

Z09-033 Final Received 1/25/10 by Shannon's Firm

BOUNDARY SURVEY / SITE PLAN
 SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS, BEING PART OF LOT 43 OF JACOB WEBER PLACE ADDITION, PLAT BOOK 17, PAGE 28, AND BEING PART OF LOT 21 OF C.E. JUSTICE'S NORTHERN HEIGHTS ADDITION, PLAT BOOK 7, PAGE 372, AND BEING IN THE NAME OF JACK COHEN, TRUSTEE AS DESCRIBED IN INSTRUMENT NUMBER 200606014868 RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.

ENCROACHMENTS
 1 THE SOUTHWESTERN BUILDING CORNER ENCROACHES INTO THE SOUTHERN ALLEY BY 0.23 FEET.
 2 THE CONCRETE PAD ALONG THE EASTERN SIDE OF THE BUILDING ENCROACHES UPON THE EASTRILY ADDITION BY 0.20 FEET.

FLOOD CERTIFICATION
 FIRM NAME - 89949210SK
 FLOOD ZONE - X
 AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN
 EFFECTIVE DATE: JUNE 17, 2008

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LEGEND

- BOUNDARY
- 3/4" HIGH PIPE FOUND
- 3/4" HIGH PIPE NOT FOUND
- 3/4" HIGH PIPE SET IN PLACE
- SCALED "X" MARK
- SCALED "A" MARK
- SCALED "M" MARK
- SCALED "S" MARK
- SCALED "W" MARK
- SCALED "E" MARK
- SCALED "P" MARK
- SCALED "T" MARK
- SCALED "F" MARK
- SCALED "N" MARK
- SCALED "U" MARK
- SCALED "V" MARK
- SCALED "Y" MARK
- SCALED "Z" MARK
- SCALED "AA" MARK
- SCALED "BB" MARK
- SCALED "CC" MARK
- SCALED "DD" MARK
- SCALED "EE" MARK
- SCALED "FF" MARK
- SCALED "GG" MARK
- SCALED "HH" MARK
- SCALED "II" MARK
- SCALED "JJ" MARK
- SCALED "KK" MARK
- SCALED "LL" MARK
- SCALED "MM" MARK
- SCALED "NN" MARK
- SCALED "OO" MARK
- SCALED "PP" MARK
- SCALED "QQ" MARK
- SCALED "RR" MARK
- SCALED "SS" MARK
- SCALED "TT" MARK
- SCALED "UU" MARK
- SCALED "VV" MARK
- SCALED "WW" MARK
- SCALED "XX" MARK
- SCALED "YY" MARK
- SCALED "ZZ" MARK

LINE TABLE

— ON — ON — OVERHEAD ELECTRIC WIRES
 — ST — ST — UNDERGROUND STEAM LINES

SURVEYOR'S NOTE
 BY HOLDING THE SENIOR RIGHTS OF THE SUBDIVISIONS NORTH (C.O. HAWKINS AND MARY ANN HAWKINS SUBDIVISION, P. 2, PG. 284) CREATES AN EXCESS OF FEET IN THE NORTH-SOUTH DIRECTION.

CERTIFICATION
 I HEREBY CERTIFY THIS PLAT WAS MADE BY ME OR UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IT COMES IN ACCORDANCE WITH THE REQUISITE LAWS AND REGULATIONS OF THE STATE OF OHIO.
 DATE: AUGUST 27, 2009

JOB NUMBER: 0909610	PROJECT: 2228 TUTTLE PARK PLACE	REVISIONS: SEPTEMBER 8, 2009
DRAWN BY: R. RUSSELL	OWNER: JACK COHEN, TRUSTEE	
DATE: AUGUST 27, 2009		
APPROVED BY: J. RAAB		



CPD Plan

Z09-033

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JANUARY 14, 2010**

7. **APPLICATION:** **Z09-033 (ACCELA # 09335-00000-00267)**
 Location: **2228 TUTTLE PARK PLACE (43201)**, being 0.07± acres located on the east side of Tuttle Park Place, 165± feet north of West Lane Avenue (010-077365 and 010-010261; University Area Commission).

 Existing Zoning: AR-4, Apartment Residential District.
 Request: CPD, Commercial Planned Development District.
 Proposed Use: Retail or office commercial uses.
 Applicant(s): Jack Cohen Trustee, and Violet A. Cohen, Trustee; c/o Brent D. Rosenthal, Atty.; Carlile, Patchen & Murphy LLP; 366 East Broad Street; Columbus, OH 43215.

 Property Owner (s): Jack Cohen Trustee, and Violet A. Cohen, Trustee; 1204 Dobbins Drive; New Albany, OH 43054.

 Planner: Shannon Pine; 645-2208; spine@columbus.gov.

BACKGROUND:

- The 0.07± acre site is developed with a small warehouse building and zoned in the AR-4, Apartment Residential District. The applicant requests the CPD, Commercial Planned Development District to allow the building to be used for retail or office uses.
- To the north is a single-family dwelling and to the east is an apartment building, both zoned in the AR-4, Apartment Residential District. To the south is a commercial garage zoned in the C-4, Commercial District. To the west across Tuttle Park Place are a parking lot and an office/apartment building both zoned in the C-4, Commercial District.
- This site is within the boundaries of the University Area Commission whose recommendation is for approval of the requested CPD District.
- The site is located within the planning area of the *University Neighborhoods Revitalization Plan* (1996), which recommends mixed uses for this location.
- The CPD text commits to a site plan and contains development standards that address permitted uses and a parking variance to maintain zero parking spaces.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested CPD, Commercial Planned Development District will allow an existing warehouse building to be used for retail or office purposes. The CPD text commits to a site plan and contains development standards that address permitted uses and a parking variance to maintain zero parking spaces. The request is consistent with the land use recommendations of the *University Neighborhoods Revitalization Plan* and the zoning and development patterns of the area.

2228 Tuttle Park Place
Approximately 0.07 acres
AR-4 to CPD



Z09-033

2228 Tuttle Park Place
Approximately 0.07 acres
AR-4 to CPD



Z09-033

2228 Tuttle Park Place
Approximately 0.07 acres
AR-4 to CPD

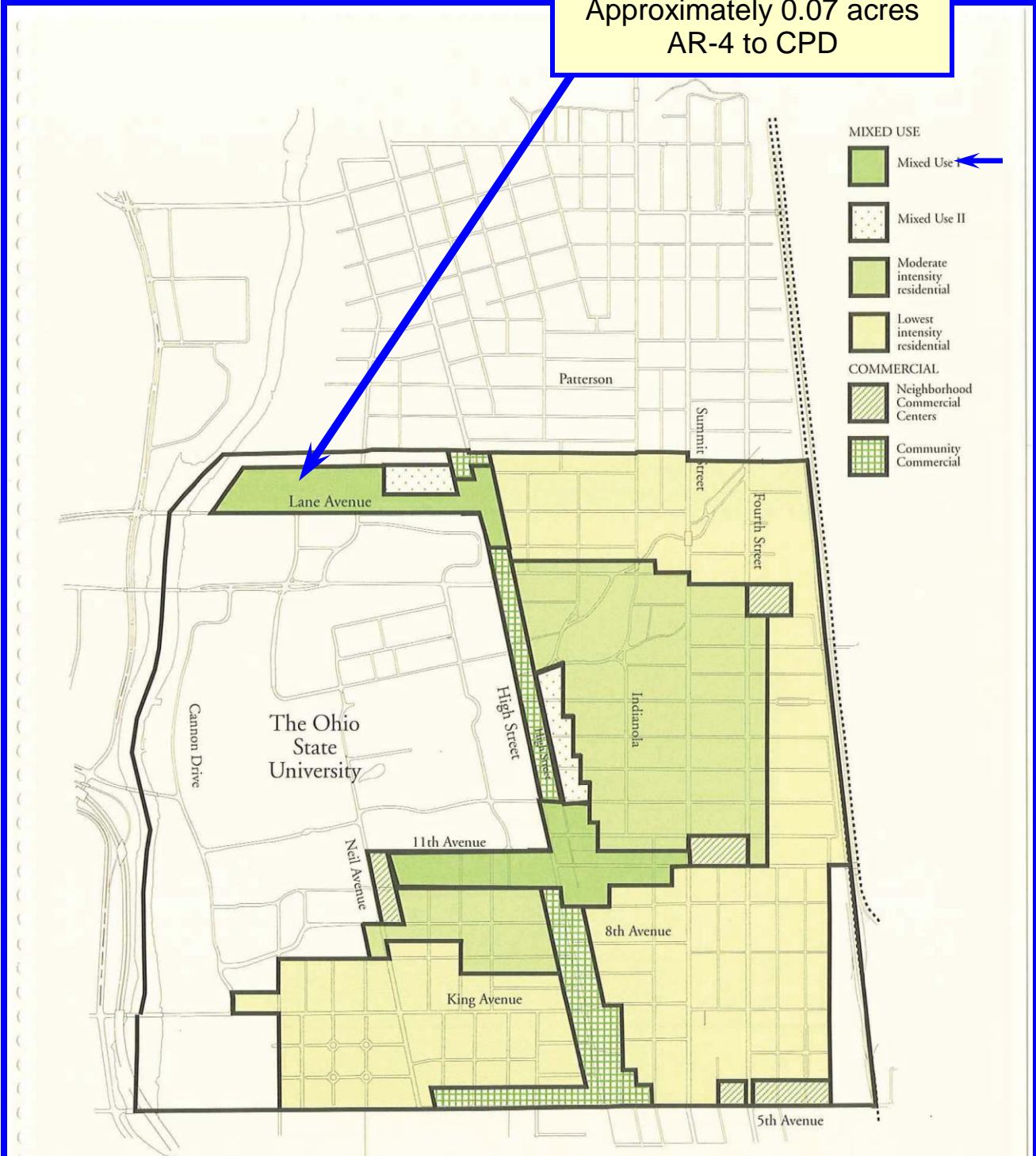


Figure 5: Land Use Concept

Z09-033

-----Original Message-----

From: Ronald Hupman [mailto:hupman1@att.net]

Sent: Wednesday, January 06, 2010 9:17 PM

To: Pine, Shannon L.

Subject: Re: UAC Recommendation for Z09-033, 2228 Tuttle Park Place

Shannon,

Happy New year to you. Our holidays were quite nice. The UAC's recommendation is for approval with the condition that uses be limited to office or retail. Sorry you hadn't received this information. I was on vacation at the time of our Nov. meeting and thought this had been forwarded to you by someone else.

Ron

City of Columbus | Department of Development | Building Services Division | 757 Carolyn Avenue, Columbus, Ohio 43224



PROJECT DISCLOSURE STATEMENT

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

APPLICATION # 209-033

Being first duly cautioned and sworn (NAME) Brent D. Rosenthal
of (COMPLETE ADDRESS) 366 E. Broad Street, Columbus, Ohio 43215
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
- Business or individual's address
- Address of corporate headquarters
- City, State, Zip
- Number of Columbus based employees
- Contact name and number

1. Jack Cohen, Trustee 1204 Dobbins Drive New Albany, Ohio 43054 0 Employees Jack Cohen, (614) 855-3981	2. Violet A. Cohen, Trustee 1204 Dobbins Drive New Albany, Ohio 43054 0 Employees Violet A. Cohen, (614) 855-3981
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Brent D. Rosenthal

Subscribed to me in my presence and before me this 28 day of September, in the year 2009

SIGNATURE OF NOTARY PUBLIC

Jackie Lynn Hager

My Commission Expires:

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

Notary Seal Here



JACKIE LYNN HAGER
Notary Public, State of Ohio
My Commission Does Not Expire
Pursuant To O.R.C. 147.03