

**REZONING APPLICATION**

**Department of Building & Zoning Services**

Scott Messer, Director  
757 Carolyn Avenue, Columbus, Ohio 43224-3218  
Phone: 614-645-7433 www.columbus.gov

OFFICE USE ONLY

Application #: Z16-048A/2A18-001 Date Received: 1/22/18

Application Accepted By: TD Fee: \$3,200

Assigned Planner: Tim Dietrich; 614-645-6665; tedi@trich@columbus.gov

**LOCATION AND ZONING REQUEST:**

Certified Address or Zoning Number: 1158 West Third Avenue Zip 43212

Is this application being annexed into the City of Columbus  Yes  No (select one)

If the site is currently pending annexation, Applicant must show documentation of County Commissioner's adoption of the annexation petition.

Parcel Number for Certified Address 010-065643

Check here if listing additional parcel numbers on a separate page.

Current Zoning District(s) CPD, Commercial Planned Development District Requested Zoning District(s) CPD, Commercial Planned Development District

Area Commission Area Commission or Civic Association: Fifth by Northwest Area Commission

Proposed Use or reason for rezoning request: To eliminate a previously requested variance on the building expansion and patio addition for existing uses (continue on separate page if necessary)

Proposed Height District: Existing 35'-0" Acreage 0.82 ±  
[Columbus City Code Section 3309.14]

**APPLICANT:**

Name Robert E. Caudy  
Address 8852 Patterson Road City/State Hilliard, Ohio Zip 43026  
Phone # 614-315-3230 Fax # 614-545-4260 Email bob.caudy@yahoo.com

**PROPERTY OWNER(S):**

Name R&K Adventures LLC  
Address P.O. Box 12505 City/State Columbus, Ohio Zip 43212  
Phone # 614-315-3230 Fax # 614-545-4260 Email bob.caudy@yahoo.com  
 Check here if listing additional property owners on a separate page

**ATTORNEY / AGENT** (CHECK ONE IF APPLICABLE)

Attorney  Agent / owner of R&K Adventures LLC

Name Robert E. Caudy  
Address 8852 Patterson Road City/State Hilliard, Ohio Zip 43026  
Phone # 614-315-3230 Fax # 614-545-4260 Email: bob.caudy@yahoo.com

**SIGNATURES** (ALL SIGNATURES MUST BE PROVIDED AND SIGNED IN BLUE INK)

APPLICANT SIGNATURE Robert E. Caudy  
PROPERTY OWNER SIGNATURE Robert E. Caudy (owner - R&K Adventures LLC)  
ATTORNEY / AGENT SIGNATURE Robert E. Caudy (agent/owner R&K Adventures LLC)

My signature attests to the fact that the attached application package is complete and accurate to the best of my knowledge. I understand that the City staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me/my firm/etc. may delay the review of this application.

**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

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Phone: 614-645-7433 www.columbus.gov

**PROJECT DISCLOSURE STATEMENT**

Parties having a 5% or more interest in the project that is the subject of this application.

**THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED.** Do not indicate 'NONE' in the space provided.

APPLICATION #: Z16-048A/2A18-001

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Robert E. Candy  
of (COMPLETE ADDRESS) 8852 Patterson Rd. Hilliard, Ohio 43026  
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. <u>Robert E. Candy</u><br><u>8852 Patterson Rd.</u><br><u>Hilliard, Ohio 43026</u><br><u>614-315-3230</u>  | 2. <u>Kristin L. Candy</u><br><u>8852 Patterson Rd.</u><br><u>Hilliard, Ohio 43026</u><br><u>614-306-0665</u>   |
| 3. <u>R&amp;K Adventures LLC</u><br><u>P.O. Box 12505 Columbus, OH 43212</u><br><u>Zero Columbus based employees</u><br><u>Robert E. Candy 614-315-3230</u> | 4. <u>Village Gate Animal Hospital &amp; Pet Resort</u><br><u>1158 W. 3<sup>rd</sup> Ave. Columbus, OH 43212</u><br><u>25 Columbus based employees</u><br><u>Robert E. Candy 614-315-3230</u> |

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT Robert E. Candy

Subscribed to me in my presence and before me this 19<sup>th</sup> day of January, in the year 2018

SIGNATURE OF NOTARY PUBLIC Jonathan Bradley

My Commission Expires: April 21, 2018



*This Project Disclosure Statement expires six months after date of notarization.*  
JONATHAN L. BRADLEY  
Notary Public, State of Ohio  
My Comm. Expires April 21, 2018

**PLEASE NOTE:** incomplete information will result in the rejection of this submittal.  
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Project Disclosure Statement (Continued)

5. Caddy's Delight LLC  
1158 West Third Avenue, Suite B  
Columbus, Ohio 43212  
8 Columbus based employees  
Robert E. Caudy, 614-315-3230

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## CPD TEXT

**PROPOSED DISTRICTS:** CPD, Commercial Planned Development  
**PROPERTY ADDRESS:** 1158 West Third Avenue, Columbus, Ohio 43212  
**OWNER:** R&KC Adventures LLC  
**APPLICANT:** Robert E. Caudy (owner of R&KC Adventures LLC)  
**DATE OF TEXT:** ~~2.7.2017~~ 1.22.2018  
**APPLICATION:** Z16-048A

**1. INTRODUCTION:** The site is located on the north side of West Third Avenue between Eastview Avenue and Virginia Avenue. There is an existing building with entrances off of Eastview Avenue and Virginia Avenue. The site is initially zoned M2, Manufacturing District, but received council variances (Council Variance #: CV05-043, file #: 1481-2005) in 2005 allowing an unlimited veterinarian practice with an outdoor therapeutic area, along with accessory pet daycare, boarding and grooming uses with existing off-street parking conditions. One portion of the original 2005 variance handled the parking space variance where the existing 27 spaces were allowed to accommodate the calculated 67 spaces needed. The 2012 modification (Z12-009) expanded the permitted uses and retained the original 2005 variances. This CPD request will carry over all of the variances that were approved by CV05-043 in 2005, all the expansion of appropriate commercial uses under Z12-009 in 2012 and requests permission for the 25 parking spaces to satisfy the calculated 62 parking spaces required for the existing uses as well as the addition of the outdoor patio area.

**2. PERMITTED USES:** Veterinarians (Unlimited Practice), Pet Grooming, Pet Boarding, Pet Training, Pet Daycare, Pets and Supplies (only in association with the veterinary clinic, no stand alone pet retail), Animal Kennel, Animal Shelter, Grooming Training Facility, Indoor Putt-Putt, Indoor Virtual Golf, Concession Stand, Outdoor Patio and Concession Area, Arcade, Laser Tag, Laser Frenzy, Kids Inflatable Activity Center (bouncy castles, slides, etc.), Bumper Cars, Catering Businesses, Vending Machine Operators, Art Dealers/Art Galleries, Locksmiths and any use permitted in Chapter 3353 C-2 Office Commercial District except Telephone Call Centers, Telemarketing Bureaus, Telephone Answering Services and all uses in Section 3353.03(B) of the Columbus City Code in regards to Offices and/or Clinics for Health Care and Social Assistance.

**3. DEVELOPMENT STANDARDS:** Unless otherwise indicated in this text, the applicable development standards are contained in Chapter 3356 (C-4 Regional Scale Commercial District) and Chapter 3372 (Planning Overlay) of the Columbus City Code.

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

1. Building setback along West Third Avenue shall be a minimum of twelve (12) feet.
2. Parking setback along West Third Avenue shall be a minimum of ten (10) feet.
- ~~3. Building setback along Virginia Avenue shall be a minimum of twenty five (25) feet.~~
4. Parking setback along Virginia Avenue shall be a minimum of five (5) feet.
5. Building setback along Eastview Avenue shall be a minimum of twenty-five (25) feet.
6. Parking setback along Eastview Avenue shall be a minimum of zero (0) feet.

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B. Access, Loading, Parking and/or Traffic Related Commitments: Access shall be as shown on the Site Plan. The exact location access points may be modified subject to the review and approval of the City's Department of Public Service without the need for rezoning.

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

1. Applicant commits to maintaining the existing trees along West Third Avenue and Virginia Avenue.
2. Applicant commits to providing additional trees along West Third Avenue that are 40 ft. on center, beginning from the existing trees and proceeding west to Virginia Avenue.
3. Applicant commits to providing additional buffering along Virginia Avenue located between and bordering the existing trees consisting of 14 code compliant shrubs as shown on the submitted site plan.

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

E. Graphics: All new 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 variances to those requirements will be submitted to the Columbus Graphics Commission for consideration.

F. Miscellaneous

1. Variances:

A.) Section 3312.21B.1. Off-Street Parking and Loading, Landscaping and Screening: to require no new landscaping and allow existing paving between right-of-ways and the parking setback lines on the site for the existing building (or any direct replacement thereof in the case of damage replacement).

B.) Section 3312.21B.3. Off-Street Parking and Loading, Landscaping and Screening: to require no new screening of any portion of the existing parking lots at the site located within eighty (80) feet of residentially zoned property for the existing building (or any direct replacement thereof in the case of damage replacement).

C.) Section 3312.49C Off-Street Parking and Loading, Minimum Number of Parking Spaces Required: to allow twenty-five (25) parking spaces to satisfy the sixty-two (62) parking spaces needed to meet the minimum number of parking spaces required for the permitted uses listed above as a part of this application.

D.) Section 3356.05F.2. C-4 Regional Scale Commercial District Development Limitations, Outdoor Therapeutic Exercise Areas for Veterinarians (unlimited practice): to allow outdoor exercise areas on the site that are located less than 100 feet from adjacent residentially zoned districts.

E.) Section 3372.604A Planning Overlay, Setback Requirements: To allow existing building set back of 11.3 feet from West Third Avenue, 33.8 feet from Eastview Avenue and 44.2 feet from Virginia Avenue with a new build setback of 16 feet from Virginia Avenue, to satisfy the maximum building setback of 10 feet for the proposed patio expansion to meet UCO setback requirements along Virginia Avenue.

F.) Section 3372.609A Planning Overlay, Parking and Circulation: Although not required, to allow existing building parking and circulation aisles between the building and Virginia Avenue on the west side of the building, and the building and Eastview Avenue on the east side of the building to satisfy the

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non-conforming situation created by existing parking lots between the building and the street right-of-ways to the east and west of the building.

2. Site Plan: The subject site shall be developed in accordance with the submitted site plan "1158 West Third Avenue Expansion". The site plan may be slightly adjusted to reflect engineering, topographical, or other site data developed at the time of the development and when engineering and architectural drawings are completed. Any adjustment of the Site Plan shall be subject to review and may be approved by the Director of the Department of Building and Zoning Services, or designee, upon submission of the appropriate data regarding the proposed adjustment.

G. CPD Criteria:

A.) Natural Environment: The site is currently developed with a single building.

B.) Activities: The proposed development will provide commercial options for the surrounding commercial and residential neighborhoods.

C.) Behavior Patterns: Existing development in the area has established vehicular and pedestrian patterns for the area.

D.) Circulation: The site will have access to Eastview Avenue, Virginia Avenue and the alley adjacent to the site.

E.) Emission: The site will not have negative effects on emission levels of light, sound, smell and dust.

The undersigned, being the owner of the subject property together with the applicant in the subject application, or other authorized representatives do hereby agree singularly and collectively for themselves, their heirs, successors and assigns, to abide by the 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, except as permitted by this development text and drawings referenced herein.

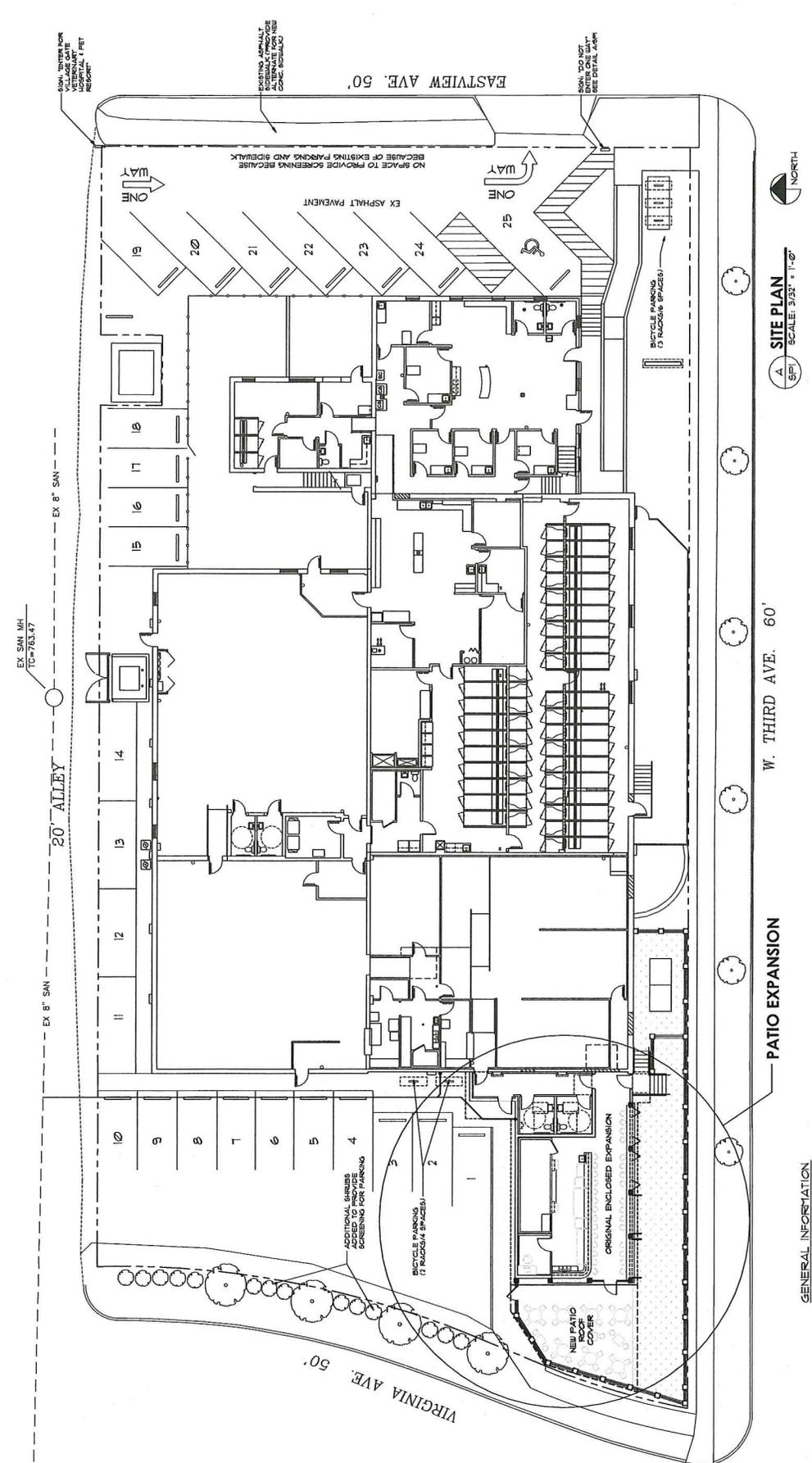
SIGNATURE:

*Robert E. Candy*

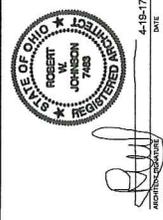
DATE:

*1/22/18*

*216/048A / 2A18-001*



1158 West Third Avenue Expansion



PROPOSED:

|                     | SQUARE FT. | RATIO  | FEE LOG SPACES NEEDED | REDUCTION | PARKING SPACES REQUIRED |
|---------------------|------------|--------|-----------------------|-----------|-------------------------|
| VET                 | 18663      | 1/2500 | 31                    | -18       | 21                      |
| FRUIT-FRUIT         | 6311       | 1/2500 | 26                    | -15       | 13                      |
| VIRTUAL GOLF        | 3          | 2/1    | 6                     | -3        | 3                       |
| EATING/DINING/PATIO | 33860      | 1/2500 | 26                    | -1        | 19                      |
| TOTALS              |            |        | 95                    | -33       | 62                      |

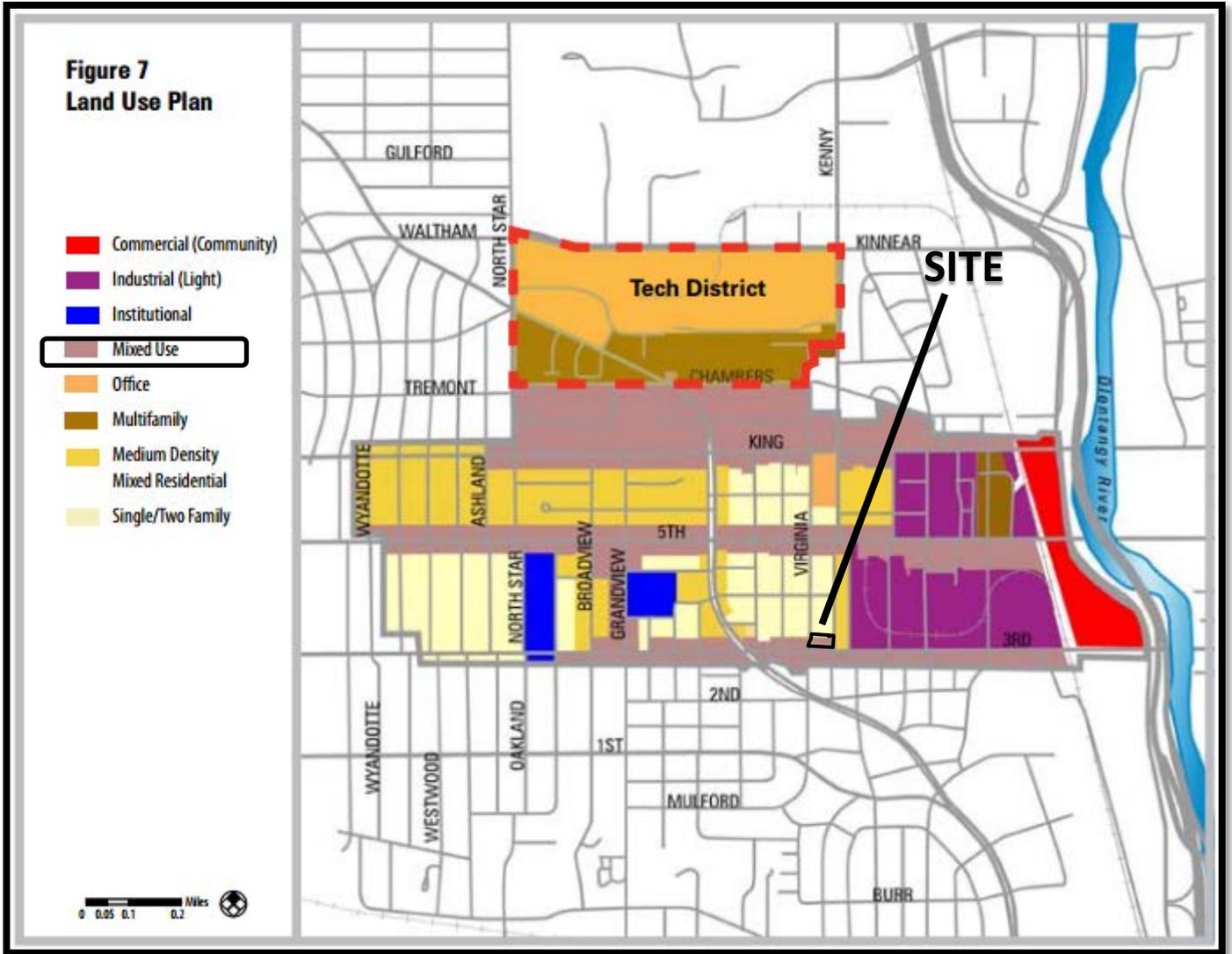
CURRENT REQUEST:  
 PARKING CALCULATION (WITH EXPANSION) 62 SPACES NEEDED  
 PARKING ON-SITE 25 SPACES PROVIDED  
 SHORTAGE 37 SPACES SHORT (VARIANCE REQUIRED)

- GENERAL INFORMATION**
- ZONING DISTRICT: REQUEST CHANGE TO CPD
  - BUILDING AREA: 3909 SQ. FEET NEW 30693 EXISTING + 21338 SQ. FEET TOTAL
  - BUILDING HEIGHT: 28'-0" (35'-0" MAX)
  - PARKING: A. EXISTING PARKING 24 SPACES  
 B. MINIMUM AREA WITHIN 200'-0" (15'-0" AT ONE WAY)  
 C. MINIMUM PARKING SPACE: 9'-0" X 18'-0"
  - LIGHTING FOR THE PARKING LOT AREA SHALL BE PROVIDED IN ACCORDANCE WITH THE CITY OF COLUMBUS ZONING CODE, SECTION 3342.2.
  - WHEEL STOP DEVICES SHALL BE PROVIDED IN ACCORDANCE WITH THE CITY OF COLUMBUS ZONING CODE SECTION, 3342.6.
  - THE SURFACE OF THE NEW PARKING LOT SHALL BE ASPHALTIC CONCRETE IN CONFORMANCE WITH SECTION 3342.4. DRAINAGE SHALL CONFORM TO THE STANDARDS OF THE DIVISION OF SEWAGE AND DRAINAGE.
  - STRIPING AND MARKING OF THE PARKING LOT SHALL BE IN ACCORDANCE WITH SECTION 3342.3.
  - THE SITE IS IN FLOOD ZONE X; HAS FEMA LOT# 148  
 DUMPSTER IS EXISTING.

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Z16-048A  
 1158 West Third Avenue  
 Approximately 0.82 acres  
 CPD to CPD



*Fifth by Northwest Neighborhood Plan (2009)*

Z16-048A  
 1158 West Third Avenue  
 Approximately 0.82 acres  
 CPD to CPD



Z16-048A  
1158 West Third Avenue  
Approximately 0.82 acres  
CPD to CPD