

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
SEPTEMBER 11, 2014**

1. **APPLICATION:** **Z14-023 (14335-00000-00348)**
 Location: **4873 CLEVELAND AVENUE (43229)**, being 0.675± acres located on the northwest corner of Cleveland Avenue and Edmonton Road (010-138823; Northland Community Council).

 Existing Zoning: SR, Suburban Residential District.
 Request: C-2, Commercial District.
 Proposed Use: Office development.
 Applicant(s): Everyday People Ministries; c/o Michael A. Moore, Agent; 1599 Denbign Drive; Columbus, Ohio 43220.

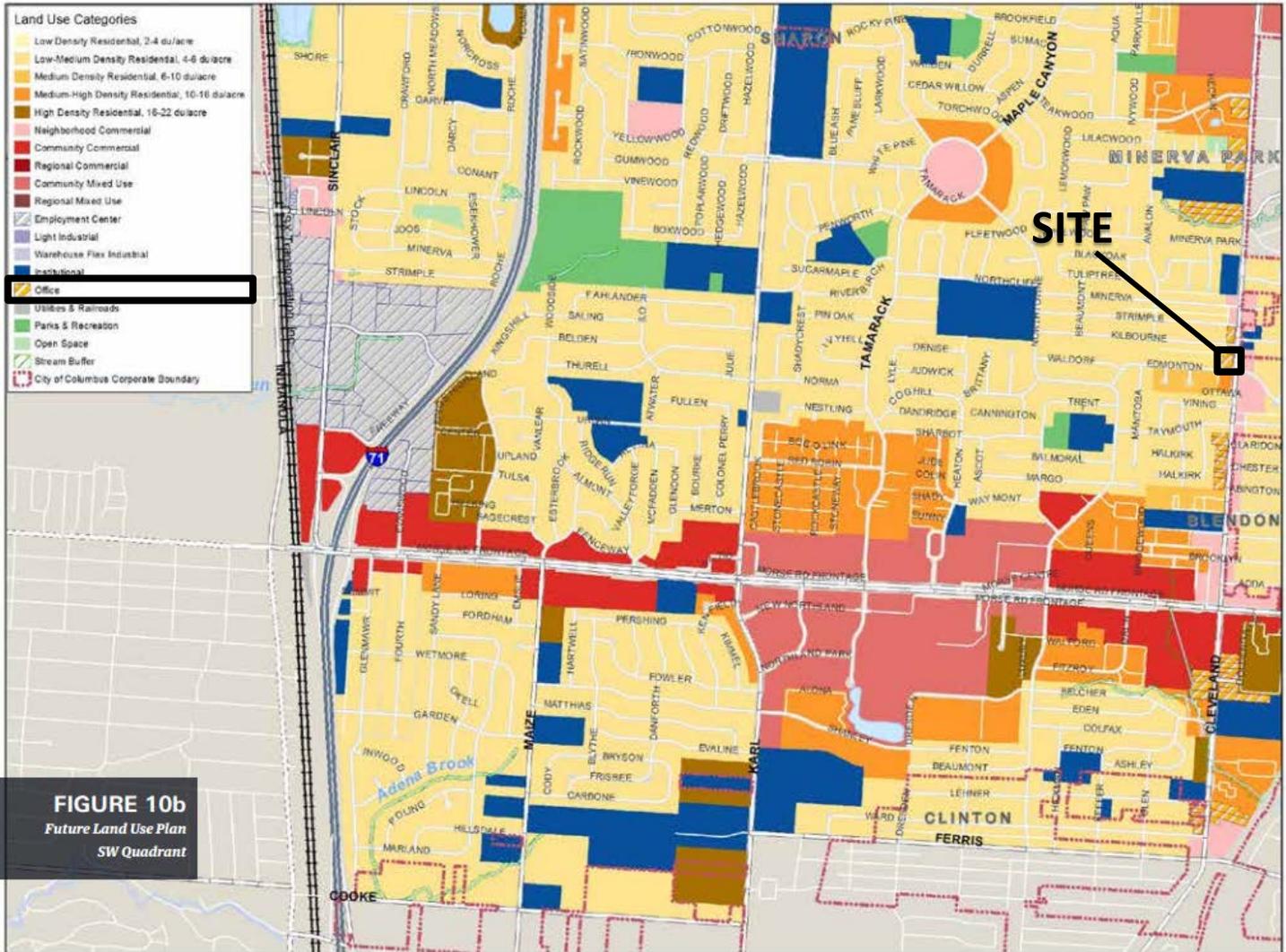
 Property Owner(s): The Applicant.
 Planner: Tori Proehl, 645-2749, viproehl@columbus.gov

BACKGROUND:

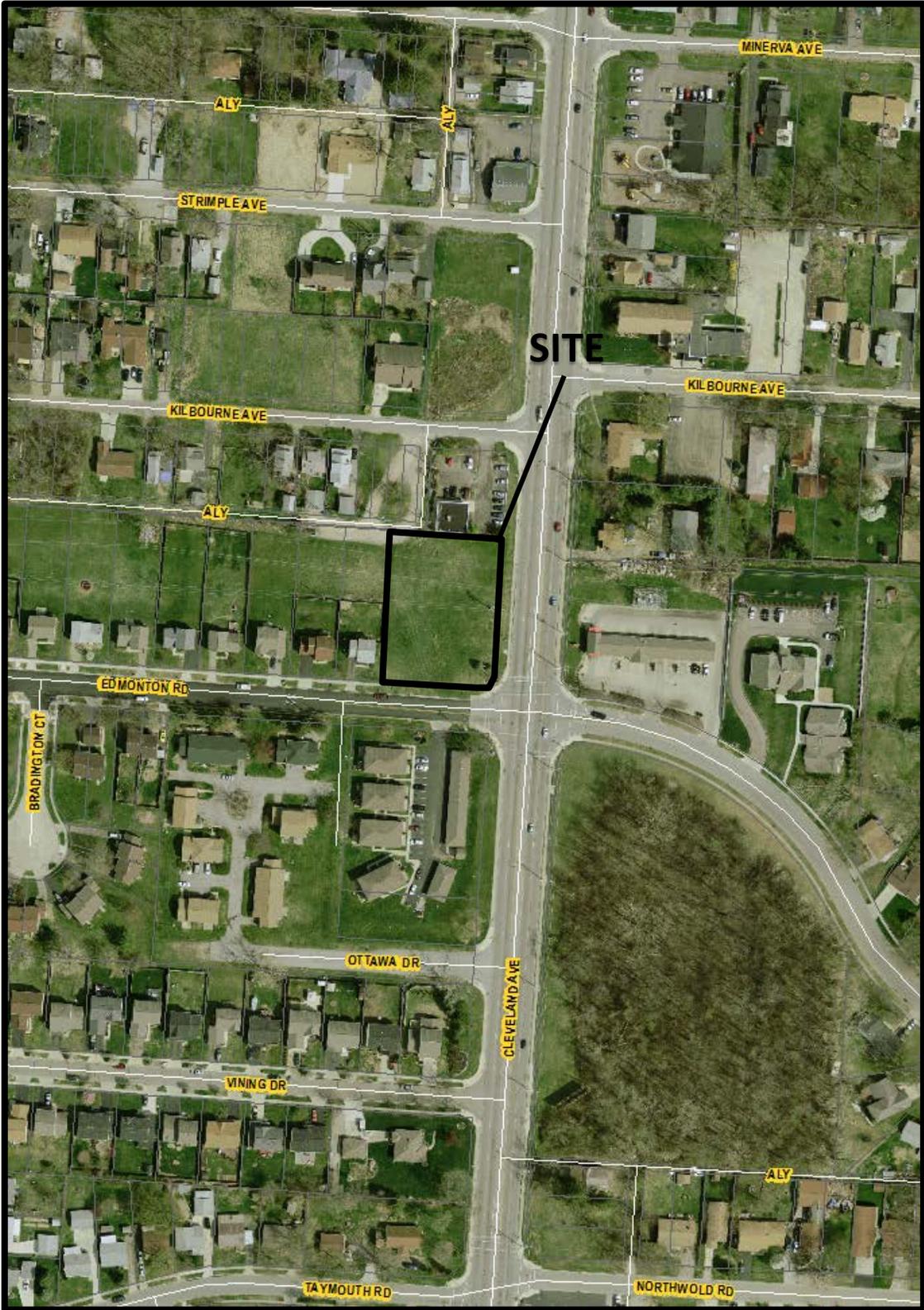
- The 2.25± acre site is undeveloped and zoned SR, Suburban Residential District. The applicant requests a rezoning to the C-2, Commercial District to allow office development.
- Surrounding the site to the west are single unit dwellings in the SR, Suburban Residential and R1, Residential Districts. To the north and east across Cleveland Avenue are commercial establishments in the L-C-3, Limited Commercial, C-4 and C-5, Commercial Districts. To the south are single unit dwellings and a multi-unit residential development in the R-4, Residential and PUD-8, Planned Unit Development Districts.
- The site is located within the planning area of the *Northland Plan Volume I* (2014), which recommends office use for this location.
- The site is located within the boundaries of the Northland Community Council, who recommended approval of the request.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested C-2, Commercial District will allow commercial development, and the applicant intends to develop the site with office development. Staff supports the intended use of the property, as the request is consistent with the *Northland Plan Volume I* (2014) with respect to land use recommendations, and with the zoning and development patterns of the area.



Z14-023
4873 Cleveland Avenue
Approximately 0.675 acres
From SR to C-2



Z14-023
4873 Cleveland Avenue
Approximately 0.675 acres
From SR to C-2



Northland Community Council
Development Committee

Report

August 27, 2014 6:30 PM
Northland Performing Arts Center
4411 Tamarack Boulevard

Meeting Called to Order: 6:30 pm by vice chair **Bill Logan**

Members represented:

Voting: (12): Albany Park (APHA), Clinton Estates (CECA), Cooperwoods (CWCA), Forest Park (FPCA), Friendship Village (FVRA), Karmel-Woodward Park (KWPCA), Maize-Morse Tri-Area (MMTACA), Minerva Park (MP), Northland Area Business Association (NABA), Rolling Ridge (RRSHA), Salem (SCA), Sharon Woods (SWCA). *Non-voting:* NCC president Emmanuel Remy.

Case #1: Application Z14-023/14335-00348 (*Rezone 0.675 AC± from SR to C-2 – Amendment of application heard and tabled July 30, 2014*)
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 FPCA, second by SCA) to recommend **APPROVAL** of the application.*

Case #2: Application 14310-00485 (*BZA variance to reduce required parking spaces to 58 from 98 required under §3312.49*)
Brent Rosenthal/Carlile Patchen & Murphy LLP representing
Zomi Christian Church
5918 Sharon Woods Blvd, 43229 (PID 010-005855)

- *The Committee approved 10-1 (w/ 1 abstention) a motion (by APHA, second by RRSHA) to recommend **APPROVAL WITH THE FOLLOWING CONDITION:***
 1. *That the applicant's representative provide the Committee chair a copy of a shared parking agreement with an adjoining property owner providing a minimum of 40 spaces as discussed.*¹

Case #3: Application Z14-034/14335-0546 (*Rezone 2.83 AC from CPD to L-C-4*)
Rob Ferguson/United Acquisition Services representing
New Par d/b/a Verizon Wireless
1448 Morse Road, 43229 (PID 010-132395, 010-132394, 010-100696)

- *The Committee appreciated the opportunity to hear from and speak with the applicant's representative concerning this case. During the meeting the applicant's representative agreed to treat this hearing as a "look see," hence the Committee developed **NO RECOMMENDATION**.*

Executive Session 7:55 pm

Meeting Adjourned 8:55 pm

¹ This condition was satisfied on August 28, 2014.