

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
AUGUST 14, 2014**

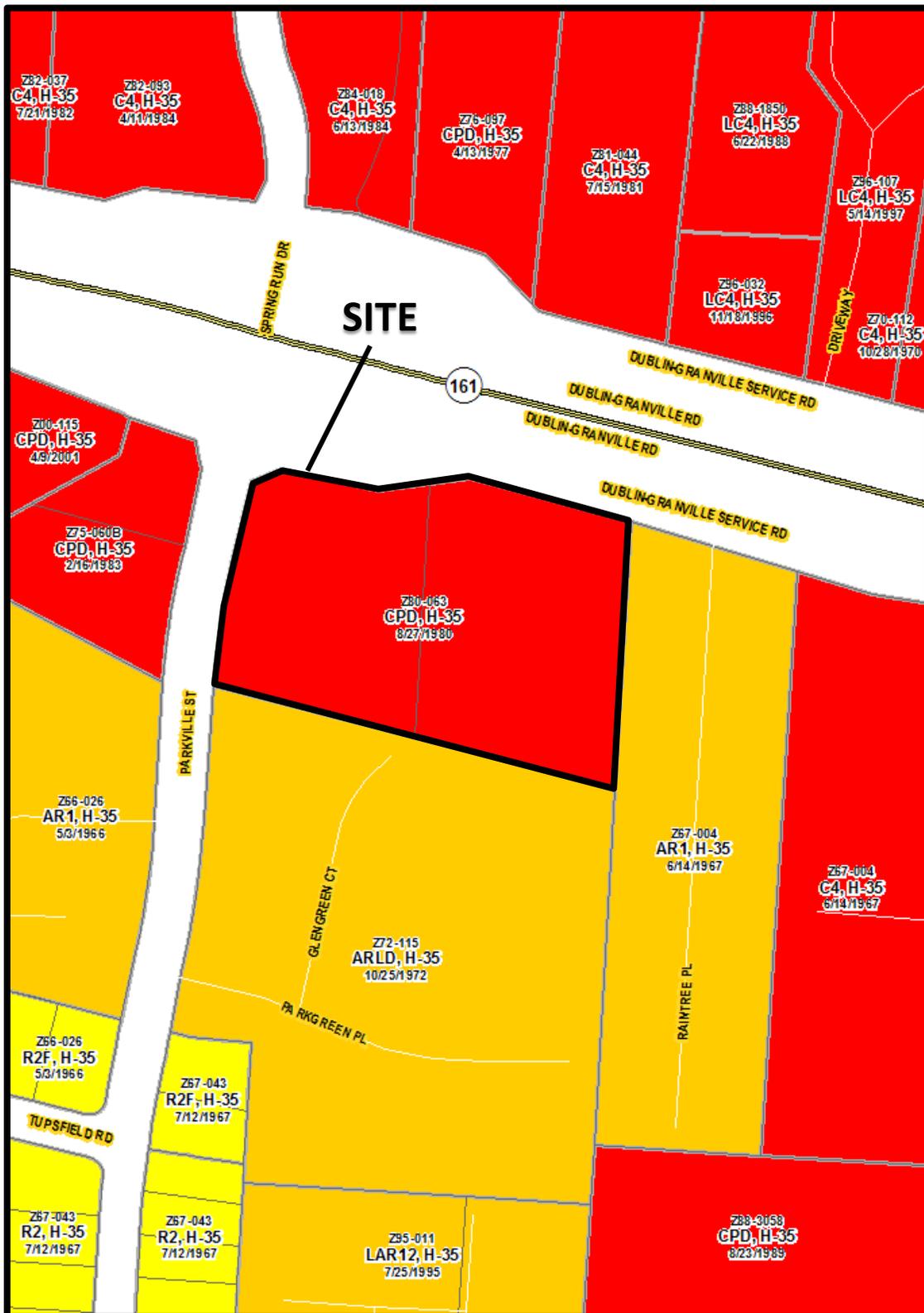
1. **APPLICATION:** **Z14-024 (14335-00000-00368)**
 Location: **2345 & 2365 EAST DUBLIN GRANVILLE ROAD (43229)**, being
 3.25± acres located on the southeast corner of East Dublin
 Granville Road and Parkville Street (010-143756 & 010-184766;
 Northland Community Council).
 Existing Zoning: CPD, Commercial Planned Development District.
 Request: L-C-4, Limited Commercial District.
 Proposed Use: Unspecified commercial development.
 Applicant(s): Pat Bevilacqua, Managing Member of LLC; c/o J. Jeffrey
 McNealey, Attorney; Porter, Wright, Morris & Arthur; 41 South High
 Street; Columbus, Ohio 43215.
 Property Owner(s): The Applicant.
 Planner: Tori Proehl, 645-2749, vjproehl@columbus.gov

BACKGROUND:

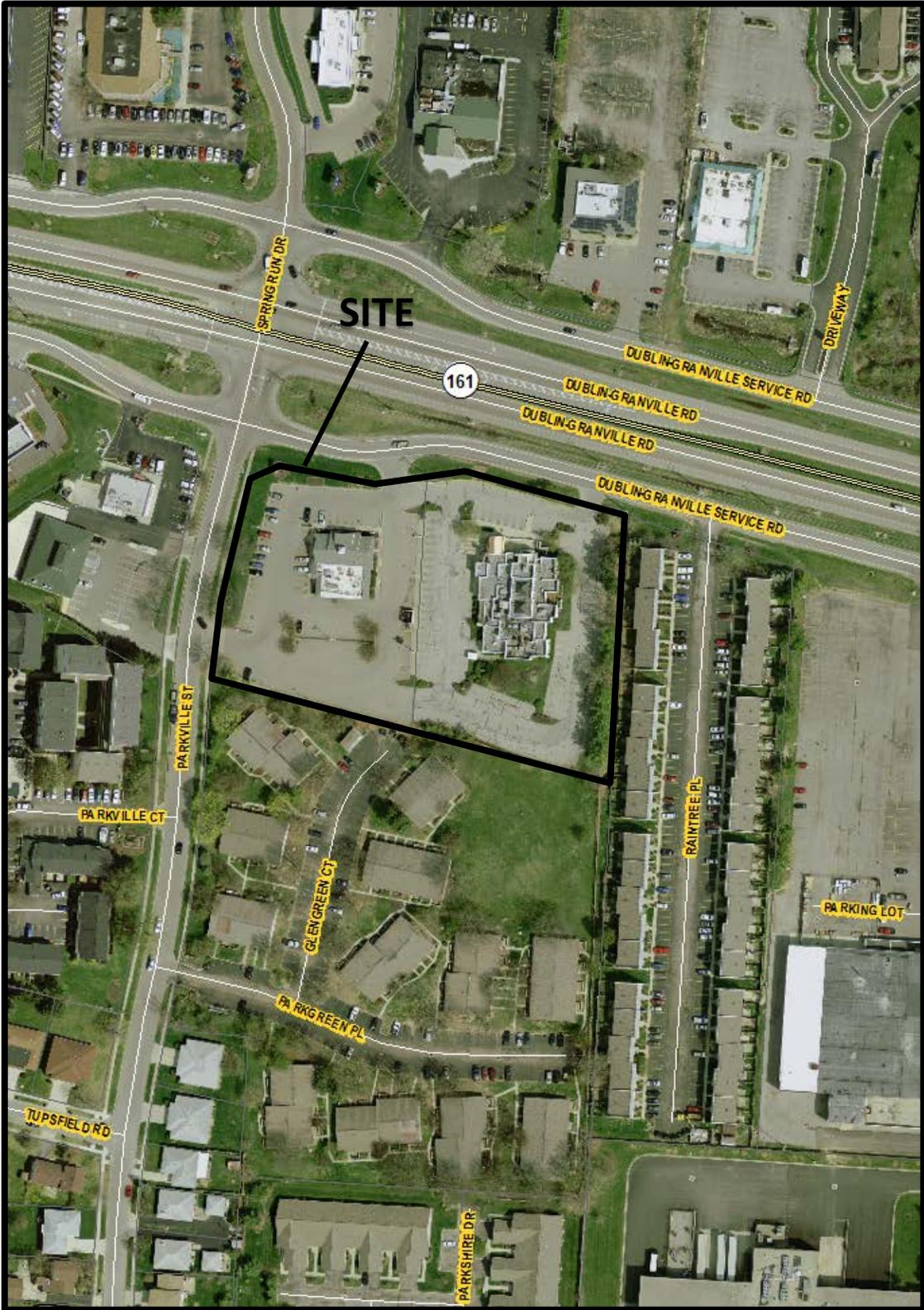
- The 3.25± acre site is developed with two vacant restaurants and zoned in the CPD, Commercial Planned Development District. The applicant requests rezoning to the L-C-4, Limited Commercial District to remove the restrictions to only allow restaurants uses on this site, per the zoning in 1980.
- Surrounding the site are commercial establishments across State Route 161 in the CPD, Commercial Planned Development and C-4, Commercial Districts. To the south and east are multi-unit developments in the AR-1 and ARLD, Apartment Residential Districts. To the west are commercial uses in the CPD, Commercial Planned Development District.
- The site is located within the planning area of the *Northland Plan Volume 1* (2014), which recommends community mixed use for this location.
- The site is located within the boundaries of the Northland Community Council, whose recommendation is for approval of requested rezoning.
- The limitation text includes development standards for permitted and prohibited uses.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

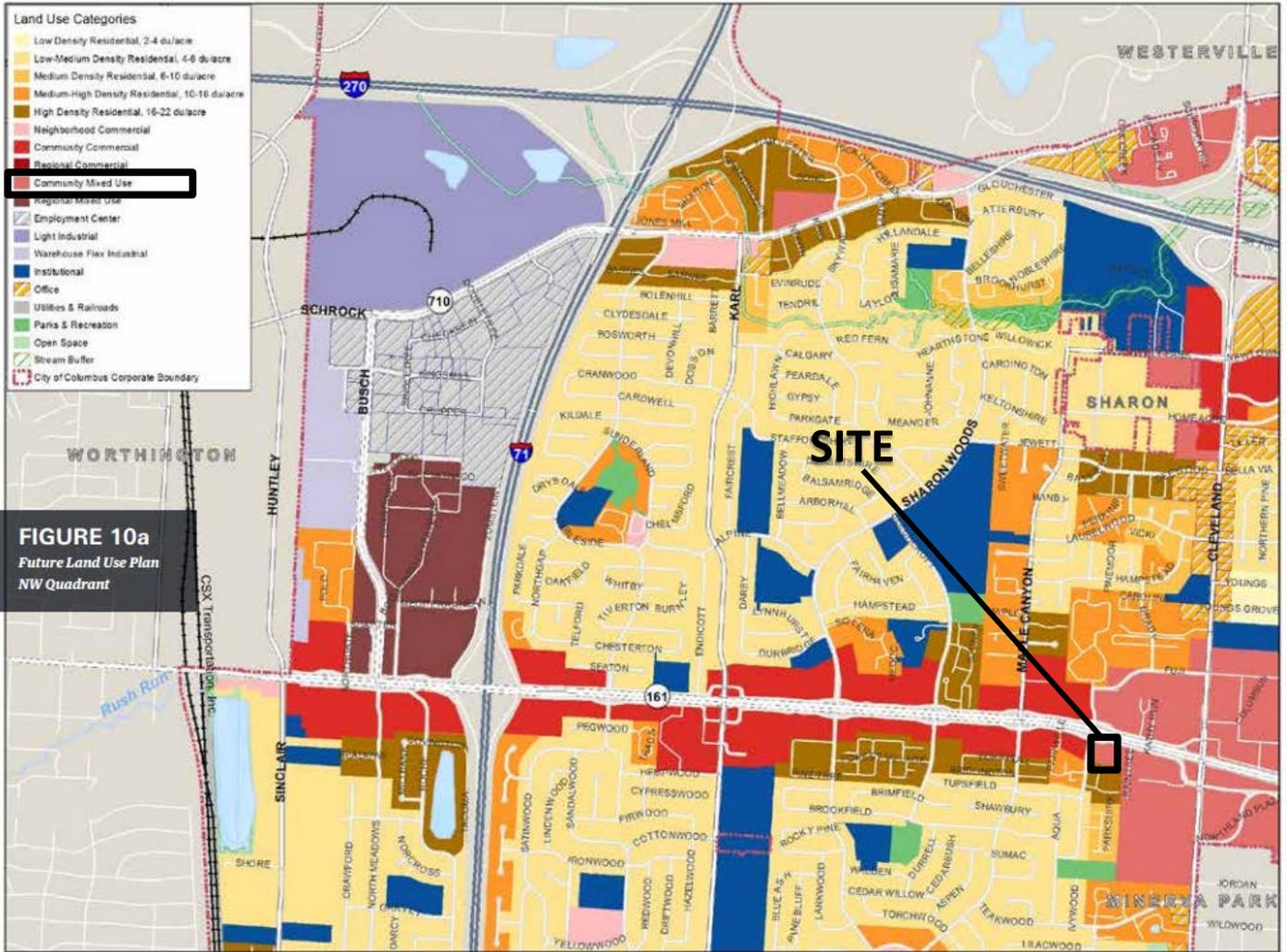
The requested L-C-4, Limited Commercial District will allow limited commercial development, and the applicant intends to develop the property with unspecified commercial development. Staff supports the intended use of the property, as the request is consistent with the *Northland Plan Volume 1* and with the zoning and development patterns of the area.



Z14-024
 2345 & 2365 E. Dublin Granville Road
 Approximately 3.25 acres
 From CPD to L-C-4



Z14-024
2345 & 2365 E. Dublin Granville Road
Approximately 3.25 acres
From CPD to L-C-4



Z14-024
 2345 & 2365 E. Dublin Granville Road
 Approximately 3.25 acres
 From CPD to L-C-4

DEVELOPMENT TEXT

L-C-4

3.4 ACRES

Existing District: CPD - Restaurant

Proposed District: L-C-4

Property Address: 2345 and 2365 East Dublin-Granville Road

Owner/Applicant: BL & G LLC

Application No.: Z14-024, 14335-00000-00368

Date of Text: July 10, 2014

I. INTRODUCTION:

The site is comprised of two parcels. The East Parcel (PID 010-184766; 2365 East Dublin-Granville Road) has an active restaurant. This use is anticipated to continue “as is” for the foreseeable future. The West Parcel (PID010-143756; 2345 East Dublin-Granville Road) is a vacated Friendly’s restaurant to be converted to commercial office use, financial services (§3356.03(B) – Check cashing and loans). As the anticipated use of the West Parcel is less intense than the vacated restaurant, off-site impacts of the development are anticipated to be less than in its former use as a restaurant site. There has been no demand for the West Parcel for continued restaurant use.

The continuing restaurant and new office development on the site are in keeping with the behavioral trend and pattern of the area. To the east beyond the northerly projection of the Raintree Apartment project, Raintree Shopping Center maintains commercial establishments for the operation of a drug store, hobby store, grocery store, book store, discotheque, novelty store and luncheon restaurant, among others. The area to the west has also been commercially developed with housing, luncheon restaurants, gas stations, theme restaurants, office buildings, etc. The proposed development would not change substantially the present neighborhood behavior patterns. The proposed development is designed to draw from the present pedestrian and vehicular traffic in the area rather than to increase it.

All uses will continue to be compliant with development standards applicable to C-4 zoning districts.

II. PERMITTED USES:

All uses permitted in Columbus Zoning code §3356 shall remain permitted, except for the following uses which shall be prohibited:

- 1) Bars, Cabarets and Nightclubs;

- 2) Halfway House;
- 3) Missions/Temporary Shelters;
- 4) Pawn Brokers.

III. 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. N/A
- D. Building Design and/or Interior-Exterior Treatment Commitments. N/A
- E. Dumpster, Lighting, Outdoor Display Areas and/or Other Environmental Commitments. N/A
- F. Graphics and Signage Commitments. N/A

The undersigned, being the owner of the subject property together with the applicant in the subject application, or their authorized representatives does hereby agree singularly and collectively for themselves, their heirs, 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.

Signature: _____
BL & G LLC, Pat Bevilacqua, Managing Member

Signature: _____
J. Jeffrey McNealey, Esq. Attorney for Owner

Date: _____



Northland Community Council
Development Committee

Report

June 25, 2014 6:30 PM
Northland Performing Arts Center
4411 Tamarack Boulevard

Meeting Called to Order:

6: 35 pm by chair **Dave Paul**

Members represented:

Voting: (12): Albany Park (APHA), Blendon Chase (BCCA), Cooperwoods (CWCA), Forest Park (FPCA), Friendship Village (FVRA), Karmel-Woodward Park (KWPCA), Northland Alliance (NA), Northland Area Business Association (NABA), Rolling Ridge (RRSHA), Salem (SCA), Sharon Woods (SWCA), Woodstream East (WECA). *Non-voting:* NCC president Emmanuel Remy.

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- Case #1:** Application Z14-024/14335-368 (*Rezone 3.25 AC± from CPD to C-4*)
J. Jeffrey McNealey/Porter Wright representing
BL&G LLC (Pat Bevilacqua)
2345 & 2365 E Dublin Granville Rd, 43229
(PID 010-143756/010-184766)
- *The Committee approved 12-0 a motion (by KWPCA, second by SWCA) to recommend **APPROVAL with the following CONDITIONS:***
 1. *That the applicant will amend the application to seek an L-C-4 zoning, the limitation text of which will specify that the following uses otherwise permitted under §3356.03 are prohibited:*
 - *Bars, Cabarets and Nightclubs*
 - *Halfway House*
 - *Missions/Temporary Shelters*
 - *Pawn Brokers*

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- Case #2:** Application Z14-023/14335-348 (*Rezone 0.675 AC± from SR to C-2*)
Michael A Moore/HER Realtors representing
Everyday People Ministries (Jim Vaive)
4873 Cleveland Ave, 43229 (PID 010-138823)
- *The Committee approved 12-0 a motion (by KWPCA, second by SWCA) to **TABLE** the case indefinitely.¹*

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- Case #3:** Application 14310-00238 (*“Look See” - BZA variance from §3312.11 to not provide a bypass lane for stacked vehicles at a drive-thru window*)
Mike Williamson/Terrain Evolution representing
The CL Companies
6480 Central College Road (Taco Bell), 43054 (PID 010-272111)
- *The Committee appreciated the opportunity to hear from and speak with the applicant’s representative concerning this case. As this was a “look see,” the Committee developed **NO RECOMMENDATION.***
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Next Meeting: *Wednesday, July 30, 2014*

Executive Session

7:41 pm

Meeting Adjourned

8:55 pm

¹ After a brief discussion with the applicant's representative concerning uses permitted and prohibited in the C-2 commercial district, the Committee recommended and the representative requested a tabling to allow the representative an opportunity to speak with City staff and his client concerning the intended uses of the site and a potentially more appropriate zoning.