

"CPD" exhibit
1/12/17
Deborah Bm

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

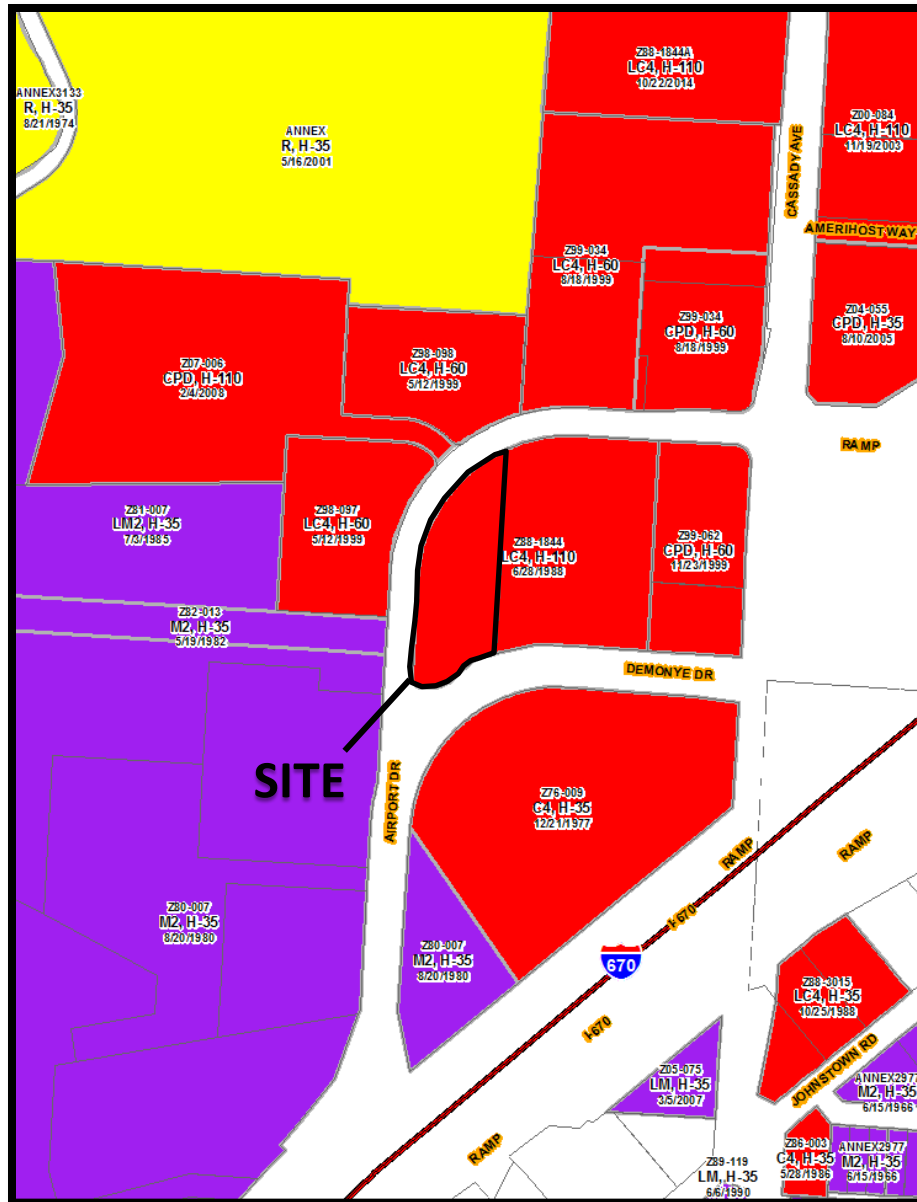
- 7. APPLICATION: Z16-063**
Location: **2845 AIRPORT DRIVE (43219)**, being 1.60 ± acres located at the northeast corner of Airport Drive and Demonye Drive (010-233789; Northeast Area Commission).
Existing Zoning: L-C-4, Limited Commercial District.
Request: CPD, Commercial Planned Development District.
Proposed Use: Commercial development.
Applicant(s): Eastern Development LLC; c/o Scott Crow; 150 East Gay Street, Suite 2400; Columbus, OH 43215.
Property Owner(s): Colair II LLC; 1375 East 9th Street, Suite 2350; Cleveland, OH 44114.
Planner: Kelsey Priebe; 614-645-1341; krpriebe@columbus.gov

BACKGROUND:

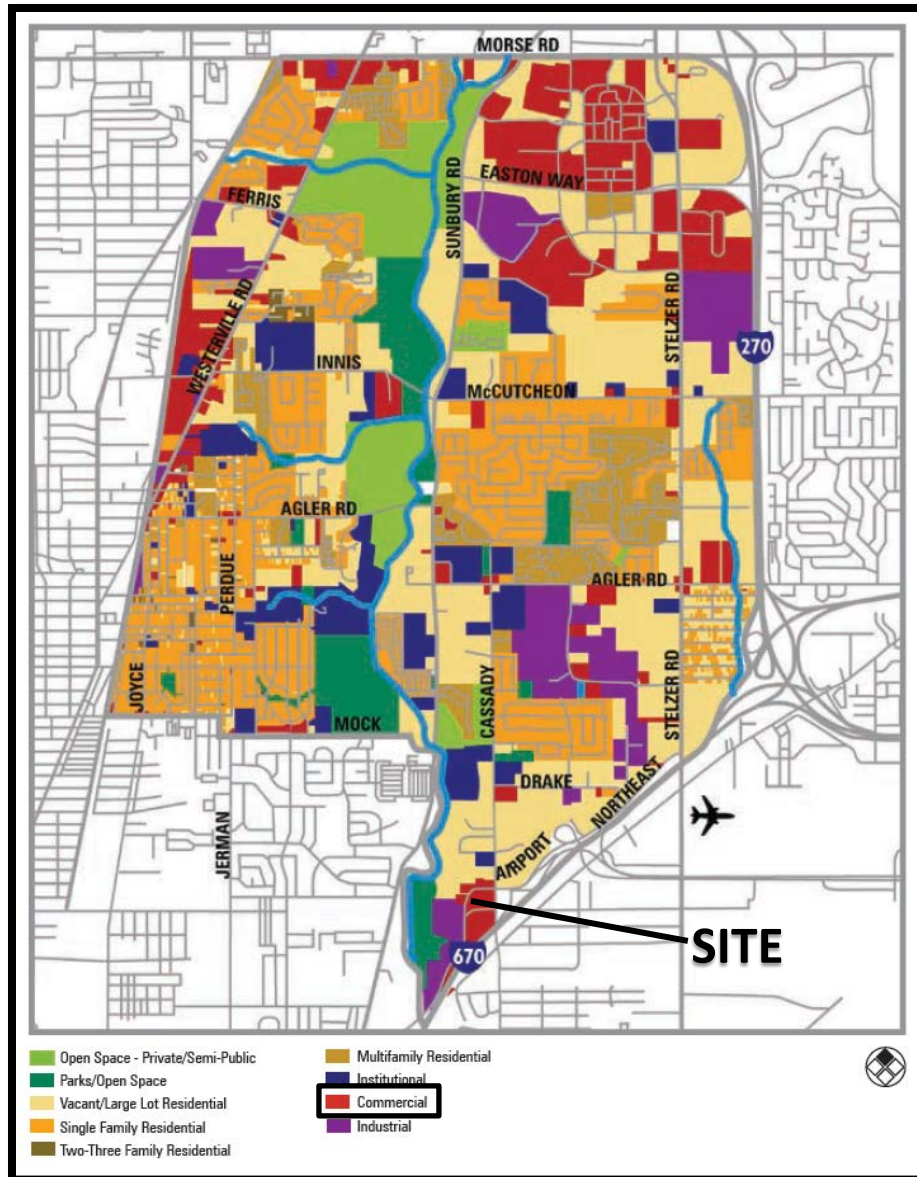
- The site consists of an undeveloped single parcel currently zoned L-C-4, Limited Commercial District. A rezoning to the CPD, Commercial Planned Development District, is necessary to update the development text pertaining to setbacks and parking requirements.
- To the north, south, east and west of the site are hotels/motels in the L-C-4, Limited Commercial District.
- The site is located within the boundaries of the *Northeast Area Plan* (2007), which recommends “Commercial” land uses for this location.
- The site is located within the boundaries of the Northeast Area Commission, whose recommendation is for approval.
- The limitation text commits to a site plan and includes use restrictions for restaurant, hotel, and office commercial uses in C-2, Commercial District. The text also includes a variance to reduce the minimum number of parking spaces required by ten percent.
- The *Columbus Thoroughfare Plan* identifies Airport Drive as a C arterial requiring a minimum of 30 feet of right-of-way from centerline.

CITY DEPARTMENTS’ RECOMMENDATION: Approval

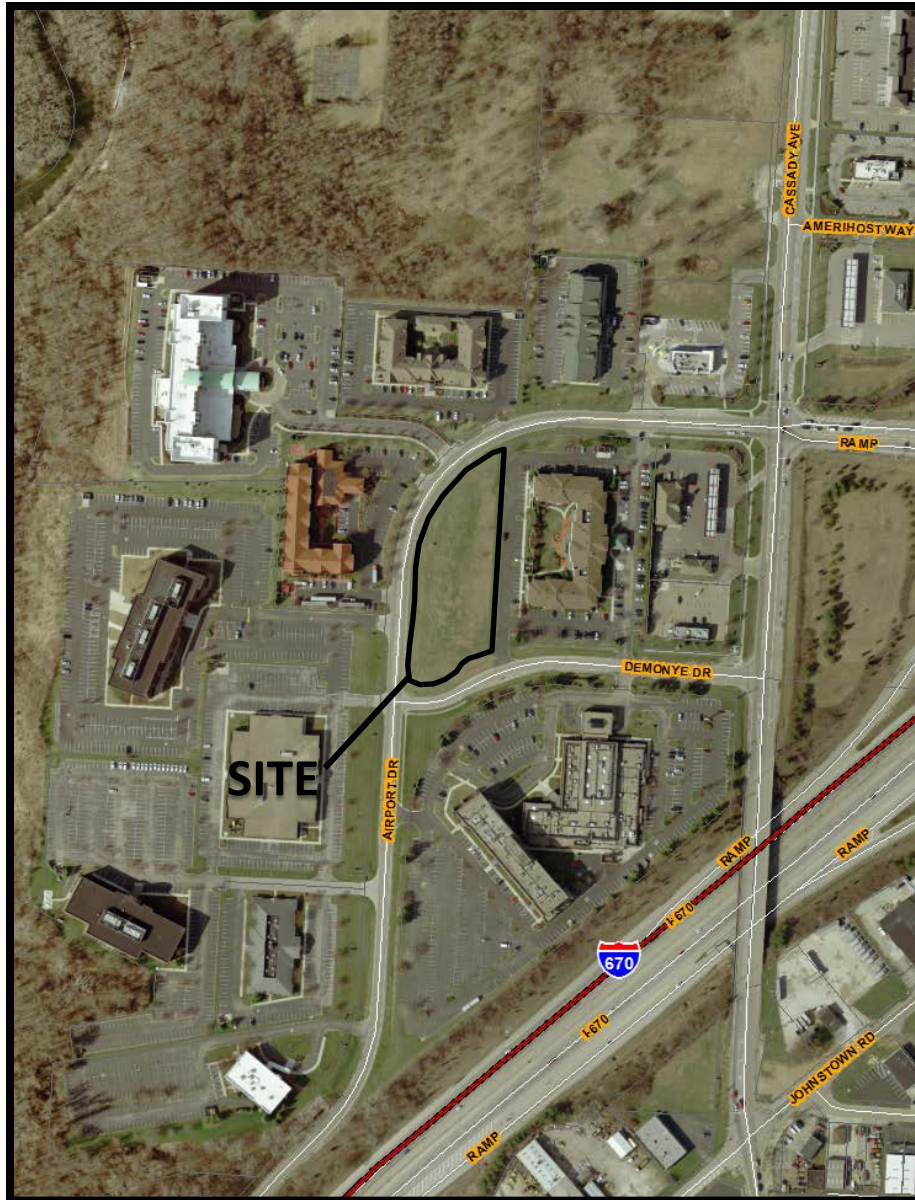
The requested CPD, Commercial Planned Development District will allow a commercial development that is compatible with the density and development standards of adjacent commercial developments. The proposal is also consistent with the land use recommendations of the *Northeast Area Plan*.



Z16-063
2845 Airport Drive
Approximately 1.6 acres
L-C-4 to CPD



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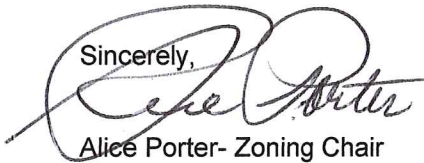
November 29, 2016

Kelsey Priebe
Department of Development
Building & Development Services
Columbus, OH 43224

Kelsey Priebe:

Subject: Z16-063 (010233789) property known as 2845 Airport Drive, Columbus, OH 43219. The North East Area Commission at a public meeting on November 3, 2016, voted to approve the above project as outlined in the modified text.

Sincerely,

A handwritten signature in black ink, appearing to read "Alice Porter", is written over the word "Sincerely,".

Alice Porter- Zoning Chair

Cc: Elwood Rayford – NEAC Chair
Jeffery Brown-Attorney

Rezoning Application

DEPARTMENT OF BUILDING
AND ZONING SERVICES

757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.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 # 216-063

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jeffrey L. Brown

of (COMPLETE ADDRESS) 37 West Broad Street, Suite 460, Columbus, OH 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. Eastern Development LLC c/o Scott Crow Dickinson Wright 150 East Gay Street Columbus, OH 43215 0 number of Columbus based employees	2. Colair II LLC 1375 East 9th Street, Suite 2350 Cleveland, OH 44114 0 number of Columbus based employees B. Moyer 216-283-1350
3.	4.

SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this

3rd

day of

October

, in the year

2016

SIGNATURE OF NOTARY PUBLIC

My Commission Expires

Notary Seal Here



Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2020



Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2020

disclosure expires six (6) months after the date of completion.

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 checks payable to the Columbus City Treasurer