

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JUNE 9, 2022**

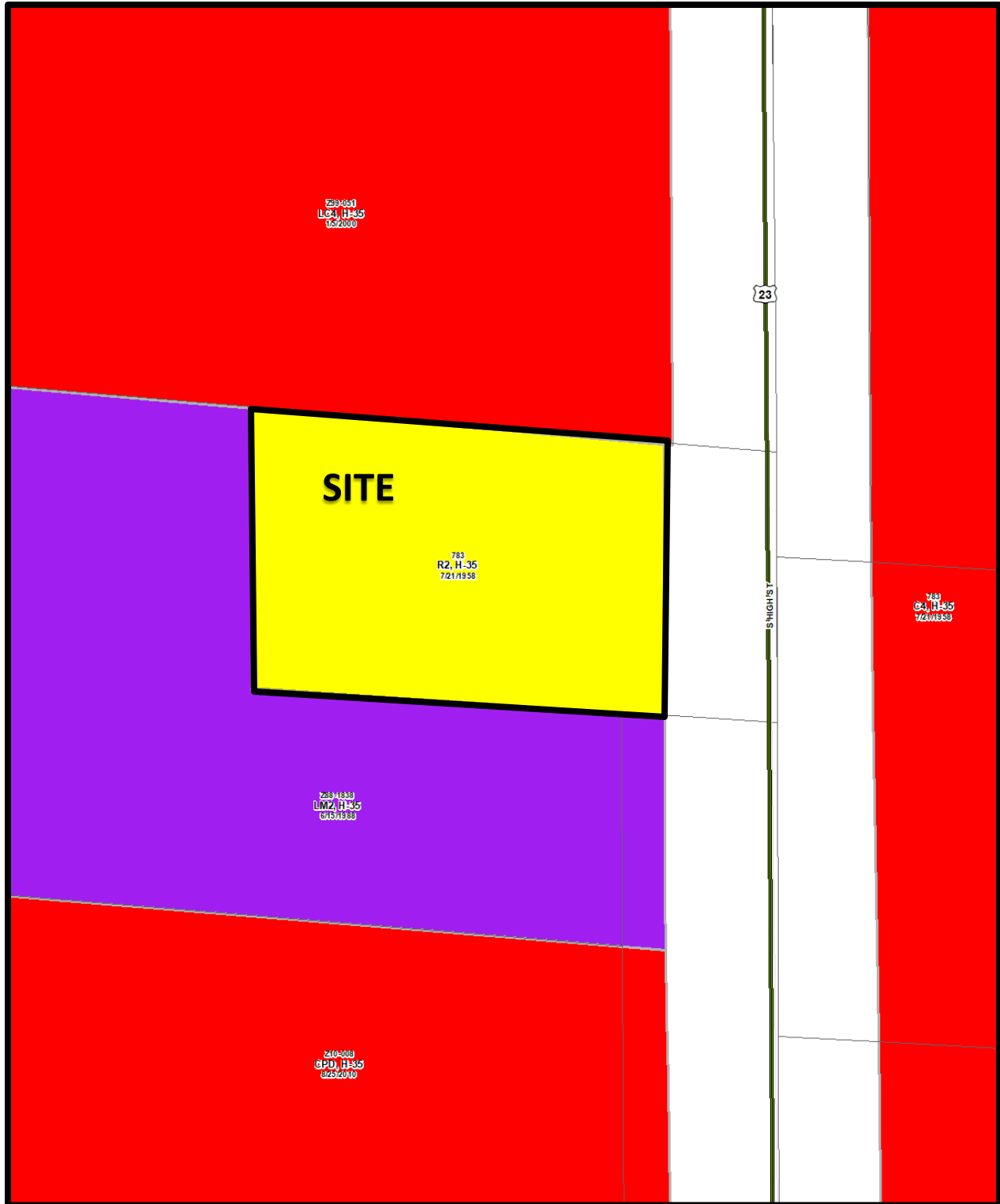
- 2. APPLICATION: Z22-019**
Location: **3163 S. HIGH ST. (43207)**, being 0.50± acres located on the west side of South High Street, 1,530± feet south of Southgate Drive (010-193320; Far South Columbus Area Commission).
Existing Zoning: R-2, Residential District.
Request: C-3, Commercial District (H-35).
Proposed Use: Commercial development.
Applicant(s): Vicki L. Rathburn; 5622 State Route 752; Ashville, OH 43103.
Property Owner(s): The Applicant.
Planner: Tim Dietrich; 614-645-6665; tedietrich@columbus.gov

BACKGROUND:

- The site consists of one parcel developed with an office use in the R-2, Residential District as the result of rezoning 783, effective 7/21/1958. The site is also subject to the South High Street Regional Commercial Overlay (RCO). The requested C-3, Commercial District will conform the existing office use and also permits community scale commercial uses.
- North of the site is auto sales in the L-C-4, Limited Commercial District. South and west of the site is a self-storage facility in the L-M-2, Limited Manufacturing District. East of the site is a religious facility and a drive-in theater in the C-4, Commercial District.
- The site is within the planning boundaries of the *Scioto Southland Plan* (2007), which recommends “Office” land use for this location. The Plan also includes early adoption of the *Columbus Citywide Planning Policies (C2P2) Design Guidelines* (2018).
- The site is located within the boundaries of the Far South Columbus Area Commission, whose recommendation is for approval.
- The *Columbus Multimodal Thoroughfare Plan* identifies this portion of South High Street as a Signature Corridor requiring 120 feet of right-of-way.

CITY DEPARTMENTS’ RECOMMENDATION: Approval.

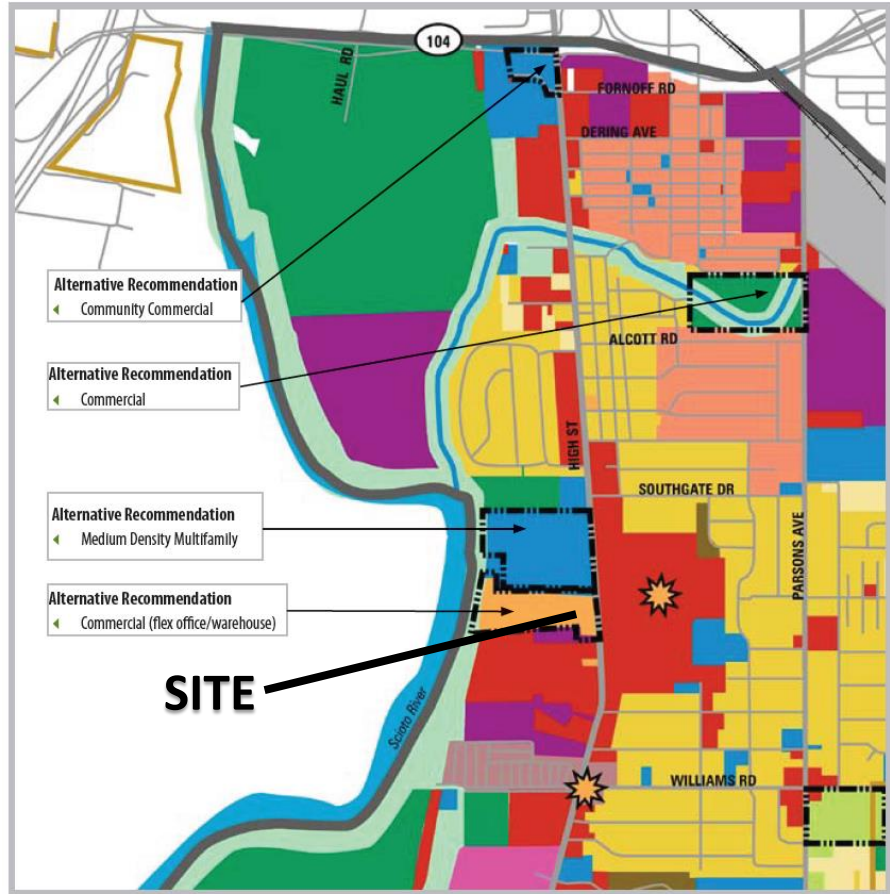
The requested C-3, Commercial District will permit community scale commercial uses, including office uses, at this location. The request is consistent with the *Scioto Southland Plan’s* land use recommendation and the surrounding zoning pattern along this portion of South High Street, and will not add incompatible uses to the area.



Z22-019
3163 S. High St.
Approximately .499 Acres
R-2 to C-3

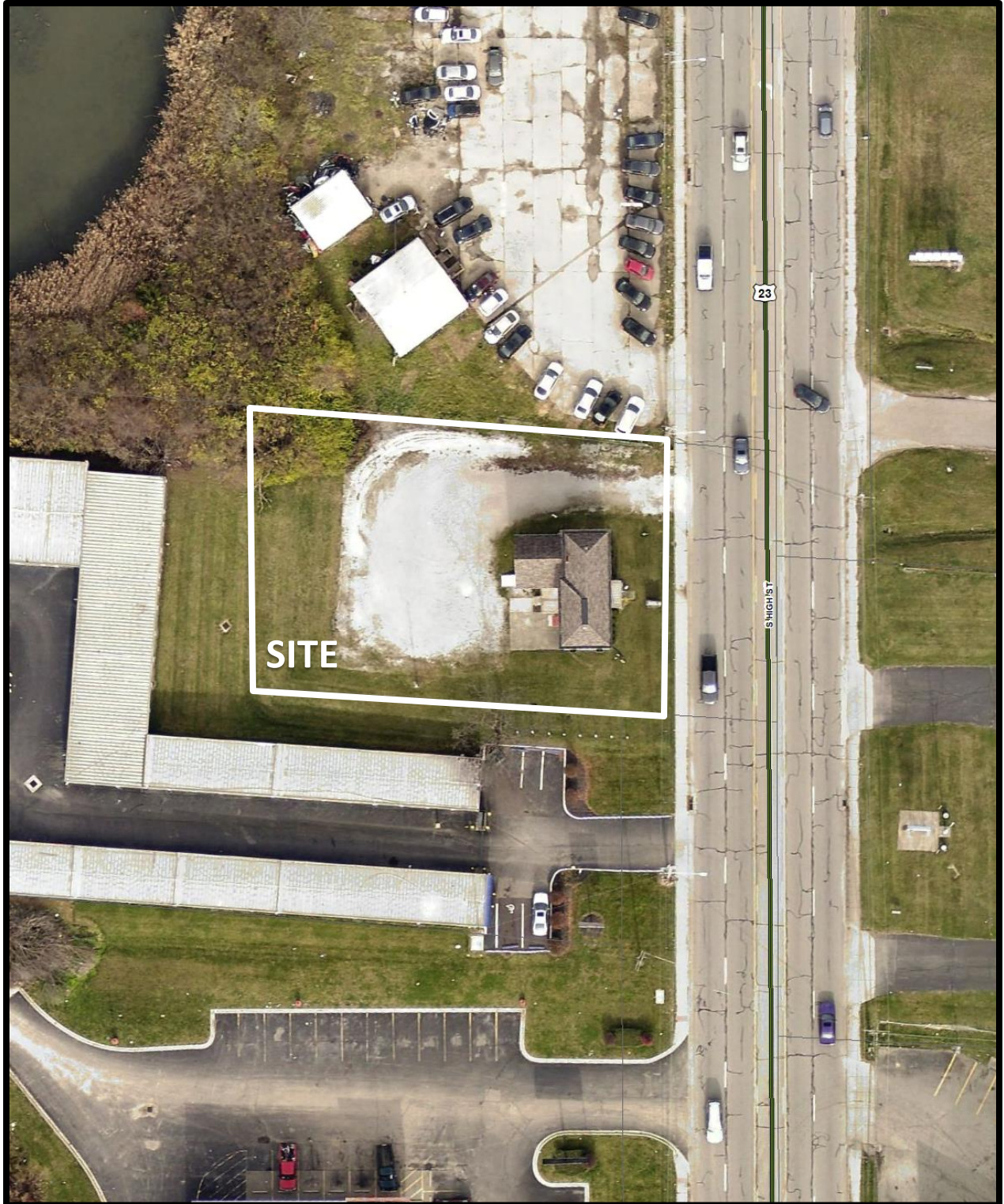
Figure 14
Land Use Plan - Northwest Quadrant

- Open Space
- Parks
- Farm/Rural
- Single-Family (1-2 du/acre)
- Single-Family (4-6 du/acre)
- Single-Family (6-8 du/acre)
- Multifamily (12-16 du/acre)
- Institutional
- Mixed-Use Community Commercial
- Mixed Use Regional Commercial
- Commercial
- Office**
- Light Manufacturing
- Railroad
- Columbus Corporate Boundary
- Neighborhoods Centers



Scoto Southland Area Plan 2007

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Approximately .499 Acres
R-2 to C-3



Z22-019
3163 S. High St.
Approximately .499 Acres
R-2 to C-3

FOR USE BY: AREA COMMISSION / NEIGHBORHOOD GROUP
(PLEASE PRINT)

Case Number _____

Address _____

Group Name _____

Meeting Date _____

Specify Case Type **BZA Variance / Special Permit**
 Council Variance
 Rezoning
 Graphics Variance / Plan / Special Permit

Recommendation **Approval**
(Check only one) **Disapproval**

LIST BASIS FOR RECOMMENDATION:

Vote _____

Signature of Authorized Representative Michael D. Walker, Sr

Recommending Group Title _____

Daytime Phone Number _____

Please **e-mail** this form to **the assigned planner within 48 hours of meeting day**; OR **FAX** to Zoning at (614) 645-2463; OR **MAIL** to: Zoning, City of Columbus, Department of Building & Zoning Services, 111 N Front Street, Columbus, Ohio 43215.

DEPARTMENT OF BUILDING
AND ZONING SERVICES

111 N Front Street, Columbus, Ohio 43215
Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

PROJECT DISCLOSURE STATEMENT

APPLICATION #: Z22-019

Parties having a 5% or more interest in the project that is the subject of this application.

THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Vicki L. Rathburn
of (COMPLETE ADDRESS) 5622 SR 752, Ashville, OH 43103

deposes and states that (he/she) is the APPLICANT, AGENT, OR DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application in the following format:

Name of Business or individual (including contact name and number)
Business or individual's address; City, State, Zip Code
Number of Columbus-based employees
(Limited to 3 lines per box)

<p>1. Rathburn Law Dennis A. Rathburn 614-497-9918 3163 S High St, Columbus, OH 43207</p>	<p>2.</p>
<p>3.</p>	<p>4.</p>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT Vicki L. Rathburn

Sworn to before me and signed in my presence this 24 day of JANUARY, in the year 2023

[Signature]
SIGNATURE OF NOTARY PUBLIC

NONE Notary Seal Here



My Commission Expires
DENNIS A. RATHBURN
ATTORNEY AT LAW
NOTARY PUBLIC - STATE OF OHIO
My commission has no expiration date
Sec. 147.03 R.C.

This Project Disclosure Statement expires six (6) months after date of notarization.