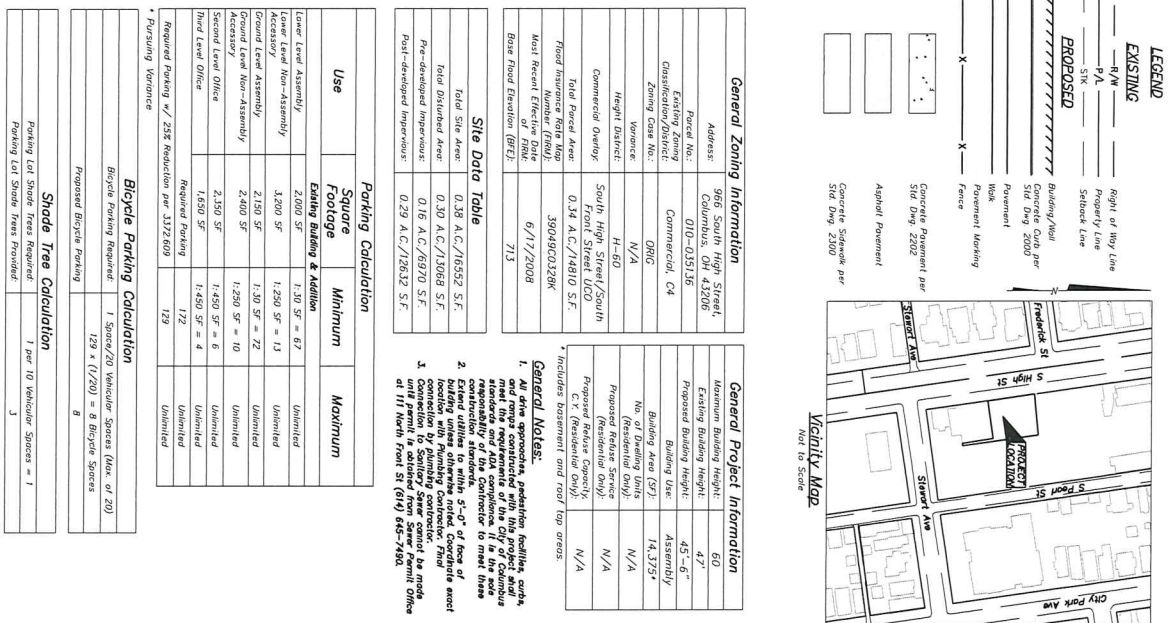


- Code Notes:**
1. Project existing sidewalk/pavement/curf/ramp to match.
 2. Street existing sidewalk/pavement to nearest joint.
 3. Bicycle parking, marked 'B' inside road.

Site Plan
1" = 20'



KORDA

KordaNemeth Engineering, Inc. - Consulting Engineers
1650 Watermark Drive, Suite 200 - Columbus, Ohio 43215-7510
TEL: 614-461-0500 FAX: 614-461-0599 WEB: www.korda.com

IMPROVEMENT
PLAN

COLUMBUS MAENNERCHOR

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

DRAWING NUMBER:
1

DRAWN BY: ACM CHECKED BY: CMF

REVISION/UPLOAD DATE	
REV.	DESCRIPTION

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

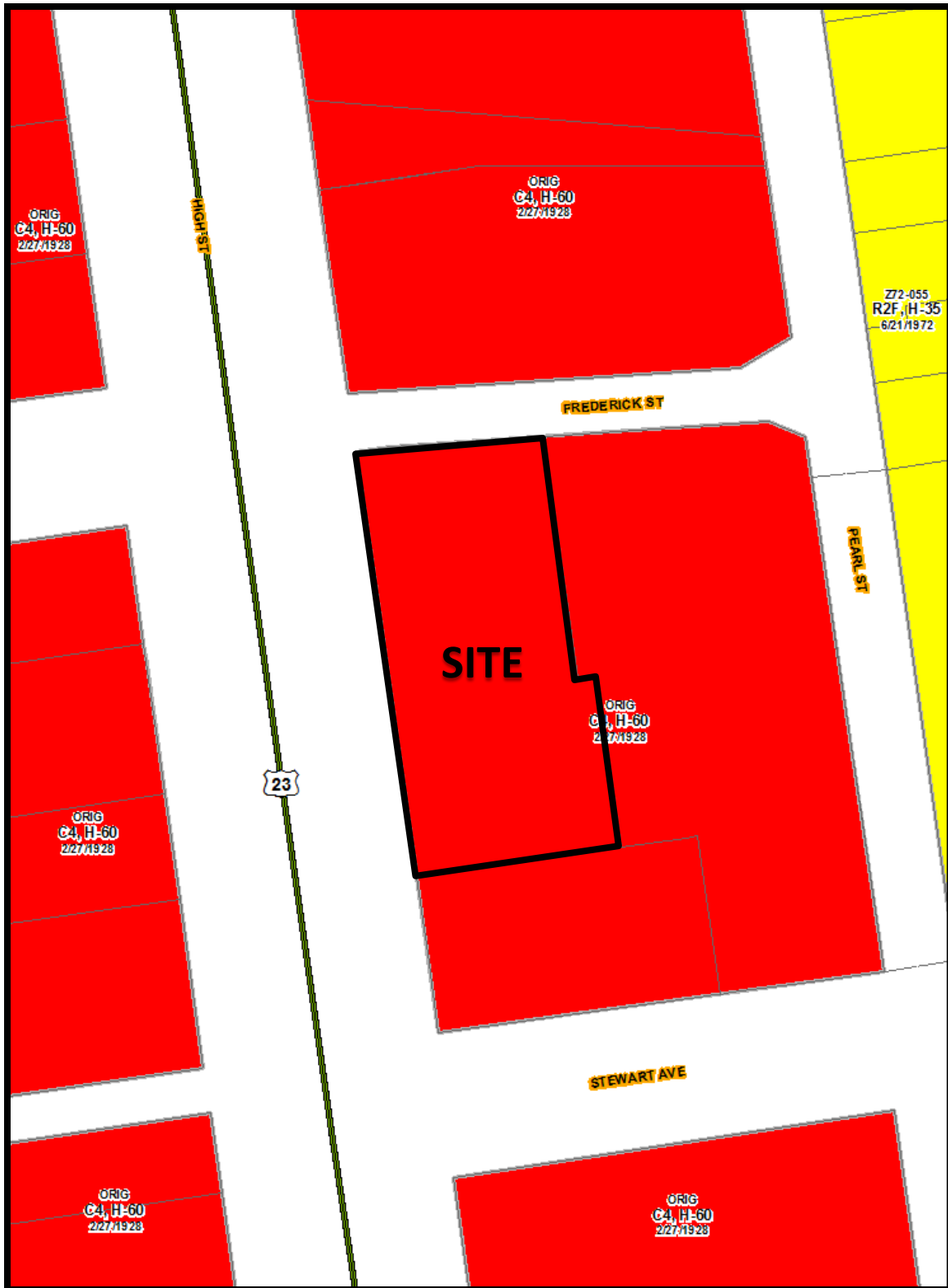
- 6. APPLICATION: Z19-058**
Location: **966 S. HIGH ST. (43206)**, being 0.34± acres located on the east side of High Street, 65± feet north of Stewart Avenue (010-299416, Brewery District Commission).
Existing Zoning: C-4, Commercial District
Request: CPD, Commercial Planned Development District (H-60).
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.

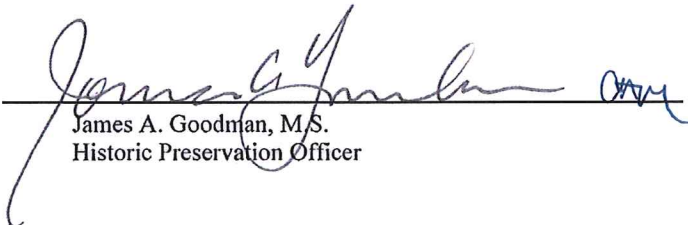
RECOMMENDATION:

☒ RECOMMEND APPROVAL

☐ RECOMMEND DENIAL

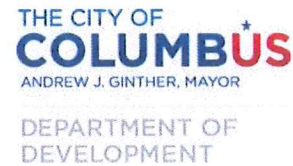
☐ NO ACTION TAKEN

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

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]

September 11, 2019

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 the 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 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