

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
SEPTEMBER 14, 2006**

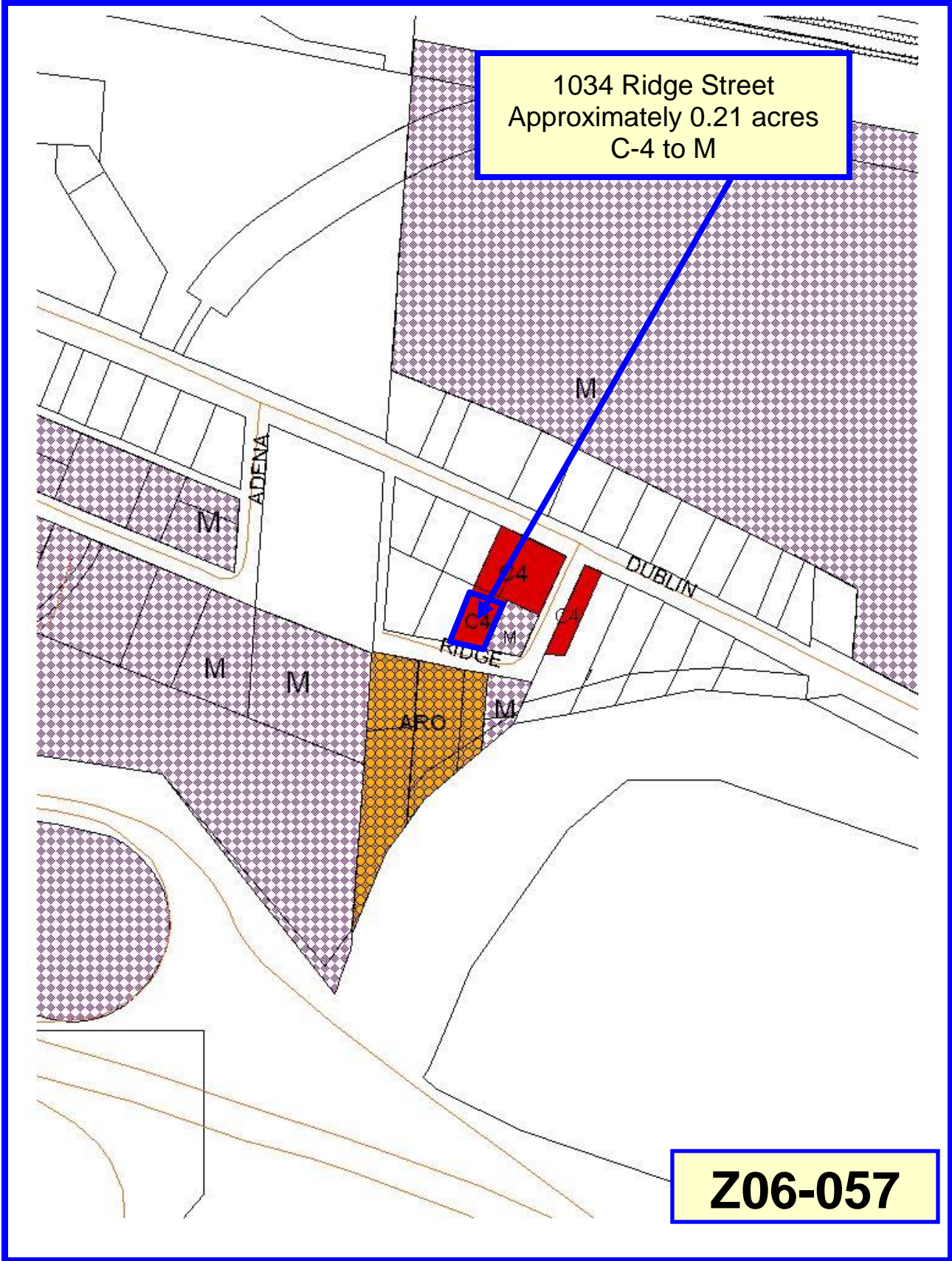
- 3. APPLICATION: Z06-057**
Location: 1034 RIDGE STREET (43215), being 0.21± acres located on the north side of Ridge Street, 76.5± feet west of Waterman Avenue (010-129628).
Existing Zoning: C-4, Commercial District.
Request: M, Manufacturing District.
Proposed Use: Office/warehouse development.
Applicant(s): Don DeVere; 22 East Gay Street; Columbus, OH 43215.
Property Owner(s): Stickman Properties; 22 East Gay Street; Columbus, OH 43215.
Planner: Shannon Pine, 645-2208, spine@columbus.gov

BACKGROUND:

- o The 0.21± acre site is undeveloped and is zoned in the C-4, Commercial District. The applicant requests the M, Manufacturing District for an office/warehouse development that spans this parcel, the parcel located to the east of the site that is currently zoned M, Manufacturing District, and two parcels located to the west of the site in the City of Grandview Heights. A companion Council variance (Application number CV06-044) has been filed for this parcel and for the parcel to the east for reduced parking and building setbacks.
- o To the north is office development in the C-4, Commercial District. To the east is undeveloped land in the M, Manufacturing District, and an office/warehouse structure zoned C-2, Neighborhood Commercial District in the City of Grandview Heights. To the south across Ridge Street is multi-family residential development in the AR-O, Apartment Residential Office, and M, Manufacturing Districts. To the west is undeveloped land zoned C-2, Neighborhood Commercial District in the City of Grandview Heights, and a truck service facility in the M, Manufacturing District.
- o The attached site plan and elevation drawings depict the proposed development and will be incorporated into the commitments of the companion Council variance request. They are not to be considered with this rezoning request. The City of Grandview Heights Planning Commission has recommended approval for the portion of the site that is within their jurisdiction.

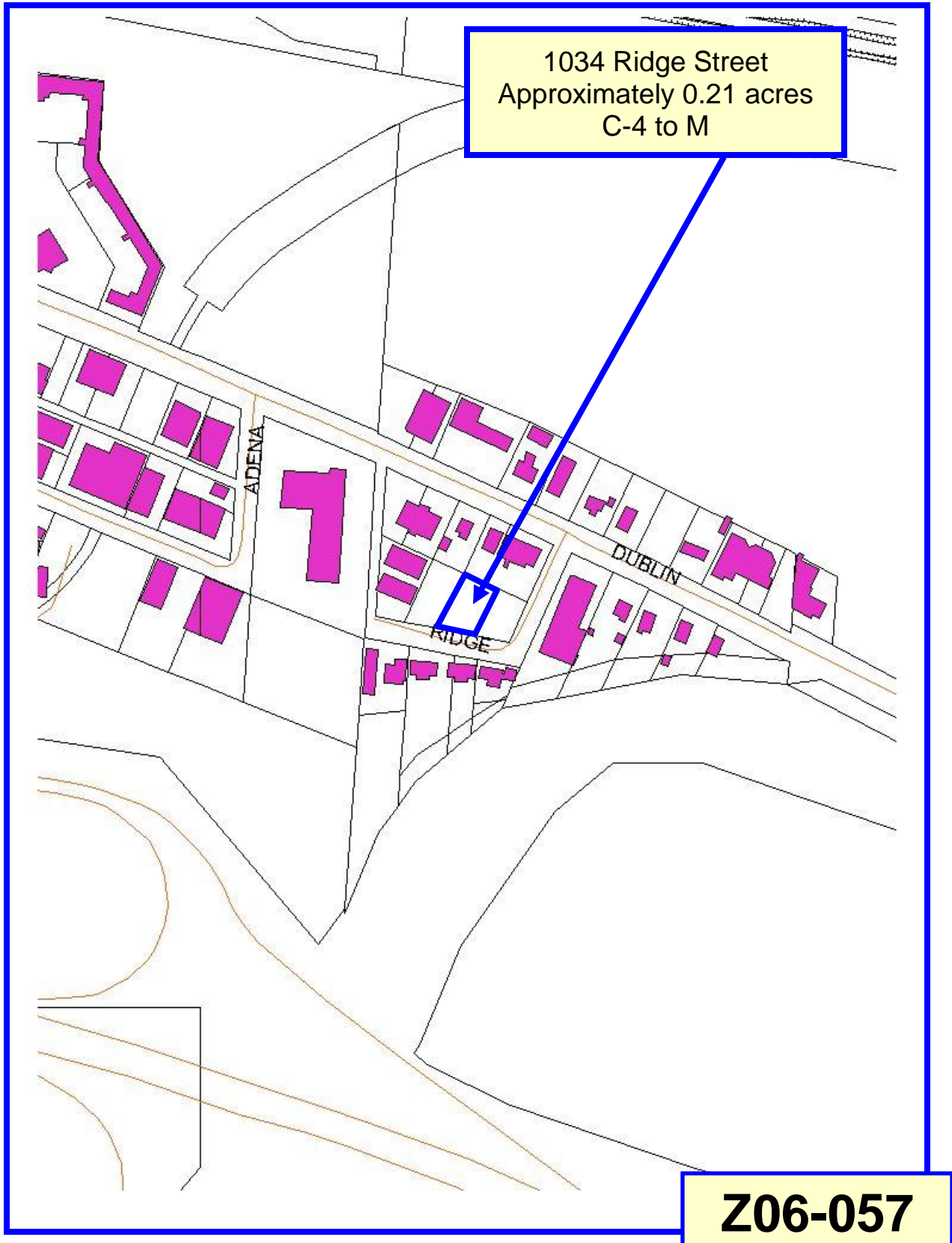
CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested M, Manufacturing District will allow infill development that is consistent with the zoning and development patterns of the area.



1034 Ridge Street
Approximately 0.21 acres
C-4 to M

Z06-057



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 # 206057

Being first duly cautioned and sworn (NAME) DON DEVERE
of (COMPLETE ADDRESS) 22 E. GAY ST, suite 800, 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)

1. <u>STICKMEN PROPERTIES, LTD.</u> <u>22 E. GAY ST., suite 800</u> <u>Columbus, Ohio 43215</u> <u>o</u> <u>DON DEVERE, 614-227-0600</u>	2.
3.	4.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 30th day of June in the year 2006

SIGNATURE OF NOTARY PUBLIC LAWRENCE D. GOLDBACH

My Commission Expires 08-01-10

This Project Discloses and expires six months after date of notarization.

Notary Seal Here