

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JUNE 10, 2010**

1. **APPLICATION:** **Z10-008 (10335-00000-00081)**
 Location: **3201 SOUTH HIGH STREET (43207)**, being 11.6± acres located on the west side of South High Street, 1,550± feet north of Williams Road (010-206062; Far South Columbus Area Commission).

 Existing Zoning: R-2, Residential District.
 Request: CPD, Commercial Planned Development District.
 Proposed Use: Commercial development.
 Applicant(s): WXZ Retail Group/South High, LLC; c/o Laura MacGregor Comek, Atty.; Crabbe, Brown & James, LLP; 500 South Front Street, Suite 1200; Columbus, Ohio 43215.

 Property Owner(s): The Applicant.
 Planner: Shannon Pine, 645-2208, spine@columbus.gov.

BACKGROUND:

- o The 11.6± acre site is developed with an automotive parts store and a cell tower in the R-2, Residential District. The cell tower was permitted by CV91-0026, and when the automotive parts store was approved for construction in 2007, the applicant had demonstrated that the site was zoned C-4, Commercial District. A map error was recently discovered and has been corrected to reflect that the entire site is actually zoned R-2, Residential District. The applicant requests the CPD, Commercial Planned Development District to secure proper zoning for the site which will ultimately allow a lot split on the property.

- o To the north is a self-storage facility in the L-M, Limited Manufacturing District and undeveloped land in the R-2, Residential District. To the east across South High Street is a fuel-sales facility in the C-4, Commercial District. To the south are an office and an American Legion hall, both in the C-4, Commercial District. To the west are the *Scioto River*, and a quarry in the EQ, Excavation and Quarrying 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 Regional Commercial Overlay.

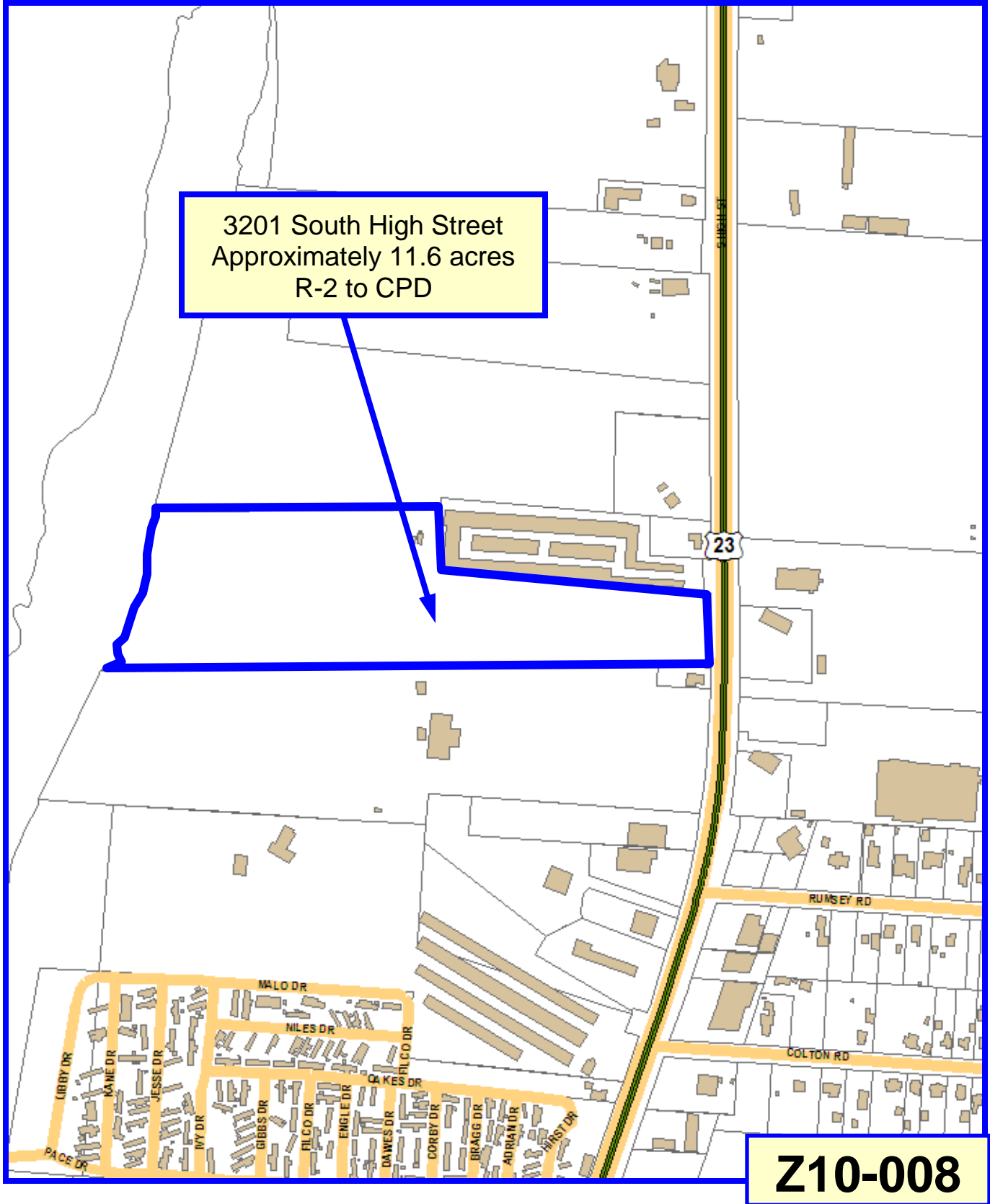
- o The site is located within the boundaries of the Far South Columbus Area Commission whose recommendation is for approval of the requested CPD District.

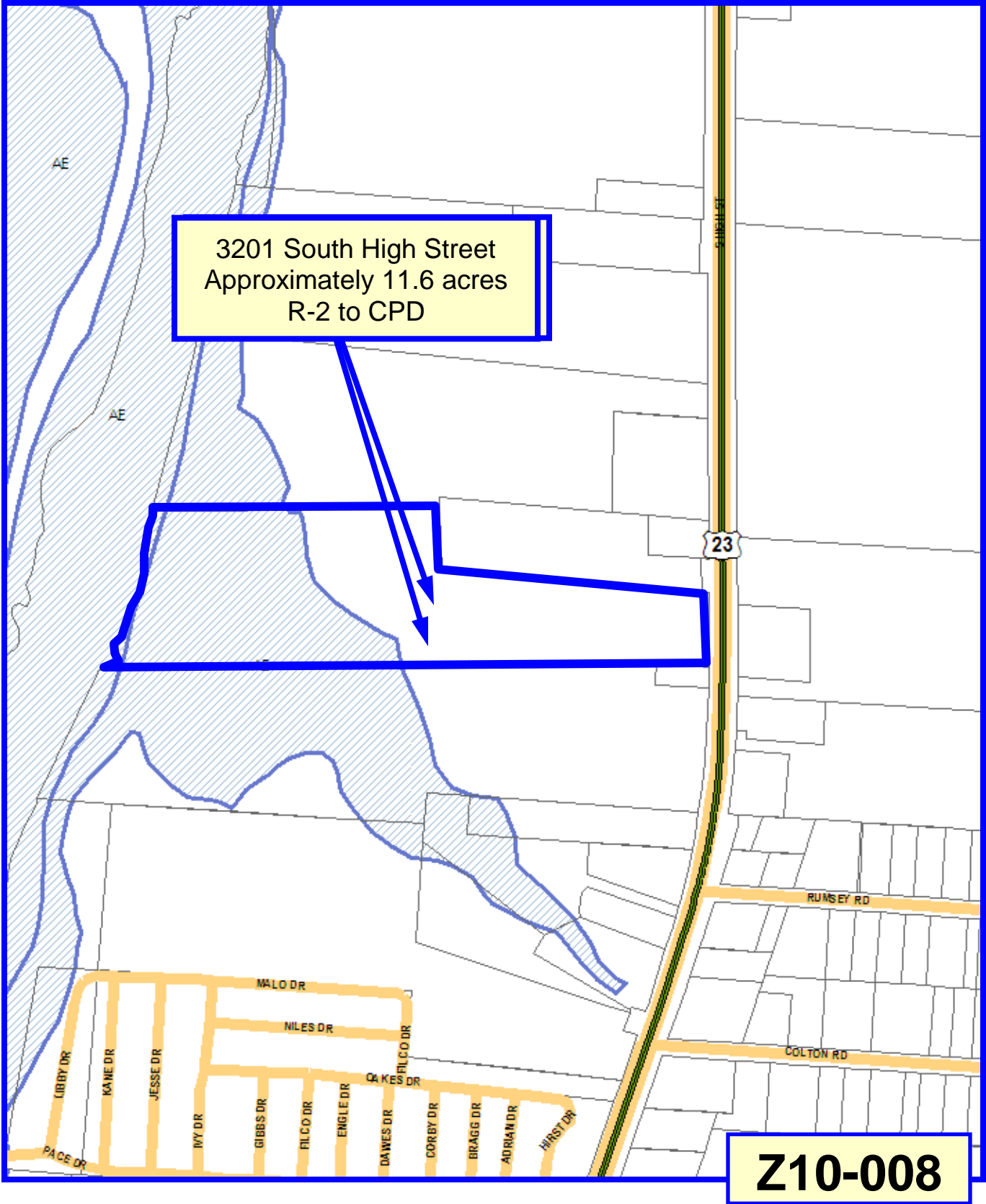
- o The CPD text includes setback, landscaping, screening and exterior building materials provisions. Variances for existing conditions for the cell tower setback and lack of screening are included in the request.

- 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.

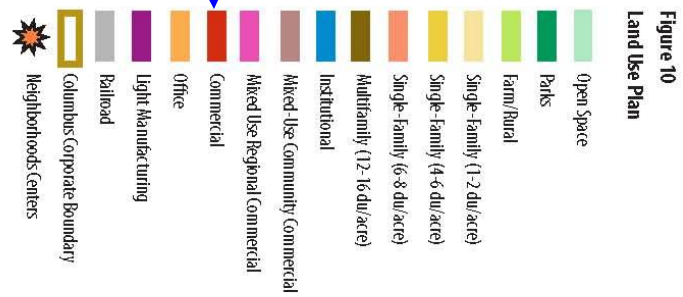
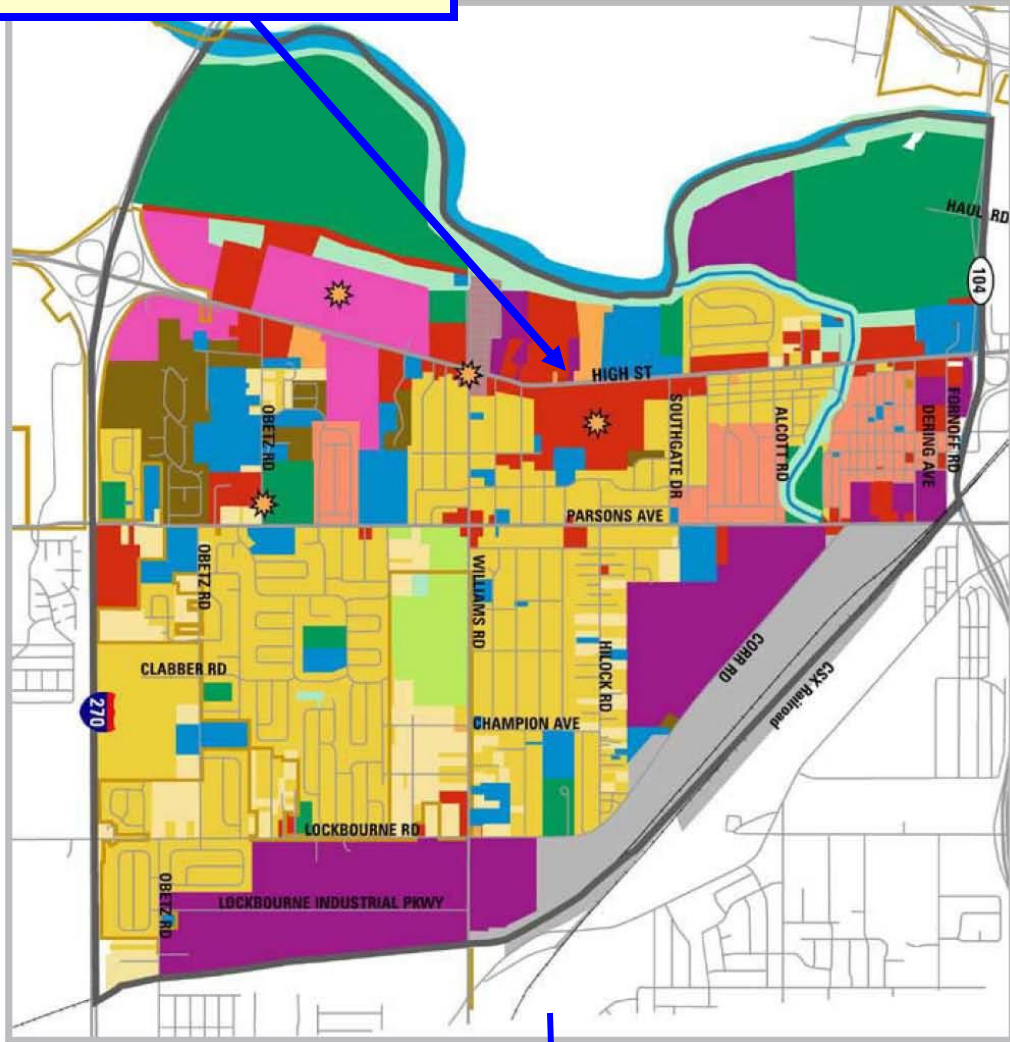
CITY DEPARTMENTS RECOMMENDATION: Approval.

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





3201 South High Street
Approximately 11.6 acres
R-2 to CPD



Salem Southland Area Plan 2007

Z10-008

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

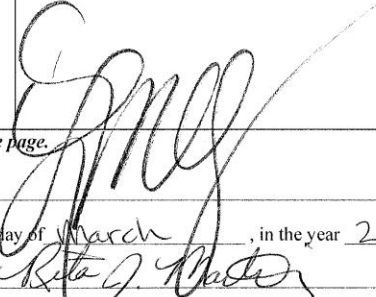
Parties having a 5% or more interest in the project that is the subject of this application.
THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

STATE OF OHIO
COUNTY OF FRANKLIN

APPLICATION # 210-008

Being first duly cautioned and sworn (NAME) Laura MacGregor Comek, Esq.
of (COMPLETE ADDRESS) 500 S. Front Street, Suite 1200, 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. WXZ Retail Group/South High, LLC 22720 Fairview Center Drive Fairview Park, OH 44126 Columbus-Based Employees: -0- Contact: Laura MacGregor Comek, Esq. (614) 229-4557	2.
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 30th day of March, in the year 2010

SIGNATURE OF NOTARY PUBLIC



My Commission Expires:

11-02-10

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



RITA J. MARTIN
Notary Public, State of Ohio
My Commission Expires 11-02-10