

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
FEBRUARY 12, 2009**

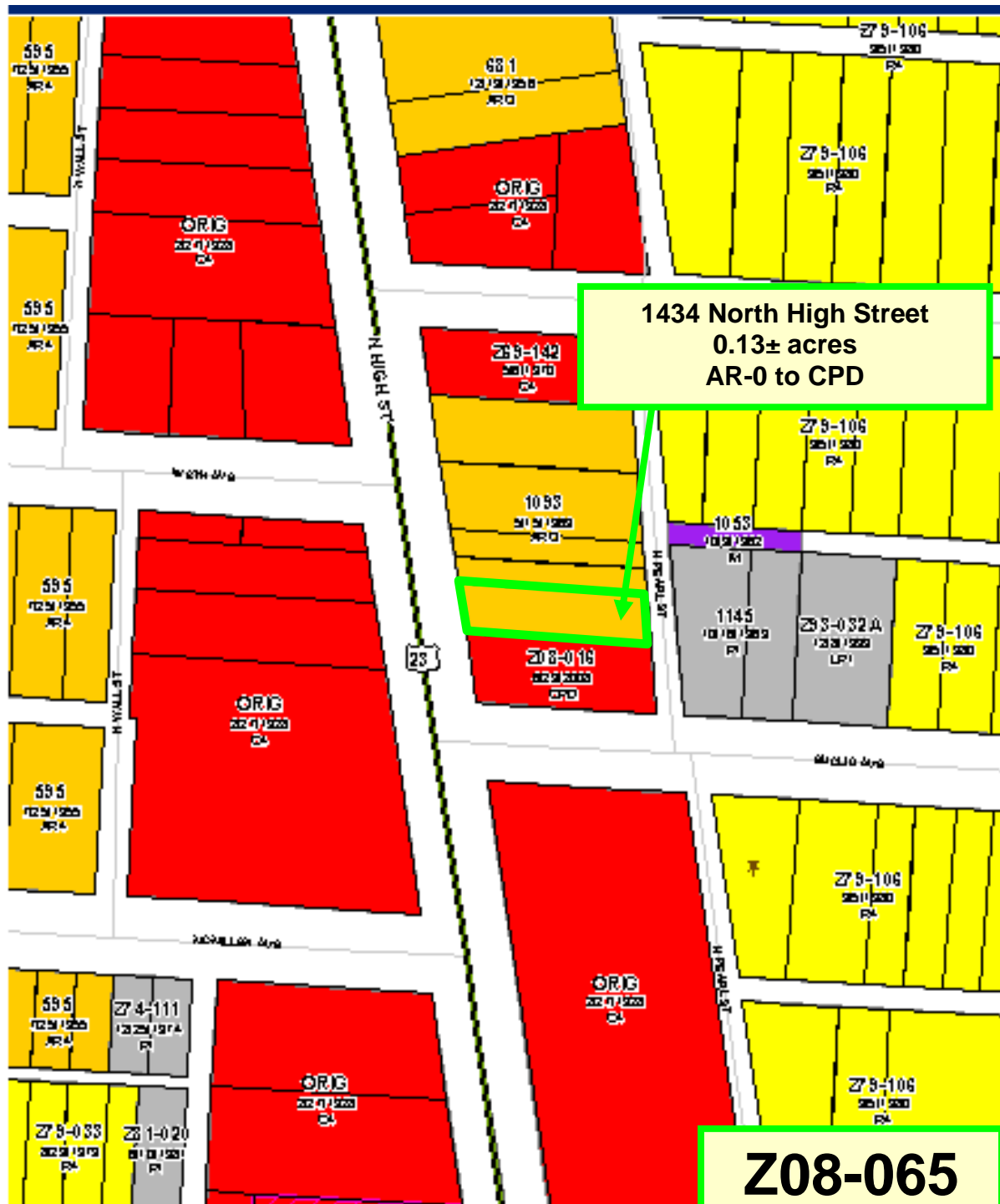
- 3. APPLICATION: Z08-065**  
**Location:** **1434 NORTH HIGH STREET (43201)**, being 0.13± acres located on the east side of North High Street, 55± feet north of Euclid Avenue. (010-029763)  
**Existing Zoning:** AR-O, Apartment Office District.  
**Request:** CPD, Commercial Planned Development District.  
**Proposed Use:** Conform Ground Floor Commercial and Second Floor Residential Development.  
**Applicant(s):** Mount Properties LLC c/o David Perry, The David Perry Company; 145 East Rich Street, 3<sup>rd</sup> floor; Columbus, OH 43215.  
**Property Owner(s):** Mount Properties LLC c/o David Perry, The David Perry Company; 145 East Rich Street, 3<sup>rd</sup> floor; Columbus, OH 43215.  
**Planner:** Dana Hitt, AICP; 645-2395; [dahitt@columbus.gov](mailto:dahitt@columbus.gov)

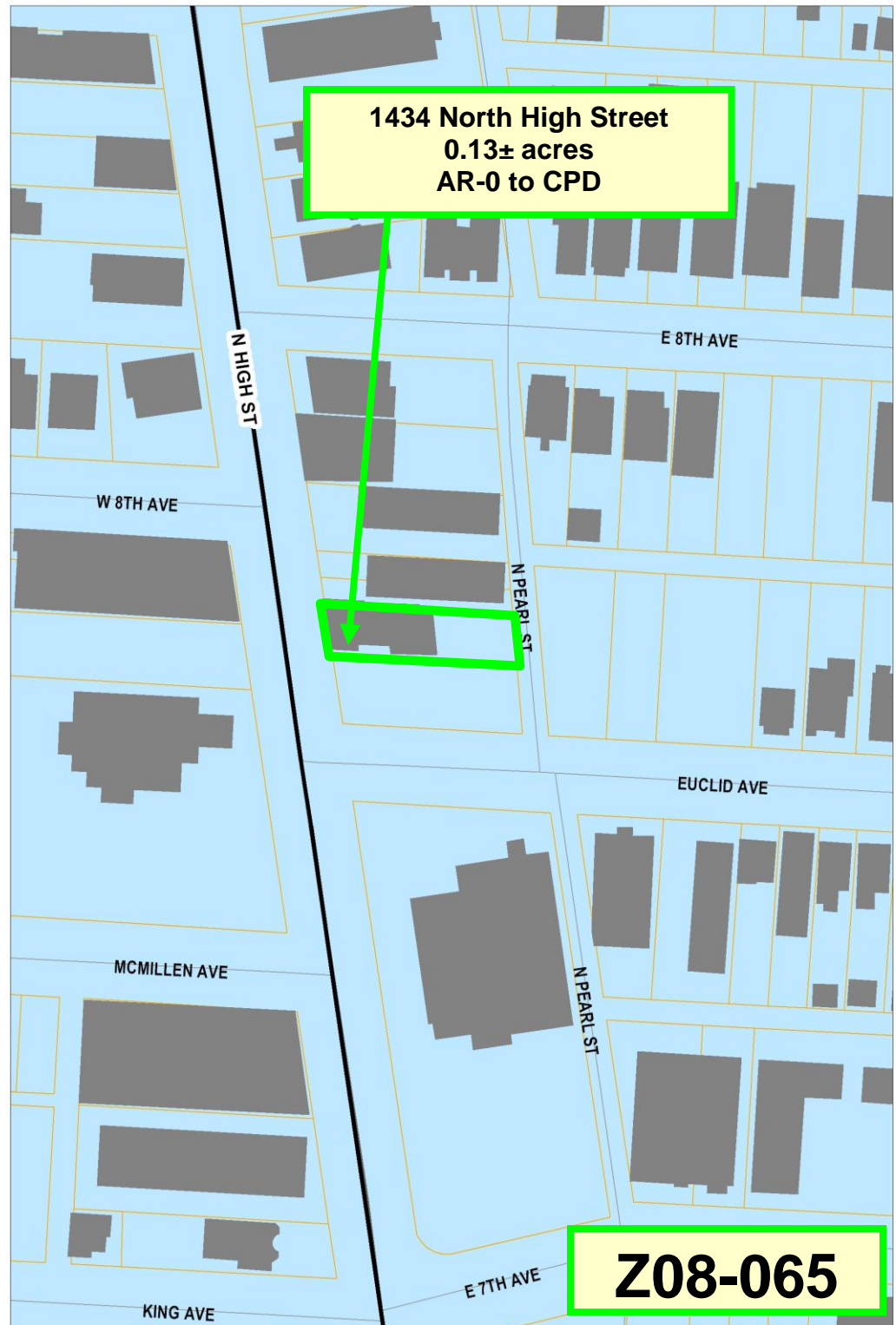
**BACKGROUND:**

- The site is developed with a vacant recording studio and second floor residential Development. The applicant is applying for a rezoning from the AR-O, Apartment Office District to the CPD, Commercial Planned Development District in order to allow ground floor commercial uses and second floor residential uses.
- To the north is a multi-family use zoned in the AR-O, Apartment Office District. To the east across an alley is parking zoned in the P-1, Private Parking District. To the west across High Street is a retail use zoned in the C-4, Commercial District. To the south is a vacant lot zoned in the CPD, Commercial Planned Development District.
- This site is within the boundaries of the University Area Commission whose recommendation is for approval of the requested CPD District.
- The CPD text contains use limitations and lighting controls. The applicant requests variances to reduce the required parking from 18 spaces to 4 spaces.
- 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 requested CPD, Commercial Planned Development District will conform a mixed use building that is consistent with surrounding uses. The CPD text contains use restrictions and lighting controls. The Transportation Division has determined the proposed parking variances will not have a negative impact on the surrounding area. The request is consistent with the zoning and development patterns of the area.





University Area Commission

Request from Dave Perry

5 February 2009

From: Doreen Uhas Sauer, Secretary, University Area Commission, 614-477-1124 © or  
duhassau@columbus.k12.oh.us

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On January 21, 2009, at the meeting of the University Area Commission, the Commission unanimously approved the following two requests. I have indicated the request, conditions, and commissioner vote below.

**1434 North High Street, Rezoning #Z08-065 (AR-O to CPD)**

Request to rezone from ARO to CPD in order to legalize existing uses

**Motion passed:** 13 Yes, 0 No, 0 Abst. Yes: Atha, Ebady, Golding, Graver, Hegley, Hughes, Hupman, MacConnell, O'Rourke, Serantes, Uhas-Sauer, Volkmann, Young

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 FRANKLINAPPLICATION # Z08-065

Being first duly cautioned and sworn (NAME) DONALD PLANK  
 of (COMPLETE ADDRESS) Plank and Brahm, 145 East Rich Street, 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. Mount Properties LLC 1733 Essex Road Columbus, OH 43221  # of Columbus based employees: 0 Contact Name/#: <u>Cavin Carmell</u>	2. _____ _____ _____
3. (614) 778-7802  _____	4. _____ _____ _____

☐ Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Donald PlankSubscribed to me in my presence and before me this 18<sup>th</sup> day of MARCH, in the year 2009

SIGNATURE OF NOTARY PUBLIC

Michael F. Ryan

My Commission Expires:

This Project Disclosure Statement expires six months after the expiration of notary public commission of notary public.

**MICHAEL F. RYAN**  
**ATTORNEY AT LAW**  
 Notary Public, State of Ohio  
 My Commission Has No Expiration  
 Section 147.03 R.C.

Notary Seal Here