



**The CITY of
GRANDVIEW HEIGHTS**

Patrik G. Bowman
Director of Administration
Economic Development

September 11, 2012

Laurie and Bill Propater
901 W. Third Avenue
Columbus, Ohio 43212

Dear Mr. and Mrs. Propater:

This letter is in regard to the current zoning of your property at 901 W. Third Avenue and what the city's intention may be with respect to rezoning the property to the Grandview Commerce Mixed Use District (GCMXD). The GCMXD was enacted to be the preferred zoning district for what is referred to as the Commerce District as recommended by the Grandview Heights Community Plan. Your property is included within the Commerce District.

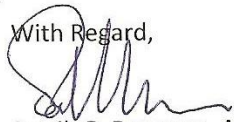
Before I explain some of the process options, I will affirm that that the Grandview Heights Community Plan recommends that your property be rezoned to the GCMD. The Grandview Heights Development Staff will assist in making the application for rezoning.

As you know, your property is zoned M-1, Light Industrial District. Permitted uses of this district include offices, warehouses, supply houses and other light industrial uses. The district also lists all of the permitted and conditional uses of the C-2, Community Commercial District as conditional uses of the district. This means the Planning Commission may approve a wide range of retail uses if it finds that the proposed use meets the standards of the zoning code and does not adversely impact the surrounding neighborhood. In some cases the conditional use application will also include a variance request to one or more of the zoning standard such like the required number of parking spaces.

The GCMXD was created to encourage mixed use development. Once the property is rezoned to this classification, a wide range of land uses are permitted including residential, office, retail commercial and many others. Like the conditional use process articulated above, after the property is zoned into the mixed use classification the Planning Commission will review a concept plan in which the applicant will demonstrate by text and graphics how the property will be used and what development standards will apply to insure compatibility with surrounding development. This review will be less ridged than a variance review because the applicant need not demonstrate a hardship but rather be in a position to demonstrate how the proposed land uses and the development concept meets the general review guidelines listed in the code.

In summary, Staff will assist in making rezoning application for the GCMXD. But be assured that the current zoning also offers a means to gain development approval for thoughtful compatible development.

With Regard,


Patrik G. Bowman, A.I.C.P.

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