

Final Site Plan Received 9/13/14 219-058

David Hodge 9/13/14

(651)

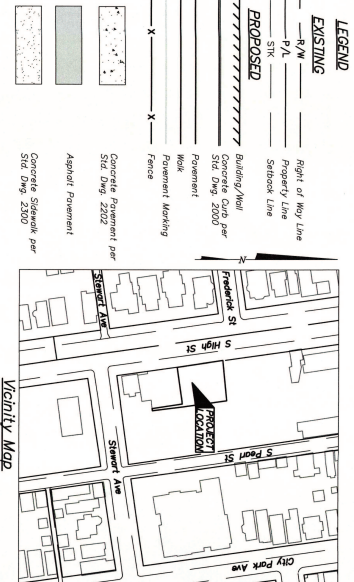
Use	Square Footage	Minimum	Maximum
Parking Calculation			
Lower Level Assembly	2,600 SF	1:50 SF = 62	Unlimited
Lower Level Non-Assembly	3,200 SF	1:200 SF = 13	Unlimited
Accessory	2,400 SF	1:100 SF = 13	Unlimited
Ground Level Assembly	2,400 SF	1:200 SF = 72	Unlimited
Ground Level Non-Assembly	2,400 SF	1:200 SF = 10	Unlimited
Second Level Office	2,400 SF	1:400 SF = 6	Unlimited
Third Level Office	1,400 SF	1:400 SF = 4	Unlimited
Required Parking		172	Unlimited
Required Parking w/ 25% Reduction per 3172.609		129	Unlimited
Pursuing Variance			
Bicycle Parking Required			
Bicycle Parking Required	1 Space/20 Vehicular Spaces (Max. of 20)		
Proposed Bicycle Parking	11 x (1/20) = 2 Bicycles Spaces		
Shade Tree Calculation			
Parking Lot Shade Trees Required	1 per 10 Vehicular Spaces = 1		
Parking Lot Shade Trees Provided	3		

General Zoning Information	
Address:	966 South High Street, Columbus, OH 43206
Parcel No.:	010-035136
Existing Zoning:	Commercial, C4
Classification/District:	CMC
Zoning Case No.:	N/A
Neighborhood:	H-60
Height District:	South High Street/South Front Street UOD
Commercial Overlay:	0.34 A.C./14810 S.F.
Total Parcel Area:	0.34 A.C./14810 S.F.
Flood Insurance Number (FIRM):	390490326X
Most Recent Effective Date of Map:	6/17/2008
Base Flood Elevation (BFE):	713

General Project Information	
Maximum Building Height:	60
Existing Building Height:	47'
Proposed Building Height:	45'-6"
Building Use:	Assembly
No. of Dwelling Units:	14,375*
Proposed Future Service (Residential Only):	N/A
Proposed Future Capacity:	N/A
*Includes basement and roof top areas.	

General Notes:

1. All other appropriate, practical facilities, such as, but not limited to, the requirements of the City of Columbus Comprehensive Zoning Ordinance, shall be met to meet these construction standards. 5'-0" of base of building unless otherwise noted. Coordinate street frontage with existing building footprint.
2. Connection to Sanitary Sewer cannot be made at 111 North Front St (614) 640-7460.



REV.	DATE	DESCRIPTION	REVISION/UPLOAD DATE

IMPROVEMENT PLAN

COLUMBUS MAENNERCHOR
966 SOUTH HIGH ST
COLUMBUS, OH 43206
PID: 010-035136

KORDA
Korda/Nauman Engineering, Inc. - Consulting Engineers
1650 Watermark Drive, Suite 200 - Columbus, Ohio 43215-7010
TEL: 614-487-1650 • FAX: 614-487-8881 • WEB: www.korda.com

DRAWN BY: ACH CHECKED BY: CMF

DRAWING NUMBER:
2018-0420
1

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
SEPTEMBER 12, 2019**

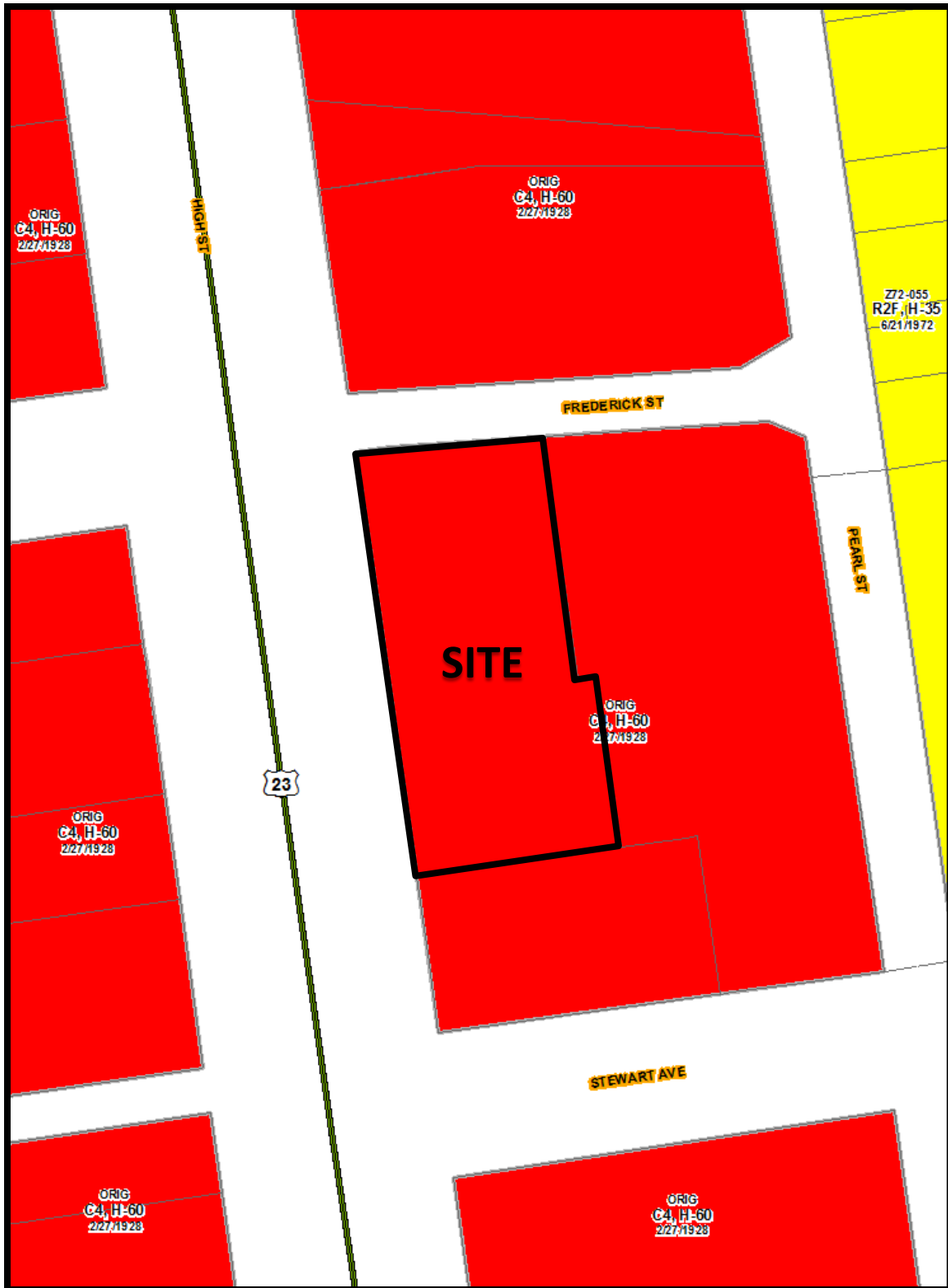
- 6. APPLICATION: Z19-058**
Location: **966 S. HIGH ST. (43206)**, being 0.34± acres located on the east side of High Street, 65± feet north of Stewart Avenue (010-299416, Brewery District Commission).
Existing Zoning: C-4, Commercial District
Request: CPD, Commercial Planned Development District (H-60).
Proposed Use: Commercial development.
Applicant(s): Jefferson Center for Learning and the Arts, c/o David Hodge, Atty.; 8000 Walton Parkway, Suite 260; New Albany, OH 43054.
Property Owner(s): The Applicant.
Planner: Tim Dietrich; 614-645-6665; tedietrich@columbus.gov

BACKGROUND:

- The 0.34± acre site consists of one parcel developed with part of the historic Columbus Maennerchor complex in the C-4, Commercial District. The applicant requests the CPD, Commercial Planned Development District to repurpose the building for C-4 regional scale commercial uses that may specifically include assembly and office uses.
- North of the site is a parking lot and hotel in the C-4, Commercial District. South of the site is an eating and drinking establishment in the C-4, Commercial District. East of the site is a school and accessory facilities in the C-4, Commercial and R-2F, Residential districts. West of the site is an eating and drinking establishment and office uses in the C-4, Commercial District.
- This site is located within the “Southern Tier” of the *Brewery District Plan* (1992), which does not recommend specific land uses but does promote policies and strategies for future development. The site is also within the boundaries of the South High Street / South Front Street Urban Commercial Overlay.
- The site is located within the boundaries of the Brewery District Commission, whose recommendation had not been received at the time this report was written.
- The CPD text establishes use restrictions and supplemental development standards that address building setbacks and height, traffic access, and includes a commitment to develop the site in accordance with the submitted site plan. Additionally, the CPD text includes a variance to eliminate parking lot shade trees and reduce the minimum number of parking spaces required from 129 spaces to 11 spaces.
- The *Columbus Multimodal Thoroughfare Plan* identifies this portion of South High Street as a Signature Corridor requiring 100 feet of right-of-way.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The proposed CPD, Commerical Planned Development District will permit the former Columbus Maennerchor building to be repurposed for commercial development. The CPD text establishes appropriate use restrictions and supplemental development standards that include a commitment to a site plan. The text includes a variance to eliminate parking lot shade trees and reduces the minimum number of parking spaces required from 129 spaces to 11 spaces. The proposed CPD district would preserve the traditional character of this portion of High Street by maintaining a pedestrian-friendly environment, and facilitate the preservation of the building, as recommended by policies and strategies for future development in the "Southern Tier" of the *Brewery District Plan*. Additionally, the proposal will be developed in accordance with the submitted site plan and is consistent with the redevelopment of existing commercial buildings along the South High Street corridor.



Z19-058
966 S. High St.
Approximately 0.34 acres
C-4 to CPD



Z19-058
966 S. High St.
Approximately 0.34 acres
C-4 to CPD

**HISTORIC DISTRICT COMMISSION
RECOMMENDATION****BREWERY DISTRICT 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) and following all other applicable codes and ordinances of the City of Columbus.

PROPERTY ADDRESS: 966 South High Street**APPLICANT'S NAME:** Jefferson Center for Learning and the Arts (Applicant/Owner)**APPLICATION NO.:** BD-19-9-006**COMMISSION HEARING DATE:** 9-5-19

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.

☒ **Variance or Zoning Change Request**

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

- ☐ Special permit
☐ Setbacks
☐ Other

TYPE(S) OF ACTION(S) REQUESTED:

Recommend Rezoning Request #BD-19-9-006, 966 South High Street, as submitted.

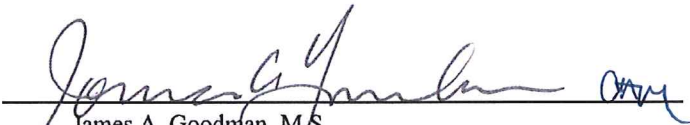
Rezoning Request

- Rezone parcel from C-4, regional scale commercial district to CPD, commercial planned development district, to accommodate proposed redevelopment of the site.

MOTION: Pongonis/Hunt (6-0-0) RECOMMENDED.

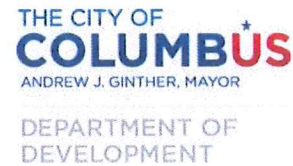
RECOMMENDATION:☒ RECOMMEND APPROVAL☐ RECOMMEND DENIAL☐ NO ACTION TAKEN

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


 James A. Goodman, M.S.
 Historic Preservation Officer



STEVEN R. SCHOENY
Director



MICHAEL FITZPATRICK, AIA, CHAIR
COLUMBUS DEVELOPMENT COMMISSION
111 N. FRONT ST.
COLUMBUS, OH 43215

September 11, 2019

Office of the Director
111 North Front Street, 8th Floor
Columbus, OH 43215
(614) 645.7795
(614) 645.6675 [FAX]

Code Enforcement Division
111 North Front Street, 3rd Floor
Columbus, OH 43215
(614) 645.2202
(614) 645.6675 [FAX]

Economic Development Division
111 North Front Street, 8th Floor
Columbus, OH 43215
(614) 645.8616
(614) 645.6675 [FAX]

Housing Division
111 North Front Street, 3rd Floor
Columbus, OH 43215
(614) 645.7795
(614) 645.6675 [FAX]

Planning Division
111 North Front Street, 3rd Floor
Columbus, OH 43215
(614) 645.8664
(614) 645.6675 [FAX]

Land Redevelopment Office
845 Parsons Avenue
Columbus, OH 43206
(614) 645.5263
(614) 645.6675 [FAX]

Mr. Fitzpatrick and Commissioners,

As the Historic Preservation Officer for the City of Columbus, this letter is intended to confirm that the former Columbus Maennerchor site, located at 966 S. High St., is a contributing property within the established Brewery District historic district of the City of Columbus.

The Brewery District was established by Ordinance #504-93 and adopted by the Columbus City Council on March 29, 1993. All alterations to existing properties within the district, as well as new construction, are subject to review and approval by either my office or the Brewery District Commission.

Both my office and the Brewery District Commission fully support the creation of a Commercial Planned Development District at the site to enable this project and the preservation and adaptive reuse of this important historic resource to move forward.

A tremendous amount of progress has been made within the neighborhood throughout the last twenty-six years of architectural review, with commercial and residential developments that continue to build up the South High Street corridor.

The preservation and redevelopment of the former Columbus Maennerchor site is in keeping with the historic preservation goals of the City of Columbus and the Department of Development, and I encourage you to approve the Commercial Planned Development District to help enable its next chapter.

Sincerely,

James A. Goodman, M.S.
Historic Preservation Officer

cc: Mark C. Dravillas, Administrator, Planning Division, Department of
Development
File

**Rezoning Application**

111 North Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • www.columbus.gov • zoninginfo@columbus.gov

PROJECT DISCLOSURE STATEMENT

All parties having a 5% or more interest in the project that is the subject of this application should be listed.

THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

APPLICATION #:

219-058STATE OF OHIO
COUNTY OF FRANKLINBeing first duly cautioned and sworn (NAME) David Hodgeof (COMPLETE ADDRESS) 8000 Walton Parkway, Suite 260

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 (include contact name and number)

Business or individual's address; City, State Zip Code

Number of Columbus based employees

(Limited to 3 lines per box)

1. Jefferson Center for Learning and the Arts 65 Jefferson Avenue Columbus, Ohio 43215	2.
3.	4.

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

SIGNATURE OF AFFIANT

David HodgeSubscribed to me in my presence and before me this 23rd day of July, in the year 2019

SIGNATURE OF NOTARY PUBLIC

Kimberly A. Grayson
1-11-2021

My Commission Expires:

KIMBERLY A. GRAYSON

Notary Public, State of Ohio

My Commission Expires

January 11, 2021

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

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