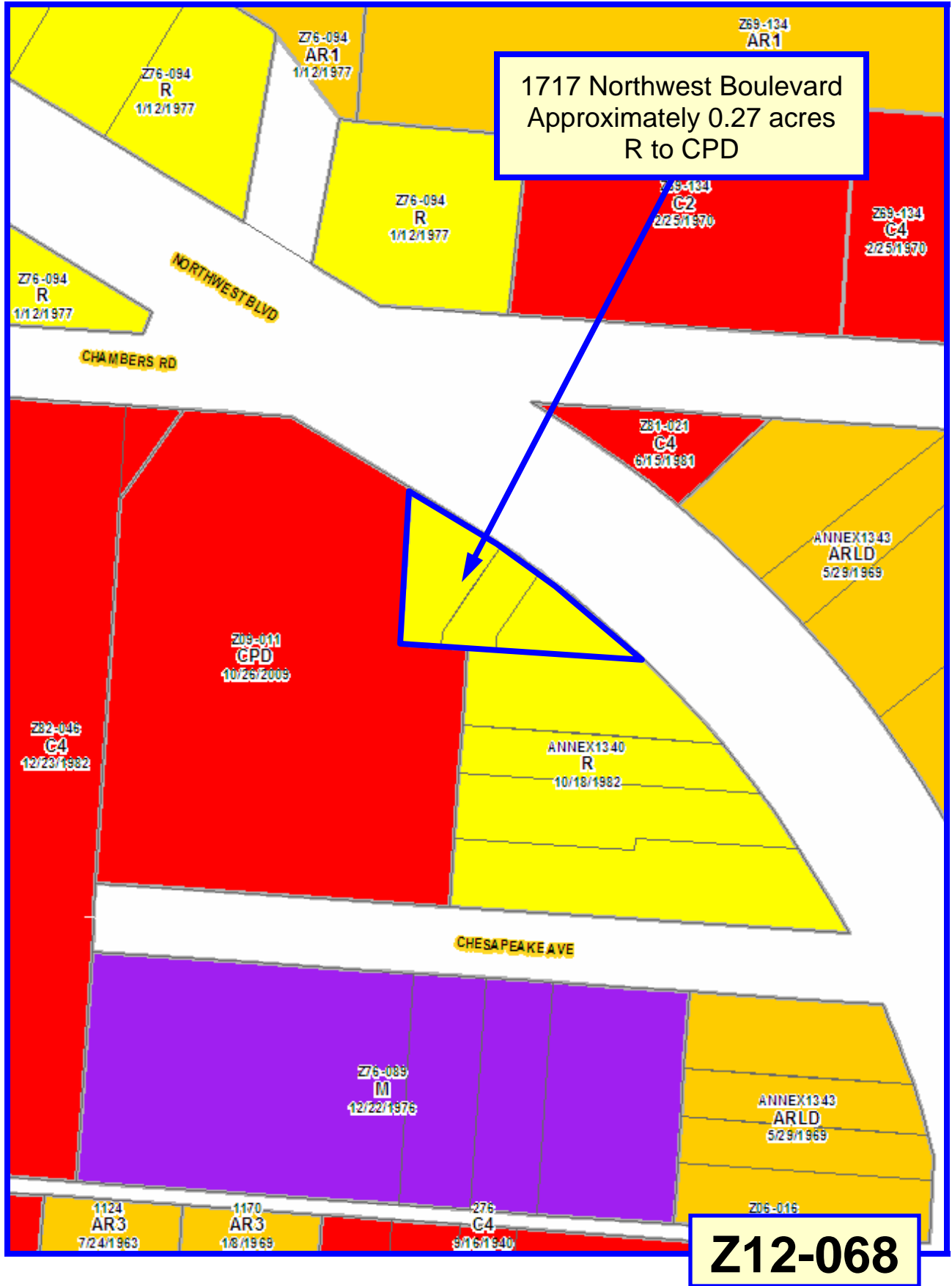
BACKGROUND:

- The site is developed with a convenience store and is zoned R, Rural District as a result of a 1982 annexation from Clinton Township. The applicant requests the CPD, Commercial Planned Development District to secure proper zoning for the site and allow a two-story addition including two second-floor apartments. The site is also located within the Urban Commercial Overlay (UCO).
- To the north is an apartment building in the R, Rural District, and a retail carry-out in the C-4, Commercial District. To the east are apartment buildings in the ARLD, Apartment Residential District. To the south are apartment buildings in the R, Rural District, and a parking lot for a shopping center in the CPD, Commercial Planned Development District. To the west is a fuel sales facility in the CPD, Commercial Planned Development District.
- The site is located within the planning area of the *Fifth by Northwest Neighborhood Plan* (2009), which recommends mixed-use development for this location.
- The site is located within the boundaries of the Fifth by Northwest Area Commission whose recommendation is for approval of the requested CPD District, however, the written recommendation was not available at the time this report was prepared.
- The CPD text commits to a site plan and elevation drawings, and includes use restrictions and setbacks. Variances for parking lot landscaping and to UCO standards pertaining to setbacks, parking lot and dumpster location, percent window glass, and fence requirements are included in the request.

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

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested CPD, Commercial Planned Development District will conform an existing retail structure that was developed prior to annexation from Clinton Township, and will allow an expansion that is architecturally compatible with the surrounding residential buildings. The request is consistent with the land use recommendations of the *Fifth by Northwest Neighborhood Plan*, and the established zoning and development pattern of the area.



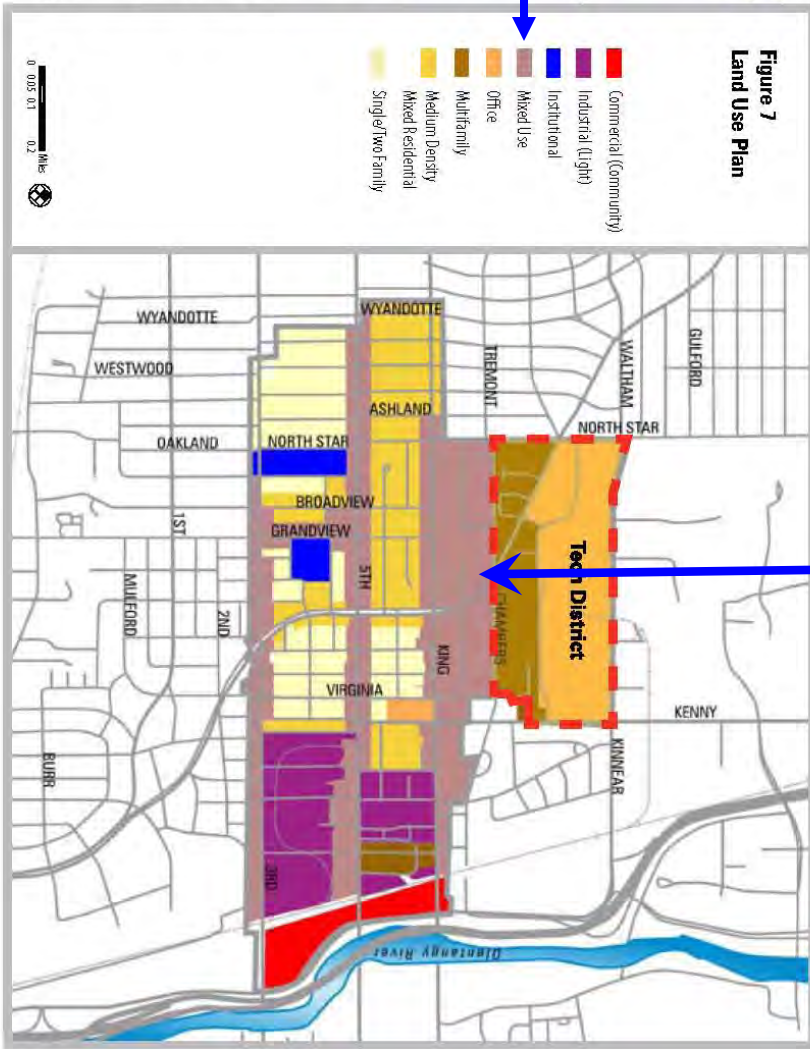
1717 Northwest Boulevard

18 FIFTH BY NORTHWEST NEIGHBORHOOD PLAN

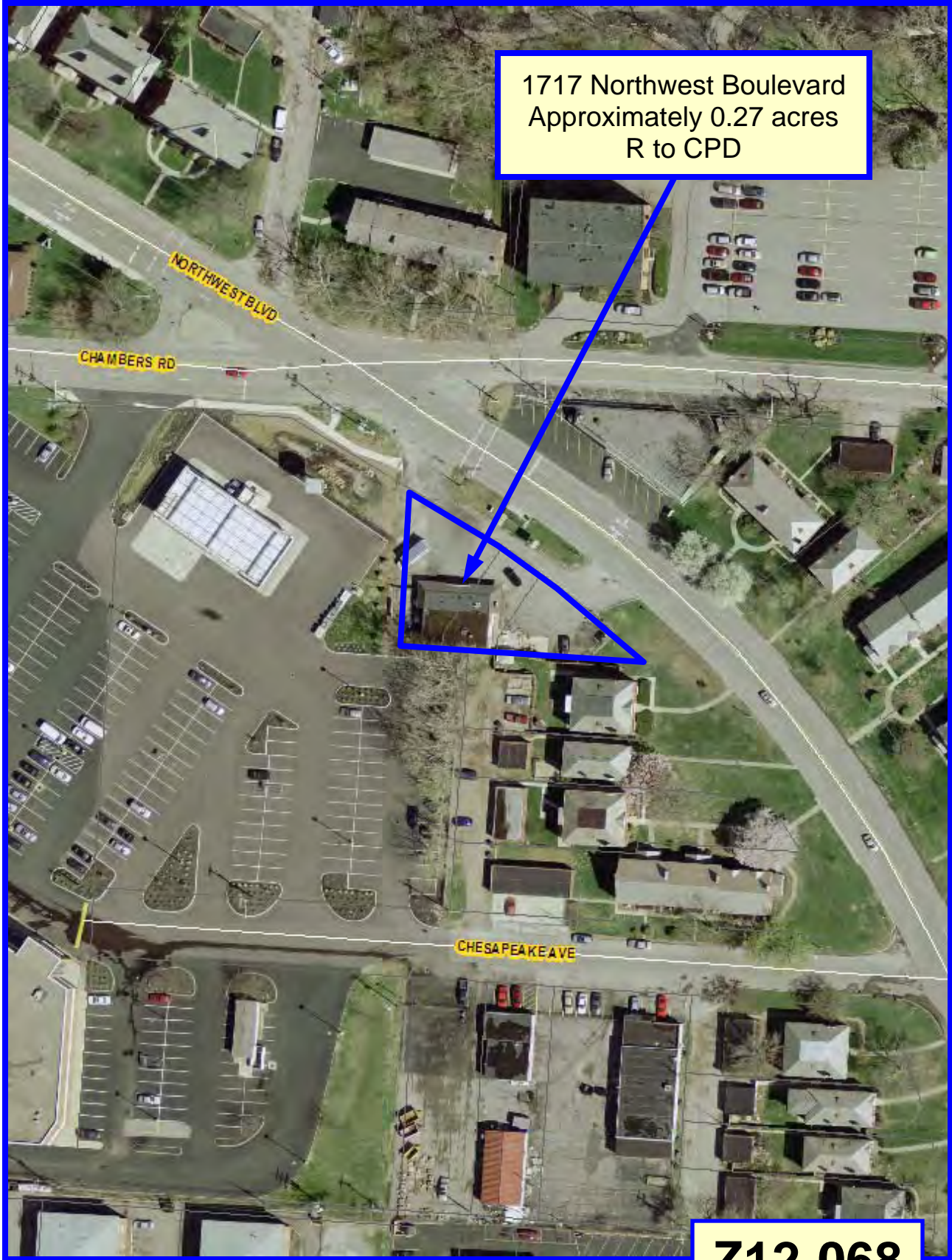
Policy:
 Mixed use development should be common on Fifth Avenue and Grandview Avenue and Grandview Avenue (south of Fifth). The intersection of Fifth and Northwest and Fifth and Grandview should be the focus of the most intense neighborhood activity, expressed in the form of higher densities and intense commercial buildings. The intersection of Northwest and Chambers may also serve as a mixed use redevelopment opportunity.

Guidelines/Strategies

- Mixed use (retail, office, multifamily) is recommended for Fifth Avenue and Grandview Avenue (south of Fifth). The intersection of Fifth and Northwest and Fifth and Grandview should be the focus of the most intense neighborhood activity, expressed in the form of higher densities and intense commercial buildings. The intersection of Northwest and Chambers may also serve as a mixed use redevelopment opportunity.
- Mixed use (office and multifamily) is recommended for King Avenue to the east of North Star Road, with Medium Density Residential recommended to the west of North Star Road. New retail should be limited to the sites of existing retail (such as at the intersections of King Avenue and Northwest Boulevard and King Avenue and North Star Road) or as part of a new mixed-use project, such as integrated within a single building (no new stand-alone retail).



Z12-068



1717 Northwest Boulevard
Approximately 0.27 acres
R to CPD

Z12-068



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

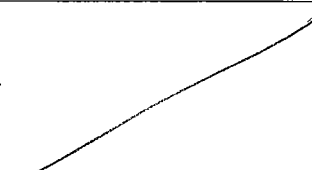

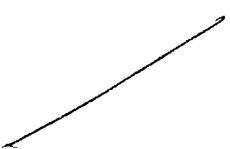
Parties having a 5% or more interest in the project that is the subject of this application.
THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

APPLICATION # 212-068

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) JEANNE M. CABRAL
of (COMPLETE ADDRESS) 2939 BEXLEY PARK ROAD COLUMBUS, OH 43209
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>WORLDWIDE INVESTMENTS, LLC</u> <u>1869 DARROW DRIVE</u> <u>POWELL, OH 43065</u> <u>RAVI BADHWAR 614-761-0250</u>	2. 
3. 	4. 

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Jeanne M. Cabral

Subscribed to me in my presence and before me this 13th day of JUNE, in the year 2013.

SIGNATURE OF NOTARY PUBLIC

Laura Joseph

My Commission Expires:

2/6/2017

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



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