

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JUNE 9, 2005**

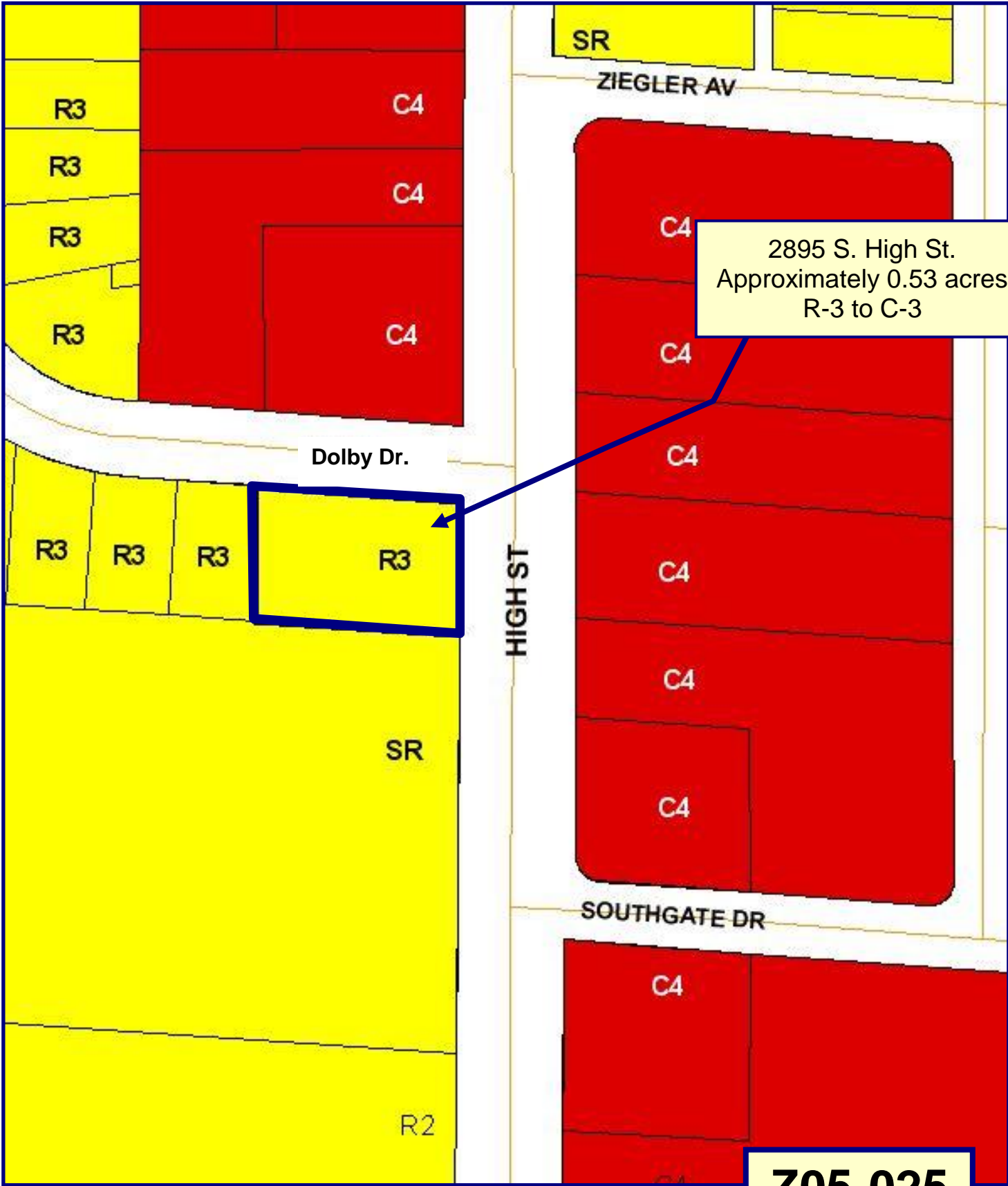
- 3. APPLICATION: Z05-025**
Location: **2895 SOUTH HIGH STREET (43207)**, being 0.53± acres located at the southwest corner of South High Street and Dolby Drive (010-112030).
Existing Zoning: R-3, Residential District.
Request: C-3, Commercial District.
Proposed Use: Commercial development.
Applicant(s): Albany Group Holdings, LLC; c/o Robert Schmidt, Atty.; Porter, Wright, Morris and Arthur; 41 South High Street; Columbus, OH 43215.
Property Owner(s): Same as applicant.
Planner: Walter Green, 645-2485, wagreen@columbus.gov

BACKGROUND:

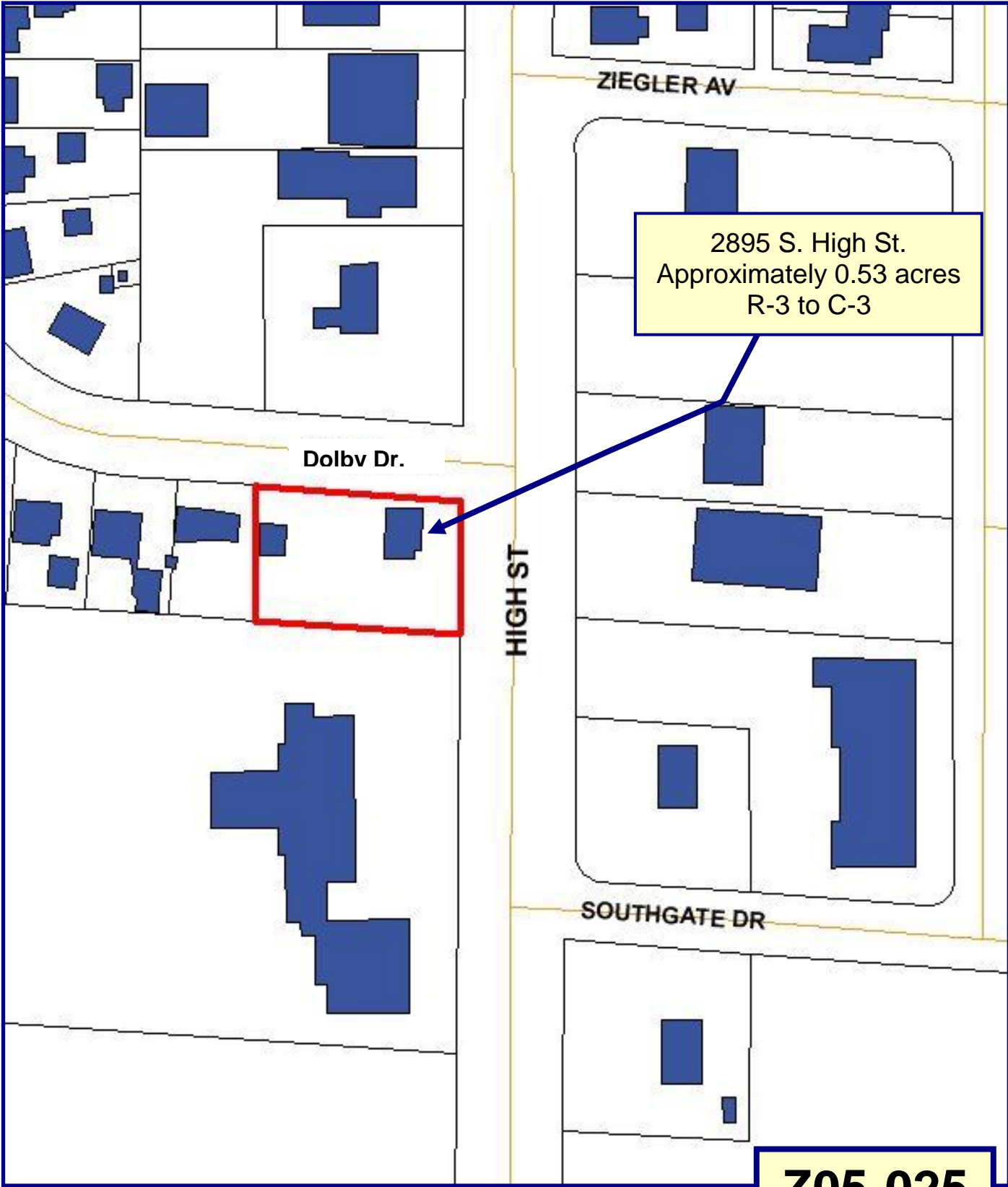
- The 0.53± acre site is developed with an existing single family residence that is zoned R-3, Residential District. The applicant is requesting the C-3, Commercial District for commercial development.
- An automobile sales lot in the C-4, Commercial District is located north of the site. To the east, across High Street are a medical office and retail development in the C-4, Commercial District. To the south is Scioto Trace Elementary School in the SR, Suburban Residential district. To the west is a single-family residence in the R-3, Residential District.
- Columbus City Code Chapter 3342.17 requires parking lot screening for parking lots within 80' of residentially zoned properties. Screening consisting of a fence, landscaped earth mound, wall, planting, or combination of these, a minimum of 5 feet tall and with a minimum opacity of 75%, will be required for the southern and western boundaries of the site if a parking lot is placed within 80 feet of these boundaries.
- The *Columbus Thoroughfare Plan* identifies High Street as a 4-2D arterial requiring a minimum of 60' of right-of-way from centerline.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

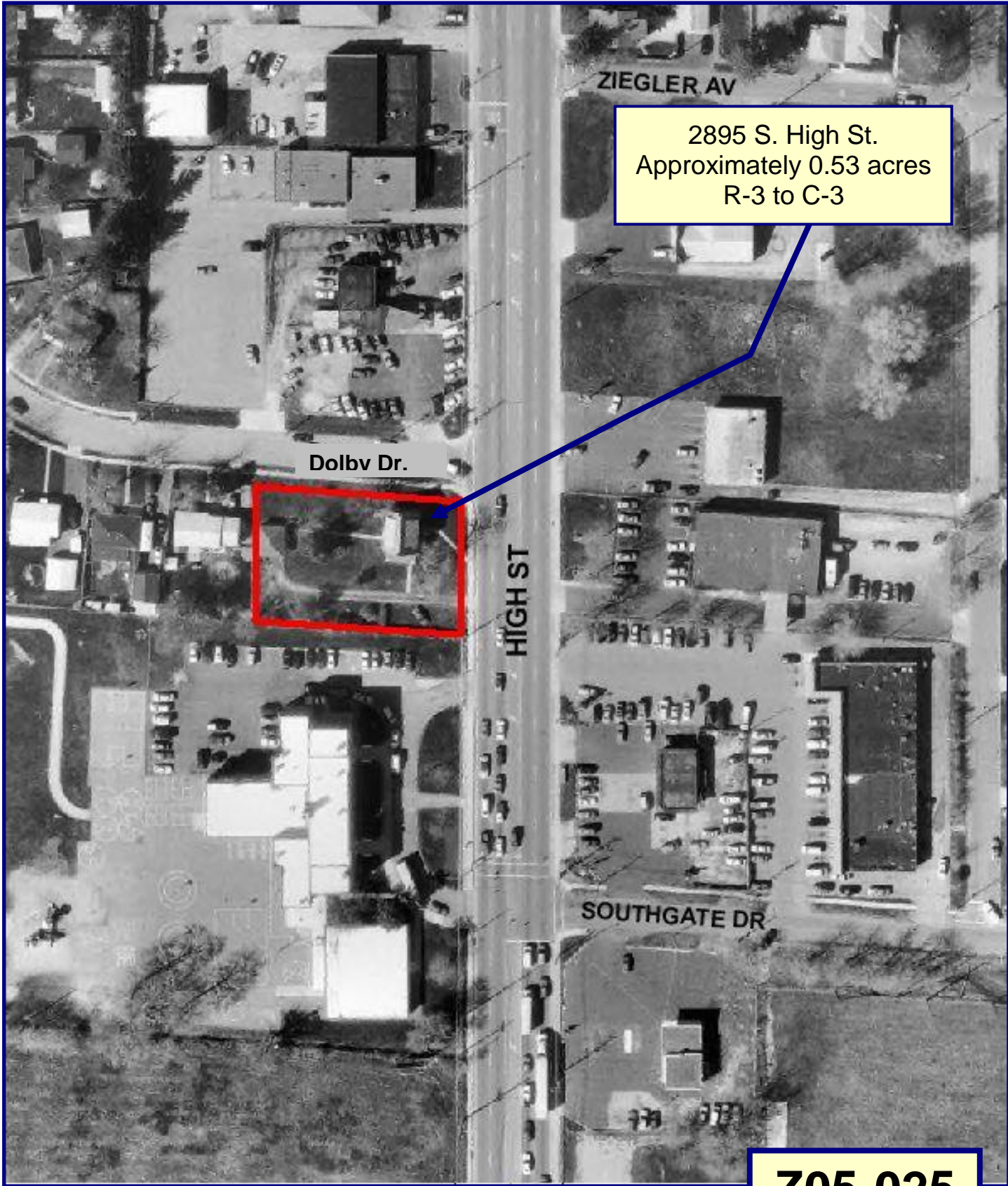
The requested C-3, Commercial District for commercial development is consistent with the zoning and development patterns of the area.



Z05-025



Z05-025



2895 S. High St.
Approximately 0.53 acres
R-3 to C-3



Z05-025



COLUMBUS DEVELOPMENT COMMISSION
Basis for Recommendation

Date: **June 9, 2005**

Application #: Z05-025	Requested: C-3	Address: 2895 SOUTH HIGH STREET (43207)					
# Hearings: 1	Length of Testimony: 4:23 → 6:35 (12)	Staff Position: <input checked="" type="checkbox"/> Approval <input type="checkbox"/> Disapproval <input type="checkbox"/> Conditional Approval					
# Speakers Support: 0	Development Commission Vote: <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Abstain	Area Comm/ Civic Assoc: <input type="checkbox"/> Approval <input type="checkbox"/> Disapproval <input checked="" type="checkbox"/> Conditional Approval LIMITED					
Position Y=Yes N=No (write out ABSENT or ABSTAIN)	NO Fitzpatrick	YES Ingwersen	NO Barnes	YES Anderson	ABST Beatty	NO Cooley	YES Onwukwe
+ = Positive or Proper - = Negative or Improper	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Land Use	?		-/?			?	
Use Controls	-					-	
Density or Number of Units							
Lot Size							
Scale							
Environmental Considerations							
Emissions							
Landscaping or Site Plans							
Buffering or Setbacks							
Traffic Related Commitments							
Other Infrastructure Commitments							
Compliance with City Plans							
Timeliness of Text Submission							
Area or Civic Assoc. Recommendation	-		-			-	
Governmental or Public Input	-					-	
MEMBER COMMENTS:							
FITZPATRICK: C-3 would set a strong precedent without limitations. Applicant wants total freedom within C3 permitted uses. SOSS requests reasonable compromise... did not yet occur.							
INGWERSEN: NOT APPROPRIATE PRECEDENT USE FOR PARCEL. FAILURE TO CONCLUDE DEALING WITH NEIGHBORHOOD GROUP NOT AN EXCUSE TO IGNORE THEIR CONCERNS.							
BARNES:							
ANDERSON: My yes vote was w/hesitation. However, with no community member present, and City staff recommendation of approval, I did vote for approval.							
BEATTY:							
COOLEY: Contact with ARA Commission Limited and unclear. Proposed Plan Available, But reasonable doubt about future use if changed in ordinance.							
ONWUKWE:							

June 16, 2005

Dear Sir:

At the June 2005 stated meeting of Save Our Southside Civic Association, the request for rezoning of 2885 South High Street to "C3" was approved.

Respectfully,


Judy Campbell
President

227-2028

