

CLEVELAND AVE

Z18-056 Final Received 6/2/2020

DATE: Feb 2020		SHEET NO. 1	
SCALE: AS NOTED			
BID DOC. NO.			
PROJECT NAME: REZONING OF EXISTING COMMERCIAL			
LOCATION: 4899 CLEVELAND AVE. COLUMBUS, OHIO 43231			
SHEET TITLE: SITE PLAN			
FIRM NAME AND ADDRESS: INNOVATIVE ENGINEERING GROUP INC. 1901 E. DUBLIN GRANVILLE RD. SUITE 304 COLUMBUS, OH 43229 TEL: (614) 888-2535 FAX: (614) 888-2508 E-MAIL: MANAGER@IECINC.COM			
OWNER'S NAME: SAEED ALI			
NOTES:			
REVISIONS:			
No.	Revision/Issue	Date	

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
MAY 14, 2020**

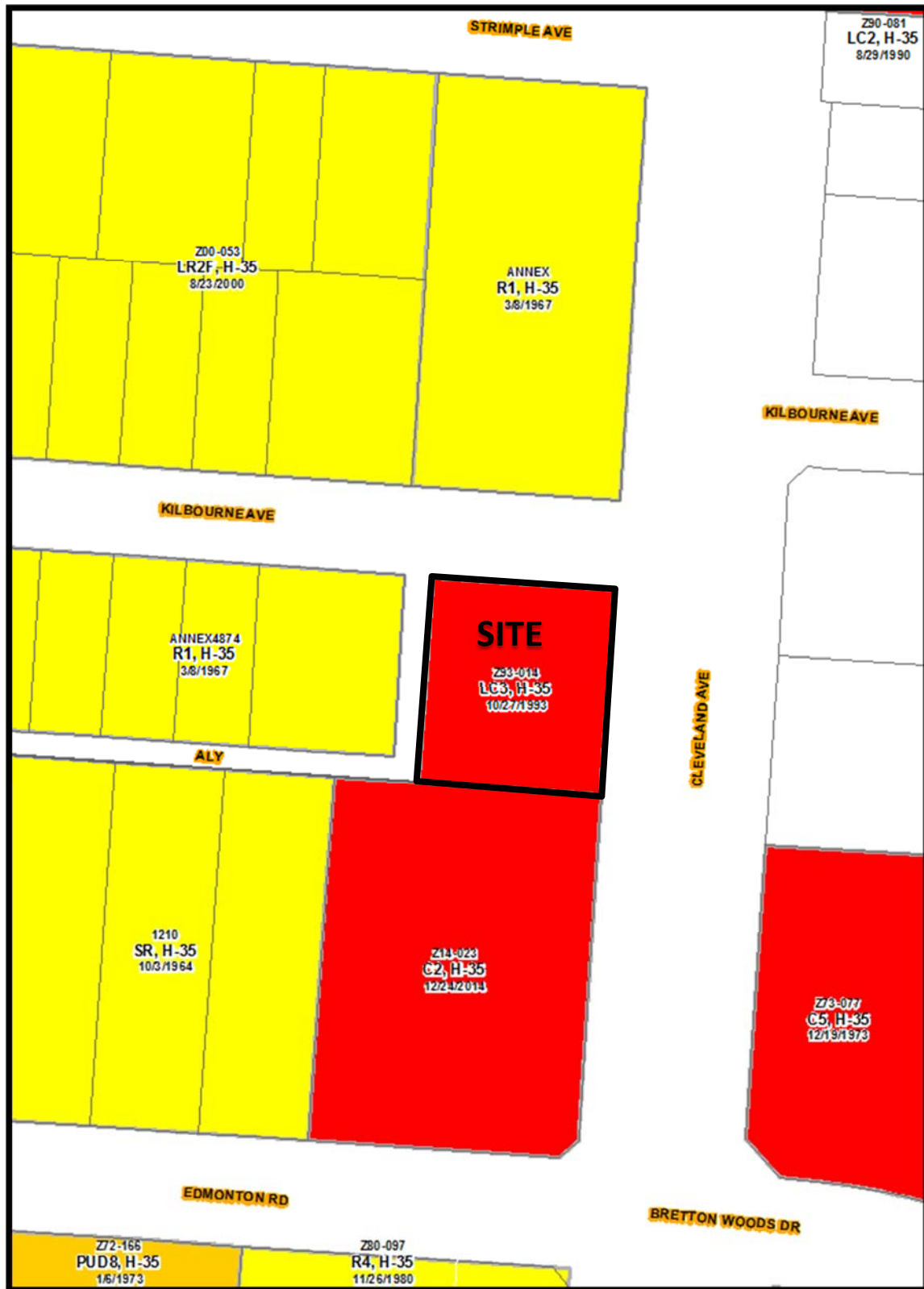
- 5. APPLICATION: Z18-056**
Location: **4899 CLEVELAND AVENUE (43231)**, being 0.26± acres located at the southwest corner of Cleveland Avenue and Kilbourne Avenue (600-147581; Northland Community Council).
Existing Zoning: L-C-3, Limited Commercial District.
Request: CPD, Commercial Planned Development District (H-35).
Proposed Use: Neighborhood-scale commercial development.
Applicant(s): Ali Property Holding, LLC; c/o Behzad Vedaie, Agent; 1901 E Dublin Granville Road, Suite 304; Columbus, OH 43229.
Property Owner(s): The Applicant.
Planner: Shannon Pine; 614-645-2208; spine@columbus.gov

BACKGROUND:

- The 0.26± acre site consists of one parcel developed with a former beauty salon, zoned L-C-3, Limited Commercial District (Z93-014). The requested CPD, Commercial Planned Development District will allow C-1, Commercial District uses as only office and salon/barber shop uses are permitted in the current L-C-3 district.
- North of the site across Kilbourne Avenue and to the west are undeveloped lands in the R-1, Residential District. To the south is undeveloped land in the C-2, Commercial District. To the east across Cleveland Avenue is a church and a single-unit dwelling in Blendon Township.
- The site is located within the planning area of the *Northland I Area Plan* (2014), which recommends “Office” use at this location.
- The CPD text commits to a site plan and contains development standards addressing building setback, access and sidewalks, pedestrian connections, landscaping, and graphics controls. The request also includes variances to conform the existing parking setback and to reduce the required number of parking spaces from 21 to 18 for a proposed eating and drinking establishment use.
- The site is located within the boundaries of the Northland Community Council whose recommendation is for approval of the requested CPD district, with the condition being met.
- The *Columbus Multimodal Plan* identifies Cleveland Avenue as a Suburban Commuter Corridor requiring 120 feet of right-of-way.

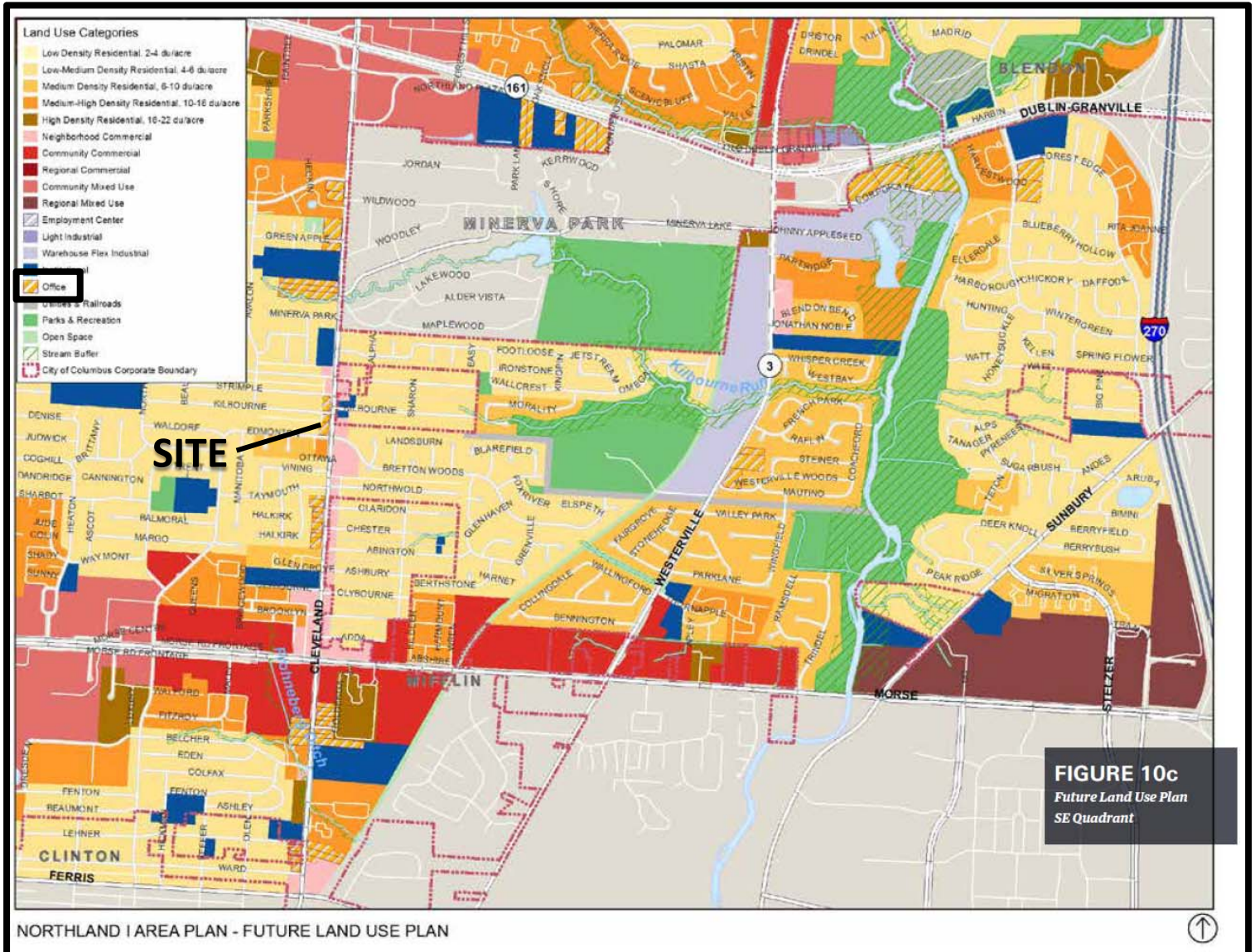
CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested CPD, Commercial Planned Development District would allow the site to be used for C-1, Commercial District uses. While all C-1 district uses are a departure from the *Northland / Area Plan* and use recommendation for office uses, Planning Division staff views the request as appropriate considering the surrounding land uses. The applicant has also committed to commercial signage that is limited to the existing sign or a monument-style sign, as requested by the Planning Division.

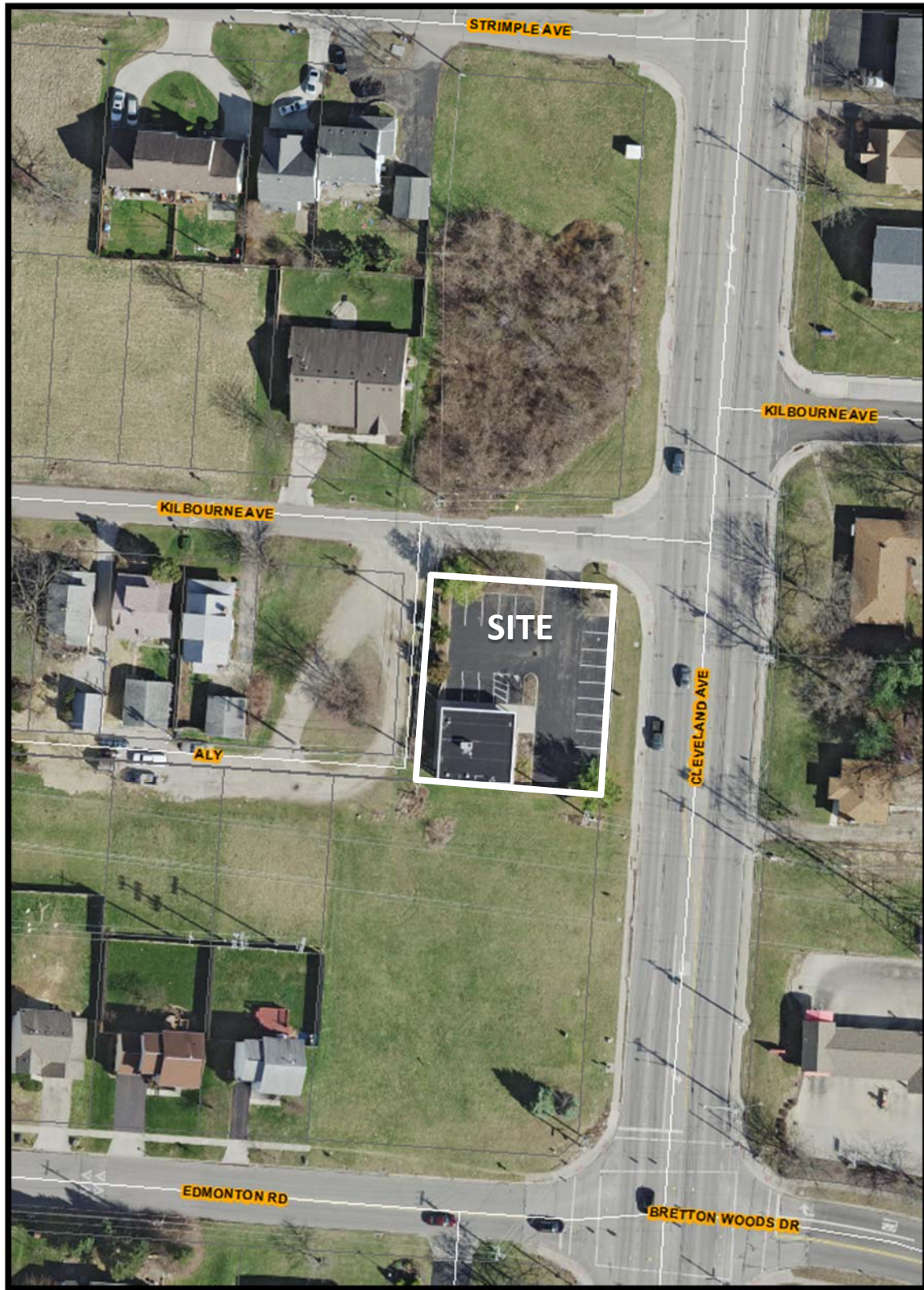


Z18-056
4899 Cleveland Avenue
Approximately 0.26 acres
L-C-3 to CPD

Northland I Area Plan (2014)



Z18-056
4899 Cleveland Avenue
Approximately 0.26 acres
L-C-3 to CPD



Z18-056
4899 Cleveland Avenue
Approximately 0.26 acres
L-C-3 to CPD



Northland Community Council
Development Committee

Report

February 26, 2020 6:30 PM
Franklin County Job and Family Services
(Use south entrance)
1721 Northland Park Avenue (43229)

Meeting Called to Order: **6:35 pm** by chair **Dave Paul**

Members represented:

Voting: (14): Albany Park (APHA), Asherton Grove (AGCA), Blendon Chase (BCCA), Cooperwoods (CWCA), Elevate Northland (EN), Devonshire (DCA), Forest Park (FPCA), Friendship Village (FVRA), Karmel Woodward Park (KWPCA), Lee/Ulry (LUCA), Northland Alliance (NA), Rolling Ridge (RRSHA), Sharon Woods (SWCA), Woodstream East (WECA).

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- Case #1:** Application #Z18-056 (Rezone 0.26 AC± from L-C-3 to CPD w/ C-1 uses for use as a neighborhood restaurant/shop; *TABLED October 2019*)
Behzad Vedaie/Innovative Engineering Group *representing*
Saeed Ali/Ali Property Holding
4899 Cleveland Ave, 43231 (600-147581)
- *The Committee approved (13-0 w/1 abstention) a motion (by KWPCA second by FPCA) to **RECOMMEND APPROVAL WITH ONE (1) CONDITION:***
 - *That the applicant commit to construct a sidewalk adjacent to the north property line adjoining Kilbourne Road, effectively connecting the proposed extension of the existing sidewalk along Cleveland Avenue and a future sidewalk which will be required by Code to be constructed if and when the applicant's adjacent property immediately to the west is proposed for residential development.*

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- Case #2:** Application #Z19-071 (Rezone 0.13 AC± from CPD to C-2 for use as a day care center)
Frederick J. Sambor, P.E. *representing*
Hakim and Theresa Kalokoh
4509 Cleveland Ave, 43231 (600-146409)
- *The Committee approved (13-0 w/1 abstention) a motion (by KWPCA second by FPCA) to **RECOMMEND APPROVAL WITH ONE (1) CONDITION:***
 - *That the application be amended to request a limited C-2 (L-C-2) zoning with a limitation text which prohibits the following use otherwise permitted in a C-2 district:
Monopole Telecommunication Antenna.¹*

Continued ...

- Case #3:** Application #CV19-114 (Council variance to permit automobile sales, a C-4 use, on a 1.59 AC± parcel in a C-5 district)
Thomas M. McCash, Atty. *representing*
Precision Auto Sales/Norman Rafizadeh
5311 Tamarack Circle E, 43229 (010-204256/010-149682)
- *The Committee approved (13-0 w/1 abstention) a motion (by APCA, second by DCA) to **TABLE** the case as requested by the applicant.*
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Executive Session

8:55 pm

Meeting Adjourned

9:25 pm

¹ The Committee also proposed a limitation prohibiting billboards, but these are not permitted without variance in a C-2 district; only permitted in C-3, C-4, C-5, M and CPD (per §3378.03).

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 #: Z18-056

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) SAEED ALI
of (COMPLETE ADDRESS) 6126 HIGHLANDER DR WESTERVILLE OH 43081
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. ALI PROPERTY HOLDING LLC; SAEED ALI 6126 HIGHLANDER DR WESTERVILLE, OH 43081 0 EMPLOYEES; 614-804-4091	2.
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 20th day of May, in the year 2020

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

01-25-2021

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

DUSTIN DILLON
NOTARY PUBLIC - OHIO
COUNTY OF MADISON

MY COMMISSION EXPIRES 01-25-2021



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