



**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
AUGUST 14, 2008**

- 5. APPLICATION: Z08-034**
- Location:** **4943 NORTH HIGH STREET (43214)**, being 0.68± acres located at the northwest corner of North High Street and Rathbone Avenue, (010-109853 & 010-110530; Clintonville Area Commission).
- Existing Zoning:** AR-1, Apartment Residential, & CPD, Commercial Planned Development Districts.
- Request:** CPD, Commercial Planned Development District.
- Proposed Use:** Parking lot expansion.
- Applicant(s):** Central Ohio Transit Authority; c/o Brian Metz, Agent; TranSystems Corporation; 5747 Perimeter Drive, Suite 240; Dublin, OH 43017.
- Property Owner(s):** Alex Couldais; 107 E State Street; Athens, OH 45701; & Central Ohio Transit Authority; 1600 McKinley Avenue; Columbus, OH 43214.
- Planner:** Shannon Pine; 645-2208; [spine@columbus.gov](mailto:spine@columbus.gov)

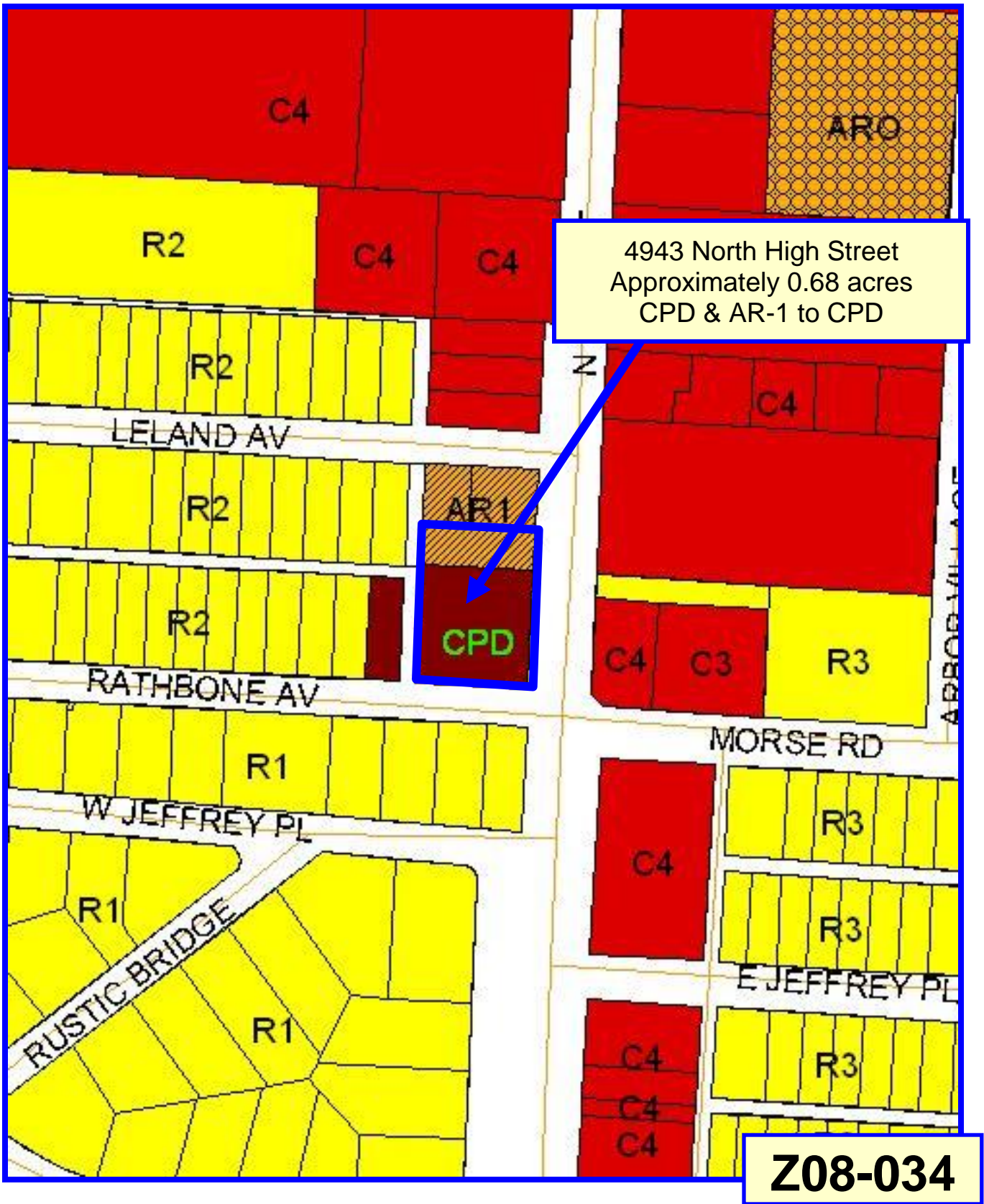
**BACKGROUND:**

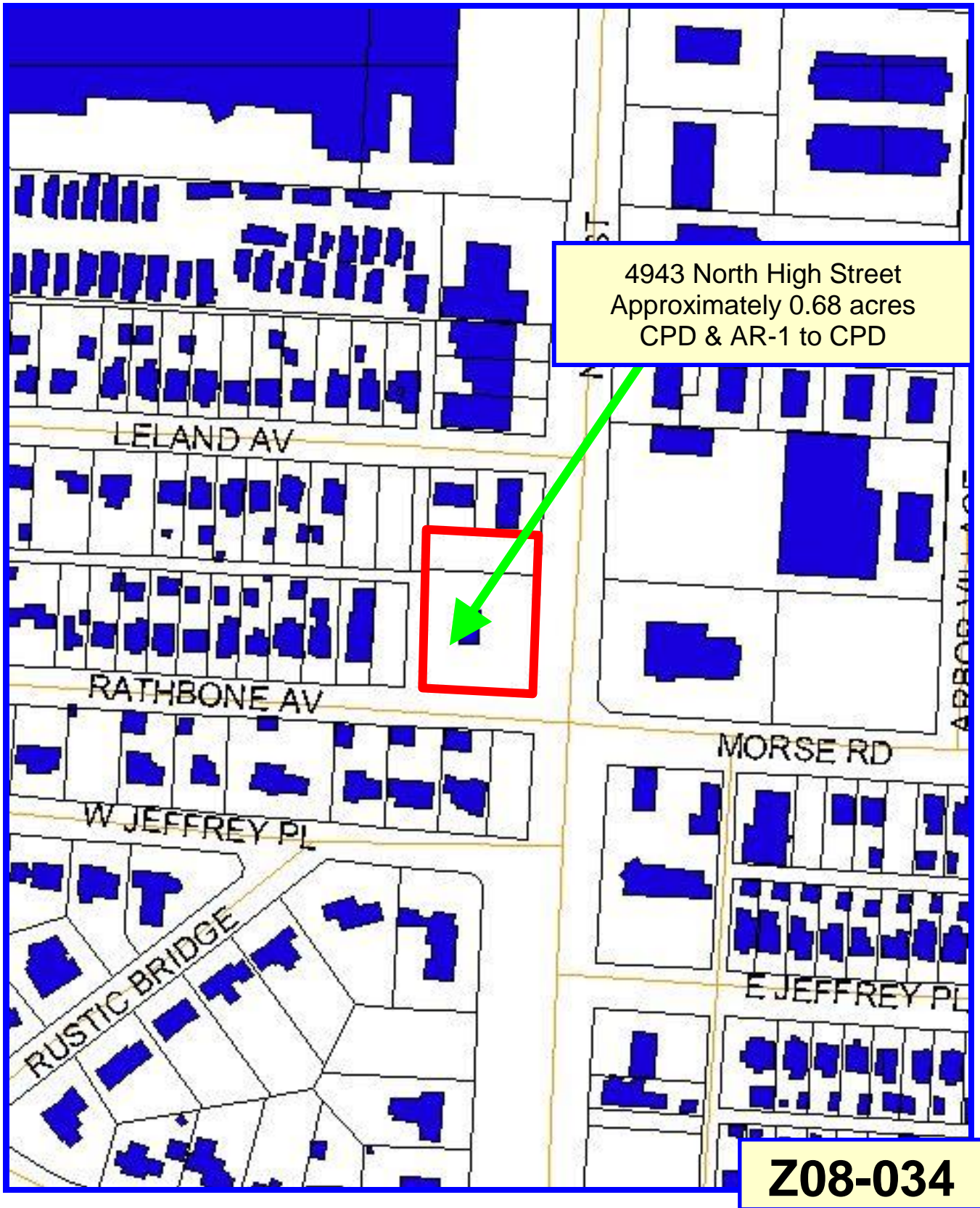
- o The 0.68± acre site is comprised of two parcels, one which is developed with a COTA Park and Ride lot in the CPD, Commercial Planned Development District (Z02-108), and a vacant lot in the AR-1, Apartment Residential District. The applicant requests the CPD, Commercial Planned Development District to expand the parking lot northward onto the undeveloped parcel. The site is located within the Community Commercial Overlay.
- o To the north are multi-family dwellings in the AR-1, Apartment Residential District. To the east across North High Street are a restaurant and a retail strip center in the C-4 Commercial District. To the south across Rathbone Avenue are single-family dwellings in the R-1, Residential District. To the west are a parking lot in the CPD, Commercial Planned Development District, and vacant land and single-family dwellings in the R-2, Residential District.
- o The site is located within the boundaries of the Clintonville Area Commission whose recommendation is for approval of the requested zoning district.
- o The CPD text establishes the Park and Ride lot (with bicycle rack) as the only use permitted, and contains the same provisions as the current CPD District for parking setbacks, site access, landscaping and fencing, and lighting and graphics controls. Because of requested right-of-way dedication, a variance to the Community Commercial Overlay parking setback requirement from 25 feet to 15 feet is requested for the existing and expanded parking setback along North High Street. The development plan illustrates the parking layout and proposed landscaping.

- o 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 DEPARTMENTS' RECOMMENDATION:** Approval.

The requested CPD, Commercial Planned Development District will allow expansion of an existing COTA Park and Ride lot northward onto an undeveloped parcel. The Park and Ride lot will be the only use permitted on this site, and the CPD text provides development standards for parking setbacks, site access, landscaping and fencing, and lighting and graphics controls. The requested CPD, Commercial Planned Development District is consistent with the zoning and development patterns of the area.







C l i n t o n v i l l e   A r e a   C o m m i s s i o n

c/o 3909 N. High Street, Columbus, Ohio 43214

To: Shannon Pine  
From: Mike McLaughlin, Clintonville Area Commission secretary  
Date: July 23, 2008  
Subject: 4943 N High Street, Columbus, OH 43214

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The Clintonville Area Commission (CAC) met Thursday, July 10<sup>th</sup> to consider one (1) development item.

4943 N High Street The applicant, Central Ohio Transit Authority, is requesting to rezone the 0.3 acre lot immediately north of its current site to the same CPD usage, which is a Park n' Ride. Brain Metz of Transystems Corp stated the problem is over parking, and the additional lot will provide 23 additional parking spaces. The landscaping along High Street will be extended northward, and 59 juniper trees will be planted along the new northern lot line to provide screening. The CAC Variance and Zoning Committee voted 2-0 in support; however, they recognized the exact location of the High Street setback could come into question. The applicant responded by adding text to section 3.A of the CPD which states "and 15 feet from the City of Columbus right of way". Commissioner Harris gave the district report stating 20 packets were given out, and there was no one opposed to this request. Commissioner DeFourney noted that any new property owners would need to apply for rezoning if their intention were not to continue the current land use. Delawanda Association President John Bennett made known his full support. The rezoning application was approved unanimously by a vote of 7-0 by the CAC.

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 # 208-034

Being first duly cautioned and sworn (NAME) Brian S. Metz  
 of (COMPLETE ADDRESS) 5747 Perimeter Drive, Suite 240, Dublin, Ohio 43017  
 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. Central Ohio Transit Authority (COTA)                  1600 McKinley Avenue                  Columbus, Ohio 43222                  Mike Bradley - 614-275-5867                  679 Columbus Employees</p>	<p>2. Alex Couladis                  107 East State Street                  Athens, Ohio 45701                  C/o Brent Stamm - Continental Realty                  614-883-1141 (1 Columbus employee)</p>
<p>3. TranSystems Corporation Of Ohio                  5747 Perimeter Drive, Suite 240                  Dublin, Ohio 43017                  Brian Metz - 614-336-8480                  29 Columbus Employees</p>	<p>4.</p>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

*[Handwritten Signature]*

Subscribed to me in my presence and before me this 3RD day of JUNE in the year 2008

SIGNATURE OF NOTARY PUBLIC

*[Handwritten Signature]*

My Commission Expires:

09-19-10

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

Notary Seal Here



TIMOTHY Y. BROWN  
 Notary Public, State of Ohio  
 My Commission Expires 09-18-10