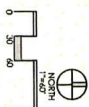
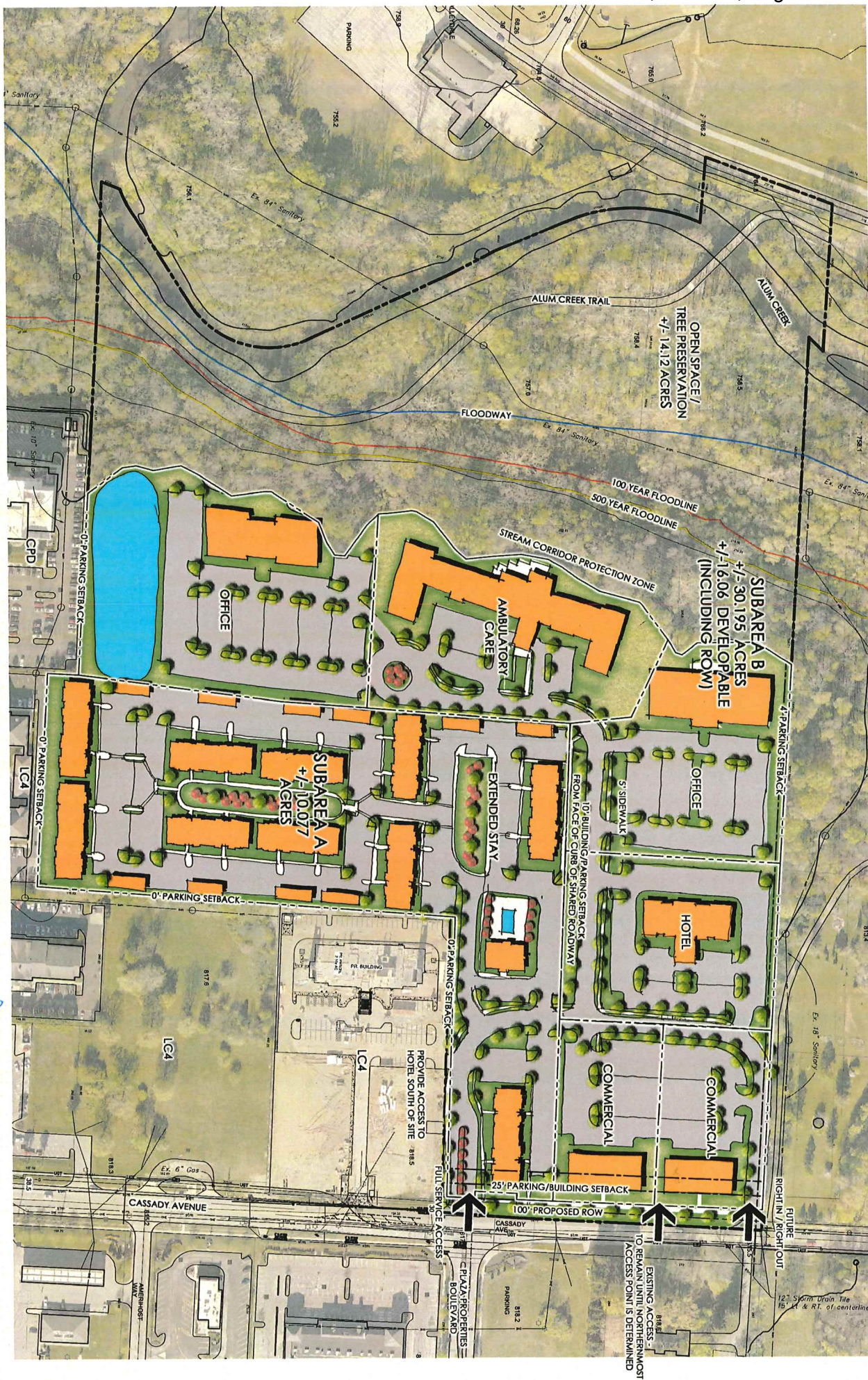


CONCEPT DEVELOPMENT PLAN

CASSADY AVENUE

PREPARED FOR CASSADY SUNBURY LLC
DATE: 2/26/19

Z18-006 Final Received 7/11/19



Paris Planning & Design
Landscape Architecture
304 N. 1st Street
Sunbury, OH 43084
614.291.1234
www.parisplanninganddesign.com

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JULY 12, 2018**

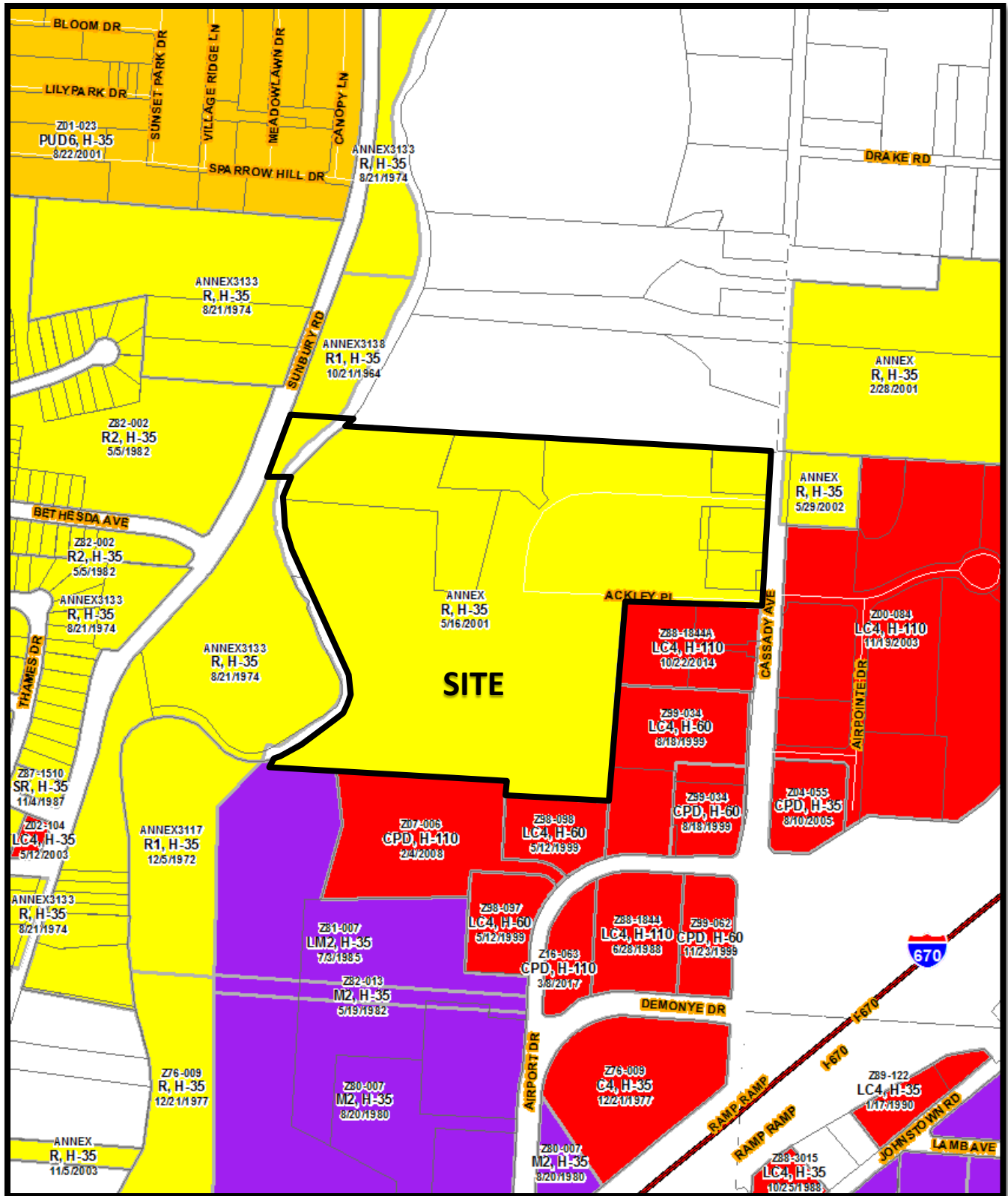
- 3. APPLICATION: Z18-006**
Location: **2125 ACKLEY PLACE (43219)**, being 41.2± acres located at the intersection of Ackley Place and Cassady Avenue (010-258021 and 8 others; Northeast Area Commission).
Existing Zoning: R, Rural District.
Request: CPD, Commercial Planned Development District.
Proposed Use: Commercial development.
Applicant(s): Wallace F. Ackley Co. for Cassady-Sunbury Limited Partnership; c/o Jeffrey L. Brown, Atty.; 37 West Broad Street, Suite 460; Columbus, OH 43215.
Property Owner(s): Only Just LLC et al; 2125 Ackley Place; Columbus, OH 43219.
Planner: Michael Maret; 614-645-2749; mjmaret@columbus.gov

BACKGROUND:

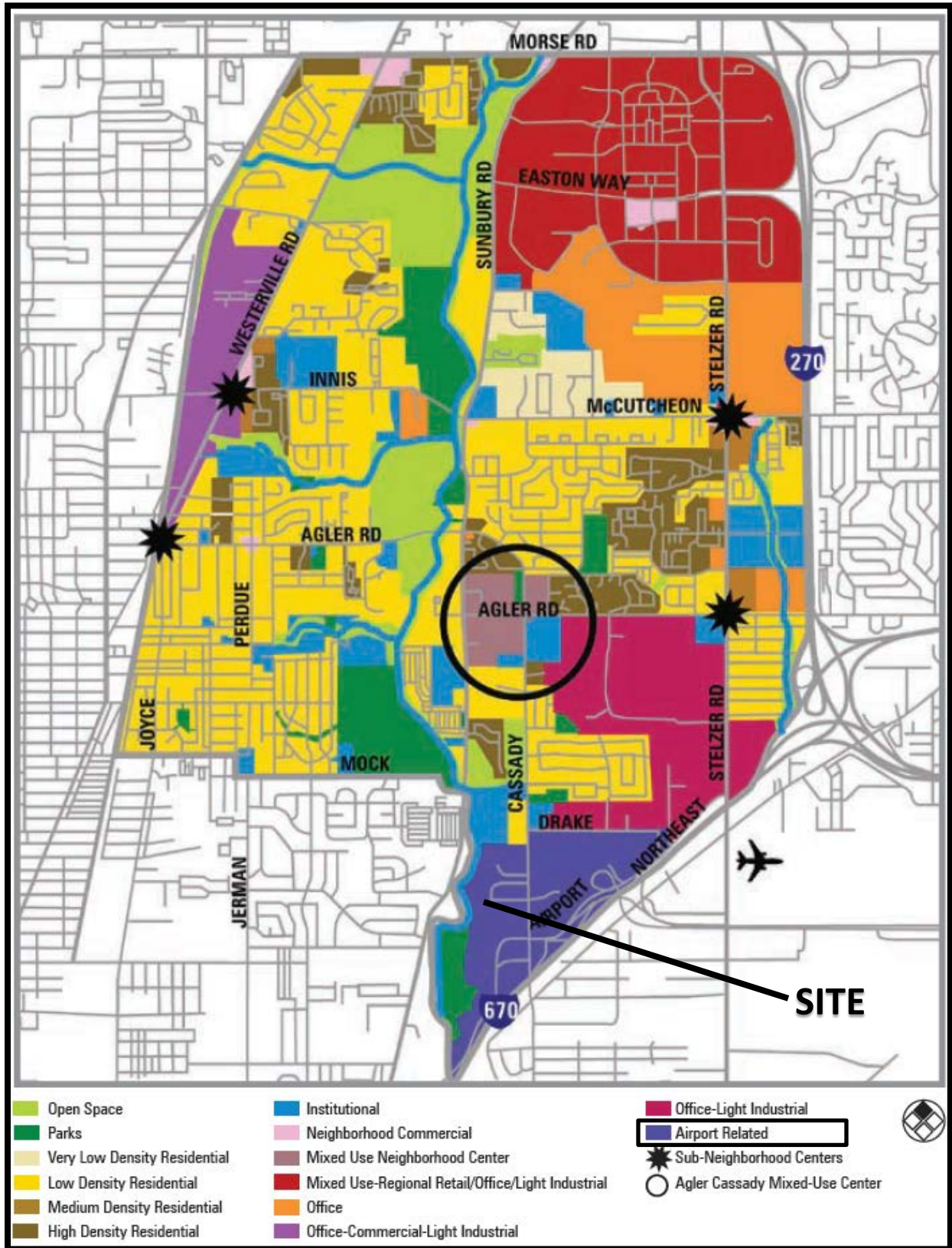
- The 41.2± acre site consists of eight parcels, several developed with single-unit dwellings. The applicant proposes the CPD, Commercial Planned Development District to permit limited C-2, Commercial, C-4 Commercial, and I, Institutional district uses across two subareas.
- To the north are single-unit dwellings and open space in the R, Rural District of Mifflin Township. To the south and east are commercial and hotel developments in the L-C-4, Limited Commercial and CPD, Commercial Planned Development districts. To the west is Alum Creek.
- The site is located within the boundaries of the *Northeast Area Plan* (2007), which recommends airport-related uses at this location.
- The site is located within the boundaries of the Northeast Area Commission, whose recommendation is for approval but had not been received at the time this report was finalized.
- The site is within Subdistrict A (65 DNL) of the airport environs overlay district (AOE). The Columbus Regional Airport Authority determined that the development falls into commercial and institutional categories which are permitted land uses in Subdistrict A. An aviation easement will be required to be executed prior to City Council passage.
- The CPD text includes commitments to permitted uses, a site plan, and development standards including setbacks, access, landscaping, stream corridor protection, and Community Commercial Overlay standards for graphics.
- The *Columbus Thoroughfare Plan* identifies Cassady Avenue as a 4-2 arterial requiring a minimum of 50 feet of right-of-way from centerline.

CITY DEPARTMENTS' RECOMMENDATION: Approval

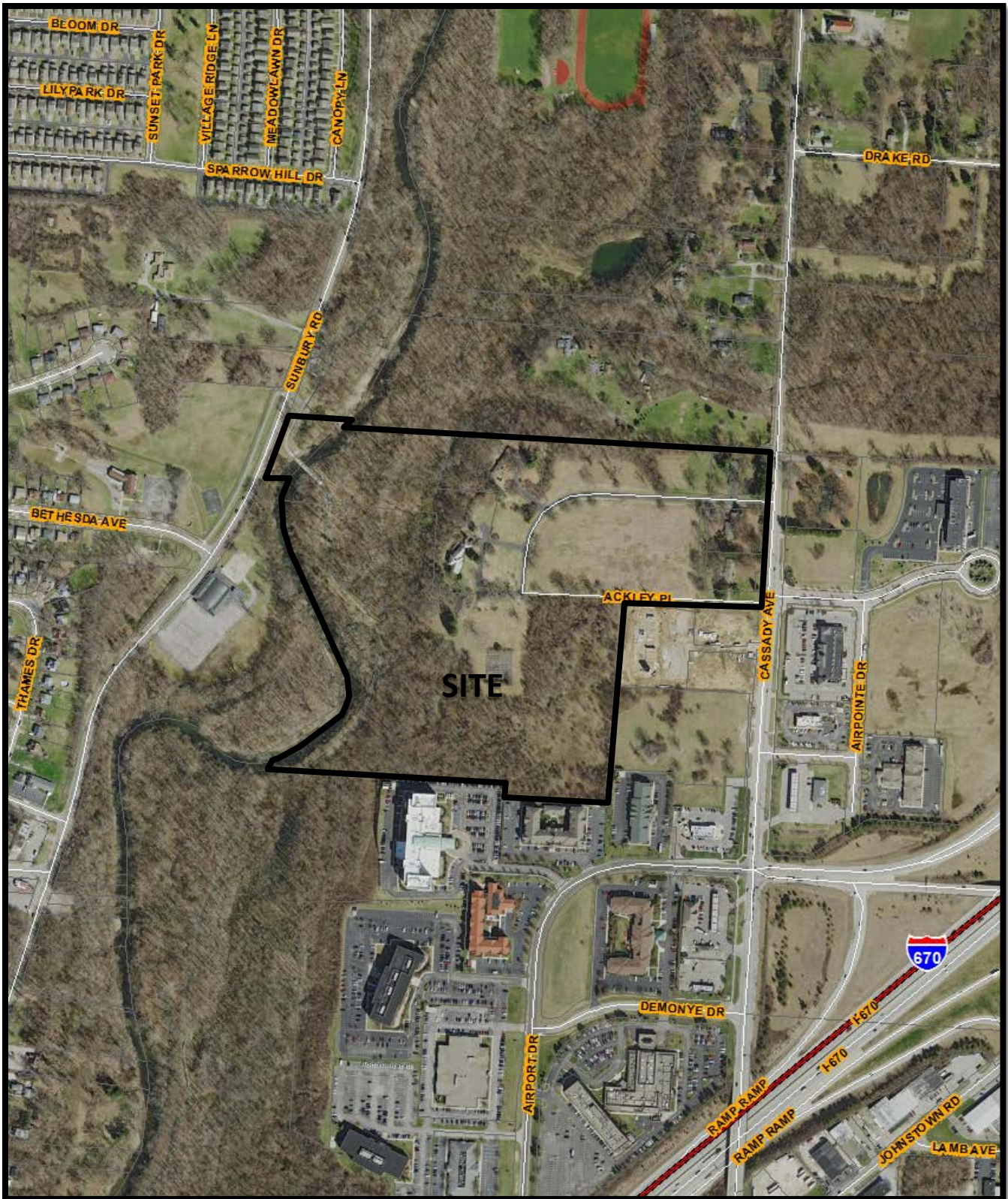
The requested CPD, Commercial Planned Development District would permit a mixture of commercial development on the site. The proposed use at this location is compatible with the land use recommendation of the *Northeast Area Plan*, which recommends airport-related uses for this location. Staff is supportive of the land use, limitations on multi-unit residential uses, parking and circulation to the rear of commercial buildings fronting on Cassady Avenue, screening and landscaping, and graphics provisions.



Z18-006
 2125 Ackley Place
 Approximately 41.2 acres
 From R & R-1 to CPD



Z18-006
2125 Ackley Place
Approximately 41.2 acres
From R & R-1 to CPD



Z18-006
2125 Ackley Place
Approximately 41.2 acres
From R & R-1 to CPD

North East Area Commission

"Together we can build a stronger community"

July 10, 2018

Mr. Michael Maret:
Department of Development
Building & Development Services
757 Carolyn Ave
Columbus, OH 43224

Mr. Maret:

Subject: Z18-006, property known as 2125 Ackley Place, Columbus, OH 43219. The North East Area Commission at a public meeting on July 5, 2018, voted to approve the above application providing the retail space shall not house business sales of liquor or other small cell phone establishments.

Sincerely,



Commissioner Porter- Zoning Chair

Cc: Elwood Rayford – NEAC Chair
Jeffery Brown Attorney

THE CITY OF
COLUMBUS
ANDREW J. GINTHER, MAYOR

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 #: Z18-006

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. One More LLC 113 Bellebrooke Drive Pataskala, OH 43062	2. Only Just LLC 2125 Ackley Place Columbus, OH 43219
3. Cassady-Sunbury Limited Partnership c/o Wallace Ackley Co. 695 Kenwick Road Columbus, OH 43209	4. Investment Land Holdings Inc. 2125 Cassady Avenue Columbus, OH 43219

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

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 28th day of June, in the year 2019

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

9/4/2020*This Project Disclosure Statement expires six months after date of notarization.*

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



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