



**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
NOVEMBER 8, 2018**

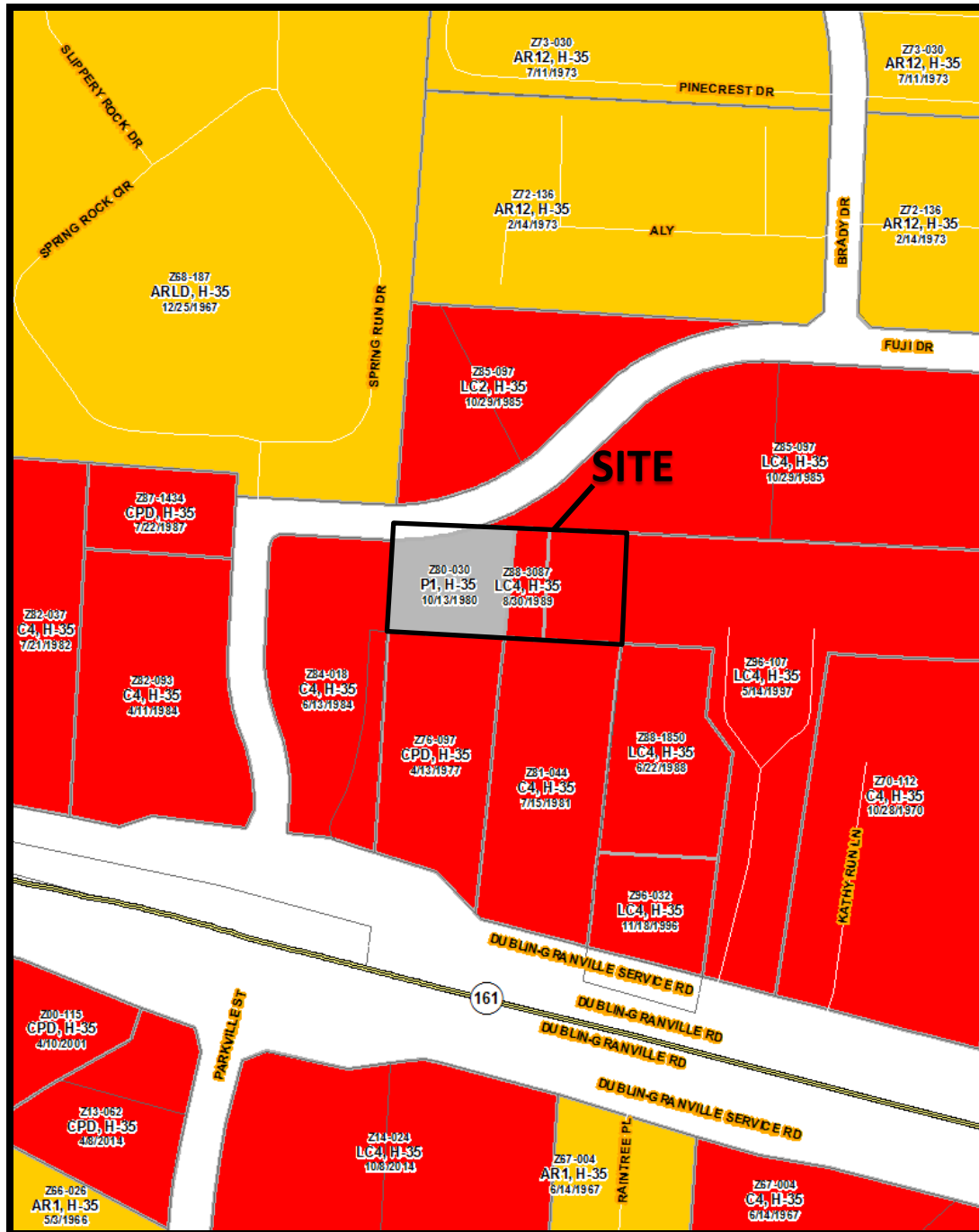
- 2. APPLICATION: Z18-046**
- Location:** **2337 FUJI DRIVE (43229)**, being 1.2± acres located on the south side of Fuji Drive, 170± feet east of Spring Run Drive (010-104545; Northland Community Council).
- Existing Zoning:** P-1, Parking and L-C-4, Limited Commercial Districts.
- Request:** CPD, Commercial Planned Development District.
- Proposed Use:** Commercial uses.
- Applicant(s):** Mendoza Co., Inc.; c/o Dave Perry, Agent; David Perry Company, Inc.; 411 East Town Street, 1st Floor; Columbus, OH 43215; and Donald Plank, Atty.; Plank Law Firm; 411 East Town Street, 2nd Floor; Columbus, OH 43215.
- Property Owner(s):** Central Ohio Community Improvement Corporation; c/o Curtiss L. Williams, Sr.; 845 Parsons Avenue; Columbus, OH 43206.
- Planner:** Michael Maret; 614-645-2749; [mjmaret@columbus.gov](mailto:mjmaret@columbus.gov)

**BACKGROUND:**

- The 1.2± acre site consists of a single undeveloped parcel that is split-zoned in the P-1, Parking and L-C-4, Limited Commercial districts. The applicant is requesting the CPD, Commercial Planned Development District for a commercial building.
- The site is bordered to the north by daycare centers in the L-C-2, Limited Commercial District and undeveloped land in the L-C-4, Limited Commercial District. To the south, east, and west are a mixture of commercial developments and a hotel within various commercial districts along the East Dublin Granville Road corridor. To the northwest is a multi-unit residential development in the ARLD, Apartment Residential District.
- The site located within the boundaries of the *Northland I Area Plan* (2014), which recommends “Community Mixed Use” at this location.
- The site is located within the boundaries of the Northland Community Council, whose recommendation is for approval (16 – 0).
- The CPD text includes commitments to a site plan and C-4 development standards while also addressing permitted uses, traffic, and graphics. A variance to reduce drive aisle width for a one-way aisle is included in this request.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval

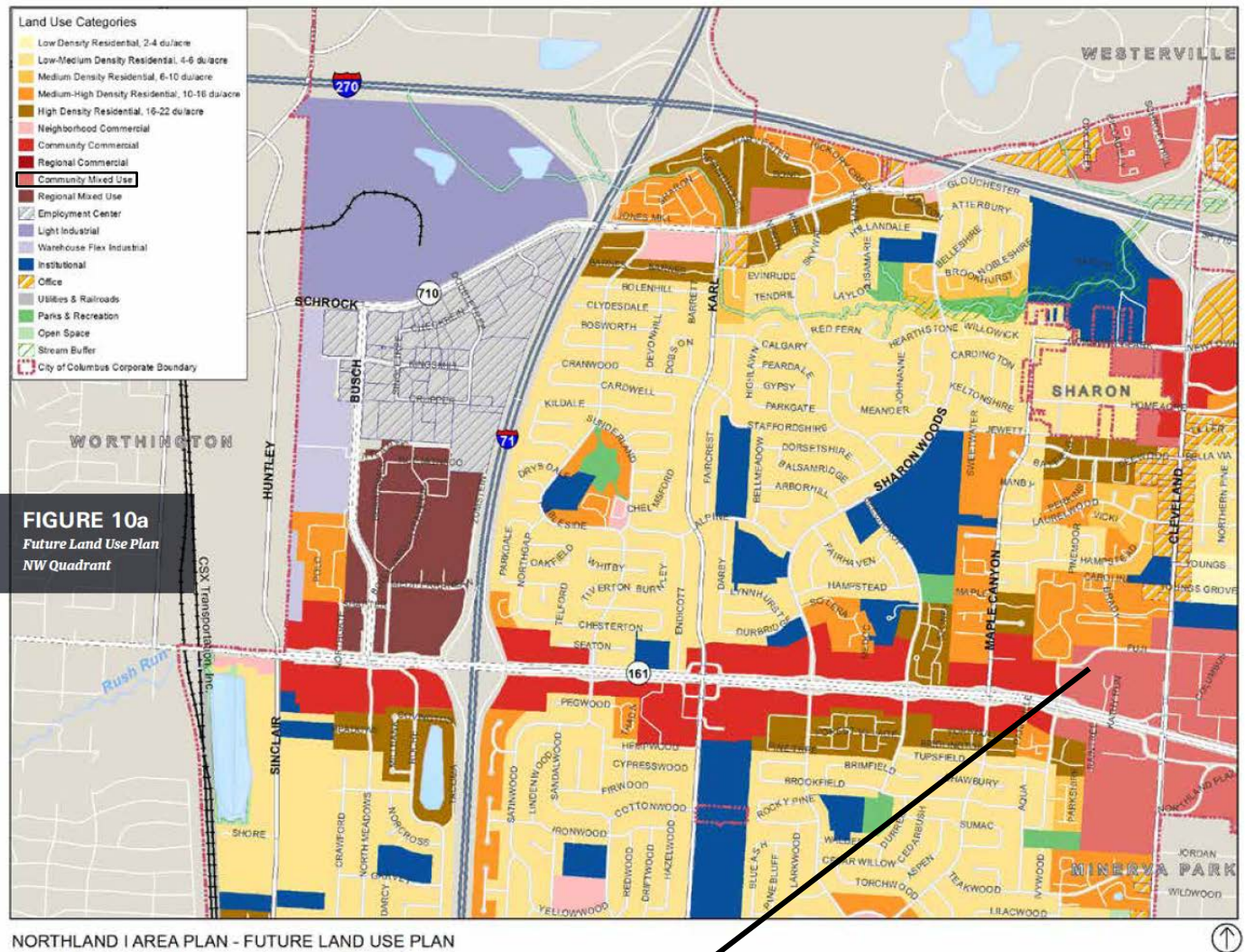
The requested CPD, Commercial Planned Development District would permit the development of a commercial building on the site. Staff considers this development compatible with the recommendations of the *Northland I Area Plan* for community mixed uses, and comparable to adjacent commercial developments.



Z18-046  
2337 Fuji Drive  
Approximately 1.2 acres  
P-1 & L-C-4 to CPD



Northland I Area Plan (2014) – “Mixed Use (Community)” Recommended



Z18-046  
2337 Fuji Drive  
Approximately 1.2 acres  
P-1 & L-C-4 to CPD





Z18-046  
2337 Fuji Drive  
Approximately 1.2 acres  
P-1 & L-C-4 to CPD



Northland Community Council  
Development Committee

Report

September 26, 2018 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: (16):* Albany Park (APHA), Asherton Grove (AGCA), Blendon Chase (BCCA), Clinton Estates (CECA), Cooper Woods (CWCA), Devonshire (DCA), Forest Park (FPCA), Friendship Village (FVRA), Karmel Woodward Park (KWPCA), Northland Alliance (NA), Northland Area Business Association (NABA), Preston Commons (PCHA), Salem (SCA), Sharon Woods (SWCA), Village at Preston Woods (VPW), Woodstream East (WECA).

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Case #1: Application #Z18-046 (Rezone 1.2 AC± from P-1 (private parking district) and L-C-4 to CPD for 7000± SF office building)

Dave Perry/David Perry Company *and* Alex Mendoza/Mendoza Co.  
*representing*

Mendoza Company, Inc.

(Vacant lot) 2337 Fuji Dr, 43229 (010-104545)

- *The Committee approved (16-0) a motion (by NABA, second by SWCA) to RECOMMEND APPROVAL of the application.*
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DEPARTMENT OF BUILDING  
AND ZONING SERVICES

## Rezoning Application

111 North Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • www.columbus.gov • zoninginfo@columbus.gov

### PROJECT DISCLOSURE STATEMENT

All parties having a 5% or more interest in the project that is the subject of this application should be listed.

**THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED.** Do not indicate 'NONE' in the space provided.

APPLICATION #: 218-046

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Donald Plank  
of (COMPLETE ADDRESS) Plank Law Firm, 411 East Town Street, 2nd Floor, Columbus, Ohio 43215  
deposes and states that (he/she) is the ~~APPLICANT/AGENT~~ **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. Mendoza Co., Inc. 950 Taylor Station Road, Suite T Columbus, Ohio 43230 Number of Columbus-based Employees: Five Hundred Seventy-Two (572) Contact: Alex Mendoza; Phone: 614.906.2969	2. Central Ohio Community Improvement Corporation 845 Parsons Avenue Columbus, Ohio 43206 Number of Columbus-based Employees: Seven (7) Contact: Curtiss L. Williams Sr.; Phone: 614.724.4938
3. _____	4. _____

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

SIGNATURE OF AFFIANT

*Donald Plank*

Donald Plank

Subscribed to me in my presence and before me this 23<sup>rd</sup> day of July, in the year 2018

SIGNATURE OF NOTARY PUBLIC

*MaryAlice Wolf*  
Sept. 2, 2018

MaryAlice Wolf

My Commission Expires:

Notary Seal Here



**MaryAlice Wolf**  
NOTARY PUBLIC, STATE OF OHIO  
MY COMMISSION EXPIRES SEPTEMBER 2, 2018

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

**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