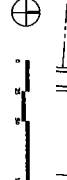




CAMPUS PARTNERS

Z14-032 Final Received 8/23/14

Michael D. Brown 8/23/14



**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
SEPTEMBER 11, 2014**

- 4. APPLICATION: Z14-032 (14335-00000-00468)**
Location: **1516 NORTH HIGH STREET (43201)**, being 7.34± acres located on the east side of North High Street between East Ninth and East Eighth Avenues, and on the south side of East Eighth Avenue between Pearl and Section Alleys (not all-inclusive; 010-0255559 plus 45 others; University Area Commission).
Existing Zoning: R-4, Residential, AR-O, Apartment Office, and C-4, Commercial, Districts.
Request: CPD, Commercial Planned Development District.
Proposed Use: Mixed-use commercial and residential development.
Applicant(s): Campus Partners for Community Urban Redevelopment; c/o John P. Kennedy and Michael T. Shannon, Attys.; Crabbe Brown & James, LLP; 500 South Front Street, Suite 1200; Columbus, OH 43215.
Property Owner(s): Campus Partners for Community Urban Redevelopment; c/o John P. Kennedy and Michael T. Shannon, Attys.; Crabbe, Brown & James, LLP; 500 South Front Street, Suite 1200; Columbus, OH 43215; and Community Housing Network, Inc.; c/o Jill S. Tangeman, Atty.; Vorys, Sater, Seymour and Pease LLP; 52 East Gay Street; P.O. Box 1008; Columbus, OH 43216.
Planner: Shannon Pine, 645-2208, spine@columbus.gov

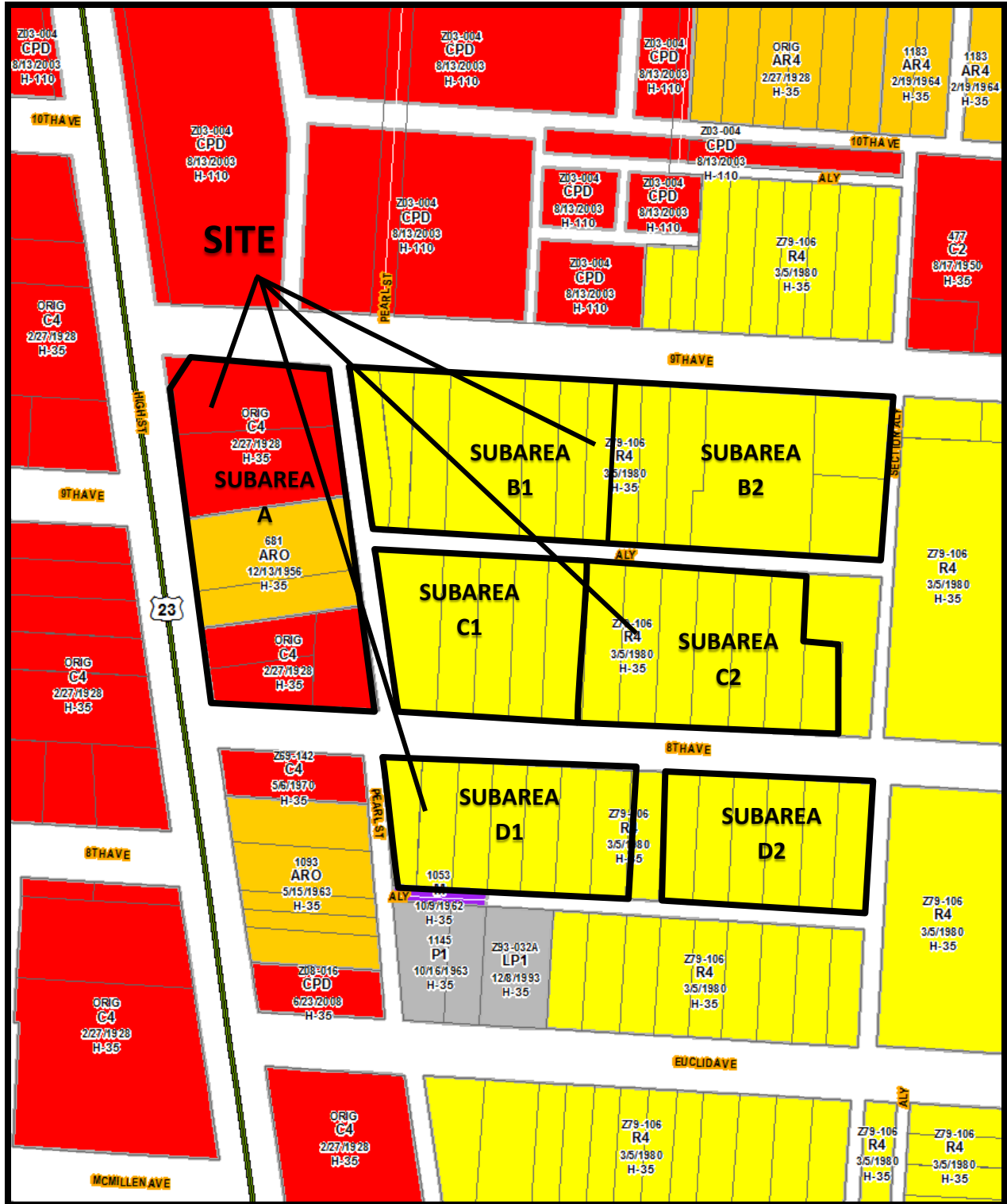
BACKGROUND:

- The 7.34± acre site is comprised of forty-six separate parcels that are mostly vacant, but one is developed with a fast-food restaurant, and a few contain multi-unit residential uses. The requested CPD, Commercial Planned Development District will allow the Campus Gateway Phase II development of mixed commercial and residential uses (approximately 500 units). Companion Council Variance CV14-037 has been filed to request first-story and upper-story residential uses in all subareas, but is heard only by City Council and will not be considered at this Development Commission meeting.
- The Campus Gateway Phase I mixed-use development in the CPD, Commercial Planned Development District, and mixed-residential development in the R-4, Residential District are located to the north across East Ninth Avenue. A fire station, apartment buildings, and Indianola Park, all in the R-4, Residential District, are located to the east. Parking lots in the P-1, Private Parking, and L-P-1, Limited Private Parking Districts, and mixed-residential development in the R-4, Residential District are located to the south. Mixed commercial and residential development in the C-4, Commercial District is located to the west across North High Street.
- The site is located within several planning areas, and the North High Street frontage is within the Urban Commercial Overlay. The *Weinland Park Neighborhood Plan* (2006) recognizes the site as a residential redevelopment area. The *University Neighborhoods*

Revitalization Plan (1996), which is being updated, calls for community commercial and moderate intensity residential uses for this area, and the *Plan for High Street* (2000), and the *University/High Street Development & Design Guidelines* (2002), also contain relevant recommendations that have been incorporated into the proposal. The site is also located within the boundaries of the University Area Impact District which requires a recommendation from the University Area Review Board (UARB). The UARB recommendation is for approval of the request.

- The CPD District proposes seven development subareas within the 110-foot height district. The CPD text includes permitted uses and development standards that address setbacks, building height, parking ratios/shared parking, landscaping, building design, and lighting and graphics restrictions. The CPD site plan provides building and parking setbacks and building height limitations. The “Campus Gateway II Urban Framework Plan” shall be utilized by the UARB during review of building plans for Certificates of Approval.
- The site lies within the boundaries of the University Area Commission, whose recommendation is for approval of the requested CPD District.
- North High Street is identified by the Columbus Thoroughfare Plan as a 4-2D arterial requiring a minimum 60 feet of right-of-way from centerline.

CITY DEPARTMENTS RECOMMENDATION: Approval. The requested CPD, Commercial Planned Development District will allow mixed commercial and residential development that is consistent with the existing zoning and development pattern of the area, and continues redevelopment goals for this segment of North High Street. The request is also consistent with the land use recommendations of the *University Neighborhoods Revitalization Plan* (1996), the *Plan for High Street* (2000), the *University /High Street Development & Design Guidelines* (2002), and the *Weinland Park Neighborhood Plan* (2006), and has received a recommendation of approval by the University Area Review Board.



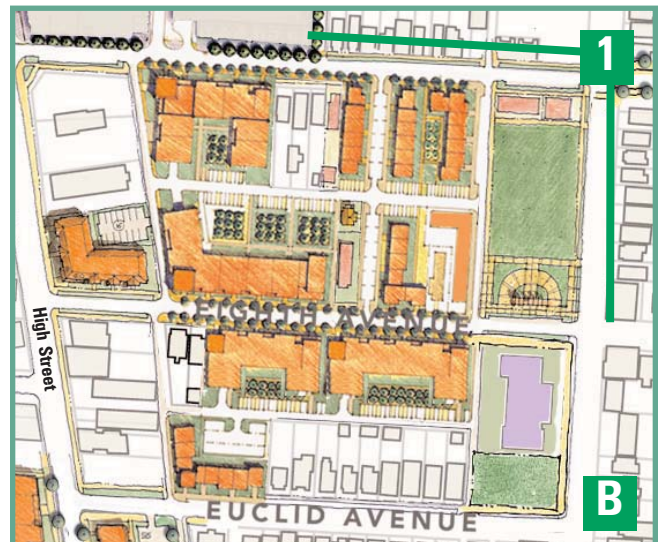
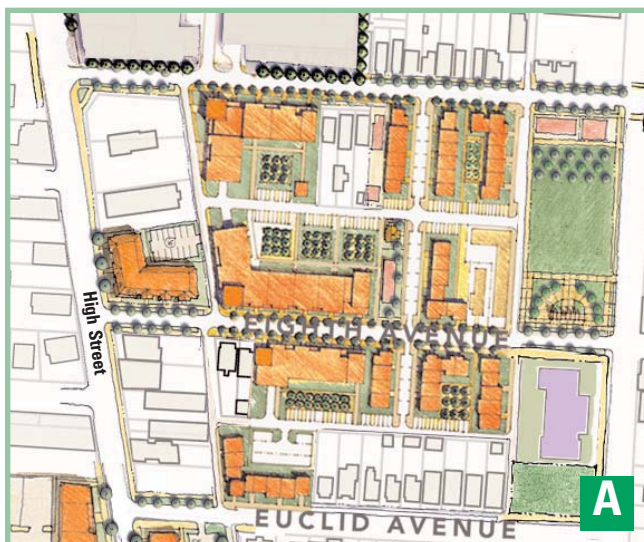
Z14-032
1516 North High Street
Approximately 7.34 acres
From R-4, AR-O, & C-4 to CPD



6 Redevelopment Concepts: East Eighth and East Ninth Avenues Provide New Housing Choices to Attract New Residents

- ◀ Provide a range of new housing choices along East 8th and 9th avenues.
- ◀ Transition in scale from Indianola Avenue to North High Street (smaller to larger scale).
- ◀ Explore varied densities (options could range from 175 to 250 units).
- ◀ Consolidate sites to attract development interests.
- ◀ Prohibit the "people packer" development topology.
 - ▶ Build new housing that fronts on the street with identifiable entrances for each unit.
 - ▶ Place parking at the rear or under buildings.
 - ▶ Work with the city to dedicate on-street parking for local residents.

| | A | B |
|------------|-----------|-----------|
| Housing | 175 units | 250 units |
| Commercial | 0 s.f. | 0 s.f. |
| Retail | 0 s.f. | 0 s.f. |
| Civic | 0 s.f. | 0 s.f. |



Source: Goody Clancy & Associates

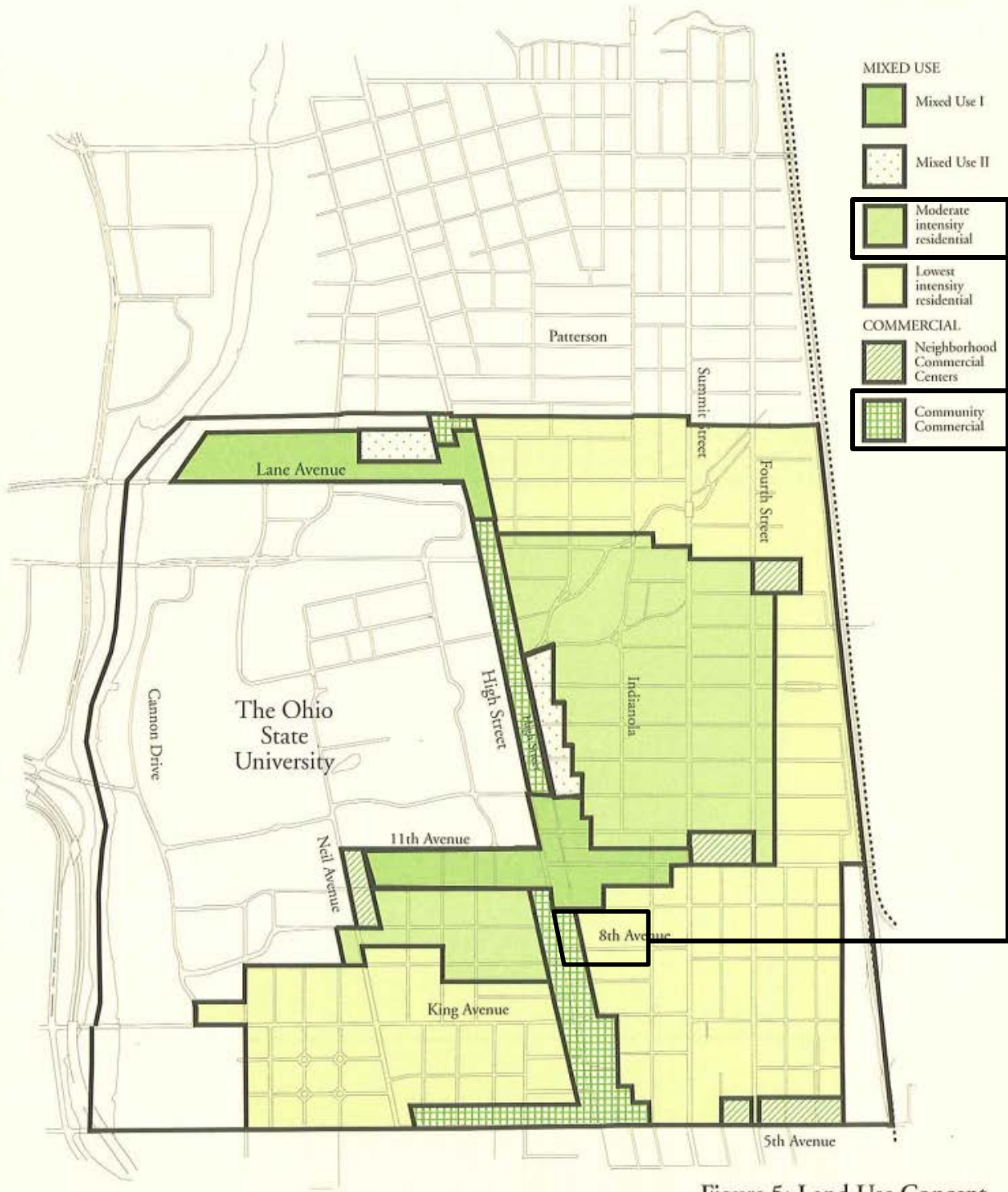


Figure 5: Land Use Concept

University Neighborhoods
Redevelopment and Revitalization
Columbus, Ohio

EDAW

.....Z14-032
1516 North High Street
Approximately 7.1 (acres

high street character



Zone 2

King & 7th Avenues to 9th Avenue

Character: Eroded urban fabric is mixed with some handsome facades. Several sites offer redevelopment potential. Areas with extensive surface parking offer opportunities for additional development.

Goals:

- Strengthen the streetwall by developing under-utilized lots with a mix of retail and residential uses to restore a pedestrian-friendly experience.
- Ensure library expansion relates well to the street’s pedestrian orientation.
- Rehabilitate primary character-giving buildings and remove inappropriate and negative character-giving elements.

Redevelopment Standards:

- Height: 1 to 3 stories
- Setback: 0’

Zone 3

9th Avenue to 11th & Chittenden Avenues

Character: Traditional “South Campus,” marked by a concentration of bars and other student-oriented uses. Includes some handsome historic facades as well as traditional buildings that have been substantially altered. Vacant land, surface parking, and deteriorated buildings offer significant redevelopment opportunities. This zone opens to the “park-like” character of the campus edge and serves as a gateway to the campus from the south and east.

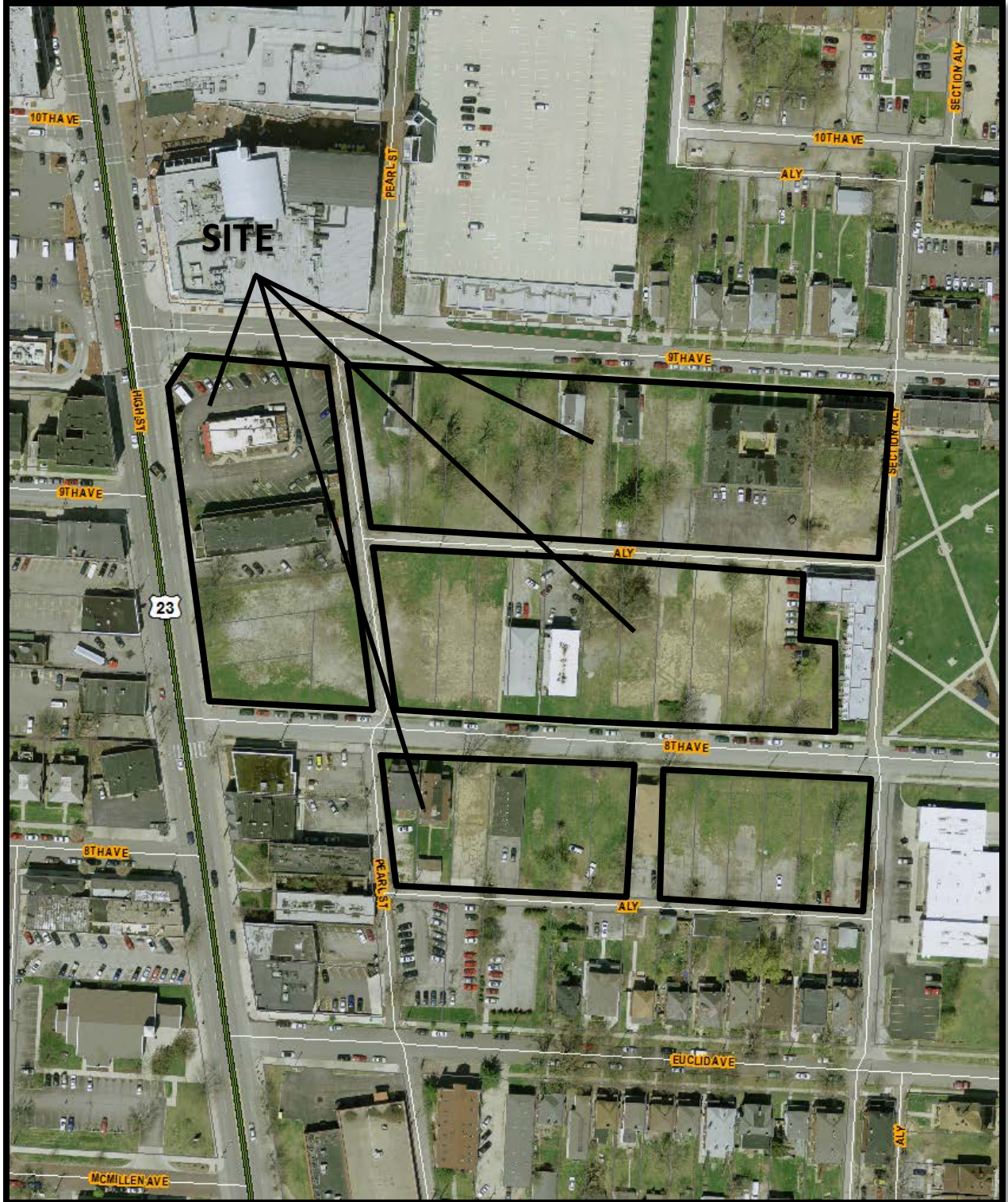
Goals:

- Redevelop as a lively destination for the entire university community and others. Redevelopment should be mixed-use, with extensive retail and entertainment facing High Street, together with housing and office uses. New buildings and uses should reinforce pedestrian activity by including such elements as transparent storefronts, lively entrances, and outdoor dining and gathering areas.
- Further develop the sense of “gateway” at 11th Avenue.
- Integrate existing primary character-giving buildings and/or facades into new streetwall.



Redevelopment Standards:

- Height: 2 to 3 stories, with a special allowance for up to 5 stories at 11th Avenue
- Setback: Sufficient to create a 15-foot-wide public-private sidewalk between the building façade and street curb, except where this would interrupt an existing continuous streetwall of 60’ or greater.



Z14-032
1516 North High Street
Approximately 7.34 acres
From R-4, AR-O, & C-4 to CPD

RECOMENDATION

property address
hearing date
applicant
issue date

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 (645-6090 / 757 Carolyn Avenue) and following all other applicable codes and ordinances of the City of Columbus.

The University Area 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 Department. The Board has reviewed the application and taken the following action(s) in accordance with Columbus City Code 3372.580.

Variance or Zoning Change Request

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

TYPE(S) OF ACTION(S) REQUESTED:

RECOMMENDATION:

- SUPPORT REQUESTED VARIANCE OR ZONING CHANGE
 DO NOT SUPPORT REQUESTED VARIANCE OR ZONING CHANGE
 NO ACTION TAKEN

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



Daniel Ferdelman
University Area Review Board, Staff



City of Columbus
Mayor Michael B. Coleman

University Area Commission

Northwood High Building
2231 North High Street
Columbus, Ohio 43201
(614) 441-8174
www.universityareacommission.org

Serving the University Community for over 30 Years

Doreen Uhas-Sauer
President

Susan Keeny*
1st Vice President

David Hegley
2nd Vice President

Sharon Young
Corr. Secretary

Terra Goodnight
Recording Secretary

Seth Golding*
Treasurer

August 23, 2014

TO: Shannon Pine
757 Carolyn Ave.
Columbus, OH 43224
Ph: 614-645-2208
spine@columbus.gov

RE: 1516 N. High Street, South Gateway Project
Rezoning Z14-032/14335-00000-00468

Jim Bach

Craig Bouska*

Lucas Dixon

Ethan Hansen*

Joyce Hughes*

Jennifer Mankin

Brandyn McElroy

Colin Odden*

Charles Robol

Richard Talbot*

Tom Wildman*

Dear Ms. Pine:

This letter is to inform you that on August 20, 2014 the UAC voted to support the request for a rezoning for the proposed development located at 1516 N. High Street, as presented by Campus Partners.

The process of working with Campus Partners to develop the new CPD for this parcel has been very rewarding. There were numerous conversations, meetings, and presentations with the University Area Commission and the UAC Zoning Committee as well as various neighborhood groups. All of these efforts have helped to shape the parameters of this new CPD so that any future development will be respectful of the character of the adjacent neighborhoods. It will also be in keeping with the goals and vision as established in the draft University District Plan that is nearing completion. It is to be hoped that this entire process will benefit the community for years to come.

Please note that there were several additions to the CPD text that were agreed upon by all parties and voted on at the Commission meeting. They are as follows:

- List of additional uses **not** permitted in the CPD Zoning shall be:

- Funeral Homes and Services
- Crematory
- Pawn Brokers
- Collection Agencies
- Repossession Services
- Hookah Bars

- Text in Urban Infrastructure Plan will state that intent of permitted uses in the CPD Zoning is to support neighborhood retail.
- Text in Urban Infrastructure Plan will state something about limiting the size of individual retail spaces with the intent that no one business can monopolize the majority of the retail space on the project site.

The vote to approve the above request, with the inclusion of the additions as noted above, was as follows: **For – 12; Against – 2; Abstentions – 0. We ask that these items be incorporated into and made a part of the revised CPD text for this property.**

Respectfully Submitted,

Susan LM Keeny

Susan Keeny
UAC Zoning Committee Chair
C: 937-479-0201

*Denotes Zoning
Committee member



REZONING APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

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 # 214-032

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) RITA STUNCER
of (COMPLETE ADDRESS) 500 S. FRONT ST. #1200, COLUMBUS OH
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. Campus Partners for Community Urban Redevelopment McCracken Power Plant, Suite 200 2003 Millikin Road Columbus, OH 43210, 614-247-5958 | 2. |
| 3. | 4. |

Check here if listing additional parties on a separate page.



Subscribed to me in my presence and before me this 1st day of July, in the year 2014

Carol A. Stewart

CAROL A. STEWART

**NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES 06/28/2019**

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

Notary Seal Here

PLEASE NOTE: incomplete information will result in the rejection of this submittal.
Applications must be submitted by appointment. Call 614-645-4522 to schedule.
Please make all checks payable to the Columbus City Treasurer