

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

7. **APPLICATION:** **Z16-063**
 Location: **2845 AIRPORT DRIVE (43219)**, being 1.60 ± acres located at the northeast corner of Airport Drive and Demonye Drive (010-233789; Northeast Area Commission).

 Existing Zoning: L-C-4, Limited Commercial District.
 Request: CPD, Commercial Planned Development District.
 Proposed Use: Commercial development.
 Applicant(s): Eastern Development LLC; c/o Scott Crow; 150 East Gay Street, Suite 2400; Columbus, OH 43215.

 Property Owner(s): Colair II LLC; 1375 East 9th Street, Suite 2350; Cleveland, OH 44114.

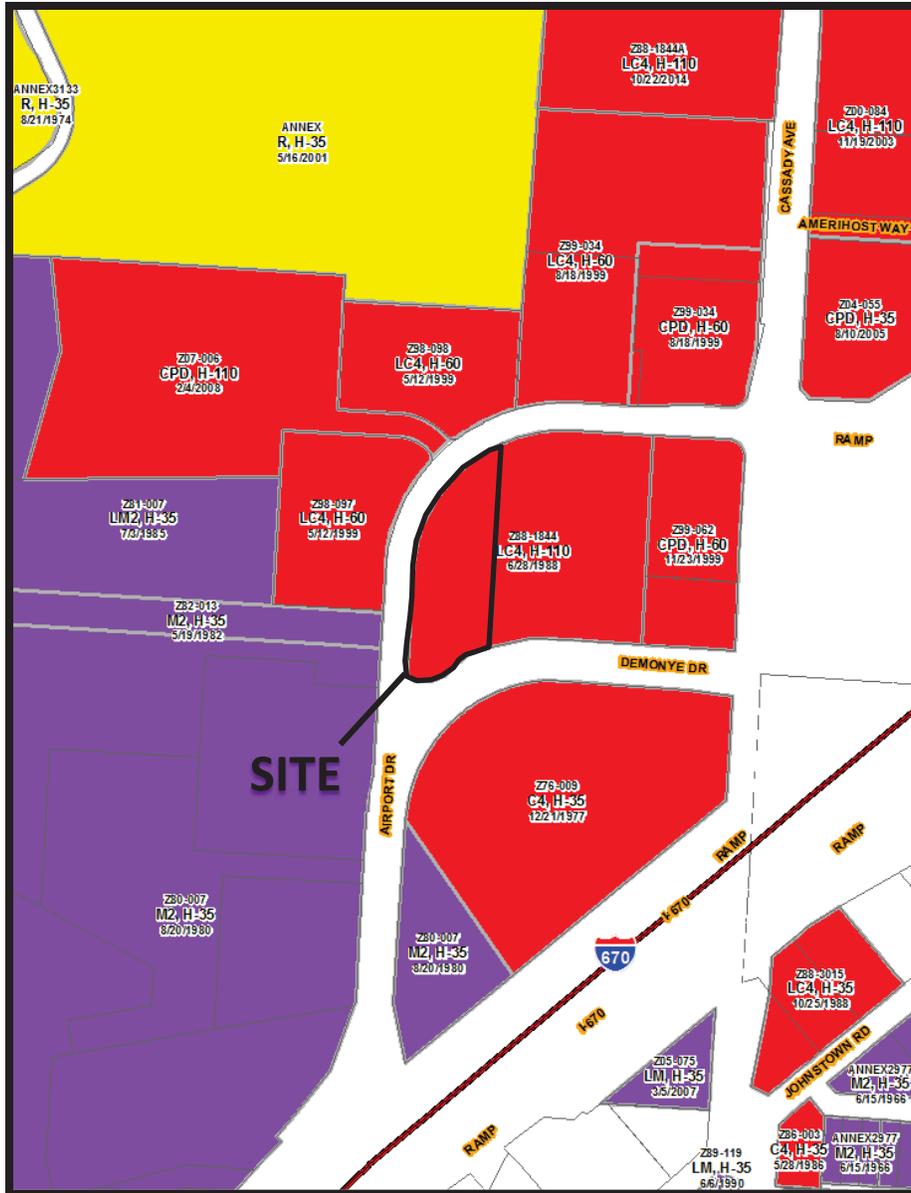
 Planner: Kelsey Priebe; 614-645-1341; krpriebe@columbus.gov

BACKGROUND:

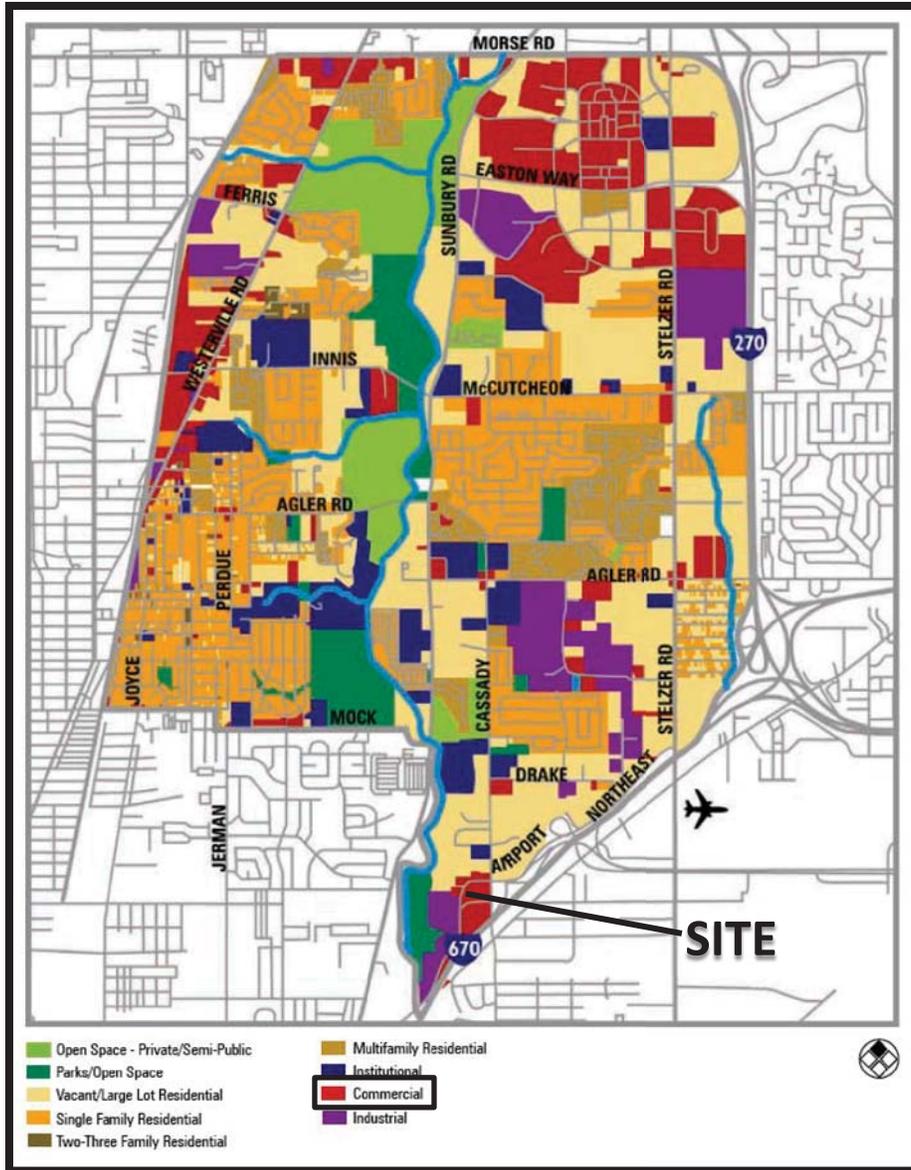
- The site consists of an undeveloped single parcel currently zoned L-C-4, Limited Commercial District. A rezoning to the CPD, Commercial Planned Development District, is necessary to update the development text pertaining to setbacks and parking requirements.
- To the north, south, east and west of the site are hotels/motels in the L-C-4, Limited Commercial District.
- The site is located within the boundaries of the *Northeast Area Plan* (2007), which recommends “Commercial” land uses for this location.
- The site is located within the boundaries of the Northeast Area Commission, whose recommendation is for approval.
- The limitation text commits to a site plan and includes use restrictions for restaurant, hotel, and office commercial uses in C-2, Commercial District. The text also includes a variance to reduce the minimum number of parking spaces required by ten percent.
- The *Columbus Thoroughfare Plan* identifies Airport Drive as a C arterial requiring a minimum of 30 feet of right-of-way from centerline.

CITY DEPARTMENTS’ RECOMMENDATION: Approval

The requested CPD, Commercial Planned Development District will allow a commercial development that is compatible with the density and development standards of adjacent commercial developments. The proposal is also consistent with the land use recommendations of the *Northeast Area Plan*.



Z16-063
 2845 Airport Drive
 Approximately 1.6 acres
 L-C-4 to CPD



Z16-063
 2845 Airport Drive
 Approximately 1.6 acres
 L-C-4 to CPD



Z16-063
2845 Airport Drive
Approximately 1.6 acres
L-C-4 to CPD

DEVELOPMENT TEXT

Address: 2845 Airport Drive
Owner: Colair II, LLC
Applicant: Eastern Development LLC
Zoning District: CPD
Date of Text: December 1, 2016
Application: Z16-063

1. Introduction: The applicant seeks to rezone the 1.6 +/- acres from L-C-4, Commercial to CPD, Commercial Planned Development.

2. Permitted Uses:

A. **Primary Uses:** Any building or buildings constructed on the Premises may be used for any one of the following uses (said uses defined and used in Columbus Zoning Code)

- (1) Restaurant
- (2) Hotel
- (3) All uses permitted in a C-2, commercial district, except an armory, art studio, church, clinic, photography studio, cellular, radio and/or telephone station

B. **Ancillary Uses:** In any building used for the Primary Uses: Hotel, C-2 uses, all uses permitted in a C-4, Commercial District shall be permitted as an ancillary use or uses provided said ancillary use or use, combined, do not exceed 40% of the total usable square footage of the building.

3. Development Standards: Except as otherwise noted herein or on the submitted drawing, the applicable development standards of Chapter 3356 C-4 of the Columbus City Code shall apply to this site.

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

- 1. The building setback along Airport Drive, Demyone Road and the east property shall be 30, 25 and 25 feet respectively.
- 2. The parking setback along Airport Drive, Demyone Road and east property line shall be 10 feet.

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

The exact location of access points shall be subject to the review and approval of the City's Department of Public Service.

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

N/A

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

N/A

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

N/A

F. Graphics and/or Signage Commitments.

All graphics and signage shall comply with the Graphics Code, Article 15, Title 33 of the Columbus City Code as it applies to the C-4 District and any variance to those requirements will be submitted to the Columbus Graphics Commission for consideration.

G. Miscellaneous Commitments.

The proposed development shall be developed in general conformance with the submitted Site Plan. The plan may be adjusted to reflect engineering, topographical or other site data developed at the time that development and engineering plans are completed. Any adjustment to the Site Plan shall be reviewed and may be approved by the City's Director of the Department of Building & Zoning Services or his designee upon submission of the appropriate data regarding the proposed adjustment.

H. Other CPD Requirements.

1. Natural Environment: The property is located along Airport Drive, west of Cassady Avenue.
2. Existing Land Use: Undeveloped.
3. Circulation: All access for the Site will be approved by the City of Columbus, Public Service Department.
4. Visibility: Consideration has been given to the visibility and safety of the motorists and pedestrians as both on and off the subject property in the development of this site.
5. Proposed Development: Commercial development.
6. Behavior Patterns: Existing commercial development in the area has established vehicular patterns for the area.
7. Emissions: No adverse effect from emissions should result from the proposed development.

I. Variances Requested:

The following variances are requested:

1. Variance from C.C.C. § 3312.49 Minimum number of parking spaces required: to reduce the parking ratio for any non-retail use by 10%.
2. Variance from C.C.C. § 3356.11 C-4 district setback lines: to permit a dumpster and its enclosure within the building setback along Demyon Road.
3. Variance from § 3312.29 Parking Space: to permit parking in front of a dumpster.

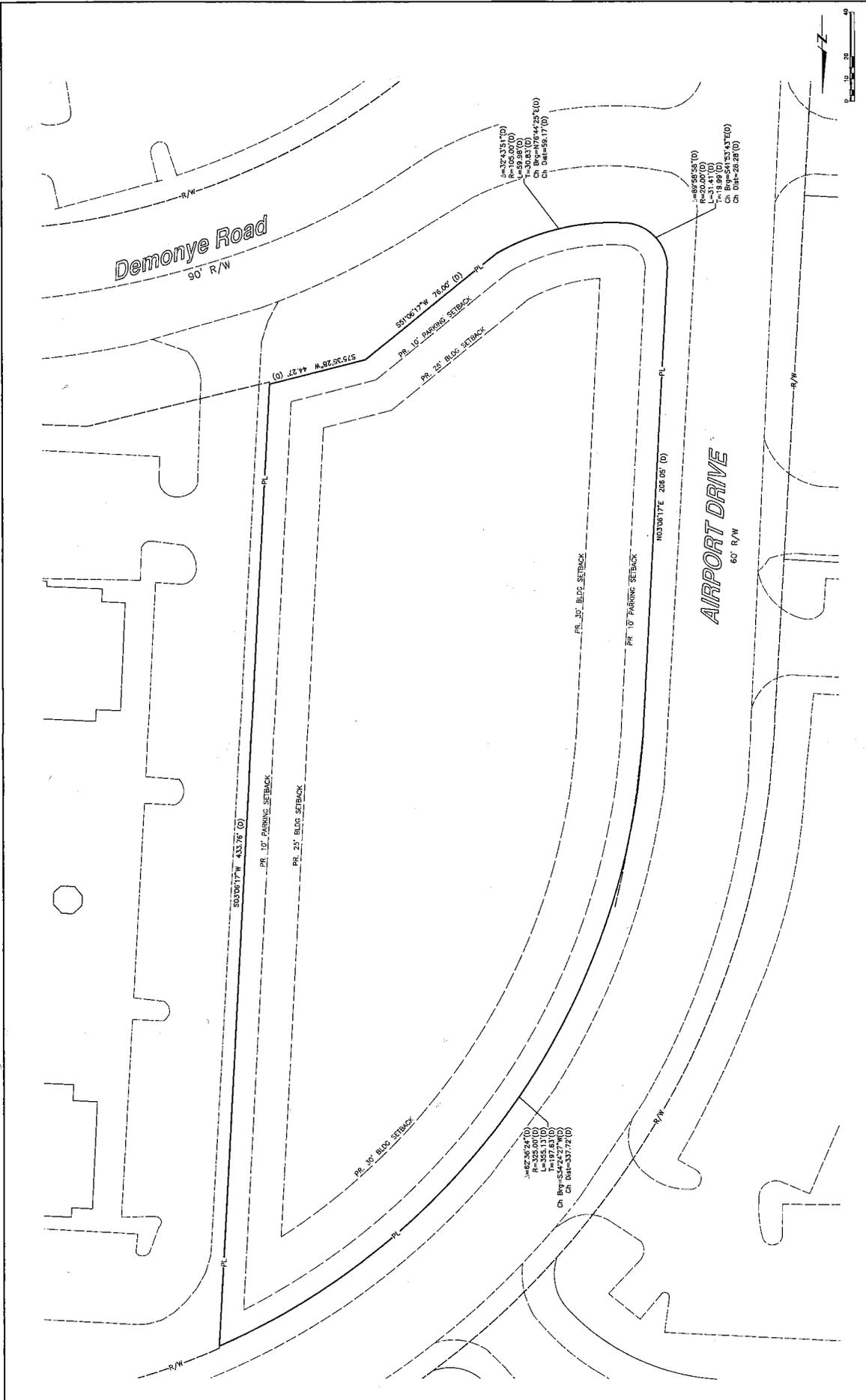
The undersigned, being the agent for the owner of the subject property together with the applicant in the subject application, does hereby agree on behalf of the owner and the applicant, singularly and collectively for themselves, their successors and assigns, to abide by above restrictions, conditions, and commitments regarding development of the subject property and for such purpose each states that he fully understands and acknowledges that none of the

foregoing restrictions, conditions, or commitments shall in any manner act to negate, nullify, alter, or modify any more restrictive provision of the Columbus City Code.

Respectfully Submitted,

Jeffrey L. Brown, Esq.

easterndev.2.txt (nct)
12/1/16 S.Docs/s&htxts/2016



SCALE 1" = 20'		CONCEPTUAL SITE PLAN	
SHEET NO. 2 OF 2		216-063	
JOB NO.	MARKET NO.	DATE: 09/20/15	
DESIGNED BY: SMC	SIGNED BY: SMC	COLUMBUS, OHIO	
CHECKED BY: SMC	APPROVED BY: SMC	31515 AIRPORT ROAD	
DATE: 09/20/15	DATE: 09/20/15	INDUS COMPANIES	
CONTRACT: 660 KING AVENUE COLUMBUS, OHIO 43212 (614) 298-2332 (fax) WWW.EPFERRIS.COM		E. P. FERRIS ASSOCIATES INC. Consulting Civil Engineers and Surveyors	
DATE: 09/20/15	DATE: 09/20/15	DATE: 09/20/15	DATE: 09/20/15

E.P. FERRIS & ASSOCIATES, INC.

North East Area Commission

"Together we can build a stronger community"

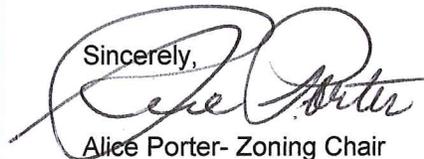
November 29, 2016

Kelsey Priebe
Department of Development
Building & Development Services
Columbus, OH 43224

Kelsey Priebe:

Subject: Z16-063 (010233789) property known as 2845 Airport Drive, Columbus, OH 43219. The North East Area Commission at a public meeting on November 3, 2016, voted to approve the above project as outlined in the modified text.

Sincerely,

A handwritten signature in cursive script, appearing to read "Alice Porter".

Alice Porter- Zoning Chair

Cc: Elwood Rayford – NEAC Chair
Jeffery Brown-Attorney