

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
MAY 9, 2019**

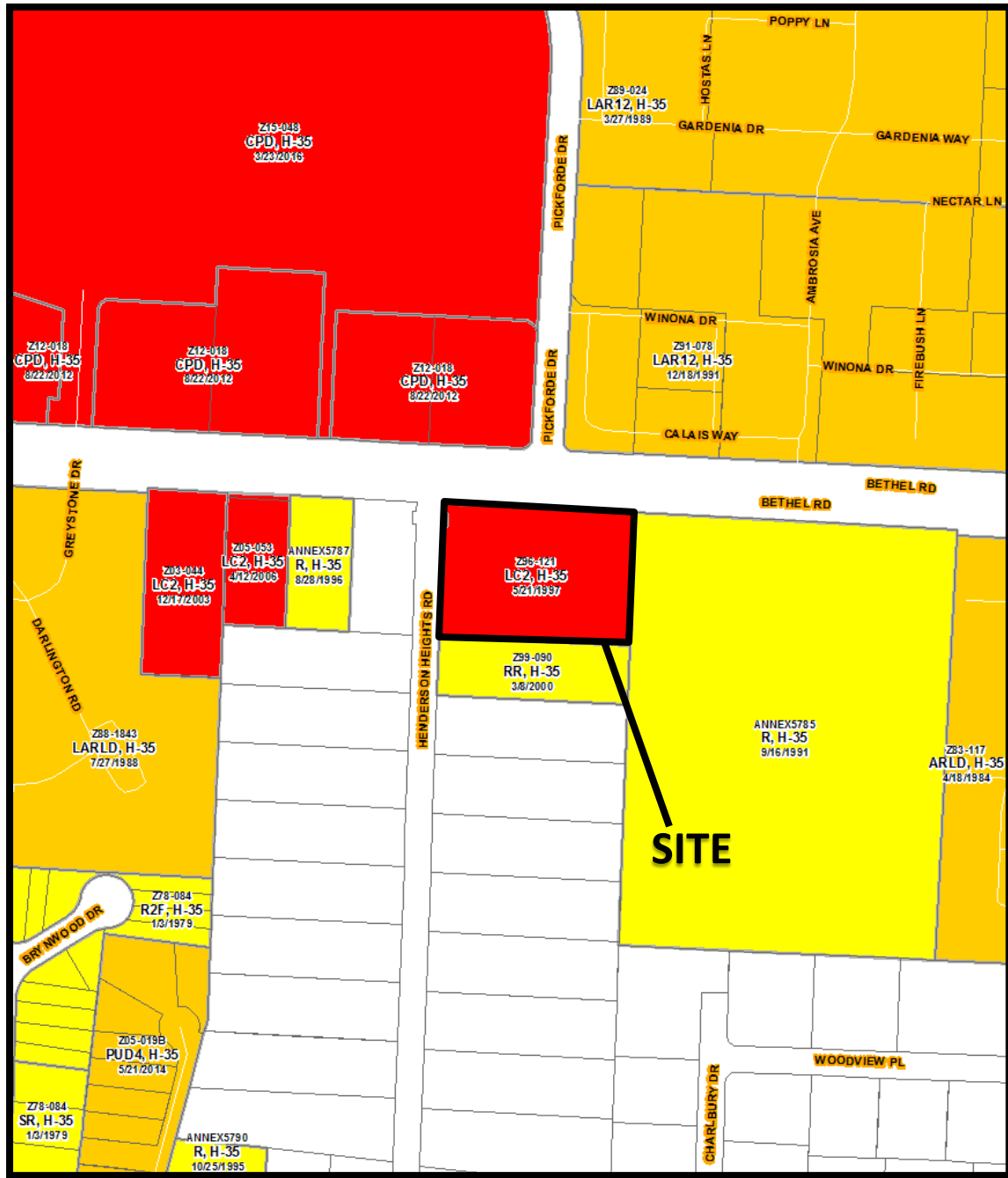
- 10. APPLICATION: Z19-027**
Location: **2555 BETHEL RD (43220)**, being 2.05± acres located at the intersection of Bethel Road and Pickforde Drive (590-242311; Northwest Civic Association).
Existing Zoning: L-C-2, Limited Commercial District.
Request: L-C-4, Limited Commercial District (H-35).
Proposed Use: Retail uses.
Applicant(s): Habitat for Humanity-MidOhio; c/o John A. Gleason, Atty.; 41 S. High St., Suite 3100; Columbus, OH 43215.
Property Owner(s): Hammerhead-Bethel LLC; 6641 N. High St.; Columbus, OH 43085.
Planner: Michael Maret; 614-645-2749; mjmaret@columbus.gov

BACKGROUND:

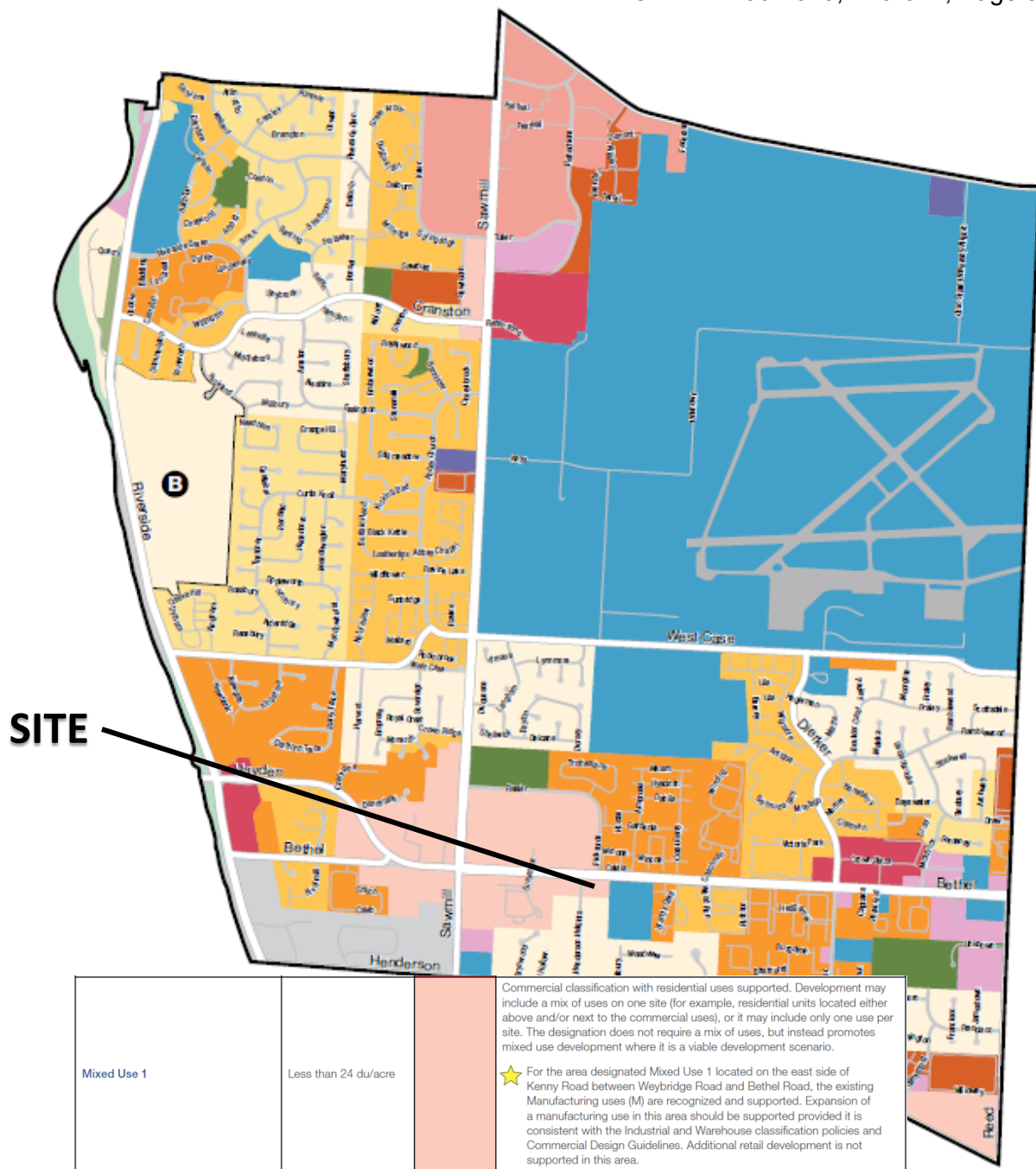
- The 2.05± acre site consists of a single parcel developed with an ice cream store and office permitted by Council variance (CV99-035) in the L-C-2, Limited Commercial District. The applicant is requesting the L-C-4, Limited Commercial District to permit retail uses.
- To the north of the site across Bethel Road is a shopping center in the CPD, Commercial Planned Development District and a multi-unit development in the L-AR-12, Limited Apartment Residential District. To the south and west are single-unit dwellings in the R, Rural and RR, Rural Residential district as well as Perry Township. To the west is a church in the R, Rural District.
- The site is subject to the Bethel Road Regional Commercial Overlay and is located in the planning area of *The Northwest Plan* (2016), which recommends “Mixed Use 1” land uses at this location.
- The site is located within the boundaries of the Northwest Civic Association whose recommendation is for approval. However, Staff had not received the recommendation form at the time this report was finalized.
- The limitation text maintains previously-established supplemental development standards that address setbacks, building square footage, height, lot coverage, access, buffering, landscaping, and screening, building design, and lighting.
- The *Columbus Thoroughfare Plan* identifies Bethel Road as a 4-2D arterial requiring a minimum of 60 feet of right-of-way from centerline.

CITY DEPARTMENTS’ RECOMMENDATION: Approval.

The requested L-C-4, Limited Commercial District will allow the applicant to reuse the existing building for expanded retail uses. The development standards and commitments from the existing limitation text have been carried over. This proposal is consistent with the recommendations of *The Northwest Plan*, and is compatible with the surrounding development and zoning patterns of the area.

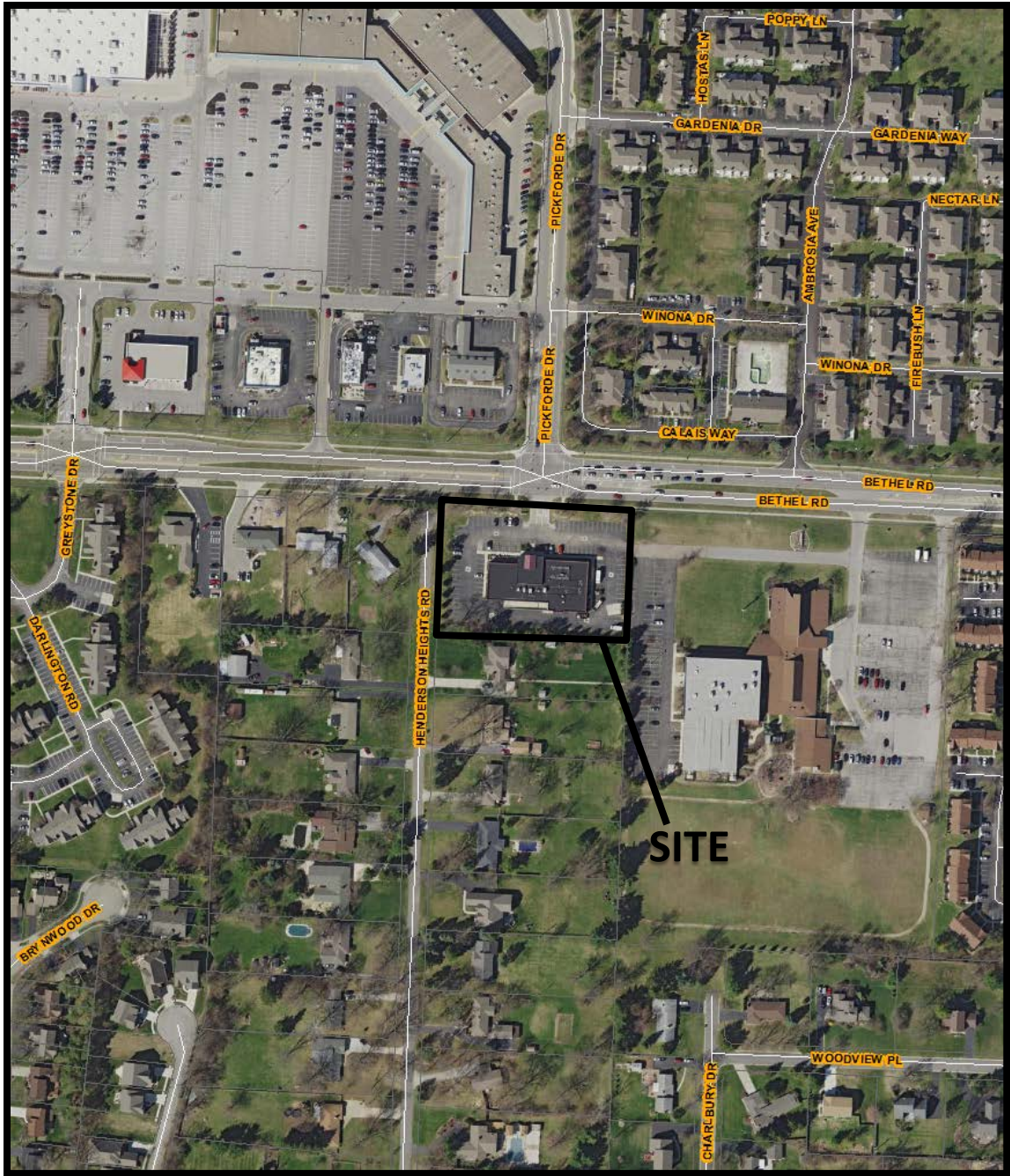


Z19-027
2555 Bethel Road
Approximately 2.05 acres
L-C-2 to L-C-4



The Northwest Plan (2016) – “Mixed Use 1” Recommended

Z19-027
 2555 Bethel Road
 Approximately 2.05 acres
 L-C-2 to L-C-4



Z19-027
2555 Bethel Road
Approximately 2.05 acres
L-C-2 to L-C-4

Standardized Recommendation Form

ORD # 1406-2019; Z19-027; Page 5 of 6
111 N. Front Street, Columbus, Ohio 43215

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

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW
(PLEASE PRINT)

Case Number:

Address:

Group Name:

Meeting Date:

Specify Case Type:

- ☐ **BZA Variance / Special Permit**
☐ **Council Variance**
☐ **Rezoning**
☐ **Graphics Variance / Plan / Special Permit**

Recommendation:

(Check only one and list basis
for recommendation below)

- ☐ **Approval**
☐ **Disapproval**

NOTES:

Vote:

Signature of Authorized Representative:

SIGNATURE

RECOMMENDING GROUP TITLE

DAYTIME PHONE NUMBER

Please **e-mail this form to the assigned planner within 48 hours of your meeting day; or FAX to Zoning at 614-645-2463; or MAIL to:** Assigned Planner, City of Columbus, Department of Building & Zoning Services, 111 N. Front St, Columbus, OH 43215.



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 #: 219-027

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) John A. Gleason
of (COMPLETE ADDRESS) 41 South High Street, Suite 3100, 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 (include 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. Habitat for Humanity-MidOhio 6665 Busch Blvd., Columbus, Ohio 43229	2. Hammerhead-Bethel LLC 6641 N. High Street, Suite 206, Worthington, Ohio 43085
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 26th day of March, in the year 2019

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

2/21/23

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

Notary Seal Here



BETH ANNE GUNDRUM
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES FEBRUARY 21, 2023

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