

STATEMENT OF HARDSHIP

PROPERTY ADDRESS: 1516 North High Street
OWNERS: Redstone Realty Co, LLC
 Campus Partners for Community Urban Redevelopment
 Community Housing Network, Inc.,
APPLICANT: Campus Partners for Community Urban Redevelopment
 c/o Michael T. Shannon, Esq.
 CRABBE, BROWN & JAMES, LLP
 500 S. Front Street, Ste. 1200
 Columbus, Ohio 43215
mshannon@cbjlawyers.com
DATE OF TEXT: July 1, 2014
APPLICATION #: CV14-037

This Statement is filed in support of Applicant's request for variances from the Zoning Code which are necessary and appropriate for a proposed mixed-use development in the South Campus Gateway area between The Ohio State University and the Short North.

The Site is located at 1516 North High Street, Columbus, Ohio, 43201, generally between East 9th Avenue to the north, East Euclid to the south, and Section Alley to the east. The Site is subject to the University Area Commission, the University Impact Area, Urban Commercial Overlay, and the Weinland Park Association.

Applicant proposes the development of the Campus Gateway Phase II which will provide commercial space for retail, office, and restaurant uses, approximately 525 dwelling units, and parking as required by the CPD Text satisfied by spaces both on-site and by utilization of the neighboring South Campus Gateway parking garage. The Site's total area is approximately 7 acres and consists of four subareas (A-D).


Applicant requests a variance to Columbus City Code Section 3356.03 to allow the development of ground floor dwelling units in Subareas A through D and to allow the continued uses and maintenance of any existing structure should the structure remain.

A hardship exists in that the proposed development cannot conform to the underlying zoning districts. The development will not adversely affect the surrounding property or surrounding neighborhood but, rather, will alleviate a hardship or difficulty which warrants variances from the zoning code.

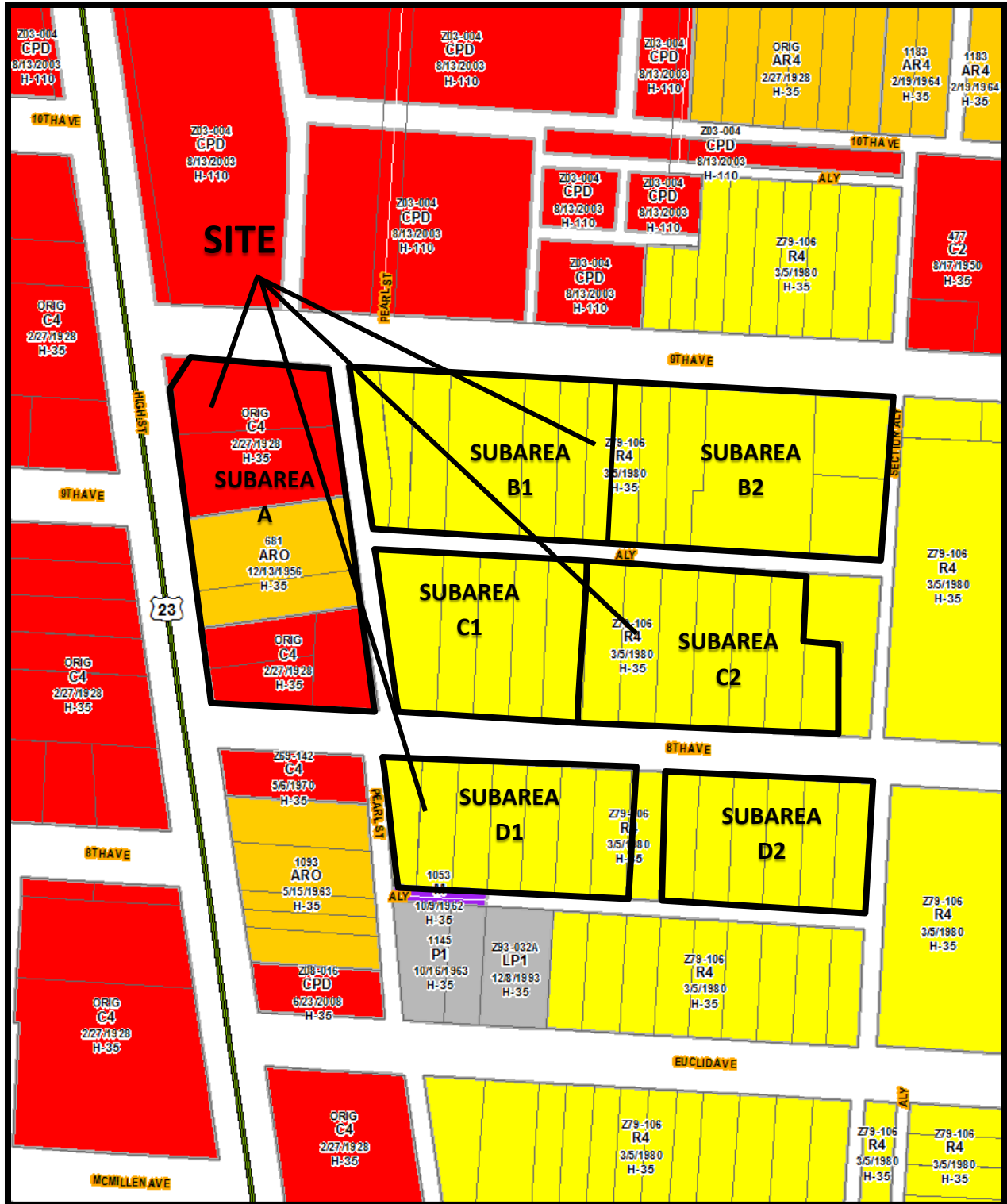
The requested variances will not impair an adequate supply of light or air to the adjacent property, unreasonably increase the congestion of public streets, increase the danger of fires, endanger the public safety, unreasonably diminish or impair established property values within the surrounding area, or in any other respect impair the public health, safety, comfort, morals, or welfare of the inhabitants of the city.

For the reasons stated above, Applicant respectfully requests approval of the requested variances.

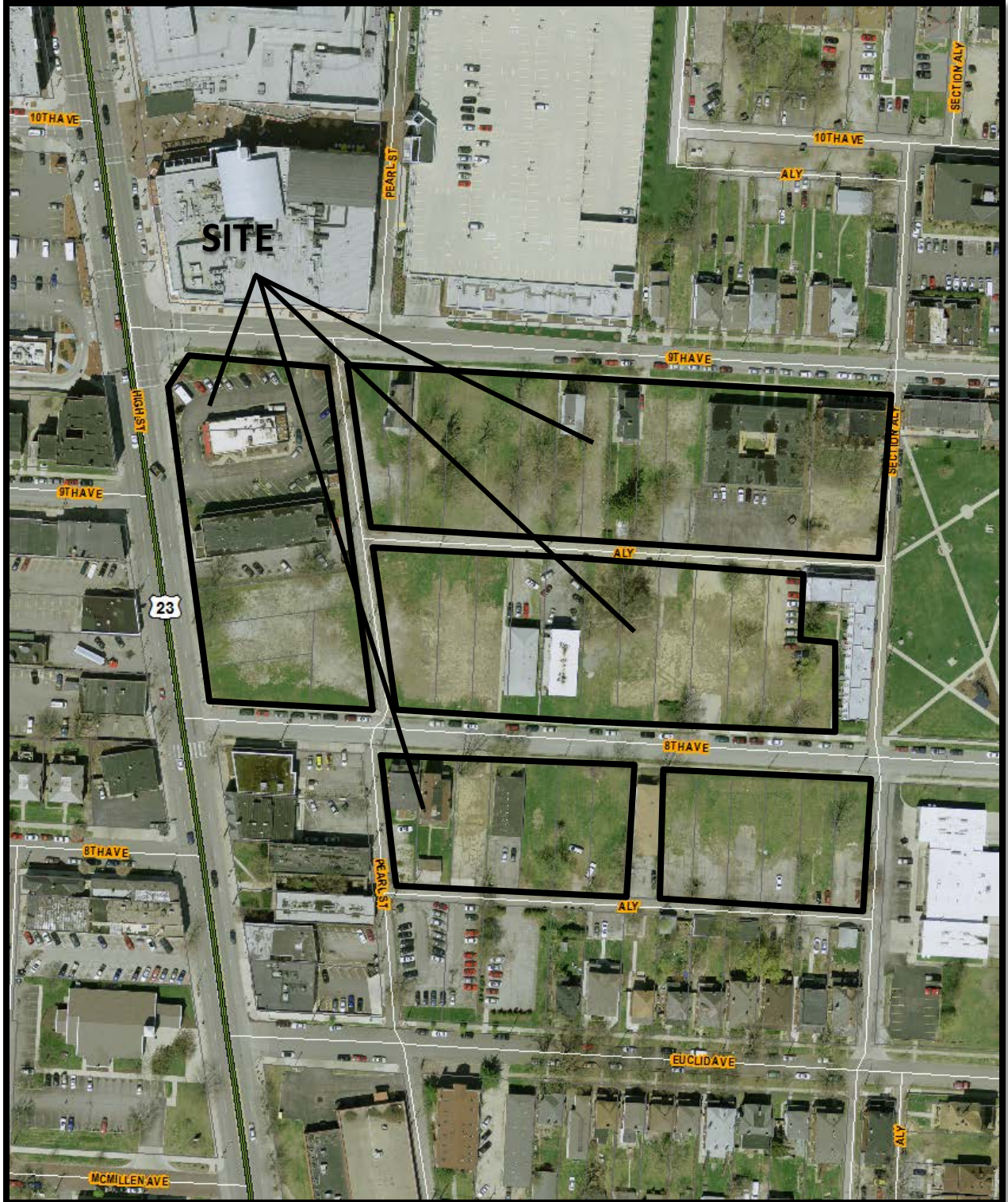
Respectfully Submitted,



Michael T. Shannon, Esq.
 Attorney for Applicant



7J14-03+
1516 North High Street



7J14-03+
1516 North High Street

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

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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

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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.

*Denotes Zoning
Committee member

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 sit

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



COUNCIL VARIANCE 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 # CV14-037

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn [NAME] RITA STINER

Of [COMPLETE ADDRESS] 1500 S. FRONT ST. #1700 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 formats

- 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.

SIGNATURE OF AFFIANT

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

NOTARY PUBLIC

My Commission Expires:

Notary Seat Here

CAROL A. STEWART
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES 08/28/2019

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

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