

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
SEPTEMBER 8, 2016**

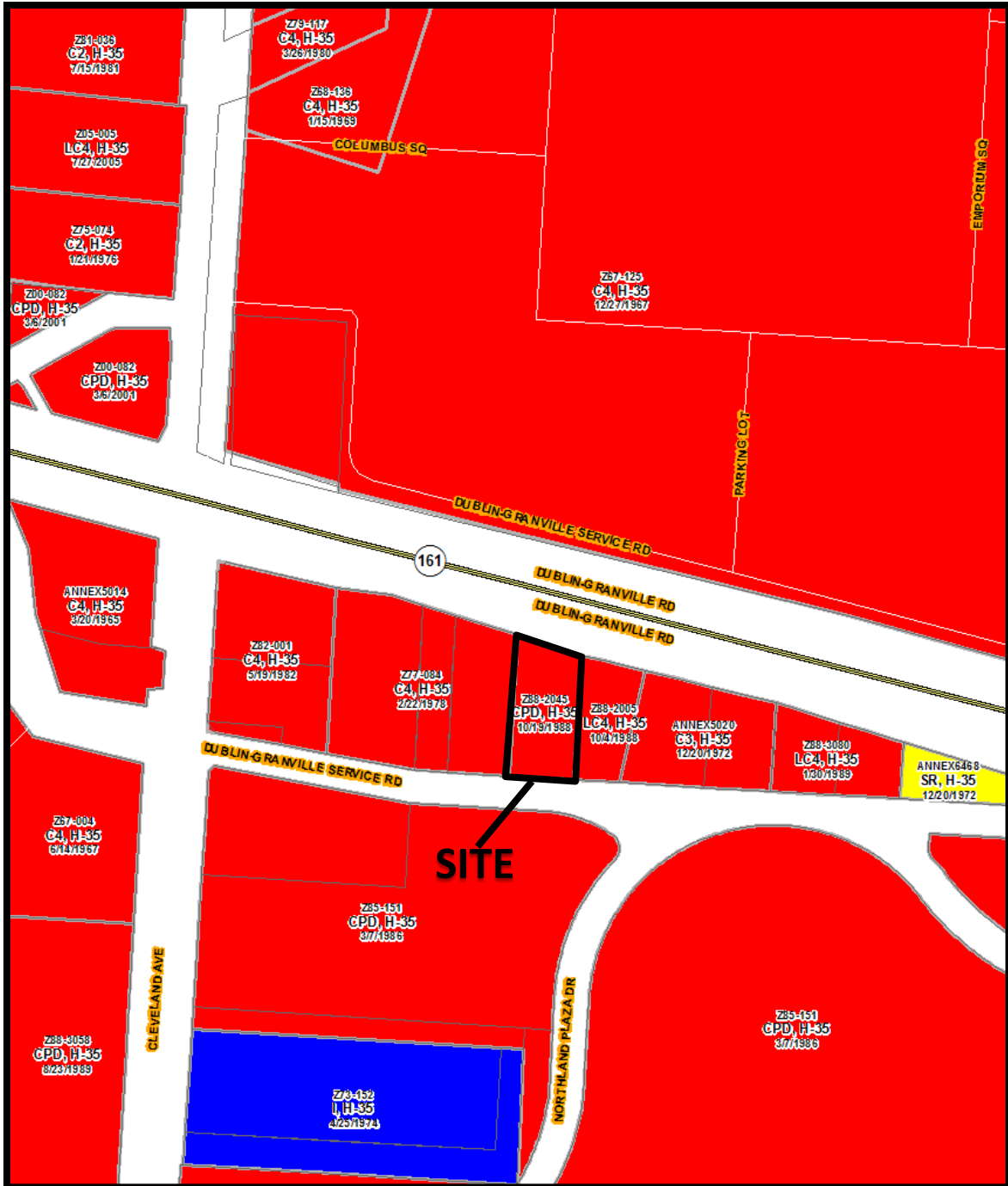
- 5. APPLICATION: Z16-036**
Location: **2601 EAST DUBLIN-GRANVILLE ROAD (43231)**, being 0.43± acres located on the south side of East Dublin-Granville Road, 470± feet east of Cleveland Avenue (600-157970; Northland Community Council).
Existing Zoning: CPD, Commercial Planned Development District.
Request: L-C-4, Limited Commercial District.
Proposed Use: General commercial.
Applicant(s): ZAAC Investments, LLC; PO Box 1683; Westerville, OH 43086.
Property Owner(s): Yasin Musa; 1209 Sea Shell Drive; Westerville, OH 43082; and Borhan Musa; 256 Baldwin Court; Westerville, OH 43082.
Planner: Michael Maret; 614-645-2749; mjmaret@columbus.gov

BACKGROUND:

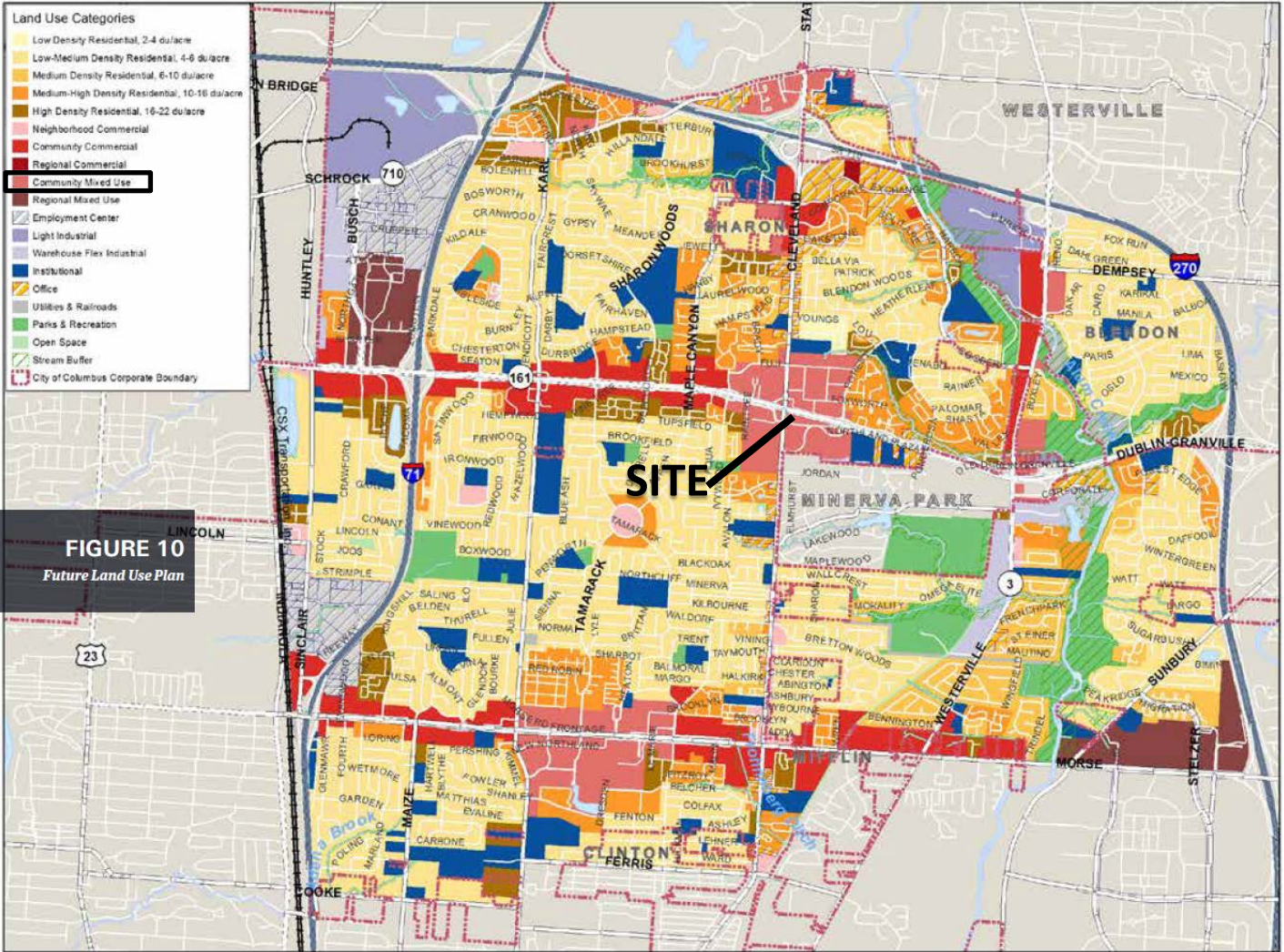
- The 0.43± acre site consists of a single parcel zoned CPD, Commercial Planned Development District, and is developed with and limited to a drive-thru/carry out. The applicant is requesting to rezone the parcel to L-C-4, Limited Commercial District, to allow limited general commercial uses within the existing structure.
- North of the site is the Dublin-Granville Corridor with commercial developments in the C-4, Commercial District. To the south is a parking lot and vacant religious facility zoned in the CPD, Commercial Planned Development District. To the east and west are commercial uses also along the corridor zoned in the C-3, C-4, and L-C-4 Commercial Districts.
- The site is located within the boundaries of the *Northland I Area Plan* (2014) which recommends “Community Mixed Use” for this location.
- The site is located within the boundaries of the Northland Community Council, whose recommendation was for approval if “Automotive Sales, Leasing and Rental” and “Billboards” were added to the list of prohibited uses.
- The limitation text includes a list of prohibited uses and a commitment that two oak trees will be preserved on the site.
- The *Columbus Thoroughfare Plan* identifies East Dublin-Granville Road as a 4-2DS arterial requiring a minimum of 98 feet of right-of-way from the centerline.

CITY DEPARTMENTS’ RECOMMENDATION: Approval.

The requested L-C-4, Limited Commercial District will allow a general commercial use of the property that is compatible with the density and development standards of adjacent commercial developments along the East Dublin-Granville corridor. The proposal is also consistent with the land use recommendations of the *Northland I Area Plan*, and permits uses of a similar nature on surrounding properties.



Z16-036
2601 East Dublin-Granville
Approximately 0.43 Acres
CPD to L-C-4



NORTHLAND | AREA PLAN - FUTURE LAND USE PLAN

Z16-036
2601 East Dublin-Granville
Approximately 0.43 Acres
CPD to L-C-4



Z16-036
2601 East Dublin-Granville
Approximately 0.43 Acres
CPD to L-C-4



Northland Community Council
Development Committee

Report

August 31, 2016 6:30 PM
Franklin County Job and Family Services
(Use south entrance)
1721 Northland Park Avenue (43229)

Meeting Called to Order: 6:30 pm by chair Dave Paul

Members represented:

Voting: (17): Albany Park (APC), Asherton Grove (AGCA), Blendon Chase (BCCA), Blendon Woods (BWCA), Clinton Estates (CECA), Cooper Woods (CWCA), Forest Park (FPCA), Friendship Village (FVRA), Karmel-Woodward Park (KWPCA), Maize-Morse Tri-Area (MMTACA), Northland Alliance (NA), Northland Area Business Association (NABA), Preston Commons (PCHA), Rolling Ridge (RRSHA), Salem Civic Association (SCA), Sharon Woods (SWCA), Woodstream East (WECA). *Non-voting:* NCC president Emmanuel Remy.

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- Case #2: Application #Z16-036 (Rezone 0.43 AC± from CPD to LC-4 to expand permitted uses for the site, currently permitting only drive-through sales of beer/wine and pizza)
Borhan and Yasin Musa *representing*
ZAAC Investments, LLC
2601 E Dublin Granville Road, 43229 (PID 600-157970)
- *The Committee approved (15-0 w/ 2 abstentions) a motion (by FPCA, second by CWCA) to RECOMMEND APPROVAL WITH ONE (1) CONDITION:*
 1. *That paragraph 2 of the limitation text be revised to include additional prohibited uses: "Automotive Sales, Leasing and Rental" and "Billboards."*

REZONING APPLICATION

Department of Building & Zoning Services

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224-3218

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 # 216-036

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Yasin I. Musafi
of (COMPLETE ADDRESS) 1209 sea shell Dr. Westerville, oh. 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. <u>Yasin Musafi</u> <u>1209 sea shell Dr. Westerville, OH 43082</u> <u>Yasin Musafi 614-843-8692</u>	2. <u>Borhan Musafi</u> <u>256 Baldwin Ct.</u> <u>Westerville, OH 43082</u> <u>Borhan Musafi 614-314-2844</u>
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Yasin I. Musafi

Subscribed to me in my presence and before me this 20 day of June, in the year 2016

SIGNATURE OF NOTARY PUBLIC

[Signature]

My Commission Expires:

ROBERT SULLIVAN

Notary Public, Project Disclosure Statement expires six months after date of notarization.

My Commission Expires

October 05, 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