

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
SEPTEMBER 8, 2016**

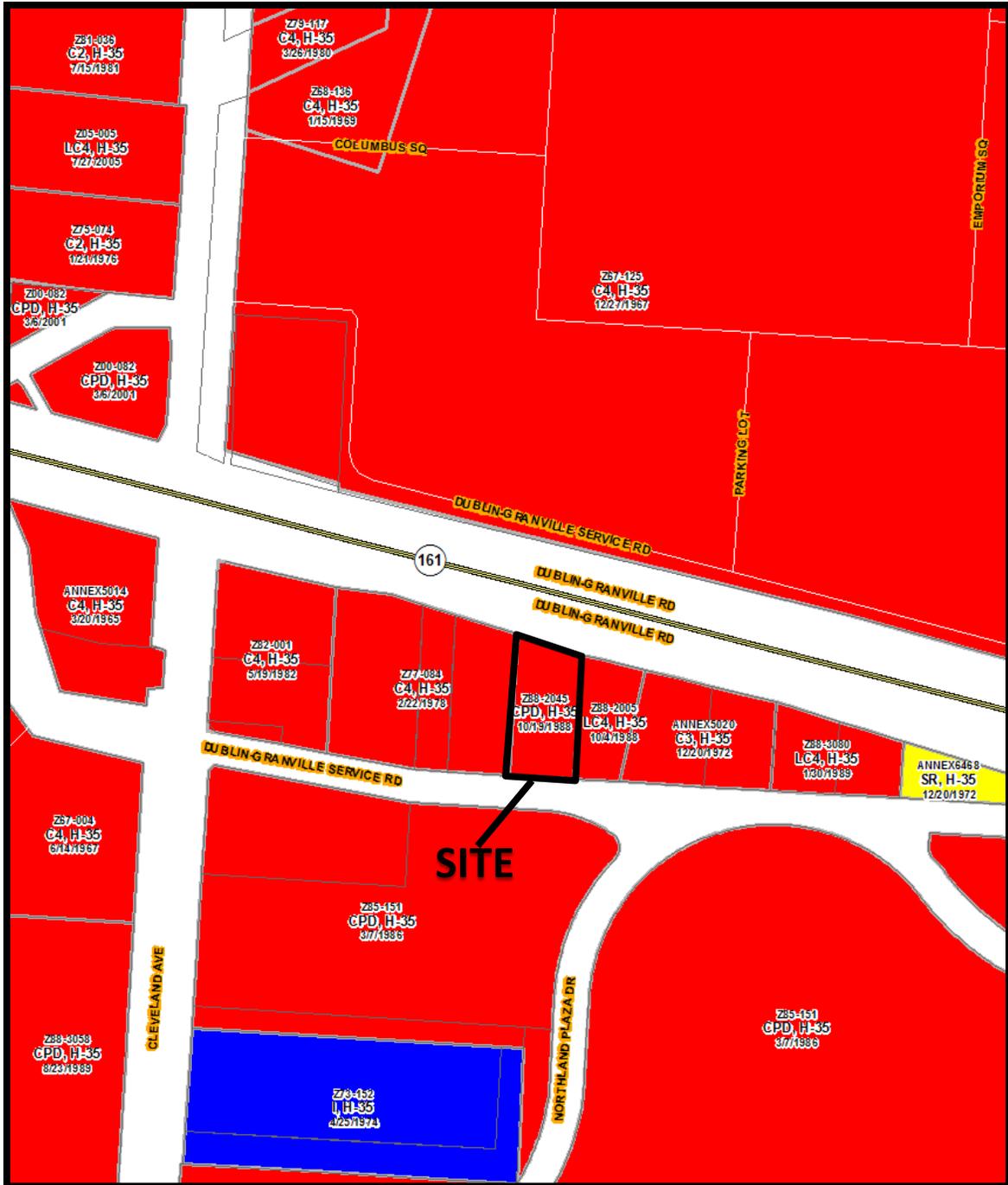
- 5. APPLICATION: Z16-036**
Location: **2601 EAST DUBLIN-GRANVILLE ROAD (43231)**, being 0.43± acres located on the south side of East Dublin-Granville Road, 470± feet east of Cleveland Avenue (600-157970; Northland Community Council).
Existing Zoning: CPD, Commercial Planned Development District.
Request: L-C-4, Limited Commercial District.
Proposed Use: General commercial.
Applicant(s): ZAAC Investments, LLC; PO Box 1683; Westerville, OH 43086.
Property Owner(s): Yasin Musa; 1209 Sea Shell Drive; Westerville, OH 43082; and Borhan Musa; 256 Baldwin Court; Westerville, OH 43082.
Planner: Michael Maret; 614-645-2749; mjmaret@columbus.gov

BACKGROUND:

- The 0.43± acre site consists of a single parcel zoned CPD, Commercial Planned Development District, and is developed with and limited to a drive-thru/carry out. The applicant is requesting to rezone the parcel to L-C-4, Limited Commercial District, to allow limited general commercial uses within the existing structure.
- North of the site is the Dublin-Granville Corridor with commercial developments in the C-4, Commercial District. To the south is a parking lot and vacant religious facility zoned in the CPD, Commercial Planned Development District. To the east and west are commercial uses also along the corridor zoned in the C-3, C-4, and L-C-4 Commercial Districts.
- The site is located within the boundaries of the *Northland I Area Plan* (2014) which recommends “Community Mixed Use” for this location.
- The site is located within the boundaries of the Northland Community Council, whose recommendation was for approval if “Automotive Sales, Leasing and Rental” and “Billboards” were added to the list of prohibited uses.
- The limitation text includes a list of prohibited uses and a commitment that two oak trees will be preserved on the site.
- The *Columbus Thoroughfare Plan* identifies East Dublin-Granville Road as a 4-2DS arterial requiring a minimum of 98 feet of right-of-way from the centerline.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

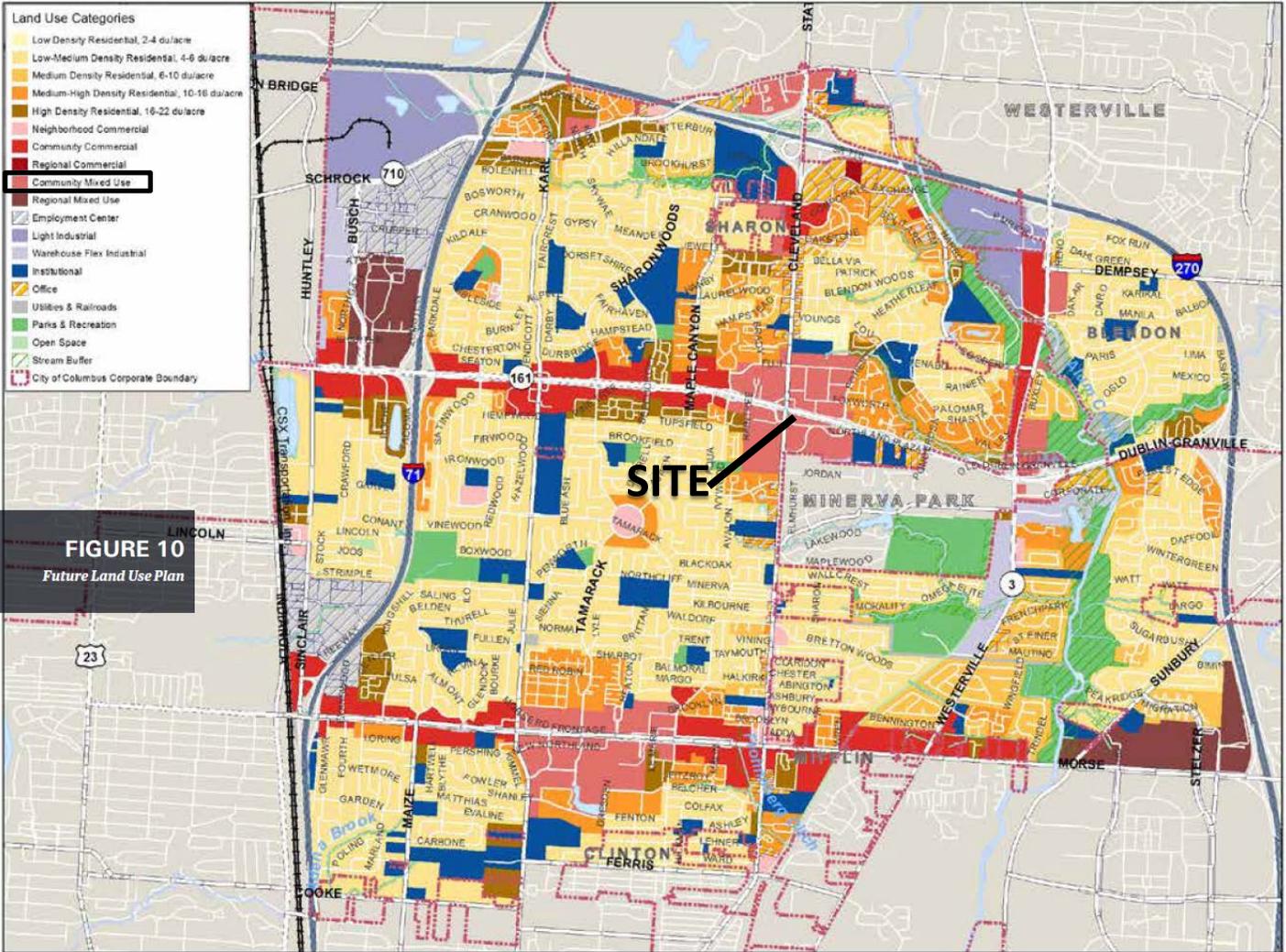
The requested L-C-4, Limited Commercial District will allow a general commercial use of the property that is compatible with the density and development standards of adjacent commercial developments along the East Dublin-Granville corridor. The proposal is also consistent with the land use recommendations of the *Northland I Area Plan*, and permits uses of a similar nature on surrounding properties.



Z16-036
 2601 East Dublin-Granville
 Approximately 0.43 Acres
 CPD to L-C-4



Z16-036
2601 East Dublin-Granville
Approximately 0.43 Acres
CPD to L-C-4



Z16-036
 2601 East Dublin-Granville
 Approximately 0.43 Acres
 CPD to L-C-4

TEXT

PROPOSED DISTRICTS: L-C-4

PROPERTY ADDRESS: 2601 E. Dublin Granville Rd. Columbus, OH 43231

OWNER: ZAAC Investments, LLC

APPLICANT: Yasin and Borhan Musa

DATE OF TEXT: August 30, 2016

APPLICATION: Z16-036

1. INTRODUCTION: This site is located at 2601 E. Dublin Granville Rd. Columbus, OH 43231. The applicant wants to change the zoning from CPD, Commercial Planned Development District to L-C-4, Limited Commercial District to expand allowable uses on the site. The current CPD permits a drive-thru carryout for beer, wine, soft drinks and pizza only.

2. PERMITTED USES:

Those uses permitted under Section 3356.03 C-4, Commercial District of the Columbus City Code except for the following uses which are prohibited:

- Animal Shelter
- Bars, Cabarets and Nightclubs
- Blood and Organ Banks
- Check Cashing and Loans
- Halfway House
- Missions/Temporary Shelters
- Monopole Telecommunication Antennas
- Motorcycle and Boat Dealers
- Pawn Brokers
- Recreational Vehicle Dealers
- Utility and RV (Recreational Vehicle) Sales, Rental and Leasing
- Billboards

3. DEVELOPMENT STANDARDS:

A. DENSITY, HEIGHT, 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:

1. Two (2) oak trees, one near southeast corner of property approximately twenty-one (21) feet from the east property line; the other is near southwest corner of property approximately eleven (11) feet from west property line, both will remain as part of the landscape.

D. BUILDING DESIGN AND/OR INTERIOR-EXTERIOR TREATMENT COMMITMENTS:



Northland Community Council
Development Committee

Report

August 31, 2016 6:30 PM
Franklin County Job and Family Services
(Use south entrance)
1721 Northland Park Avenue (43229)

Meeting Called to Order: 6:30 pm by chair Dave Paul

Members represented:

Voting: (17): Albany Park (APC), Asherton Grove (AGCA), Blendon Chase (BCCA), Blendon Woods (BWCA), Clinton Estates (CECA), Cooper Woods (CWCA), Forest Park (FPCA), Friendship Village (FVRA), Karmel-Woodward Park (KWPCA), Maize-Morse Tri-Area (MMTACA), Northland Alliance (NA), Northland Area Business Association (NABA), Preston Commons (PCHA), Rolling Ridge (RRSHA), Salem Civic Association (SCA), Sharon Woods (SWCA), Woodstream East (WECA). *Non-voting:* NCC president Emmanuel Remy.

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- Case #2: Application #Z16-036 (Rezone 0.43 AC± from CPD to LC-4 to expand permitted uses for the site, currently permitting only drive-through sales of beer/wine and pizza)
Borhan and Yasin Musa *representing*
ZAAC Investments, LLC
2601 E Dublin Granville Road, 43229 (PID 600-157970)
- *The Committee approved (15-0 w/ 2 abstentions) a motion (by FPCA, second by CWCA) to **RECOMMEND APPROVAL WITH ONE (1) CONDITION:***
 1. *That paragraph 2 of the limitation text be revised to include additional prohibited uses: "Automotive Sales, Leasing and Rental" and "Billboards."*