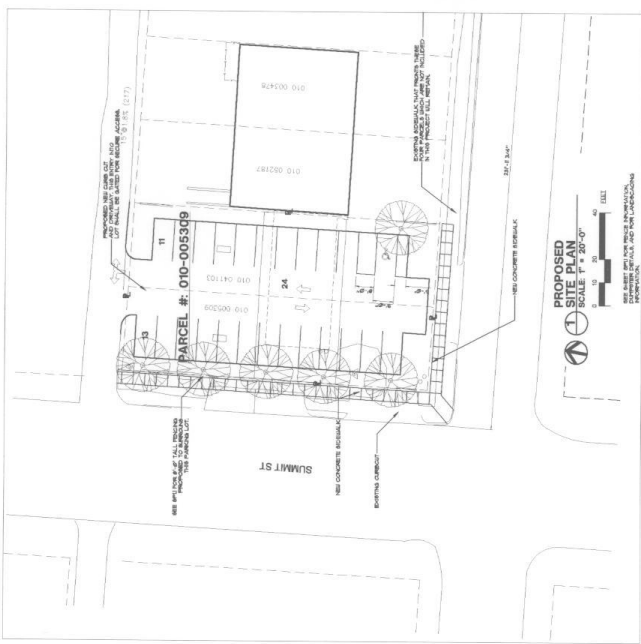


<b>98</b>	PROJECT: Neighborhood Polling Center 80 East 11th Avenue Columbus, Ohio 43201	FOR: City of Columbus Facilities Management 80 West Broad Street Columbus, Ohio 43215	<b>Site</b> DRAWING NUMBER: DATE: 11.13.06 PROJ. NO.: 05052 PROJ. ARCH.: TS DRAWN BY: TS
	SUBMITTED FOR: ZONING: UO6 S.C.D.: D.O.D.: C.U.D.: PERMIT: B.D.:	<b>Site</b> DRAWING NUMBER: DATE: 11.13.06 PROJ. NO.: 05052 PROJ. ARCH.: TS	
	REVISIONS: 1 2 3 4 5	Zoning: UO6B-11.13.06	
	Schematic Site Plan		

Zoning: UO6B-11.13.06



*Final Plan  
 Z06-082  
 Whiteman  
 July 3, 2007*



Site Plan - Enlarged

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
FEBRUARY 8, 2007**

- 2. APPLICATION: Z06-082**
- Location:** 1566 SUMMIT STREET (43201), being 0.22± acres located at the northeast corner of Summit Street and Eleventh Avenue (010-005309, University Area Commission).
- Existing Zoning:** C-4, Commercial District.
- Request:** CPD, Commercial Planned Development District.
- Proposed Use:** Parking lot.
- Applicant(s):** Todd Schram; 6077 Frantz Road, #201; Dublin, Ohio 43017.
- Property Owner(s):** City of Columbus, c/o Todd Schram; 6077 Frantz Road, #201; Dublin, Ohio 43017.
- Planner:** Walter Green, 645-2485, [wagreen@columbus.gov](mailto:wagreen@columbus.gov)

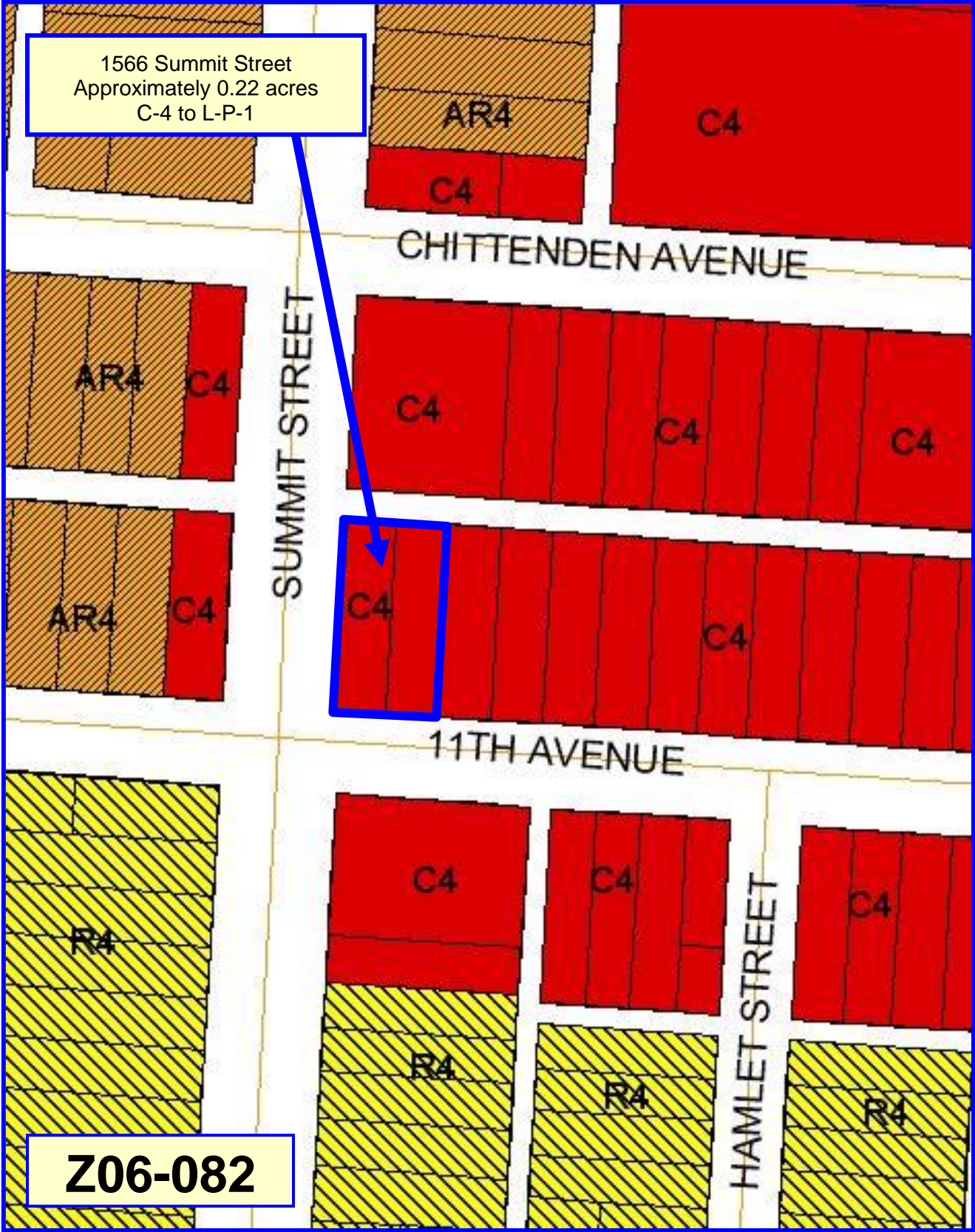
**BACKGROUND:**

- The 0.22± site is developed with a self-service car wash in the C-4, Commercial District. The applicant is requesting a rezoning to the CPD, Commercial Planned Development District to allow C-4 uses, with a variance to allow an eight (8) foot tall fence for a parking lot. The site is proposed to be used for a satellite parking lot for the proposed joint City of Columbus/Ohio State Neighborhood Policing Center to be built 140± feet east of the site on East 11<sup>th</sup> Avenue. The CPD district was selected because it allows the parking lot and also permits commercial uses for possible future redevelopment of the site. The parking lot is proposed to be used for employees of the Policing Center, which does not meet parking requirements on its site.
- To the north of the site is a convenience store with gas pumps in the C-4, Commercial District. To the east is a bar in the C-4, Commercial District. To the south, across Eleventh Avenue, is a convenience store with gas pumps in the C-4, Commercial District. To the west, across Summit Street, is multi-family residential in the C-4, Commercial District.
- A variance is being requested to allow an eight (8) foot tall fence instead of the maximum four (4) foot tall fence permitted by the urban commercial overlay requirements. The fence is required to be a decorative metal fence, chain link fences are not permitted.
- The site is located within the boundaries of the University Area Commission, University Impact District, Urban Commercial Overlay, and the *Weinland Park Neighborhood Plan* (2006). The University Area Commission voted to recommend approval of this proposal. The plan acknowledges the proposed policing center and notes that every effort should be made to make it compatible with the plan recommendations.

- The *Columbus Thoroughfare Plan* identifies Summit Street as a 3-1 arterial requiring a minimum of 40 feet right-of-way from centerline.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval.

This proposed rezoning to the CPD, Commercial Planned Development District maintains the existing C-4 uses and allows an eight (8) foot high fence, instead of a maximum four (4) foot high fence for the proposed parking lot. Landscaping meeting the urban commercial overlay requirements will be provided, including deciduous trees and evergreen shrubs. The parking lot provides parking for the proposed policing center, which will add civic space and an additional public safety presence to the neighborhood.



1566 Summit Street  
Approximately 0.22 acres  
C-4 to L-P-1

SUMMIT STREET

CHITTENDEN AVENUE

11TH AVENUE

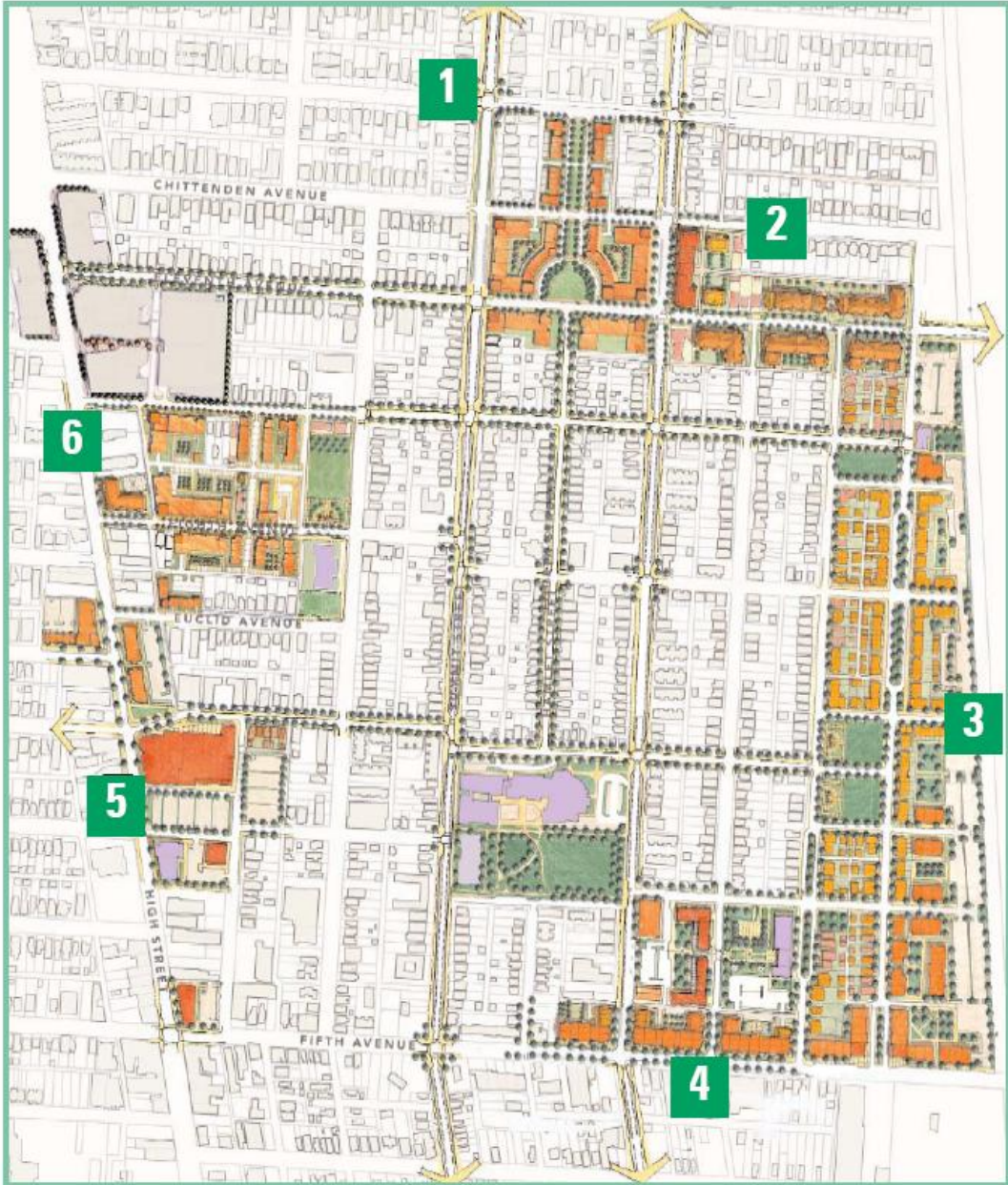
HAMLET STREET

**Z06-082**





Weinland Park  Neighborhood Plan



Source: Goody Clancy & Associates

**Redevelopment Opportunity Areas**



Weinland Park  Neighborhood Plan

**1** **Redevelopment Concepts:**  
**Eleventh Avenue at Summit and Fourth Streets**  
**Create a Signature Park and New Development that Anchors the 11th Avenue Corridor**

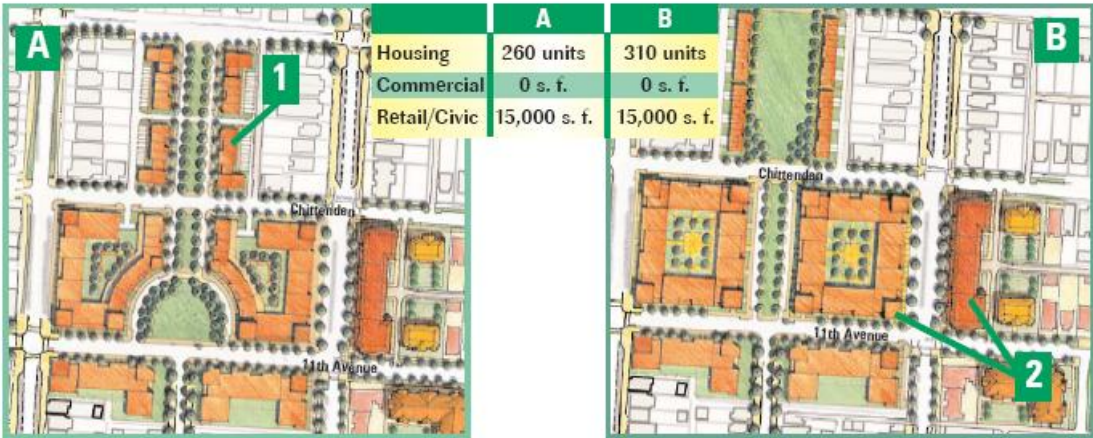
- ◀ Create a new civic space that connects to the Hamlet streetscape improvements and surround that space with new attractive development that includes uses to activate the outdoor spaces.
- ◀ Include neighborhood retail along both sides of North Fourth Street: improve the sidewalks and pedestrian environment; improve the crosswalk and intersection to enhance safety; and provide unique lighting and signage that celebrate the identity of neighborhood
- ◀ Coordinate the redevelopment of the block with the East 11th Avenue streetscape improvements.
- ◀ The City of Columbus and The Ohio State University have announced that the new, joint policing center will be located at Eleventh Avenue and Hamlet Street. Site planning for the center and its parking should make every effort to be compatible with the building massing, urban design, and open space recommendations outlined in this and other sections of the plan.



View 1: Development should front public spaces and provide new connections to the surrounding community.



View 2: New neighborhood retail on North Fourth Street.



**From:** Hupman, Ron [RHupman@OHLIQ.com]  
**Sent:** Thursday, January 18, 2007 5:03 PM  
**To:** Green, Walter A.  
**Subject:** Rezoning - 1566 Summit St.

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Ronald L. Hupman  
Office of the Ohio Insurance Liquidator  
1366 Dublin Rd.  
Columbus, OH 43215  
(614) 485-6234  
(614) 487-9418 Fax  
rhupman@ohliq.comWalter,

At it's regular meeting last evening, the University Area Commission considered the above case. It is our understanding at this time that the instrument to effect the rezoning will be a CPD. On that basis, the UAC voted unanimously to recommend approval of the parking use for the two parcels with a variance from 4ft. to 8ft. for the decorative security fence and also to approve the demolition of the current car wash structure on the property.

Please let me know if you have questions.

Ron Hupman'  
UAC Zoning Chair

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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 # Z06-082

Being first duly cautioned and sworn (NAME) Todd Schrom  
of (COMPLETE ADDRESS) 6077 Prairie Road #201 Dublin, OH 43017  
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. <u>CITY OF COLUMBUS</u> <u>910 WEST BROAD ST. B-10</u> <u>COLUMBUS OH 43215</u> <u>JOHN HENSON 615-4822</u>	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 1st day of December, in the year 2006

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

10-13-08

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

Notary Seal Here



JENNIFER WALSH  
Notary Public, State of Ohio  
My Commission Expires 10-13-08