

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
MAY 10, 2018**

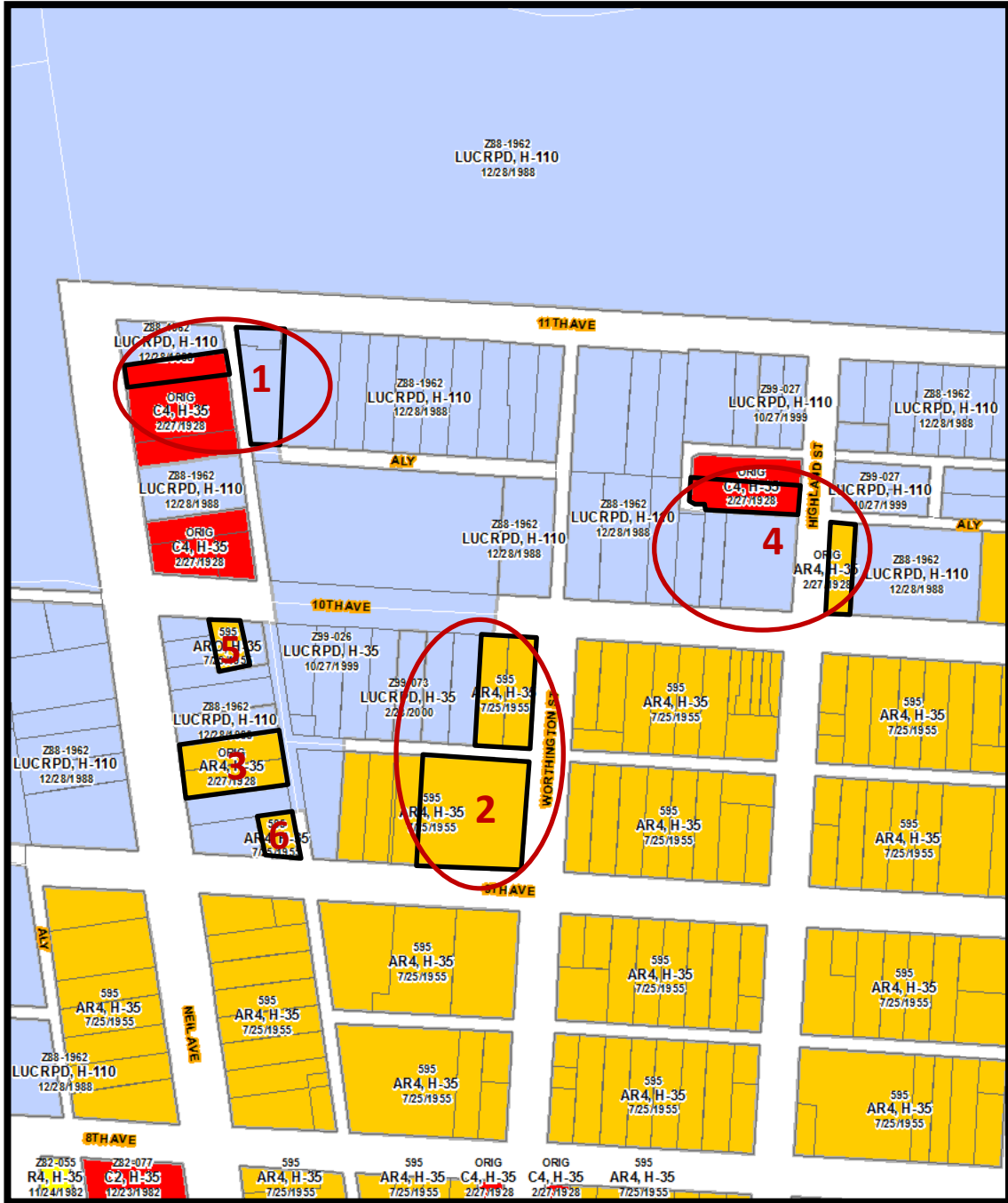
- 9. APPLICATION: Z18-016**
- Location:** **1613 HIGHLAND STREET (43201)**, being 0.28± acres located on the west side of Highland Street, 140± feet north of West Tenth Avenue (010-000046 and 010-049877; University Area Commission).
- Existing Zoning:** AR-4, Apartment Residential and C-4, Commercial Districts.
- Request:** UCRPD, University-College Research-Park District.
- Proposed Use:** University related uses.
- Applicant(s):** The Ohio State University; c/o Physical Planning and Real Estate; c/o Jeffrey L. Brown, Atty.; 37 West Broad Street, Suite 460; Columbus, OH 43215.
- Property Owner(s):** The State of Ohio FBO OSU and The State of Ohio; c/o Physical Planning and Real Estate; 2003 Millikin Road; Columbus, OH 43210.
- Planner:** Michael Maret; 614-645-2749; [mjmaret@columbus.gov](mailto:mjmaret@columbus.gov)

**BACKGROUND:**

- The site consists of two parcels developed with multi-unit residential buildings that are zoned in the AR-4, Apartment Residential and C-4, Commercial districts. The applicant is requesting the University-College Research-Park District for university related uses to match surrounding properties.
- North of the site is a multi-unit residential building and parking lots in the C-4, Commercial and L-UCRPD, Limited University-College Research-Park districts. South, east, and west of the site are multi-unit residential developments and institutional buildings in the AR-4, Apartment Residential and L-UCRPD, Limited University-College Research-Park districts.
- The site is within the boundaries of the University District Plan (2015), which recommends “Institutional” uses at this location.
- The site is located within the boundaries of the University Area Commission whose recommendation is for approval.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval.

The requested UCRPD, University-College Research-Park District will allow university related uses on the subject parcels. The proposal is consistent with the recommendation of the *University District Plan*, and staff finds the proposal compatible with the pattern of development in the university area.



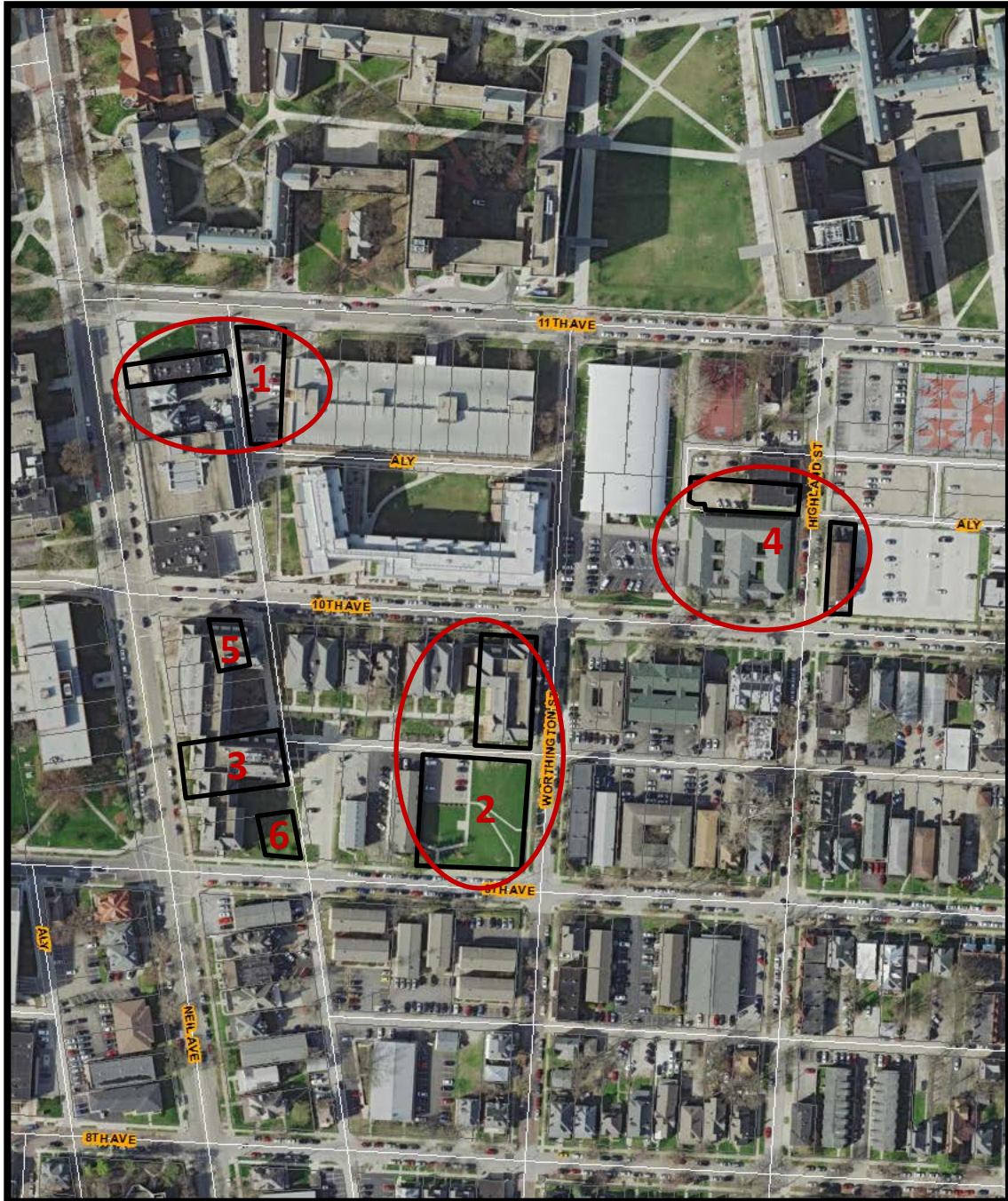
(1) Z18-011	(1660 Neil Ave)	0.34 acres	C-4 & L-UCRPD to UCRPD
(2) Z18-014	(1563 Worthington St)	0.87 acres	AR-4 to UCRPD
(3) Z18-015	(1580 Neil Ave)	0.41 acres	AR-4 to UCRPD
(4) Z18-016	(1613 Highland Ave)	0.28 acres	AR-4 & C-4 to UCRPD
(5) Z18-017	(253 West Tenth Ave)	0.08 acres	C-4 to UCRPD
(6) Z18-018	(248 West Ninth Ave)	0.08 acres	AR-4 to UCRPD

University District Plan (2015)  
"Institutional" Recommended



Z18-016  
1613 Highland Avenue  
Approximately 0.28 acres  
From AR-4 & C-4 to UCRPD





(1) Z18-011	(1660 Neil Ave)	0.34 acres	C-4 & L-UCRPD to UCRPD
(2) Z18-014	(1563 Worthington St)	0.87 acres	AR-4 to UCRPD
(3) Z18-015	(1580 Neil Ave)	0.41 acres	AR-4 to UCRPD
<b>(4) Z18-016</b>	<b>(1613 Highland Ave)</b>	<b>0.28 acres</b>	<b>AR-4 &amp; C-4 to UCRPD</b>
(5) Z18-017	(253 West Tenth Ave)	0.08 acres	C-4 to UCRPD
(6) Z18-018	(248 West Ninth Ave)	0.08 acres	AR-4 to UCRPD



City of Columbus  
Mayor Andrew J. Ginther

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**University Area Commission**

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

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111 N. Front Street  
Columbus, OH 432215  
Ph: 614-645-2749  
[mjmaret@columbus.gov](mailto:mjmaret@columbus.gov)

April 18, 2018

RE: Re-Zoning OSU properties:  
Z18-011; Z18-014; Z18-016; Z18-016; Z18-17; Z18-018  
Mike:

This letter is to inform you that on March 21, 2018, the University Area Commission voted to approve the rezoning of six (6) properties located south of campus.

The six properties are:

1. 1660 Neil Ave.
2. 1563 Worthington St.
3. 1613 Highland St.
4. 248 9<sup>th</sup> Ave.
5. 253 W. 10<sup>th</sup> Ave.
6. 1580 Neil Ave.

These properties are currently zoned AR4, C4, or LUCRPD. The proposed zoning for all these properties is to be **UCRPD**. This is the same as the zoning of the surrounding OSU-owned properties.

The UAC saw no reason to object to this request since:

- the intent is to match the rest of the block in terms of zoning,
- these properties are directly adjacent to the south campus,
- adjacent properties are institutional use at present,

It was understood that while this zoning height district is 110 ft. any new buildings are planned to be approximately 65 ft.

**The vote to approve the above variance request was: For – 12; Against – 0; Abstentions – 0.**

Respectfully Submitted,  
Susan LM Keeny

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



**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 #: 218-016

STATE OF OHIO  
COUNTY OF FRANKLIN

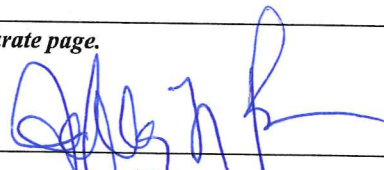
Being first duly cautioned and sworn (NAME) Jeffrey L. Brown  
of (COMPLETE ADDRESS) 37 West Broad Street, Suite 460, Columbus, OH 43215  
deposes and states that (he/she) is the APPLICANT, AGENT or DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations 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  
Business or individual's address  
Address of corporate headquarters  
City, State, Zip  
Number of Columbus based employees  
Contact name and number

1. State of Ohio FBO OSU c/o Physical Planning & Real Estate 2003 Millikin Road Columbus, OH 43210-1268 Erin Prosser 614-247-5958	2. The Ohio State University c/o Physical Planning & Real Estate 2003 Millikin Road Columbus, OH 43210-1268 Erin Prosser 614-247-5958
3. The State of Ohio c/o Physical Planning & Real Estate 2003 Millikin Road Columbus, OH 43210-1268 Erin Prosser 614-247-5958	4. 43,883 employees

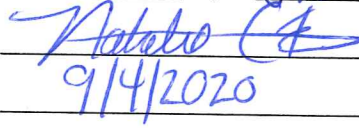
Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT



Subscribed to me in my presence and before me this 19<sup>th</sup> day of February, in the year 2018

SIGNATURE OF NOTARY PUBLIC



**Natalie C. Timmons**  
Notary Public, State of Ohio  
My Commission Expires 09-04-2020

*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**