



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 #: 207-054A (11335-00000-00357)
Date Received: 7/5/11
Application Accepted By: S.P. Fee: \$3830
Comments: Assigned to Shannon Pine, 645-2208, spine@columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 4400 N. High Street Zip 43214
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 010-083826
 Check here if listing additional parcel numbers on a separate page.
Current Zoning District(s) CPD & LP-1 Requested Zoning District(s) CPD & LP-1
Recognized Area Commission Area Commission or Civic Association Clintonville Area Commission
Proposed Use or reason for rezoning request: to amend the parking space number variance by 29 spaces
(continue on separate page if necessary)
Proposed Height District: 65' Acreage 2.6 acres
(Columbus City Code Section 3309.14)

APPLICANT:

Name Metropolitan Partners
Address 150 E. Broad Street, Suite 100 City/State Columbus, OH Zip 43215
Phone # 883-1300 Fax # 221-1380 Email _____

PROPERTY OWNER(S):

Name Henderson Partners LLC
Address 150 E. Broad Street, Suite 100 City/State Columbus, OH Zip 43215
Phone # 883-1300 Fax # 221-1380 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 W. Broad Street, Suite 725 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 By: Jackson B. Reynolds III
PROPERTY OWNER SIGNATURE By: Henderson Partners LLC
ATTORNEY / AGENT SIGNATURE Jackson B. Reynolds III

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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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 # 207-054A

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jackson B. Reynolds, III
of (COMPLETE ADDRESS) 37 W. Broad Street, Suite 725, 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. Metropolitan Partners 150 E. Broad Street, Suite 100 Columbus, OH 43215 Tim Rollins - 883-1300	2. Henderson Partners LLC 150 E. Broad Street, Suite 100 Columbus, OH 43215 Tim Rollins - 883-1300
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

29th day of June, in the year 2011

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

PLEASE NOTE: incomplete information will result in the rejection of this submittal.
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207-054A

JOSEPH W. TESTA
FRANKLIN COUNTY AUDITOR

MAP AREA:

DATE: NOV 14, 2007

PARCEL ID	: 010-083826	TRANSFER DATE	: 10/23/2006
OWNER'S NAME	: 4400 NORTH HIGH REALTY CO LLC	PRICE	: 0
MAIL ADDRESS	: 4400 NORTH HIGH REALTY CO A JOHN CHRISTOFORIDIS	2741 ABINGTON RD COLUMBUS OH	
SITE ADDRESS	: 4400 N HIGH ST	AUDITOR S MAP	: M164 123.00
TAX DESIGNATION	: CITY OF COLUMBUS		
DESCRIPTION	: N HIGH ST R18 T1 1/4T2 LOT 3 2.365 ACRES		

LAND APPRAISAL	: 220100	BUILDING APPRAISAL	: 25200	TOTAL APPRAISAL	: 245300
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CITY OF COLUMBUS DIVISION OF ENGINEERING AND CONSTRUCTION



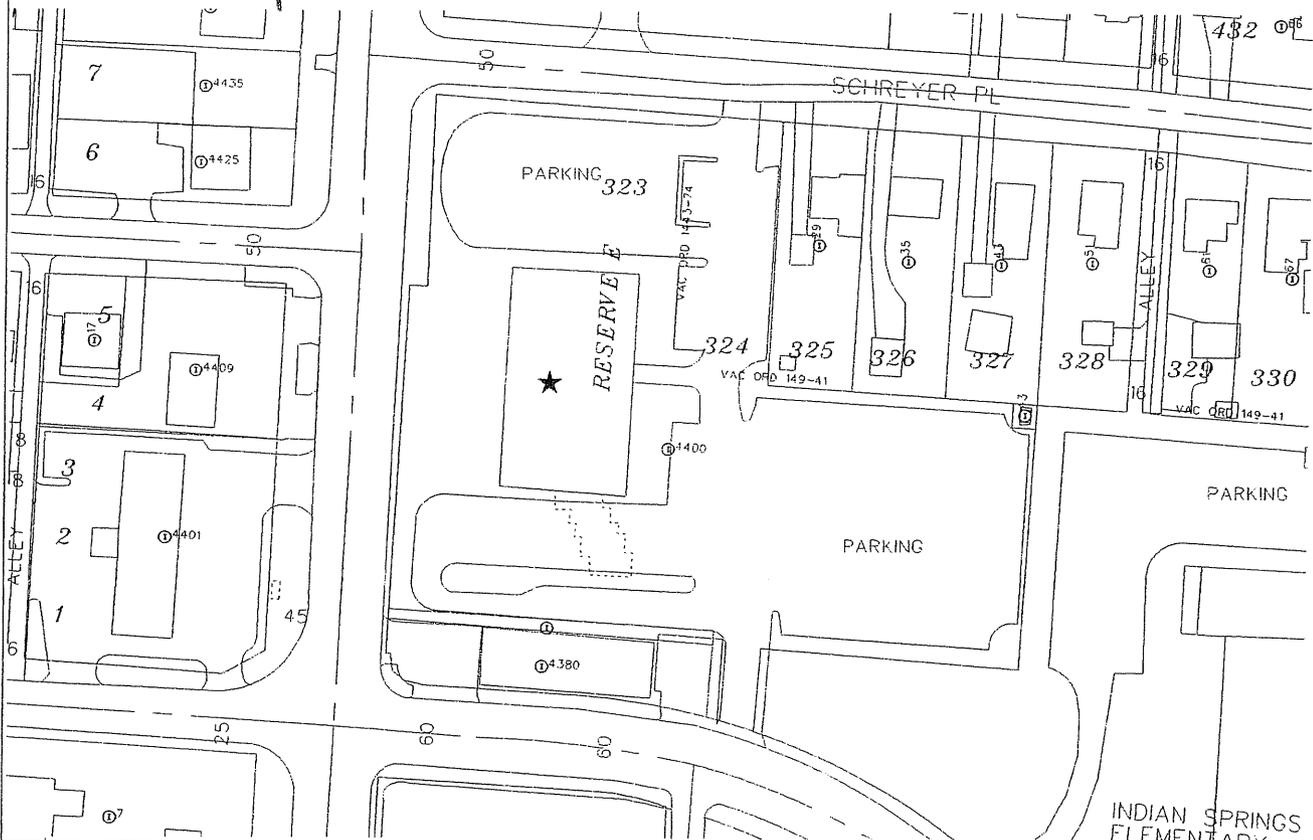
ZONING NUMBER
BY AUTHORIZED SIGNATURE THE FOLLOWING NUMBER
4400 N. HIGH STREET
HAS BEEN ISSUED FOR THE REZONING OF PROPERTY.
THIS NUMBER IS NOT A CERTIFIED ADDRESS AND HAS
NOT BEEN ISSUED FOR THE SECURING OF PERMITS

Alfred Carman

AC

ISSUED TO: SMITH & HALE
STRUCTURE: NOT APPLICABLE

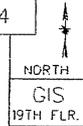
N HIGH ST
R18 T1 1/4T2 LOT 3
2.365 ACRES



DISCLAIMER

SCALE 1 = 114

This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plots, 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.



GIS DIVISION

CPD AND LIMITATION TEXT

PROPOSED DISTRICT: CPD, L-P-1
PROPERTY ADDRESS: 4400 North High Street
OWNER: Henderson Partners LLC
APPLICANT: Metropolitan Partners
DATE OF TEXT: July 5, 2011
APPLICATION NUMBER: 207-054A

1. INTRODUCTION: The site is located at the northeast corner of North High Street and Henderson Road. The site is developed with a four story office building, a two story office building and a parking lot. The site will be redeveloped in three (3) phases: 1st phase: renovation of the existing four story building, 2nd phase: construction of the north building and 3rd phase: construction of the southern building. Each phase will be initiated as marketing conditions are appropriate. The developer shall be solely responsible for working closely with the Clintonville Area Commission and as such will notify the Commission of any proposed site plan or building elevation changes as such changes are presented to the City of Columbus Building Department. The City of Columbus Building or Zoning Departments bear no responsibility to notify the Clintonville Area Commission of any changes to submitted plans as such a step is beyond the scope of duties required of the City and as such the agreement to notify is a private agreement between the developer and the Area Commission. The purpose of this rezoning is to amend the reduction in onsite parking spaces by 29 as additional spaces which have been secured on the abutting Columbus School Board property to allow for increased flexibility of use on the site.

SUBAREA A - (1.05± acres) CPD

This Subarea has frontage on Henderson, North High Street and East Schreyer Place and will contain the four story office building plus two (2) new commercial buildings that will be built under the urban commercial overlay.

2. PERMITTED USES: Those uses permitted under Section 3356.03, C-4 Commercial of the Columbus City Code with the following exclusions:

- Animal Shelter
- Armored car, investigation, guard and security services
- Automobile sales, leasing and rental
- Astrology, fortune telling and palm reading
- Blood and organ banks
- Check cashing and loans
- Community food pantry
- Crematory
- Display advertising
- Drive-in motion picture theaters
- Funeral homes and services
- Halfway house
- Missions / temporary shelters
- Outdoor power equipment stores
- Pawn broker
- Performing arts, spectator sports and related industries
- Repossession services

3. DEVELOPMENT STANDARDS: Unless otherwise indicated in the written text, the applicable development standards shall be those standards contained in Chapter 3356, C-4 Commercial of the Columbus City Code and the Urban Commercial Overlay as found in Section 3372.

A. Density, Lot and/or Setback Commitments.

1. Parking setback from any right-of-way shall be five (5) feet.
2. Building setback shall be 0' to 15' according to the Urban Commercial Overlay requirements.

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

1. There shall be two (2) curbcuts on East Schreyer Place and one (1) curbcut on Henderson Road as shown on the site plan.

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

1. The landscaping will be provided as required in Columbus City Code Section 3372.61 of the Zoning Code as the new buildings will be located in the Urban Commercial Overlay.
2. One tree shall be planted for every ten parking spaces.
3. All trees and landscaping shall be well maintained. Dead items will be replaced within six months with comparable landscape material.
4. Minimum tree sizes at installation: deciduous trees, 2 1/2 inch caliper, ornamental trees 1 1/2 inch caliper and evergreen trees five (5') feet.
5. A three (3) to five (5) foot high evergreen hedge shall be planted along the eastern property line that abuts the R-3 zoned property which faces on to East Schreyer Place and the school property.

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

1. Commercial buildings

The front elevation, any building facade facing a public right-of-way, and at least fifty (50%) percent of the area of the side elevations shall be finished in limestone, precast limestone or natural materials. The rear of the center and the balance of the side elevations shall be finished with brick, limestone or precast limestone or natural materials. Decorative details will be constructed of eifs, stucco or cut stone on any of the subject buildings. Glass windows, metal, iron works and canvas are all permitted as finish items on the buildings. The submitted elevations serve as an illustrative commitment of the architectural style, mass and finish for the proposed building but do not commit to the eventual location of doors and windows due to future tenant requirements.

2. Any mechanical equipment on the roof of a building shall be screened from view to prevent the equipment from being visible from the property line of the parcel.
3. The outdoor seating areas will be enclosed by a fence or barrier (i.e. bollards, piers, etc.) that shall protect the seated customers from vehicular mishaps.
4. Bicycle racks will be installed on the site at appropriate locations to foster alternative access to the development. Further the vehicular drive isles will be constructed for ingress and egress for bicycle access and to all parts of the development, including drive thru and stacking aisles.

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

1. All non-decorative lighting shall be down lighting (cut off fixtures).
2. All external outdoor lighting fixtures within a given area shall be from the same or similar manufacturer's type to

ensure aesthetic compatibility.

3. Parking lot light poles shall not exceed eighteen (18') feet in height and shall be fitted with cut off light fixtures to limit off site illumination.
4. In parking lots, lights shall be placed in raised islands or medians to protect both lights and vehicles from damage.
5. New wiring within the development shall be underground, unless otherwise required by a utility company.
6. Dumpster shall be screened on four sides and constructed of materials to complement the buildings. Dumpsters shall be gated and gates shall be closed when not in use, and kept in good working order.
7. The developer shall install sidewalks along its frontage on East Schreyer Place, North High Street and Henderson Road.

F. Graphics and/or Signage Commitments.

1. All graphics and signage shall comply with the Graphics Code, Article 15, Title 33 of the Columbus City Code as it applies to the C-4 Commercial District and any variance to the sign requirements shall be submitted to the Columbus Graphics Commission for consideration.
2. Enter and exit signs will be affixed to the hip walls (5 separate locations) located at the ingress / egress points into the site.

G. Miscellaneous Commitments.

1. The front doors of the tenant's space shall remain open for pedestrian access during the hours of operation / sales for each specific tenant space.

2. Variances.

A. To vary the requirement (Columbus City Code Section 3342.07) that a drive-thru lane have a bypass lane for the northern building's drive-thru areas identified on the site plan.

B. To preclude the existing 4 story building in its current configuration from inclusion in the Urban Commercial Overlay Standards as found in Columbus City Code Section 3372.601 thru 3372.699. If the building is ever demolished any replacement will have to comply with the overlay requirements.

 C. To vary the parking space requirement (3342.28) by reducing the total number of on site parking spaces to 131 from 291 (which includes office, retail and restaurant uses). This parking space count of 131 is for the total parking field (both CPD and L-P-1) which serves the existing and proposed buildings.

D. To vary the required size of a loading space from 50' in length to 38' as required in Section 3342.13, a reduction of 12'.

E. To vary the height of the screening wall at the three (3) curbcuts from 4 feet to 2 feet 6 inches (CCC 3372.611(1)(1)) to provide the necessary sight clearance for exiting vehicles. The locations of the areas to be reduced are shown on the site plan.

3. CPD Criteria.

a. Natural Environment. The site is within the North High Street commercial corridor and developed currently with two (2) office buildings and the ancillary parking lots.

b. Existing Land Uses. To the north is a bank and single family housing; to the east is a school; to the west is a gas station and office building and to the south is the Clintonville post office.

c. Transportation and Circulation. Access to the site shall be via East Schreyer Place and Henderson Road. A curb cut on North High Street will be closed as will a curb cut on Henderson Road and this should help circulation around the intersection of North High Street and Henderson Road. The existing parking lots will be used to serve the new and existing uses.

d. Visual Form of the Development. The text addresses architectural requirements as the existing four (4) story buildings will remain and two (2) new buildings will be built, one on each the north and south side of the existing building. The architecture of the two (2) story new building will complement the existing four (4) story building.

e. View and Visibility. In the development of the subject property and the location of the buildings and access points consideration has been given to the visibility and safety of the motorists and pedestrians.

f. Proposed Development. Commercial as permitted under this text which will consist of a mixture of office, restaurant and retail in the three (3) buildings.

g. Emissions. No adverse affects from emissions shall result from the proposed development.

h. Behavior Patterns. The proposed development would help rehabilitate the North High Street corridor and provide new commercial activities in the area.

4. Site plan

The Subject Site shall be developed in accordance with the site plan the building and building elevations, with the exception of the door locations as those access points may change with future tenant requirements. The site plan and the building elevations 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 Development or his designee upon submission of the appropriate data regarding the proposed adjustment.

SUBAREA B - (0.54± acres) L-P-1

This Subarea shall provide parking area for uses found in Subarea A. The parking lot is existing and is currently zoned P-1. The limitation text is being used to link the existing spaces with the uses found in Subarea A.

2. PERMITTED USES: Those uses permitted in Section 3371.01, P-1, Parking of the Columbus City Code.

3. DEVELOPMENT STANDARDS: Except as otherwise noted above and herein, the applicable development standards of Chapter 3371, P-1.

A. Density, Lot and/or Setback Commitments.

 1. Parking setback from the north and west property lines shall be five (5) feet. The parking setback to the south shall be 0 feet as long as that abutting property, owned by the Columbus Board of Education, is used collectively as a parking lot and should the School Board property cease to be used for parking purposes then the parking setback shall be 5 feet.

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

1. This Subarea shall have access to the public right-of-way across Subarea A.

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

1. The perimeters of the parking lot shall be landscaped in accordance with Columbus City Code Section 3371.01 except for the south boundary of the parking lot as it shall be developed with the abutting lot to create a larger lot, however the necessary screening will be located on the abutting lot along Henderson Road.

2. Minimum size of trees shall be 2 1/2 inch caliper for deciduous trees, 3-5 feet high for evergreens and 1 1/2 inch caliper for ornamentals.

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

N/A

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

1. The parking lot light poles shall not be higher than 18' and shall be fitted with cut-off lighting fixtures to limit off site illumination.

2. All waste and refuse shall be containerized and fully screened from view by a solid wall or fence to a height of 6'.

3. No materials, supplies, or product shall be stored or permitted to remain on any portion or parcel outside a permitted structure.

F. Graphics and/or Signage Commitments.

1. All signage and graphics shall conform to Article 15 of the Columbus City Graphics Codes, as it applies to the P-1, Parking District. Any variance to the sign requirements shall be submitted to the Columbus Graphics Commission.

G. Miscellaneous Commitments.

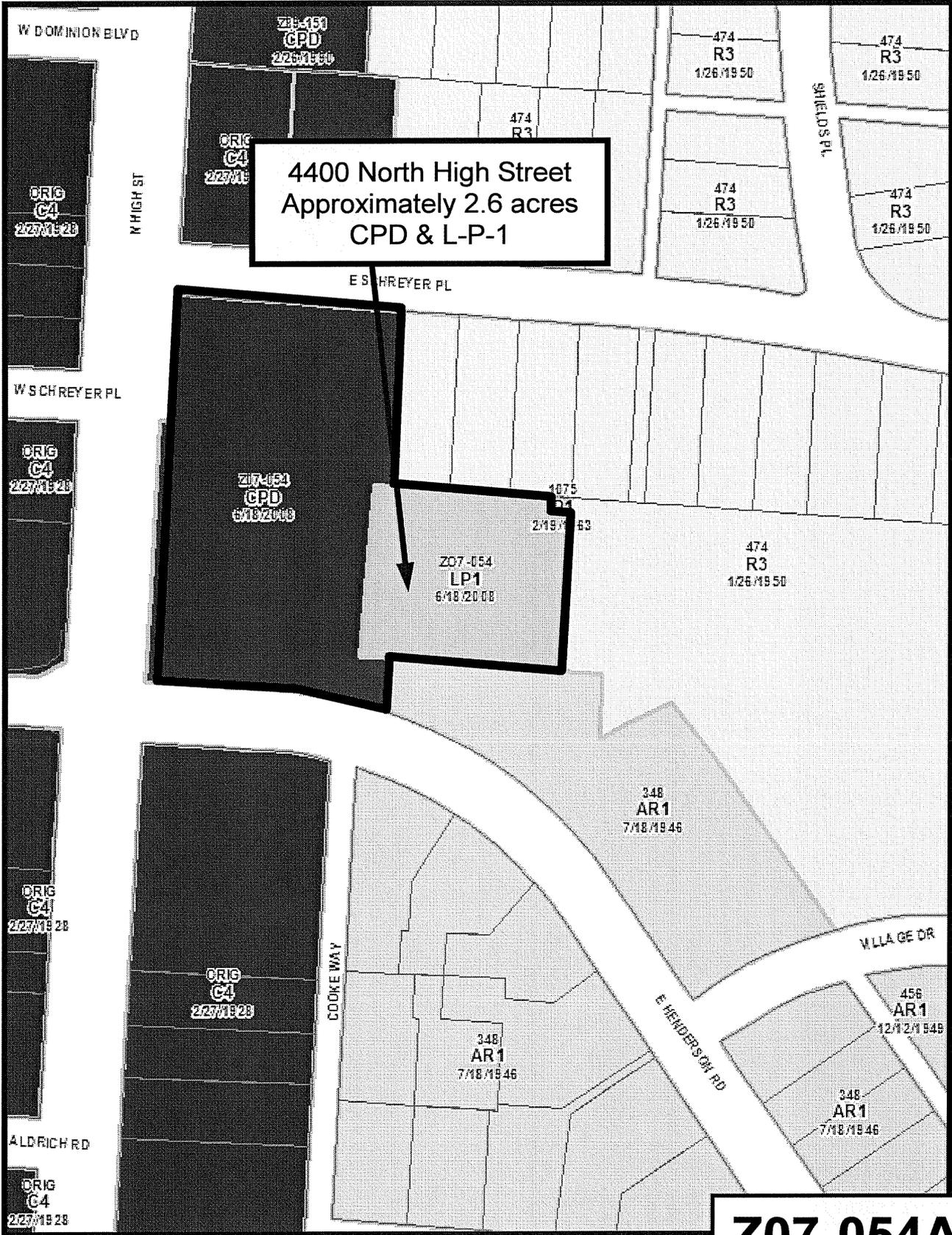
1. Site plan

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 Development or his designee upon submission of the appropriate data regarding the proposed adjustment.

The undersigned, being the owner of the subject property together with the applicant in the subject application, or other authorized representatives do 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 state 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.

SIGNATURE:

DATE:



4400 North High Street
 Approximately 2.6 acres
 CPD & L-P-1

Z07-054A