

E.P. FERRIS & ASSOCIATES, INC.  
 CONSULTING ENGINEERS  
 811-291-2935 FAX 811-291-2982

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CITY OF COLUMBUS, OHIO  
**ST. CHARLES PREPARATORY  
 WEST CAMPUS**

DATE: 03/25/11  
 DRAWN BY: CDM  
 CHECKED BY: MZ  
 SCALE: 1" = 40'

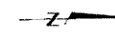
83 & 89 NORTH NELSON ROAD  
 CPD ZONING SITE PLAN  
 (Z11-015)

*David Paul*  
 David Paul, Attorney  
 Date: 4/9-26-11

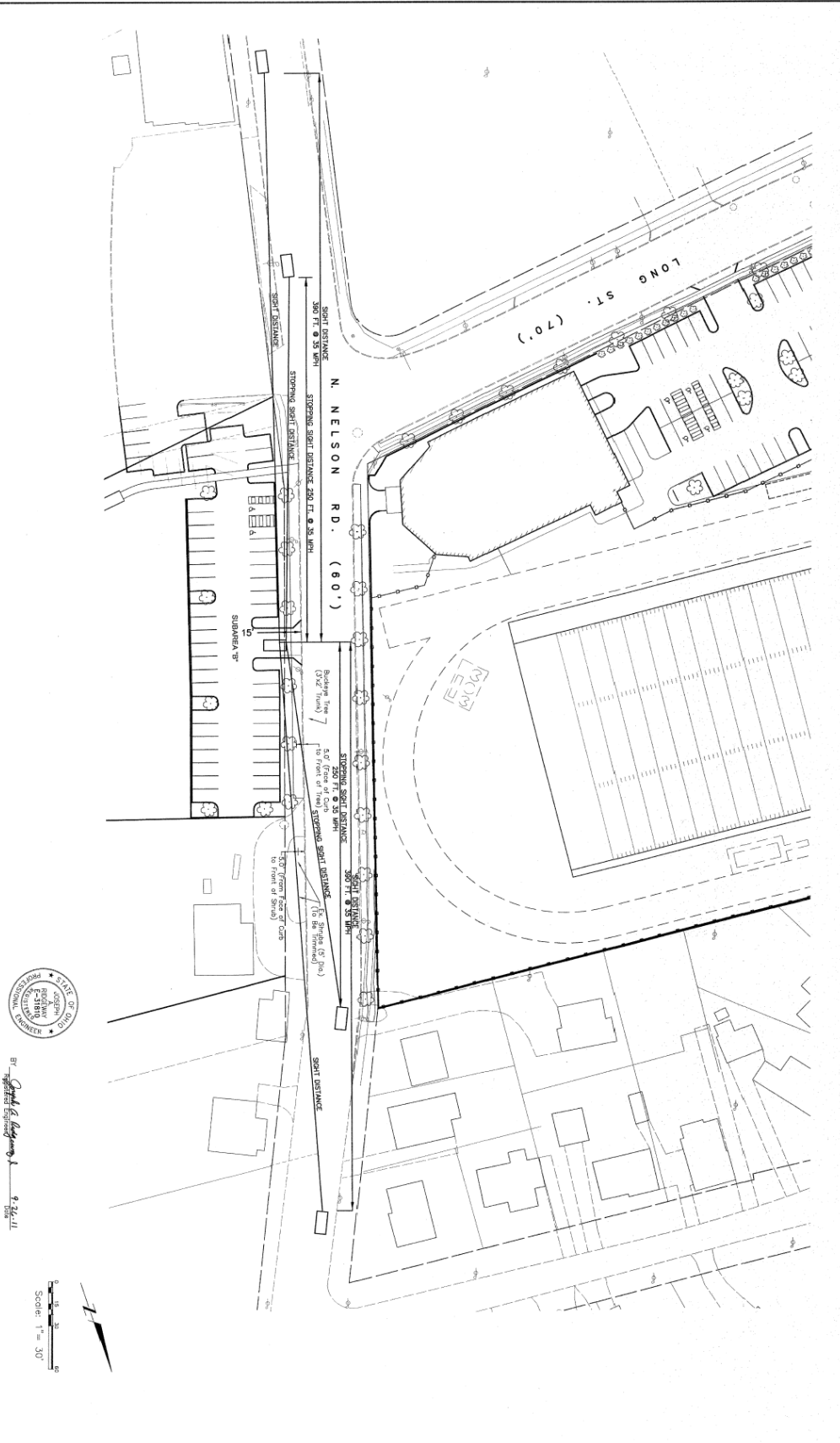
This site plan may be slightly adjusted to reflect engineering, topographical, or other site specific information. Any adjustments to the site plan shall be completed by a signed addendum to this site plan which shall be approved by the City of Columbus Planning and Zoning Commission. The Planning and Zoning Commission shall be notified of the proposed adjustments of the site plan by the applicant.

SITE INFORMATION			
PARAMETER	A	B	C
AREA	3.3 A.C.	1.0 A.C.	0.8 A.C.
ZONING	CPD	CPD	CPD
USE	ARTS, RECREATION AND RELATED	RECREATION	OFFICE BUILDING
PERMITTED USES (CPD-11)	ARTS, RECREATION AND RELATED	RECREATION	OFFICE BUILDING

Scale: 1" = 40'



<b>E.P. FERRIS &amp; ASSOCIATES, INC.</b> CONSULTING CIVIL ENGINEERS & SURVEYORS COLUMBUS, OHIO 43212 TEL: 614-298-2939 FAX: 614-298-2932		<b>CITY OF COLUMBUS, OHIO</b> <b>ST. CHARLES PREPARATORY</b> <b>WEST CAMPUS</b>		DESIGN NO. 1034-BT DESIGNED BY: CMH CHECKED BY: MER APPROVED BY: MER-11 DATE: 09-29-11		<b>SIGHT DISTANCE EXHIBIT</b> <b>Z11-015, SUBAREA B</b>		SCALE: 1" = 30' SHEET NO. 2 OF 2	
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By: *E. P. Ferris*  
 E. P. Ferris  
 9-27-11



**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
AUGUST 11, 2011**

- 3. APPLICATION:** **Z11-015 (ACCELA # 11335-00000-00192)**
- Location:** **83 & 88 NORTH NELSON ROAD (43219)**, being 6.9± acres located at the corner of East Long Street and Nelson Road and on the east side of Nelson Road at the terminus of East Long Street. (010-039949; Near East Area Commission).
- Existing Zoning:** M, Manufacturing, L-P-1, Limited Parking, C-4, Commercial and CPD, Commercial Planned Development District.
- Request:** CPD, Commercial Planned Development Districts.
- Proposed Use:** Auxiliary Athletic Facility for a school.
- Applicant(s):** Most Reverend Frederick F. Campbell DD, PHD; Bishop of the Catholic Diocese of Columbus c/o Dave Perry, The David Perry Co.; 145 East Rich Street, 3<sup>rd</sup> Floor; Columbus, OH 43215.
- Property Owner(s):** Most Reverend Frederick F. Campbell DD, PHD; Bishop of the Catholic Diocese of Columbus c/o William S. Davis, Chief Financial Officer of the Catholic Diocese of Columbus; 198 East Broad Street; Columbus, OH 43215-3766.
- Planner:** Dana Hitt; 645-2395; [dahitt@columbus.gov](mailto:dahitt@columbus.gov).

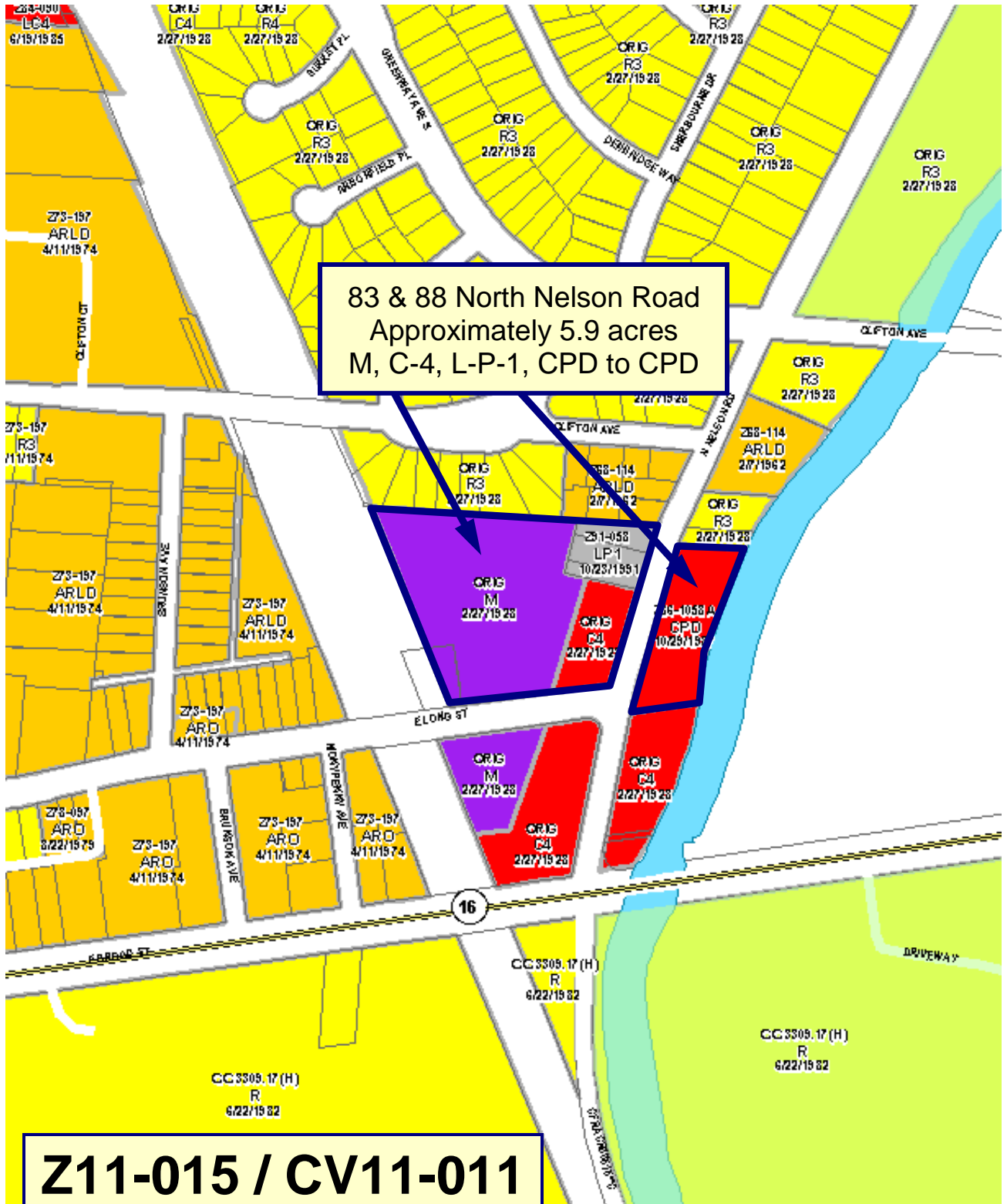
**BACKGROUND:**

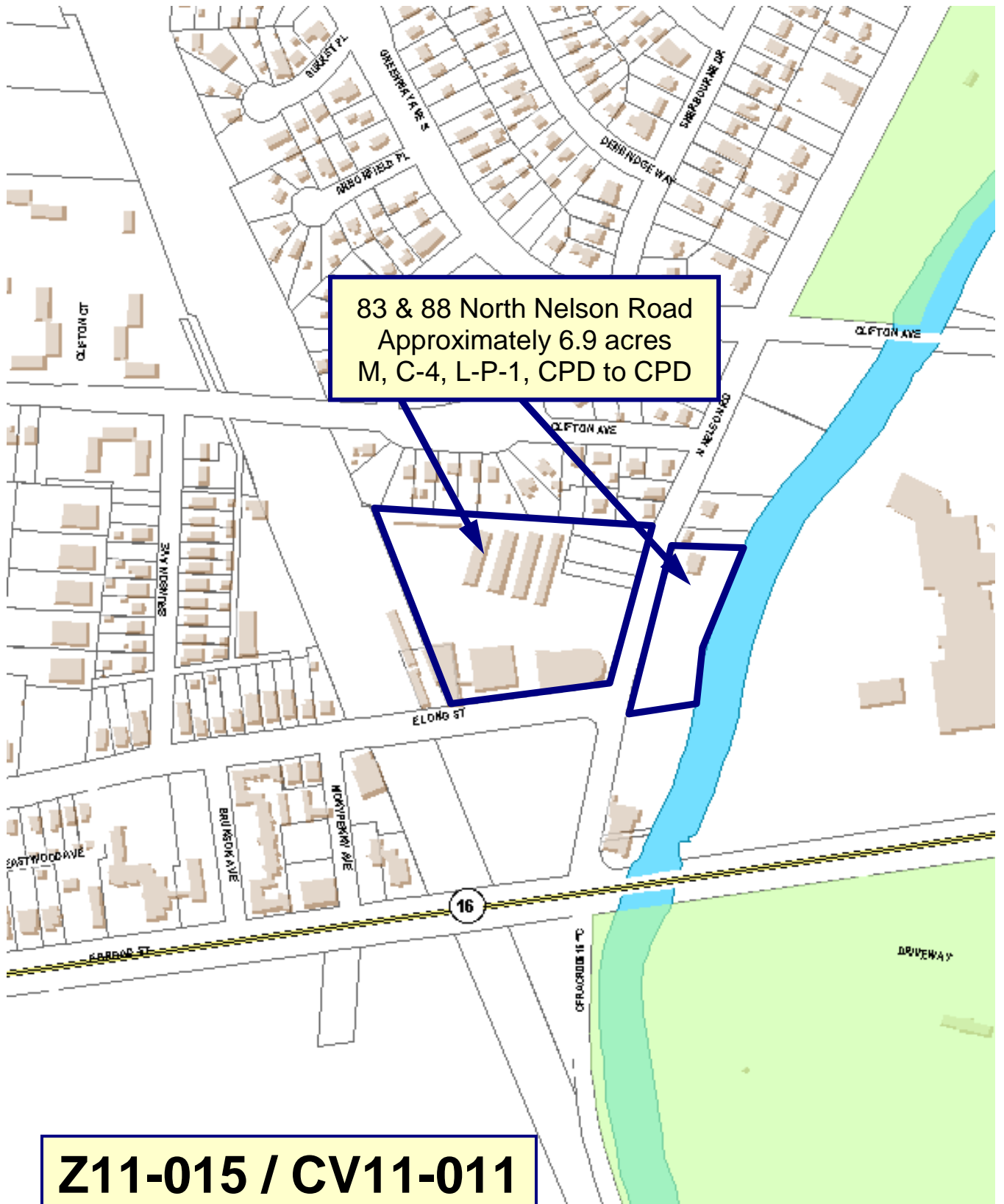
- This application was tabled by the Applicant's Agent at the June 9, 2011 Development Commission Meeting. This application is to rezone from the M, Manufacturing, L-P-1, Limited Parking, C-4, Commercial and CPD, Commercial Planned Development Districts to the CPD, Commercial Planned Development District to develop an auxiliary athletic facility for St. Charles Preparatory School which is located on the other side of Alum Creek. St. Charles intends to build a pedestrian bridge over Alum Creek to connect this site to the school. The applicants also wish to continue an office use and build parking on the east side of Nelson Road. The site is developed with a vacant lumber yard on the west side of Nelson Road and an existing office building and vacant land on the east side of Nelson Road.
- To the north are dwellings in the R-3, Residential and ARLD, Apartment Residential Districts. To the east is Alum Creek. Across East Long Street to the south are a car wash and convenience store zoned in the M, Manufacturing and C-4, Commercial Districts. To the west is the Norfolk Southern Railroad which runs on top of a large embankment.

- The site lies within the boundary of *The Near East Area Plan (2005)*, but no specific recommendation is provided for this site.
- The applicant requests building and parking setback variances as well as variances because the parking lot will cross a property line after completion. Staff supports these variances, finding them to be necessary to accommodate the development and finds that they will not have adverse impact on the surrounding area.
- The applicant has included landscaping standards regarding the size of landscaping, but has shown very little landscaping on the CPD plan nor committed to any in the CPD text. Staff finds this deficient and expects the applicant to submit a more substantial proposal.
- The *Columbus Thoroughfare Plan* identifies Nelson Road as a C arterial requiring a minimum of 30 feet of right-of-way from centerline.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval.

The Commercial Planned Development District will allow an auxiliary athletic facility and parking facility located on the other side of Alum Creek. Although the proposal is consistent with the development and zoning pattern in the area.







NEAR EAST AREA PLAN

►► **Light Industrial/Commercial:** This area consists largely of light industrial development. Future development should reinforce this land use. Development standards should be utilized to ensure high quality development.

►► **Potential Light Rail Station:** A site in this area should be reserved for a potential light rail station. COTA's Vision 2020 plan anticipates the development of light rail within this corridor and this area could provide a convenient rail station and spur/ accommodate commercial and higher density residential development.

- Lower and Medium Density Residential
- East Broad Street
- Higher Density Residential/ Mixed Use Development
- Commercial District Nodes
- Office/Light Industrial/Mixed Uses
- Light Industrial/Commercial
- Potential Light Rail Station

83 & 88 North Nelson Road  
Approximately 6.9 acres  
M, C-4, L-P-1, CPD to CPD

DEVELOPMENT STRATEGY

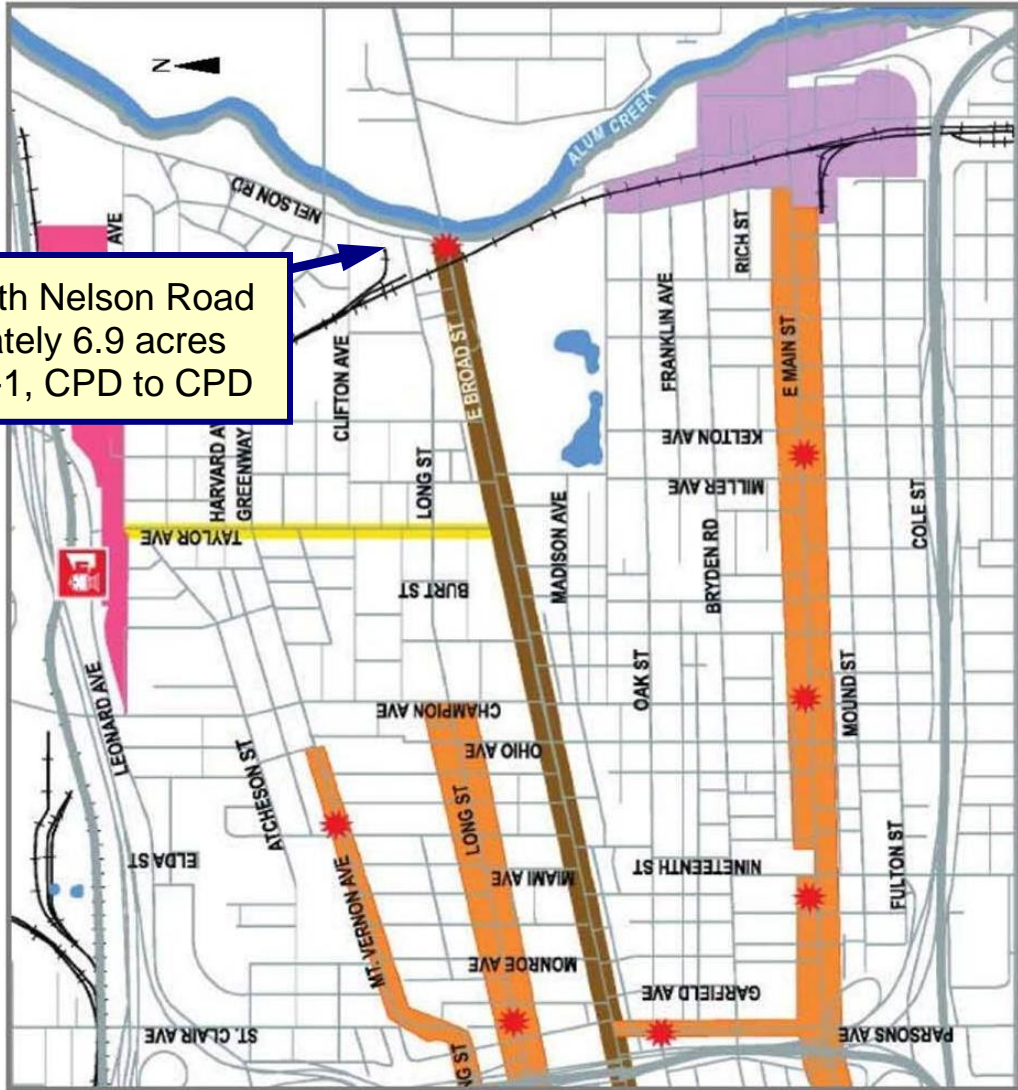


Figure 5



City of Columbus  
Mayor Michael B. Coleman

Department of Development  
Building Services

757 Carolyn Avenue • Columbus, Ohio • 43224 • (614) 645-7314

FOR USE BY: AREA COMMISSIONS / CIVIC ASSOCIATIONS / ACCORD PARTNERS  
**STANDARDIZED RECOMMENDATION FORM**

Group Name: NEAR EAS AREA COMM Meeting Date: 5/12/11  
Case Number: Z11-015 Case Type:  Council Variance  Rezoning  
Zoning Address: CV110-011 Applicant: ST. CHARLES  
Person(s) Representing Applicant at Meeting: DOMINIC CAVELLO / BILL PIAT

Conditions Requested by Group (Add continuation sheet if needed):  
Area Commissions see note at bottom.

Applicant  
Response  
Yes No

1.	<u>NONE</u>	<input type="checkbox"/>	<input type="checkbox"/>
2.		<input type="checkbox"/>	<input type="checkbox"/>
3.		<input type="checkbox"/>	<input type="checkbox"/>
4.		<input type="checkbox"/>	<input type="checkbox"/>
5.		<input type="checkbox"/>	<input type="checkbox"/>
6.		<input type="checkbox"/>	<input type="checkbox"/>
7.		<input type="checkbox"/>	<input type="checkbox"/>
8.		<input type="checkbox"/>	<input type="checkbox"/>

Recommendation

Approval  Disapproval  Conditional Approval (list conditions and applicant response above)

Explain the basis for Approval, Disapproval or Conditional Approval below (Add continuation sheet if needed).

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Recommending Commission / Association / Accord Partner, Vote: For 9 Against 0

Signature / Title of Authorized Representative: Michael D. Paj CHAIR

Daytime Phone Number: 614-252-3283

Note to Area Commissions: Ordinances sent to Council will contain only recommendations for "approval" or "disapproval." Recommendations for "conditional approval" will be treated as a disapproval, if, at the time the ordinance is sent to Council, any condition that was checked "No" on the Standardized Recommendation Form has not been resolved as documented in writing by the recommending body or party.





### REZONING APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services  
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • [www.columbus.gov](http://www.columbus.gov)

### 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.

APPLICATION # Z11-015

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Donald Plank  
of (COMPLETE ADDRESS) Plank Law Firm, 145 East Rich Street, 3rd Floor, 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

<p>1. Most Reverend Frederick F. Campbell, DD, Ph.D. Bishop of the Catholic Diocese of Columbus 198 East Broad Street Columbus, OH 43215-3766 # of Columbus Based Employees: 1,553 Contact: William S. Davis, Chief Financial Officer, (614) 224-1221</p>	<p>2. Marcia J. Horvath 90 North Nelson Road Columbus, OH 43219 # of Columbus Based Employees: 7 Contact: Marcia J. Horvath, (614) 774-0417</p>
<p>3. Norfolk and Southern Corporation c/o Solomon Jackson 8000 Ravines Edge Court, Suite 300-B Columbus, OH 43235-5428 # of Columbus based Employees Contact: Solomon Jackson, (61) 438-6915</p>	<p>4. -----</p>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT Donald Plank

Subscribed to me in my presence and before me this 26th day of SEPTEMBER, in the year 2011

SIGNATURE OF NOTARY PUBLIC Barbara A. Painter

My Commission Expires: AUGUST 3, 2015

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

Notary Seal Here



**BARBARA A. PAINTER**  
Notary Public, State of Ohio  
My Commission Expires AUGUST 3, 2015

**PLEASE NOTE:** incomplete information will result in the rejection of this submittal.  
For all questions regarding this form and fees please call: 614-645-4522  
**Please make all checks payable to the Columbus City Treasurer**