

ACC OP - LANE AVENUE

Final CPD Site Plan Received 5.31.23 Sheet 1 of 1 Z22-065

2195 NORTH HIGH STREET ARCHITECTURAL SITE PLAN 1" = 10'-0"

2195 North High Street, 0.298 Acres (12,980 SF)
 Current Zoning: CA Proposed Zoning: CPD
 University Area District (RC) Overlay
 University Impact District Review Board

Proposed Building
 First Story Foot Print - 11,888 GSF
 Total GSF - 49,128 GSF
 Overall Building Height @ High Street - 65' - 9"
 Overall Building Height @ Norwich - 67' - 3"

Proposed Uses
 1st Floor University Baptist Church - 10,588 SF
 Multi- Family Residential - 1,300 SF (0 Units/0 Beds)

2nd Floor Multi- Family Residential - 9,310 SF (7 Units/18 Beds)
 3rd Floor Multi- Family Residential - 9,310 SF (7 Units/18 Beds)
 4th Floor Multi- Family Residential - 9,310 SF (7 Units/18 Beds)
 5th Floor Multi- Family Residential - 9,310 SF (7 Units/18 Beds)
 Total of Residential 38,540 SF (28 Units/72 Beds)

Parking
 1st Floor University Baptist Church
 2,200 SF Sanctuary - 1 space/305F = 74 spaces
 8,388 SF Remaining Space - 1/250 SF = 34 spaces
 Total Spaces - 108 spaces
 50% Reduction per 3325.381 A.1 (54) spaces
 2nd through 7th Floors

72 Beds - 0.5 spaces/Bed - 36 spaces
 Total Spaces Required - 90 spaces
 Total Spaces Provided - 0 spaces
 All parking requirements provided on adjacent lot's structured parking

"CPD EXEMPT"
Approved for
May 31, 2023



**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
MARCH 9, 2023**

- 6. APPLICATION:** [Z22-065](#)
- Location:** **50 W. LANE AVE. (43201)**, being 1.72± acres located on the north side of West Lane Avenue, 165± feet west of North High Street, and at the southwest corner of North High Street and East Norwich Avenue (010-001019, 010-010667 & 010-048956; University Area Commission and University Impact District Review Board).
- Existing Zoning:** AR-4, Apartment Residential District, R-2F, Residential District and C-4, Commercial District.
- Request:** AR-3, Apartment Residential District and CPD, Commercial Planned Development District (H-110).
- Proposed Use:** Mixed-use development.
- Applicant(s):** American Campus Communities; c/o Jeffrey L. Brown Atty.; Smith and Hale; 37 West Broad Street, Suite 460; Columbus, OH 43215.
- Property Owner(s):** University Baptist Church of Columbus Ohio, et al; c/o James Maniace; Taft Law; 65 East State Street, Suite 1000; Columbus, OH 43215.
- Planner:** Tim Dietrich; 614-645-6665; tedietrich@columbus.gov

BACKGROUND:

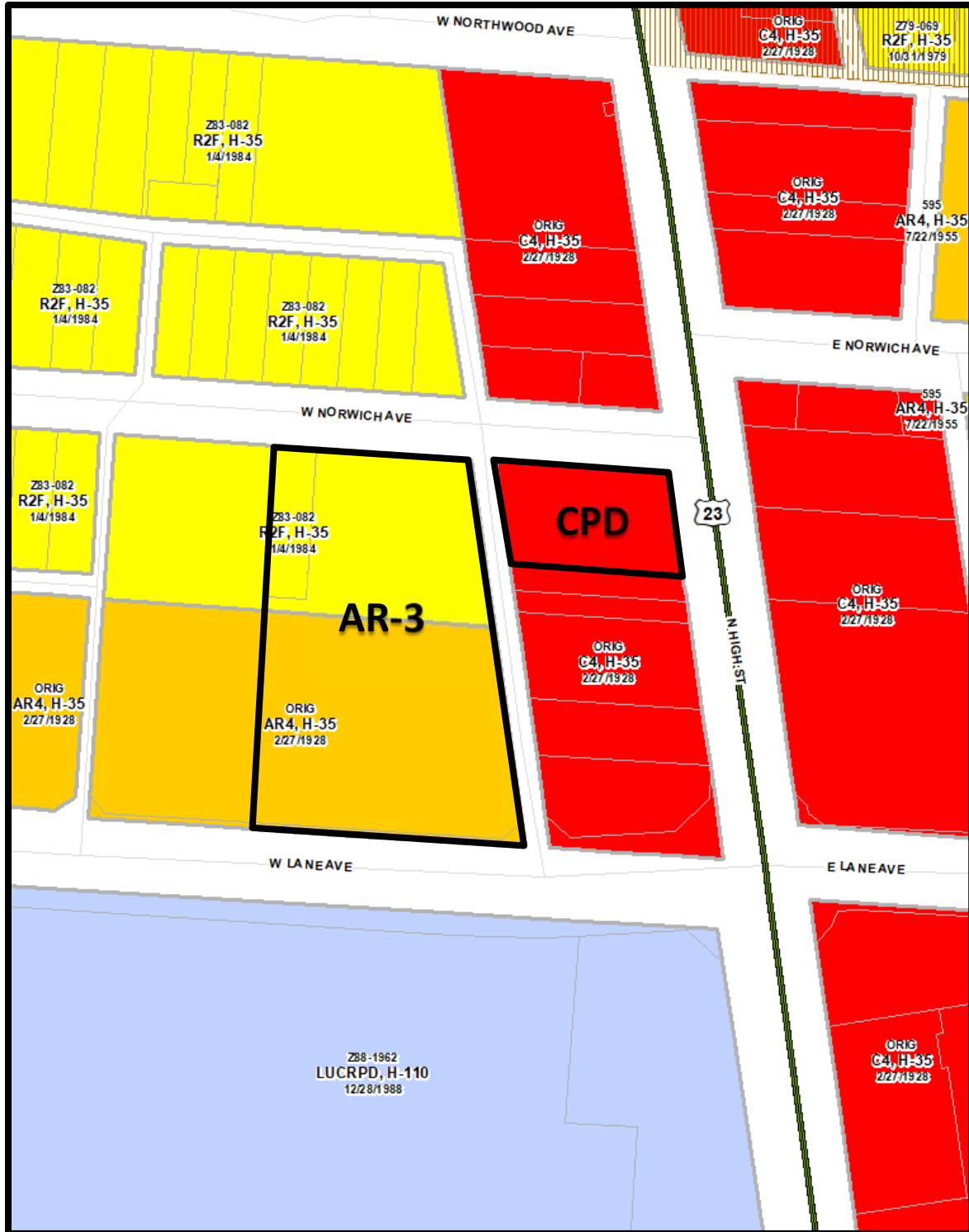
- The 1.72± acre site consists of three parcels: the western two parcels are developed with a religious facility in the AR-4, Apartment Residential and R-2F, Residential districts; the eastern parcel is developed with a bar in the C-4, Commercial District. The entire site is subject to the Regional Commercial (RC) Subarea regulations of the University District Zoning Overlay (UDZO). The requested AR-3, Apartment Residential District and CPD, Commercial Planned Development District will permit redevelopment of both sites into an integrated mixed-use development. The CPD portion of the development will contain 22 dwelling units with 80 beds and a 10,588 square foot religious facility. The AR-3 portion of the site will contain 520 beds, a small commercial space, and parking structure to serve both sites.
- North of the site are a variety of residential and commercial uses in the R-2F, Residential and C-4, Commercial districts. South of the site are commercial uses along North High Street in the C-4, Commercial District and The Ohio State University campus in the L-UCRPD, Limited University-College Research-Park District. East of the site is a variety of mixed-use and commercial buildings in the C-4, Commercial District. West of the site is a religious facility in the R-2F, Residential and AR-4, Apartment Residential districts.
- Concurrent CV22-087 has been filed for the AR-3 portion of the site and includes a use variance to non-residential parking and commercial uses in the AR-3 district and variances to building height and rear yard. That request will be heard by City Council and will not be considered at this Development Commission meeting.

- The site is within the planning boundaries of the *University District Plan* (2015), which recommends "Regional Mixed Use" land uses for the entire site.
- The site is located within the boundaries of the University Area Commission whose recommendation is for disapproval and of the University Impact District Review Board (UIDRB) whose recommendation is for approval.
- The CPD text establishes use restrictions and supplemental development standards that address floor area ratio (FAR), the number of dwelling unit and beds, commercial square footage, building height, parking, and includes a commitment to develop the site as demonstrated on the submitted site plan. Code modifications to the minimum number of parking spaces, parking location, and clear vision triangle are included in the text. The site includes a commitment to development the site in accordance with the submitted site plan and the building in the CPD portion of the site will required a Certificate of Approval from the UIDRB.
- The application is pending a right-of-way dedication along West Lane Avenue, a pending parking study with the Division of Parking Services, and additional review by the Division of Infrastructure Management of the proposed aerial walkway encroachment.
- The *Columbus Multimodal Thoroughfare Plan* (2018) identifies this portion of Lane Avenue as an Urban Commuter Corridor requiring 100 feet of right-of-way and this portion of North High Street as a Signature Corridor requiring 100 feet of right-of-way.

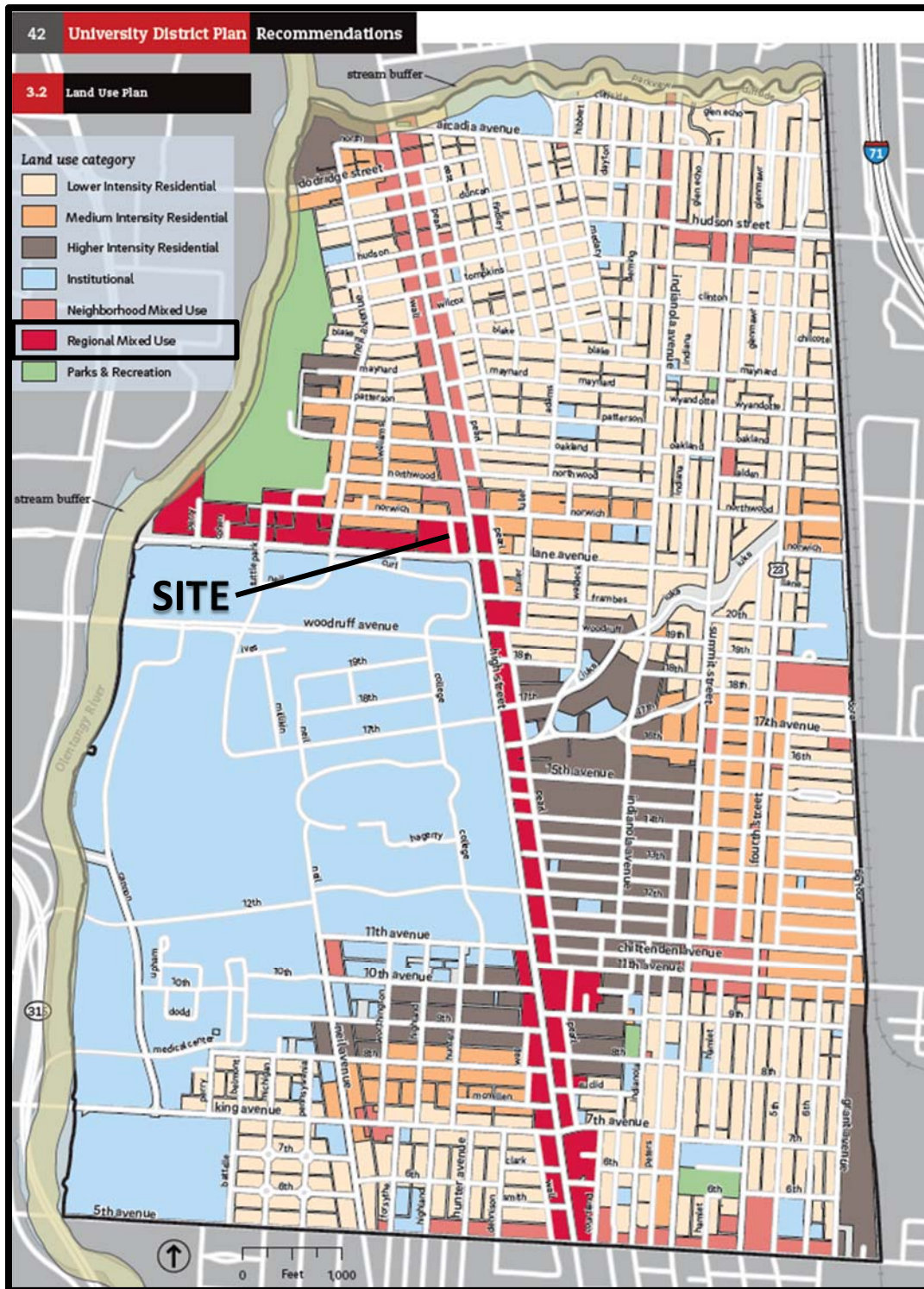
CITY DEPARTMENTS' RECOMMENDATION: ~~Conditional~~ *Approval.

The proposed CPD, Commercial Planned Development District and AR-3, Apartment Residential District will permit the site to be redeveloped with a mixed-use development. The CPD portion of the site will contain 22 dwelling units with 80 beds and a 10,588 square footage religious facility. The AR-3 portion of the site contains a total of 520 beds, with a small commercial space, and a parking structure serving both sites. The proposed uses are consistent with the *University District Plan's* land use recommendation for "Regional Mixed Use" and the overall mixed-use development is compatible to other recently approved projects in the area. While the use is supportable, Planning Division encourages a reduced building height along West Norwich Avenue, activation along the ground floor level of West Lane Avenue, which may include a courtyard space or other means to give deference to the existing contributing religious building, and a below-grade parking deck. Staff notes that the proposed building the CPD district along North High Street required a Certificate of Appropriateness from the University Impact District Review Board. Once the comments from the Planning Division and Division of Traffic Management have been addressed to their satisfaction, Staff's recommendation will be updated to approval.

***Planning Division and Department of Public Service comments have been satisfied resulting in City Departments' recommendation of approval.**



Z22-065
50 W. Lane Ave.
Approximately 1.72 acres
AR-4, R-2F & C-4 to AR-3 & CPD



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Standardized Recommendation Form

DEPARTMENT OF BUILDING AND ZONING SERVICES

111 N Front Street, Columbus, Ohio 43215
Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

FOR USE BY: AREA COMMISSION / NEIGHBORHOOD GROUP
(PLEASE PRINT)

Case Number: Application # Z22-065 & CV22-087
 Address: 50 West Lane Ave
 Group Name: American Campus Communities
 Meeting Date: 2-15-2023 FIMOK LLC

Specify Case Type:

- BZA Variance / Special Permit
- Council Variance
- Rezoning
- Graphics Variance / Plan / Special Permit

Recommendation (Check only one)

- Approval
- Disapproval

LIST BASIS FOR RECOMMENDATION:

Height and density remain the main concerns.

Vote: 6 - Yes
Disapproval 10 - No

Signature of Authorized Representative: Deth / golo UAC Zoning Chair

Recommending Group Title: Zoning Chair

Daytime Phone Number: 614 375-0872

Please e-mail this form to the assigned planner within 48 hours of meeting day; OR FAX to Zoning at (614) 645-2463; OR MAIL to: Zoning, City of Columbus, Department of Building & Zoning Services, 111 N Front Street, Columbus, Ohio 43215.

RECOMMENDATION

UIDRB case no.	UID-22-11-007a
Zoning case no.	Z22-065
Property address	2195 N. High Street
UIDRB Hearing date	February 23, 2023
Applicant	American Campus Communities
Issue date	February 23, 2023

This is a recommendation to the appropriate regulatory body as identified per City Code. It is not a zoning clearance or a building permit. This document does not relieve the applicant from the responsibility of filing for and obtaining any required zoning clearance and/or building permit from the City of Columbus Department of Building & Zoning Services (614-645-4522 / 111 North Front Street, First Floor) and following all other applicable codes and ordinances of the City of Columbus.

The University Impact District Review Board hereby certifies that the application for the above referenced property and a copy of this Recommendation are on file with the City of Columbus Planning Division within the Development of Department. The Board has reviewed the application and taken the following action(s) in accordance with Columbus City Code 3325.115.

Variance or Zoning Change Request

- | | |
|--|---|
| <input checked="" type="checkbox"/> Rezoning | <input type="checkbox"/> Graphics |
| <input type="checkbox"/> Parking Variance | <input type="checkbox"/> Special permit |
| <input type="checkbox"/> Change of Use | <input type="checkbox"/> Setbacks |
| <input type="checkbox"/> Lot Split | <input type="checkbox"/> Other |

TYPE(S) OF ACTION(S) REQUESTED:

Variances to:

Rezoning of the 2195 N. High St. site (known as Site 2) from C-4 to CPD.

RECOMMENDATION:

- | | | |
|--|---|--|
| <input checked="" type="checkbox"/> SUPPORT REQUESTED
VARIANCES OR ZONING
CHANGE | <input type="checkbox"/> DO NOT SUPPORT REQUESTED
VARIANCE OR ZONING
CHANGE | <input type="checkbox"/> NO ACTION TAKEN |
|--|---|--|

THIS RECOMMENDATION IS FOR CONSIDERATION BY THE DESIGNATED REGULATORY AUTHORITY FOR THE ACTION(S) REQUESTED AS INDICATED.

Belkis Schoenhals
University Impact District Review Board, Staff

Rezoning Application

DEPARTMENT OF BUILDING
AND ZONING SERVICES

111 N Front Street, Columbus, Ohio 43215
Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

PROJECT DISCLOSURE STATEMENT

APPLICATION #: Z22-065

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.

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jeffrey L. Brown
of (COMPLETE ADDRESS) 37 West Broad Street, 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 (including contact name and number)
Business or individual's address; City, State, Zip Code
Number of Columbus-based employees
(Limited to 3 lines per box)

<p>1. American Campus Communities Sam Newman 12700 Hill County Blvd #T-200 Austin, TX 78738 512-732-1000 Zero Columbus based employees</p>	<p>2. FIMOK LLC Isabella Grayer 4128 Sundbrook Sq. W. New Albany, OH 43054-9650 614-440-4211 Zero Columbus based employees</p>
<p>3. University Baptist Church of Columbus Ohio c/o James Maniace Taft Law 64 East State Street, Suite 1000 Columbus, OH 43215 614-334-6171 2 Columbus based employees</p>	<p>4.</p>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT 

Sworn to before me and signed in my presence this 25th day of May, in the year 2023


SIGNATURE OF NOTARY PUBLIC

9/4/2025
My Commission Expires

Notary Seal Here



Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2025

This Project Disclosure Statement expires six (6) months after date of notarization.