

COMMUNITY DEVELOPMENT DEPARTMENT

April 2024 Monthly Report



EXECUTIVE SUMMARY

BOARD OF ZONING APPEALS

4/4/2024
Cancelled

Onboarded new member Johnathan Freeman on 4/10/2024

PLANNING AND ZONING COMMISSION

4/10/2024

PRELIMINARY & FINAL DEVELOPMENT PLAN (2024-04PDP/FDP) - IL PADRINO

A request for review and recommendation of approval to City Council for the construction of a new commercial space to be occupied by a carry-out/restaurant at 150 West Case Avenue owned and represented by Drew and Michele DiMaccio. The site is ± .403 acre, zoned PC - Planned Commercial District at the corner of West Case Avenue and Lincoln Street.

Status: Recommended for Approval to City Council

PRELIMINARY AND FINAL DEVELOPMENT PLAN (Case 2024-09PDP/FDP)

This is a request for review and recommendation of approval to City Council for a ± 2,700 SF expansion to a daycare facility at 419 West Olentangy Street, on the south side of West Olentangy Street, east of Sawmill Parkway. The site is zoned PC – Planned Commercial District and the applicant is Burkhold RE, LLC, Rebecca Burkholder, c/o Sands Decker, Scott Sands, P.E.

**Status: Recommended for Approval to City Council
Tentative Council Review in May**

PLAT REVIEW (2024-10PR) - ENCORE PARK

This is a request for review and recommendation of approval to City Council of a subdivision plat of 2.425 acres for 19-single-family homes, the dedication of right-of-way for North Depot Street and 1.121-acre of land in reserves for a new neighborhood, Encore Park of Powell. The applicant is

Grand Communities, LLC and the site is zoned DB – Downtown Business District and located south of the Morris Station neighborhood, east of the CSX line and north of Nocterra.

**Status: Recommended for Approval to City Council
Tentative Council Review in May**

FINAL DEVELOPMENT PLAN (2024-12FDP) - COhatch

A request for review and recommendation of approval to City Council of a final development of a new building and site improvements for a .64-acre site on the north side of West Olentangy Street, east of Liberty Street to construct a 13,800-square-foot co-working facility with a 1,600-square-foot rooftop bar. The applicant is Matt Davis, Tim Lai ArchitecT and the site is located at 50 East Olentangy Street, zoned DB –

Downtown Business District.

**Status: Recommended for Approval to City Council
Tentative Council Review in May**

HISTORIC DISTRICT ADVISORY COMMISSION

Next Meeting 4-18-2024

CERTIFICATE OF APPROPRIATENESS (Case 2024-08CA)

This is a request for review and approval of architectural revisions to an existing accessory structure for a residential home located at 61 S. Liberty Street. The site is zoned DB – Downtown Business District and is owned by Daniel McClurg, represented by Jim Clarke, Clarke Architects Inc.

CERTIFICATE OF APPROPRIATENESS (Case 2024-14CA)

This is a request for review and approval of a sign plan to allow a ground sign to located closer to required 15-foot setback from the street for an existing business at 80 East Olentangy Street, at the intersection with Grace Drive. The site is zoned DB- Downtown Business District and is 0.464-acre owned by VEQI LLC. The applicant is Gretchen Bonasera, represented by Sarah Mackert.

CODE ENFORCEMENT REPORT

Violation notices were sent to businesses along East Olentangy Street requesting repairs to fences. Two of the three businesses have reconciled these violations. There have been multiple other violations sent out:

- February 22nd, 2024, an outstanding violation for a non-permitted 6-foot fence on Liberty Road has been resolved as of March 25th, 2024.
- March 20th, 2024, violation for a non-permitted shed on S.Liberty Street, this violation has been resolved.
- March 20th, 2024, violation for trash accumulation in an ongoing Pulte development has been resolved.
- April 3rd, 2024, violations for Temporary sign placements on W Olentangy has been sent out and is ongoing.
- April 10th, 2024, violation for External Appearance and Junk on Village Pointe Drive. This violation is currently ongoing.

In other news, a new violation tracker has been created to keep track of any and all violations or complaints that come before the City. This will track the Cities success rate in resolving complaints and violations and will be utilized for follow-up on such matters.

NOTEWORTHY

- Staff has worked with Golf Village on the new Wendy's site
- Staff attended the Groundbreaking ceremony for OSU and is working on the mobilization of trailers and site work
- Development staff met with representatives of HDAC to discuss concerns in regard to the process for COhatch
- Kroger Company at Home Road reached out and City staff has meeting to kick off the project on April 11, 2024.