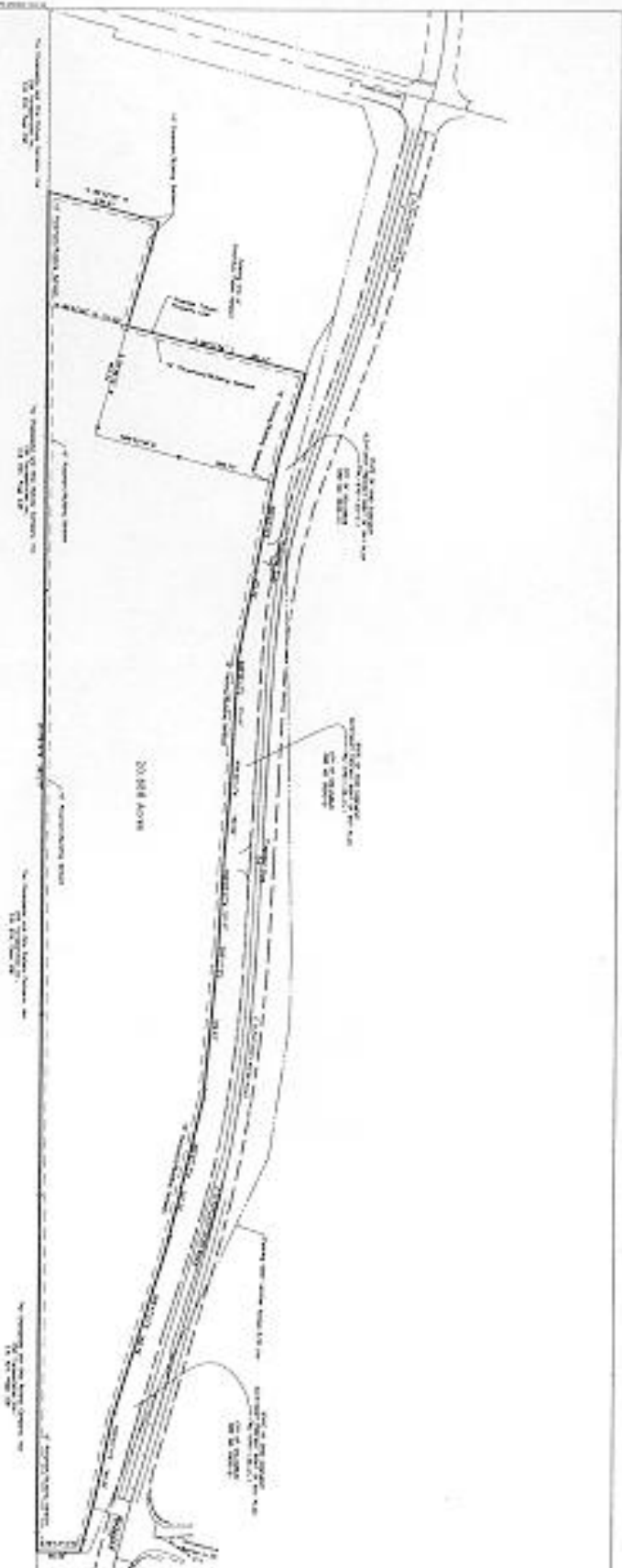


205-046 Final Received of plots by
Murray Law

SMC
9.26.05

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**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
SEPTEMBER 8, 2005**

- 6. APPLICATION: Z05-046**
Location: **739 WEST THIRD AVENUE (43212)**, being 20.69± acres located on the west side of Olentangy River Road, 800± feet south of West Third Avenue (010-067230).
Existing Zoning: R-1, Residential District.
Request: CPD, Commercial Planned Development District.
Proposed Use: Office development.
Applicant(s): Gowdy Partners, LLC; c/o John P. Kennedy and Laura MacGregor Comek, Attys.; Crabbe, Brown and James, LLP; 500 South Front Street, Suite 1200; Columbus, OH 43215.
Property Owner(s): City of Columbus; 109 North Front Street; Columbus, OH 43215.
Planner: Shannon Pine, 645-2208, spine@columbus.gov

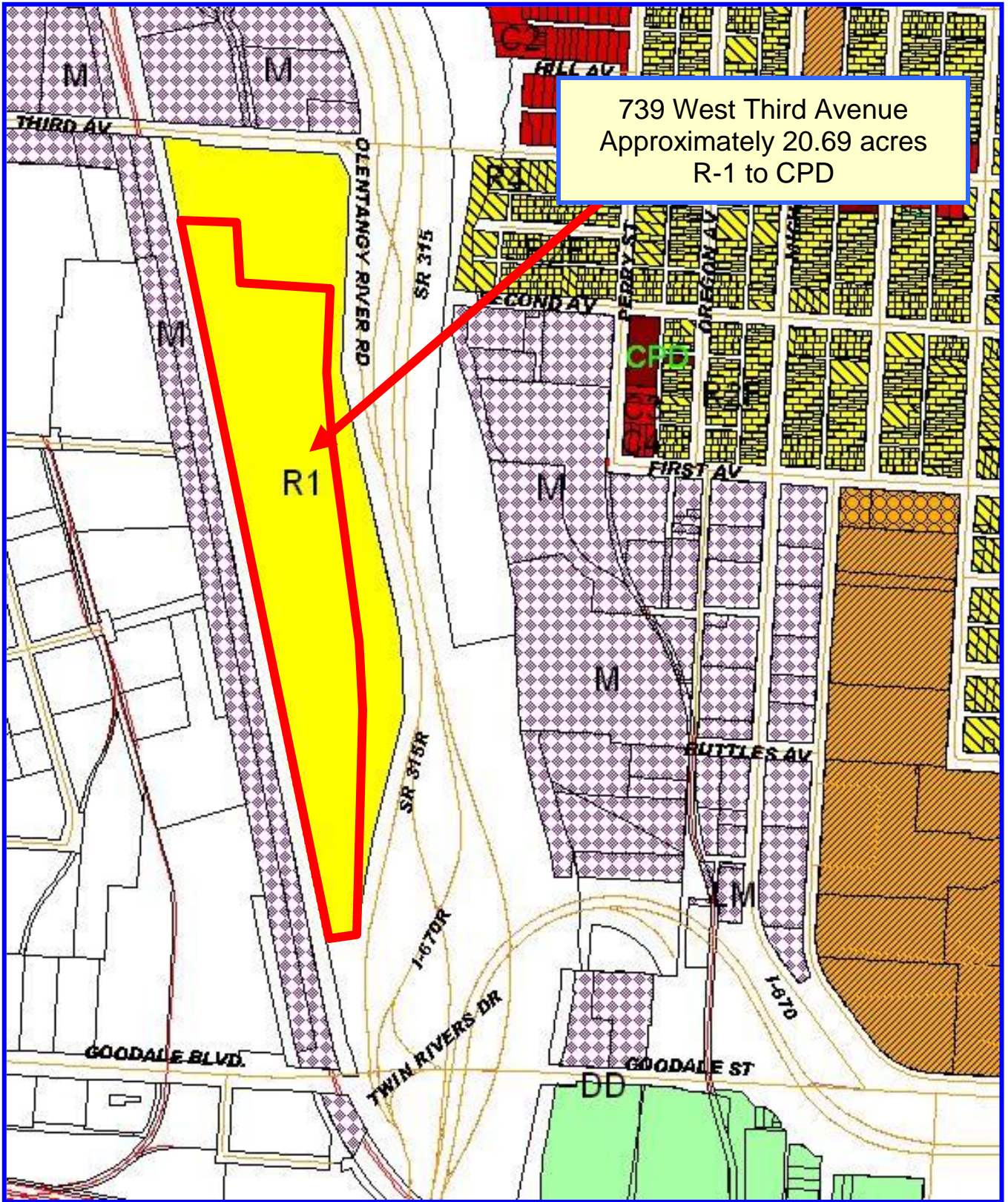
BACKGROUND:

- The 20.69± acre site is primarily undeveloped and is zoned in the R-1 Residential District, with frontage along Olentangy River Road and Goodale Boulevard. The applicant requests the CPD, Commercial Planned Development District for office development, limited retail uses associated with cable equipment and electronics, and employee cafeteria/food service facilities.
- To the north is the City of Columbus Police Heliport, and Fire Station Number #25 in the R-1, Residential District. Olentangy River Road, State Route 315, and the Olentangy River are to the east of the site. To the south is additional Olentangy River Road right-of-way and Goodale Boulevard. To the west are railroad tracks, a builder supply company and vacant land zoned in the M, Manufacturing District, and warehouse development in the city of Grandview Heights.
- The site is within the planning boundaries of the draft *Harrison West Plan*. The proposed use is consistent with the Plan recommendation. The Plan will most likely be adopted by City Council by the end of October, 2005.
- The CPD plan shows 10-foot building and pavement setbacks along the entire perimeter of the site and two access points onto Olentangy River Road. The CPD text includes parking lot screening, use restrictions, and lighting controls. A parking variance for an undetermined number of spaces may be requested if needed for non-office accessory uses.

- The *Columbus Thoroughfare Plan* identifies Olentangy River Road and Goodale Boulevard as 4-2 arterials requiring a minimum of 50 feet of right-of-way from centerline.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested CPD, Commercial Planned Development District would permit office development, limited retail uses associated with cable equipment and electronics, and employee cafeteria/food service facilities. The proposed plan and text are consistent with the zoning and development patterns of the area, and with the recommendation of the draft *Harrison West Plan*.



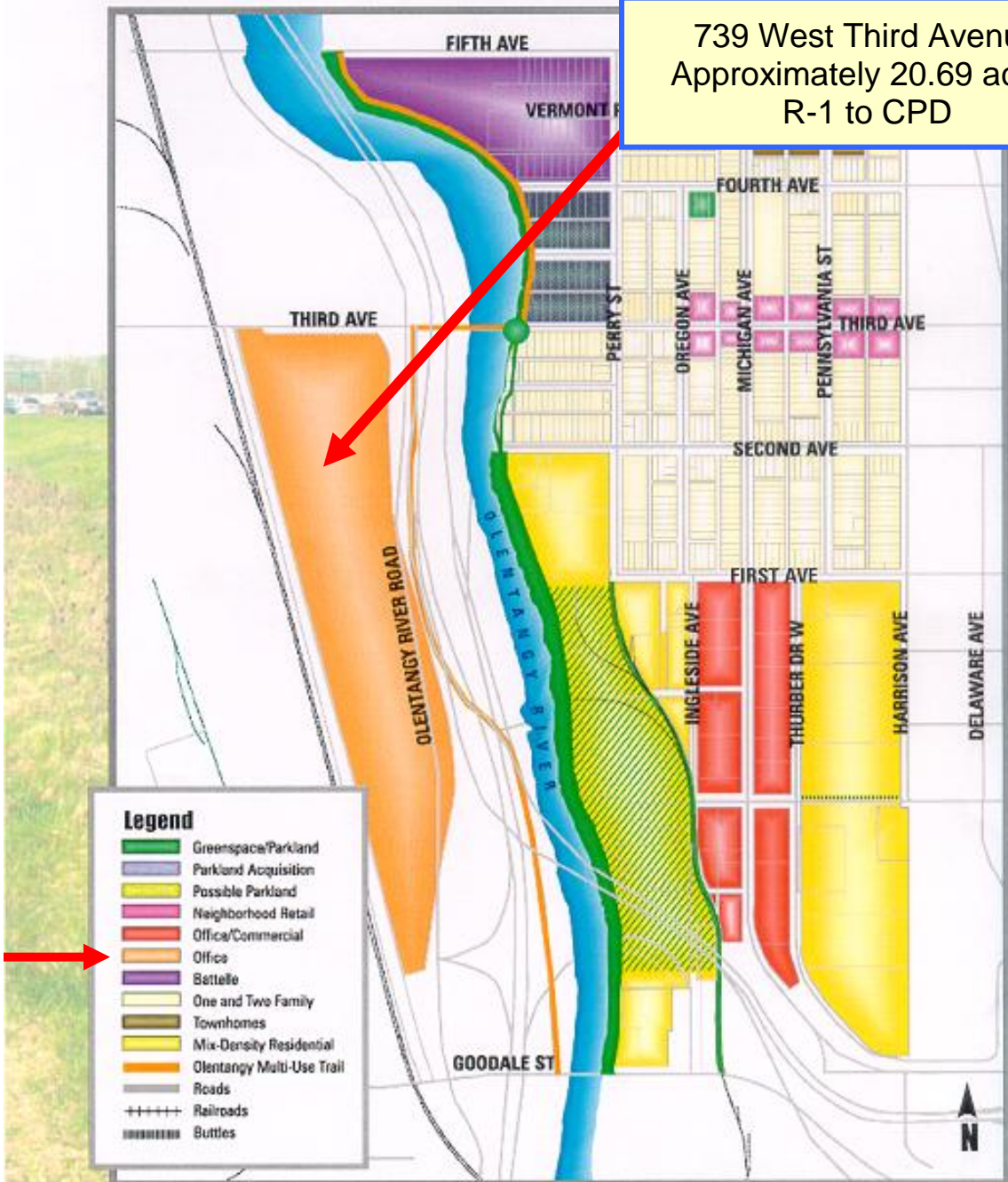


739 West Third Avenue
Approximately 20.69 acres
R-1 to CPD

Z05-046

RECOMMENDATIONS

739 West Third Avenue
Approximately 20.69 acres
R-1 to CPD



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 # 205-046

Being first duly cautioned and sworn (NAME) Laura MacGregor Comek, Esq.
 of (COMPLETE ADDRESS) 500 S. Front St., Suite 1200, Columbus, Ohio 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

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

<p>1. City of Columbus William Webster, Economic Development 109 N. Front Street Columbus, Ohio 43215 (614) 645-6330</p>	<p>2. Columbus Urban Growth Odis Jones, Managing Director 415 E. Main Street Columbus, Ohio 43215 (614) 280-0899</p>
<p>3. Daimler Todd W. Sloan, Exec. V.P. 1533 Lake Shore Drive Columbus, Ohio 43204 (614) 488-4424</p>	<p>4. Wagenbrenner Realty Mark A. Wagenbrenner 1289 Grandview Avenue Columbus, Ohio 43212 (614) 488-0671</p> <p style="text-align: right;">*5 - See Below</p>

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 1st day of July, in the year 2005

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

Rita Martin
 RITA MARTIN
 NOTARY PUBLIC, STATE OF OHIO
 MY COMMISSION EXPIRES 09-24-05

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

Notary Seal Here



- 5. Gowdy Partners, LLC
 Contact: Laura MacGregor Comek, Esq.
 500 S. Front St., Suite 1200
 Columbus, Ohio 43215
 (614) 228-5511