

REZONING APPLICATION

Department of Building & Zoning Services

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224-3218

Phone: 614-645-7433 www.columbus.gov

OFFICE USE ONLY

Application #: 216-082
Date Received: 11/29/16
Application Accepted By: SP + MM Fee: \$3520
Comments: Assigned to Michael Maret; 614-645-2749; mj.maret@columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 1824 E. Long Street (and 1818 E. Long Street) Zip 43203

Is this application being annexed into the City of Columbus Yes No (circle one)

If the site is currently pending annexation, Applicant must show documentation of County Commissioner's adoption of the annexation petition.

Parcel Number for Certified Address 010-040131, 010-047595

Check here if listing additional parcel numbers on a separate page.

Current Zoning District(s) ARLD Requested Zoning District(s) CPD, Commercial Planned District

Area Commission Area Commission or Civic Association: Near East Area Commission

Proposed Use or reason for rezoning request: Construction of ancillary school facilities for St. Charles Preparatory School

(continue on separate page if necessary)

Proposed Height District: 35 feet Acreage 1.146 acres
[Columbus City Code Section 3309.14]

APPLICANT: **See next page for additional Applicant's information

Name City of Columbus Land Bank, c/o John Turner

Address 100 N. Front Street 50 W. Gay Street City/State Columbus, OH Zip 43215

Phone # 614-645-2551 Fax # _____ Email jmturner@columbus.gov

PROPERTY OWNER(S):

Name City of Columbus Land Bank, c/o John Turner

Address 100 N. Front Street 50 W. Gay Street City/State Columbus, OH Zip 43215

Phone # 614-645-2551 Fax # _____ Email jmturner@columbus.gov

Check here if listing additional property owners on a separate page

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE) Attorney Agent

Name Catherine A. Cunningham, Kegler, Brown, Hill + Ritter

Address 65 E. State Street, Suite 1800 City/State Columbus, OH Zip 43215

Phone # (614) 462-5486 Fax # (614) 464-2634 Email: ccunningham@keglerbrown.com

SIGNATURES (ALL SIGNATURES MUST BE PROVIDED AND SIGNED IN BLUE INK)

APPLICANT SIGNATURE by John Turner [Signature]

PROPERTY OWNER SIGNATURE by John Turner [Signature]

ATTORNEY / AGENT SIGNATURE by Catherine A. Cunningham [Signature]

My signature attests to the fact that the attached application package is complete and accurate to the best of my knowledge. I understand that the City staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me/my firm/etc. may delay the review of this application.

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

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Current Zoning District(s) _____ Requested Zoning District(s) _____

Area Commission Area Commission or Civic Association: _____

Proposed Use or reason for rezoning request: _____

(continue on separate page if necessary)

Proposed Height District: _____ Acreage _____

[Columbus City Code Section 3309.14]

APPLICANT:

Name Frederick F. Campbell, Bishop of the Catholic Diocese of Columbus, c/o Catherine A. Cunningham, Esq.

Address Kegler, Brown, Hill & Ritter, 65 E. State Street, Suite 1800 City/State Columbus, OH Zip 43215

Phone # 614-462-5486 Fax # 614-464-2634 Email ccunningham@keglerbrown.com

PROPERTY OWNER(S):

Name Silver Arbor Lustron, LLC, c/o Arbor Equities LLC, Managing Member

Address 256 Parkwood Avenue City/State Columbus, OH Zip 43203

Phone # 614-519-1421 Fax # _____ Email arborequities@gmail.com

Check here if listing additional property owners on a separate page

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE) Attorney Agent

Name _____

Address _____ City/State _____ Zip _____

Phone # _____ Fax # _____ Email: _____

SIGNATURES (ALL SIGNATURES MUST BE PROVIDED AND SIGNED IN BLUE INK)

APPLICANT SIGNATURE by Catherine A. Cunningham, Attorney Catherine A. Cunningham

PROPERTY OWNER SIGNATURE by Catherine A. Cunningham, Agent Catherine A. Cunningham

ATTORNEY / AGENT SIGNATURE Catherine A. Cunningham

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REZONING APPLICATION

Department of Building & Zoning Services

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Phone: 614-645-7433 www.columbus.gov

AFFIDAVIT

(See instruction sheet)

APPLICATION # 216-082

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Catherine A. Cunningham, Kegler, Brown, Hill + Ritter
of (1) MAILING ADDRESS 65 E. State Street, Suite 1800, Columbus, OH 43215

deposed and states that (he/she) is the applicant, agent, or duly authorized attorney for same and the following is a list of the name(s) and mailing address(es) of all the owners of record of the property located at

(2) CERTIFIED ADDRESS FOR ZONING PURPOSES 1824 E. Long Street (and 1818 E. Long Street)
for which the application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3) _____

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS
 Check here if listing additional property owners
on a separate page.

(4) City of Columbus Land Bank
50 W. Gay Street, 4th Floor, Columbus, OH 43215
Silver Arbor Lustron, LLC
256 Parkwood Avenue, Columbus, OH 43203

APPLICANT'S NAME AND PHONE #
(same as listed on front of application)

City of Columbus Land Bank (John Turner, 614-645-2551)
Frederick F. Campbell, Bishop of the Catholic Diocese of Columbus
(Catherine A. Cunningham, 614-462-5486)

AREA COMMISSION OR CIVIC GROUP
AREA COMMISSION ZONING CHAIR OR
CONTACT PERSON AND ADDRESS

(5) Near East Area Commission
Annie Ross-Womack, Zoning Chair
874 Oakwood Avenue, Columbus, OH 43206

and that the attached document (6) is a list of the names and complete mailing addresses, including zip codes, as shown on the County Auditor's Current Tax List or the County Treasurer's Mailing List, of all the owners of record of property within 125 feet of the exterior boundaries of the property for which the application was filed, and all of the owners of any property within 125 feet of the applicant's or owner's property in the event the applicant or the property owner owns the property contiguous to the subject property(7)

SIGNATURE OF AFFIANT

(8) Catherine A. Cunningham

Subscribed to me in my presence and before me this 29th day of November, in the year 2016

SIGNATURE OF NOTARY PUBLIC

(8) Kelly Lackley
June 8, 2018

My Commission Expires:

This Affidavit expires six months after date of notarization.

Notary Seal Here



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APPLICANT

PROPERTY OWNERS

ATTORNEY

Frederick F. Campbell, Bishop of the
Catholic Diocese of Columbus
c/o Catherine A. Cunningham, Esq.
Kegler, Brown, Hill + Ritter
65 E. State Street, Suite 1800
Columbus, OH 43215

City of Columbus Land Bank
Attn: John Turner
50 W. Gay Street
Columbus, OH 43215

Catherine A. Cunningham, Esq.
Kegler, Brown, Hill + Ritter
65 E. State Street, Suite 1800
Columbus, OH 43215

AREA COMMISSION

Silver Arbor Lustron, LLC
Attn: Abigail Mack
256 Parkwood Avenue
Columbus, OH 43203

Near East Area Commission
Annie Ross-Womack, Zoning Chair
874 Oakwood Avenue
Columbus, OH 43206

SURROUNDING PROPERTY OWNERS

ALTRECE M HOGANS
108 BRUNSON AVE
COLUMBUS OH 43203-1758

CAREY ELIZABETH SCHAEFFER
80 82 N BRUNSON AVE
COLUMBUS OH 43203

CARLOTTA THOMPSON
122-124 BRUNSON AVE
COLUMBUS OH 43203

DAVID M BAKER
1529 ELLSWORTH AVE
COLUMBUS OH 43206-3730

DINO Y SMITH
6288 ALISSA LN
COLUMBUS OH 43213

DONNELL O GATTIS
PO BOX 30746
COLUMBUS OH 43230-0746

EDMOND O JOHNSON
ROSA M JOHNSON
112 BRUNSON AVE
COLUMBUS OH 43203-1758

EMMA D SIMMONS
GEORGE A SIMMONS
CAROL SIMMONS
J PAULETTE SIMMONS
86 BRUNSON AVE
COLUMBUS OH 43203

FREDERICK L RANSIER
KATHLEEN HAYES RANSIER
1801 E LONG ST
COLUMBUS OH 43203-2009

HASKELL & BRUNSON HR
PROPERTIES LLC
262 CHARLES RD SW
PATASKALA OH 43062

HELEN J ROOTS
1786 E LONG ST
COLUMBUS OH 43203-2060

JON W NESBITT
ROBBIE B CROMWELL
A RENEE NESBITT
2600 N CASSADY RD
COLUMBUS OH 43219

JOSEPH N ROBERTS
MICHAEL G LIEBERT
1780 E LONG ST
COLUMBUS OH 43203

MICHAEL E WINFIELD
NANCY R WINFIELD
1638 ROSEVIEW DR
COLUMBUS OH 43209

MICHELE SANTINI
PO BOX 132395
COLUMBUS OH 43213

216-082

MONYPENNY PROPERTIES LLC
1620 E BROAD ST, APT 801
COLUMBUS OH 43203

NICHOLLE C GREGG
1810 LONG ST
COLUMBUS OH 43203

PETER J. OROURKE
118 GRACELAND BLVD., STE 129
COLUMBUS OH 43214

REIGHARD BLACK
1792 E LONG ST
COLUMBUS OH 43203

RICHARD A MORRISON
MYLES A STICKLE
51 N MONROE AVE
COLUMBUS OH 43203

STANIN CAPITAL II LLC
1354 ELKHORN DR
BLACKLICK OH 43206-3730

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 # 216-082

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Catherine A. Cunningham, Kegler, Brown, Hill + Ritter
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

<p>1. City of Columbus Land Bank 109 N. Front Street Columbus, OH 43215 John Turner, 614-645-2551</p>	<p>2. Frederick F. Campbell, Bishop of the Catholic Diocese of Columbus 2010 E. Broad Street Columbus, OH 43209 435 employees at St. Charles and the Diocese Columbus office James R. Lower</p>
<p>3. Silver Arbor Lustron, LLC 265 N. Parkwood Avenue Columbus, OH 43203 0 Columbus based employees Abigail Mack, 614-519-1421</p>	<p>4.</p>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Catherine A. Cunningham

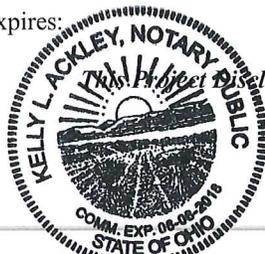
Subscribed to me in my presence and before me this 29th day of November, in the year 2016

SIGNATURE OF NOTARY PUBLIC

Kelly Lackley

My Commission Expires:

June 8, 2018



Notary Seal Here

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

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City of Columbus Zoning Plat



ZONING NUMBER

The Zoning Number Contained on This Form
is Herein Certified to Obtain Zoning, Rezoning,
and Variances, and is NOT to be Used for
the Securing of Building & Utility Permits

Parcel ID: 010040131, 010047595

Zoning Number: 1824

Street Name: E LONG ST

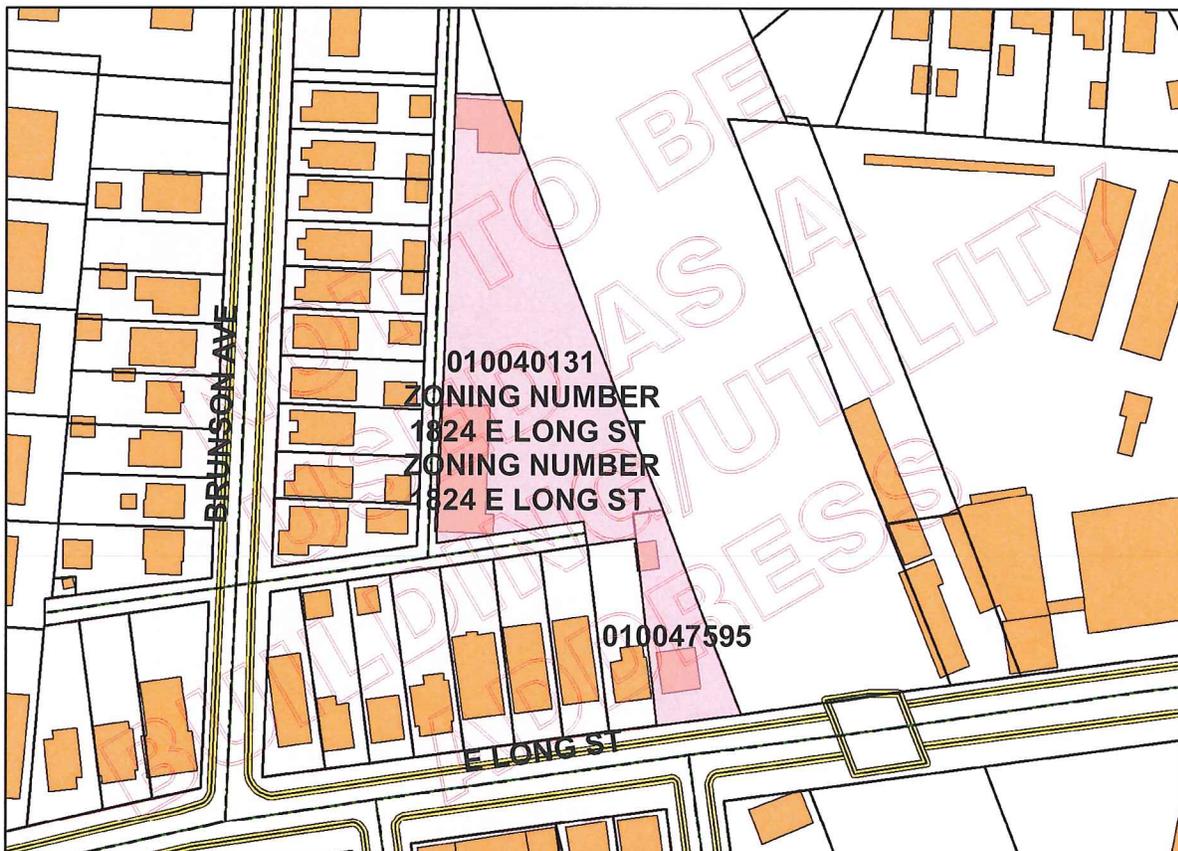
Lot Number: N/A

Subdivision: N/A

Requested By: KEGLER BROWN HILL RITTER (KELLY ACKLEY)

Issued By: *Rodriguez Amarian*

Date: 11/23/2016



SCALE: 1 inch = 150 feet
GIS FILE NUMBER: 79500



FRANK D. WILLIAMS, ADMINISTRATOR
DIVISION OF INFRASTRUCTURE MANAGEMENT
COLUMBUS, OHIO

216-082

LEGAL DESCRIPTION

Parcel I:

Situated in the State of Ohio, County of Franklin, City of Columbus, and being a part of a 1.146 Acre tract described in Official Record 6598-0-16, dated 11/27/85 (S&M Properties, Ltd. Tract), Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

Commencing at an iron pin at the Southeasterly corner of Lot 30 of William MoneyPENNY Administration Subdivision, as the same is numbered and delineated upon the recorded plat thereof in Plat Book 7, Page 300, Recorder's Office, Franklin County, Ohio, and at a Southwesterly corner of said 1.146 Acre Tract, said iron pin being in the Northerly line of East Long Street (70 feet wide);

Thence, along a Southerly line of said 1.146 Acre Tract, and along the Northerly line of said East Long Street, North $86^{\circ} 01'$ East, a distance of 71.95 feet to a cross cut on a vertical railroad rail at the Southeasterly corner of said 1.146 Acre Tract, and in the Westerly line of the Norfolk and Western Railroad Right-of-Way;

Thence, along the Easterly line of said 1.146 Acre Tract, and along the Westerly line of said Norfolk and Western Right-of-Way, North $18^{\circ} 02' 30''$ West, a distance of 175.24 feet to an iron pin and the true point of beginning of this description, said last described iron pin being in the Northerly line of an alley 20 feet wide produced Easterly;

Thence, across said 1.146 Acre Tract, and along a Southerly line of said Tract produced Easterly, and along the Northerly line of said alley 20 feet wide produced Easterly, South $86^{\circ} 01'$ West, a distance of 192.92 feet to an iron pin at a Southwesterly corner of said 1.146 Acre Tract, said last described iron pin at the intersection of the Northerly line of said alley 20 feet wide, with the Easterly line of an alley 16 feet wide;

Thence, along a Westerly line of said 1.146 Acre Tract, and along the Easterly line of said alley 16 feet wide, North $06^{\circ} 18'$ East, a distance of 369.0 feet to an iron pin at the Northeasterly corner of said 1.146 Acre Tract;

Thence, along the Northerly line of said 1.146 Acre Tract, South $82^{\circ} 29'$ East, a distance of 38.85 feet to an iron pin at the Northeasterly corner of said 1.146 Acre Tract, and in the Westerly line of said Norfolk and Western Railroad Right-of-Way;

Thence, along the Easterly line of said 1.146 Acre Tract, and along the Westerly line of said Norfolk and Western Right-of-Way, South $18^{\circ} 02' 30''$ East, a distance of 366.30 feet to the place of beginning, containing 0.951 Acres, subject to all legal easements, and agreements, and restrictions and leases of record.

Auditor's Parcel No. 010-040131-00
1824 East Long Street, Columbus, Ohio 43203

216-082

Parcel II:

Being situated in the County of Franklin, State of Ohio and the City of Columbus, and being part of a 1.46 Acre Tract described in Official Record 6598, C-16, dated November 27, 1985 (S and M Properties, Ltd. Tract) Recorder's Office, Franklin County, Ohio and being more particularly described as follows:

Beginning at an iron pin at the southwesterly corner of Lot 30 of William Moneypenny Administrator's Subdivision, as the same is numbered and delineated upon the recorded plat thereof in Plat Book 7, Page 300, Recorder's Office, Franklin County, Ohio, and at a southwesterly corner of said 1.146 Acre Tract, said iron pin being in the northerly line of East Long Street, (70 feet wide):

Thence, along the easterly line of said Lot 30, and along the easterly end of a 20 foot wide alley, (vacated by Ordinance Number 1140-69) and along a westerly of said 1.146 Acre Tract, North 3 degrees 28 minutes west a distance of 170.0 feet to an iron pin at a corner of said 1.146 Acre Tract;

Thence, across said 1.146 Acre Tract, and along a line parallel to the northerly line of said East Long Street, North 86 degrees 01 minutes East, a distance of 27.85 feet to an iron pin in the easterly line of said 1.146 Acre Tract, and in the westerly line of Norfolk and Western Rail Road Right-of-Way;

Thence along the easterly line of said 1.146 Acre Tract, and along the westerly line of said Norfolk and Western Railroad Right-of-Way, South 18 degrees 02 minutes 30 seconds East, a distance of 175.24 feet to cross cut on a vertical railroad rail at the southeasterly corner of said 1.146 Acre Tract, and in the northerly line of said East Long Street;

Thence along the southerly line of said 1.146 Acre Tract, and along the northerly line of said East Long Street, South 86 degrees 01 minutes West, a distance of 71 .95 feet to the place of beginning, containing 0.195 Acres, subject to all legal easements and agreements and restrictions and leases of record.

Auditor's Parcel No. 010-047595-00
1818 East Long Street, Columbus, Ohio 43203

216-082

CPD, COMMERCIAL PLANNED DEVELOPMENT TEXT

PROPOSED DISTRICT: CPD, Commercial Planned Development

PROPERTY ADDRESS: 1824 E. Long St. (& 1818 E. Long Street), Columbus, OH 43203

PROPERTY OWNERS: City of Columbus Land Bank, c/o John Turner and Silver Arbor Lustron, LLC

APPLICANTS: City of Columbus Land Bank, c/o John Turner and Frederick F. Campbell
Bishop of the Catholic Diocese of Columbus
c/o Catherine A. Cunningham, Esq.

ATTORNEY: Catherine A. Cunningham
Kegler, Brown, Hill + Ritter
65 E. State Street, Suite 1800
Columbus, OH 43215

DATE OF TEXT: November 29, 2016

APPLICATION NUMBER: Z16- 082

INTRODUCTION: The subject site is two adjacent parcels comprising 1.146 +/- acres abutting and west of the Norfolk and Western railroad right of way that has two active railroad tracks atop an approximately ten-foot high earthen embankment. The Applicant, St. Charles Preparatory School and the Catholic Diocese of Columbus, proposes to redevelop the site for the construction of ancillary school facilities for St. Charles Preparatory School, which is east of the site and separated from it by the railroad. The rear (north) parcel is 0.95± acres located at 1824 E. Long Street, is owned by the Columbus Land Bank and has been approved by Columbus City Council in Ordinance No. 1875-2016 for transfer to Frederick F. Campbell, Bishop of the Catholic Diocese of Columbus for use as an ancillary school facility. The north portion of the site is shown as “Area A” on the Site Plan referred to in Section I(1) below. There are two dilapidated commercial structures on the north parcel that the Diocese intends to demolish as part of the redevelopment of the site. Currently, the only access to the north parcel is from two public alleys abutting the parcel on its entire west property line and a portion of its south property line.

The front (south) parcel of the site is 0.19 acres located at 1818 E. Long Street, adjacent to East Long Street, and improved with a single family residence that the Applicant intends to have removed from the parcel and relocated prior to the redevelopment of the site. There is also a small outbuilding on the rear of the south parcel that the Applicant intends to demolish. The south portion of the site is shown as “Area B” on the Site Plan referred to in Section I(1) below. It is intended that the parcels be combined and the south parcel provide direct access to and an entryway on East Long Street for the entire site. St. Charles Preparatory School has athletic facilities located at 81 Nelson Road east of the site abutting and east of the Norfolk and Western railroad right of way at the northwest corner of Nelson Road and East Long Street. St. Charles Preparatory School is located at 2210 East Broad Street, Bexley, Ohio, east of the site, its Nelson Road athletic facility and Alum Creek. Pedestrian access is available to the site from St. Charles on the pedestrian bridge over Alum Creek then on East Long Street under the railroad overpass.

Vehicular access is available to the site from the St. Charles Athletic facilities directly onto East Long Street under the railroad overpass.

1. PERMITTED USES: All uses permitted in a commercial planned district shall be permitted on this site.

2. DEVELOPMENT STANDARDS: Unless otherwise specified in the following Development Standards, the Development Standards shall be as specified in Chapter 3361 of Columbus City Code (CPD, Commercial Planned District), Chapter 3312, Off-Street Parking and Loading, and Chapter 3321, General Site Development Standards.

A. Density, Lot and/or Setback Commitments.

1. The building setback shall be zero (0) feet and zero (0) feet of front, side or rear yards shall be required.

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

1. The primary vehicular access to the site shall be one full turning movement curbcut on East Long Street located directly north of the terminus of Monypenny Avenue at the south right of way of East Long Street as depicted on the Site Plan referred to in Section I(1) below.

2. One (1) additional access point will be provided to the north (rear) portion of the site from the public alley west of the property, as depicted on the Site Plan. Another direct access will be provided from the alley to the dumpster.

3. On-site parking shall meet the number of required parking spaces for a high school.

4. The parking setback shall be zero (0) feet and zero (0) feet of front, side or rear yards shall be required. No landscaping shall be required for the parking lot.

C. Buffering, Landscaping, Open Space and/or Screening Commitments.

1. Street trees shall be provided in the East Long Street right of way at the rate of one (1) tree per 30 lineal feet of street frontage with spacing adjusted as needed for clear vision requirements.

2. The entire site shall be enclosed with a fence. There shall be a six (6) feet high open ornamental fence along the entire west property line adjacent to the alley and along all south property lines adjacent to and surrounding an alley. An elevation of the ornamental fence is shown on the Site Plan. Along the southern property line on East Long Street the fence shall not be placed on the property line but shall align with the existing front building line of the residential structure on the adjacent lot west of the site. There shall be an eight (8) feet black chain link fence on the entire north property line and west property line along the railroad right of way.

3. No buffering, landscaping or screening shall be provided along the alleys, north property line, east property line along the railroad or surrounding properties with residential zoning classifications across the alleys and/or west and south of the site.

4. Entrance features and landscaping shall be provided on the front of the site abutting East Long Street as required and permitted by the Columbus City Code. All vision clearance standards shall be met.

D. Building Design and Exterior Commitments. N/A

E. Dumpsters, Lighting, Outdoor Display Areas and/or Other Environmental Commitments.

1. Zero (0) feet yards or setbacks shall be required for the location of the dumpster on a public alley. Direct access will be provided from the alley to the dumpster.

F. Graphics and/or Signage Commitments.

All graphics and signage shall comply with the Graphics Code, Article 15, Title 33 of the Columbus City Code, as it applies to the CPD Commercial Planned District. Any variance to the Graphics Code or request for Special Permit for Off-Premise Graphic(s) shall be submitted to the Columbus Graphics Commission for consideration.

G. Other CPD Requirements.

1. *Natural Environment:* The natural environment of the site is flat. There are no known wetlands or streams on the property. All buildings on the site shall be demolished other than the existing residential building at 1818 E. Long Street, which is planned to be removed from the site and relocated. Any existing pavement will be removed.
2. *Existing Land Use:* The site is comprised of two parcels. The north parcel at 1824 E. Long Street has been vacant since approximately 2014. That parcel has had various commercial uses since 1920 including a landscaping company and a cartage and freight company. A single family residence is located on the south parcel at 1818 E. Long Street is and that portion of the site is being used for residential purposes.
3. *Transportation and Circulation:* Primary access to and from the site will be via one full turning movement curbcut on East Long Street. The south (front) portion of the site at 1818 E. Long Street is located directly north of where Monypenny Avenue stubs of T's into East Long Street and it is anticipated that the curbcut to East Long with align with Monypenny Avenue. One (1) additional access point will be provided to the north (rear) portion of the site from the public alley east of the property, as depicted on the Site Plan.
4. *Visual Form of the Environment:* The entire eastern boundary of the site abuts the Norfolk and Western railroad right of way and is located approximately ten-foot below the high earthen embankment of the railroad tracks. The northern portion of the site was used for decades for various commercial enterprises and is now vacant with two buildings in disrepair situated in the northern and southwestern portions of the site. The remainder of 1824 E. Long Street is vacant land with overgrown vegetation and scattered debris piles. Adjacent properties include single family dwellings with detached garages across public alleyways to the west and to the south, including the site's south parcel at 1818 E. Long Street. There is a vacant commercial lot to the north. To the east across elevated railroad tracks, lies St. Charles Preparatory School's athletic field.
5. *View and Visibility:* The south portion of the site at 1818 E. Long Street has visibility from East Long Street west of the railroad underpass and is located directly north of Monypenny Avenue. The visibility of the north portion of the site is primarily from the adjacent public alleys south and east of the north parcel. The visibility from 1824 E. Long Street is limited to the alleys. There is no visibility of the entire site from its eastern boundary abutting the railroad property and elevated railroad tracks.
6. *Proposed Development:* Rezoning to CPD for development of the site for ancillary school facilities of St. Charles Preparatory School.

7. *Behavior Patterns*: Primary vehicular access will be from East Long Street, with secondary access being provided from a public alley adjacent to and west of the site.

8. *Emissions*: Development will conform to City of Columbus requirements as further controlled by development standards of this development text and plan. There will be no objectionable emissions.

H. Modification of Code Standards.

1. Section 3361.04(A), Performance Criteria in the CPD District Section requires (25) foot front, rear and side yards. The proposed development requires zero (0) feet yards or setback for the northern portion of the site (1824 E. Long Street) as shown on the Site Plan referred to in Section I(1) below. The southern portion of the site (parcel at 1818 E. Long Street) shall be used for access to the site and a driveway shall be permitted on the property as well as a six foot open ornamental black fence on the property line as shown on the Site Plan. An eight (8) foot high black chain link fence shall be permitted along north property line and the west property line abutting the railroad right of way and not building set back or yard shall be required for the fence in excess of six feet in height. (CC 4113.55)

2. Section 3312.27, Parking Setback Line, which Section requires a minimum ten (10) foot parking setback from a street right of way. To the extent that this applies to a public alley, applicant proposes a zero (0) foot parking setback from the alleys adjacent to the northern portion of the site (1425 E. Long Street) and the south property line of that parcel as shown on the Site Plan.

3. Section 3312.21(A), Landscaping and Screening, Interior Landscaping, which Section requires interior landscaping for any parking lot containing ten parking spaces or with islands for interior tree planting to be a minimum of 145 sq. ft. Applicant proposes that no interior islands be provided due to the unusual shape of the site and the location of the site and parking being surrounded by alleys and railroad right of way.

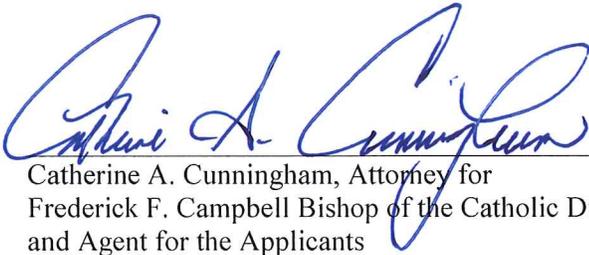
4. Section 3312.21(B), Landscaping and Screening, Parking Setback and Perimeter Landscaping, which Section requires visual buffering from residentially-zoned property, landscaping between the right of way and parking setback line and perimeter parking lot screening on any portion of a parking lot located within 80 feet of residentially zoned property. Applicant proposes no landscaping or other headlight screening around the parking lot which is adjacent to two public alleys and the south property line of the north parcel (1425 E. Long Street).

5. Section 3321.09, Screening of Nonresidential Districts Abutting Residential Districts, which requires screening in conjunction with yard and setback standards between abutting residential zoning classifications. While a fence of no less than five (5) feet will be provided, year round opacity of 75% will not be provided along the alleys adjacent to properties west and south zoned ARLD. Only the rear yard and lot line of any surrounding residential properties face the site and most of those properties have detached garages or buildings along the alleys that provide buffering. In addition, all of the parking spaces are oriented away from neighboring residential properties and directed toward the building and railroad right of way. Providing an open ornamental fence allows visibility into the site at this isolated location abutting a railroad and two alleys without a clear view from a public street and is in the interest of the neighborhood.

I. Miscellaneous Commitments.

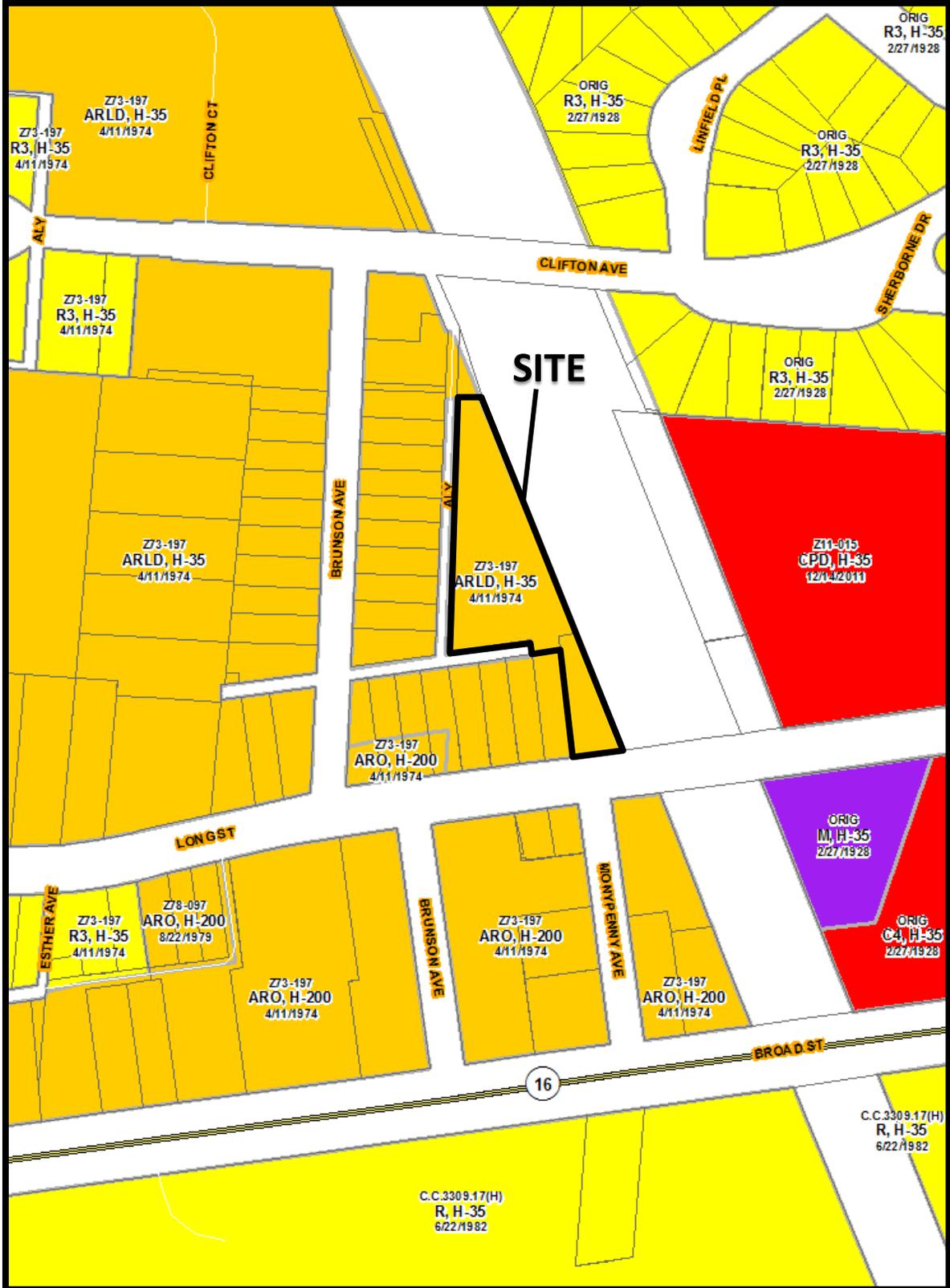
1. Development shall be in accordance with the site plan titled "Zoning Site Plan for St Charles Multi-Purpose Facility" (Sheet A1.0), dated November 29, 2016, except that the parking lot is a conceptual

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 Zoning Text. The site plan may be slightly adjusted to reflect engineering, topographical, or other site data developed at the time final development and engineering plans are completed. Any reconfiguration of the parking lot or slight adjustment to any of the drawings shall be reviewed and may be approved by the Director of the Building and Zoning Services Department or his designee upon submission of the appropriate data regarding the proposed adjustment.



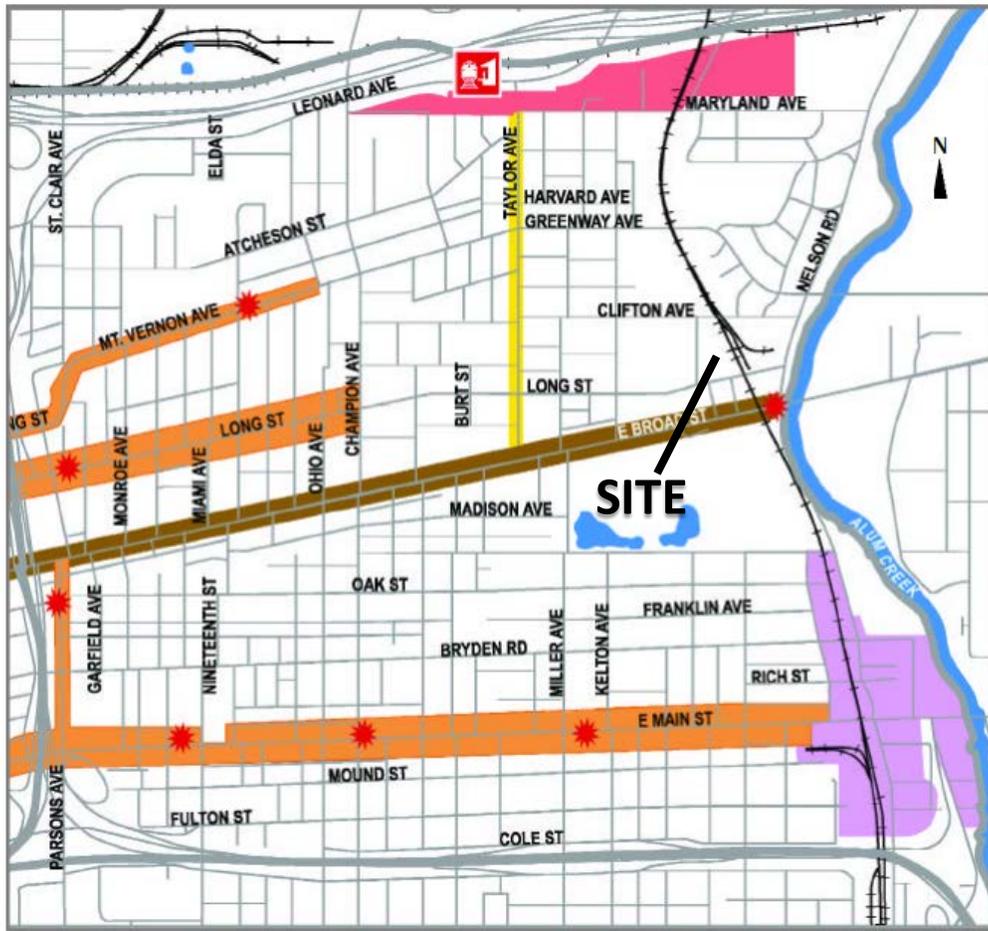
Catherine A. Cunningham, Attorney for
Frederick F. Campbell Bishop of the Catholic Diocese of Columbus
and Agent for the Applicants

Date: November 29, 2016



Z16-082
 1824 East Long Street
 Approximately 1.15 acres
 ARLD to CPD

DEVELOPMENT STRATEGY



►► **Light Industrial/Commercial:** This area consists largely of light industrial development. Future development should reinforce this land use. Development standards should be utilized to ensure high quality development.

►► **Potential Light Rail Station:** A site in this area should be reserved for a potential light rail station. COTA's Vision 2020 plan anticipates the development of light rail within this corridor and this area could provide a convenient rail station and spur/accommodate commercial and higher density residential development.

- Lower and Medium Density Residential
- East Broad Street:
- Higher Density Residential/
Mixed Use Development:
- Commercial District Nodes
- Office/Light Industrial/Mixed Uses
- Light Industrial/Commercial
- T Potential Light Rail Station

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 1824 East Long Street
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Z16-082
1824 East Long Street
Approximately 1.15 acres
ARLD to CPD