



# City of Columbus

Office of City Clerk  
90 West Broad Street  
Columbus OH 43215-9015  
columbuscitycouncil.org

## Legislation Text

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**File #:** 0191-2021, **Version:** 1

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### **Rezoning Application: Z19-071**

**APPLICANT:** Frederick Sambor; 1390 Hanbury Court; Gahanna, OH 43230.

**PROPOSED USE:** Day care center.

**DEVELOPMENT COMMISSION RECOMMENDATION:** Approval (6-0) on January 14, 2021.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval. The site is developed with a small commercial building in the CPD, Commercial Planned Development District which permits only a yarn shop. The requested L-C-2, Limited Commercial District will permit the building to be converted into a day care center. The site is located within the boundaries of the *Northland 1 Area Plan* (2014), which recommends "Commercial (Neighborhood)" land uses for this location. The development text commits to C-2 development standards and includes a use restriction for monopole telecommunication antennas. The request is compatible with the adjacent commercial development, and it is also consistent with the land use recommendations of the *Northland 1 Area Plan*.

To rezone **4509 CLEVELAND AVE. (43230)**, being 0.13± acres located at the southwest intersection of Cleveland Avenue and Brooklyn Road, **From:** CPD, Commercial Planned Development District, **To:** L-C-2, Limited Commercial District (Rezoning #Z19-071).

**WHEREAS**, application #Z19-071 is on file with the Department of Building and Zoning Services requesting rezoning of 0.13± acres from CPD, Commercial Planned Development District, to L-C-2, Limited Commercial District; and

**WHEREAS**, the Development Commission recommends approval of said zoning change; and

**WHEREAS**, the City Departments recommend approval of said zoning change because the requested L-C-2, Limited Commercial District will allow a day care center that is consistent with the land use recommendations of the *Northland 1 Area Plan*; now, therefore:

### **BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBUS:**

**SECTION 1.** That the Official Zoning Map of the City of Columbus, as adopted by Ordinance #0179 -03, passed February 24, 2003, and as subsequently amended, is hereby revised by changing the zoning of the property as follows:

**4509 CLEVELAND AVE. (43230)**, being 0.13± acres located at the southwest intersection of Cleveland Avenue and Brooklyn Road, and being more particularly described as follows:

Beig lot number sixteen of suburban homesite company's allotment, as the same is numbered and delineated upon the recorded plat thereof, of record in plat book 17, page 8, Recorder's Office, Franklin County, Ohio.

Parcel Number: 600-146409  
4905 Cleveland Avenue, Columbus OH 43231

**To Rezone From:** CPD, Commercial Planned Development District

**To:** L-C-2, Limited Commercial District

**SECTION 2.** That a Height District of thirty-five (35) feet is hereby established on the L-C-2, Limited Commercial District on this property.

**SECTION 3.** That the Director of the Department of Building and Zoning Services be, and is hereby authorized and directed to make the said change on the said original zoning map and shall register a copy of the approved L-C-2, Limited Commercial District and Application among the records of the Department of Building and Zoning Services as required by Section 3370.03 of the Columbus City Codes; said text titled, “**LIMITATION TEXT**,” dated December 21, 2020, and signed by Frederick J. Sambor, Applicant, and the text reading as follows:

**LIMITATION TEXT**

**PROPOSED DISTRICTS:** L-C-2

**PROPERTY ADDRESS:** 4509 Cleveland Avenue

**OWNER:** Hakim and Theresa Kalokoh

**APPLICANT:** Frederick J. Sambor, PE

**DATE OF TEXT:** 12/21/20

**APPLICATION:** Z19-071

1. **INTRODUCTION:** The building on this site will be used as a day care center.

2. **PERMITTED USES:** Those uses permitted in Chapter 3353 C-2, Commercial District of the Columbus City Code except for following uses:

Monopole telecommunication antennas

3. **DEVELOPMENT STANDARDS:** Unless otherwise indicated the applicable development standards are contained in Chapter 3353 C-2, Commercial District of the Columbus City Code.

A. Density, Lot, and/or Setback Commitments.

N/A

B. Access, Loading, Parking, and/or Other Traffic Related Commitments.

N/A

C. Buffering, Landscaping, Open Space, and/or Screening Commitments.

N/A

D. Building Design and/or Interior-Exterior Treatment Commitments.

The perimeter of the playground shall include minimum four inch diameter, six feet tall bollards installed four feet on center.

E. Lighting, Outdoor Display Areas, and/or other Environmental Commitments.

N/A

**F. Graphics and Signage Commitments**

All Graphics and signage shall comply with the Graphics Code, Article 15, Title 33 of the Columbus Code as it applies to the C-2, Commercial zoning classification and any variance to those requirements will be submitted to the Columbus Graphics Commission for consideration.

**G. Miscellaneous**

N/A

**SECTION 4.** That this ordinance shall take effect and be in force from and after the earliest period allowed by law.