

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
AUGUST 13, 2015**

- 4. APPLICATION: Z15-024**
- Location:** 1192 CLEVELAND AVENUE (43201), being 1.16± acres located on the east side of Cleveland Avenue, 225± feet north of Shoemaker Avenue (010-055419 & 10 others; Milo Grogan Area Commission).
- Existing Zoning:** C-4, Commercial and R-4, Residential Districts.
- Request:** C-3, Commercial District.
- Proposed Use:** Commercial development.
- Applicant(s):** CGL Holdings, LLC; c/o Todd Collis; 1650 Lakeshore Drive, Suite 335; Columbus, Ohio 43204.
- Property Owner(s):** CGL Holdings, LLC; c/o Keith Keplinger; 3465 Noe Bixby Road; Columbus, Ohio 43232.
- Planner:** Eliza Thrush; 645-1341; [ecthrush@columbus.gov](mailto:ecthrush@columbus.gov)  
Shannon Pine; 645-2208; [spine@columbus.gov](mailto:spine@columbus.gov)

**BACKGROUND:**

- The 1.16± acre site is developed with vacant commercial buildings zoned C-4, Commercial District and R-4, Residential District. The requested C-3, Commercial District will allow re development of the site with a video and film production and equipment rental facility, in conjunction with CV15-026.
- Across Cleveland Avenue to the north is commercial and industrial development in the M, Manufacturing District. To the east is I-71, and to the south is commercial development in the C-4, Commercial District. To the west are offices, a religious facility, and industrial development in the M, Manufacturing District.
- The site is within the boundaries of the *Milo-Grogan Neighborhood Plan (2007)*, which recommends commercial uses for this location. Staff is generally supportive of the proposed use conditioned on commitment to an elevation drawing with CV15-026 that utilizes murals or architectural features for the façade facing Cleveland Avenue.
- The site is located within the boundaries of the Milo Grogan Area Commission, whose recommendation is for approval.
- The *Columbus Thoroughfare Plan* identifies Cleveland Avenue as a 4-2 arterial requiring 50 feet of right-of-way from centerline.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval.

The proposed C-3, Commercial District will allow development of a video and film production and equipment rental facility. Staff supports the proposed use and other C-3 uses which are appropriate and consistent with the zoning and development pattern in the area, and with the land use recommendations of the *Milo-Grogan Neighborhood Plan*.



LAND USE

Future Land Use



- Single-family Residential
- Multifamily Residential
- Light Industrial
- Heavy Industrial
- Commercial**
- Commercial/Multi-family
- Office
- Institutional
- Mixed Use
- Park
- Utility & City Owned

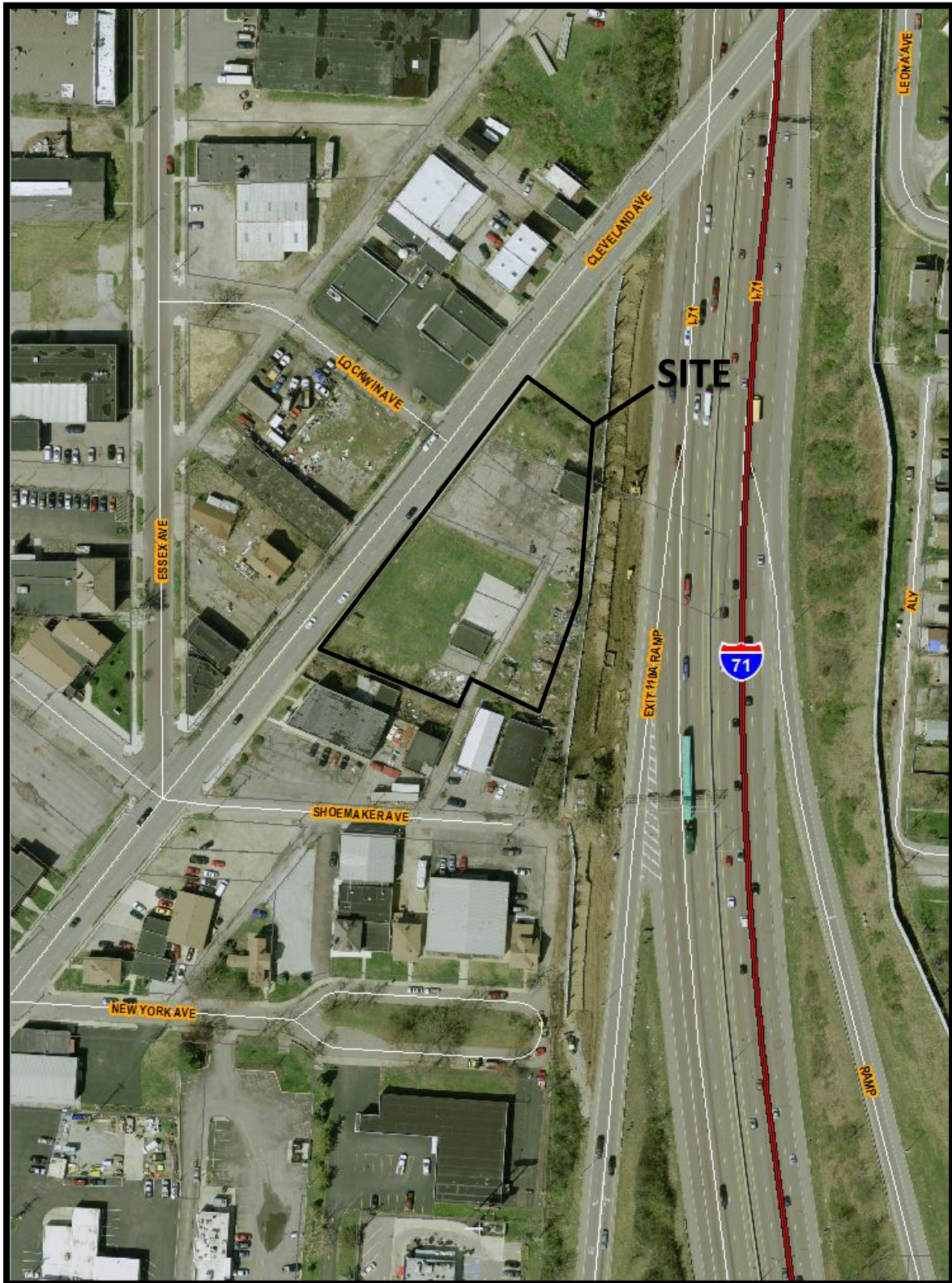
**SITE**

Map prepared by Planning Department, July 2006.

Milo-Grogan Neighborhood Plan

Z15-024  
 1192 Cleveland Avenue  
 Approximately 1.1 acres  
 C-4 and R-4 to C-4  
 Milo Grogan Area Plan (2007)





Z15-024  
1192 Cleveland Avenue  
Approximately 1.1 acres  
C-4 and R-4 to C-4

**Thrush, Eliza C.**

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**From:** R. R. Barksdale <barksdalerr@yahoo.com>  
**Sent:** Tuesday, June 16, 2015 9:19 AM  
**To:** Dravillas, Mark C.; Thrush, Eliza C.  
**Cc:** R. R. Barksdale; Brenda Johnson-Williams; Matt (Milo Grogan) Vaccaro; Ryan Johnson; Rick Mann; Silsdorf, Rachel M.; Charles Thompkins  
**Subject:** Re: Central Grip - 1192 Cleveland Avenue Applications (Z15-024 & CV15-026) Milo Grogan

Ms. Thrush & Mr. Dravillas,

Please be advised that the Milo Grogan Area Commission approved subject application (intended use/Jun 9th) with the following issues/concerns;

C-4 excludes Auto repair (formal condition of variance approval)

Applicant continues to work with City Staff regarding clear glass requirements (see comments below).

Thx!

r/Robert .... 614.476.8634

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**From:** "Dravillas, Mark C." <MCDravillas@Columbus.gov>  
**To:** 'R. R. Barksdale' <barksdalerr@yahoo.com>  
**Sent:** Tuesday, June 9, 2015 1:36 PM  
**Subject:** Central Grip

Robert,

I'm leaving the office for a meetings for the afternoon and evening and won't have a chance to call you. I wanted to check in and let you know that the Planning Division is generally supportive of the variance request for Central Grip. We are asking them to consider ways to make the Cleveland Avenue frontage of their building more interesting. We understand they can't do glass, and are not going to ask them to do that, as it is not really a retail use and apparently the glass won't work for their use. One idea we had was to ask them to commit (in the zoning text) to doing some sort of non-advertising mural on the Cleveland Avenue frontage – something that would be visually interesting but not advertising. I am asking our Building and Zoning Services staff if that would be ok (we are hoping that they could do that without having to pursue a separate variance).

Just thought I'd share that, as I know the Commission will be considering that case tonight.

Thanks,

Mark

Mark Dravillas, AICP  
Assistant Administrator  
Planning Division

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**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 # 215-024

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Keith B Keplinger  
of (COMPLETE ADDRESS) 6790 Charles Rd Westerville, Ohio 43082  
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. CGL Holdings, LLC 3465 Noe Bixby Rd Columbus, OH 43232 2 Keith B Keplinger-614-477-1585	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 27<sup>th</sup> day of April, in the year 2015

SIGNATURE OF NOTARY PUBLIC [Signature]

My Commission Expires: \_\_\_\_\_

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

Notary Seal Here  
**WILLIAM COLLIS, ESQ.**  
NOTARY PUBLIC, STATE OF OHIO

**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