

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
AUGUST 12, 2010**

- 2. APPLICATION: Z10-001 (ACCELA # 09335-00000-00367)**
Location: 1354 WEST KING AVENUE (43214), being 0.41± acres located on the north side of West King Avenue, 167± feet east of Grandview Avenue. (010-061956)
Existing Zoning: AR-3, Apartment Residential District.
Request: L-C-4, Limited Commercial District.
Proposed Use: Commercial use.
Applicant(s): Paul Anderson; 6144 Jeffrelyn Drive; Hilliard, OH 43026.
Property Owner(s): Strader Family LP; 2550 Brixton Road; Columbus, OH 43221
Planner: Dana Hitt; 645-2395; dahitt@columbus.gov

BACKGROUND:

- The applicants are applying for a rezoning from the AR-3, Apartment Residential District to the L-C-4, Limited Commercial District to bring an existing landscape nursery into zoning conformance and allow for limited commercial uses on the site, should the property be redeveloped.
- To the north across an alley is a grocery store zoned in the C-4, Commercial District. To the south across King Avenue are office uses and a pet-grooming business zoned in the C-4, Commercial District. To the east is a multi-unit dwelling zoned in the AR-3, Apartment Residential District. To the west is an office zoned in the C-4, Commercial District.
- The site falls within the boundaries of the *Fifth by Northwest Neighborhood Plan (2009)* which calls for mixed use development on the site.
- The L-C-4 Text provides for use restrictions, commits to relocating the current parking from the front of the site to the rear of the site upon redevelopment, following design guidelines within the *Fifth by Northwest Neighborhood Plan (2009)* upon redevelopment, and the filing of a Graphics Plan.
- The *Columbus Thoroughfare Plan* identifies King Avenue as a 4-2 arterial requiring a minimum of 50 feet of right-of-way from centerline.

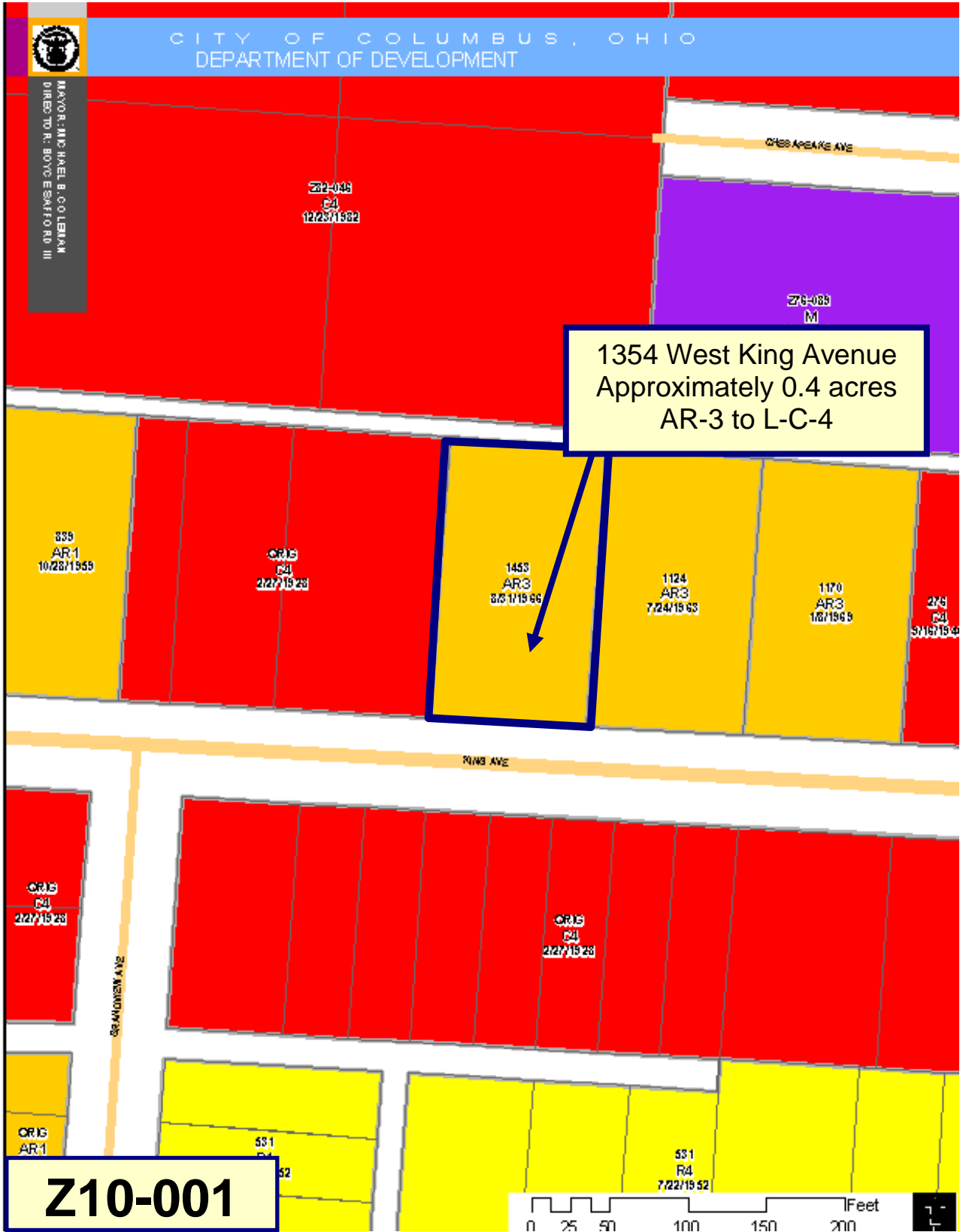
CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested L-C-4, Limited Commercial District would provide for development consistent with zoning and development patterns of the area. The L-C-4 Text provides for use restrictions, commits to relocating parking and following design guidelines within the *Fifth by Northwest Neighborhood Plan (2009)* upon redevelopment, and the filing of a Graphics Plan consistent with the recommendations of the *Fifth by Northwest Neighborhood Plan (2009)*.

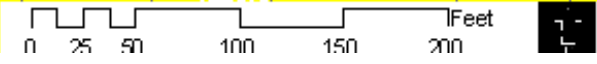


CITY OF COLUMBUS, OHIO
DEPARTMENT OF DEVELOPMENT

MAYOR: MICHAEL B. COLLIAN
DIRECTOR: R. BOYD SAFFORD III



Z10-001





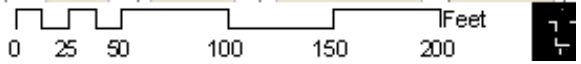
CITY OF COLUMBUS, OHIO
DEPARTMENT OF DEVELOPMENT

MAYOR JOHNS H. COLEMAN
DIRECTOR R. BOYD EASTFORD III



1354 West King Avenue
Approximately 0.4 acres
AR-3 to L-C-4

Z10-001



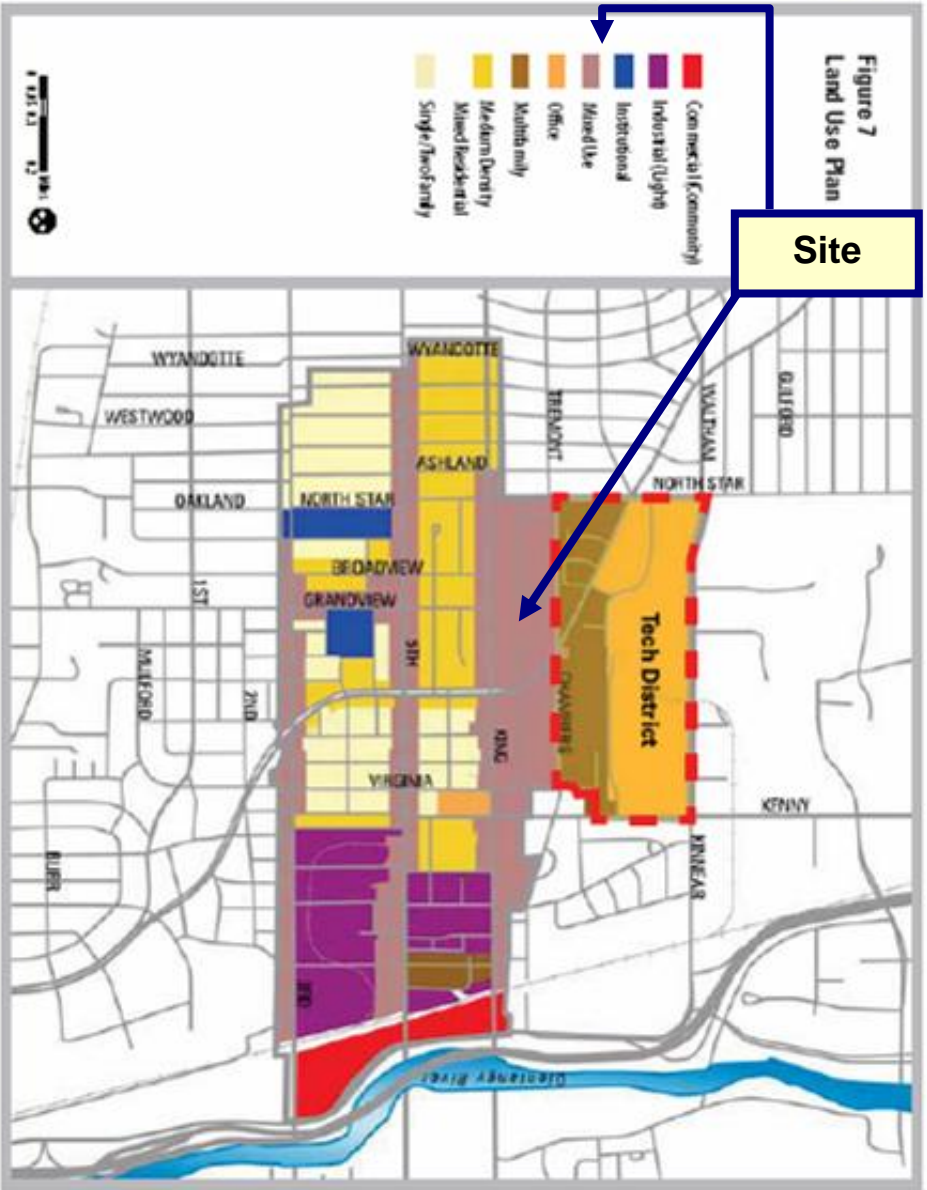
FIFTH ST. NORTHWEST NEIGHBORHOOD PLAN

Policy:

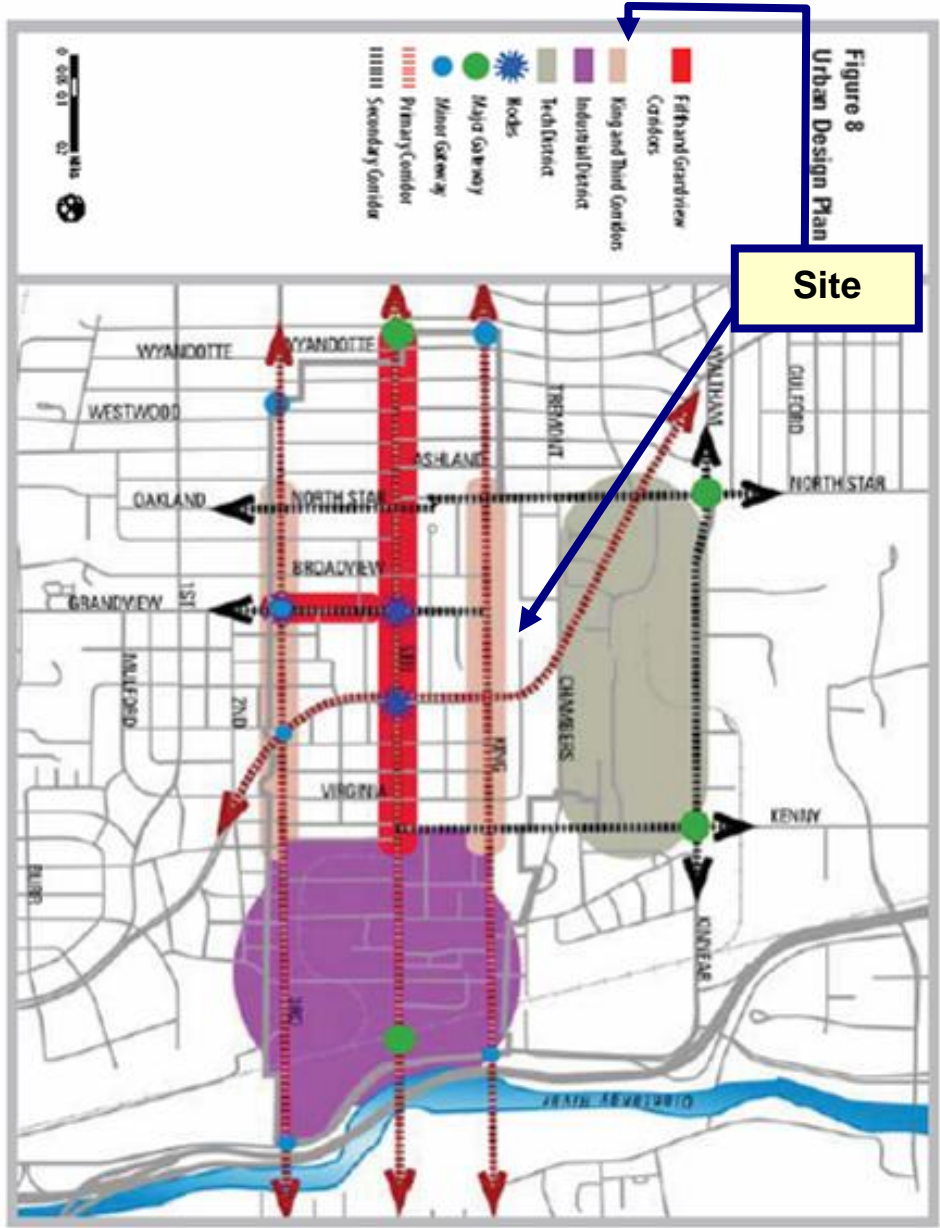
Most sensitive design should be common on Fifth by Northwest's primary corridors and include multifamily housing, neighborhood-scale retail, office, and other services that contribute to a walkable environment.

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 in-use commercial buildings. The intersection of Northwest and Chambers may also serve as a mixed use redevelopment opportunity.
- Mixed use (office and mid-density) is recommended for King Avenue to the east of North Star Road, with Medium Density Mixed 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).



PLAN RECOMMENDATIONS Principle 1



Site

- Mixed use (office and multifamily) is recommended for Third Avenue to the east of North Star Road, with Single/Two Family residential recommended to the west of North Star Road. New retail is not supported on Third Avenue.
- Community commercial is recommended along Orientang/ River Road. Multi-story mixed use projects including office/retail and multifamily would also be supported.
- The placement of active uses, such as retail, restaurants, cultural facilities and amenities, and various services is encouraged on the ground floor of buildings on Fifth Avenue and Grandview Avenue (south of Fifth Avenue).
- The redevelopment of the development opportunity sites (and other applicable locations) should be guided by the principles illustrated through the development concepts and other guidelines included in this plan.



City of Columbus
Mayor Michael B. Coleman

Department of Development Building Services

757 Carolyn Avenue ♦ Columbus, Ohio ♦ 43224 ♦ (614) 645-7314

FOR USE BY: AREA COMMISSIONS / CIVIC ASSOCIATIONS / ACCORD PARTNERS

10 AUG 19 AM 11:06

STANDARDIZED RECOMMENDATION FORM

Group Name: 5 NW Area Commission Meeting Date: Aug 3, 2010

Case Number: Z10-001 Case Type: Council Variance Rezoning

Zoning Address: 1354 West Kensington Ave Applicant: Paul Anderson

Person(s) Representing Applicant at Meeting: 43292 Paul Anderson

Conditions Requested by Group (Add continuation sheet if needed):

Area Commissions see note at bottom.

Applicant
Response
Yes No

1. Approved LG4 see attached Yes No
2. List of Approved businesses Yes No
3. _____ Yes No
4. _____ Yes No
5. _____ Yes No
6. _____ Yes No
7. _____ Yes No
8. _____ Yes No

Recommendation

Approval Disapproval Conditional Approval (list conditions and applicant response above)

Explain the basis for Approval, Disapproval or Conditional Approval below (Add continuation sheet if needed).

Recommending Commission / Association / Accord Partner Vote: For 4 ~~Against~~ 3 Absent

Signature / Title of Authorized Representative: Bruce Shatter Commission

Daytime Phone Number: 614-488-1110

Note to Area Commissions: Ordinances sent to Council will contain only recommendations for "approval" or "disapproval." Recommendations for "conditional approval" will be treated as a disapproval, if, at the time the ordinance is sent to Council, any condition that was checked "No" on the *Standardized Recommendation Form* has not been resolved as documented in writing by the recommending body or party.



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.

STATE OF OHIO
COUNTY OF FRANKLIN

APPLICATION # Z10-001

Being first duly cautioned and sworn (NAME) Paul Anderson
of (COMPLETE ADDRESS) 6144 Jefferson Dr Hilliard OH 43026
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>Traders Garden Centers</u> <u>5350 Riverside Dr, Columbus, OH 43220</u> <u>5350 Riverside Dr, Columbus, OH 43220</u> <u>Employees-91</u> <u>Paul Anderson 614-535-7962</u>	2.
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 13 day of September, in the year 2010

SIGNATURE OF NOTARY PUBLIC

[Signature]

My Commission Expires:

April 24, 2015

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



TASHA M. SKOTT
Notary Public, State of Ohio
My Commission Expires
April 24, 2015