



REZONING APPLICATION

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

OFFICE USE ONLY

Application #: 314-030/14335-0000-00465
Date Received: 7/1/14
Application Accepted By: TP Fee: ~~\$416.00~~ 320.00
Comments: Assigned to Tori Proehl; 645-2749; vjproehl@columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 1774 North High Street Zip 43202

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 010-037011 / 010-036385 / 010-010077

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

Current Zoning District(s) CPD Requested Zoning District(s) CPD

Area Commission or Civic Association: University Area Review Board / University Area Commission

Proposed Use or reason for rezoning request: To broaden allowable uses in accordance with Regional Mixed Use designation in the current Draft Land Use Plan
(continue on separate page if necessary)

Proposed Height District: 60' Acreage .58+/- acre

[Columbus City Code Section 3309.14]

APPLICANT:

Name Black Wilshire Ridgely LLC

Address 464 E. Main St., Suite 100 City/State Columbus, OH Zip 43215

Phone # 464-1002 Fax # _____ Email _____

PROPERTY OWNER(S):

Name Same as applicant.

Address _____ City/State _____ Zip _____

Phone # _____ Fax # _____ Email _____

Check here if listing additional property owners on a separate page

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE) Attorney Agent

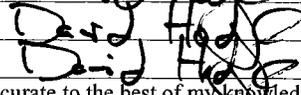
Name David Hodge / Smith & Hale LLC

Address 37 W. Broad St., Suite 460 City/State Columbus, OH Zip 43215

Phone # 221-4255 Fax # 221-4409 Email: _____

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

APPLICANT SIGNATURE Black Wilshire Ridgely LLC By: 

PROPERTY OWNER SIGNATURE Black Wilshire Ridgely LLC By: 

ATTORNEY / AGENT 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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AFFIDAVIT

(See instruction sheet)

APPLICATION # 714-030

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME David Hodge
of (1) MAILING ADDRESS 37 W. Broad St., 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 1774 North High 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) 7/1/14

(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) Black Wilshire Ridgely LLC
464 E. Main St., Suite 100
Columbus, OH 43215

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

Black Wilshire Ridgely LLC
464-1002

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

(5) University Area Review Board / University Area Commission
c/o Dan Ferdelman c/o Susan Keenvy
50 W. Gav St., 4th Floor 358 King Ave.
Columbus, OH 43215 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) David Hodge
Subscribed to me in my presence and before me this 1st day of July, 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.



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

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714-030

APPLICANT/PROPERTY OWNER

Black Wilshire Ridgely LLC
464 East Main Street, Suite 100
Columbus, OH 43215

ATTORNEY

David Hodge
Smith & Hale LLC
37 West Broad Street, Suite 460
Columbus, OH 43215

AREA COMMISSION

University Area Review Board
c/o Dan Ferdelman
50 West Gay Street, 4th Floor
Columbus, OH 43215

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

SURROUNDING PROPERTY OWNERS

Progressive Building LLC
10775 Edgewood Drive
Dublin, OH 43017

Eleventh Avenue Properties Ltd.
P.O. Box 8310
Columbus, OH 43201

UML I LLC
72 East 14th Avenue
Columbus, OH 43201

Oxford Campus I LLC
68 South 4th Street
Columbus, OH 43215

Spectrum Campus One LLC
88 West Main Street
Columbus, OH 43215

Gas Properties Inc.
2425 North High Street
Columbus, OH 43202

Carl Edward Miller Tr.
449 East State Street
Athens, OH 45701

Cheryl Schneider
P.O. Box 16852
Columbus, OH 43216

The Ohio State University
2003 Millikin Road, Suite 200
Columbus, OH 43210



REZONING APPLICATION

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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 # 214-030

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) David Hodge
of (COMPLETE ADDRESS) 37 W. Broad St., 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. Black Wilshire Ridgely LLC 464 E. Main St., Suite 100 Columbus, OH 43215 Zero Columbus employees Andrew D. Madison / 464-1002	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

David Hodge

Subscribed to me in my presence and before me this 1st day of July, 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.

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



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214-030



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: dlh

DATE: 6/24/14



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.

Real Estate / GIS Department



City of Columbus Zoning Plat



714-030

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: 010037011, 010-036385, 010-010077

Zoning Number: 1774

Street Name: N HIGH ST

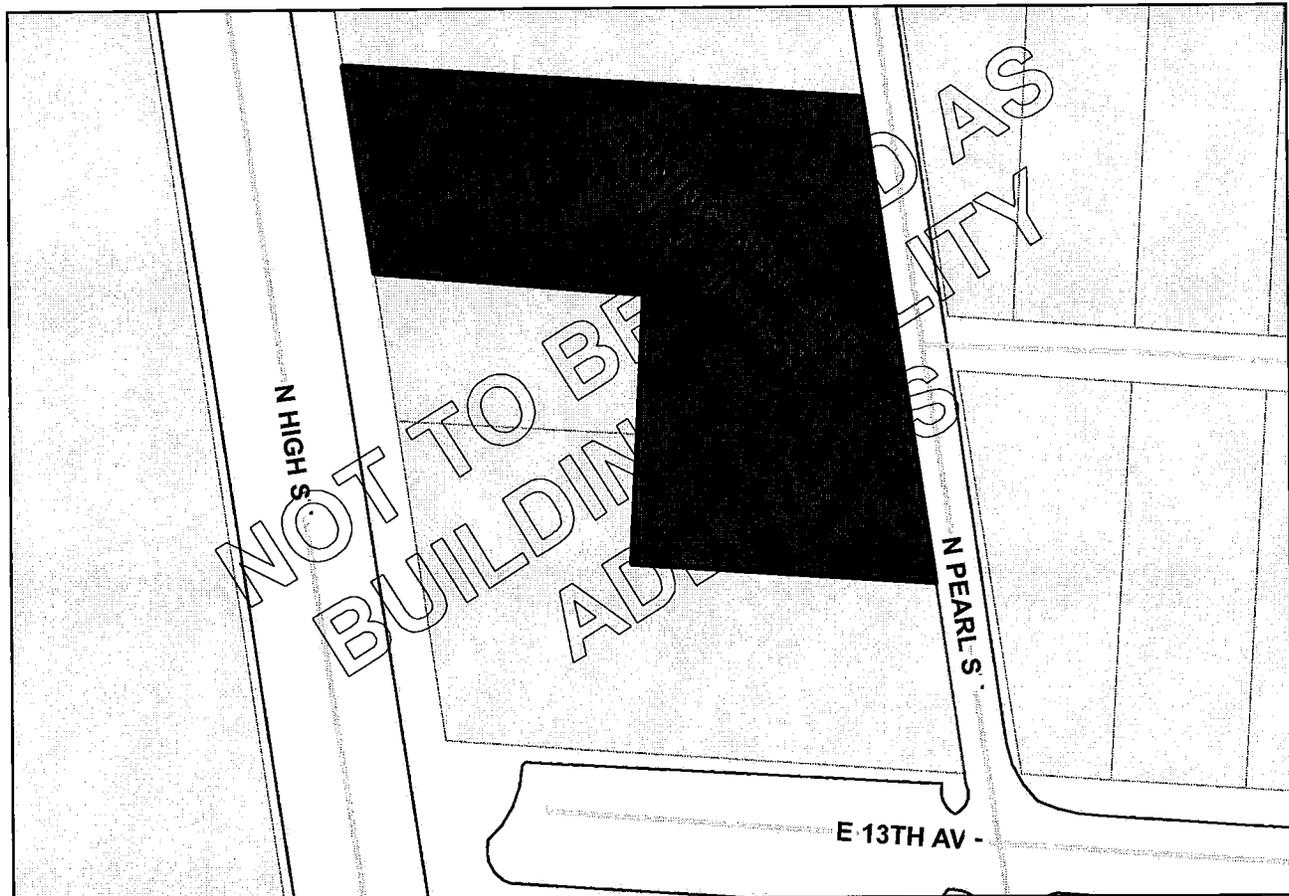
Lot Number: 14 - 19

Subdivision: DENNISON N. HIGH ST SUB

Requested By: SMITH & HALE LLC (DAVID HODGE)

Issued By: *Cassandra Sampedro*

Date: 6/27/2014



SCALE: 1 inch = 70 feet



PATRICIA A. AUSTIN, P.E., ADMINISTRATOR
DIVISION OF PLANNING AND OPERATIONS
COLUMBUS, OHIO

Situated in the State of Ohio, County of Franklin, City of Columbus, being all of Lot 18 and Part of Lots 14, 15, 16, 17 and 19 of "Anne D. Dennisons North High Street Addition", as the plat of same is of record in Plat Book 7, Pages 406 and 407, and being all of those tracts conveyed to Chesapeake Realty LP by deeds of record in Official Record 31661D07, and Instrument Number 199706090017261, Recorder's Office, Franklin County, Ohio and bounded and described as follows:

Beginning at a cut cross in the easterly right-of-way line of North High Street (66 feet in width), that is located South 12 deg. 12' 55" East, a distance of 70.12 feet from the intersection of said right-of-way line with the southerly right-of-way line of East Fourteen Avenue (60 feet in width), said cut cross also being the southwesterly corner of the Spectrum Campus One Limited, LLC tract of record in Instrument Number 199803060052891;

Thence North 89 deg. 59' 05" East, along the southerly line of the Spectrum Campus One Limited, LLC tract, a distance of 191.64 feet, to an iron pin found in the westerly right-of-way line of Pearl Alley (20 feet in width);

Thence South 12 deg. 12' 55" East, along said right-of-way line of Pearl Alley, a distance of 182.05 feet, to an iron pin found at a northeasterly corner of the Oxford Campus One, LLC tract, of record in Instrument Number 200308260270194;

Thence South 89 deg. 59' 05" West, along the northerly line of said Oxford Campus One, LLC tract, to a distance of 112.99 feet, to an iron pin found at an angle point in said line;

Thence North 00 deg. 00' 55" West, along the easterly line of said Oxford Campus One, LLC tract and the easterly line of the Scott C. Ranney tract, of record in Official Record 2793101, a distance of 98.72 feet, to an iron pin set at the northeasterly corner of the Scott C. Ranney tract;

Thence South 89 deg. 59' 05" West, along the northerly line of the Scott C. Ranney tract, a distance of 100.00 feet, to a cut cross in the easterly right-of-way line of North High Street;

Thence North 12 deg. 12' 55" West, along said right-of-way line of North High Street, a distance of 81.05 feet to the point of beginning, containing 0.580 acre, more or less.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

The Bearings contained herein are based on the same meridian as the bearing of the easterly right-of-way line of North High Street (North 12 deg. 12' 55" West), an assumed bearing.

TEXT

PROPOSED DISTRICT: CPD, Commercial Planned Development District

PROPERTY ADDRESS: 1778 North High Street

OWNER: Black Wilshire Ridgely LLC

APPLICANT: Black Wilshire Ridgely LLC

DATE OF TEXT: 6/26/14

APPLICATION: Z14-030

1. **INTRODUCTION:** The site was rezoned in 1998 (Z97-082) to permit a college book store as the principle tenant. The bookstore is no longer in business and the applicant needs to expand the permitted uses for this site to secure new tenants.

2. **PERMITTED USES:** Those uses permitted in Chapter 3356 (C-4, Commercial) of the Columbus City Code. The following uses shall not be permitted: public/private hospital, radio or television studio, communication towers, automotive sales, leasing and rentals and automotive maintenance and repair.

3. **DEVELOPMENT STANDARDS:** Unless otherwise indicated in the submitted drawings or zoning text the applicable development standards of Chapter 3356 (C-4, Commercial) of the Columbus City Code shall apply.

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

1. The building and parking setbacks along High Street and Pearl Street shall be zero

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

1. The site will have access from Pearl Street.

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

N/A

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

N/A

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

N/A

F. Graphics and Signage Commitments

1. Graphics shall be in conformance with Article 15 of the Columbus Graphics Code as it applies to the C-4 Commercial District. Any variance to the permitted graphics shall be submitted to the Columbus Graphics Commission.

G. Miscellaneous

1. CPD Criteria

a) Natural Environment

The site is developed with existing buildings with parking off of Pearl Street. The proposed development will add activity to the High Street commercial corridor and serve the existing student population and other Columbus residents.

b) Existing Land Use

Restaurant, office, vacant space

c) Transportation and Circulation

The site shall have access to Pearl Street.

d) Visual Form of the Environment

The existing buildings have established the visual form of the site.

e) View and Visibility

The existing buildings have established visual corridor for the pedestrian and bicyclist.

f) Proposed Development

Commercial

g) Behavior Pattern

Existing development and traffic patterns will not change with the proposed development.

h) Emissions

The proposed development will not have an adverse effect on light, sounds, smell and dust levels.

2. Site Plan

The Subject Site shall be developed in accordance with the site plan. The site plan may be slightly adjusted to reflect engineering, topographical or other site data developed at the time of development and engineering plans are completed. Any slight adjustment to the plan shall be reviewed and may be approved by the Director of the Department of Building and Zoning Services or his or her designee upon submission of the appropriate data regarding the proposed adjustment.

3. Variance

Section 3312.49 Minimum number of parking spaces required: to reduce the required number of parking spaces from 84 to 17 and to eliminate bicycle parking for the site.

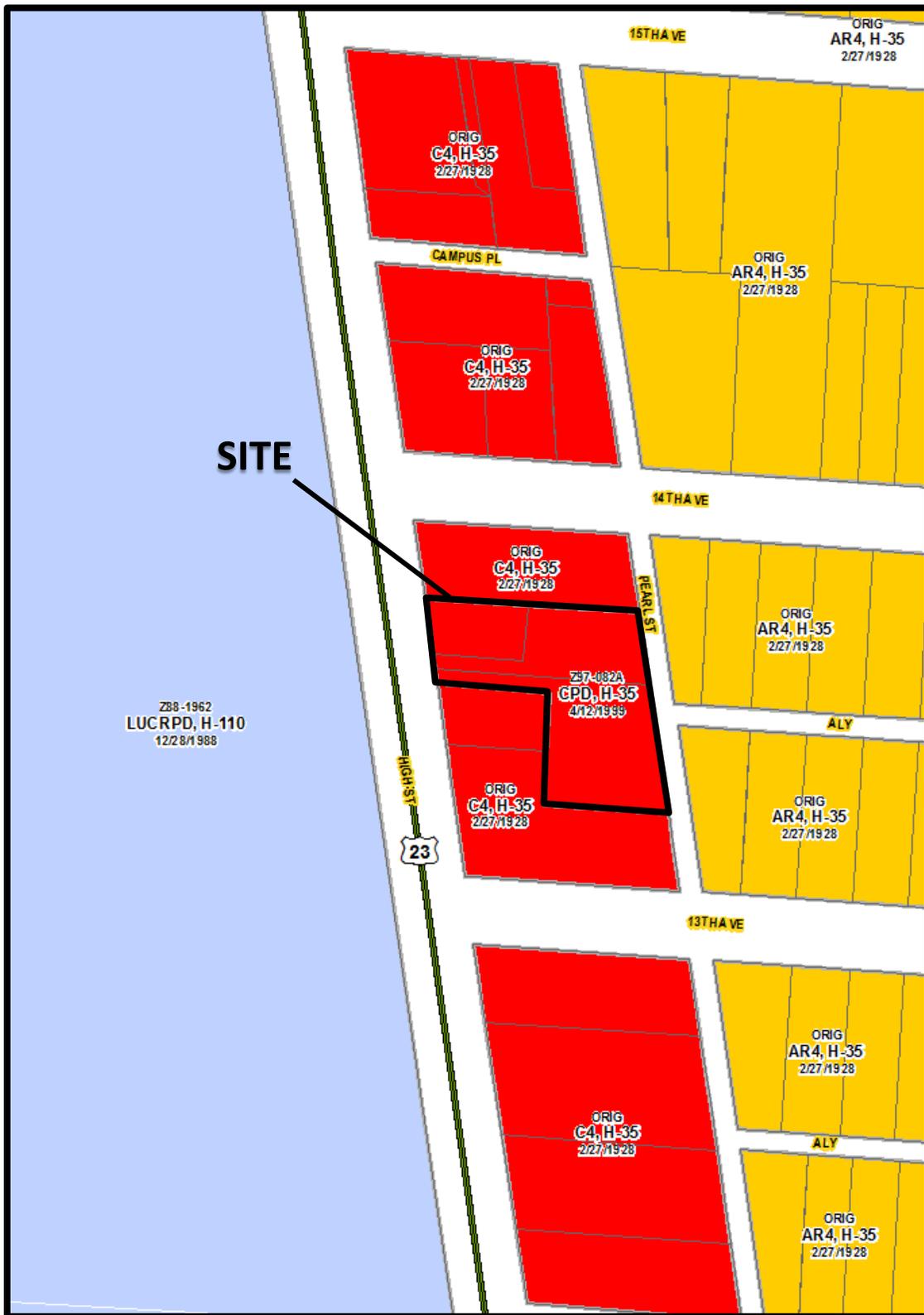
Section 3312.29 Parking Space: to reduce the width of the parking spaces from 9 feet to 8.64 feet.

214-030

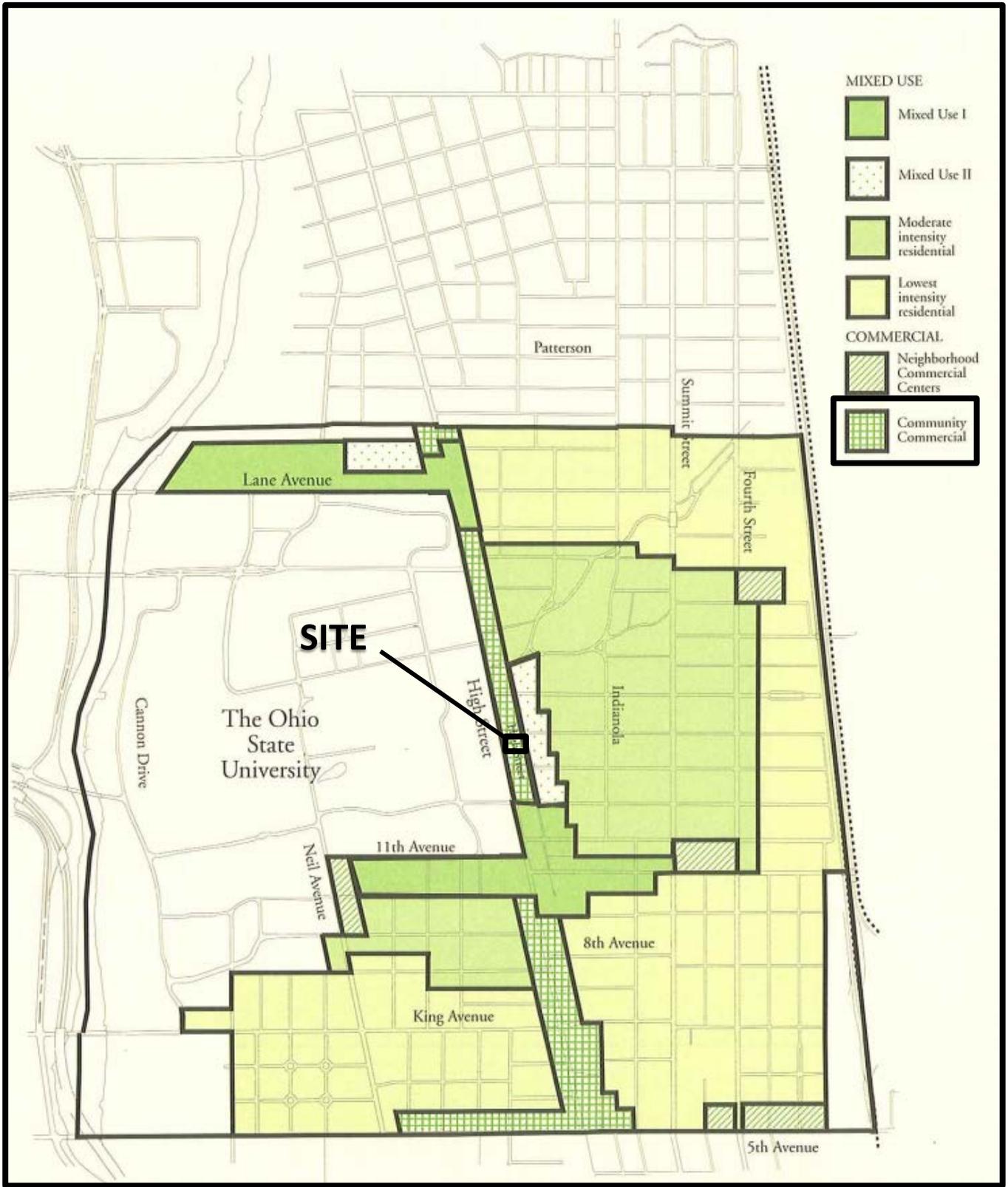
Sections 3312.21 and 3372.607 Landscaping and screening: to eliminate interior and perimeter screening for the parking lot.

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.

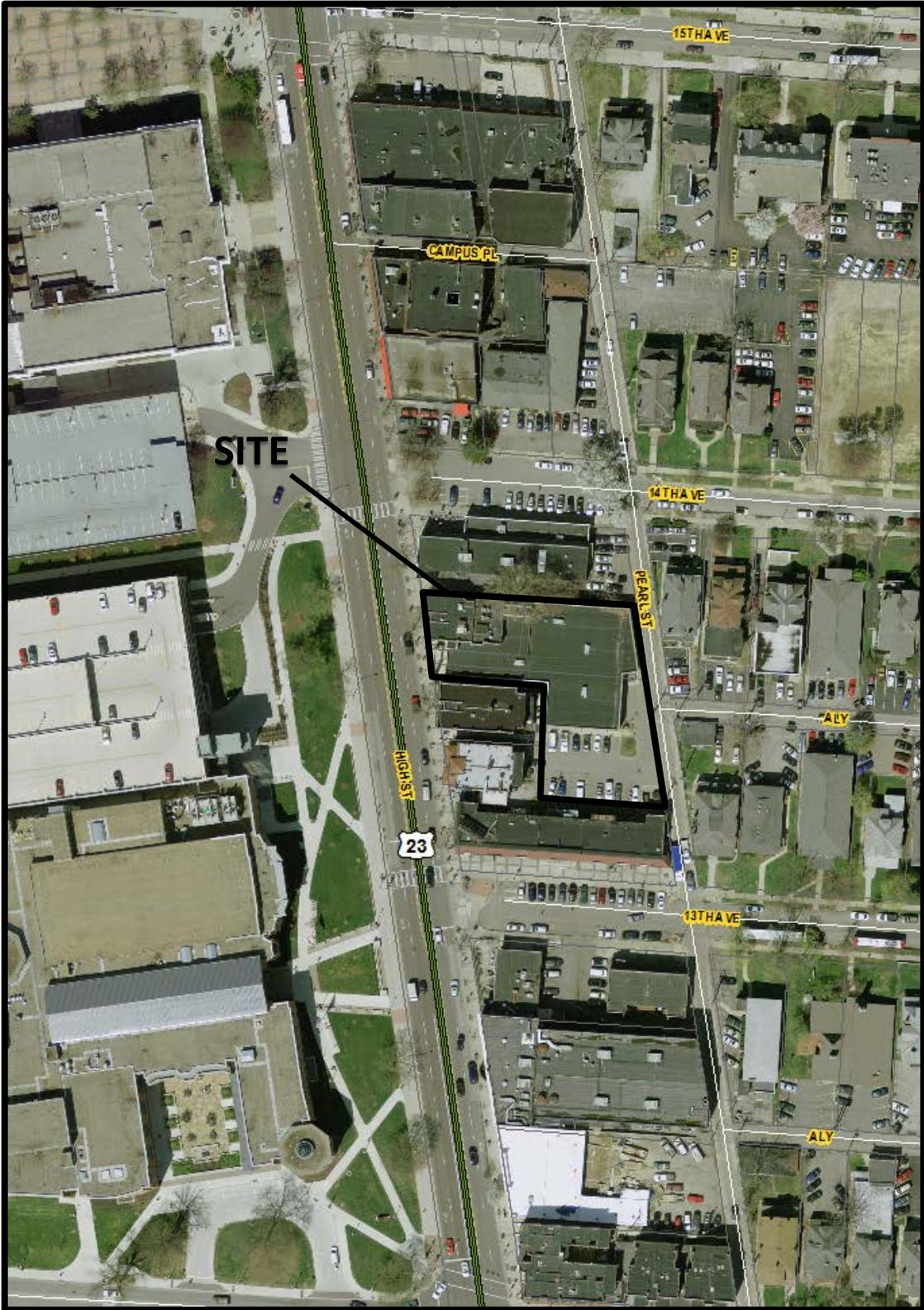
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Z14-030
 1774 N. High Street
 Approximately 0.58 acres



University Neighborhoods Revitalization Plan



Z14-030
1774 N. High Street
Approximately 0.58 acres