

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
OCTOBER 8, 2009**

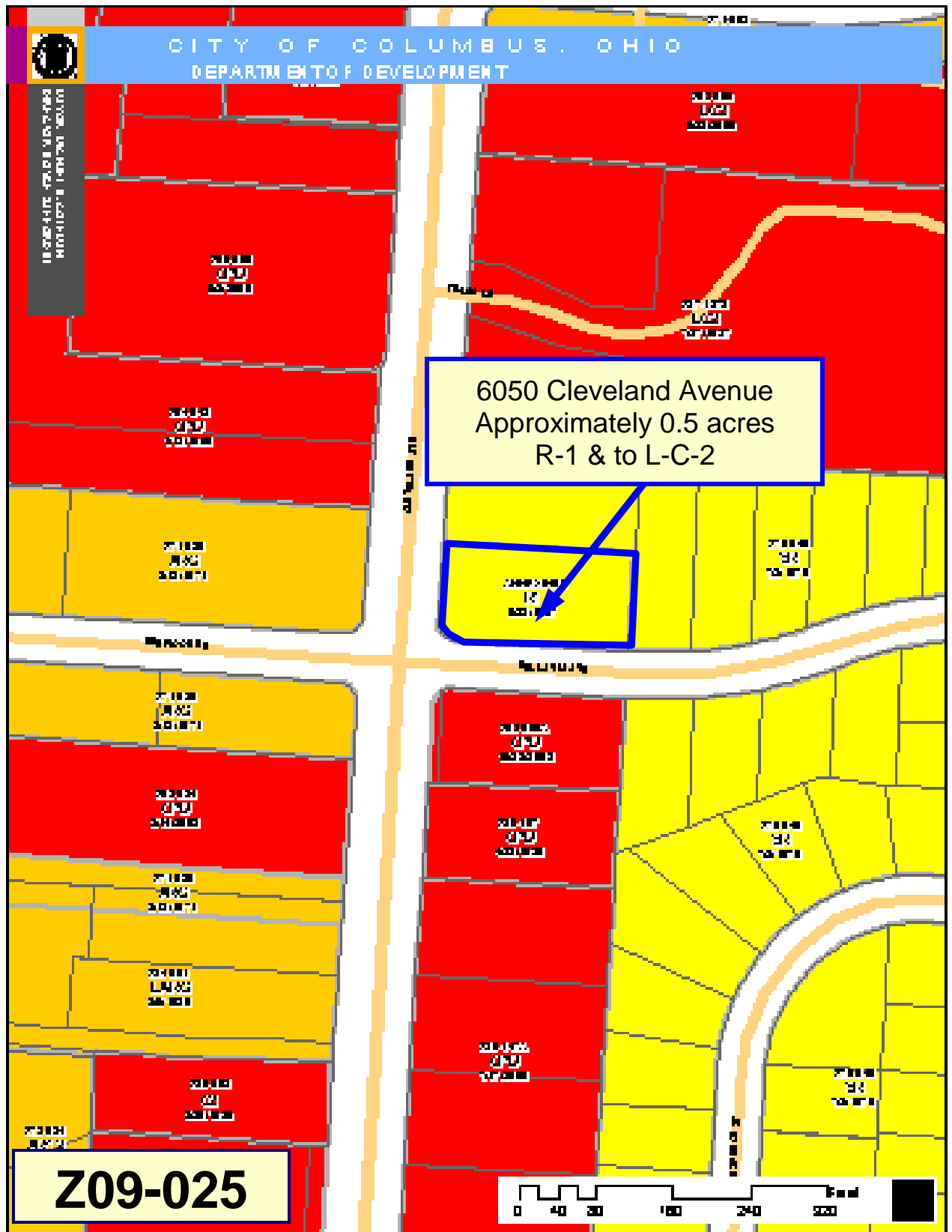
- 2. APPLICATION:** **Z09-025 (ACCELA # 09335-00000-00221)**
Location: **6050 CLEVELAND AVENUE (43231)**, being 0.5± acres located at the northeast corner of Cleveland Avenue and Bella Via Avenue (010-148373).
Existing Zoning: R-1, Residential District.
Request: L-C-2, Limited Commercial District.
Proposed Use: Office use.
Applicant(s): New Merc LLC; c/o John Raphael, The Raphael Co.; 444 South Front Street; Columbus, OH 43215.
Property Owner(s): New Merc LLC; 6275 Sunbury Road; Westerville, OH 43082.
Planner: Dana Hitt, AICP; 645-2395; dahitt@columbus.gov.

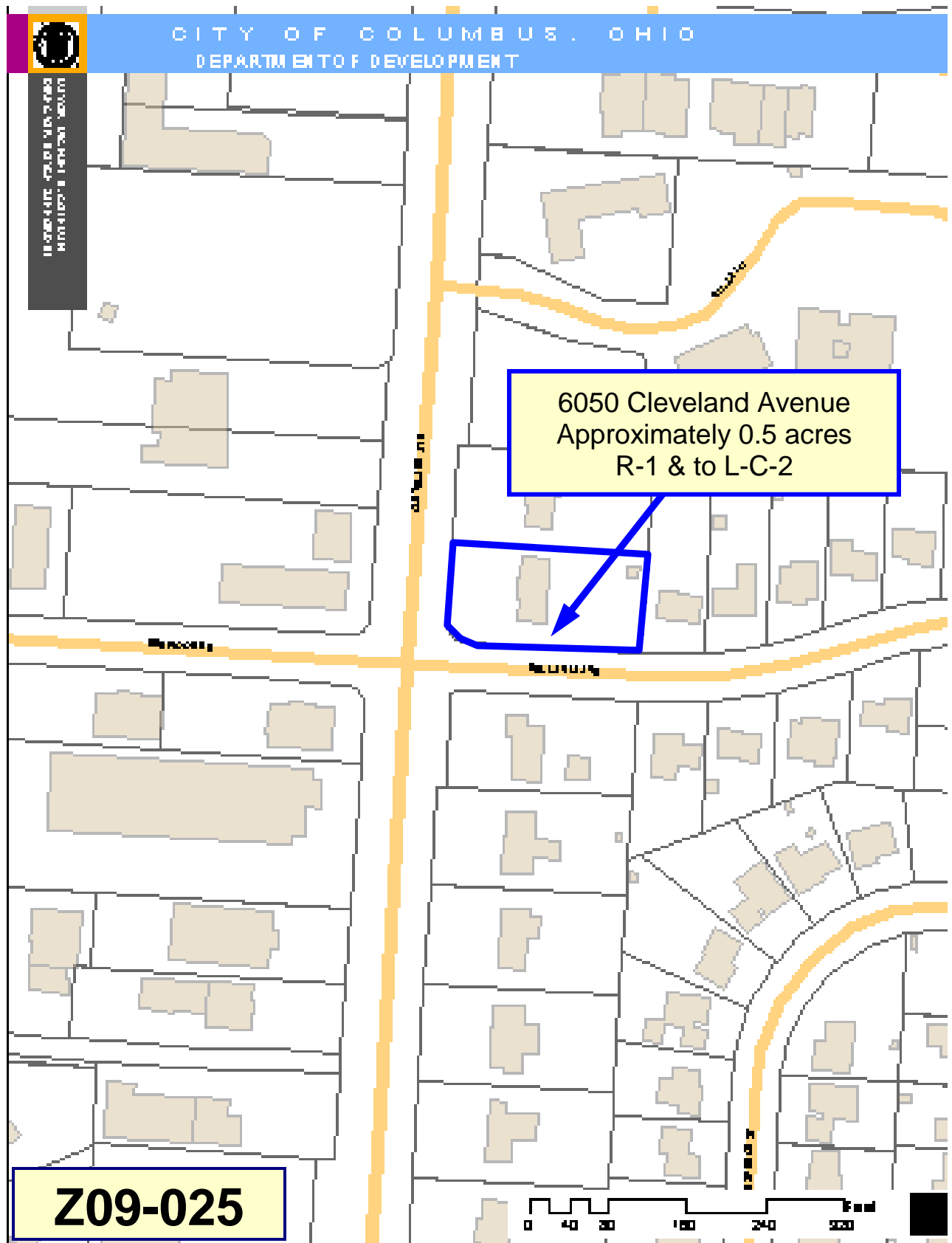
BACKGROUND:

- The 0.5± acre site is developed with a single-family dwelling and is zoned in the R-1, Residential District. The applicants are applying to rezone this residential property to the L-C-2, Limited Commercial District for limited office use.
- To the north is a single-family dwelling zoned in the R-1, Residential District. To the south across Bella Via Avenue is an office zoned in the CPD, Commercial Planned Development District. To the east is a single-family dwelling zoned in the SR, Suburban Residential District. To the west across Cleveland Avenue are offices zoned in the AR-O, Apartment Office District.
- The site lies within the boundaries of Area 5 of the *Northland Plan Volume I* (2001), which recommends office uses with appropriate limitations.
- The L-C-2 text excludes billboards and cell towers. Customary landscaping, lighting and building material limitations are provided for.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The Applicant's request for the L-C-2 Limited Commercial District is consistent with the recommendation of the *Northland Plan Volume I* (2001) and with the zoning and development patterns of the area.





Area 5
Cleveland Avenue: I-270 to SR 161



It is the recommendation of the Northland Plan that:

- some limited office-commercial districts with appropriate limitations may be developed.
- office uses be supported as the best long term use for the area.
- conversion of residential structures to office uses be accommodated through rezoning rather than the council variance process.
- higher intensity commercial uses be oriented to the intersections of SR 161 and I-270.



This 1.25 mile section of Cleveland Avenue stretches from Home Acre Drive on the north, to Fuji Drive and Columbus Square on the south. Land uses include single-family homes, shopping centers, offices, apartments, and churches. Many of the single-family homes have been converted to businesses. Zoning in this section includes commercial (C2, LC2, C4, LC4, and CPD), single family (R1), and apartment-residential (ARO and LARO). This section of Cleveland Avenue has been widened as part of an overall improvement of this corridor. Most of Cleveland Avenue still needs sidewalks, streetlights, curbs, and gutters.

Mr. Jeff S. Murray – Chairperson FAX 614-818-4399

Fax

To: John Raphael	From: Jeff Murray
Fax: 614-262-0030	Pages: 1
Phone: 614-783-4676	Date: 8/27/09
Re: Z09-025 6050 Cleveland Ave.	Email: jpraph@aol.com

Dear Mr. Raphael,

Our committee voted to support this application with the following condition:

- Lot coverage not to exceed 75%.

If you have any questions please contact me at:

Work, 614-882-8558, ext. 207

Fax, 614-818-4399

Email, jeffmurray@wideopenwest.com.

Best regards,

Jeff S. Murray
Chairperson, Development Committee
Northland Community Council

City of Columbus | Department of Development | Building Services Division | 757 Carolyn Avenue, Columbus, Ohio 43224

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 FRANKLINAPPLICATION # Z09-025Being first duly cautioned and sworn (NAME) John P. Raphael/The Raphael Co.of (COMPLETE ADDRESS) 444 S. Front Street Columbus, Ohio 43215

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. New Merc LLC 6275 Sunbury Rd. Westerville, Ohio 43082 John Raphael (614) 783-4676	2.
3.	4.

☐ Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 3rd day of August, in the year 2009

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

This Project Disclosure Statement expires six months after Notarization.

Kim L. Carter

Notary Public, State of Ohio

My Commission Expires 07-17-2013

Notary Seal Here

