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, <u>wagreen@columbus.gov</u>

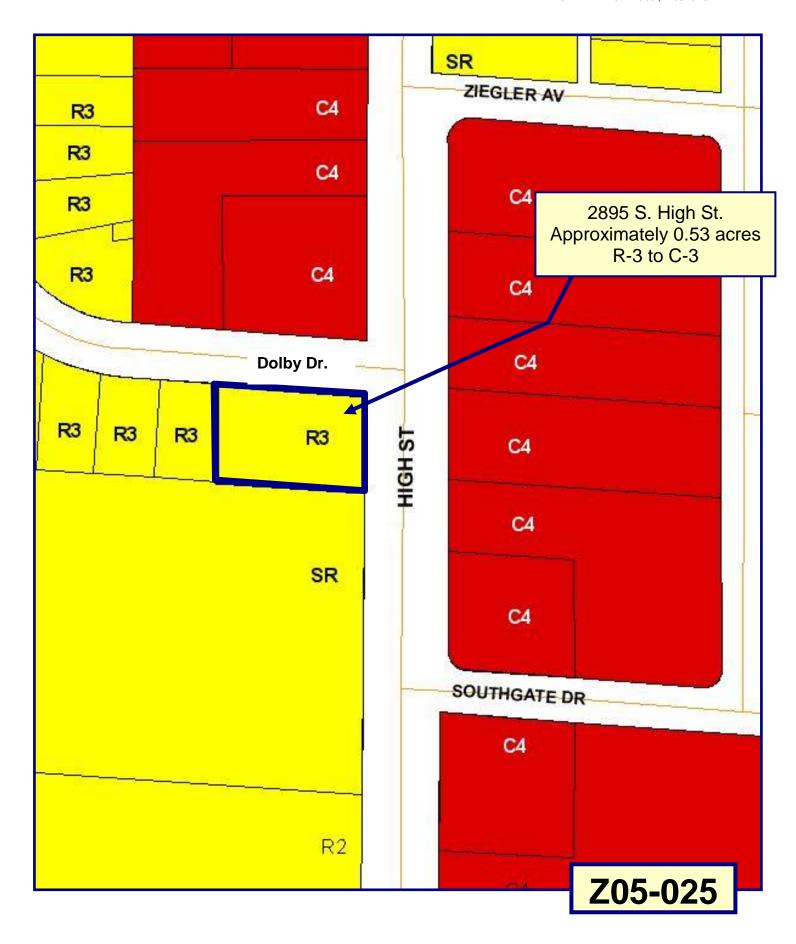
## **BACKGROUND**:

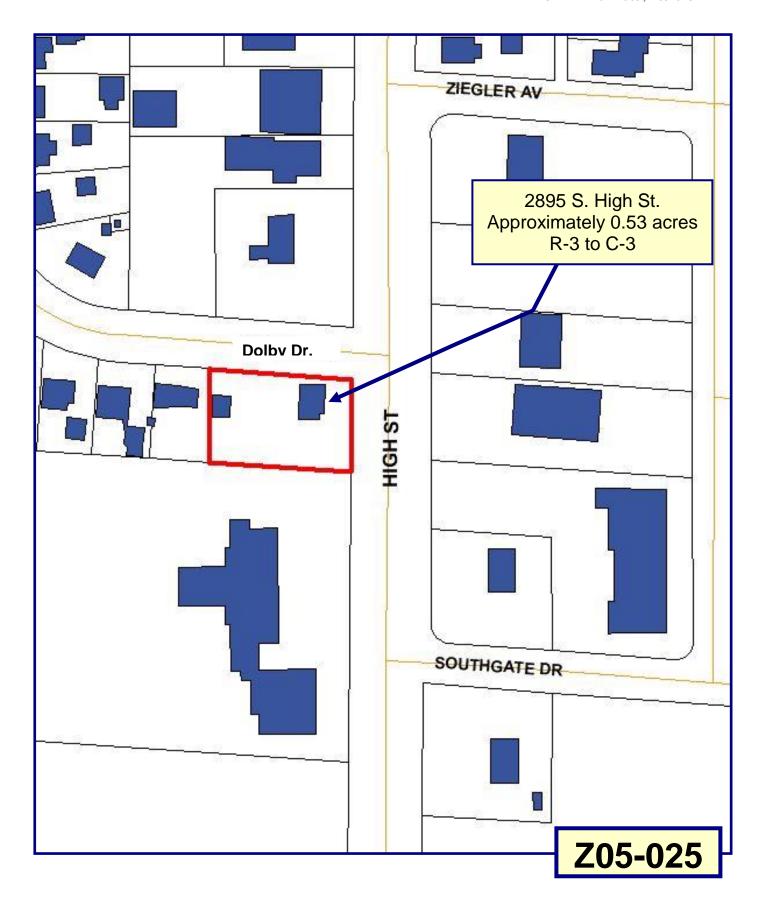
 The 0.53± acre site is developed with an existing single family residence that is zoned R-3, Residential District. The applicant is requesting the C-3, Commercial District for commercial development.

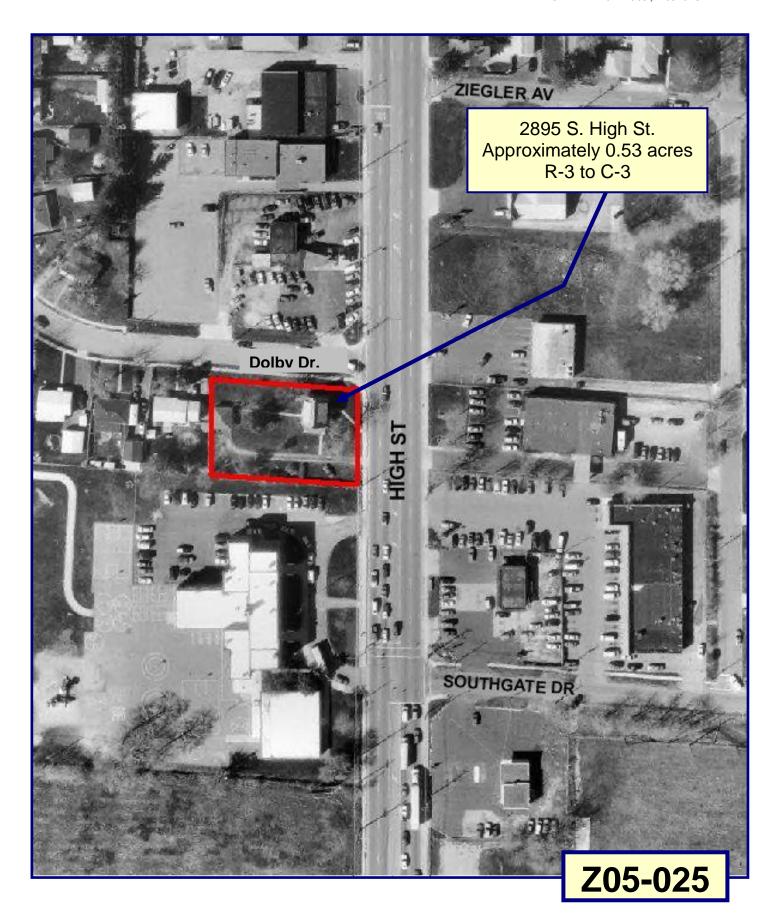
- An automobile sales lot in the C-4, Commercial District is located north of the site. To
  the east, across High Street are a medical office and retail development in the C-4,
  Commercial District. To the south is Scioto Trace Elementary School in the SR,
  Suburban Residential district. To the west 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.









## COLUMBUS DEVELOPMENT COMMISSION

Basis for Recommendation

Date: June 9, 2005

Application #: Z05-025	Requested: C-3				Address: 2895 SOUTH HIGH STREET (43207)				
# Hearings:	Length of Testimony: $4 \cdot 23 \rightarrow 6:35$				Staff Approval Disapproval Position: Conditional Approval				
# Speakers Support: Opposition:	Development Commission Vote: Yes No Abstain				Area Comm/ Approval Disapproval Civic Assoc: Conditional Approval Company Approval Company Conditional Condi				
Position Y=Yes N=No (write out ABSENT≅ or ABSTAIN≅)		NO Fitzpatrick	YES Ingwersen		rnes	YES Anderson	ABJOUT Beatty	NO Cooley	YES Onwukwe
+ = Positive or Proper - = Negative or Improper									
Land Use		?		-/2				?	
Use Controls		-		-				-	
Density or Number of Units									
Lot Size									
Scale									
Environmental Considerations					6.3				
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 PREMITTED US CO.									
SOSS REWESTS REASONIFAE CONFRONTISE PID NOT YET OCCUR.									
INCWEDCEN.									
NOT APPROPHIATE PRECEDENT USE FOR PARCEL. FAILURE TO CONCULTE									
PRACO WITH NEIGHBORHOD GROUP NOT AN EXCUST TO IGNORE THEIR									
BARNES:									
DAMINES.									
ANDERSON: My yes vote was w/h esitation; Lowever into no community member present, and City plass recommendation of approval, of did ofter for approval.									
community member present, and City Staff recommenda									
to of opproval, I did the for approval.									
BEATTY:									
COOLEY: CONTACT WITH AREA COMMUNION LIMINED AND VALLER, PRIVING PLAN									
ALKANDER, BUT REDSONARCE BONDS AGINS KNOWN USE IT CHANGE IN ONDERING.									
ONWUKWE:									
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June 15, 2005 Dear Bir. At the June 2005 stated meeting of Save Our Southside Civic Association, the request for rezoning of 2895 South High Street to "C3" was approved. Respectfully. Judy Campbell Precident 227-2028

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. APPLICATION # Z05-025 STATE OF OHIO COUNTY OF FRANKLIN Being first duly cautioned and sworn (NAME) Robert Schmidt of (COMPLETE ADDRESS) Porter Wright Morris & Arthur 41 South High St. 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 and their mailing addresses: COMPLETE MAILING ADDRESS NAME P.O. Box 600 New Albany, 0H 43054 Albany Group Holdings LLC SIGNATURE OF AFFIANT , in the year Zoof Subscribed to me in my presence and before me this SIGNATURE OF NOTARY PUBLIC ARIAL My Commission Expires € Statement expires six months after date of notarization. Notary Public, State of Ohio My Commission Has No Expiration Section 147.03 R.C. Notary Seal Here