



Northland Community Council
Development Committee

Report

August 28, 2024 6:00 PM
Columbus Metropolitan Library
5590 Karl Road (43229)

Meeting Called to Order: 6:00 pm by co-chairs Dave Paul and Bill Logan

Members represented:

Voting: (16): Albany Park (APHA), Blendon Chase (BCCA), Devonshire (DCA), Elevate Northland (EN), Forest Park (FPCA), Karmel/Woodward Park (KWPCA), Lee/Ulry (LUCA), Maize Morse Tri-Area (MMTACA), Minerva Park (MP), North Village (NVHA), Northland Alliance (NA), Preston Commons (PCHA), Rolling Ridge (RRSHA), Salem (SCA), Sharon Woods (SWCA), Westerwood (WRA).

Case #1

Application #Z24-032/CV24-089 (Rezone 3.796 AC± from LC-4 to LC-4 to permit development of an athletic recreational complex incorporating a new facility on a parcel adjacent to the applicant's parcel currently receiving such use, while maintaining existing access easements; to permit a 0' setback between the parcels, which cannot be combined; and a concurrent Council variance from §3312.49 to reduce the required number of required parking spaces from 208 to 152) Rose
Andrew Gardner/V3 Companies *representing*
Adam Trautner/REP Entertainment Ltd.
5524 N Hamilton Rd, 43230 (PID 010-289595, 010-281414, 545-163084)

- *The Committee approved (15-0 w/ 1 abstention) a motion (by PCHA, second by APHA) to **TABLE** the application to a future meeting as requested by the applicant.¹*

Case #2

Application #GC24-027 (Graphics variances to convert an existing east-facing static billboard face to a digital face: from §3378.02(C) to maintain the existing 15' separation between two billboard faces; from §3378.03(C) to reduce the setback from Fairview Ave from 25' to 16.4'; from §3378.03(D) to permit the billboards to maintain less than 500' separation from other billboards; and from §3378.06(A)(1) to allow illumination 24 hours/day, not limited to the hours of 6:00 a.m. to 11:00 p.m.) Trimmer
Jill Tangeman/Vorys Sater Seymour & Pease LLP *representing*
Outfront Media LLC
2370 Morse Rd, 43229 (PID 600-146417)

- *The Committee approved (14-0 w/ 2 abstentions) a motion (by FPCA, second by PCHA) to **RECOMMEND DISAPPROVAL** of the application.²*
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Case #3

Application #BZA24-076 (BZA variance from §3332.26 to reduce the permitted side yard setback in an SR district along the east property line from 5' to 0' to accommodate an existing enclosed porch) *Kirk*

Pedro Gamino-Saucedo
(Residence) 2114 Fenton St, 43224 (PID 010-102515)

- *The Committee approved (9-7) a motion (by SCA, second by APHA) to **RECOMMEND APPROVAL WITH ONE (1) CONDITION:***
 - *The applicant will install a gutter and downspout system on the roof of the enclosed porch along the east property line to ensure that rainwater is discharged and/or retained only on the subject property.*
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Executive Session

7:55 pm

Meeting Adjourned

8:20 pm

¹ The applicant requested a tabling to provide time to consult with City staff about a potential rezoning to a CPD district. This would eliminate the need for variance that would permanently reduce the required number of parking spaces on the site regardless of its future use, which the Committee felt to be problematic.

² The Committee determined it could not support the application because a) the subject site is now zoned in a Community Activity Center district created under Title 34, and the entire Morse Road corridor from the Worthington limit to Sunbury Road is zoned in either the Regional or Community Activity Center districts, both of which prohibit graphics employing Automatic Changeable Copy, including a digital billboard as proposed by the applicant (C.C. 34 §G.20.060(B)); and b) the intersection of Morse and Cleveland Avenues, to which the subject billboard is directed, has historically ranked among the top 20 most dangerous intersections in a 10-county area of central Ohio in terms of crashes resulting in fatality and/or injury (Mid Ohio Regional Planning Commission MORPC, Ohio Department of Public Safety and ODOT data), making any potential increase in driver distraction, including the periodic rotation of digital messaging, in or approaching this intersection from any direction incompatible with the public interest.