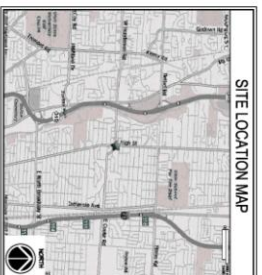


**CONCEPTUAL SITE PLAN**  
Scale: 1/8" = 1'-0"



**U.C.O. CERTIFICATION**

UNIVERSITY OF COLUMBIA COLLEGE OF ARCHITECTURE

DATE: 10/15/08

PROJECT: 4400 NORTH HIGH STREET, COLUMBUS, OHIO

DESIGNER: JAMES H. HARRIS, ARCHITECT

**GENERAL DEVELOPMENT NOTES**

1. THE PROPOSED DEVELOPMENT SHALL BE CONFORMANT WITH THE ZONING ORDINANCES AND ALL APPLICABLE CODES AND REGULATIONS OF THE CITY OF COLUMBUS, OHIO.
2. THE PROPOSED DEVELOPMENT SHALL BE CONFORMANT WITH THE ZONING ORDINANCES AND ALL APPLICABLE CODES AND REGULATIONS OF THE CITY OF COLUMBUS, OHIO.
3. THE PROPOSED DEVELOPMENT SHALL BE CONFORMANT WITH THE ZONING ORDINANCES AND ALL APPLICABLE CODES AND REGULATIONS OF THE CITY OF COLUMBUS, OHIO.
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5. THE PROPOSED DEVELOPMENT SHALL BE CONFORMANT WITH THE ZONING ORDINANCES AND ALL APPLICABLE CODES AND REGULATIONS OF THE CITY OF COLUMBUS, OHIO.

**SITE & BUILDING INFORMATION**

<b>PROPOSED DEVELOPMENT</b>	218,000 S.F. (218,000 S.F. TOTAL)
<b>BUILDING AREA</b>	218,000 S.F. (218,000 S.F. TOTAL)
<b>RETAIL &amp; RESTAURANT</b>	100,000 S.F. (100,000 S.F. TOTAL)
<b>BANK &amp; RESTAURANT</b>	118,000 S.F. (118,000 S.F. TOTAL)
<b>PARKING SPACES</b>	100 SPACES
<b>LANDSCAPING</b>	10,000 S.F.
<b>TOTAL DEVELOPMENT</b>	218,000 S.F. (218,000 S.F. TOTAL)

**ZSD-1.1**

CONCEPTUAL SITE PLAN

DATE: 10/15/08

PROJECT: 4400 NORTH HIGH STREET, COLUMBUS, OHIO

DESIGNER: JAMES H. HARRIS, ARCHITECT

**4400 NORTH HIGH STREET**  
COLUMBUS, OHIO 43214

FOR  
**METROPOLITAN PARTNERS**  
150 EAST BROAD STREET  
COLUMBUS, OHIO 43215

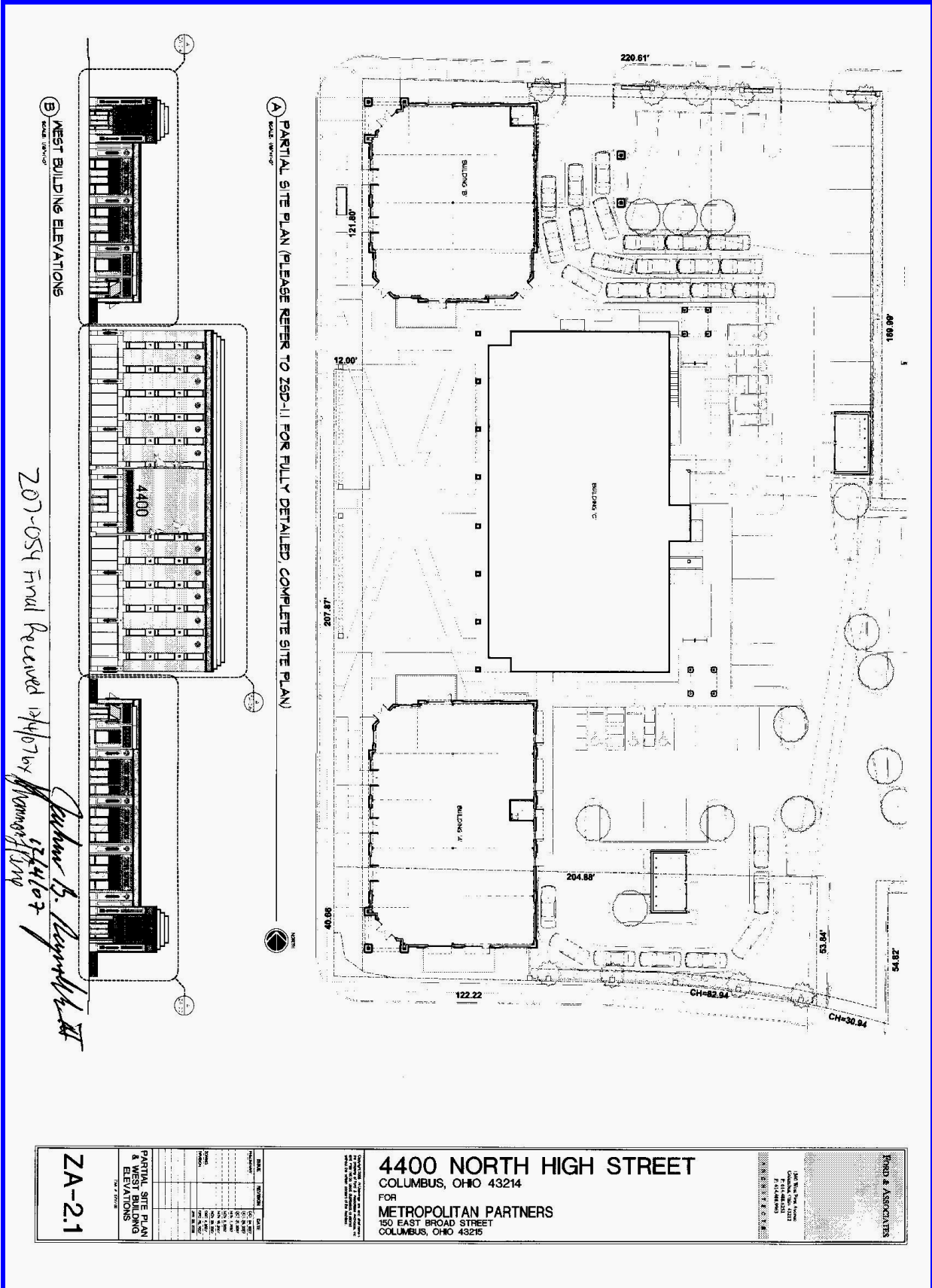
**FIRD & ASSOCIATES**

150 EAST BROAD STREET  
COLUMBUS, OHIO 43215

DATE: 10/15/08

PROJECT: 4400 NORTH HIGH STREET, COLUMBUS, OHIO

DESIGNER: JAMES H. HARRIS, ARCHITECT



**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
MARCH 13, 2008**

- 4. APPLICATION: Z07-054**
- Location:** **4400 NORTH HIGH STREET (43214)**, being 2.6± acres located at the northeast corner of North High Street and Henderson Road (010-083826, 010-083851 & 010-083834; Clintonville Area Commission).
- Existing Zoning:** R-3, Residential, AR-1, Apartment Residential, P-1, Parking, and C-2 and C-4, Commercial Districts.
- Request:** CPD, Commercial Planned Development, and L-P-1, Limited Parking Districts.
- Proposed Use:** Mixed-use commercial development and parking.
- Applicant(s):** Metropolitan Partners; c/o Jackson B. Reynolds III, Atty.; Smith and Hale LLC; 37 West Broad Street, Suite 725 Columbus, OH 43215.
- Property Owner(s):** 4400 North High Realty; Donald and Kenneth Stoffer; c/o Jackson B. Reynolds III, Atty.; Smith and Hale LLC; 37 West Broad Street, Suite 725 Columbus, OH 43215.
- Planner:** Shannon Pine; 645-2208; [spine@columbus.gov](mailto:spine@columbus.gov)

**BACKGROUND:**

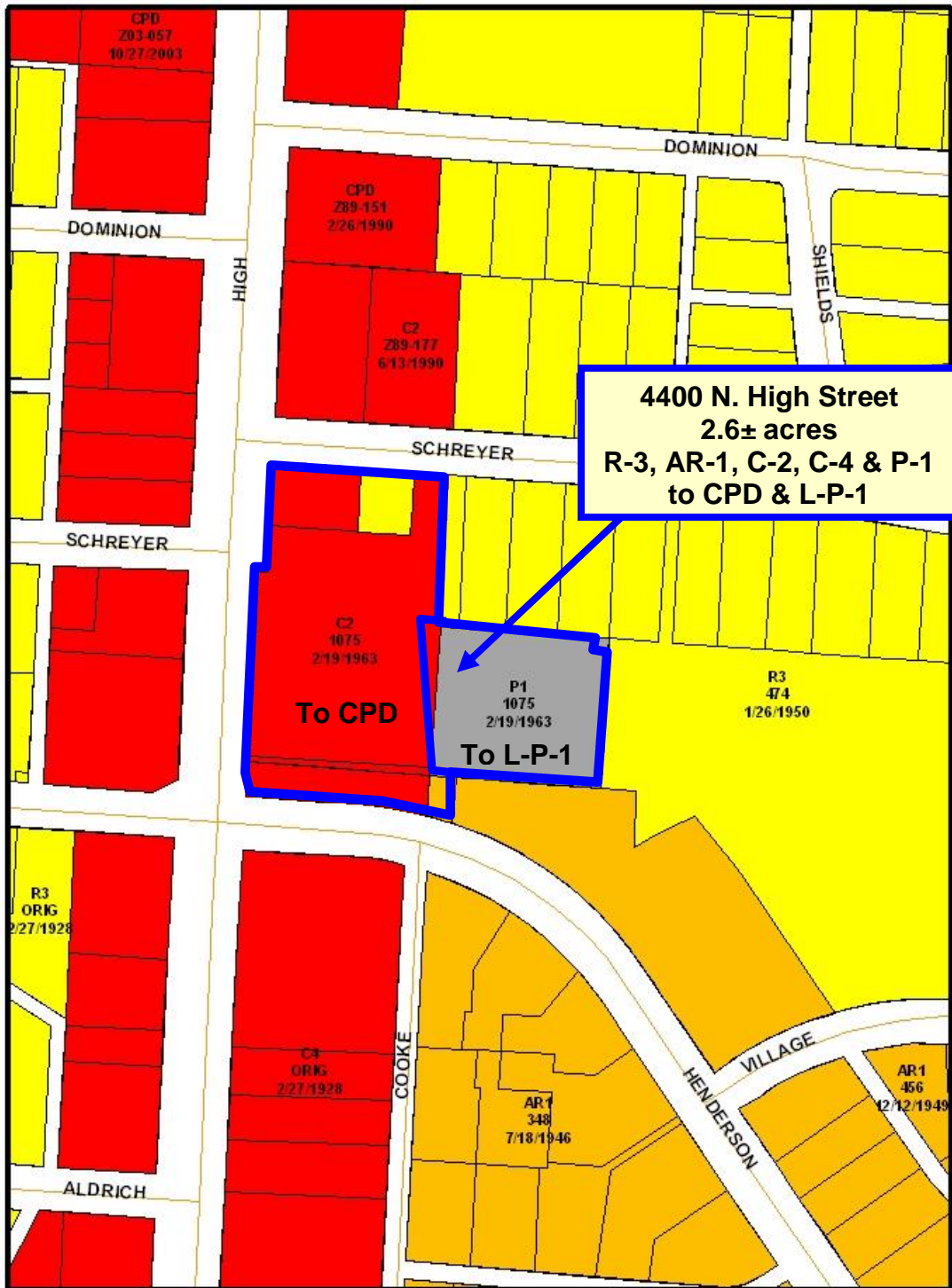
- o The 2.6± acre site is developed with a four-story office building in the C-2, Commercial District, a parking lot in the P-1, Parking District, and a small commercial building in the C-4 Commercial District. Small portions of the site are zoned R-3, Residential, and AR-1, Apartment Residential Districts. The applicant is requesting the CPD, Commercial Planned Development District to allow retail uses on the first floor of the existing office building, and proposes new mixed-use commercial buildings on the north and south sides of the office building. The existing parking lot in the P-1 portion of the site will remain and be rezoned to the L-P-1 District. The site is located within the Urban Commercial Overlay.
- o To the north are single-family dwellings in the R-3, Residential District, and across Schreyer Road is a bank in the C-2, Commercial District. To the east is a school in the R-3, Residential, and AR-1, Apartment Residential Districts. To the south across Henderson Road is a post office in the C-4, Commercial District. To the west across North High Street are a fuel sales facility and office uses in the C-4, Commercial District.
- o The site is located within the boundaries of the Clintonville Area Commission whose recommendation is for approval of the requested zoning districts.
- o The development text addresses use restrictions, setbacks, landscaping, screening, and lighting controls, and includes variances to the Urban Commercial Overlay standards for the existing office building, the height of screening at intersections, a

50% parking reduction, a reduced-sized loading space, and no bypass lane for the drive-thru for the northern building. The development plan illustrates the building and parking locations and proposed landscaping. The applicant has also committed to including bicycle parking on site to encourage other means of transport to the development.

- o The *Columbus Thoroughfare Plan* identifies North High Street as a 4-2D arterial requiring a minimum of 60 feet of right-of-way from centerline, and Henderson Road as a 4-2 arterial requiring a minimum of 50 feet of right-of-way from centerline.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval.

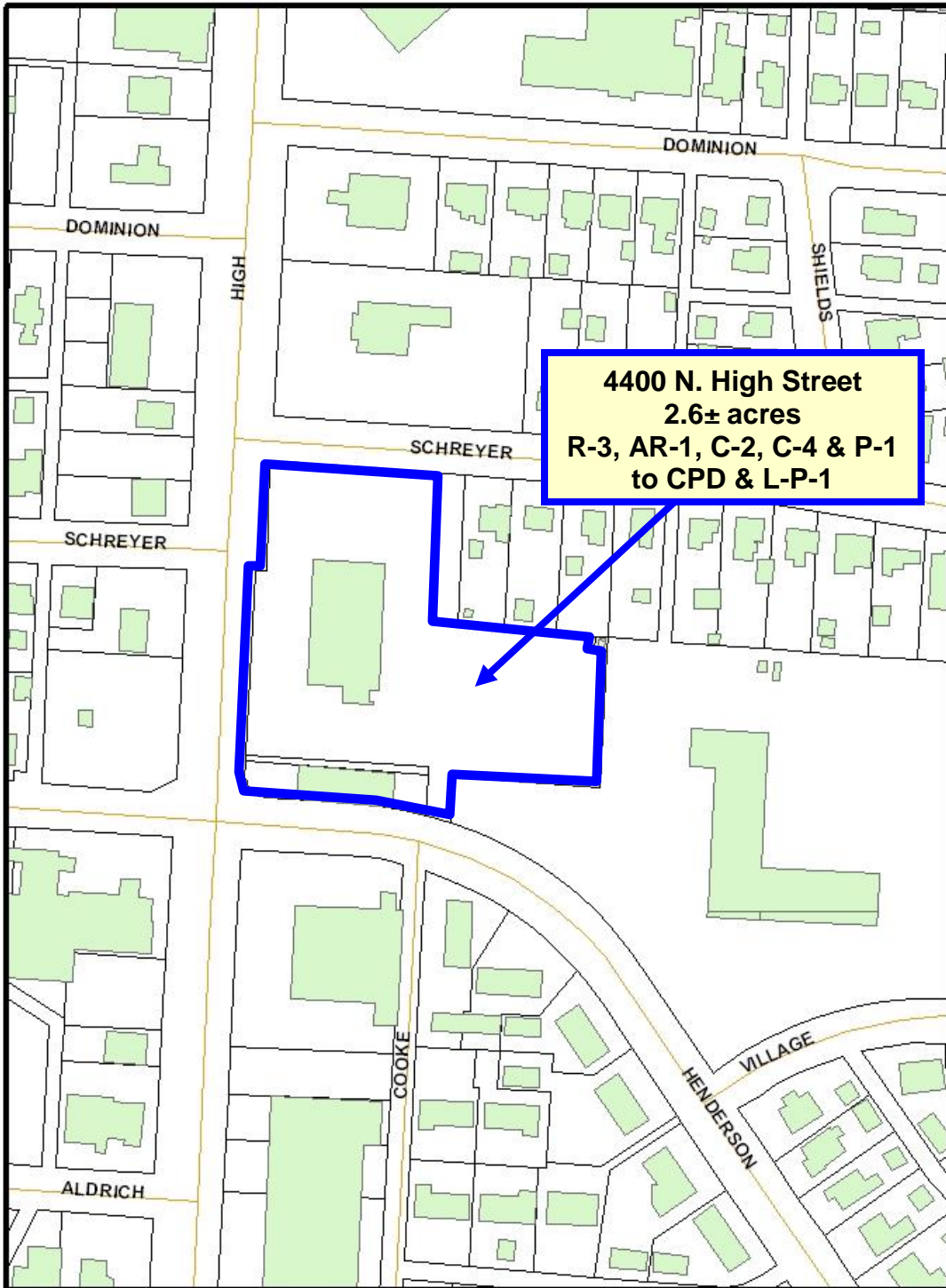
The requested CPD, Commercial Planned Development District will allow retail uses on the first floor of an existing office building, and new mixed-use commercial buildings on the north and south sides of the office building. The new buildings will comply with the Urban Commercial Overlay standards, and will be designed to enhance the streetscape and complement the existing office building as depicted in the elevation drawing. The proposed L-P-1, Limited Parking District replaces the current P-1 District with a commitment to the development plan. The development text for both districts includes use restrictions and customary development standards that address landscaping, screening, building materials, and lighting controls. The requested CPD, Commercial Planned Development and L-P-1, Limited Parking Districts are consistent with the zoning and development patterns of the area.



**4400 N. High Street  
2.6± acres  
R-3, AR-1, C-2, C-4 & P-1  
to CPD & L-P-1**

**To L-P-1**

**Z07-054**



**Z07-054**



To: Development Commission staff  
From: Brian B. Byrne, Clintonville Area Commission Secretary  
Date: 11 February 2008  
Re: 4400 N. High St.

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The Clintonville Area Commission (CAC) met Thursday, February 7<sup>th</sup> to consider one (1) development item.

- a. 4400 N. High St: The applicant, Metropolitan Partners, is requesting to combine a variety of different zoning categories into CPD and LP-1, and they are seeking five (5) variances: *A)* Remove the requirement for a by-pass lane for the drive-thru of northern building. *B)* Preclude the existing 4-story building from being included in UCO until it is demolished. *C)* Reduce the total number of required on-site parking spaces, within the total parking field, to 131 from 262. *D)* Reduce the loading space by twelve (12) feet in length from fifty (50) ft to thirty-eight (38) ft. *E)* Reduce required height of screening wall at the three (3) curbcuts by one 1 ft 6 inches from 4 feet to 2ft 6 inches to provide necessary sight clearance. The site is located at the northeast corner of N. High St and Henderson Rd. between Henderson Rd and E. Schreyer Place (2.6 acres). The site will contain an existing four (4)-story building plus two (2) new commercial buildings that will be built in compliance with the urban commercial overlay (UCO). The applicant's representatives, Atty Jack Reynolds and Architect Carter Bean, provided a detailed CPD and Limitation Text. The CAC appreciated the amount of consideration the applicant has shown to the local residents and businesses and the inclusion within the limitation text of a provision that there will be "notification of any proposed changes presented to the Clintonville Area Commission (CAC) when submitted to the City of Columbus Building Department." The design of the building associated modern times and Art Deco themes along with similar roofline and light fixtures to correlate all three buildings. Commissioner Southan (District 7) reported one complaint, from the letters sent out to surrounding businesses and residents. This complaint was from a resident on E. Schreyer with concerns of parking, traffic, and a potential increase of vacant retail space in the community. Traffic calming has been requested for E. Schreyer Pl through the City of Columbus Call Center (3-1-1) and will be considered in the Clintonville Neighborhood Plan. Commissioner Southan proposed retaining the existing fence between Indian Springs Middle School and parking lot could prevent pedestrian traffic through parking lot. The applicant agreed, and will keep or replace fence. Commissioner Searcy questioned the units with drive-thru access and the potential occupying businesses. Per Tim Rawlins of Metropolitan Partners, it is difficult to single out one or two "fast food" entities. Due to this they could not apply this type of limitation to the text. The CAC Variance and Zoning Committee recommended approval. The variances were approved by a vote of 8-1 by the CAC.

Please feel free to contact me if you have any questions about this report.

Sincerely,

Brian B. Byrne Secretary  
Clintonville Area Commission

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 # 207-054

Being first duly cautioned and sworn (NAME) Jackson B. Reynolds III  
of (COMPLETE ADDRESS) 37 W. Broad St., Ste. 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. Metropolitan Partners 150 E. Broad St., Ste. 100 Columbus, OH 43215 Tim Rollins-883-1300	2. 4400 North High Realty c/o A. John Christoforidis 2741 Abington Rd. Columbus, OH 43221
3. Donald & Kenneth Stoffer 16 E. Henderson Rd. Columbus, OH 43214	4.

Check here if listing additional parties on a separate page

SIGNATURE OF AFFIANT

*Jackson B. Reynolds III*

Subscribed to me in my presence and before me this 27<sup>th</sup> day of November, in the year 2007

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