



**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
FEBRUARY 11, 2016**

- 5. APPLICATION: Z15-057**  
**Location:** **4476 NORTH HIGH STREET (43214), being 0.5± acres** located at the southeast corner of North High Street and Dominion Boulevard (010-084213; Clintonville Area Commission).  
**Existing Zoning:** CPD, Commercial Planned Development District.  
**Request:** CPD, Commercial Planned Development District.  
**Proposed Use:** Mixed-use commercial and residential development.  
**Applicant(s):** Dominion High Acquisition LLC; c/o Catherine Cunningham, Atty.; 65 East State Street, Suite 1800; Columbus, OH 43215.  
**Property Owner(s):** Dominion High Acquisition LLC; c/o Nelson Yoder; 555 Metro Place North, Suite 600; Dublin, OH 43017.  
**Planner:** James Burdin; 645-1341; [jeburdin@columbus.gov](mailto:jeburdin@columbus.gov)  
Shannon Pine; 645-2208; [spine@columbus.gov](mailto:spine@columbus.gov)

**BACKGROUND:**

- The 0.5± acre site is currently developed with a funeral home in the CPD, Commercial Planned Development District, which limits permissible use to a funeral home. The applicant proposes the CPD, Commercial Planned Development District, and plans to develop the site with a mixed-use building that contains 8 residential units above approximately 4,200 square feet of commercial space. The site is also located within the boundaries of the North High Street Urban Commercial Overlay.
- The site is bordered to the east by residential development in the R-3, Residential District. To the north is a church in the C-4 Commercial District and R-3 Residential District. To the south and across High Street to the west is additional commercial development in the C-2 and C-4, Commercial Districts.
- The site is located within the planning area of the *Clintonville Neighborhood Plan* (2009), which recommends mixed-use development for this location. The plan considers this to be part of the High Street-Central District, which recommends that mixed-use development prioritize office, retail, and multi-unit residential development, and that new development should abide by Urban Commercial Overlay standards. The plan further recommends that multi-unit residential development range from 20-25 dwelling units per acre in this area.
- The site is located within the boundaries of the Clintonville Area Commission, whose recommendation is for approval of the requested CPD District.
- The development text limits uses to exclude those permitted in the C-5, Commercial District, and includes a commitment to maintain/supplement existing landscaping along the east property line to screen adjacent residential properties. The text also requests variances to reduce parking and pavement setbacks to four feet along the east property line and zero feet along the south property line. The text includes a commitment to a site

plan, with the caveat that uses depicted on the plan represent anticipated uses, and that the parking lot design is conceptual to fit anticipated uses, but may be reconfigured as necessary in conformance with Columbus City Codes and the CPD text.

- The *Columbus Thoroughfare Plan* identifies High Street as a 4-2D arterial requiring a minimum of 60 feet of right-of-way from centerline.

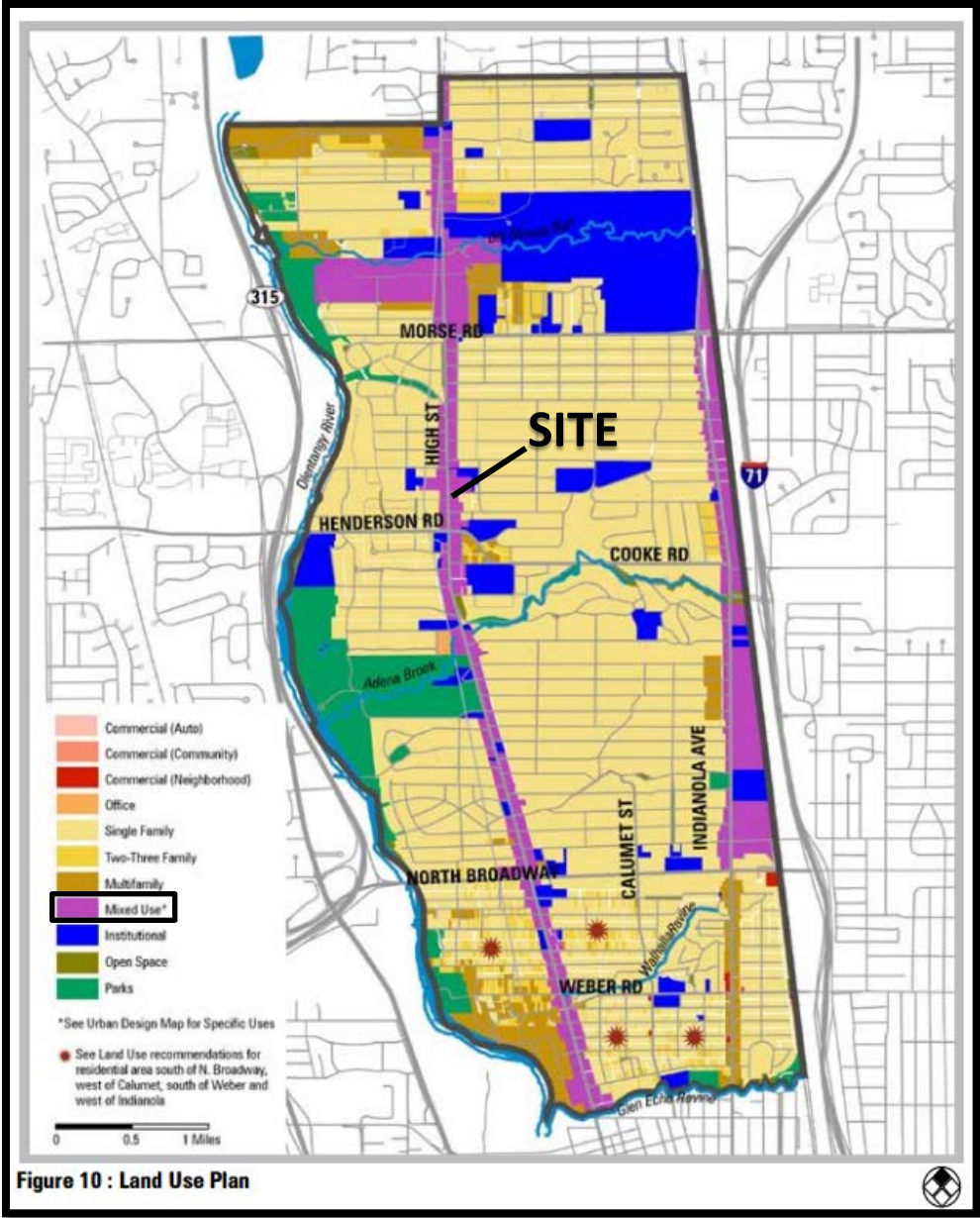
**CITY DEPARTMENTS' RECOMMENDATION:** Approval.

The requested CPD zoning classification would allow for future commercial and institutional development, and would permit dwelling units under the circumstances normally applicable in the C-1, C-2, C-3, and C-4 commercial districts. The *Clintonville Neighborhood Plan* recommends mixed-use development on this site, prioritizing office, retail, and multi-unit residential development. The proposed development is consistent with this recommendation, and the proposed density of 16 dwelling units per acre is less than the 20-25 dwelling units per acre recommended by the Plan.



Z15-057  
4476 North High Street  
Approximately 0.5 acres  
CPD to CPD





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THE CITY OF  
**COLUMBUS**  
MICHAEL B. COLEMAN, MAYOR

## Standardized Recommendation Form

757 Carolyn Avenue, Columbus, Ohio 43224  
Phone: 614-645-7433 • www.bzs.columbus.gov

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**FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW**

**Case Number** Z15-057

**Address** 4476 N. High Street

**Group Name** Dominion High Acquisition LLC

**Meeting Date** 1/10/16

**Specify Case Type**

☐ BZA Variance / Special Permit

☒ Council Variance

☐ Rezoning

☐ Graphics Variance / Plan / Special Permit

**Recommendation** ☒ Approval

(Check only one) ☐ Disapproval

**NOTES:** Recommend Add elevator for handicap accessibility

Recommend Maximum Setback under VCO to allow a grass strip

between sidewalk and street

Recommend Accept any reasonable bid from purchaser who will preserve

the existing historical building.

**Vote**

**Signature of Authorized Representative**

**Recommending Group Title**

**Daytime Phone Number**

6-2

Kel KLM

Chairman Clintonville Area Commission

614 218 1642

Please e-mail this form to the assigned planner within forty-eight (48) hours of your meeting day; or FAX to Zoning at (614) 645-2463; OR MAIL to: Zoning, City of Columbus, Department of Building & Zoning Services, 757 Carolyn Avenue, Columbus, Ohio 43224.

**PLEASE NOTE: Incomplete information will result in the rejection of this submittal.**

Applications must be submitted by appointment. Call 614-645-4522 to schedule.

Please make checks payable to the Columbus City Treasurer

Int 01/15

**Burdin, James E.**

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**From:** Kristopher Keller <clintonvilledistrict8@gmail.com>  
**Sent:** Thursday, January 21, 2016 1:23 PM  
**To:** Burdin, James E.  
**Cc:** Cunningham, Catherine; Pine, Shannon L.  
**Subject:** Re: Z15-057 Clintonville AC Recommendation

Mr. Burden,

Thanks for asking. Those are not conditions on the approval of the variance. The variance passed without conditions but those are dissenting comments that we hope will influence the developer in the final plans.

I would be happy to elaborate further if you like. And I think that some members of the community would be willing to come to the meeting on February 11 to share more information regarding each of the points.

Thanks again,

Kris Keller

On Jan 21, 2016 12:28 PM, "Burdin, James E." <[JEBurdin@columbus.gov](mailto:JEBurdin@columbus.gov)> wrote:

Dear Mr. Keller,

I have received the recommendation from the Clintonville Area Commission regarding Z15-057, but I wanted to clarify your recommendation as it relates to the additional notes recommending an elevator for accessibility, an increased setback to allow for a grass strip along the street, and exploring opportunities to preserve the historic building. Are those items considered conditions of your approval (in which case, failure to meet them would alter the recommendation to disapproval), or are you in approval of the plan as submitted, but making suggestions for ways the project could be improved? As things stand we intend to schedule this for the February 11<sup>th</sup> Development Commission meeting and want to be sure we are accurately representing your recommendation in our staff report.

Thanks,

James Burdin

Planner I

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City of COLUMBUS

Department of Building & Zoning Services



## Rezoning Application

757 Carolyn Avenue, Columbus, Ohio 43224  
 Phone: 614-645-7433 • www.bzs.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 # 215-057

STATE OF OHIO  
 COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Catherine A. Cunningham

of (COMPLETE ADDRESS) 65 E. State Street, Suite 1800, 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. Dominion High Acquisition LLC 555 Metro Place North, Suite 600 Dublin, Ohio 43017 0 employees Nelson Yoder, (614) 335-2020	2.
3.	4.

SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this 30th day of November, in the year 2015

SIGNATURE OF NOTARY PUBLIC



6-8-2018  
 Commission Expires

Notary Seal Here

***This Project Disclosure expires six (6) months after the date of notarization.***

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