

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JULY 11, 2019**

- 3. APPLICATION: Z19-034**
- Location:** **1012 CLEVELAND AVE. (43201)**, being 0.95± acres located at the northeast corner of Cleveland Avenue and Gibbard Avenue (010-066833 and 4 others; Milo-Grogan Area Commission).
- Existing Zoning:** R-4, Residential District & C-4, Commercial District.
- Request:** CPD, Commercial Planned Development District (H-35).
- Proposed Use:** Daycare and parking lot.
- Applicant(s):** The Champion Companies; c/o Aaron L. Underhill, Atty.; 8000 Walton Parkway, Suite 260; New Albany, OH 43054.
- Property Owner(s):** Boys & Girls Clubs of Columbus, Inc.; 115 South Gift Street; Columbus, OH 43215.
- Planner:** Michael Maret; 614-645-2749; mjmaret@columbus.gov

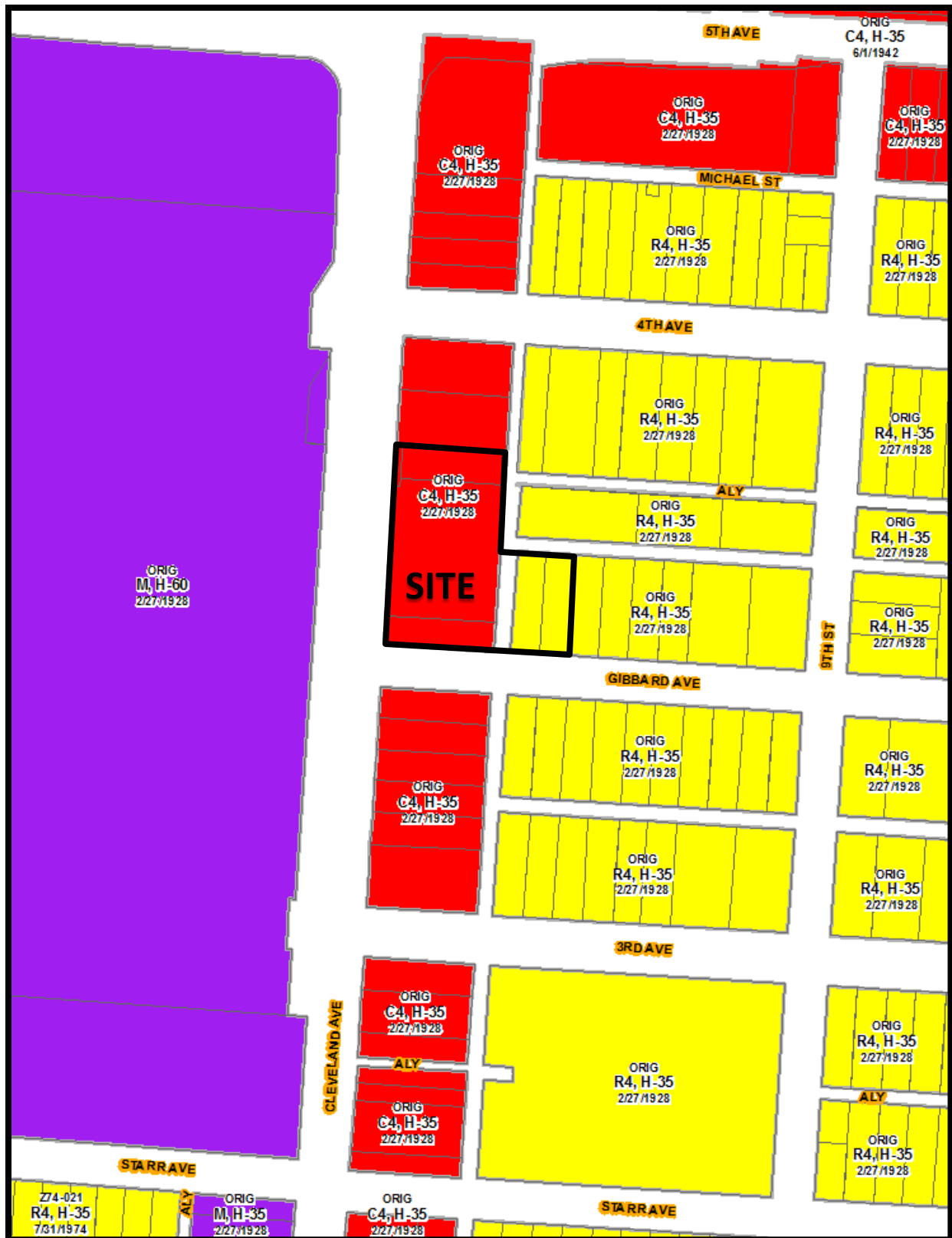
BACKGROUND:

- The site consists of five parcels, three in the C-4, Commercial District being developed with a daycare facility, and two undeveloped parcels in the R-4, Residential District. The applicant is requesting the CPD, Commercial Planned Development District to redevelop the site with a new boys and girls club daycare facility (Subarea A) and parking lot (Subarea B).
- The site is bordered to the north and south by commercial developments and multi-unit dwellings in the C-4 Commercial District along the Cleveland Avenue Corridor, to the east are single-unit dwellings and religious facilities in the R-4, Residential District, and to the west is a manufacturing facility in the M, Manufacturing District.
- The site is subject to the Milo-Grogan Urban Commercial Overlay and is within the boundaries of the *Milo-Grogan Area Plan* (2007), which recommends “Institutional” and “Single-family Residential” land uses at this location. In general, expansion of commercial developments beyond an alley into primarily residential districts is discouraged in the Plan, but is supported in this case because the project adequately addresses the following considerations: compatibility of the proposed use with the Plan’s land use recommendations; compliance with the UCO; buffering and landscaping to minimize impacts on the adjacent neighborhood; and minimization of off-site impacts such as noise and light.
- The site is located within the boundaries of the Milo-Grogan Area Commission, whose recommendation is for approval.
- The development text commits to a site plan and elevations while establishing use restrictions and supplemental development standards that address building and parking setbacks, access, number of parking spaces, buffering and landscaping, dumpster screening, and lighting controls. Variances to landscaping and screening, building and parking setback line, minimum number of parking spaces, and UCO building design standards are included.

- The *Columbus Thoroughfare Plan* identifies Cleveland Avenue as a 4-2D arterial requiring a minimum of 60 feet of right-of-way from centerline.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested CPD, Commercial Planned Development District will allow a boys and girls club daycare facility and/or commercial development which meets the intent of the Urban Commercial Overlay and is compatible with adjacent uses along the Cleveland Avenue corridor. The request is also consistent with the recommendations of the *Milo-Grogan Area Plan* and several considerations that support the encroachment of the parking lots across the rear alley.

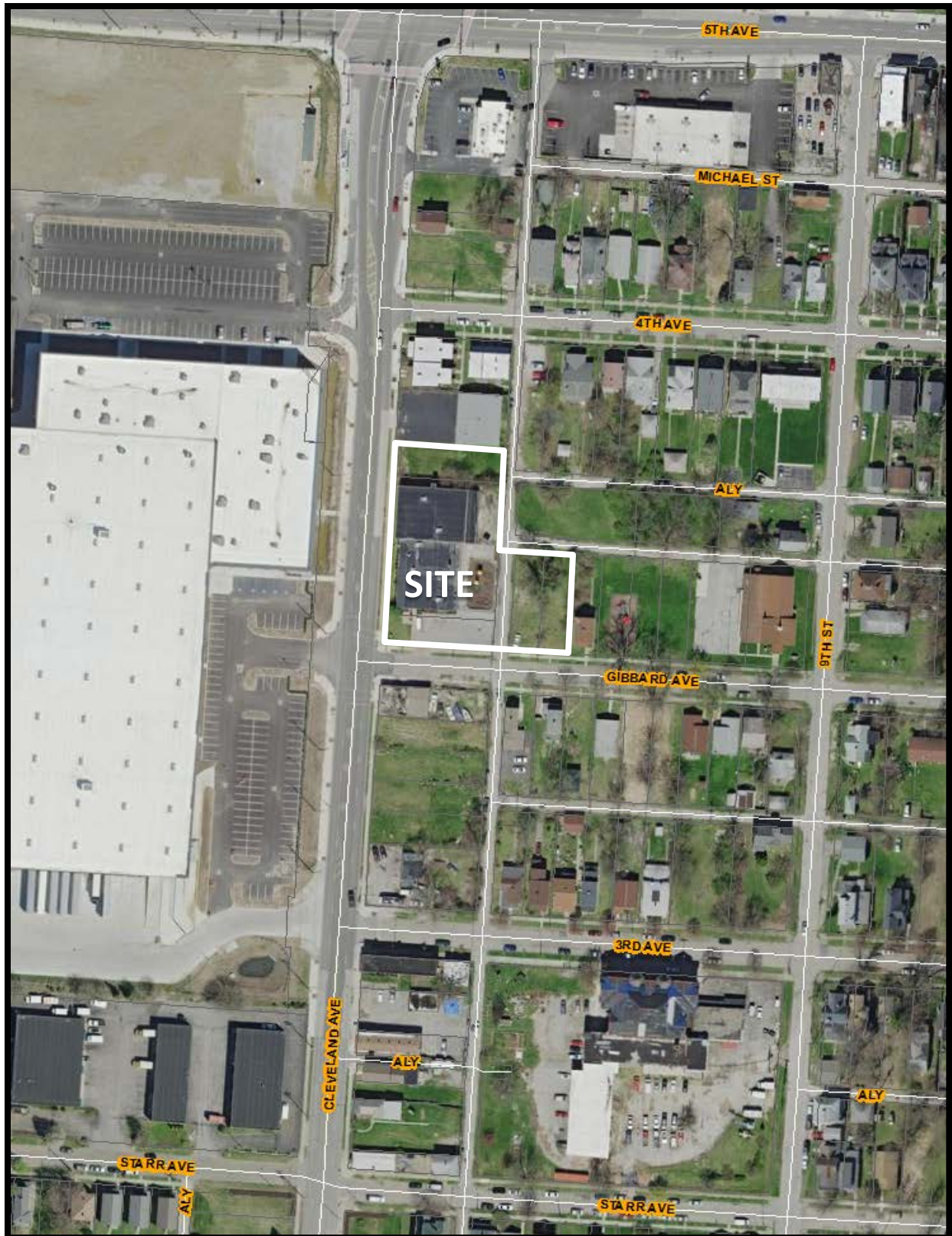


Z19-034
 1012 Cleveland Ave
 Approximately 0.95 acres
 R-4 & C-4 to CPD



Milo-Grogan Neighborhood Plan (2007)

Z19-034
 1012 Cleveland Ave
 Approximately 0.95 acres
 R-4 & C-4 to CPD



Z19-034
1012 Cleveland Ave
Approximately 0.95 acres
R-4 & C-4 to CPD

Standardized Recommendation Form

111 North 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:

219-034

Address:

1012 Cleveland Avenue (43201)

Group Name:

Milo Grogan Area Commission

Meeting Date:

June 11, 2019

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:

Yes - 9 No - 0

Signature of Authorized Representative:

Charles Murphy
SIGNATURE

6/11/2019 (ET)

Milo-Grogan Area Commission
RECOMMENDING GROUP TITLE

614-580-0280
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.

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 #:

219-034

STATE OF OHIO

COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Aaron L. Underhillof (COMPLETE ADDRESS) Underhill & Hodge LLC, 8000 Walton Parkway, Suite 260, New Albany, Ohio 43054

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. The Champion Companies 380 Polaris Parkway, Suite 135 Westerville, Ohio 43082	2. Boys & Girls Clubs of Columbus, Inc. 115 South Gift Street Columbus, Ohio 43215
3.	4.

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

SIGNATURE OF AFFIANT

Aaron L. UnderhillSubscribed to me in my presence and before me this 23rd day of April, in the year 2019

SIGNATURE OF NOTARY PUBLIC

Kimberly R. Grayson
1-11-2021

My Commission Expires:

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

KIMBERLY R. GRAYSON
Notary Public, State of Ohio
My Commission Expires
January 11, 2021

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