



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 #: 211-027/11335-00000-00481
Date Received: 9/31/11
Application Accepted By: S. Pine Fee: \$ 3315
Comments: Assigned to Shannon Pine, 645-2208, spine@columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) See Attached 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 See Attached

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

Current Zoning District(s) C4 and AR2 Requested Zoning District(s) CPD

Recognized Area Commission Area Commission or Civic Association Italian Village & Victorian Village Area Commissions

Proposed Use or reason for rezoning request: Mixed Use; Commercial Development

Proposed Height District: 110 (continue on separate page if necessary)
Acreage 1.4
[Columbus City Code Section 3309.14]

APPLICANT:

Name Pizzuti Short North, LLC; c/o Michael T. Shannon, Esq. & George R. McCue, Esq.
Address 500 S. Front St., Ste. 1200 City/State Columbus, OH Zip 43215
Phone # 614.228.5511 Fax # 614.229.4559 Email mshannon@cbjlawyers.com; gmccue@cbjlawyers.com

PROPERTY OWNER(S):

Name See Attached
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 Crabbe, Brown & James, LLP; Michael T. Shannon ; George R. McCue
Address 500 S. Front St., Ste. 1200 City/State Columbus, OH Zip 43215
Phone # 614.228.5511 Fax # 614.229.4559 Email: mshannon@cbjlawyers.com; gmccue@cbjlawyers.com

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

APPLICANT SIGNATURE [Signature]
PROPERTY OWNER SIGNATURE [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

The Joseph Redevelopment
616 and 623 N. High Street
Rezoning from C4 and AR2 to CPD, Commercial Planned Development

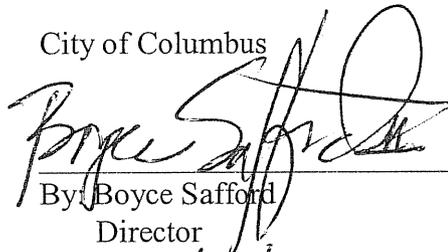
Owner: City of Columbus

Applicant: Pizzuti Short North, LLC
c/o Crabbe, Brown & James, LLP

Rezoning Application - Owner's Signature

The following signature block is provided to supplement the Rezoning Application cover page, so as to include all pertinent information regarding the party authorized to sign on behalf of The City of Columbus.

City of Columbus



By: Boyce Safford
Director

Date: 8/30/2011

Mailing Address & Contact Info for Authorized Agent:

Boyce Safford
Director of Development
The City of Columbus
50 W. Gay Street, Third Floor
Columbus, Ohio 43215
Ph: (614) 645.8585
Fax: (614) 645.6295

Z11-027

The Pizzuti Companies
Rezoning from C-4 and AR-2 to CPD

Rezoning Application – All Parcels Included in Request

PID: 010-052208	632 N. Park Street
PID: 010-002258	623 N. High Street
PID: 010-003663	616 N. High Street

Pizzuti Short North LLC
616 and 623 N. High Street
Rezoning from C4 and AR2 to CPD

Rezoning Application
Property Owners

Name:

Pizzuti Short North, LLC

Address:

Two Miranova Place

Ste. 800

Columbus, Ohio 43215

PH: 614.280.4052

FAX: 614.280.5149

jpizzuti@pizzuti.com

Name:

The City of Columbus

c/o Boyce Safford, Director

Address:

50 W. Gay Street

Third Floor

Columbus, Ohio 43215

PH: 614.645.8585

FAX: 614.645.6295

bosafford@columbus.gov



REZONING APPLICATION

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757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

AFFIDAVIT

(See instruction sheet)

APPLICATION # 211-027

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Eric J. Zartman
of (1) MAILING ADDRESS 500 S. Front St., Ste. 1200, 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 See Attached
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) 8/31/11
(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) See Attached

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

Pizzuti Short North, LLC & City of Columbus
c/o Michael T. Shannon & George R. McGue
614.228.5511

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

Victorian Village Commission &
(5) Italian Village Commission
Attn: Randy Black
109 N. Front St., Columbus, OH 43215

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)

Subscribed to me in my presence and before me this 30th day of August, in the year 2011

SIGNATURE OF NOTARY PUBLIC

(8) Carol A. Stewart

My Commission Expires:

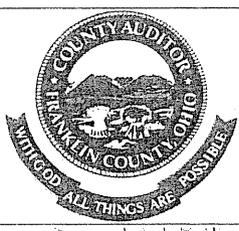
CAROL A. STEWART
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES 06/28/2014

This Affidavit expires six months after date of notarization.



PLEASE NOTE: incomplete information will result in the rejection of this submittal.
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Please make all checks payable to the Columbus City Treasurer

211-027



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: M DATE: 8/15/11



Disclaimer

Scale = 165'

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.

211-027

UCT Real Estate LLC
1801 Watermark Dr, Ste. 100
Columbus, Ohio 43215

City of Columbus
Real Estate Management
90 W. Broad Street, Room 425
Columbus, Ohio 43215

Charles Warner
5900 Sawmill Road, Ste. 110
Dublin, Ohio 43017

Lee Smith Properties
Attn: Lee Smith
929 Harrison Ave., Ste. 300
Columbus, Ohio 43215

The Wood Companies
Attn: Tax Department
21 W. Hubbard Ave., Ste. D
Columbus, Ohio 43215

Armburst Properties Ltd.
11 Buttlers Ave.
Columbus, Ohio 43215

C&W Investment Co.
92 W. 5th Avenue
Columbus, Ohio 43201-3219

35-39 Russell Street LLC
Post Office Box 36
Pataskala, Ohio 43062

UCT Real Estate LLC
2 Miranova Place, Ste. 800
Columbus, Ohio 43215

New Victorians Inc
455 W. 3rd Avenue
Columbus, Ohio 43201

CBS Partnership
Post Office Box 36
Pataskala, Ohio 43062

Partnership for Art in Architecture
797 Summit Street
Columbus, Ohio 43215

Mason Equity Group LLC
6840 Temperance Point Street
Westerville, Ohio 43082

Michael A. Mautz
Leslie Mautz
79 Dawson Ave S
Columbus, Ohio 43209

Michael J. Muldoon
4500 Dublin Road
Columbus, Ohio 43221

J.E. Meacham Company LLC
2312 Coventry Road
Columbus, Ohio 43221

Kathleen Godber
7464 Sleepy Hollow Drive
West Chester, Ohio 45069

OWNER

APPLICANT

AREA COMMISSION

Pizzuti Short North, LLC
Attn: Joel Pizzuti
Two Miranova Place, Ste. 800
Columbus, Ohio 43215

Pizzuti Short North, LLC
Attn: Joel Pizzuti
Two Miranova Place, Ste. 800
Columbus, Ohio

Victorian Village Commission
Attn: Randy Black
109 N. Front Street
Columbus, Ohio 43215

The City of Columbus
Attn: Boyce Safford, Director
50 W. Gay Street, Third Floor
Columbus, Ohio 43215

Michael T. Shannon, Esq.
CRABBE, BROWN & JAMES, LLP
500 S. Front St., Ste. 1200
Columbus, Ohio 43215

Italian Village Commission
Attn: Randy Black
109 N. Front Street
Columbus, Ohio 43215



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 # 211-027

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) MICHAEL T. SHANNON
of (COMPLETE ADDRESS) 500 S. Front St., Ste. 1200, 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. Pizzuti Short North, LLC Two Miranova Place, Ste. 800 Columbus, Ohio 43215 Contact: Joel Pizzuti (280.4052) Employees	2. The City of Columbus 50 W. Gay St, Third Floor Columbus, Ohio 43215 Boyce Safford, Director (545.8585) Employees
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Michael Shannon

Subscribed to me in my presence and before me this 30th day of August, in the year 2011

SIGNATURE OF NOTARY PUBLIC

Carol A. Stewart

My Commission Expires:

CAROL A. STEWART
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES 06/28/2014

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



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City of Columbus Zoning Plat

211-027



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: 010003663

Zoning Number: 616

Street Name: N HIGH ST

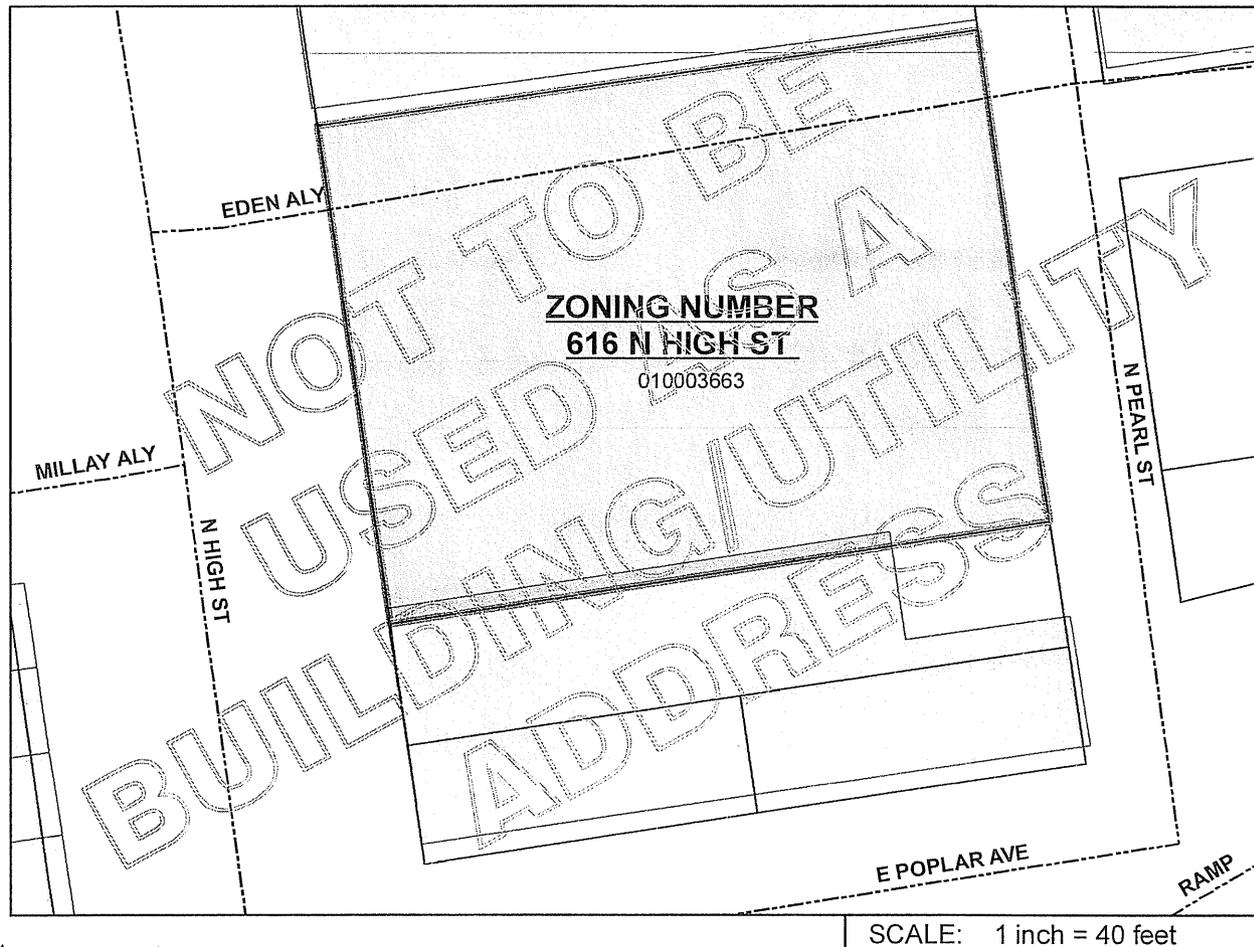
Lot Number: N/A

Subdivision: N/A

Requested By: CRABBE, BROWN & JAMES LLP (MICHAEL SHANNON)

Issued By: *Adyana Amarian*

Date: 4/4/2011



SCALE: 1 inch = 40 feet

GIS FILE NUMBER: 2014

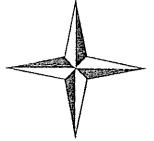


PATRICIA A. AUSTIN, P.E., ADMINISTRATOR
DIVISION OF PLANNING AND OPERATIONS
COLUMBUS, OHIO



City of Columbus Zoning Plat

211-027



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: 010002258

Zoning Number: 623

Street Name: N HIGH ST

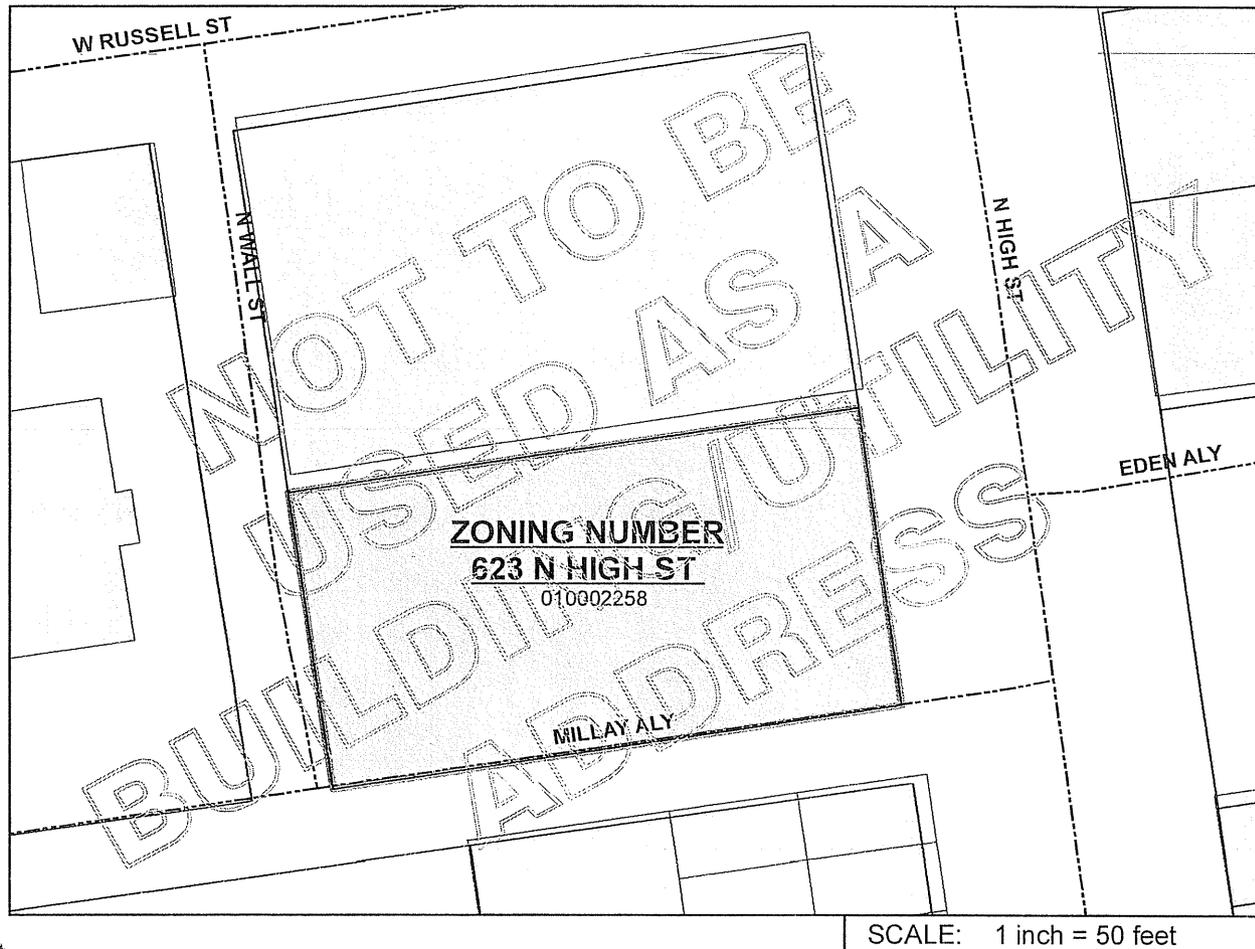
Lot Number: N/A

Subdivision: N/A

Requested By: CRABBE, BROWN & JAMES (MICHAEL SHANNON)

Issued By: *Adyana Amarian*

Date: 4/4/2011



SCALE: 1 inch = 50 feet



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

GIS FILE NUMBER: 2013

**DEVELOPMENT TEXT
CPD, COMMERCIAL PLANNED DEVELOPMENT DISTRICT**

EXISTING ZONING DISTRICTS: C-4 AND AR-2

PROPOSED DISTRICT: CPD COMMERCIAL PLANNED DEVELOPMENT DISTRICT

PROPERTY ADDRESS: 616 North High Street and 623 North High Street

OWNERS: PIZZUTI SHORT NORTH, LL c/o CRABBE, BROWN & JAMES, LLP; MICHAEL T. SHANNON, ESQ., GEORGE R. MCCUE, ESQ.; 500 S FRONT STREET, SUITE 1200, COLUMBUS, OHIO 43215; mshannon@cbjlawyers.com; gmcue@cbjlawyers.com and the CITY OF COLUMBUS, ATTN: BOYCE SAFFORD, 50 WEST GAY STREET, COLUMBUS, OHIO 43215

**APPLICANT: PIZZUTI SHORT NORTH, LLC
c/o MICHAEL T. SHANNON, ESQ., GEORGE R. MCCUE, ESQ.; 500 S. FRONT STREET,
SUITE 1200, COLUMBUS, OHIO 43215**

APPLICATION #: Z11-027

DATE: August 30, 2011

1. INTRODUCTION

The Pizzuti Development Company is proposing a mixed use Commercial Development that encompasses both sides of a two block area of North High Street in the Short North area of Downtown Columbus. The development is being undertaken in cooperation/partnership with the City of Columbus as signature projects for both the Italian Village Commission Area and Victorian Village Commission Area.

The proposed development will consist of two (2) sub-areas: Sub-area A, 616 North High Street within the Italian Village Commission Area, will include a maximum 145 room luxury boutique hotel and related parking. The hotel will include customary ancillary operations (ie office, catering, conference rooms, bar and restaurant) and other retail uses. The hotel is bounded by High Street to the West and Pearl Street to the East.

The Sub-area B, 623 North High Street and 632 North Park Street within the Victorian Village Commission Area will consist of an office building which fronts on High Street and a public 313-space parking garage which fronts on Russell Street.

Also proposed at 632 North Park Street is a world class Art Gallery, which is a critical part of the proposed Mixed Use Development as it proposes a very high end adaptive re-use of the historically significant former office building of The Order of United Commercial Travelers of America. (U.C.T.)

SUB-AREA A

1. Permitted Uses

The following uses shall be permitted pursuant to C.C.C. Section 3356.03 (C-4, Commercial District): hotel, including any customary ancillary operations such as office, catering services, bars and restaurants, work out facilities and the like.

2. Prohibited Uses: No billboards shall be permitted

3 Development Standards

Unless otherwise indicated herein, the applicable development standards shall be those standards contained in Chapter 3356 (C-4) of the Columbus City Code.

399649

A. DENSITY, HEIGHT, LOT AND/OR SETBACK COMMITMENTS:

1. The maximum number of guest rooms in the hotel shall be 145.

2 Building Setbacks: The minimum building setback from North High Street shall be reduced from twenty-five (25) feet to zero (0) feet, which will match the surrounding commercial setbacks on High Street.

3. Height District: The Site shall be designated in the H-110 height district per C.C.C. 3309.14. Roof top mechanical equipment and its associated screening, parapet walls, elevator penthouses and similarly customary roof top equipment will not be considered in determining building heights. The subject hotel is 112 ft. high and the applicant therefore requests a 10 foot variance to the H-110 height district for the subject site.

B. ACCESS, LOADING, PARKING AND/OR OTHER TRAFFIC RELATED COMMITMENTS:

1. Any and all traffic related commitments shall be designated and located to the specifications of City of Columbus Planning and Operations Division.

2. PARKING: The Applicant requests a variance from Section 3312.49 (minimum parking spaces required) to reduce the required number of on site parking spaces for each of the buildings in the proposed development, in consideration of the parking garage to be constructed. The five (5) story parking garage will provide 313 parking spaces for use by each building's employees and customers. The stand alone parking requirements per code for the hotel use is 145 parking spaces and 8 bicycle racks , which will be provided for in the 313 space parking garage on the West side of High Street.

3. LOADING SPACES: Section 3312.53 (minimum loading spaces required) requires one (1) loading space for the hotel. Applicant requests a variance from this requirement to allow no loading space for the hotel, in recognition of the alley to the rear of the hotel building.

C. BUILDING DESIGN AND/OR EXTERIOR TREATMENT COMMITMENTS:

In general, the building exteriors will be constructed of brick, EIFS (exterior insulation and finish system) glass and metal. The podium (levels 1 and 2) will be comprised of brick, EIFS and glass with minimal metal (such as trim awnings, etc.) The east-west portion of the L-shaped tower will be comprised of glass and metal. The north-south portion of the L-shaped tower will be comprised of brick, EIFS and glass with minimal metal (such as trim, etc.).

All roofs will be flat and will contain parapets concealing visibility from street level.

Ground-level mechanicals will be contained within the building itself and, as such, screening of these elements will be by the aforementioned building materials.

D. LIGHTING AND/OR OTHER ENVIRONMENTAL COMMITMENTS:

1 Ground mounted lighting shall use fully shielded cutoff fixtures (down lighting) except there may be accent lighting /uplighting on landscaping in front of structures and ground signs, provided the fixtures are screened with landscaping to prevent glare.

2 All external outdoor lighting fixtures to be used shall be from the same or similar manufacture's type to ensure aesthetic compatibility.

E. GRAPHICS AND SIGNAGE COMMITMENTS:

1. All graphics shall conform to Article 15 of the Columbus City Code as it applies to the C-4 Commercial District. Any variance to the applicable standards of the C-4 District shall be submitted to the Italian Village Commission and Columbus Graphics Commission.

F. MISCELLANEOUS:

1. The Site shall be developed in accordance with the submitted C.P.D. Site Plan. The C.P.D. Site Plan may be slightly adjusted to reflect engineering, topographical, or other site development data developed at the time the development and engineering plans are completed. Any slight adjustment to the plan shall be subject to review and approval by the Director of Building Services or his or her designee, upon submission of appropriate data regarding the proposed adjustment.

2. A monetary contribution shall be made to the City of Columbus, pursuant to Parkland Dedication Requirements of CCC 3318.13. Payment shall be made at the time of zoning clearance approval.

3. Variances Requested:

- 1) Section 3356.11 (C-4 District Setback lines)
- 2) Section 3312.49 (Minimum Parking Spaces Required)
- 3) Section 3312.53 (Minimum Loading Spaces Required)
- 4) Section 3309.14 (Building Height)

G. CPD REQUIREMENTS:

1. **Natural Environment:** The Hotel Site consists of approximately .9 acres currently used for public parking which is proposed for commercial redevelopment

2. **Existing Land Use:** The Site is currently a public parking lot.

3. **Transportation and Circulation:** The Site will have access from North High Street, with secondary access from Vine Street (Eden Alley) and Clinton Street.

4. **Visual Form of the Environment:** The existing uses/zoning of the surrounding properties are as follows:

West – The site to the West across High Street is zoned C-4 and consists of public parking lots.

North – The site immediately North of the site is zoned C-4 and consists of a variety of retail commercial uses.

East – The parcels immediately East of the Hotel site are zoned R-4 with non-confirming Commercial parking lot uses.

South – the site immediately South of the Hotel site is zoned C-4.

5. **View and Visibility:** Significant consideration has been given to visibility and safety issues.

6. **Proposed Development:** The proposed development is a full service luxury boutique hotel with accessory uses including office, restaurant, bar, fitness facilities, conference facilities and parking.

7. **Behavior Patterns:** This area has existing traffic flows which use the roadway in and around the area.

8. **Emissions:** There will be no emissions from the proposed uses.

SUB-AREA B

1. Permitted Uses: Permitted uses shall include those uses as permitted in C.C.C. 3356.03 (C-4 Commercial District).

2. Prohibited Uses: No billboards shall be permitted.

3. Development Standards: Except as specified herein and on the submitted CPD Site Plan, the applicable development standards shall be as specified in C.C.C. 3356 (C-4 Commercial District).

A. DENSITY, HEIGHT, LOT and/or SETBACK COMMITMENTS:

1. Building Setbacks: The building setback from north High Street shall be reduced from twenty-five (25) feet to zero (0) feet, which will match the surrounding commercial setbacks on High Street.

The Applicant requests a variance to reduce the building setback along Russell Street from twenty-five (25) feet to zero (0) feet for the proposed parking garage, which will have access and frontage on Russell Street.

The building setback for the Art Gallery (former UCT Building) will be the established building line setback of twenty-seven (27) feet.

2. Height District: The site shall be designated in the H-110 height district per C.C.C. 3309.14. Roof top mechanical equipment and its associated screening, parapet walls, elevator penthouses and similarly customary rooftop equipment will not be considered in determining building heights.

B. ACCESS, LOADING, PARKING and/or OTHER TRAFFIC RELATED COMMITMENTS:

1. Any and all traffic related commitments shall be designated and located to the specification of the City of Columbus Planning and Operations Division.

2. Parking: The Applicant requests a variance from C.C. C. Section 3312.49 (minimum parking spaces required) to reduce the required number of on site parking spaces for each of the buildings in the proposed development in consideration of the parking garage to be constructed. The five (5) story parking garage will provide 313 parking spaces for use by each of the building's employees and customers. The stand alone parking requirements for each of the buildings in both Sub-Areas is as follows:

Art Gallery:	37 parking spaces/3 bicycle racks
Office Building:	158 parking spaces/8 bicycle racks
Hotel:	145 parking spaces/ 8-bicycle racks
	340 total required vehicle parking spaces

Applicant requests a zero (0) on site parking space requirement for the individual buildings, conditioned on the construction of the parking garage with a minimum of 313 spaces. The minimal variance of required spaces (313 of 340 provided) represents 92% parking compliance.

The required number of bicycle parking areas/racks will be provided either near the building entrances or within the parking garage.

3. Loading Spaces: Section 3312.53 (minimum loading spaces required) requires one loading space for the office building. A loading space will be provided for the office building, pending Council's approval of Applicant's request to partially vacate the existing alley between the UCT Building and office parcel, as shown on the submitted site plan.

C. BUILDING DESIGN and/or EXTERIOR TREATMENT COMMITMENTS:

In general, the exteriors of the office and garage buildings will be constructed of brick EIFS (exterior insulation and finish system), glass and metal. The upper and lower portions of the office building will be predominantly glass in order to provide occupants with daylight and views. The glass of the office exterior will be complimented by brick, EIFS and metal elements. The upper levels of the garage exterior will be

brick -and EIFS with metal infill panels to partially screen openings and providing for natural ventilation of the garage interior. At ground level, the garage exterior will be of the same (or similar) screening material as the openings above.

All roofs will be flat and will contain parapets concealing visibility from street level.

Ground level mechanical equipment is currently planned to be contained within the buildings themselves and, as such, screening of these elements will be by the aforementioned building materials.

Exterior building illumination shall be permitted, provided such light source is approved by the reviewing village commission. No-off site spillage will occur.

D. LIGHTING and/or OTHER ENVIRONMENTAL COMMITMENTS:

1. All parking lot or ground mounted lighting shall use fully shielded cutoff fixtures (down lighting) except there may be accent lighting /uplighting on landscaping in front of structures and ground signs, provided the fixtures are screened with landscaping to prevent glare.
2. All external outdoor lighting fixtures to be used shall be from the same or similar manufacture's type to ensure aesthetic compatibility.
3. Light poles in parking lot areas shall not exceed 18 feet in height.

E. GRAPHICS AND SIGNAGE COMMITMENTS:

1. All graphics shall conform to Article 15 of the Columbus City Code as it applies to the C-4 Commercial District. Any variance to the applicable standards of the C-4 District shall be submitted to the Victorian Village Commission and Columbus Graphics Commission.

F. MISCELLANEOUS:

1. The Site shall be developed in accordance with the submitted CPD Site Plan. The CPD Site Plan may be slightly adjusted to reflect engineering, topographical, or other site development data developed at the time the development and engineering plans are completed. Any slight adjustment to the plan shall be subject to review and approval by the Director of Building Services or his or her designee, upon submission of appropriate data regarding the proposed adjustment.
2. A monetary contribution shall be made to the City of Columbus, pursuant to the Parkland Dedication Requirements of C.C.C. 3318.13. Payment shall be made at the time of the zoning clearance approval.
3. Variances Requested:
 - 1) Section 3356.11 (C-4 District Setback lines)
 - 2) Section 3312.49 (Minimum Parking Spaces Required)

G. CPD REQUIREMENTS:

1. **Natural Environment:** The Site consists of 1.07 acres. The High Street parcel is currently used for public parking and is proposed for commercial redevelopment. The Park Street parcel is currently the remnants of the former UCT Building and is proposed to be adaptively re-used as an Art Gallery.
2. **Existing Land use:** Commercial parking lot and vacant office building
3. **Transportation and Circulation:** The Site will have access from North High Street, and Russell Street, and Millay Alley.

4. Visual Form of the Environment:

East – C-4 zonings are on the East side of High Street with commercial parking lots and a wide variety of retail uses.

North – The block directly north of the site, across West Russell Street, contains two parcels. The north parcel is zoned C-4 and AR3. The South parcel is zoned AR2, C-4, and AR3.

West – Goodale Park is directly west of the site and is zoned R-4.

South – The block directly south, across Millay Alley contains four parcels. The two (2) parcels on the east are zoned C-4 with the two western parcels zoned C-2 and C-4.

5. View and Visibility: Significant consideration has been given to visibility and safety issues.

6. Proposed Development: The proposed development includes a 66,359 sq. ft. office building of which 5,761 sq. ft. will be retail. Also included in this Sub-Area is a 313 space parking garage. Finally, the former UCT Building is being renovated into a 19,025 sq. ft. Art Gallery with attendant, office space and storage.

7. Behavior Patterns: This area has existing traffic flows which use the roadways in and around the area.

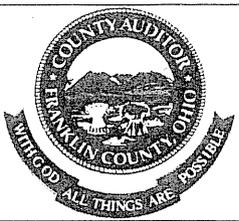
8. Emissions: There will be no emissions from the proposed use.

The undersigned being the owner of the subject property together with the applicant in the subject application, or their authorized representatives, do hereby agree singularly and collectively for themselves, their heirs, successors and assigns, to abide by the above restrictions, conditions and commitments regarding development of the subject property and for such purposes 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 and more restrictive provision of the Columbus City Codes.

Signature: _____

Date: _____

211-027



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

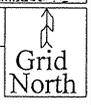
MAP ID: M

DATE: 8/15/11

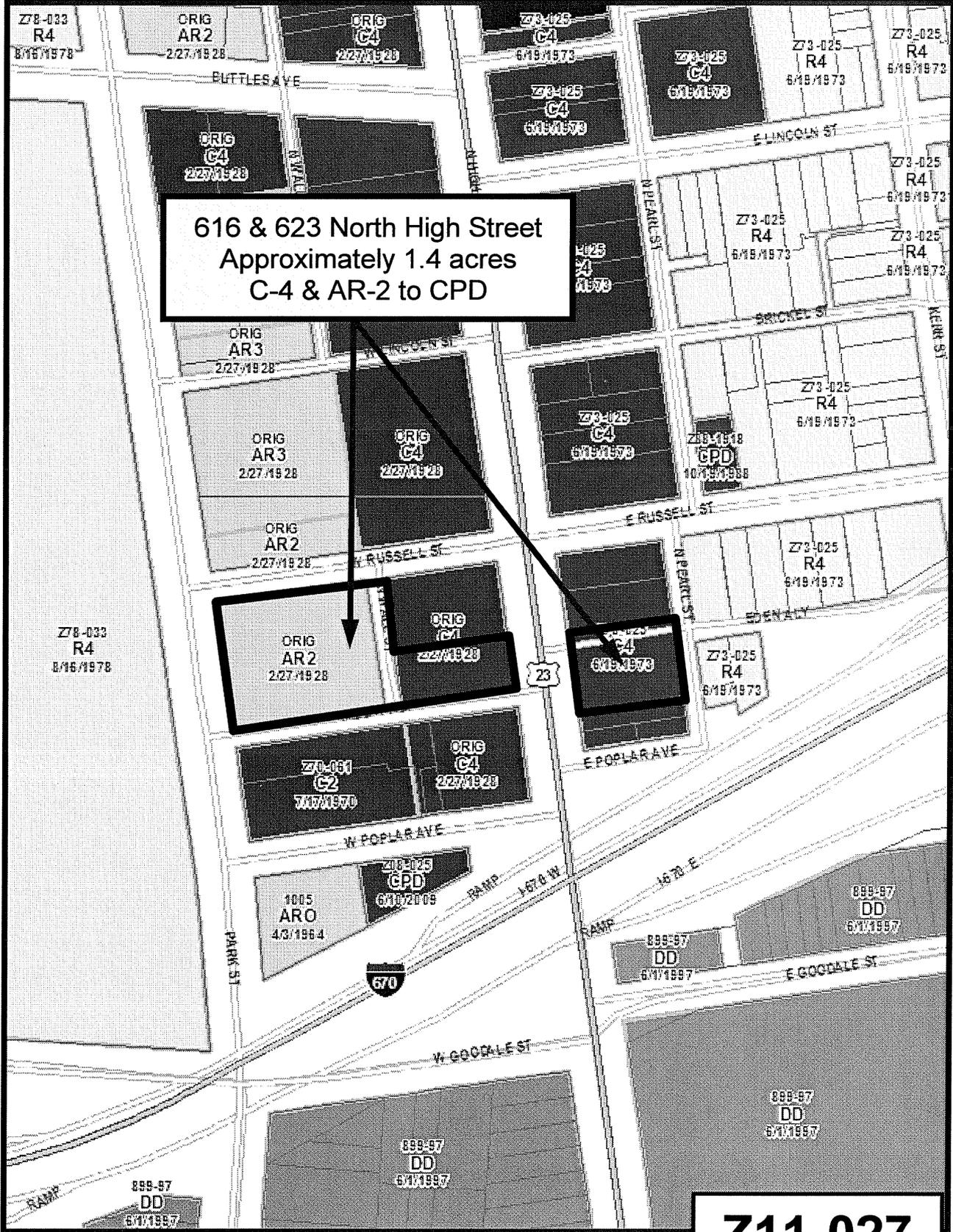


Disclaimer

Scale = 100



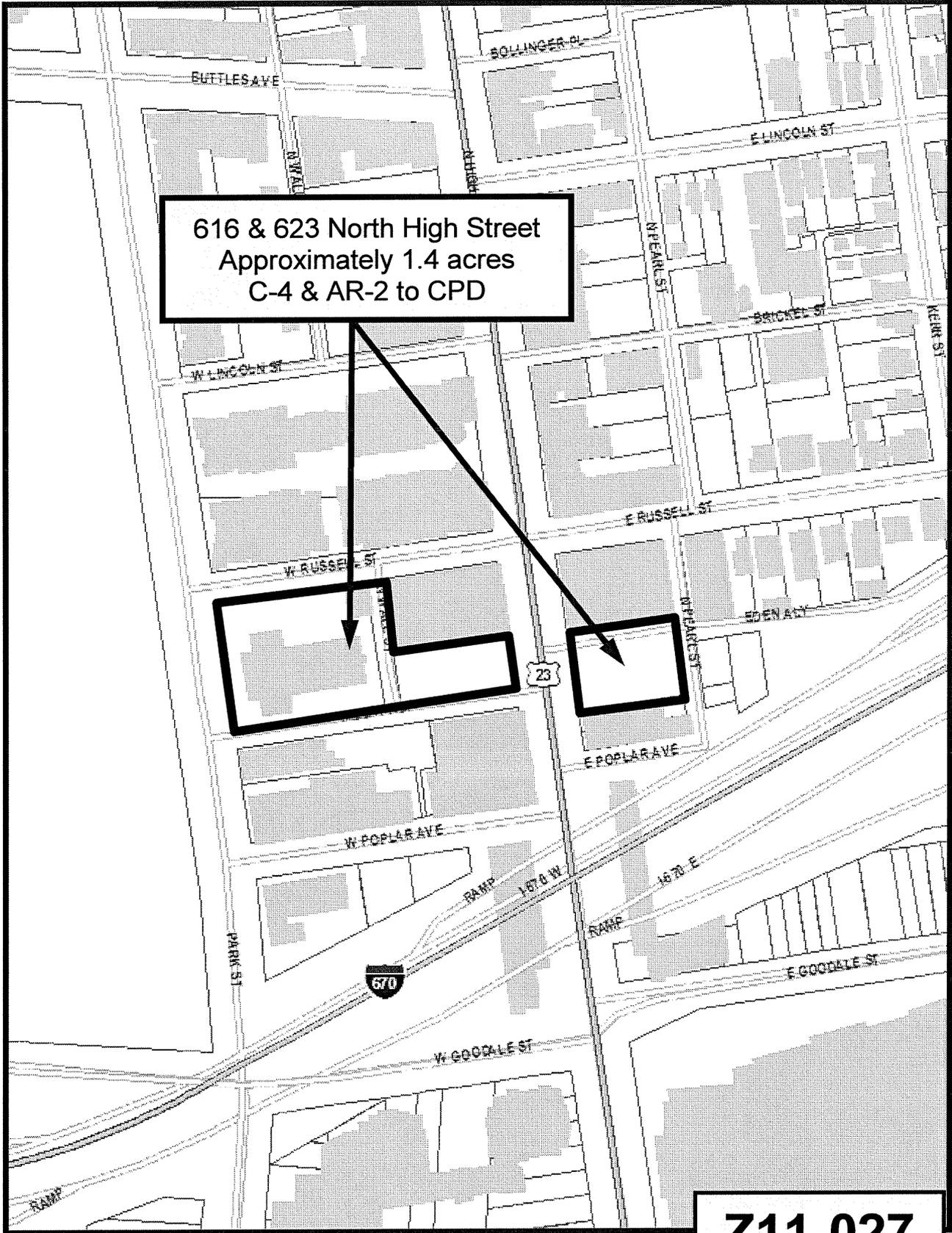
This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be consulted for verification of the information contained on 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.



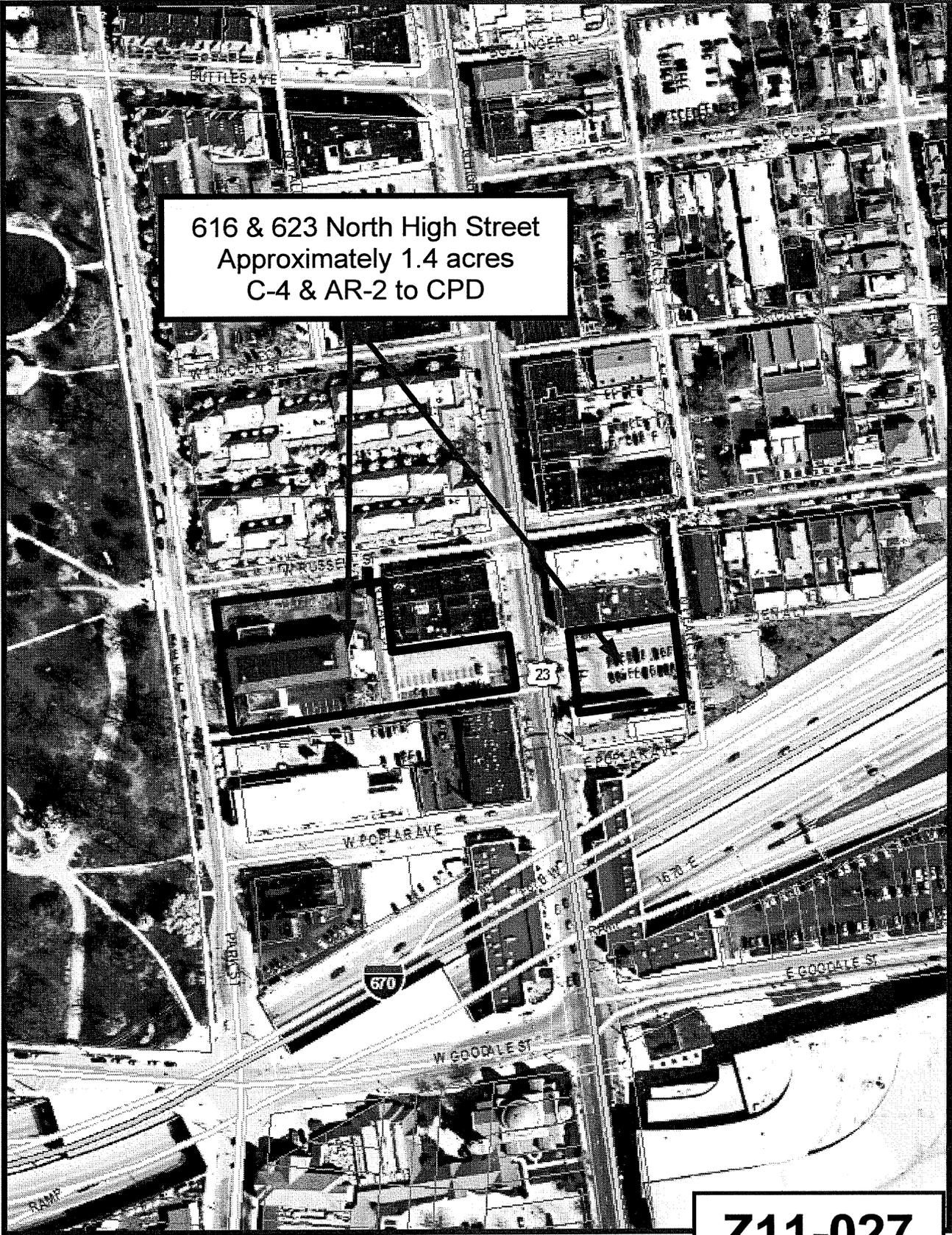
616 & 623 North High Street
Approximately 1.4 acres
C-4 & AR-2 to CPD

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