

Handwritten signature and date:
 01/15/10

Bill Bill
 City of Columbus Planning Department
 3175 North High Street, Columbus, OH 43202
 Phone: 614.622.1234
 Fax: 614.622.1235

REZONING EXHIBIT

2200 SOUTH HIGH STREET
 COLUMBUS, OHIO 43221

DATE: 1/15/10
 DRAWN: [Name]
 CHECKED: [Name]
 SCALE: 1" = 20'

CPD Plan

Z10-002

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
MAY 13, 2010**

- 2. APPLICATION: Z10-002 (ACCELA # 10335-00000-00017)**
Location: **2372 SOUTH HIGH STREET (43207)**, being 3.3± acres located at the southeast corner of South High Street and Fornoff Road (010-269896 & 010-007143; Far South Columbus Area Commission).
Existing Zoning: C-3, Commercial District.
Request: CPD, Commercial Planned Development District.
Proposed Use: Commercial development.
Applicant(s): The Estate of George C. Smith; c/o David L. Hodge, Atty.; Smith and Hale; 37 West Broad Street, Suite 725; Columbus, OH 43215.
Property Owner(s): The Applicant.
Planner: Shannon Pine; 645-2208; spine@columbus.gov.

BACKGROUND:

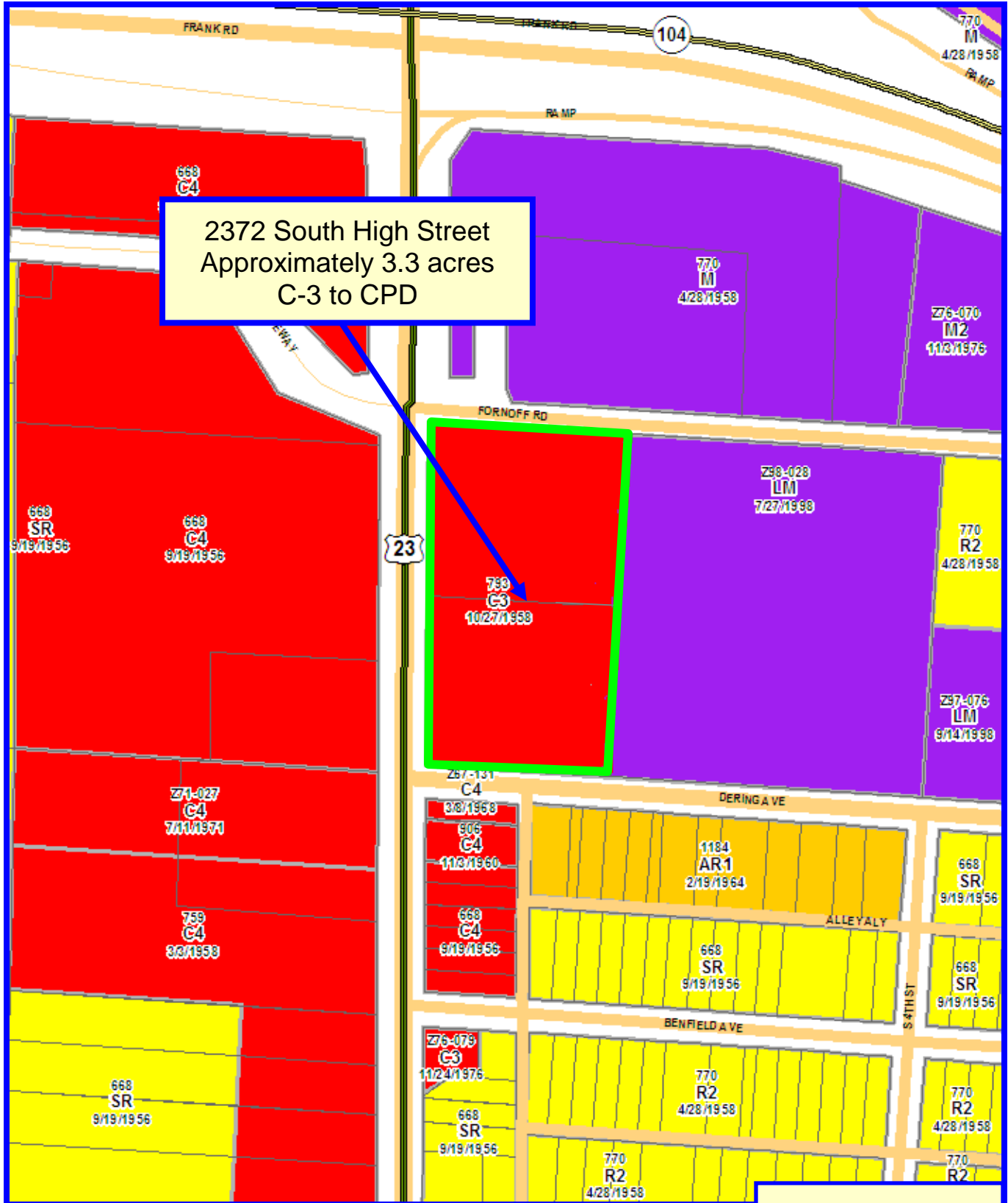
- o The site encompasses two parcels zoned in the C-3, Commercial District, one developed with an automobile sales lot and associated buildings and a single-family dwelling, and the other a vacant lot that the automobile sales has expanded onto. The applicant requests the CPD, Commercial Planned Development District to allow automobile sales and other commercial development.
- o To the north across Fornoff Road is a restaurant in the M, Manufacturing District. To the east is undeveloped property zoned in the L-M, Limited Manufacturing District. To the south across Derring Avenue are a single-unit dwelling in the C-4, Commercial District, and a three-unit dwelling in AR-1, Apartment Residential District. To the west across South High Street are a church and a fuel-sales facility in the C-4, Commercial District.
- o The site is located within the planning area of the *Scioto Southland Plan (2007)*, which recommends commercial development for this location in accordance with the Community Commercial Overlay. The overlay is pending adoption by City Council for the entire corridor from State Route 104 to Southgate Drive.
- o The site is located within the boundaries of the Far South Columbus Area Commission whose recommendation had not been received at the time this report was prepared.
- o The CPD plan and text include use restrictions and development standards that address building and parking setbacks and lighting controls, and provides for the following upon redevelopment of the site: bicycle parking and pedestrian connections from South High Street as requested by the Healthy Places program, and screening and landscaping. Variances for a twenty-five foot building setback and a zero foot parking setback for the existing parking lot are included in the request. Staff is supportive of the parking

variance since it is only for the existing automobile sales use, and the requested building setback variance is consistent with the requirements of the Community Commercial Overlay.

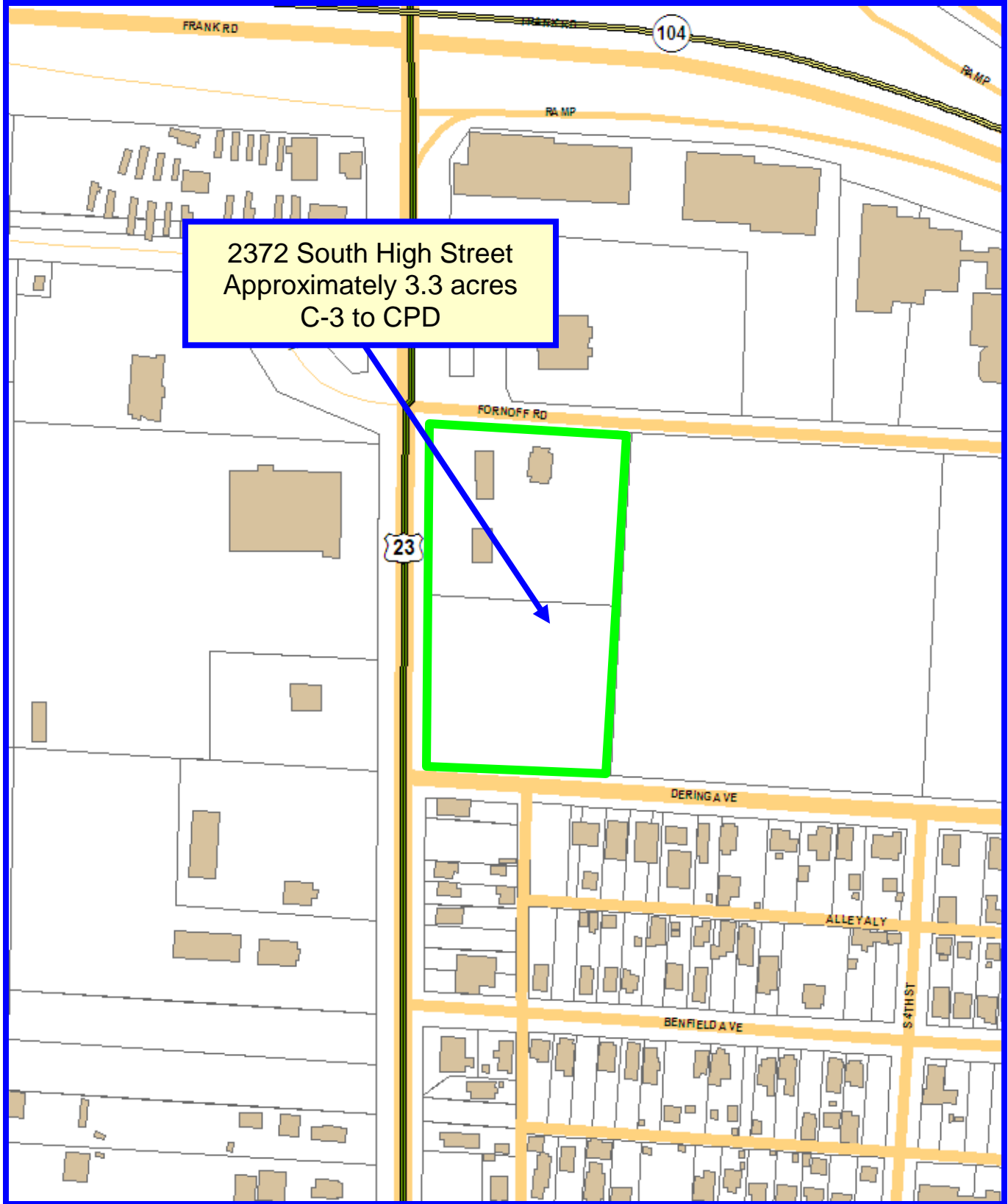
- o The Columbus Thoroughfare Plan identifies High Street as a 4-2D arterial requiring a minimum of 60 feet of right-of-way from centerline.

CITY DEPARTMENTS RECOMMENDATION: Approval.

The proposed CPD, Commercial Planned Development District would allow a range of commercial uses while conforming the current automobile sales use. The request is compatible and consistent with development in the area.



Z10-002



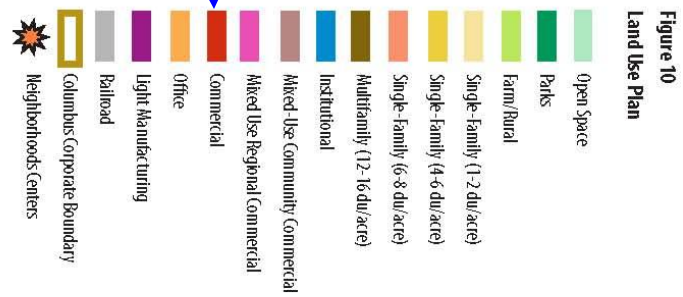
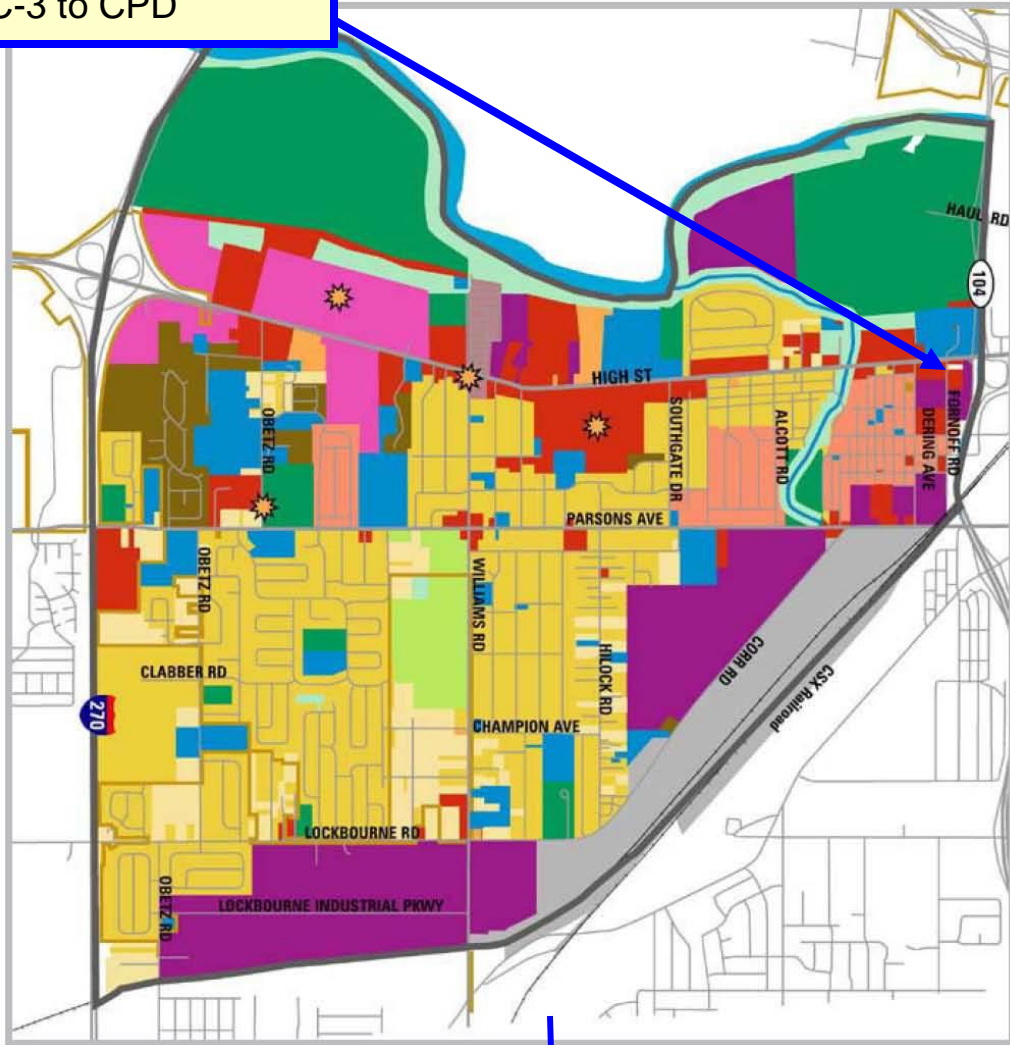
Z10-002



2372 South High Street
Approximately 3.3 acres
C-3 to CPD

Z10-002

2372 South High Street
 Approximately 3.3 acres
 C-3 to CPD



Salem Southland Area Plan 2007

Z10-002

From: TED EISLEBEN [mailto:beesign@sbcglobal.net]
Sent: Friday, May 28, 2010 4:05 PM
To: mhardgrow@gmail.com; Pine, Shannon L.
Cc: Baldwin, Mathew S.; St. Clair, Jo Anne; Bob Patterson
Subject: Re: Far South Columbus AC Recommendations

Shannon,

We are sorry that communications have not been transmitted as of yet. We have been unable to contact Matt Baldwin, so I am returning a notice to you that the Far South Columbus Area Commission has reviewed and voted in favor of recommending the application numbers contained in this email elsewhere. This email should be taken as our official communication as such.

We will strive to do better in the future.

Sincerely,
Ted Eisleben Co- Chair Zoning
FSCAC
614-449-3233
614-296-5797 cell

From: Mindi <mhardgrow@gmail.com>
To: "Pine, Shannon L." <SPine@Columbus.gov>
Cc: msbaldwin@columbus.gov; TED EISLEBEN <beesign@sbcglobal.net>
Sent: Tue, May 25, 2010 1:30:31 AM
Subject: Re: Far South Columbus AC Recommendations

Shannon,

Thank you for the email. I have cc'd Matt Baldwin who composes these letters for us and also Ted Eisleben, our Zoning chair. I will follow up with them both on Tuesday.

Thank you,
Mindi

From: Pine, Shannon L.
Sent: Monday, May 24, 2010 1:12 PM
To: 'contactfscac@gmail.com'
Cc: 'mindi@childrensacademy.org'
Subject: Far South Columbus AC Recommendations

Hello,

I am in need of four recommendations from your Area Commission. They are for the following applications:

CV10-004, 239 Dering Avenue
Z10-002, 2372 South High Street
Z10-008, 3201 South High Street
Z09-040, 3408 South High Street

The applicants have informed me that you have recommended approval on these applications. Please forward the recommendations to me at your earliest convenience. E-mail is fine. Feel free to contact me if you have any questions.

Thank you,

*Shannon Pine
City of Columbus Zoning Office
Council Activities Section
(614) 645-2208-phone; (614) 645-2463-fax
spine@columbus.gov*

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 # 210-002

Being first duly cautioned and sworn (NAME) David Hodge
of (COMPLETE ADDRESS) 37 W. Broad St., 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. The Estate of George C. Smith c/o Richard D. Wetzel, Jr. 500 S. Front St., Suite 1200 Columbus, OH 43215 Zero Columbus based employees	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

David Hodge

Subscribed to me in my presence and before me this 1st day of February in the year 2010

SIGNATURE OF NOTARY PUBLIC

Natalie C. Patrick

My Commission Expires:

9/4/2010

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



NATALIE C. PATRICK
Notary Public, State of Ohio
My Commission Expires 09-04-10