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CITY OF COLUMBUS, OHIO  
457 CLEVELAND AVE  
CASTO

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
SEPTEMBER 9, 2021**

- 1. APPLICATION: Z20-114**  
**Location:** **457 CLEVELAND AVE. (43215)**, being 9.3± acres located on the west side Cleveland Avenue at the intersection with Jack Gibbs Boulevard (010-006173 and 5 others; No Group).  
**Existing Zoning:** M, Manufacturing District.  
**Request:** CPD, Commercial Planned Development District (H-60).  
**Proposed Use:** Mixed-use development.  
**Applicant(s):** Half Baked Holdings LLC; c/o Kolby Turnock; 250 Civic Center Dr.; Columbus, OH 43215; and Donald Plank, Atty.; Plank Law Firm; 411 East Town Street, 2nd Floor; Columbus, OH 43215..  
**Property Owner(s):** The Applicant.  
**Planner:** Shannon Pine; 614-645-2208; [spine@columbus.gov](mailto:spine@columbus.gov)

**BACKGROUND:**

- This application was tabled at the July 2021 Development Commission meeting at the request of the Development Commission. The 9.3± acre site consists of six parcels and is developed with a manufacturing development, formerly the Kroger Bakery, in the M, Manufacturing District. The applicant had proposed the AR-2, Apartment Residential District in order to construct a multi-unit residential development. The request has been revised to a CPD, Commercial Planned Development District with an additional 49,000 square feet of office space now proposed in addition to 8,850 square feet of retail/restaurant space which was previously included in concurrent CV20-128. The number of units has been lowered from 448 to 364.
- To the north of the site is a portion of Abbot Laboratories in the M, Manufacturing District. To the south and west is Interstate 670 and manufacturing and multi-unit residential developments in the DD, Downtown District. To the east across Cleveland Avenue are Columbus City Schools facilities in the C-4, Commercial and AR-1, Apartment Residential districts.
- Concurrent CV20-128 includes a use variance for ground-floor residential uses as part of this mixed-use development. That request will be heard by City Council and will not be considered at this Development Commission meeting.
- The CPD text proposes all C-4, Commercial District uses, and includes provisions addressing screening, landscaping, fencing, four-sided architecture, and insulated windows, and commits to a site plan. Modifications of code standards are included in the CPD text for increased building height, reduced driveway width, reduced parking and building setbacks, and a parking space reduction from 774 to 583 spaces.
- The site is not within a planning area, but *Columbus Citywide Planning Policies* (C2P2) Design Guidelines (2018) are applicable to the site. C2P2 encourages the preservation

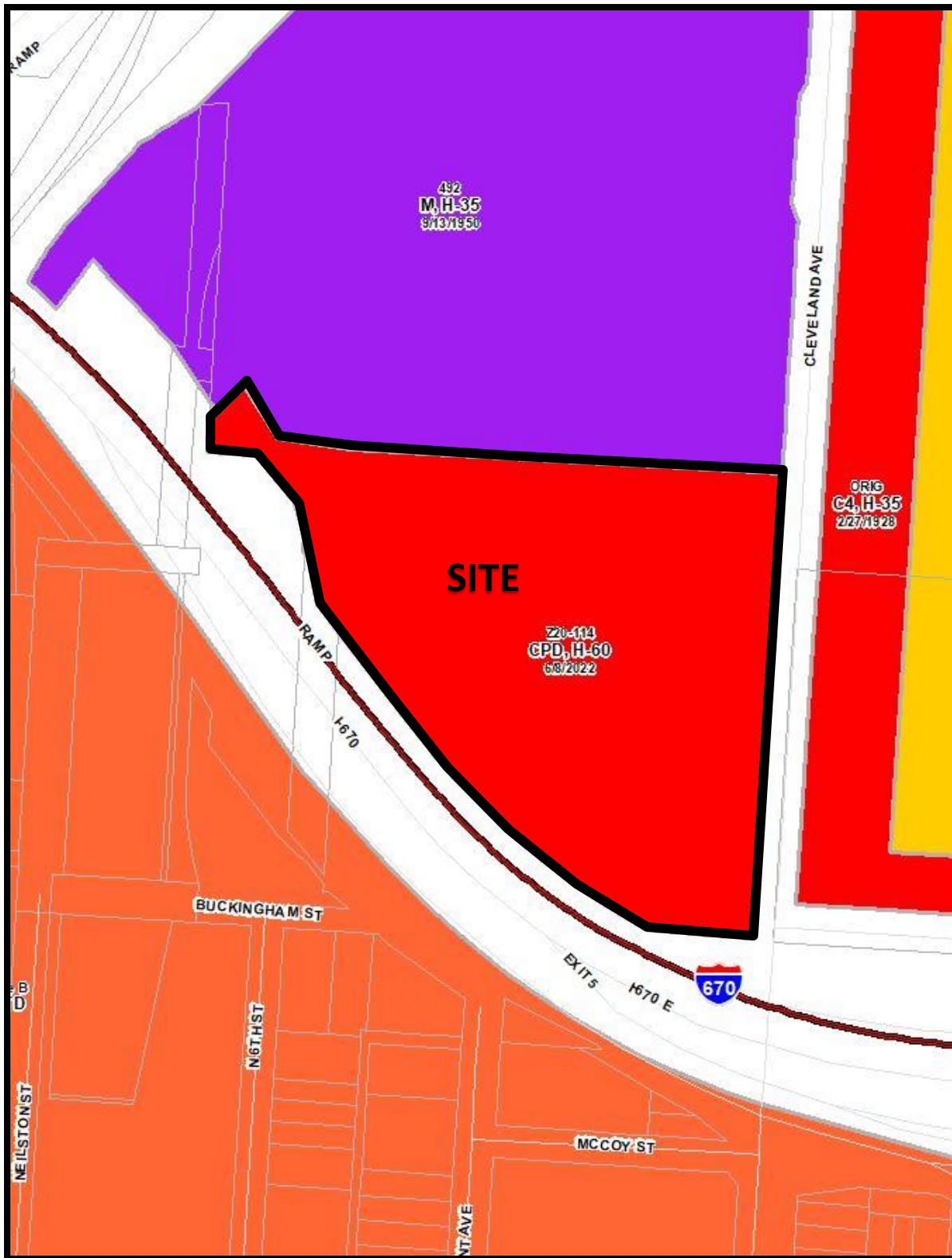
of contributing buildings and buildings which exhibit historic qualities. Multi-unit residential developments should face public streets, incorporate plazas and courtyards, place parking behind or beside the buildings, and use high-quality and durable materials. Planning Division staff supports the proposal as presented as it preserves and adaptively reuses the former Kroger Bakery, and meets all of the design guidelines with regards to building orientation, parking, and open space. The guidelines also state that height variances should be evaluated based on adjacent uses. The height variance conforms to the height of the former Kroger buildings and will have no discernable impact on the surrounding area. Staff notes that the mixed-use pattern of the development, combined with pedestrian accessibility and access to a transit corridor, makes the requested parking reduction appropriate.

- The site is located not within the boundaries of a civic association or area commission, but the existing south building is listed on the local and national historic registries. As such, the Historic Resources Commission has provided a recommendation for approval.
- A traffic impact study has been approved in conjunction with this application. The northernmost proposed access point to Cleveland Avenue (Drive 1) will need to include eastbound right and left turn lanes.
- The *Columbus Multimodal Thoroughfare Plan* identifies this portion of Cleveland Avenue as an Urban Commuter Corridor with 100 feet of right-of-way.

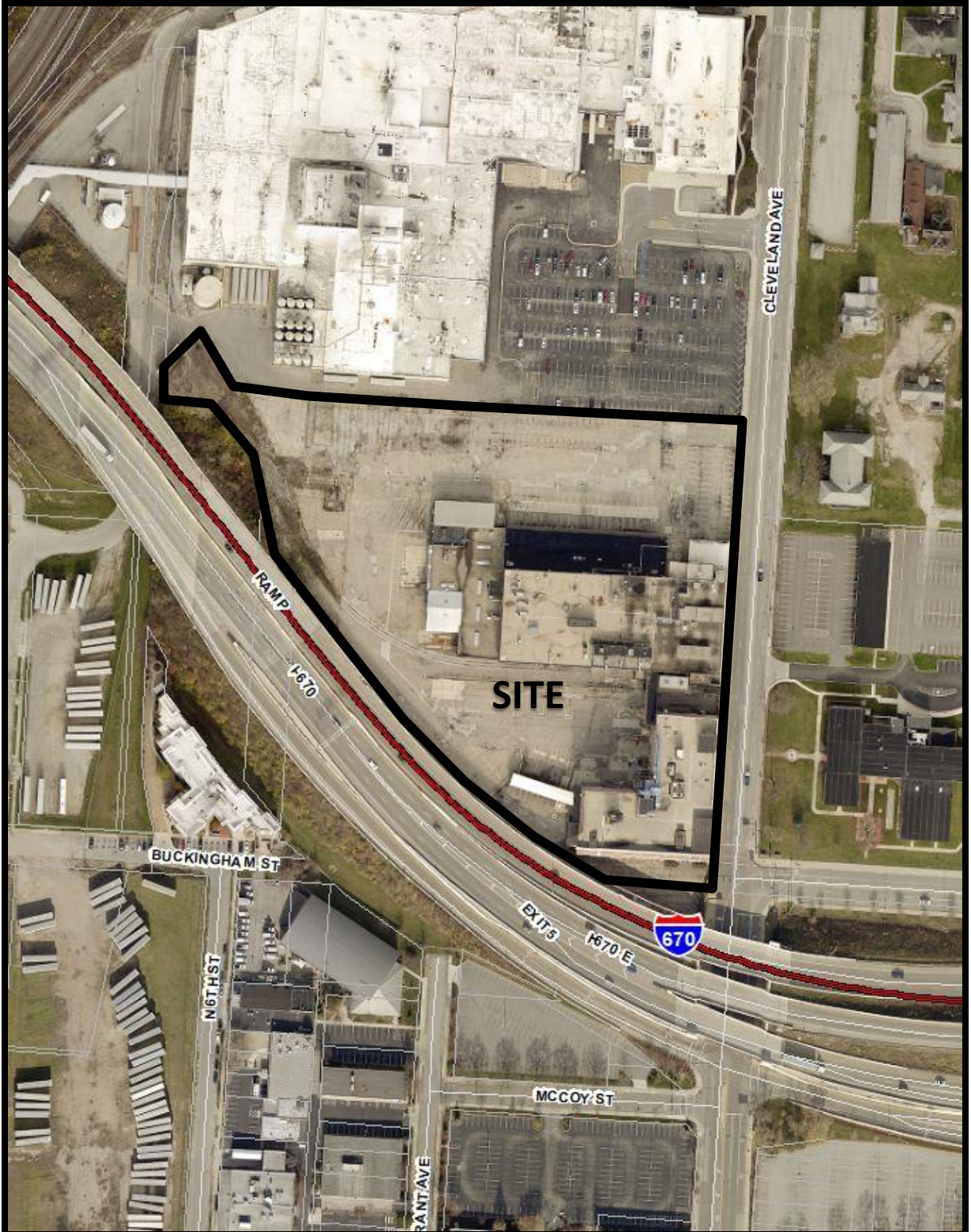
**CITY DEPARTMENTS' RECOMMENDATION:** Approval.

The requested CPD, Commercial Planned Development District will allow the adaptive reuse of an historical manufacturing area into a mixed-use development that is compatible with its surroundings and comparable to nearby recent infill development proposals. Additional screening, insulated windows, and a fence with a height of eight feet are proposed along the north property line in consideration of the adjacent industrial use.





ZA22-006 (Z20-114A)  
457 Cleveland Ave.  
Approximately 9.3 Acres  
CPD to CPD



ZA22-006 (Z20-114A)  
457 Cleveland Ave.  
Approximately 9.3 Acres  
CPD to CPD



*This Certificate of Appropriateness is not a zoning clearance or a building permit. This document does not relieve the applicant from the responsibility of filing for and obtaining any required zoning clearance and/or building permit from the City of Columbus Department of Building & Zoning Services (645-6090 / 111 N. Front Street) and following all other applicable codes and ordinances of the City of Columbus.*

**PROPERTY ADDRESS:** 427 Cleveland Avenue

Ford Motor Company Branch Assembly Plant/Individually Listed Property

**APPLICANT'S NAME:** Peter Ketter (Applicant)

Kolby Turnock, Half Baked Holdings, LLC (Owner)

**APPLICATION NO.:** HR-22-12-006

**STAFF APPROVED DATE:** 12-01-2022      **EXPIRATION:** 12-01-2022

The Historic Resources Commission hereby certifies that the application for the above referenced property and a copy of this Certificate of Appropriateness are on file with the city's Historic Preservation Office. The Commission has reviewed the application and taken the following action(s) in accordance with Columbus City Code 3116 & 3319 and the architectural guidelines:

- ☐ **Approved: Commission** ☐ **or Staff** ☒ **Exterior alterations per APPROVED SPECIFICATIONS**  
☒ **Recommendation for Approval:** Requested re-zoning/special permit/variance per APPROVED SPECIFICATIONS

**APPROVED SPECIFICATIONS:**

Approve Application # HR-22-12-006, 427 E Cleveland Avenue, Ford Motor Company Branch Assembly Plant/Individually Listed Property, as submitted, with all clarifications, as noted.

Variance Recommendation Request

- Section 3312.09, Aisle, to reduce two-way aisle width from 20' to 17.5 – 19.5' in the existing Kroger North building due to existing column spacing.
- Section 3312.25, Maneuvering, to reduce maneuvering area from 20' to 17.5 – 19.5' in the existing Kroger North building due to existing column spacing.
- Section 3312.27(4), Parking Setback Line, to reduce the north parking setback from 7' to 6' (min.)

☒ **Drawings Required**

This Certificate of Appropriateness is only valid for work performed in accordance with the motion so passed and approved by the Commission, and shall accompany plans submitted for zoning clearance and/or building permits.

  
James A. Goodman, M.S.  
Historic Preservation Officer

*AL*

**Staff Notes: Commission  
moved recommendation to  
Staff.**

THE CITY OF  
**COLUMBUS**  
ANDREW J. GINTHER, MAYOR

## Rezoning Application

DEPARTMENT OF BUILDING  
AND ZONING SERVICES

111 N Front Street, Columbus, Ohio 43215  
Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

### PROJECT DISCLOSURE STATEMENT

APPLICATION #: Z20-114A

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

Being first duly cautioned and sworn (NAME) Kolby Turnock

of (COMPLETE ADDRESS) Half Baked Holdings, LLC, 250 Civic Center Drive, Suite 500, Columbus, OH 43215

deposes and states that he (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 (including contact name and number)  
Business or individual's address; City, State, Zip Code  
Number of Columbus-based employees  
(Limited to 3 lines per box)

|   |   |
|---|---|
| 1.<br>Half Baked Holdings, LLC, 250 Civic Center Dr, Ste 500, Columbus, OH 43215; # Col Based emps: 0;<br>Contact: Kolby Turnock, (614) 228-5331    | 2.<br>CASTO, 250 Civic Center Dr, Suite 500, Columbus, OH 43215; # Col Based emps: 0;<br>Contact: Kolby Turnock, (614) 228-5331               |
| 3.<br>Kelley Real Estate Group, Ltd, 175 S 3rd St., Suite 1020, Columbus, OH 43215; # Col Based Emp.: 4;<br>Contact: Michael Kelley, (614) 372-6390 | 4.<br>Wango Limited, LLC, 10 N. High Street, Suite 401, Columbus, OH 43215, # Col Based Employees: 0,<br>Contact: Skip Weiler, (614) 221-4286 |

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

SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this 15<sup>th</sup> day of June, in the year 2023

SIGNATURE OF NOTARY PUBLIC

My Commission Expires

Notary Seal Here



Amy L. Flinn  
Notary Public, State of Ohio  
My Commission Expires 02/14/2028

*This Project Disclosure Statement expires six (6) months after date of notarization.*