



# REZONING APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services  
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • [www.columbus.gov](http://www.columbus.gov)

OFFICE USE ONLY

Application #: 214-009 / 14335 - 00000 - 00132  
Date Received: 3/4/14  
Application Accepted By: SP ET, VP Fee: \$3,200  
Comments: Assigned to Tom Proehl; 645-2749; vjproehl@columbus.gov

### LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 14 - 24 East Hudson Street Zip \_\_\_\_\_  
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 010-046238  
 Check here if listing additional parcel numbers on a separate page.  
Current Zoning District(s) CPD Requested Zoning District(s) CPD  
Recognized Area Commission Area Commission or Civic Association University Area Commission  
Proposed Use or reason for rezoning request: update the list of permitted uses with the CPD text  
(continue on separate page if necessary)  
Proposed Height District: 35 Acreage 0.382  
[Columbus City Code Section 3309.14]

### APPLICANT:

Name S&Y Property Inc.  
Address 6796 Lakeside Circle West City/State Worthington, OH Zip 43085  
Phone # 275-2911 Fax # \_\_\_\_\_ Email \_\_\_\_\_

### PROPERTY OWNER(S):

Name S&Y Property Inc.  
Address 6796 Lakeside Circle West City/State Worthington, OH Zip 43085  
Phone # 275-2911 Fax # \_\_\_\_\_ Email \_\_\_\_\_  
 Check here if listing additional property owners on a separate page

### ATTORNEY / AGENT (CHECK ONE IF APPLICABLE) Attorney Agent

Name Jackson B. Reynolds, III c/o Smith & Hale LLC  
Address 37 West Broad Street, Suite 460 City/State Columbus, OH Zip 43215  
Phone # 221-4255 Fax # 221-4409 Email: jreynolds@smithandhale.com

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

APPLICANT SIGNATURE S&Y Property Inc. By: [Signature]  
PROPERTY OWNER SIGNATURE S&Y Property Inc. By: [Signature]  
ATTORNEY / AGENT SIGNATURE [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.  
For all questions regarding this form and fees please call: 614-645-4522  
Please make all checks payable to the Columbus City Treasurer



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## AFFIDAVIT

(See instruction sheet)

APPLICATION # 714-009

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Jackson B. Reynolds, III  
of (1) MAILING ADDRESS 37 West Broad Street, Suite 460, 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 14 - 24 East Hudson 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) S&Y Property Inc.  
6796 Lakeside Circle West  
Worthington, OH 43085

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

S&Y Property Inc.  
275-2911

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

(5) University Area Commission  
c/o Susan Keeny  
358 King Avenue  
Columbus, OH 43201

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) Jackson B. Reynolds III

Subscribed to me in my presence and before me this 28<sup>th</sup> day of February, in the year 2014

SIGNATURE OF NOTARY PUBLIC

(8) Natalie C. Timmons  
9/4/15

My Commission Expires:

*This Affidavit expires six months after date of notarization.*



Notary Here Natalie C. Timmons  
Notary Public, State of Ohio  
My Commission Expires 09-04-2015

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Please make all checks payable to the Columbus City Treasurer

**APPLICANT/PROPERTY OWNER**

S & Y Property Inc.  
6796 Lakeside Circle West  
Worthington, OH 43085

**ATTORNEY**

Jackson B. Reynolds, III  
Smith & Hale LLC  
37 West Broad Street, Suite 460  
Columbus, OH 43215

**AREA COMMISSION**

University Area Commission  
c/o Susan Keeny  
358 King Avenue  
Columbus, OH 43201

**SURROUNDING PROPERTY OWNERS**

GOCE Holdings LLC  
c/o Jovan Gjamov  
1325 Brookridge Drive  
Columbus, OH 43235

Bryan E Taylor et al.  
2579 East Avenue  
Columbus, OH 43202

Triple R Associates Ltd.  
6300 NE 1<sup>st</sup> Avenue  
Fort Lauderdale, FL 33334

D&T Properties  
c/o Pella Company  
52 East 15<sup>th</sup> Avenue  
Columbus, OH 43201

Katsco Properties Ltd.  
P.O. Box 1725  
Westerville, OH 43086

Shu-Mei Lin  
91 West Hudson Street  
Columbus, OH 43202

Claudia P Morettini  
75 East Jeffrey Place  
Columbus, OH 43214

Michael A Thompson et al.  
2550 East Avenue  
Columbus, OH 43202

55-57 East Woodruff LLC  
c/o Oxford Campus I LLC  
68 South 4<sup>th</sup> Street  
Columbus, OH 43215

Jerrold Wagner  
35 East Duncan Street  
Columbus, OH 43202

Platinum Rentals Inc.  
P.O. Box 211026  
Columbus, OH 43221

William E Heingartner  
60 East Hudson Street  
Columbus, OH 43202

2570 North High LLC  
3075 Landen Farm Road East  
Hilliard, OH 43026

Robert Stout  
2554 East Avenue  
Columbus, OH 43202

CHN University District LLC  
1680 Watermark Drive  
Columbus, OH 43215



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## 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 # 214-009

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jackson B. Reynolds, III  
of (COMPLETE ADDRESS) 37 West Broad Street, Suite 460, 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

1. S&Y Property Inc. 6796 Lakeside Circle West Worthington, OH 43085 0 employees Sueng Chang - 275-2911	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

*Jackson B. Reynolds III*

Subscribed to me in my presence and before me this 20<sup>th</sup> day of February, in the year 2014

SIGNATURE OF NOTARY PUBLIC

*Natalie C. Timmons*

My Commission Expires:

9/4/15

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



Seal Here **Natalie C. Timmons**  
Notary Public, State of Ohio  
My Commission Expires 09-04-2015

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## Exhibit "A"

Situated in the City of Columbus, County of Franklin, State of Ohio, and is described as follows:

Being Lots Number Thirty-two (32), Thirty-three (33), and Thirty-four (34) and part of Lot Number Thirty-one (31) of Rhoads and Orlin's subdivision of Lots 24 to 19, inclusive, 44 to 33 inclusive, and Lot 100 of George Williams Amended Plat of his Northwood Heights Addition to the City of Columbus, Ohio, as said Lots 32, 33, 34 and 31 are numbered and delineated upon the recorded plat thereof, of record in Plat Book 4, Page 140, Recorder's Office, Franklin County, Ohio.

That part of Lot Thirty-one (31) conveyed herein is more particularly described as follows:

Commencing at a drill hole in concrete foundation of post in the Southwest corner of said Lot No. 31;

Thence Easterly and along the South line of said Lot No. 31, measure a distance of 0.65 feet to a point of beginning of this description;

Thence Northerly and parallel to the West line of Lot No. 31, measure a distance of 0.10 feet to a point;

Thence in an Easterly direction, measure a distance of 86.85 feet to a point;

Thence Southerly and parallel to the West line of Lot No. 31, measure a distance of 0.90 feet in the South line of Lot No. 31;

Thence Westerly and along the South line of Lot No. 31, measure a distance of 86.85 feet to the place of beginning.

The foregoing is set forth in the judgment entry of the Franklin County Common Pleas Court Case No. 204093.



# CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: dlh

DATE: 2/28/14



Disclaimer

Scale = 200



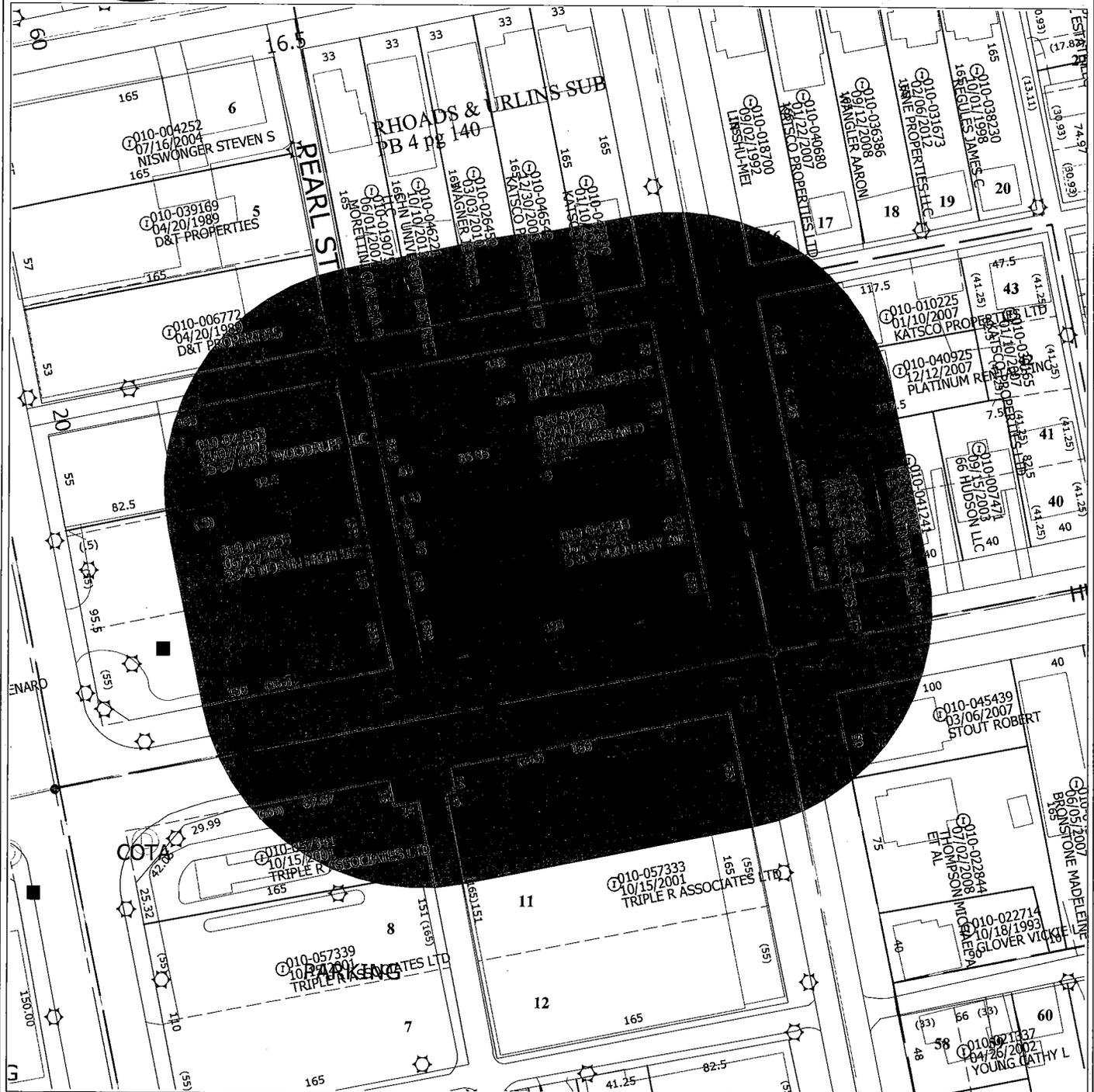
This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be consulted for verification of the information contained on this map. The county and the mapping companies assume no legal responsibilities for the information contained on this map. Please notify the Franklin County GIS Division of any discrepancies.



# CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: dlh

DATE: 2/28/14



Disclaimer

Scale = 82'



This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be consulted for verification of the information contained on this map. The county and the mapping companies assume no legal responsibilities for the information contained on this map. Please notify the Franklin County GIS Division of any discrepancies.

TEXT

PROPOSED DISTRICTS: CPD  
PROPERTY ADDRESS: 14 – 24 East Hudson Street  
OWNER: S & Y Property Inc.  
APPLICANT: S & Y Property Inc.  
DATE OF TEXT: 3/4/14  
APPLICATION:

- 1. **INTRODUCTION:** The property was zoned CPD in 1994 (Z94-010) and the current owner and applicant is seeking to add some permitted uses to the existing list of uses to broaden the tenant mix within the existing building. There will be no changes to the site plan nor development standards under this rezoning request.
- 2. **PERMITTED USES:** Within the CPD, Commercial Planned District, no building or premises shall be used and no building shall be erected which is arranged, intended or designed to be used for other than a use permitted in C-1, C-2, C-3 and C-4 Commercial Districts. The following list is a group of the only permitted uses for this project.

- Accounting and Bookkeeping Services
- Advertising Services
- Administrative and General Management Consulting Services
- Architectural, Drafting, Engineering Graphic and Landscaping Services
- Arts and Crafts sales
- Art Studio
- Applicant Sales and Service
- Bakery – Without Seating
- Barber Shop
- Beauty Shop
- Bicycle Repair Shop
- Book Store
- Carry Out
- Camera, Photo Finishing and Photographic Supplies Store
- Certified Public Accountants
- China Store
- Clinic
- Clothes Pressing and Cleaning
- Contractors
- Coin and Stamp Dealers
- Computer Disc, Music, Record and Video Store
- Custom Shop
- Custom Tailor
- Dance School
- Deli – Without Seating
- Drugstore
- Dry Cleaning
- Dry Goods or Notions Store
- Florists
- Food to Go (No Seating)
- Furniture Sales
- Game and Hobby Shop
- Gift Shop
- Hardware Store
- Health Supplement and Personal Care Store

- Ice Cream & Dairy Products Sale – Without Seating
- Interior Design Services
- Jewelry Store
- Lawyers and Legal Services
- Locksmith
- Luggage and Leather Goods Sales and Repair
- Meat Market
- Men's, Women's and Children's Ready to Wear
- Millinery
- Music Store
- Newspaper Substation
- Offices
- Photography Studio
- Photography Supplies
- Pizza Pickup
- Plumbing Shop
- Real Estate Agents and Brokers
- Recording Studio
- Retail Electronic Store
- Shoe Repair Shop
- Shoe Store
- Surveying and Mapping Services
- Tax Preparation Services
- Title Abstract and Settlement
- Tour Operators
- Upholstery Sales and Shop
- Window Treatments

Any use permitted in C-1, C-2, C-3 or C-4 Commercial District not listed will be prohibited.

**3. DEVELOPMENT STANDARDS:**

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

1. Unless otherwise indicated in the submitted site plan or in the written text, the applicable development standards shall be those standards contained Chapter 3356, C-4, Commercial, of the Columbus City Code.
2. The property was developed in accordance with the attached site plan. This 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 slight adjustment to the site plan shall be reviewed and approved by the Administrator, Division of Regulation, or his designee, upon submission of the appropriate data regarding the proposed adjustment. The general layout and site concept shall, however, conform to the site plan.

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

1. As shown on the site plan, vehicular access shall be from East Avenue and the first alley east of High Street. East Avenue shall be the main entrance and is aligned to emphasize the accessibility of Hudson Street to the south. The location of access points has the approval of the Division of Traffic Engineering. Internal circulation shall be as shown on the site plan.
2. The parking layout is shown on the site plan, but his layout may be revised in terms of layout and striping. The number of required parking spaces to be reduced by 11 spaces, from 31 to 20.

3. Curbcuts as shown on the site plan. No curbcut on Hudson Street. Seven (7) parking spaces to be reserved for residential use after 6:00 p.m.

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

1. A uniform painted fence treatment shall be required parallel to the north property line of this district. Fence to be 6 feet high consisting of wood, board and board material and construction. Residential landscaping to be on east and south side of property. Landscaping to be maintained in a healthy state. Street trees (four) to be included in right of way.

D. Building Design and/or Interior-Exterior Treatment Commitments

1. Building will be a two story building, six residential units on second floor and commercial uses on first floor with approximately 4990 square feet. Building will be of brick and ornamental shingle. Vertical windows on southside lower level. Double hung windows on second floor. Ornamental dormers on southside. Residential look on eastside and westside with windows on 1<sup>st</sup> and 2<sup>nd</sup> level. Structures shall have a height limitation not to exceed thirty-five (35) feet.

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

1. The site light is to be designed and placed so as to provide adequate lighting to maximize safety and minimize glare. Special attention is to be given to drive access points, stairwells, entrances and service areas.

F. Graphics and Signage Commitments

1. Size, location, style and color are to be within the restraints established by the owner, not to exceed the graphics permitted on property zoned CPD, Commercial, in the City of Columbus. Individual tenants will provide reverse face copy filled with acrylic lens.

Only internally illuminated uniform size signs will be utilized with one for each tenant and subject to the requirements of the City of Columbus Graphics Code.

G. Miscellaneous

Variances

- 1. CCC 3312.27(4) - To reduce the parking setback from 10' to 5" along Hudson Street (a reduction of 5').
- 2. CCC 3312.49 - To reduce the required number of parking spaces from 31 to 20 (a reduction of 11 spaces).

H. CPD Requirements

a. Natural Environment

The property is located west of East Avenue, north of Hudson Street. The site is vacant with no landscaping and gravel surface.

b. Existing Land Use

The property is currently zoned CPD. This proposal permits modifications to the existing use list and the existing building and parking configuration remains the same.

c. Environment

East Hudson Street is a major east/west arterial which runs from Neil Avenue through to Cleveland Avenue and is lined with numerous high intensity commercial uses. East Avenue, regardless of its classification, serves as a residential collector. The street treatment proposed on Hudson Street will create the most aesthetically pleasing segment on all of East Hudson Street.

d. Visual Form

The architectural effort and result is to reduce the scale of the structure on the east side using a considerable setback, mounding, vegetation and other means of view interruption, offset building lines and façade features. The effect will be pleasing and infinitely better than most on East Avenue.

e. Visibility and Safety

The structure is a considerable distance from Hudson Street and, with the building for the most part facing the parking lots, the visibility will be unbroken. Consideration has been given to the visibility and safety and the site plan is a direct result thereof. Well defined access points, uniform appearance and shops facing the parking lot will greatly enhance the visibility and safety.

f. Behavior Patterns

The part of East Avenue here involved functions primarily as a part of a larger residential development stretching a considerable distance on both sides of East Avenue to the north and south. The structure provides both residential and commercial service to the considerable areas to the north and south.

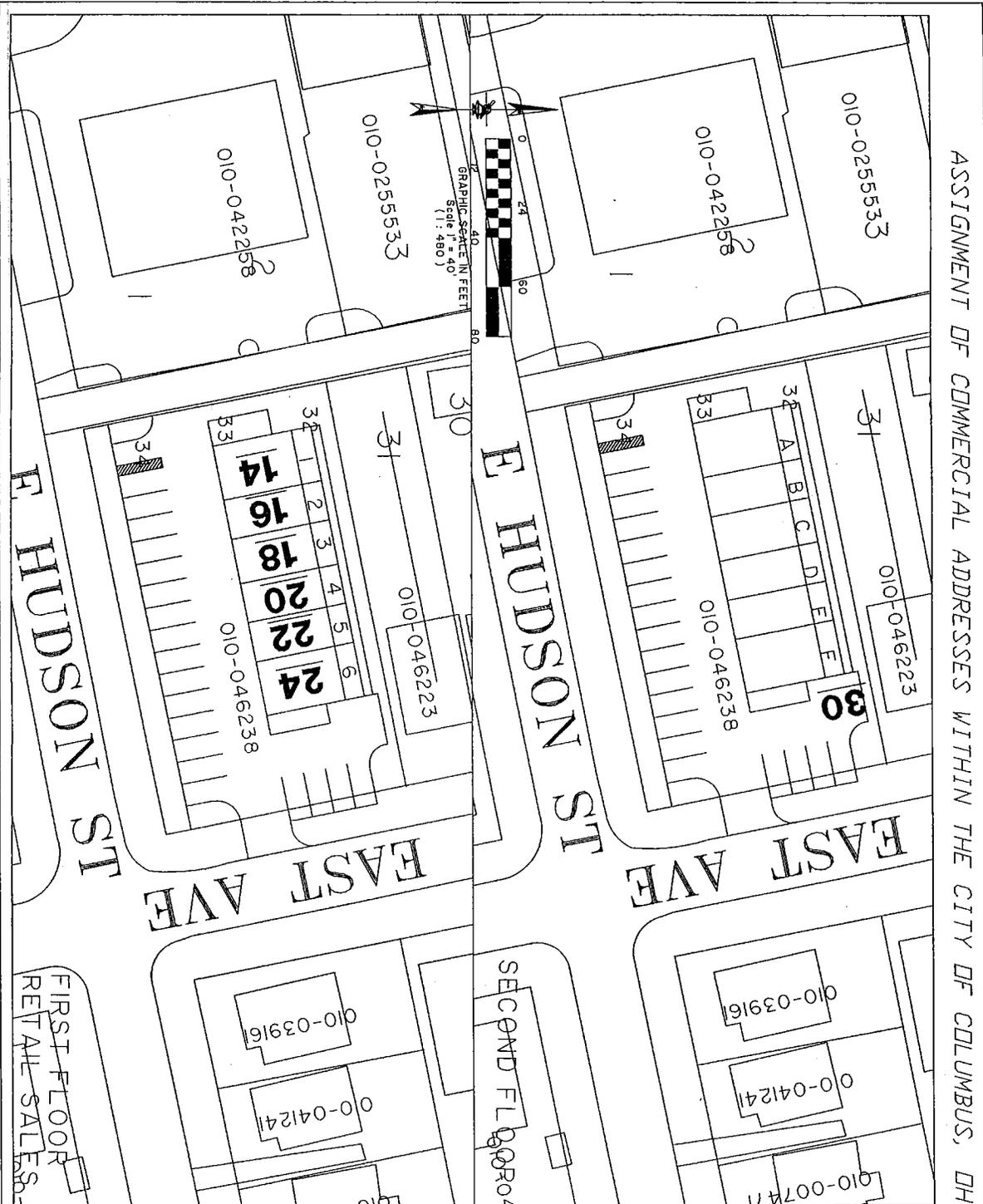
The facility services the same customer population and would draw few, if any, additional people to the area. The proposal functions as an independent commercial strip. The development will be from an aesthetic standpoint, a considerable upgrading comparable design improvement to the area.

g. Emissions

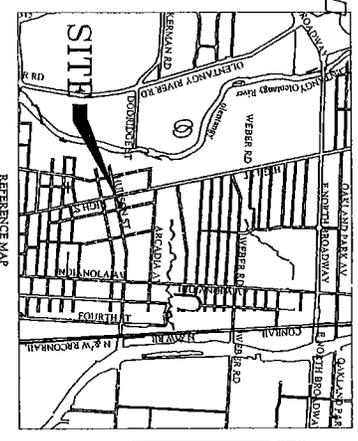
In view of the intension of land use on East Avenue and Hudson Street there will be no relevant increase of or addition to emissions.

The undersigned, being the owner of the subject property together with the applicant in the subject application, or their authorized representatives 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 he fully understands and acknowledges 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 Code.

714-009

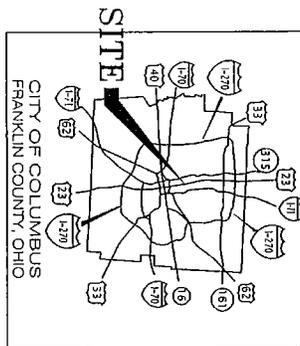


ASSIGNMENT OF COMMERCIAL ADDRESSES WITHIN THE CITY OF COLUMBUS, OHIO



OTHER MAP REFERENCES

CITY LAND USE MAP	19-C
GIS FACET NUMBER	182357325



**CERTIFIED HOUSE NUMBERS**

HOUSE NUMBERS SHOWN ON ATTACHED PLANS ARE CERTIFIED FOR SECURING OF BUILDING & UTILITY PERMITS

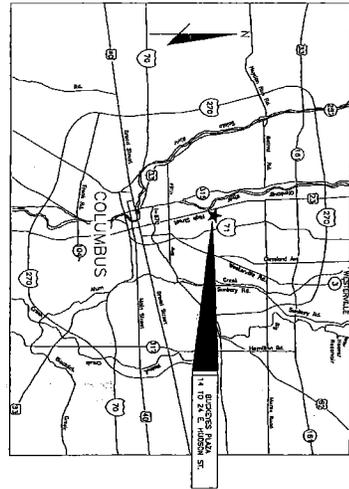
Issued by: *[Signature]* Date: 9/22/04

KARLEEN A. CLAWSON P.E., ADMINISTRATOR  
TRANSPORTATION DIVISION  
100 N. FRONT ST.  
COLUMBUS, OH 43215

ADDRESS FILE NUMBER - 99-319

DEVELOPED BY:	DEI'S BROTHERS MANAGEMENT
ENGINEERING CONSULTANT:	PIZZINO ENGINEERING
<b>HUDSON &amp; HIGH</b>	
<b>APARTMENTS AND RETAIL</b>	
ORIGINAL PARCEL NUMBER:	010-046238
DRAWN BY:	JWC
CHECKED BY:	JWC

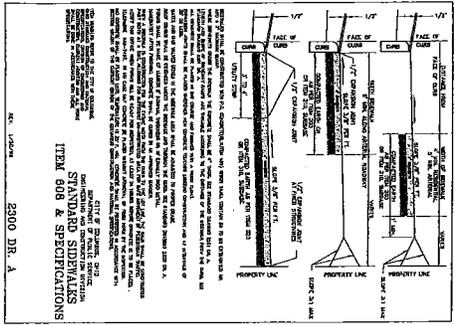
FIRST FLOOR  
RETAIL SALES



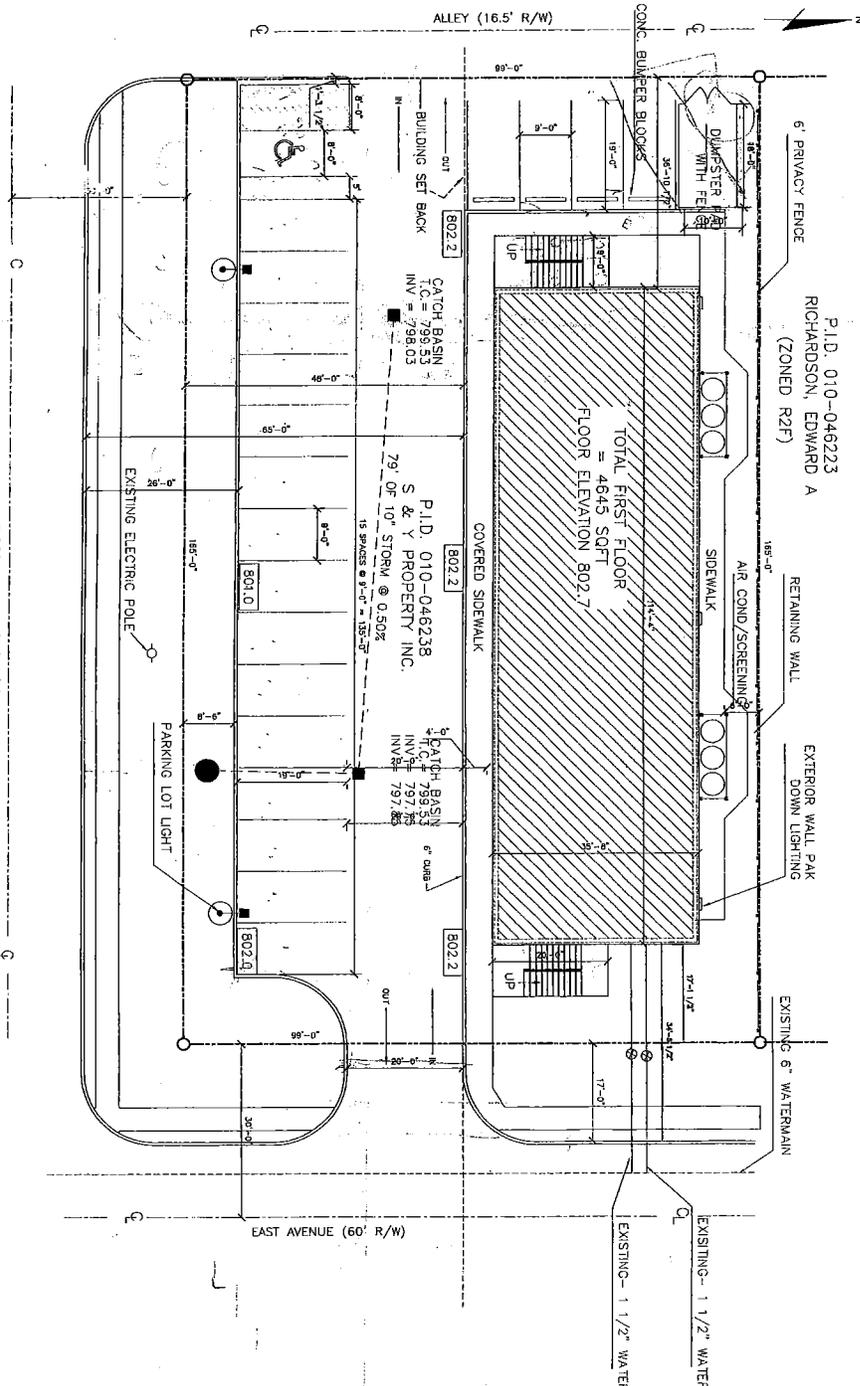
LOCATION MAP

**SITE STATISTICS:**

TOTAL ACREAGE: 3.8 ACRES (16,552.8 SQ. FT.)  
 ADDRESS: 2577 HUDSON STREET  
 P.I.D.: 010-103946  
 PARKING SPACES (ACTUAL): 30  
 PARKING SPACE (REQUIRED): 20 (PER ZONING ORDINANCE)  
 ZONING CLASSIFICATION: COMMERCIAL PLANNED DEVELOPMENT DISTRICT  
 ZONING ORDINANCE: 15868-24  
 CURRENT USE: VACANT LAND  
 PROPOSED USE: CPD, RETAIL, 1ST FLOOR RESIDENTIAL, 2ND FLOOR  
 SQUARE FOOTAGE FIRST FLOOR: 4845 SQ. FT.  
 OCCUPANCY: B  
 SQUARE FOOTAGE 2ND FLOOR: 4845 SQ. FT.  
 OCCUPANCY: R3  
 MAXIMUM BUILDING HEIGHT: 35 FT.



P.I.D. 010-042258  
 QUEIS INVESTMENTS INC



**SITE PLAN**  
 SCALE: 1"=10'

**Flood Plain Map**  
 Map Number: 3904800185 0  
 DESIGNATION: X

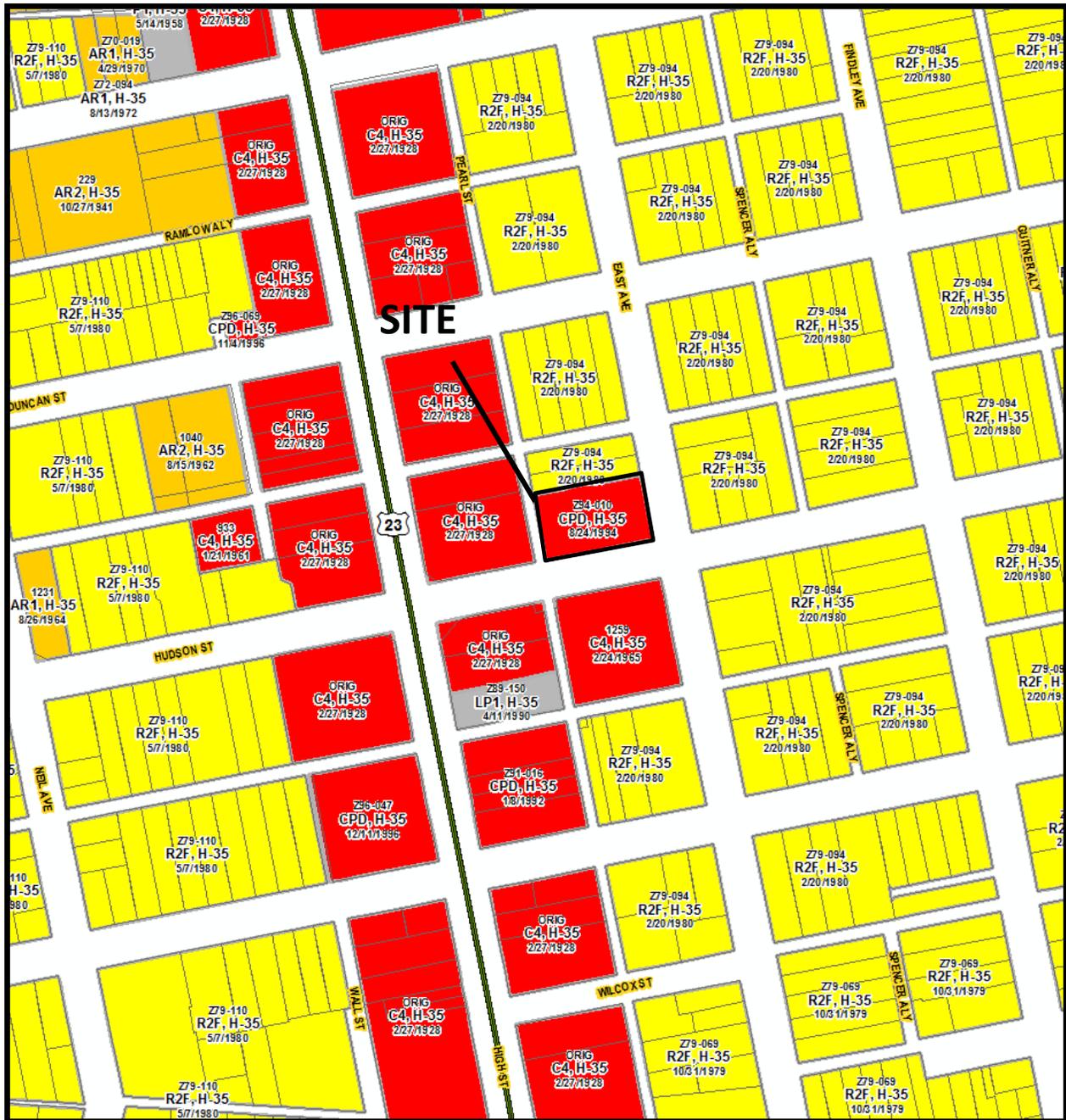
**UNDERGROUND UTILITIES**  
 THE WORKING DAYS ARE 8:00 AM TO 5:00 PM MONDAY THROUGH FRIDAY. OHIO UTILITIES PROTECTION SERVICE MUST BE NOTIFIED IN ADVANCE.

The building and site plans meet standards set forth in the CPD Zoning Text.

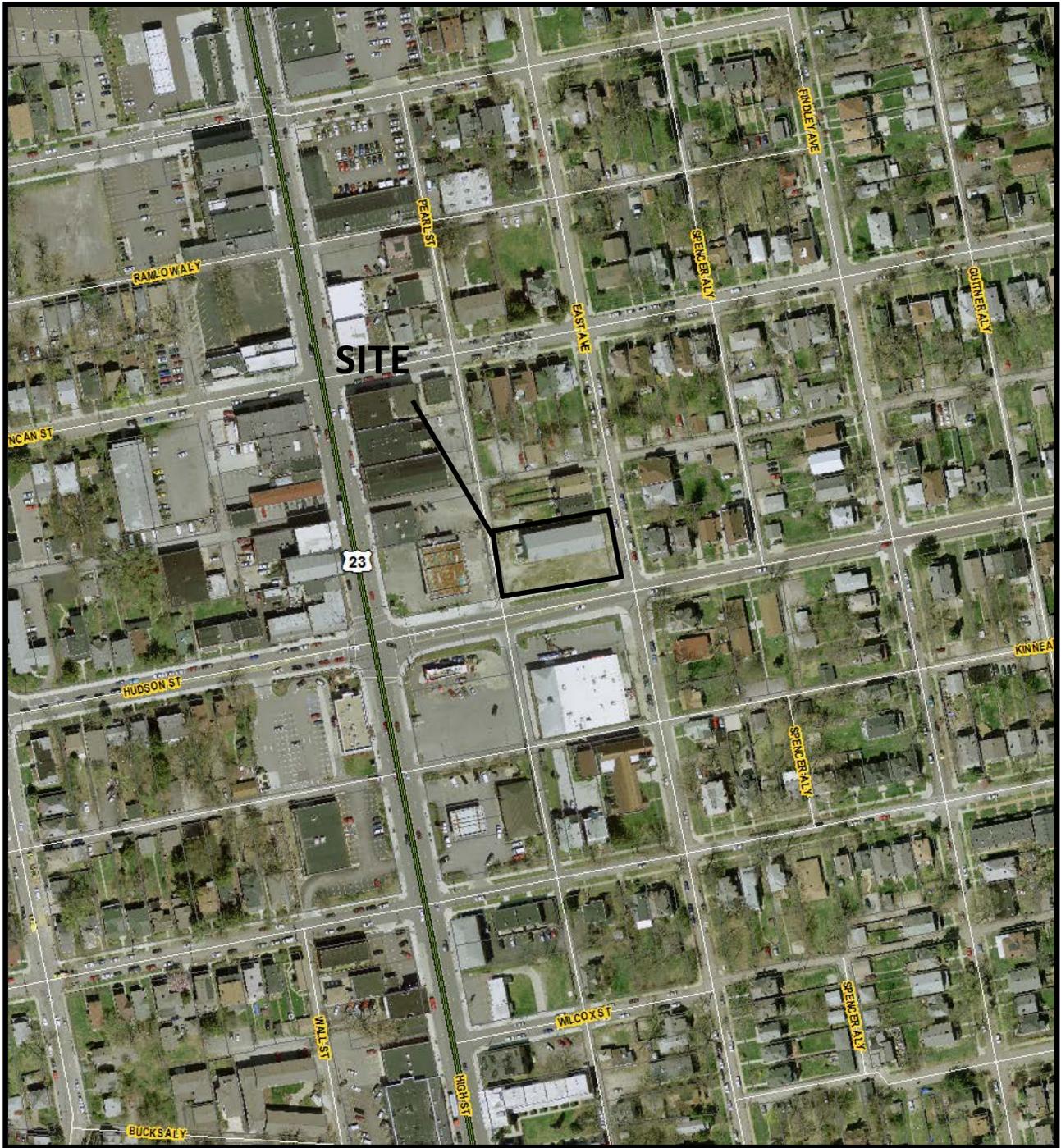


**3 & Y PROPERTY INC.**  
 WILLIAM A. NZINGO, P.E.  
 CONSULTING ENGINEER  
 16141 325-2428

**BUCKETE PLAZA**  
 103152011  
 1 OF 4  
**G1**



**Z14-009**  
 14-24 East Hudson Street  
 Approximately 0.382 acres  
 Request: CPD, Commercial Planned  
 Development District to CPD, Commercial  
 Planned Development District



Z14-009

14-24 East Hudson Street

Approximately 0.382 acres

Request: CPD, Commercial Planned  
Development District to CPD, Commercial  
Planned Development District