



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 #: 211-013 / 11335-00000-00183
Date Received: 4/5/11
Application Accepted By: S. Pine Fee: \$3830
Comments: Assigned to Shannon Pine, 645-2208, spine@columbus.gov

LOCATION AND ZONING REQUEST: 880 E. 11th Avenue

Certified Address (for Zoning Purposes) 1450 Wright Avenue, Columbus, OH Zip 43211

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 010-024677 and 010-022132 ; 010-030155, 010-037189 - 191

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

Current Zoning District(s) R3 Requested Zoning District(s) CPD

Recognized Area Commission Area Commission or Civic Association South Linden Area Commission

Proposed Use or reason for rezoning request: Convert lots into a parking lot and combine with parking lot to the south.

(continue on separate page if necessary)

Proposed Height District: 60 Acreage 0.204 2.59
(Columbus City Code Section 3309.14)

APPLICANT:

Name Columbus Metropolitan Housing Authority c/o Nasrat Soliman
Address 880 East 11th Avenue City/State Columbus, OH Zip 43211
Phone # 614/421-6098 Fax # 614/421-8012 Email NSoliman@cmhanet.com

PROPERTY OWNER(S):

Name Columbus Metropolitan Housing Authority c/o Nasrat Soliman
Address 880 East 11th Avenue City/State Columbus, OH Zip 43211
Phone # 614/421-6098 Fax # 614/421-8012 Email NSoliman@cmhanet.com

Check here if listing additional property owners on a separate page

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE) Attorney Agent

Name Michael E. Zatezalo, Esq. and Jeffrey D. Porter, Esq.
Address Kegler, Brown, Hill & Ritter Co., L.P.A., 65 E. State St., City/State Ste. 1800, Columbus, OH Zip 43215
Phone # 614/462-5400 Fax # 614/464-2634 Email: mzatezalo@keglerbrown.com and jporter@keglerbrown.com

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

APPLICANT SIGNATURE Nasrat Soliman

PROPERTY OWNER SIGNATURE Nasrat Soliman

ATTORNEY / AGENT SIGNATURE Michael E. Zatezalo

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 # 211-013

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Jeffrey D. Porter,
of (1) MAILING ADDRESS Kegler, Brown, Hill & Ritter Co., L.P.A., 65 East State Street, Suite 1800, Columbus, OH 43215,
deposed and states that (he/she) is the applicant, agent, or duly authorized attorney for same and the following is a
list of the name(s) and mailing address(es) of all the owners of record of the property located at
(2) CERTIFIED ADDRESS FOR ZONING PURPOSES 1450 Wright Avenue, Columbus, OH 43211
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) 4/5/11

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

880 E. 11th Avenue,

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

(4) Columbus Metropolitan Housing Authority
c/o Nasrat Soliman
880 East 11th Avenue
Columbus, OH 43211

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

Columbus Metropolitan Housing Authority c/o Nasrat Soliman
614/421-6098

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

(5) South Linden Area Commission
George Walker, Jr., Commission Chairman
1378 East 23rd Avenue, Columbus, OH 43211

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) [Signature]

Subscribed to me in my presence and before me this

4th day of April, in the year 2011

SIGNATURE OF NOTARY PUBLIC

(8) Jean D. Zatezalo

My Commission Expires:

11-24-2015

This Affidavit expires six months after the date of notarization.

Notary Seal Here



JEAN D. ZATEZALO
Notary Public, State of Ohio
My Commission Expires
11-24-2015

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PEGGY W. YERKE
5242 BATESON BEACH DRIVE
THORNVILLE, OH 43076

MILAN DEVELOPMENT LLC
897 E. 11TH AVENUE
COLUMBUS, OH 43211

MLHW PROPERTIES LLC
4175 N. WAGGONER ROAD
BLACKLICK, OH 43004

AJACK INC.
877 E. 11TH AVENUE
COLUMBUS, OH 43211

JACOB C. WILLIAMS
JANISE M. WILLIAMS
1342 STUDER AVENUE
COLUMBUS, OH 43206

WB PROPERTY INVESTORS LLC
P.O. BOX 307524
COLUMBUS, OH 43230

ARDIS HOLT EDMONDSON
839 ANGUS COURT
WORTHINGTON, OH 43085

RICHARD BILES
933 E. CHITTENDEN AVENUE
COLUMBUS, OH 43211

CITY OF COLUMBUS
REAL STATE MANAGEMENT
90 W.BROAD STREET, ROOM 425
COLUMBUS, OH 43215

MICHAEL A. MCKENZIE
129 FRANKLIN AVENUE
WESTERVILLE, OH 43081

WFDS-OH 1 LLC
RT. #1
P.O. BOX 1160
HASKELL, OK 74436

ANNE E. STEWART
2600 ATWOOD TERRACE
COLUMBUS, OH 43211

KATHERINE BLACK
913 E. CHITTENDEN AVENUE
COLUMBUS, OH 43211

CENTRAL OHIO TRANSIT
AUTHORITY
1600 MCKINLEY AVENUE
COLUMBUS, OH 43222-1002

HENRY OLIVER JR.
1467 JEFFERSON AVENUE
COLUMBUS, OH 43211

FAMILY HOME PARTNERS OF
OHIO LLC
2711 CENTERVILLE ROAD
WILMINGTON, DE 19808

JOE N. CRAWLEY
1471 N. JEFFERSON AVENUE
COLUMBUS, OH 43211

WILLIAM J. DIBLASI
2007 ARLINGTON AVENUE
COLUMBUS, OH 43212-1039

RTK INVESTMENTS LLC
6600 PERIMETER DRIVE, SUITE 200
DUBLIN, OH 43016

MUSA IKHARO
1441 N. JEFFERSON AVENUE
COLUMBUS, OH 43211

NLR GROUP LTD
1410 CLEVELAND AVENUE SUITE 1
COLUMBUS, OH 43211

GRADY F. EVANS, SR. AND
BERNICE R. EVANS
447 HIGHGATE AVENUE
WORTHINGTON, OH 43085

JAMES A. LEHNERT
TIMOTHY P. LEHNERT
P.O. BOX 406
ALEXANDRIA, OH 43001

JOE COONS
941 E. CHITTENDEN AVENUE
COLUMBUS, OH 43211

AUBREY L. HILL
1098 PAULINE AVENUE
COLUMBUS, OH 43224

ZBR REAL ESTATE INVESTMENT
GROUP LLC
605 N. HIGH STREET
COLUMBUS, OH 43215

RUBY A. RADCLIFF
875 CHITTENDEN AVENUE
COLUMBUS, OH 43211

DIANE L. BROOKS
881 CHITTENDEN AVENUE
COLUMBUS, OH 43211

LARRY MCDANIEL
887 CHITTENDEN AVENUE
COLUMBUS, OH 43211

APRIL N. WYATT
2150 DRESDEN STREET
COLUMBUS, OH 43211

211-013

ADRIENNE BAKER
899 CHITTENDEN AVENUE
COLUMBUS, OH 43211

ANGELA C. VILLA
905 CHITTENDEN AVENUE
COLUMBUS, OH 43211

BP AMERICA INC.
PROPERTY TAX DEPT
P.O. BOX 1548
WARRENVILLE, IL 60555

COLUMBUS METROPOLITAN
HOUSING AUTHORITY
C/O NASRAT SOLIMAN
880 EAST 11TH AVENUE
COLUMBUS, OH 43211

JEFFREY D. PORTER, ESQ.
KEGLER, BROWN, HILL & RITTER
CO., L.P.A.
65 EAST STATE STREET, SUITE 1800
COLUMBUS, OH 43215

MICHAEL E. ZATEZALO, ESQ.
KEGLER, BROWN, HILL & RITTER
CO., L.P.A.
65 EAST STATE STREET, SUITE 1800
COLUMBUS, OH 43215

SOUTH LINDEN AREA COMMISSION
C/O GEORGE WALKER, JR.
COMMISSION CHAIRMAN
1378 EAST 23RD AVENUE
COLUMBUS, OH 43211



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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 # 211-013

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jeffrey D. Porter,
of (COMPLETE ADDRESS) Kegler, Brown, Hill & Ritter Co., L.P.A., 65 East State Street, Ste. 1800, Columbus, OH 43215,
deposes and states that (he/she) is the APPLICANT, AGENT or DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application in the following format:

Name of business or individual
Business or individual's address
Address of corporate headquarters
City, State, Zip
Number of Columbus based employees
Contact name and number

1. Applicant/Property Owner - 100% <u>Columbus Metropolitan Housing Authority c/o Nasrat Soliman</u> <u>880 E. 11th Avenue</u> <u>Columbus, OH 43211</u>	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

[Handwritten Signature]

Subscribed to me in my presence and before me this 4th day of April, in the year 2011

SIGNATURE OF NOTARY PUBLIC

Jean D. Zatezalo

My Commission Expires:

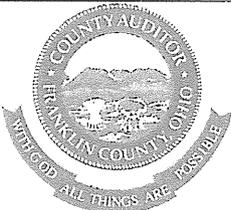
11-24-2015

JEAN D. ZATEZALO
Notary Public, State of Ohio
My Commission Expires
11-24-2015

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



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CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: M

DATE: 3/23/11



Disclaimer

Scale = 151'



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.

211-013

**REZONING APPLICATION
CPD TEXT**

Current District: Residential (R-3)
Proposed District: Commercial Planned Development District (CPD)
Proposed Address: 1450 Wright Avenue, Columbus, OH 43211 (Lots Nos. 77 and 78)
Applicant/
Property Owner: Columbus Metropolitan Housing Authority ("CMHA")
c/o Nasrat Soliman
Attorneys: Jeffrey D. Porter, Esq. and Michael E. Zatezalo, Esq.
Kegler, Brown, Hill & Ritter Co., L.P.A.

1. INTRODUCTION:

This Application involves the addition of Lots Nos. 77 and 78 of the Abram Dow's Heirs Addition which are currently zoned R-3 to an existing property owned by CMHA which is zoned CPD, pursuant to Case Number Z99-079. Lots Nos. 77 and 78 will be combined with Lots Nos. 79, 80, 81 and 82 (which are currently owned by CMHA and zoned CPD) to provide surface parking for the three (3) story headquarters building for CMHA. The addition of these lots will increase available parking for the headquarters building and will be integrated into the overall CPD site plan.

2. PERMITTED USES:

The permitted uses shall be restricted to commercial uses (including parking) supporting the CMHA's general offices in accordance with the site plan, and in addition, the building will support general office, daycare center, business and retail-oriented uses and other uses permitted in the Columbus City Zoning Code Section C-4, Commercial District, excepting the following uses: automobile sales room, bowling alley, bicycle repair shop, nursing home, plumbing shop, cabaret, fish markets, new and secondhand car lot, job printing, private clubs, night clubs, poolroom, video game parlors, electrical substation, dance hall, skating rink, supermarket, testing and experimental facility, tire repair shop, upholster sales and shop, and veterinary hospital. No other uses shall be permitted on the subject site.

3. DEVELOPMENT STANDARDS:

The site shall be developed in accordance with this written text, the development standards contained in Chapter 3356, C-4 Commercial District, of the Columbus City Zoning Code, and the accompanying site plan subject to minor modifications to the building footprint and parking vehicular circulation based upon final design and engineering considerations.

A. Density, Height, Lot and/or Setback Commitments:

- (1) Height: The maximum building height shall not exceed 60' except for mechanical and communications equipment.
- (2) Building Setback: The building setback lines with respect to Eleventh Avenue, Jefferson Avenue and Wright Avenue will be 0'0" which will allow the construction of CMHA's new offices to match the set back lines of existing buildings which are located along the entire length of the Cleveland Avenue corridor. These building setbacks coincide with the planned "Four Corners Planned Development" which is a major revitalization effort for the inner-city community as Columbus seeks to rebuild the urban core and retain the character of the Cleveland Avenue architectural genre. The Zero Lot Line setback position has been endorsed by the South Linden Area Commission in the codification of the New Design Guidelines which is currently under development by the Greater Linden Area Development Corporation and the City of Columbus Planning Division.

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

- (1) Access: Curb cuts for the site are shown on the submitted plan. Access to and from the properties shall be approved by the City of Columbus Division of Traffic and Engineering. Access shall occur onto the subject site from Wright Avenue as shown in generality on the site plan.
- (2) Parking: There will be approximately Sixty-Eight (68) parking spaces to be developed on the subject properties. Parking shall conform to the standards set by the City of Columbus, Division of Traffic and Engineering and Chapter 3312 of the Columbus City Code where applicable. Parking areas shall be paved and lighted. Storm water management shall comply with the applicable provisions of the Columbus City Code and the City of Columbus, Division of Sewerage and Drainage.

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

- (1) Buffering: See Site Plan
- (2) Landscaping: Landscaping shall be as shown on the Site Plan. Landscaping shall be maintained in a healthy condition and dead material shall be replaced with new landscaping within six months after planting which meets the requirements set forth on the Site Plan.
- (3) Screening: See Site Plan

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

- (1) Lighting: Parking lot lighting shall be no higher than 14 feet. All light poles and standards shall be gray, brown, bronze, blue or black in color.

E. Graphics and/or Signage Commitments:

- (1) Graphics and Signage: All signage and graphics shall conform to Article 15 of the Columbus City Graphics Code as it applies to the zoning district. Any variance to the sign requirements, shall be submitted to the City of Columbus, Graphics Commission, via graphics plan.

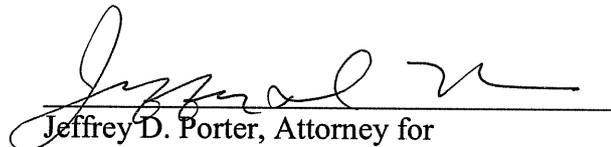
4. CPD REQUIREMENTS:

- A. Natural Environmental:** The property is mostly flat with landscape buffers surrounding the parking lot areas and building area as shown on the site plan.
- B. Existing Land Use:** This Application involves the addition of Lots Nos. 77 and 78 of the Abram Dow's Heirs Addition which are currently zoned R-3 to an existing property owned by CMHA which is zoned CPD. Lots Nos. 77 and 78 will be combined with Lots Nos. 79, 80, 81 and 82 (which are currently owned by CMHA and zoned CPD) to provide surface parking for the three (3) story headquarters building for CMHA. The addition of these lots will increase available parking for the headquarters building and will be integrated into the overall CPD site plan.
- C. Transportation and Circulation:** Primary access to the site shall occur via curb cuts on Jefferson Avenue and Wright Avenue designed to accommodate the parking for the office building. The goal is intended to bring patron parking "on site" to preserve the surrounding residential community to the greatest extent possible.
- D. Visual Form of the Environment:** Surrounding uses include one and two-family dwellings to the west, north and east of the northern two thirds of the site in the R-3, Residential District. Commercial development in the C-4, Commercial District exists to the east and west of the southern third fronting on East Eleventh Avenue. Mixed commercial and residential uses exist in the C-4 district to the south across East Eleventh Avenue.
- E. View and Visibility:** Applicant believes that the proposed use and improvements will enhance the site. Applicant believes that the proposed site will in no way diminish the neighborhood.

- F. Proposed Development:** The proposed development is part of a major revitalization planned for the intersection of Cleveland and Eleventh Avenues called the "Four Corners Planned Development" to establish a "gateway" to the South Linden area. CMHA's offices and single family development are complimentary to those existing in the area and, as a part of the overall planned redevelopment of this intersection, will serve to enhance the surrounding neighborhood by providing needed services.
- G. Behavior Patterns:** Primary access to the site shall occur via curb cuts on Jefferson Avenue and Wright Avenue designed to accommodate the parking for the office building. The goal is intended to bring patron parking "on site" to preserve the surrounding residential community to the greatest extent possible.
- H. Emissions:** Emissions generated by the use of this site will not substantially affect the environment or alter the use and enjoyment of the surrounding neighborhood.

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 states 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.

Dated: April 4, 2011


Jeffrey D. Porter, Attorney for
Applicant/Property Owner
Columbus Metropolitan Housing Authority

211-013



VICINITY MAP
-NOT TO SCALE-

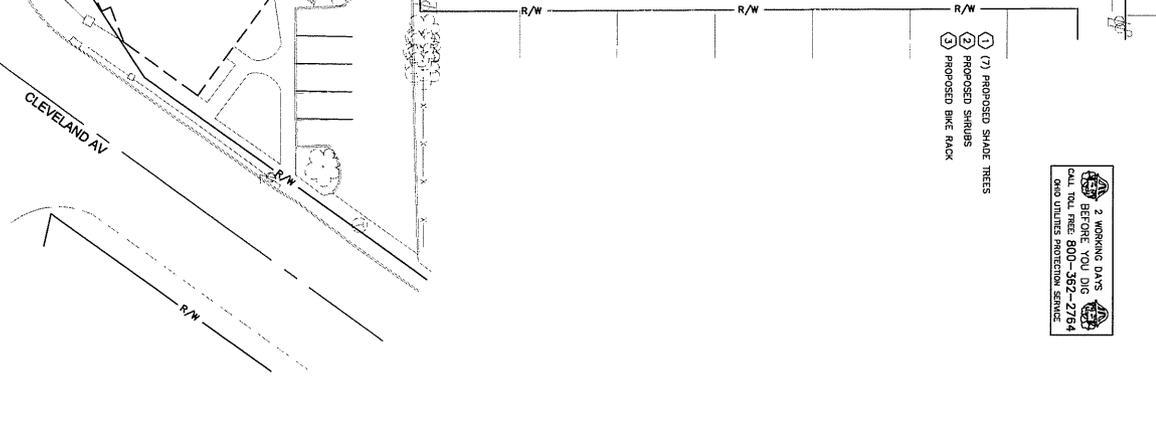
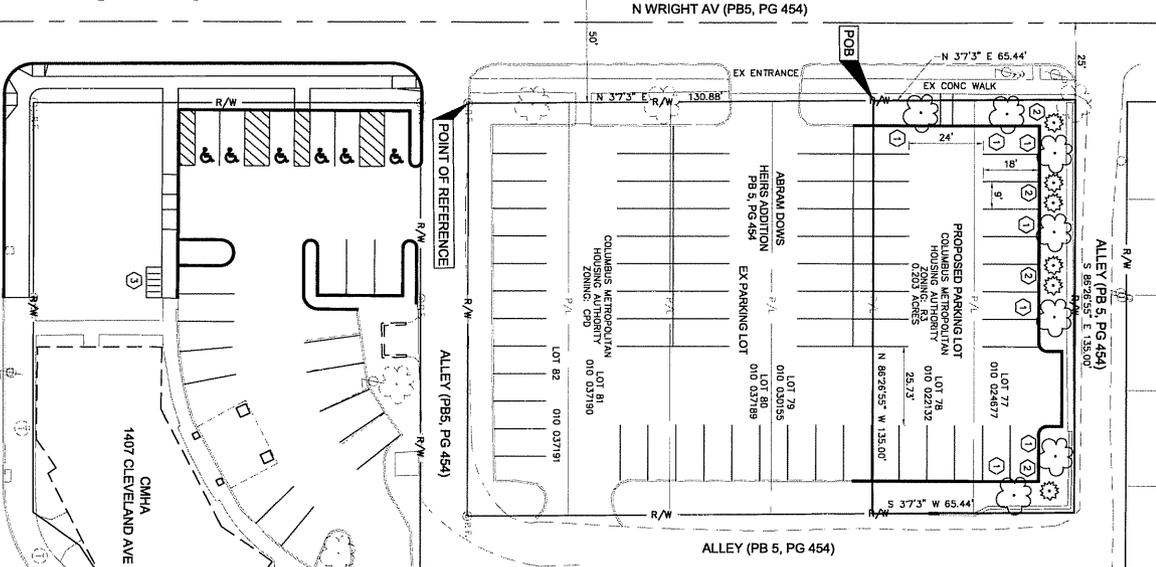
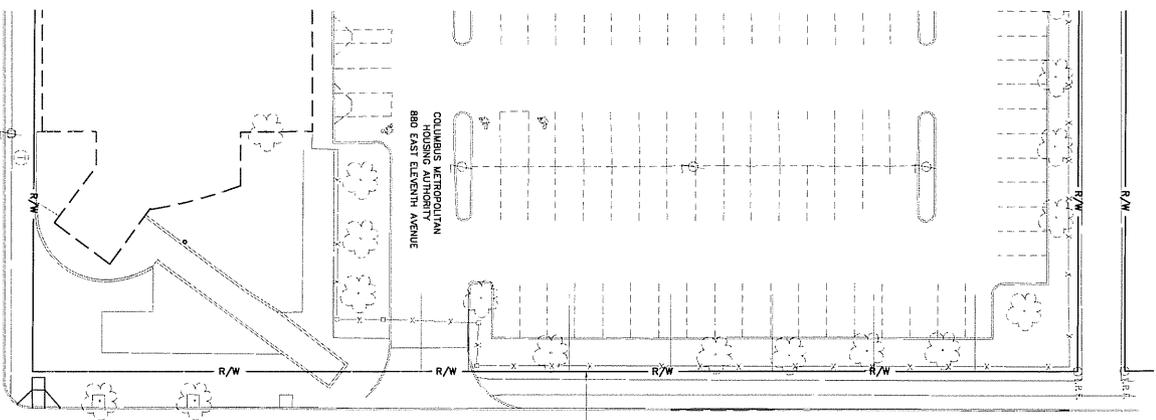
GENERAL INFORMATION

1. ZONING: R3
2. SITE AREA: 1,450 NORTH WRIGHT AVENUE, 0.203 ACRES/8843 SF AND 010-022132
3. CERTIFIED ADDRESS: 1450 NORTH WRIGHT AVENUE, AREA COMMISSION: SOUTH LINEN AREA COMMISSION
4. DATE OF EXPIRATION: SITE PLAN IS VALID TO 1 YEAR PERIOD FROM DATE OF APPROVAL.
5. PROPOSED BUILDING HEIGHT: N/A
6. FLOOD DESIGNATION "X" PER F.I.R.M. MAP NUMBER 39049C0323K, EFFECTIVE DATE: JUNE 17, 2008
7. EXISTING BUILDING AREA USAGE: N/A
8. PARKING: EXISTING PARKING: 0 SPACES
PROPOSED PARKING: 23 SPACES
ADA PARKING WILL BE PROVIDED AT PARKING LOT ALONG NORTH WRIGHT AVENUE AND EAST 11TH AVENUE.
9. PROPOSED PROJECT WILL COMPLY WITH SECTIONS 3312.01 ILLUMINANCE, 3312.01 LANDSCAPE/3312.03 LIGHTING, 3312.21 SCREENS, 3312.39 STORES/CLOSES
10. PROPOSED PUE SIGNS WILL BE ADDED TO NEAR WEST SIDE OF BUILDING AT 1407 CLEVELAND AVENUE.

CW Design Group
CONSULTING ENGINEERS
PHONE: 614-846-8279
FAX: 614-846-8278
WWW: cwdesigngroup.net
9122 Linfield Drive
Worthington, Ohio 43085



Charles A. Winger
CHARLES A. WINGER - PROFESSIONAL ENGINEER E-96550
CW DESIGN GROUP, LLC



2 WORKING DAYS BEFORE YOU DIG
CALL TOLL FREE 800-352-2764
OHIO UTILITIES PROTECTION SERVICE

- (1) PROPOSED SHADE TREES
- (2) PROPOSED SHRUBS
- (3) PROPOSED BIKE RACK



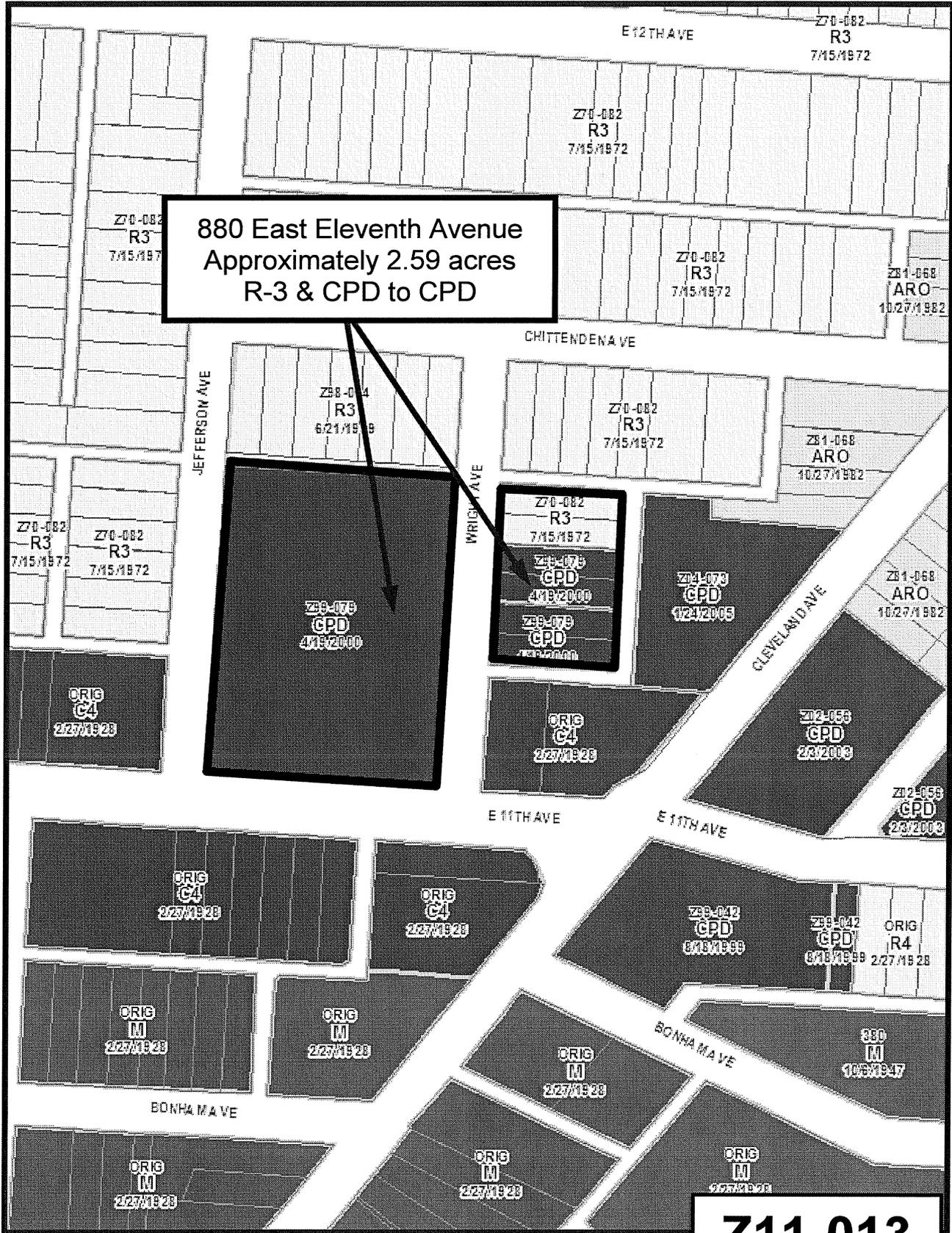
DESIGNED CW
CHECKED

1450 NORTH WRIGHT AVENUE

ZONING REVIEW SITE PLAN



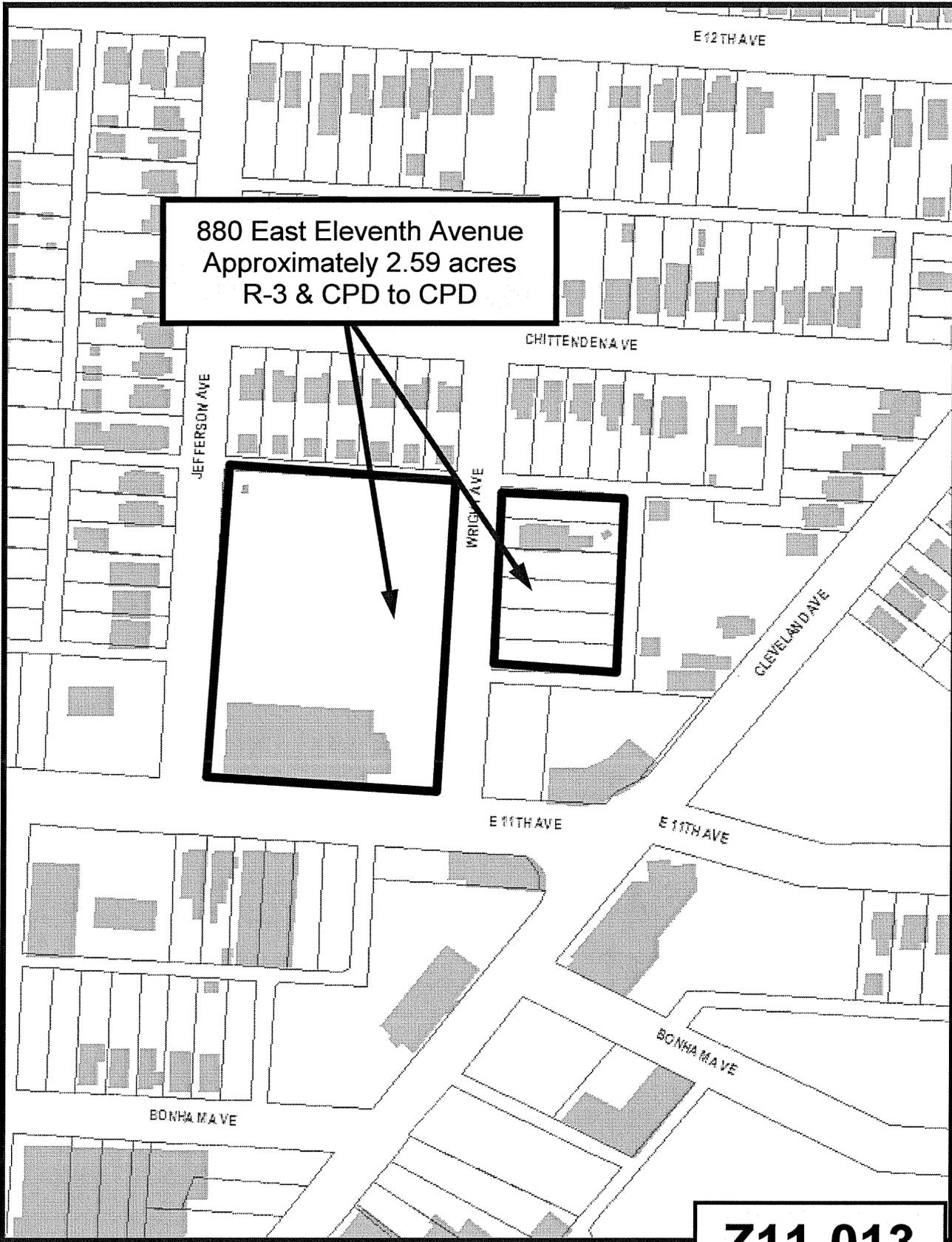
2011.04.04
DATE



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 Approximately 2.59 acres
 R-3 & CPD to CPD

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880 East Eleventh Avenue
Approximately 2.59 acres
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