

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
OCTOBER 11, 2007**

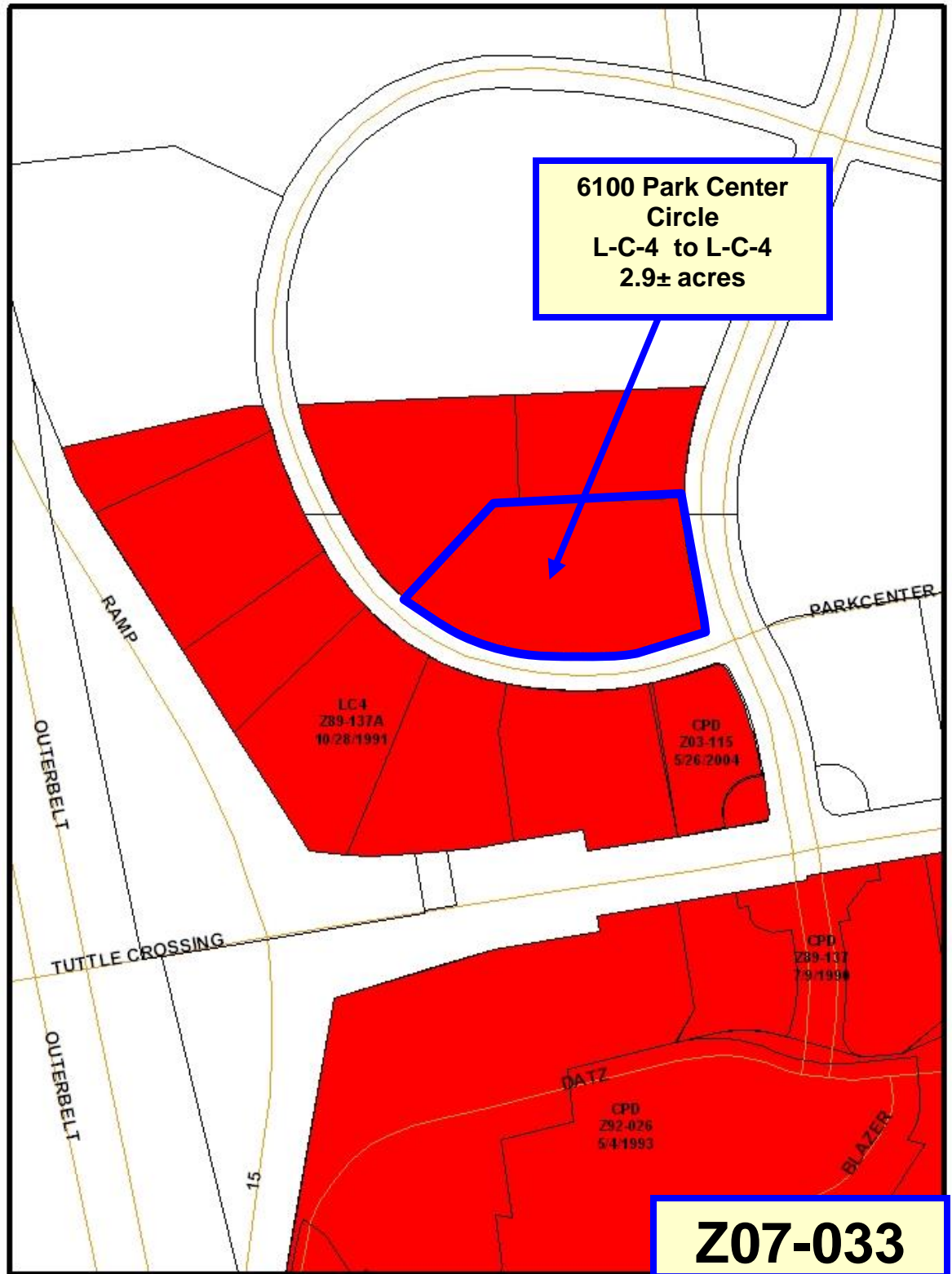
- 5. APPLICATION: Z07-033**
- Location:** **6100 PARKCENTER CIRCLE (43017)**, being 2.9± acres located at the northwest corner of Parkcenter Circle and Paul Blazer Parkway (010-231221).
- Existing Zoning:** L-C-4, Limited Commercial District.
- Request:** L-C-4, Limited Commercial District.
- Proposed Use:** Commercial development.
- Applicant(s):** Northstar Realty; c/o Jackson B. Reynolds, Atty.; Smith and Hale; 37 West Broad Street, Suite 725; Columbus, OH 43215.
- Property Owner(s):** Parkcenter Circle Ventures LLC c/o Northstar Realty; 4100 Regent Street, Suite Q; Columbus, OH 43219.
- Planner:** Dana Hitt, AICP, 645-2395, dahitt@columbus.gov

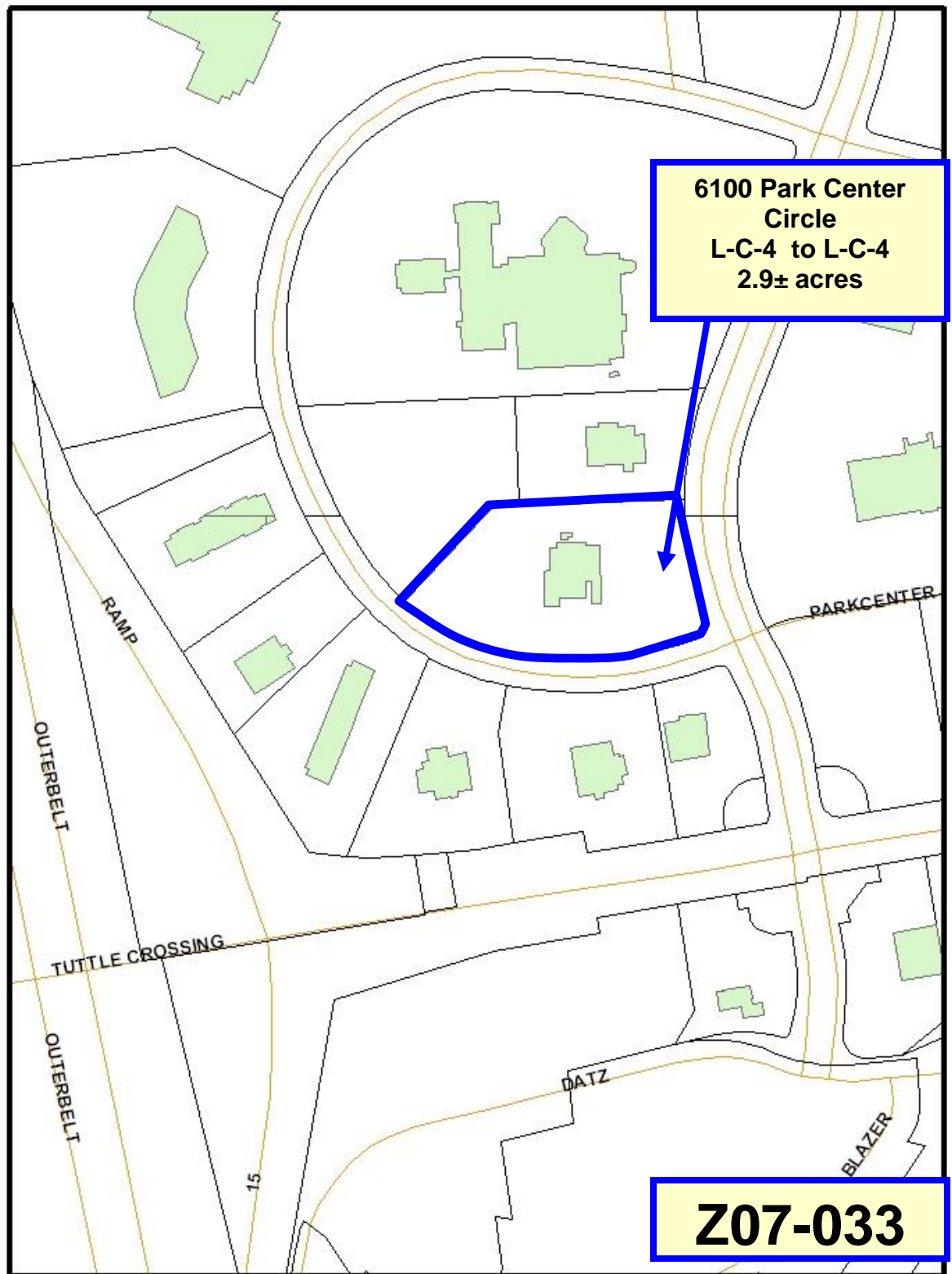
BACKGROUND:

- The applicant is applying for a rezoning to the L-C-4, Limited Commercial District to redevelop the site into a retail strip center. This application adds additional allowable uses to the site including bars, cabarets, nightclubs, check cashing and loans, general merchandise stores, paint and wallpaper store as well as sporting goods and outfitters stores.
- To the north is a restaurant zoned in the L-C-4, Limited Commercial District. To the south across Park Center Drive are restaurants and a retail establishment zoned in the L-C-4, Limited Commercial District. To the east across Blazer Parkway is an office building in the City of Dublin. To the west are hotels and restaurant uses zoned in the L-C-4, Limited Commercial District.
- The L-C-4 text carries forth the 1991 limitations and commitments with the exception of the additional uses mentioned above and the elimination of outdated and /or redundant provisions.

CITY DEPARTMENTS RECOMMENDATION: Approval.

The proposed L-C-4, Commercial District is located in an area of restaurants, hotels and offices. This redevelopment with additional uses is compatible with the zoning and development patterns of the area and is consistent with the limitations established in 1991.





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 # 207-033

Being first duly cautioned and sworn (NAME) Jackson B. Reynolds, III
of (COMPLETE ADDRESS) 37 West Broad Street, Suite 725, Columbus, OH 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. Northstar Realty 4100 Regent Street, Suite Q Columbus, OH 43219 Tom Brigdon 454-5000 10 employees	2. Park Center Circle Ventures LLC c/o Northstar Realty 4100 Regent Street, Suite Q Columbus, OH 43219 Tom Brigdon 454-5000 10 employees
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 25th day of July in the year 2007

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

This Project Disclosure Statement expires six months after date of notarization. **PAULA V. PRICE**
Notary Public, State of Ohio
My Commission Expires 07-13-2012

Notary Seal Here

