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CERTIFICATION
I, THE UNDERSIGNED, HAVE KNOWN THE PERSONS WHOSE NAMES ARE SET FORTH IN THE ABOVE SCHEDULED ZONING MAP AND I CERTIFY THAT ALL REQUIRED ZONING TEXT STANDARDS



REGISTERED ENGINEER _____

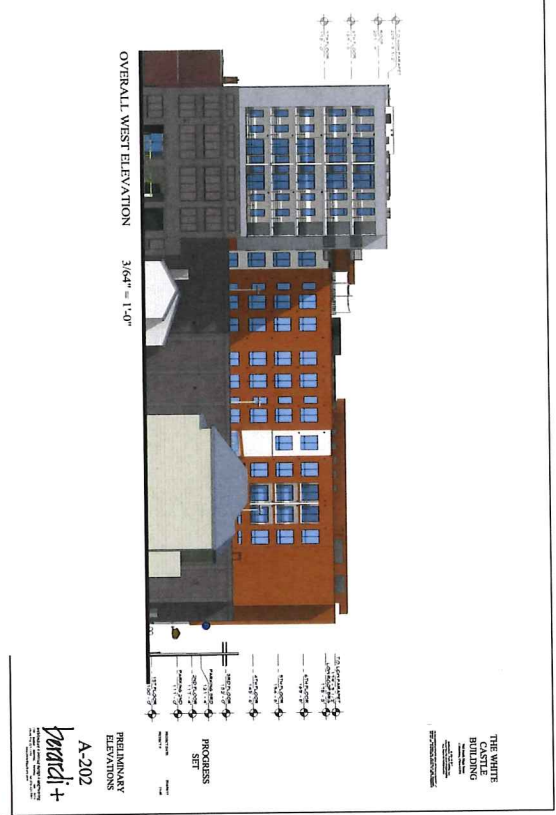
11/01/2016
DATE

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**ZONING SITE PLAN
FOR
WHITE CASTLE
COLUMBUS, OHIO**



PLOT SCALE: 1:1 EDIT DATE: 8/22/16 1:49 PM EDITED BY: BSCILLING DRAWING FILE: Q:\2014\00585\0 DRAWINGS\CIVIL\PLAN SET\SITE COMPLIANCE\FINAL\201400585 CE F30P.DWG



Z16-058 Final Dated 8/22/16



REGISTRATION
TO THE BEST OF MY KNOWLEDGE, THE PLANS DEPICTED HEREIN MEET ALL REQUIRED ZONING TEXT STANDARDS
REGISTERED ENGINEER
DATE 08/22/2016

NO.	REVISION SCHEDULE	DATE
1	ISSUANCE INDEX	DATE 08/22/2016
2	SCALE: N/A	
3	CERTIFIED BY	
4	FINAL SITE COMPLIANCE PLAN FOR WHITE CASTLE COLUMBUS, OHIO	

C103

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
NOVEMBER 10, 2016**

- 12. APPLICATION: Z16-058**
Location: **975 NORTH HIGH STREET (43215)**, being 1.08± acres located at the northwest corner of North High Street and West Second Avenue (010-006949; Victorian Village Commission).
Existing Zoning: C-4, Commercial District.
Request: CPD, Commercial Planned Development District.
Proposed Use: Mixed-use development.
Applicant(s): Connie J. Klema, Atty.; PO Box 991; Pataskala, OH 43062.
Property Owner(s): WC Partners, LLC; 600 Stonehenge Parkway, 2nd Floor; Dublin, OH 43017.
Planner: Shannon Pine; 614-645-2208; spine@columbus.gov

BACKGROUND:

- The 1.08± acre site is zoned in the C-4, Commercial District, and had been developed with a surface parking lot and a fast food establishment that was recently demolished. The site is subject to BZA16-036 (attached) which granted variances for building height, minimum number of stacking, parking, and loading spaces, light pole height, and building setbacks for an 8-story mixed-use building containing 3,576 square feet of restaurant space with an enclosed pick-up unit, 8,408 square feet of retail space, 11,132 square feet of office space, and 105 apartment units. The applicant proposes the CPD, Commercial Planned Development District to accommodate the approved variances for the mixed-use building, with an increased height district and allowance of one C-5, Commercial District use for a public electric charging station.
- To the north and east are three-story mixed-use buildings in the C-4, Commercial District. To the south is a four-story mixed-use building in the C-4, Commercial District. To the west is a funeral home and crematory in the C-4, Commercial District, and a four-unit dwelling in the ARLD, Apartment Residential District.
- There is no Council adopted plan for this area. The site does fall within the Victorian Village Architectural Review Commission area. The Victorian Village Commission recommends approval of the requested CPD district.
- The CPD text proposes a height district of 110 feet, and includes permitted uses, access provisions, and a commitment to a site plan. Variances for reduced minimum number of stacking, parking (28-space reduction), and loading spaces, increased light pole height, reduced building setbacks, and to allow parking areas to be divided by parcel lines are incorporated into the request. The attached elevations have been recently approved by the Victorian Village Commission.
- This CPD district does not alter the planned development of the property that was approved by the Board of Zoning Adjustment, but does propose the one C-5 public electric charging station use, eliminates the height variance with the requested H-110 Height District, and

allows for future lot splits that could divide parking spaces and drive aisles within the building. All other aspects of the proposed development remain unchanged.

- A traffic impact study has already been completed for this proposed development and has been approved by the Division of Traffic Management.
- The *Columbus Thoroughfare Plan* identifies North High Street as a 4-2D arterial requiring a minimum of 60 feet of right-of-way from the centerline.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

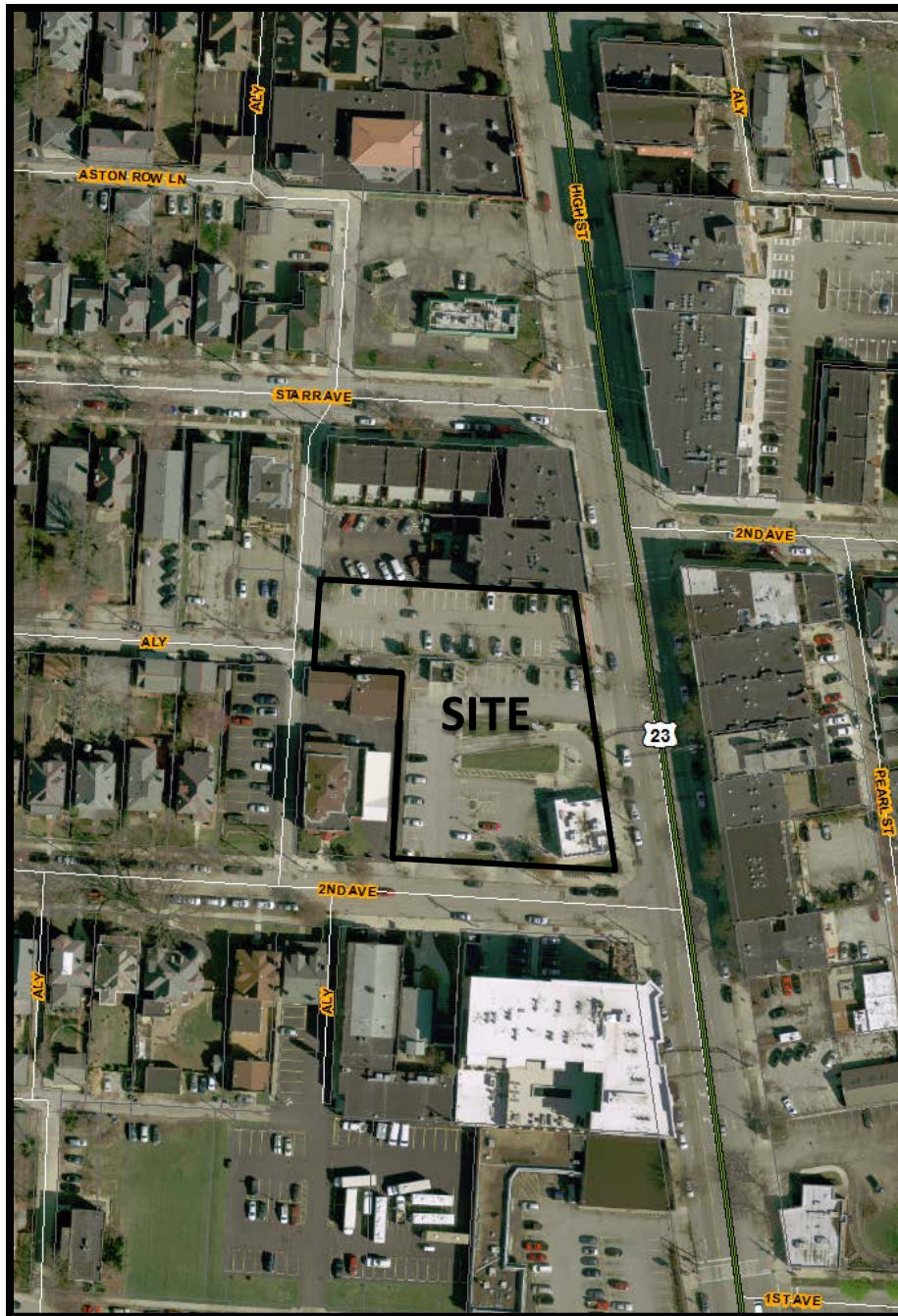
The requested CPD, Commercial Planned Development District will accommodate a mixed-use building that is already permitted by BZA16-036. The request is consistent with the zoning and development patterns of this urban neighborhood. Although the site will be adding a number of residential units and additional commercial space, it will also be adding a 101 space public parking garage which is a net increase in the amount of on-site public parking from the former 42-space surface lot that existed on the property (a gain of 62 spaces). While the proposed building height is slightly taller than recently-approved mixed-use buildings, it will match the character of this rapidly redeveloping urban area.

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Z16-058
975 North High Street
Approximately 1.08 acres
C-4 to CPD



Z16-058
975 North High Street
Approximately 1.08 acres
C-4 to CPD

STEVEN R. SCHOENY
Director

THE CITY OF
COLUMBUS
ANDREW J. GINTHER, MAYOR

DEPARTMENT OF
DEVELOPMENT

COPY

HISTORIC DISTRICT COMMISSION RECOMMENDATION

VICTORIAN VILLAGE COMMISSION

This is a recommendation to the appropriate regulatory body as identified per City Code. It is not a zoning clearance or a building permit. This document does not relieve the applicant from the responsibility of filing for and obtaining any required zoning clearance and/or building permit from the City of Columbus Department of Building & Zoning Services (645-6090 / 757 Carolyn Avenue) and following all other applicable codes and ordinances of the City of Columbus.

PROPERTY ADDRESS: 965 N. High St.

APPLICANT'S NAME: Connie J. Klema (Applicant)

WC Partners, LLC (Owner)

APPLICATION NO.: 16-10-22

COMMISSION HEARING DATE: 10-13-16

The Brewery District Commission hereby certifies that the application for the above referenced property and a copy of this Recommendation are on file with the city's Historic Preservation Office. The Commission has reviewed the application and taken the following action(s) in accordance with Columbus City Code 3116 & 3119 and the architectural guidelines:

☒ **Variance or Zoning Change Request**

- ☒ Rezoning
☐ Parking Variance
☐ Change of Use
☐ Lot Split

- ☐ Special Permit
☐ Setbacks
☐ Other

TYPE(S) OF ACTION(S) REQUESTED:

Recommend approval of application #16-10-22, 965 N. High St., as submitted:

Rezoning Recommendation Request

- Rezone property to Commercial Planned Development (CPD) for development as approved by the Victorian Village Commission in January & March 2016.

MOTION: Decker/Hissem (7-0-0) RECOMMEND APPROVAL.

RECOMMENDATION:

☒ RECOMMEND APPROVAL ☐ RECOMMEND DENIAL ☐ NO ACTION TAKEN

THIS RECOMMENDATION IS FOR CONSIDERATION BY THE DESIGNATED REGULATORY AUTHORITY FOR THE ACTION(S) REQUESTED AS INDICATED.

Randy F. Black

Historic Preservation Officer



THE CITY OF
COLUMBUS

ANDREW J. GINTHER, MAYOR

DEPARTMENT OF BUILDING
AND ZONING SERVICES**REZONING APPLICATION****Department of Building & Zoning Services**

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224-3218

Phone: 614-645-7433 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 #

216-058

STATE OF OHIO

COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Connie J. Kieraof (COMPLETE ADDRESS) P.O. Box 991 PATASKALA OH 43062

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. <u>WC PARTNERS LLC</u> <u>600 Stonehenge Parkway 2nd Fl.</u> <u>DUBLIN OH 43017</u>	2. <u>BPWC PARTNERS LLC</u> <u>(same address as No. 1)</u> (50%) <u>LORIBETH M. STEINER</u>
3. <u>WHITECASTLE INVESTMENT CO.</u> <u>P.O. Box 1498</u> (50%) <u>Columbus OH 43216</u>	4.

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

SIGNATURE OF AFFIANT

Connie J. KieraSubscribed to me in my presence and before me this 30 day of August, in the year 2016

SIGNATURE OF NOTARY PUBLIC

[Signature]

My Commission Expires:

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

ANTIONETTE M. GILLUM

NOTARY PUBLIC, STATE OF OHIO

MY COMMISSION EXPIRES JUNE 17, 2019

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 all checks payable to the Columbus City Treasurer