


Fuel Elevation Sheet
Don Bier
5-20-05

PROPOSED REDEVELOPMENT
 NORTH HIGH STREET AND ROYAL FOREST BLVD.
 TOWN MOOR, APPLICANT
 DATE: 6-21-05

- GENERAL NOTES**
1. PROVIDE THE FOLLOWING INFORMATION TO THE CITY OF COLUMBUS:
 2. LIFT THE CURB SIDE
 3. SIGN CONSOLE OVERHANG
 4. SIGNAGE AND LIGHT FIXTURES
 5. PROVIDE THE FOLLOWING INFORMATION TO THE CITY OF COLUMBUS:
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 <p>ARCHITECTURAL ALLIANCE 1111 N. HIGH STREET COLUMBUS, OHIO 43219 TEL: 614.221.1111 FAX: 614.221.1112</p>	<p>Royal Forest & High Proposed Retail Shell Columbus Ohio</p>	<p>DATE: _____ DRAWN BY: _____ CHECKED BY: _____ SCALE: _____</p>	<p>PROJECT NO: _____ SHEET NO: _____ TOTAL SHEETS: _____</p>
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**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
May 12, 2005**

7. **APPLICATION:** **Z05-009**
 Location: **4824 NORTH HIGH STREET (43214)**, being 0.34± acres located on the northeast corner of North High Street and Royal Forest Boulevard (010-041737; Clintonville Area Commission).

 Existing Zoning: P-1, Private Parking District.
 Request: L-C-3, Commercial District.
 Proposed Use: Commercial development.
 Applicant(s): Tom Morris; c/o Richard C. Brahm, Atty.; Plank and Brahm; 145 East Rich Street; Columbus, OH 43215.

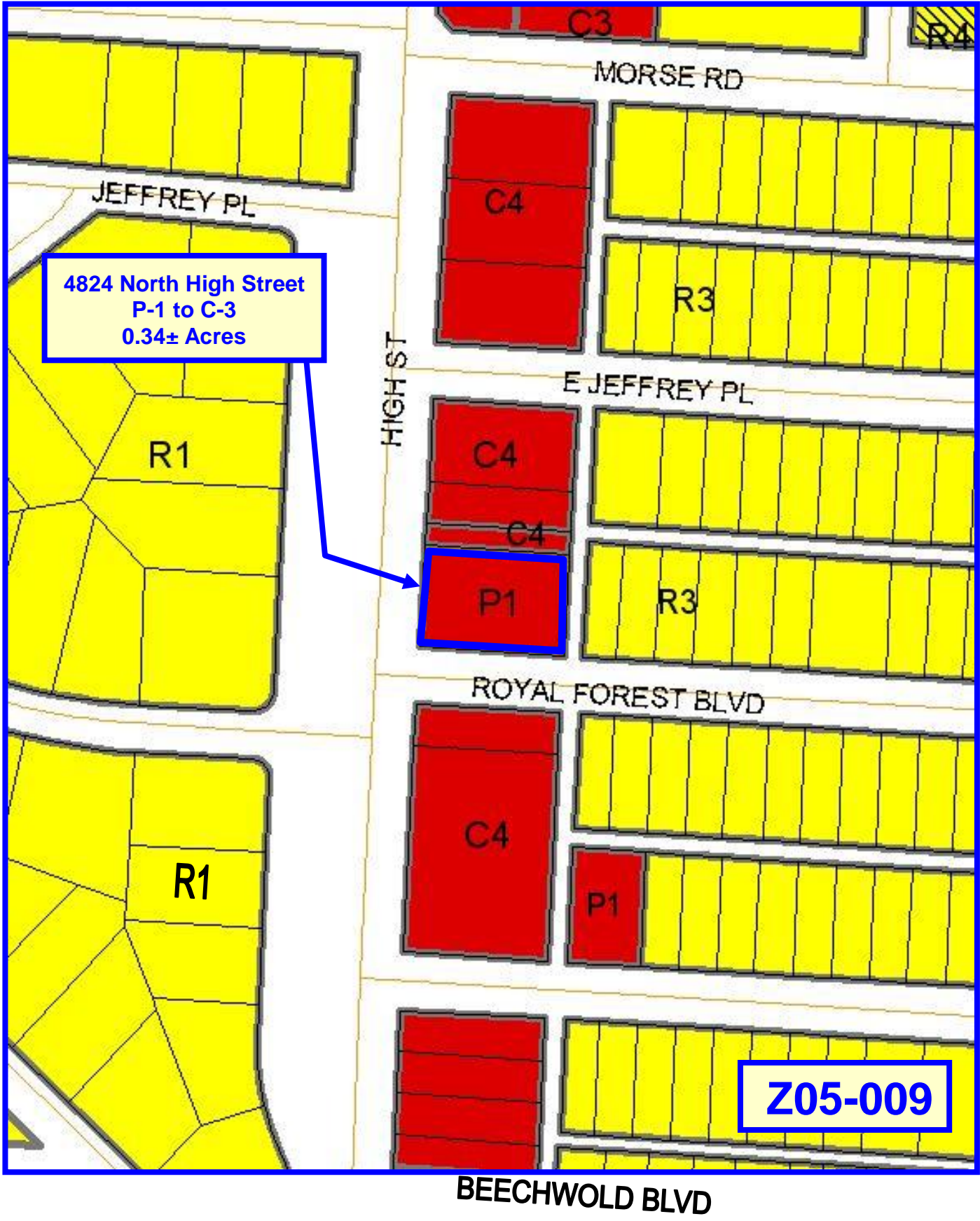
 Property Owner(s): Central Ohio Transit Authority; 1600 McKinley Avenue; Columbus, Ohio 43222.

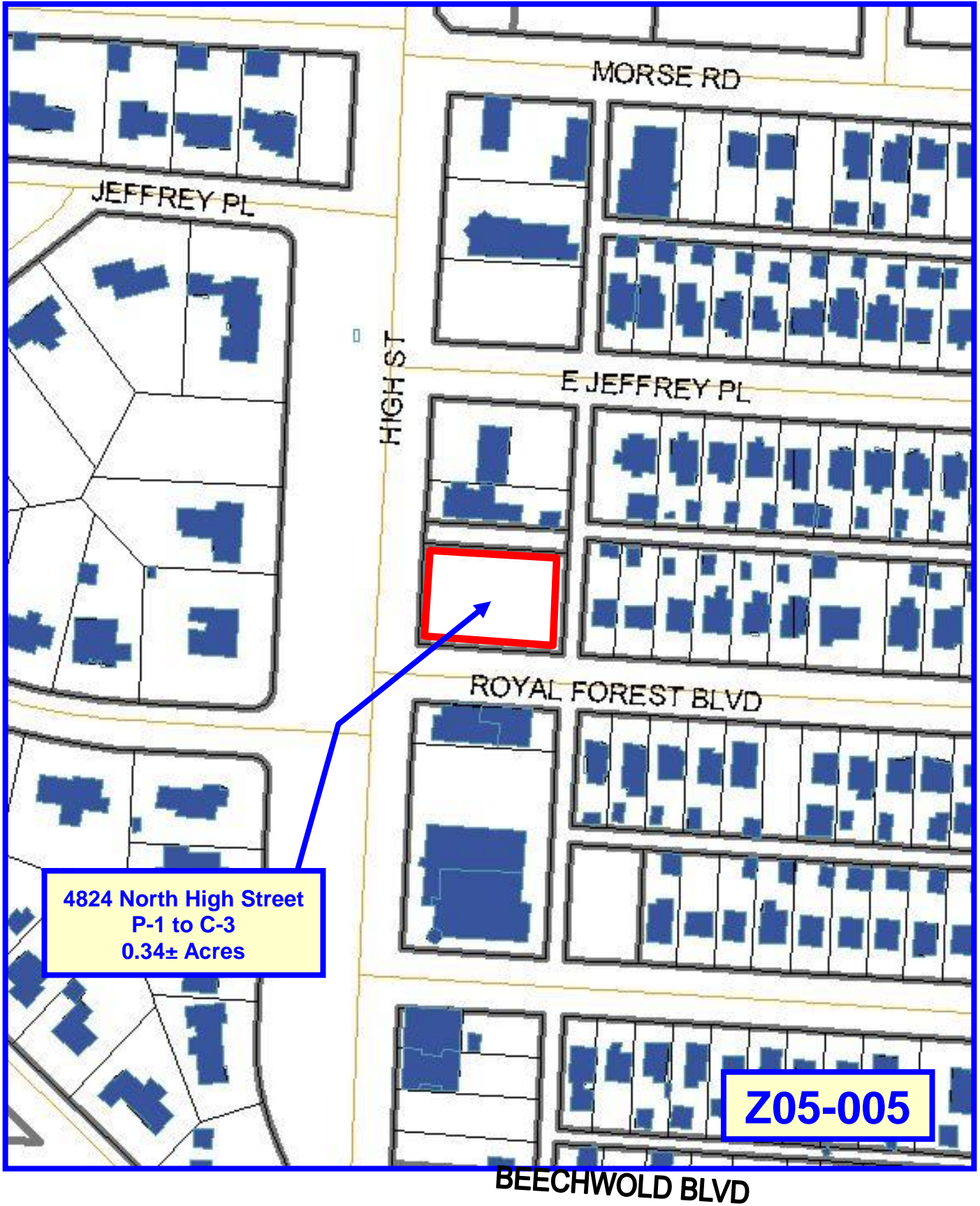
 Planner: Don Bier, 645-0712, drbier@columbus.gov

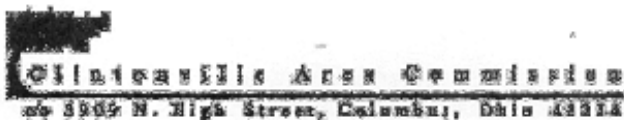
BACKGROUND:

- The vacant 0.34± site is zoned in the P-1, Private Parking District and is currently developed with a C.O.T.A. Park and Ride. The applicant is requesting the L-C-3, Limited Commercial District for retail commercial development.
- An office zoned in the C-4, Commercial District is located north of the site. Single-family residential dwellings are located east of the site in the R-3, Residential District. A medical office is located to the south across Royal Forest Boulevard in the C-4, Commercial District. Single-family residential dwellings are located west of the site across North High Street in the R-1, Residential District.
- This site is located within the boundaries of the Clintonville Area Commission, which has recommended approval of this zoning request.
- The proposed C-3 limitation text limits prohibits restaurants with seating, butcher shops or meat and/or fish markets and businesses whose primary business is check cashing or payday loans. Text development standards address site access, landscaping, and lighting restrictions. The applicant is committing to a registered site plan and building elevations.
- 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.

CITY DEPARTMENT'S RECOMMENDATION: Approval. The applicant's request for the L-C-3, Limited Commercial District for retail commercial development is consistent with existing development patterns along this portion of North High Street. The proposed limitation text includes use restrictions requested by the Clintonville Area Commission and development standards that address site access, landscaping and lighting restrictions. Together with the limitation text, the registered site plan and building elevations comply with all requirements of the Urban Commercial Overlay.







MEMORANDUM

To: Denise Powers
From: Christopher Gawronski, CAC Secretary
Date: 14 April 2005
Re: Rezoning: 4824 N. High St., *construct commercial building*
Graphics Variance: 4784 N. High St., *display temporary signage*

The Clintonville Area Commission (CAC) met Thursday, April 7 and considered two development items. The CAC's recommendations are as follows:

- The first item was a rezoning variance by owner/applicant Tom Morris for 4824 N. High St.

The request was to change existing P1 (Parking Lot) zoning to C4 (Commercial) zoning. The purpose of the request was to allow the construction of a commercial building on an existing parking lot. In concurrence with the recommendation of the Variance & Zoning Committee, the CAC **recommended approval of a modified request by a vote of 7-1**. The CAC recommends a rezoning from P1 to C3 (Neighborhood Commercial) with the following conditions:

1. No restaurants with seating.
2. No butcher shops, meat or fish markets.
3. No business permitted whose primary business is check cashing or payday loans.
4. Windows are to be provided on the north side of building.
5. A sidewalk is to be provided along the north side of the property.

The modified request was agreed to by the applicant and residents in the vicinity of the property.

- The second item was a graphics variance by applicant Behrooz Sabreei for 4784 N. High St.

The request was to seek relief from restrictions on the use of temporary signage. The purpose of the request was to allow the display of two "Going Out Of Business" signs for 90 days on N. High St. In concurrence with the recommendation of the Variance & Zoning Committee, the CAC **recommended approval of the request by a vote of 6-0**.

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

Sincerely,

Christopher Gawronski, Secretary
Clintonville Area Commission

Cc: Applicants



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 # 205-009

Being first duly cautioned and sworn (NAME) Tom Morris
of (COMPLETE ADDRESS) 1900 Crown Park Court, Columbus, OH 43235
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

If applicable, check here if listing additional parties on a separate page (REQUIRED)


1. DM 256, LLC c/o Tom Morris 1900 Crown Park Court Columbus, OH 43235	2. Andrew Lorms 1994 Mildred Lane Columbus, OH 43221
3. RMRI, LLC c/o Tom Morris 1900 Crown Park Court Columbus, OH 43235	4.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 13 day of May, in the year 2005

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

Tom Morris

 LOUISE M. SHERMAN
 Notary Public, State of Ohio
 My Commission Expires 10-11-08

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

Notary Seal Here