STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
AUGUST 13, 2015

4.	**APPLICATION:**	**Z15-024**
	Location:	**1192 CLEVELAND AVENUE (43201),** being 1.1± acres located on the east side of Cleveland Avenue, 225± feet north of Shoemaker Avenue (010-055419 & 10 others; Milo Grogan Area Commission).
	Existing Zoning:	C-4, Commercial and R-4, Residential Districts.
	Request:	C-3, Commercial District.
	Proposed Use:	Audio equipment rental facility and sound stage.
	Applicant(s):	CGL Holdings, LLC; c/o Todd Collis; 1650 Lakeshore Drive, Suite 335; Columbus, Ohio 43204.
	Property Owner(s):	CGL Holdings, LLC; c/o Keith Keplinger; 3465 Noe Bixby Road; Columbus, Ohio 43232.
	Planner:	Eliza Thrush; 645-1341; ecthrush@columbus.gov Shannon Pine; 645-2208; spine@columbus.gov

BACKGROUND:

- The 1.1± acre site is developed with vacant commercial building and storage building zoned C-4, Commercial District and R-4, Residential District. The requested C-3, Commercial District will allow the development of audio equipment rental facility and sound stage, in conjunction with CV15-026.

- Across Cleveland Avenue to the north is commercial and industrial development in the M, Manufacturing District. To the east is I-71, and to the south is commercial development in the C-4, Commercial District. To the west are offices, a religious facility, and industrial development in the M, Manufacturing District.

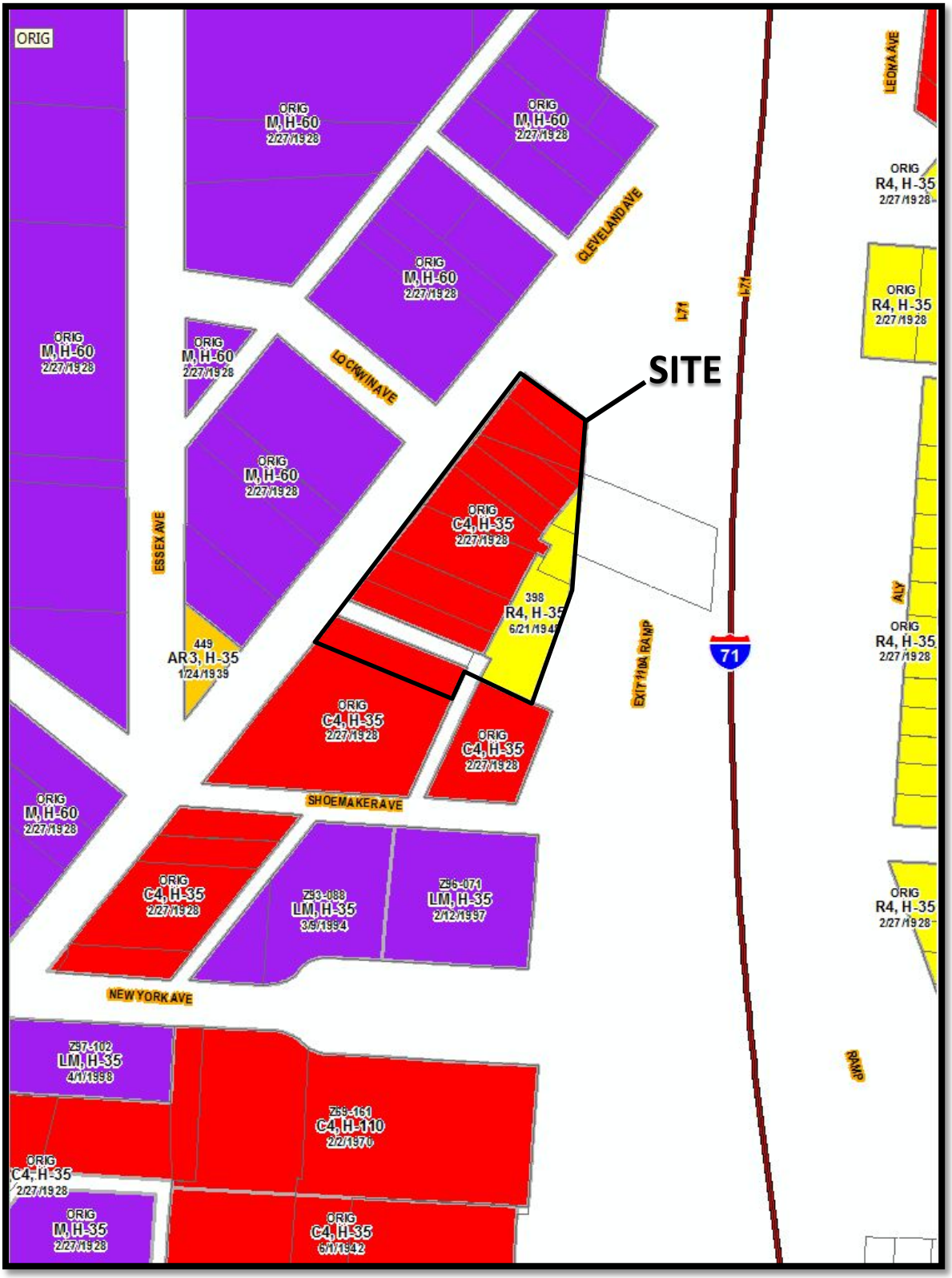
- The site is within the boundaries of the *Milo-Grogan Neighborhood Plan* (2007), which recommends commercial uses for the site. Staff is generally supportive of the proposed use conditioned on commitment to a site plan with CV15-026, and the use of murals or architectural features for the façade facing Cleveland Avenue.

- The site is located within the boundaries of the Milo Grogan Area Commission, whose recommendation is for approval.

- The *Columbus Thoroughfare Plan* identifies Cleveland Avenue as a 4-2 arterial requiring 50 feet of right-of-way from centerline.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The proposed C-3, Commercial District will allow development of an audio equipment rental facility and sound stage. Staff supports the proposed use and other C-3 uses which are appropriate and consistent with the zoning and development pattern in the area. Staff also supports the future and with the land use recommendations of the *Milo-Grogan Area Plan*.



Z15-024
1192 Cleveland Avenue
Approximately 1.1 acres
C-4 and R-4 to C-4

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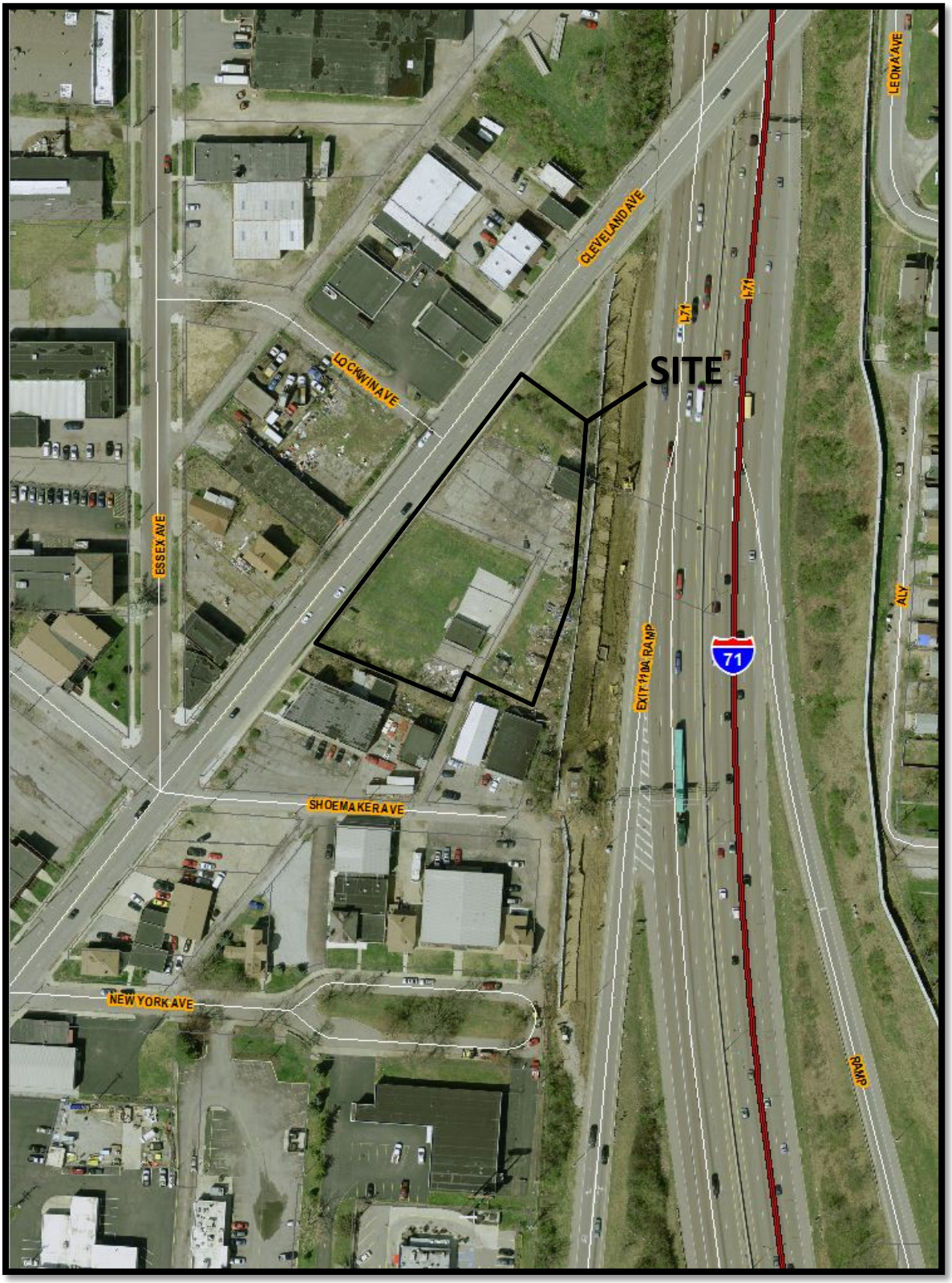
Z15-024
1192 Cleveland Avenue
Approximately 1.1 acres
C-4 and R-4 to C-4
Milo Grogan Area Plan (2007)



Z15-024
1192 Cleveland Avenue
Approximately 1.1 acres
C-4 and R-4 to C-4

Thrush, Eliza C.

From: R. R. Barksdale <barksdalerr@yahoo.com>
Sent: Tuesday, June 16, 2015 9:19 AM
To: Dravillas, Mark C.; Thrush, Eliza C.
Cc: R. R. Barksdale; Brenda Johnson-Williams; Matt (Milo Grogan) Vaccaro; Ryan Johnson; Rick Mann; Silsdorf, Rachel M.; Charles Thompkins
Subject: Re: Central Grip - 1192 Cleveland Avenue Applications (Z15-024 & CV15-026) Milo Grogan

Ms. Thrush & Mr. Dravillas,

Please be advised that the Milo Grogan Area Commission approved subject application (intended use/Jun 9th) with the following issues/concerns;
C-4 excludes Auto repair (formal condition of variance approval)
Applicant continues to work with City Staff regarding clear glass requirements (see comments below).
Thx!
r/Robert 614.476.8634

From: "Dravillas, Mark C." <MCDravillas@Columbus.gov>
To: 'R. R. Barksdale' <barksdalerr@yahoo.com>
Sent: Tuesday, June 9, 2015 1:36 PM
Subject: Central Grip

Robert,

I'm leaving the office for a meetings for the afternoon and evening and won't have a chance to call you. I wanted to check in and let you know that the Planning Division is generally supportive of the variance request for Central Grip. We are asking them to consider ways to make the Cleveland Avenue frontage of their building more interesting. We understand they can't do glass, and are not going to ask them to do that, as it is not really a retail use and apparently the glass won't work for their use. One idea we had was to ask them to commit (in the zoning text) to doing some sort of non-advertising mural on the Cleveland Avenue frontage – something that would be visually interesting but not advertising. I am asking our Building and Zoning Services staff if that would be ok (we are hoping that they could do that without having to pursue a separate variance).

Just thought I'd share that, as I know the Commission will be considering that case tonight.

Thanks,

Mark

Mark Dravillas, AICP
Assistant Administrator
Planning Division