

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
SEPTEMBER 11, 2003**

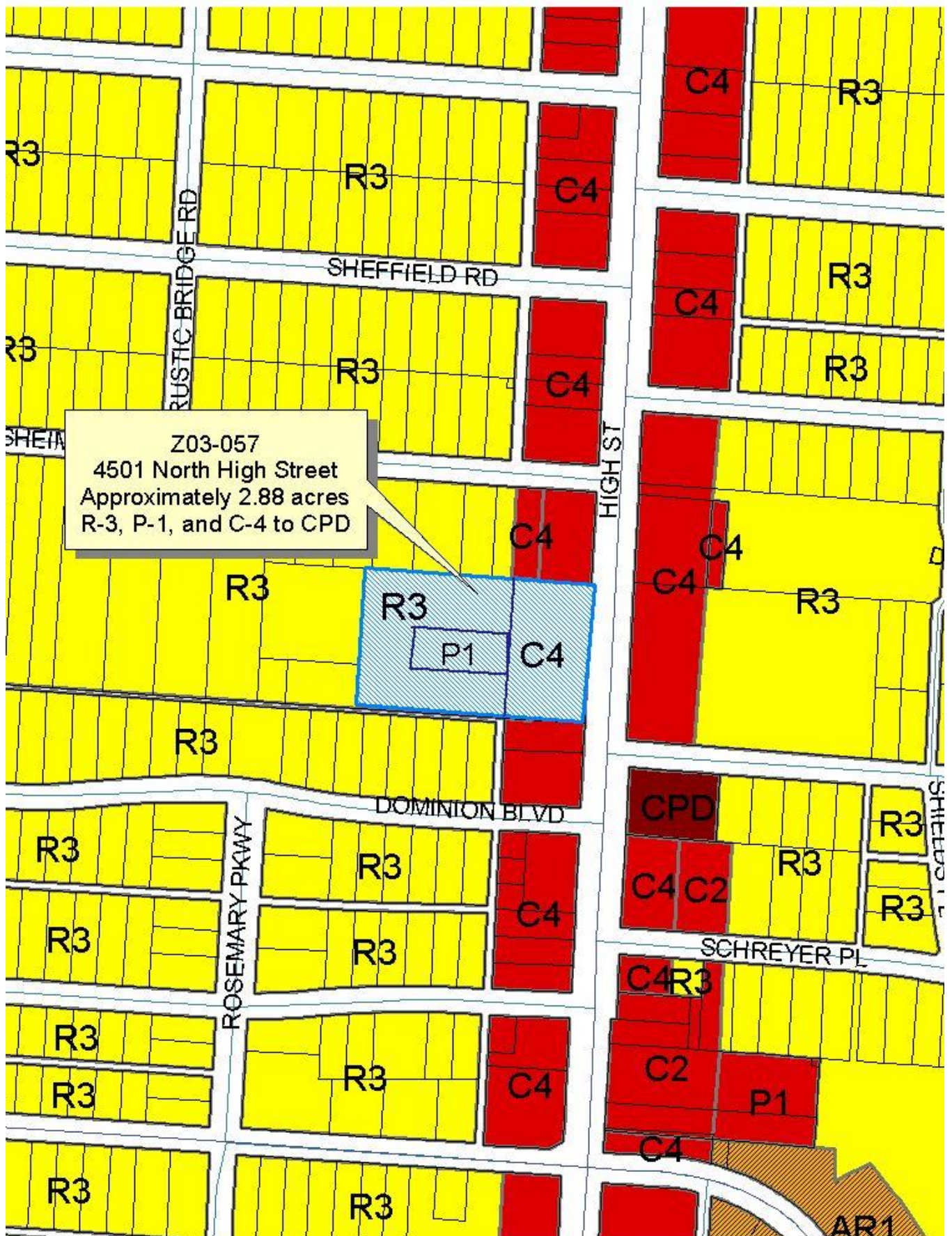
- 8. APPLICATION: Z03-057**
- Location:** **4501 NORTH HIGH STREET (43214)**, being 2.88± acres located on the west side of North High Street, 200± feet south of Weisheimer Road (Clintonville Area Commission).
- Existing Zoning:** R-3, Residential, P-1, Parking, and C-4, Commercial Districts.
- Request:** CPD, Commercial Planned Development District.
- Proposed Use:** Unspecified commercial uses and parking lot.
- Applicant(s):** Midland Atlantic Properties; c/o Donald Plank, Atty.; 145 East Rich Street; Columbus, Ohio 43215.
- Property Owner(s):** First Unitarian Universalist Church of Columbus; c/o Donald Plank, Atty.; 145 East Rich Street; Columbus, Ohio 43215.
- Planner:** John Turner, 645-2485; jmtuner@columbus.gov

BACKGROUND:

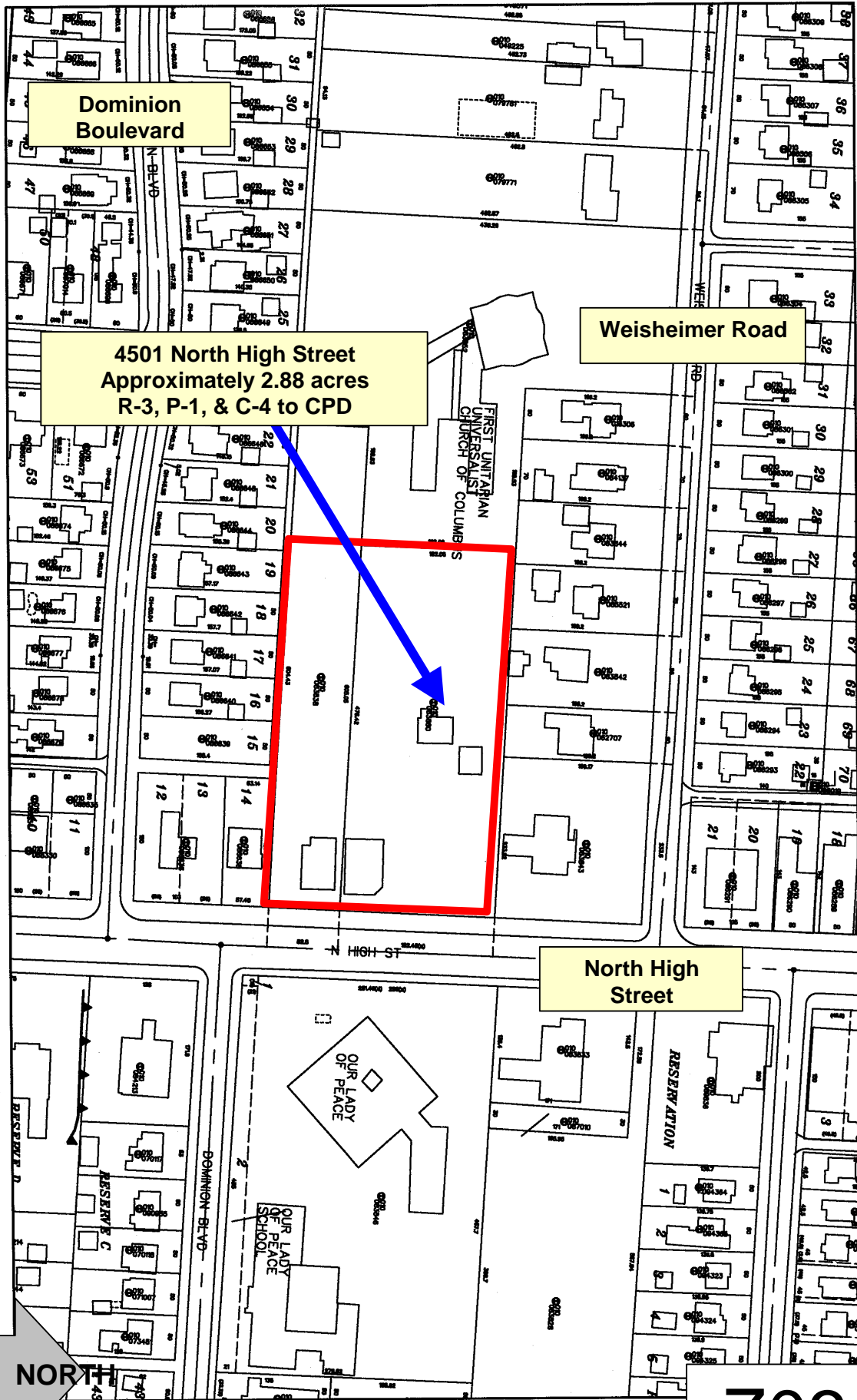
- o The site is approximately 2.88 acres located on the west side of North High Street between Dominion Boulevard and Weisheimer Road. The site is currently zoned in the R-3, Residential, P-1, Parking, and C-4 Commercial Districts and developed with a single-family dwelling and two commercial buildings. The applicant requests the CPD, Commercial Planned Development District to develop a retail center along the North High Street frontage. This portion of North High Street lies within the Urban Commercial Overlay.
- o Various commercial uses are located on both the east and west side of North High Street within the C-4, Commercial District. To the west of the site is a church, zoned in the R-4, Residential District. Single-family dwellings front Weisheimer Road and Dominion Boulevard to the north and south, also within the R-4, Residential District.
- o The CPD Texts establishes two sub-areas, A and B. Within Sub-area A, retail buildings will front North High Street and a private drive that extends from North High Street to the parking area (as illustrated on the enclosed site plan). The applicant requests a variance to the Urban Commercial Overlay standards to provide a larger Public-Private Setback Zone (to extend an outside seating area from code maximum 15 feet to 25 feet) and to reduce the percentage of windows along the building wall fronting North High Street (code requires 60% of the wall to be window glass, applicant requests reducing the percentage to 33% for Building B and 52% for Building A). The CPD Text prohibits auto oriented commercial uses (including drive-thru and pick-up windows) and establishes landscaping and building material standards. The applicant proposes a parking area for Sub-area B. This parking area will be shared between the retail center and an adjacent church. Landscaping and screening are shown on the site plan.
- o The site lies within the boundaries of the Clintonville Area Commission; the applicant is scheduled to appear before the Area Commission before the Development Commission Meeting.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The applicant requests the CPD, Commercial Planned Development District to develop a retail commercial center. The proposal will contain approximately 18,800 square feet of commercial space within two separate buildings, both fronting North High Street and a private drive that bisects the site. The buildings will have a minimal setback from the North High Street right-of-way, with sufficient setbacks to accommodate outdoor seating. A parking lot will be located behind the commercial buildings and shared with an adjacent church. Automobile oriented uses permitted within the existing C-4, Commercial District will be removed and additional standards for landscaping, building and paving materials are contained within the proposed CPD Text. Although the proposal contains two variances to the Urban Commercial Overlay standards, Staff believes the design of the proposed development meets the intent of the code.



Z03-057
4501 North High Street
Approximately 2.88 acres
R-3, P-1, and C-4 to CPD



703-057



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 # 203-057

Being first duly cautioned and sworn (NAME) Donald Plank, Esq., Shuler, Plank & Brahm.....
of (COMPLETE ADDRESS) 145 E. Rich Street, Columbus, OH 43215.....
deposes and states that (he) is the APPLICANT, AGENT or SOLELY 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 and their mailing addresses:

NAME

COMPLETE MAILING ADDRESS

Midland Atlantic Properties c/o Scott Katz
8044 Montgomery Road, Suite 710, Cincinnati, OH 45236

First Unitarian Universalist Church of Columbus
93 West Weisheimer Road, Columbus, OH 43214

SIGNATURE OF AFFIANT

Donald Plank

Subscribed to me in my presence and before me this 2^d day of July, in the year 2003

SIGNATURE OF NOTARY PUBLIC

Penny A. Patten

My Commission Expires:

1-31-05

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

Notary Seal Here



PENNY A. PATTEN
Notary Public, State of Ohio
My Commission Expires
01/31/05