



Northland Community Council
Development Committee

Report

October 29, 2025 6:00 PM
Columbus Metropolitan Library
5590 Karl Road (43229)

Meeting Called to Order: 6:05 pm by co-chairs Dave Paul and Bill Logan

Members represented:

Voting (13): Albany Park (APHA), Asherton Grove (AGCA), Blendon Chase (BCCA), Devonshire (DCA), Forest Park (FPCA), Karmel/Woodward Park (KWPCA), Lee/Ulry (LUCA), Maize-Morse Tri-Area (MMTACA), Northland Alliance (NA), Northland Area Business Association (NABA), Preston Commons (PCHA), Salem (SCA), Trouville Manor (TMHOA)

Non-Voting (2): Clinton Estates (CECA), NCC VP Pat Hammel

Case #1

Application #Z23-011 (Rezone 0.30 AC± from I-Institutional to CPD, permitting C-3 uses, for a 2125 SF retail center) Johnson

Melva Williams-Argaw/
XYZ Professional Services Ltd *representing*
Khaled Abouseada and Zeinab Kassab/
K & Z Property Investment LLC
5357 Cleveland Ave, 43231 (PID 010-294449)

- The Committee approved (13–0) a motion (by FPCA, second by APHA) to **RECOMMEND APPROVAL WITH CONDITIONS:**
 - The applicant will revise the application to fully conform with the following Code requirements, or to vary from them in the CPD text:¹
 - §3312.21(A) – Parking lot having ten spaces or more requires shade trees in landscaped islands or peninsulas at the ratio of 1 tree for every 10 spaces or fraction thereof.
 - “If any of the [patio] space is ever intended to be used for food service with outdoor dining patios, the parking calculations should be revised accordingly.”
 - §3312.41 – All sidewalks and crosswalks internal to a development shall have a minimum width of four (4) feet.

Executive Session

7:20 pm

Meeting Adjourned

8:10 pm

¹ These issues with regard to the most recent iteration of the application were identified by City staff in emails to the assigned City planner on October 27 and October 29, but may not have been communicated to the applicant prior to our meeting, so are not addressed in the application heard by the Committee. They were discussed with the applicant during our meeting.