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
            Shannon Pine; 645-2208; 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
Figure 10: Land Use Plan

Z15-057
4476 North High Street
Approximately 0.5 acres
CPD to CPD
Z15-057
4476 North High Street
Approximately 0.5 acres
CPD to CPD
1. **INTRODUCTION:** The subject property is a single tract of land of 0.5± acres located at the southeast corner of North High Street and East Dominion Blvd. There is a 2 story brick building that was originally built as a private residence located on the property. Over time its residential use was changed to an office building, a nursing home, and then a funeral home. The property is located in the Urban Commercial Overlay (UCO). The applicant proposes to redevelop the site with a mixed use building with commercial uses on the first floor with dwelling units on the upper floors. The proposed building and site plan are consistent with the uses, development, scale and design recommended in the Clintonville Neighborhood Plan and the Urban Commercial Overlay District and are compatible with the neighborhood and the redevelopment that is occurring on North High Street in Clintonville.

2. **PERMITTED USES:** All uses permitted in Chapter 3361 of the Planned or Regional Commercial District of the Columbus City Code shall be permitted on the site except for Chapter 3357 C-5, Highway Oriented Commercial Development uses. Any uses shown on the site plan or building elevations are examples of anticipated uses and not a limitation on the uses permitted by the Columbus City Code and this CPD Text.

3. **DEVELOPMENT STANDARDS:** Unless otherwise indicated in the CPD Text or Zoning Site Plan, the applicable development standards are contained in Chapter 3361 of the Columbus City Code in addition to the Urban Commercial Overlay District contained in Chapter 3372.601 et seq. and as shown on the attached Zoning Site Plan.

   **A. Density, Height, Lot and/or Setback Commitments.**

   1. The building setback shall be a minimum of zero (0) feet along High Street and a maximum of ten (10) feet along E. Dominion Blvd.

   2. No yards shall be required.

   3. No parking and pavement setback shall be required along the south side lot line.

   4. Parking and pavement setback along the rear lot line shall be a minimum of four (4) feet.

   **B. Access, Loading, Parking and/or Other Traffic Related Commitments.**

   1. N/A
C. Buffering, Landscaping, Open Space, Screening and Parkland Dedication Commitments.

1. There is established plant material screening along the rear property line that abuts the side property line of a residentially zoned property. That screening will be maintained to the extent possible and where necessary shall be supplemented with additional plant materials to maintain 75% opacity to a total height of no less than three feet above parking lot grade.

2. No perimeter parking lot landscaping or screening shall be required along the south lot line.

D. Building Design and Exterior Treatment Commitments.

1. N/A

E. Dumpsters, Lighting, Outdoor Display and Other Environmental Commitments.

1. N/A

F. Graphics and/or Signage Commitments.

1. Any signage and graphics shall conform to the City of Columbus Graphics Code, Article 15, Title 33 as it applies to the CPD District. Any variance of the sign requirements will be submitted to the City of Columbus Graphics Commission for consideration.

G. Miscellaneous:

1. Variances:
   (a) Section 3372.604(B) Setback: reduce minimum setback for parking lot and pavement to a minimum of zero (0) feet along south lot line and four (4) feet along the rear (east) lot line.

2. Site Plan. The Subject Site shall be developed in accordance with the submitted site plan except that the parking lot is a conceptual design configured for anticipated parking needs and may be modified or reconfigured in conformance with the requirements of the Columbus City Code and this CPD text. The plan including the proposed lots and property lines may be slightly adjusted to reflect engineering, topographical or other site data developed at the time of development or when engineering plans are completed. Any slight adjustment to the plans shall be reviewed and may be approved by the Director of the Department of Building & Zoning Services or his designee upon submission of the appropriate data regarding the proposed adjustment.

3. Building Elevations. The building shall be developed in a style and scale similar to the submitted building elevations. The building elevations may be adjusted to reflect architectural, engineering, topographical, or other site data developed at the time of the development and when engineering and architectural drawings are completed. Any significant adjustment shall be in compliance with the Building Design Standards of the UCO. Any adjustment to the submitted building elevations shall be subject to review and may be approved by the Director of the Department of Building and Zoning Services, or designee, upon submission of the appropriate data regarding the proposed adjustment.

4. COMMERCIAL PLANNED DEVELOPMENT CRITERIA:

A. Natural Environment: The property is located on the southeast corner of the intersection of North High Street and E. Dominion Blvd. It is currently developed with a brick structure that was originally a single family residence that has been converted to a funeral home use. The property fronts N. High...
Street and is surrounded on three sides with properties with commercial zoning classifications. The rear property line abuts a residentially zoned single family home.

B. *Existing Land Use:* The property is currently zoned CPD with a single permitted use as a funeral home.

C. *Activities:* The proposed development will provide a mixed use building combining commercial and residential uses which will provide for new active commercial uses and businesses along the N. High Street Corridor in the Urban Commercial Overlay while expanding the housing options in as recommend by the UCO and the Clintonville Neighborhood Plan.

D. *Behavior Patterns:* Existing development in the area has established vehicular and pedestrian patterns in the area. The proposed mixed use building will promote a pedestrian friendly environment and walkable neighborhood.

E. *Transportation and Circulation:* The site fronts High Street and will have vehicular access from E. Dominion Blvd. Public transportation is also available. COTA provides bus service along High Street.

F. *Form of the Environment:* The site is subject to the Urban Commercial Overlay which contains building design standards. The size, scale, height, bulk and design of the proposed building is in keeping with the UCO standards, the new and transitioning buildings in the UCO and buildings in the surrounding area.

G. *Views and Visibility:* The site currently has and will continue to have access from E. Dominion Blvd. and the placement of the building on the property provides adequate site vision distance for motorists, bicyclists and pedestrians. The building will be located at the High Street right of way distant from the residential property adjacent to the rear of the lot.

H. *Proposed Development:* A mixed commercial/residential use building with dwelling units located above commercial uses.

I. *Emissions:* No significant emissions or levels of light, sounds, smells or dust atypical of residential care facilities will be generated from the use of this site. Emissions will not affect the environment or alter the use and enjoyment of the surrounding properties.

The undersigned, being the authorized representative of the owner of the subject property and Applicant in the subject Application, does hereby agree singularly and collectively for themselves, their heirs, successors and assigns, to abide by above restrictions, conditions, and commitments regarding development of the subject property, and for such purpose each states that they fully understand and acknowledge that none of the foregoing restrictions, conditions, or commitments shall in any manner act to negate, nullify, alter or modify any more restrictive provision of the Columbus City codes, except as permitted by the Development Text and drawings referenced herein.
Dominion High Acquisition, LLC

Signature: ___________________________________________

By Catherine A. Cunningham
Its authorized agent

Date: January 22, 2016
**REVISIONS**

**DATE SHEET**

**DESCRIPTION**

**JOB NO.:**

**DATE:**

**SCALE:**

**HORIZONTAL:**

**VERTICAL:**

**SHEET NO.:**

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**REGISTERED ENGINEER**

**NO.**

**DATE**

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**REV#**

**APPROVED**

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**PARKING REQUIREMENTS**

**SPACES PROVIDED:**
- 25 SPACES (2 H.C. SPACES)

**ANTICIPATED USES**
- BANK: 1800/250 = 7.2 X .50 = 4
- RETAIL: 1400/250 = 5.6 X .50 = 3
- EATING IN RETAIL: 400/75 X .75 = 4
- PATIO: 400/150 = 3.6 X .75 = 2
- RESIDENTIAL: 8 UNITS X 1.5 = 12

**STACKING REQUIREMENT**
- DRIVE-UP TELLER: 1 UNIT = 6 STACKED CARS (6 ACTUAL)
- ATM: 1 UNIT = 4 STACKED CARS (4 ACTUAL)

**BICYCLE RACK REQUIREMENT**
- REQUIRED: 25/20 = 2 BIKE RACKS
- ACTUAL: 2 BIKE RACKS

**SHADE TREE REQUIREMENT**
- (2" CALIPER MIN. IN 145 SF ISLAND)
- REQUIRED: 25/10 = 3 TREES
- ACTUAL: 3 TREES

**UCO REQUIREMENTS**
- 3372.705B - BUILDING TO BE AT LEAST 60% OF LOT
  - ACTUAL 80/127.34 = 62.8%
- 3372.707A - FRONT YARD TREES (2" MIN.) EVERY 50'
  - REQUIRED: 127.34/50 = 3 TREES
  - ACTUAL: 4 NEW 2" CALIPER TREES
- 3372.707C - NEW TREES WILL BE 2" CALIPER OF GREATER AND NEW SHRUBS WILL BE A MINIMUM HEIGHT OF 24"
- 3372.707D - SCREENING ALONG THE BORDER OF THE NEIGHBORING RESIDENTIAL IS EXISTING. SOME PLANTS MAY BE REMOVED, BUT 75% OPAQUE WILL BE MAINTAINED TO A HEIGHT OF 6'.
- 3272.707E - 24" SHRUBS ALONG DOMINION PER PLAN.

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**TOTAL AREA OF SITE:** 0.502 AC.

**BUILDING HEIGHT:** 35'

**FLOOD PLAIN NOTE:**
- THIS SITE FALLS WITHIN ZONE X OF THE FEMA PANEL #39049C0167K, DATED JUNE 17, 2008. ZONE X DENOTES AREAS OUTSIDE OF THE 500-YEAR FLOOD PLAIN.

**COMPLIANCE NOTE:**
- WE WILL COMPLY WITH SECTION 3312.21 SCREENS; 3312 STRIPING/MARKING; 3312.43 SURFACE; AND 3312.45 WHEEL STOPS/CURB.

**ZONING:**
- Z15-057
- COMMERCIAL OVERLAY
- NORTH HIGH STREET UCO

**ZONING CERTIFIED ADDRESS:**
- 4476 N HIGH STREET

**PARCEL NUMBER:**
- 010-084213

**NOTES:**
1) ANY USES SHOWN ON THIS SITE PLAN ARE EXAMPLES OF ANTICIPATED USES AND NOT A LIMITATION ON THE USES PERMITTED BY THE COLUMBUS CITY CODE OR CPD TEXT.
2) THE PARKING LOT IS A CONCEPTUAL DESIGN CONFIGURED FOR ANTICIPATED PARKING NEEDS AND MAY BE MODIFIED OR RECONFIGURED IN CONFORMANCE WITH THE REQUIREMENTS OF THE COLUMBUS CITY CODE AND THE CPD TEXT.
3) ALL DIMENSIONS ARE TO THE EDGE OF PAVEMENT.
4) TYPICAL PARKING SPACE IS 9' X 20'.
5) FOR EXACT BUILDING DIMENSIONS, SEE ARCHITECTURAL PLANS.

**SANITARY SEWER NOTE:**
- CONNECTION TO A SANITARY SEWER CANNOT BE MADE WITHOUT OBTAINING A PERMIT FROM THE SEWER PERMIT OFFICE, 910 DUBLIN ROAD, 3RD FLOOR, 614-645-7490.

**FOR THE DIVISION OF TRAFFIC:**
- THE DEVELOPER SHALL BE RESPONSIBLE FOR THE COSTS OF SIGNAGE INSTALLATION, WHICH SHALL BE PERFORMED BY THE CITY OF COLUMBUS.
- THE RESPONSIBLE PARTY FOR THE SIGNAGE IS:
  - CONTACT NAME: NELSON G. YODER
  - CONTACT PHONE: (614) 335-2078
  - CONTACT E-MAIL: NYODER@CRAWFORDHOYING.COM

THE DEVELOPER SHALL CONTACT THE CITY OF COLUMBUS, DIVISION OF TRAFFIC MANAGEMENT AT 614-645-8354 A MINIMUM OF 45 DAYS IN ADVANCE OF THE ANTICIPATED COMPLETION DATE TO COORDINATE THE NECESSARY SIGNAGE INSTALLATIONS.
Standardized Recommendation Form

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 (Check only one):
☒ Approval
☐ 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: 6-2

Signature of Authorized Representative: Chairman Clintonville Area Commission

Daytime Phone Number: 614-288-1642

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.
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> 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 11th Development Commission meeting and want to be sure we are accurately representing your recommendation in our staff report.

Thanks,

James Burdin

Planner I

City of COLUMBUS

Department of Building & Zoning Services