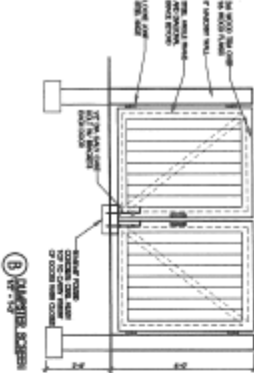
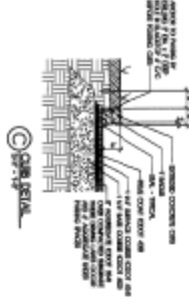


*David B. Kelly*  
David B. Kelly, 5-9-08  
500 N. HIGH STREET  
COLUMBUS, OHIO 43215  
614.264.1111



**SITE DEVELOPMENT DATA**

**PARKING DATA**

TYPE	REQUIRED PARKING	PROPOSED PARKING
MINIMUM REQUIRED PARKING	1.00	4.00
COMPARISON RATIO	100% REQUIRED	400% PROVIDED

**SITE NOTES**

1. SEE EXISTING TOWN MAP FOR INFORMATION REGARDING THE LOCATION OF THE PROPOSED BUILDING AND THE EXISTING LOT LINES AND ADJACENT PROPERTIES.
2. VERIFY THE EXISTING LOT LINES AND ADJACENT PROPERTIES WITH THE TOWN MAP.
3. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF COLUMBUS ZONING ORDINANCE.
4. THE PROPOSED BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF COLUMBUS ZONING ORDINANCE.
5. THE PROPOSED BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF COLUMBUS ZONING ORDINANCE.
6. THE PROPOSED BUILDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF COLUMBUS ZONING ORDINANCE.

**SITE DATA**

ADDRESS	1428 N HIGH ST COLUMBUS, OH
PROPOSED USE	3.0000 FLOOR AREA, 3.0000 FLOOR AREA, 3.0000 FLOOR AREA
NO. OF FLOORS	NO. OF FLOORS



**ZONING CLEARANCE PLAN**

**PROPOSED NEW BUILDING**  
1428 N HIGH STREET  
COLUMBUS, OHIO  
A. ALTMAN COMPANY



Z08-016

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
MAY 8, 2008**

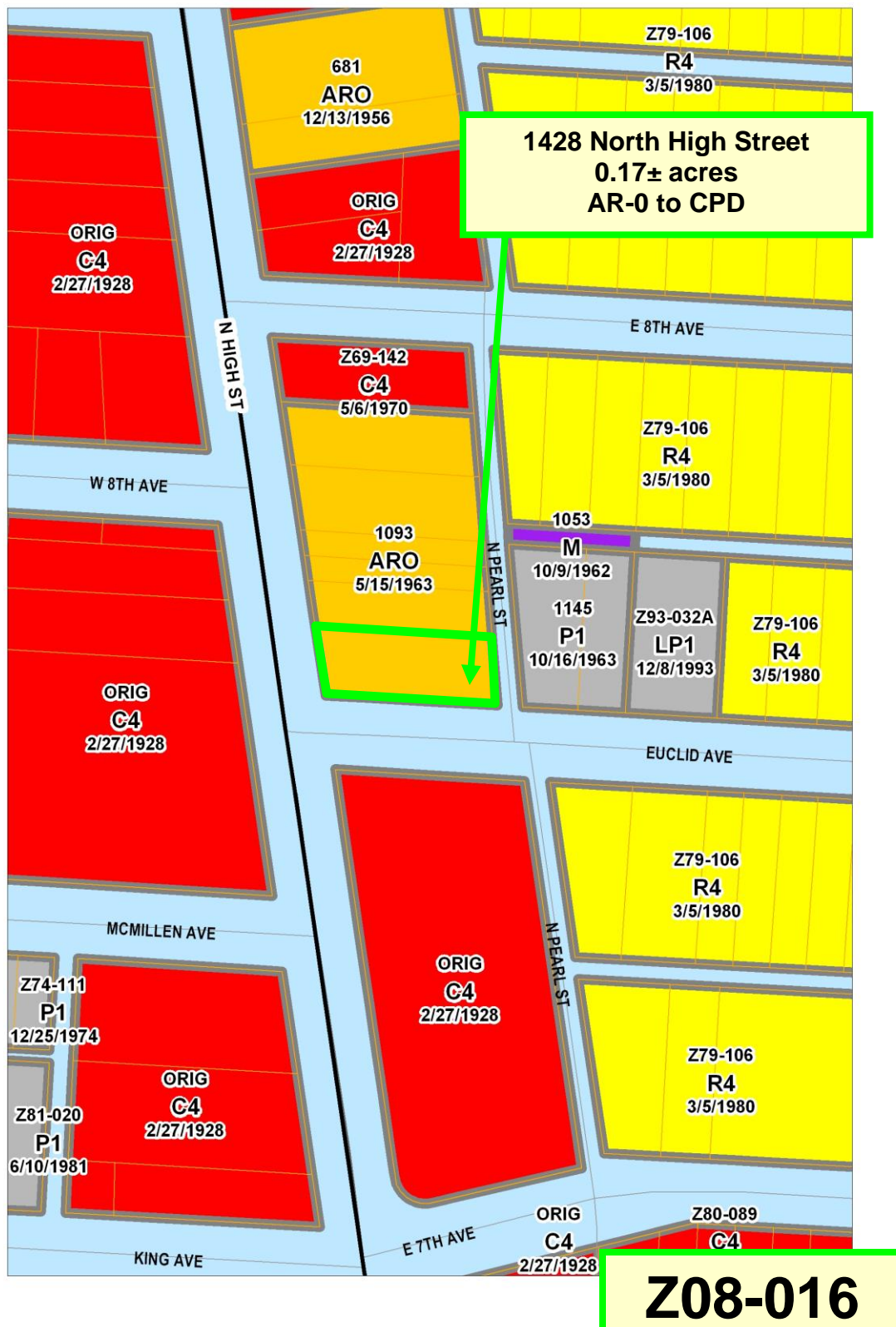
- 2. APPLICATION: Z08-016**
- Location:** **1428 NORTH HIGH STREET (43201)**, being 0.17± acres located at the northeast corner of North High Street and Euclid Avenue. (010-041287)
- Existing Zoning:** AR-O, Apartment Office District.
- Request:** CPD, Commercial Planned Development District.
- Proposed Use:** Commercial and Second Floor Residential Development.
- Applicant(s):** A. Altman Company c/o David Perry, The David Perry Company; 145 East Rich Street, 3<sup>rd</sup> floor; Columbus, OH 43215 and Donald Plank; Plank and Brahm; 145 East Rich Street; Columbus, OH 43215.
- Property Owner(s):** Ann Janiak et al. c/o David Perry, The David Perry Company; 145 East Rich Street, 3<sup>rd</sup> floor; Columbus, OH 43215 and Donald Plank; Plank and Brahm; 145 East Rich Street; Columbus, OH 43215.
- Planner:** Dana Hitt, AICP; 645-2395; [dahitt@columbus.gov](mailto:dahitt@columbus.gov)

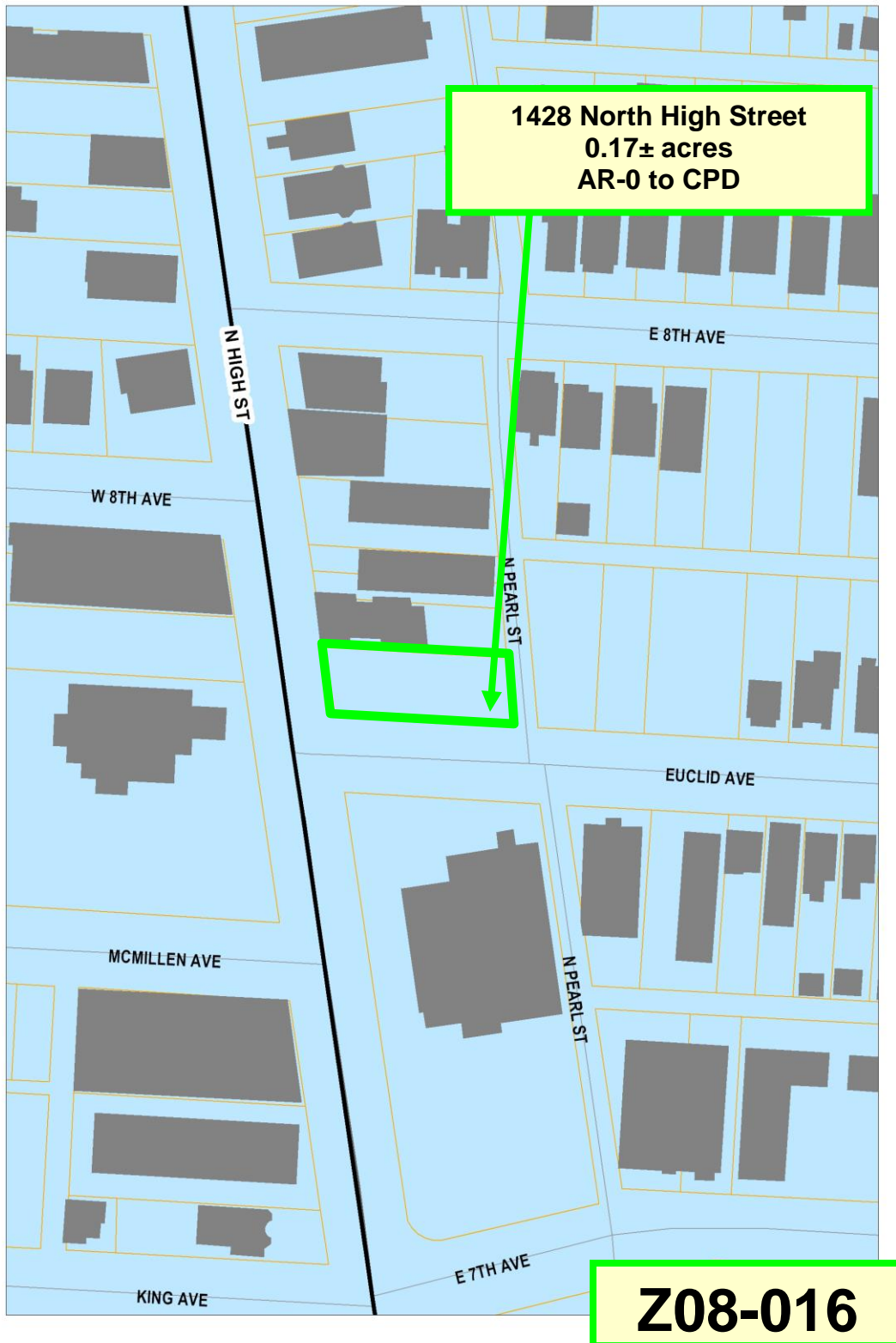
**BACKGROUND:**

- The site is undeveloped. The applicant is applying for a rezoning from the AR-O, Apartment Office District to the CPD, Commercial Planned Development District in order to permit ground floor commercial uses and second floor residential uses.
- To the north is a retail use zoned in the AR-O, Apartment Office District. To the east across an alley is parking zoned in the P-1, Private Parking District. To the west across High Street is a public library zoned in the C-4, Commercial District. To the south across Euclid Avenue is a retail use zoned in the C-4, Commercial District.
- This site is within the boundaries of the University Area Commission whose recommendation is for approval of the requested CPD District.
- The CPD text contains use limitations and lighting controls. The applicant requests variances to reduce the required parking from 20 spaces to 9 spaces and to have one parallel parking spaces be 16 feet long instead of 22 feet long.
- The *Columbus Thoroughfare Plan* identifies 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 a mixed use building that is consistent with surrounding uses. The CPD text contains use restrictions and lighting controls. The Transportation Division has determined the proposed parking variances will not have a negative impact on the site and surrounding area. The request is consistent with the zoning and development patterns of the area.





Dana,

I think both of these cases are yours but if Kroger is not, please pass on to the proper person.

At it's regular meeting on April 16, 2008, the University Area Commission adopted the following resolutions:

**1428 N. High Street – Rezoning from ARO to CPD**

The UAC recommends approval of the rezoning from ARO to CPD in substantial compliance with the site plan dated 2/27/08 with the CPD permitting all C4 uses and including a parking reduction from 20 (based on 1<sup>st</sup> fl. retail use and 3 apts on 2<sup>nd</sup> fl.) spaces required to 9 spaces provided.

**Approved    Vote: Unanimous**

**1350 N. High St. (Kroger site) – CPD**

The UAC recommends approval of a CPD to permit redevelopment of this site in substantial compliance with the site plan and CPD text dated 4/16/08 with the following modifications: The required 60% first floor glass area shall be between 6' and 14' above grade and shall consist of not less than 30% window glass complying with applicable code and up to 30% window glass for which the treatment and locations shall be approved by the University Area Review Board. All deciduous trees on street locations shall be a minimum caliper of 4 inches. Additionally, the UAC strongly recommends that the configuration of the High Street entrance/exit be revised to a more appropriate and pedestrian-friendly urban design. **Approved    Vote: Unanimous**

Inherent in this recommendation is the understanding that the existing store will be demolished and separate action by the UAC to approve that demolition will not be required.

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Ronald L. Hupman  
Office of the Ohio Insurance Liquidator  
1366 Dublin Rd.  
Columbus, OH 43215  
(614) 485-6234  
(614) 487-9418 Fax  
rhupman@ohliq.com

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 # Z08-016

Donald Plank  
Being first duly cautioned and sworn (NAME) \_\_\_\_\_  
of (COMPLETE ADDRESS) Plank & Brahm, 145 E Rich St., 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

1.	1426 High Street, LLC C/o Richard & Louis Altman 2555 34th Street, NE Canton, Ohio 44705 Contact: Richard & Louis Altman 330-456-0777 (0 # of Employees)	2.	
3.		4.	

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

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 9th day of May, in the year 2008

SIGNATURE OF NOTARY PUBLIC

**My Commission Expires:**

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



**STACEY L. DANZA**  
Notary Public, State of Ohio  
My Commission Expires 11-05-08