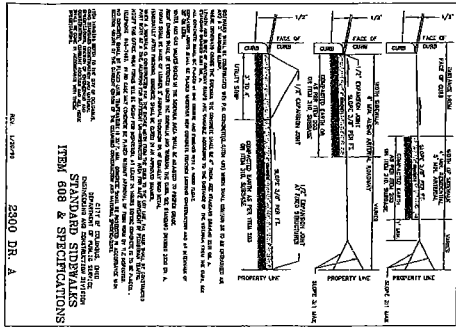


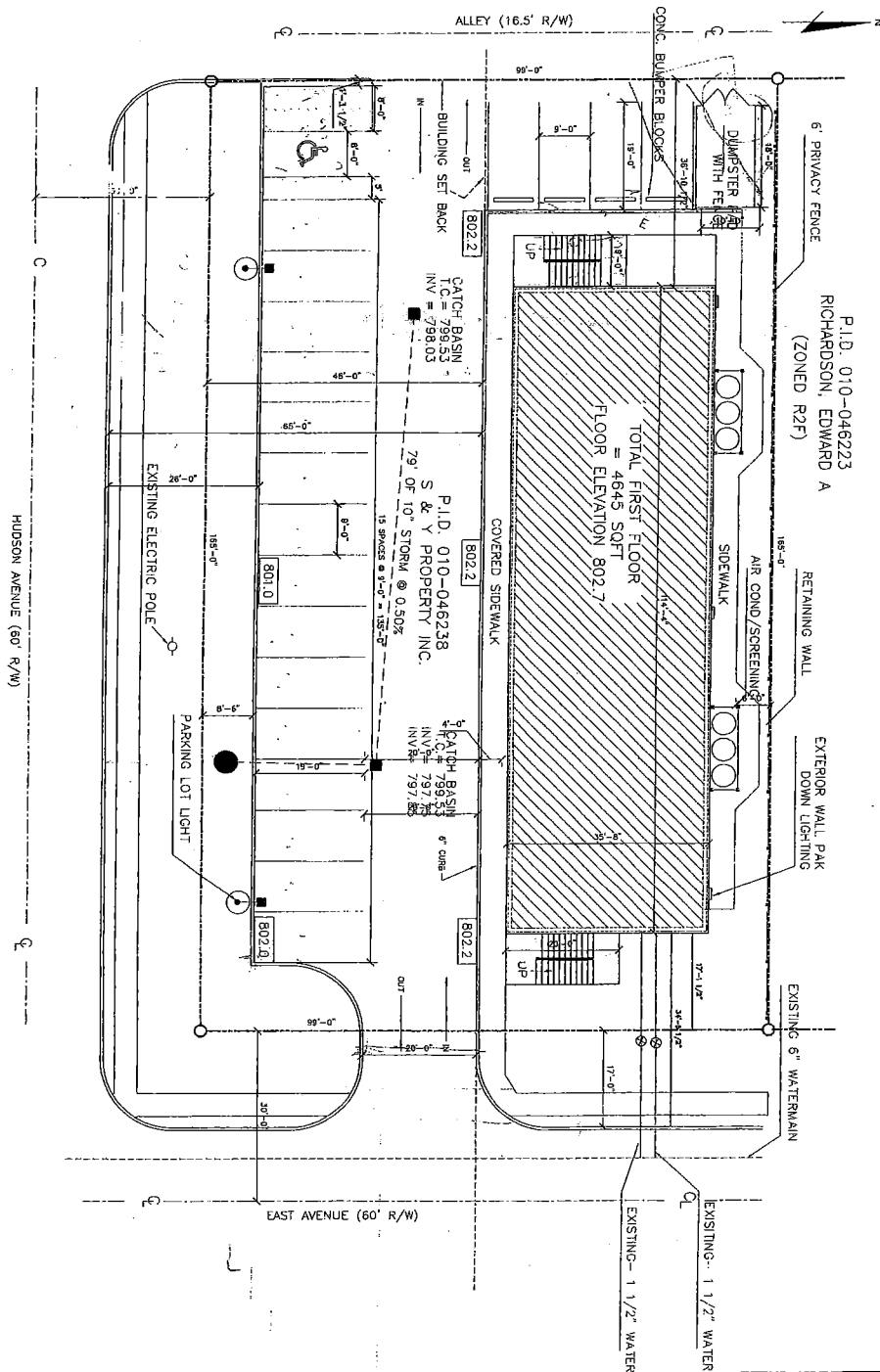
LOCATION MAP

**SITE STATISTICS:**

TOTAL ACREAGE: .28 ACRES (16,592.8 SQ. FT.)  
 ADDRESS: 2577 HUDSON STREET  
 F.I.D.: 010-103946  
 PARKING SPACES (ACTUAL): 20  
 PARKING SPACE (REQUIRED): 20  
 ZONING CLASSIFICATION: COMMERCIAL PLAYED DEVELOPMENT DISTRICT  
 CURRENT ZONING: RESIDENTIAL 1ST FLOOR  
 PROPOSED USE: RESIDENTIAL 2ND FLOOR  
 SQUARE FOOTAGE FIRST FLOOR: 4645 SQ. FT.  
 OCCUPANCY: B  
 SQUARE FOOTAGE 2ND FLOOR: 4645 SQ. FT.  
 OCCUPANCY: R3  
 MAXIMUM BUILDING HEIGHT: 35 FT.



P.I.D. 010-042258  
 OUEIS INVESTMENTS INC



**Flood Plain Map**  
 Map Number: 350450165 G  
 Date: 10/15/14  
 Description: A

**UNDERGROUND UTILITIES**  
 TWO WORKING DAYS BEFORE YOU DIG  
 CALL 1-800-362-2764 (TOLL FREE)  
 OR 614-266-0000  
 OR VISIT WWW.CALLBEFOREYODIG.ORG

The building and site plans meet requirements set forth in the City Zoning Text.

**SITE PLAN**  
 SCALE: 1"=10'

*Richard B. Reynolds*  
 5 & Y PROPERTY INC.  
 6755 WESLEY CHURCH RD  
 NORTH CANTON, OHIO 43005  
 614-266-0000  
 RICHARDSON, EDWARD A  
 3445 2ND ST. N.E.  
 FARM CITY, OHIO 43024  
 614-266-0000



BUCKEYE PLAZA  
 15245 N. 10TH ST.  
 COLUMBUS, OHIO 43240  
 614-266-0000  
 1 OF 4

10/15/14  
 10/15/14

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
MAY 8, 2014**

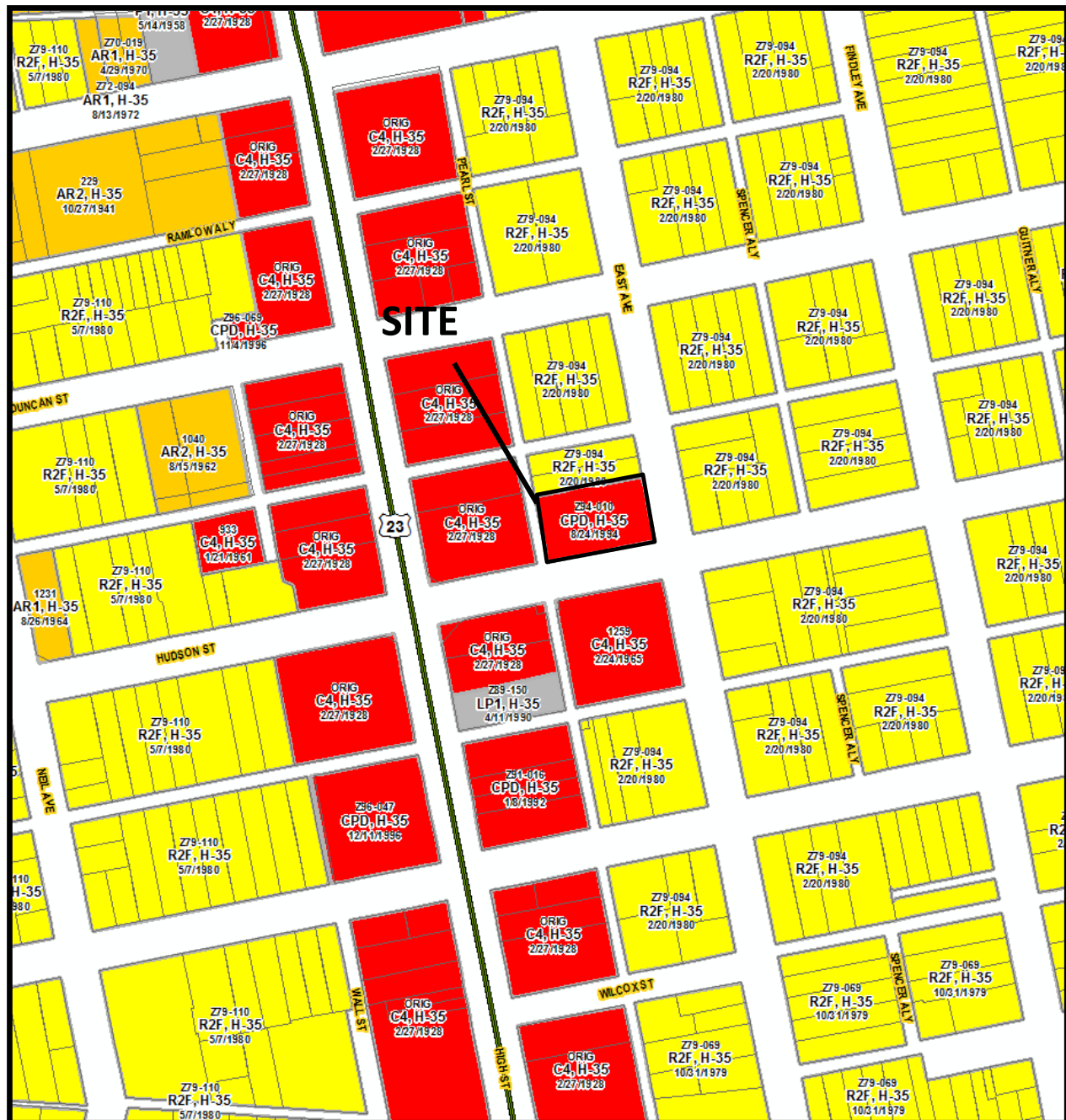
- 4. APPLICATION: Z14-009 (14335-00000-00132)**  
**Location:** **14-24 EAST HUDSON STREET (43201)**, being 0.38± acres being located at the northwest corner of East Hudson Street and East Avenue (010-046238; University Area Commission).  
**Existing Zoning:** CPD, Commercial Planned Development District.  
**Request:** CPD, Commercial Planned Development District.  
**Proposed Use:** Commercial development.  
**Applicant(s):** S&Y Property, Inc.; c/o Jackson B. Reynolds, III; Smith & Hale, LLC; 37 West Broad Street, Suite 460; Columbus, OH 43215.  
**Property Owner(s):** The Applicant.  
**Planner:** Tori Proehl, 645-2749, [vjproehl@columbus.gov](mailto:vjproehl@columbus.gov)

**BACKGROUND:**

- The 0.38± acre site is developed with a multi-story building and zoned in the CPD, Commercial Planned Development District. The applicant requests a rezoning to the CPD, Commercial Planned Development District to update the list of permitted uses within the CPD text, specifically permitting the use of a pizza pickup business.
- Surrounding the site are multi-unit dwellings to the north and east in the R-2F, Residential District. To the south and west are commercial establishments in the C-4, Commercial District.
- The site is not located within the boundaries of an established area plan.
- The site is located within the boundaries of the University Area Commission, who recommended approval of this application, with the exception of removing one proposed use from the text. The applicant agreed to this condition.
- The proposed CPD text includes updated permitted uses, commits to a site plan and includes a parking setback variance.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval.

The requested CPD, Commercial Planned Development District will update the list of permitted uses in the CPD text, and the applicant intends to develop the site with a pizza pickup establishment. Staff supports the intended use of the property, as well as the expanded list of allowable uses, as the request is consistent with the zoning and development patterns of the area.



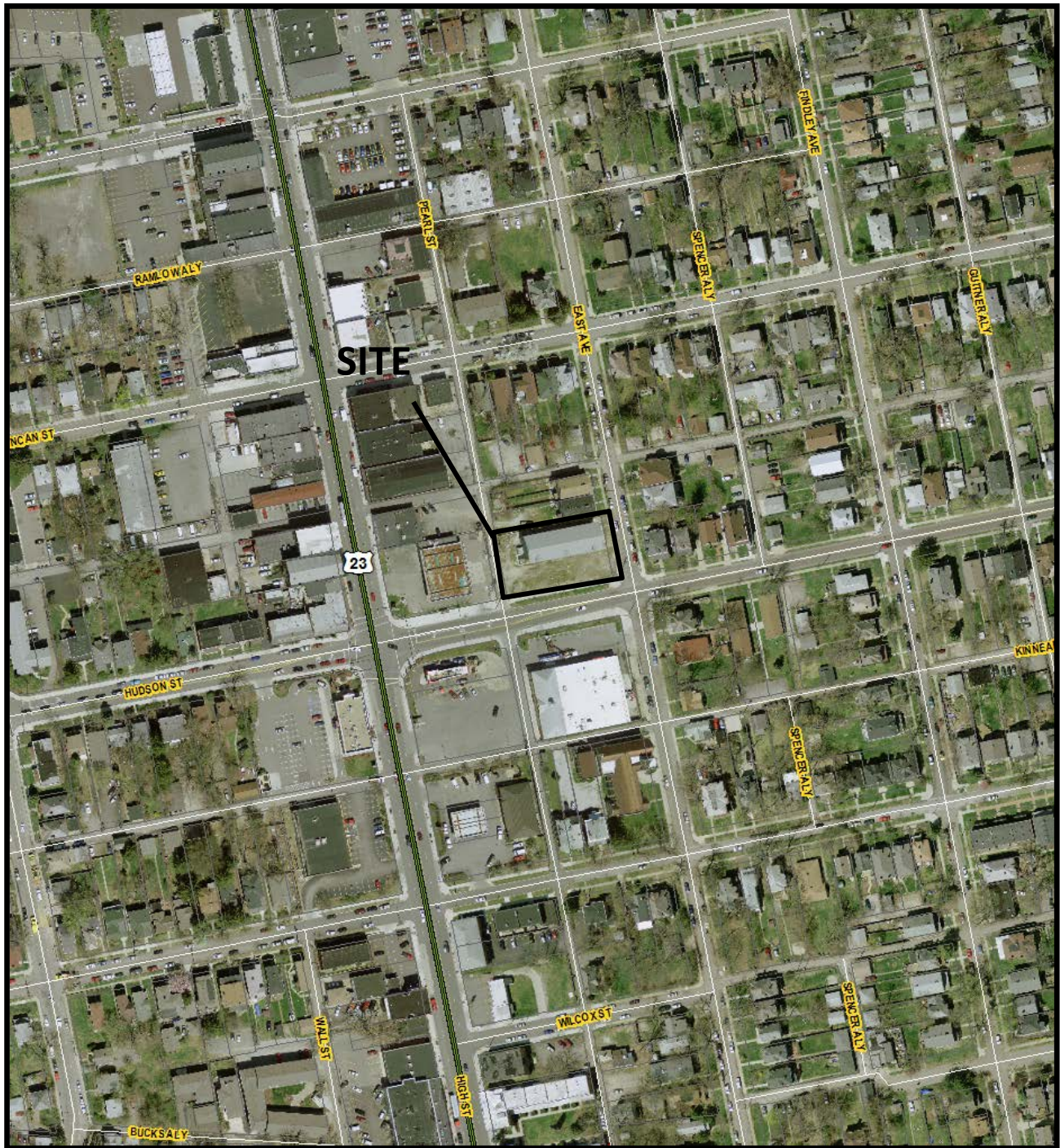
Z14-009

14-24 East Hudson Street

Approximately 0.382 acres

Request: CPD, Commercial Planned  
Development District to CPD, Commercial  
Planned Development District





Z14-009

14-24 East Hudson Street

Approximately 0.382 acres

Request: CPD, Commercial Planned  
Development District to CPD, Commercial  
Planned Development District



City of Columbus  
Mayor Michael B. Coleman

ORD #1172-2014, Z14-009, Page 5 of 6  
**University Area Commission**

Northwood High Building  
2231 North High Street  
Columbus, Ohio 43201  
(614) 441-8174  
[www.universityareacommission.org](http://www.universityareacommission.org)

*Serving the University Community for over 30 Years*

Doreen Uhas-Sauer  
President  
Susan Keeny\*  
1<sup>st</sup> Vice President  
David Hegley  
2<sup>nd</sup> Vice President  
Sharon Young  
Corr. Secretary  
Terra Goodnight  
Recording Secretary  
Seth Golding\*  
Treasurer

April 22, 2014

TO: Tori Proehl  
757 Carolyn Ave.  
Columbus, OH 43224  
Ph: 614-645-2749  
[vjproehl@columbus.gov](mailto:vjproehl@columbus.gov)

RE: 14-24 E. Hudson Street,  
Rezoning Z14-009/14335-00000-00132

Jim Bach  
Craig Bouska\*  
Lucas Dixon  
Ethan Hansen\*  
Joyce Hughes\*  
Jennifer Mankin  
Brandyn McElroy  
Colin Odden\*  
Charles Robol  
Gena Shelton  
Richard Talbot\*  
Tom Wildman\*

Dear Ms. Proehl:

This letter is to inform you that on April 16, 2014 the UAC voted to support the request for a rezoning to update the current list of permitted uses with the CDP text for the existing mixed use property located at 14-24 East Hudson Street.

The Commission agreed with all but one of the proposed permitted uses – “Carryout” - and asked for the “carryout” use to be deleted from the list of permitted uses. The commission’s reasoning is that a carryout could include the sale of alcohol, and there was concern that this would be a negative impact on nearby residential properties. The owner has agreed with this revision to the list of proposed permitted uses.

The vote to approve the above request, with the elimination of the “carryout” use, was unanimous: **For – 17; Against – 0; Abstentions – 0.**

\*Denotes Zoning  
Committee member

Respectfully Submitted,  
*Susan LM Keeny*

Susan Keeny  
UAC Zoning Committee Chair  
C: 937-479-0201

**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 # 214-009

STATE OF OHIO  
 COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jackson B. Reynolds, III  
 of (COMPLETE ADDRESS) 37 West Broad Street, Suite 460, 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. S&Y Property Inc. 6796 Lakeside Circle West Worthington, OH 43085 0 employees Sueng Chang - 275-2911	2.
3.	4.

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

SIGNATURE OF AFFIANT

*Jackson B. Reynolds III*

Subscribed to me in my presence and before me this 20<sup>th</sup> day of February, in the year 2014

SIGNATURE OF NOTARY PUBLIC

*Natalie C. Timmons*  
9/4/15

My Commission Expires:

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



Seal Here **Natalie C. Timmons**  
 Notary Public, State of Ohio  
 My Commission Expires 09-04-2015

**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