

Z15-004 Final Received 7/8/15
 Michael A. Blum 7/8/15



REGULATING PLAN PROPOSED CONDITIONS

- EXISTING BUILDING
- POTENTIAL BUILDING ENVELOPE
- SUBAREA PROPERTY ENVELOPE
- SETBACK LINE
- ROW / PROPERTY BOUNDARY
- ROW ACQUISITION OR DEDICATION
- VACATED ALLEY
- SIGNALLED INTERSECTION

Project Number: 214009
 Date: 04/02/15

15th Ave & High Street
 15th Ave & High Street
 15th Ave & High Street

FIFTEENTH AVENUE & HIGH STREET
 15th Ave & High Street
 15th Ave & High Street

15th Ave & High Street
 15th Ave & High Street
 15th Ave & High Street

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JUNE 11, 2015**

- 8. APPLICATION: Z15-004**
- Location:** **1836 NORTH HIGH STREET (43201)**, being 9.01± acres generally located on the east side of North High Street, between East Seventeenth and East Fourteenth Avenues (not all-inclusive; 010-029747 and 62 others; University Area Commission).
- Existing Zoning:** C-4, Commercial and AR-4, Apartment Residential 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 Michael T. Shannon and John P. Kennedy, Attys; 500 South Front Street, Suite 1200; Columbus, OH 43215.
- Property Owner(s):** Campus Partners for Community Urban Redevelopment, et al; 2003 Millikin Road, 200 McCrackin Power Plant; Columbus, OH 43210.
- Planner:** Shannon Pine, 645-2208, spine@columbus.gov

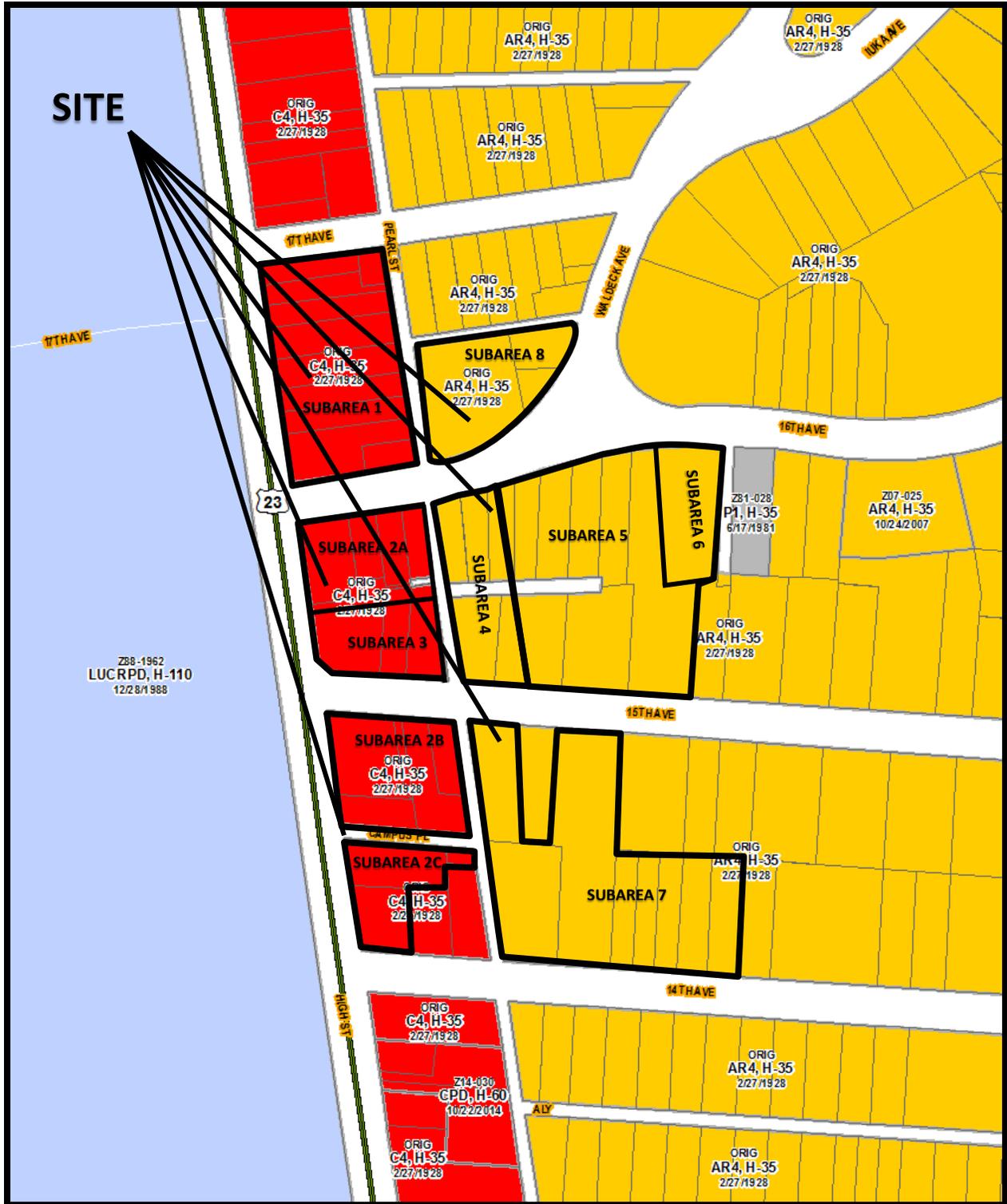
BACKGROUND:

- The 9.01± acre site is comprised of sixty-three parcels developed with retail and residential uses and some vacant properties. The requested CPD, Commercial Planned Development District will allow the Campus Gateway Phase III development of mixed commercial and residential uses. Companion Council Variance CV15-009 has been filed to provide an option for first floor residential uses in all subareas but is not subject to Development Commission consideration.
- To the north and south is mixed commercial and residential development in the C-4, Commercial, and AR-4, Apartment Residential Districts, respectively. To the east is mixed residential development in the AR-4, Apartment Residential District. The Ohio State University is located to the west across North High Street.
- The *University District Plan* (2015) recommends regional mixed use with highest densities along North High Street, “higher density” residential uses east of Pearl Alley, and institutional uses along parts of Iuka and East 16th Avenues. 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 recommends approval of the request.
- The proposal establishes eight development subareas. The CPD text includes use restrictions and supplemental development standards that address setbacks, building height, parking ratios/shared parking, landscaping, building design, and graphics restrictions. The proposal includes a “Fifteenth Avenue & High Street Urban Framework Plan” which shall be utilized by the UARB during their review for Certificates of Approval.

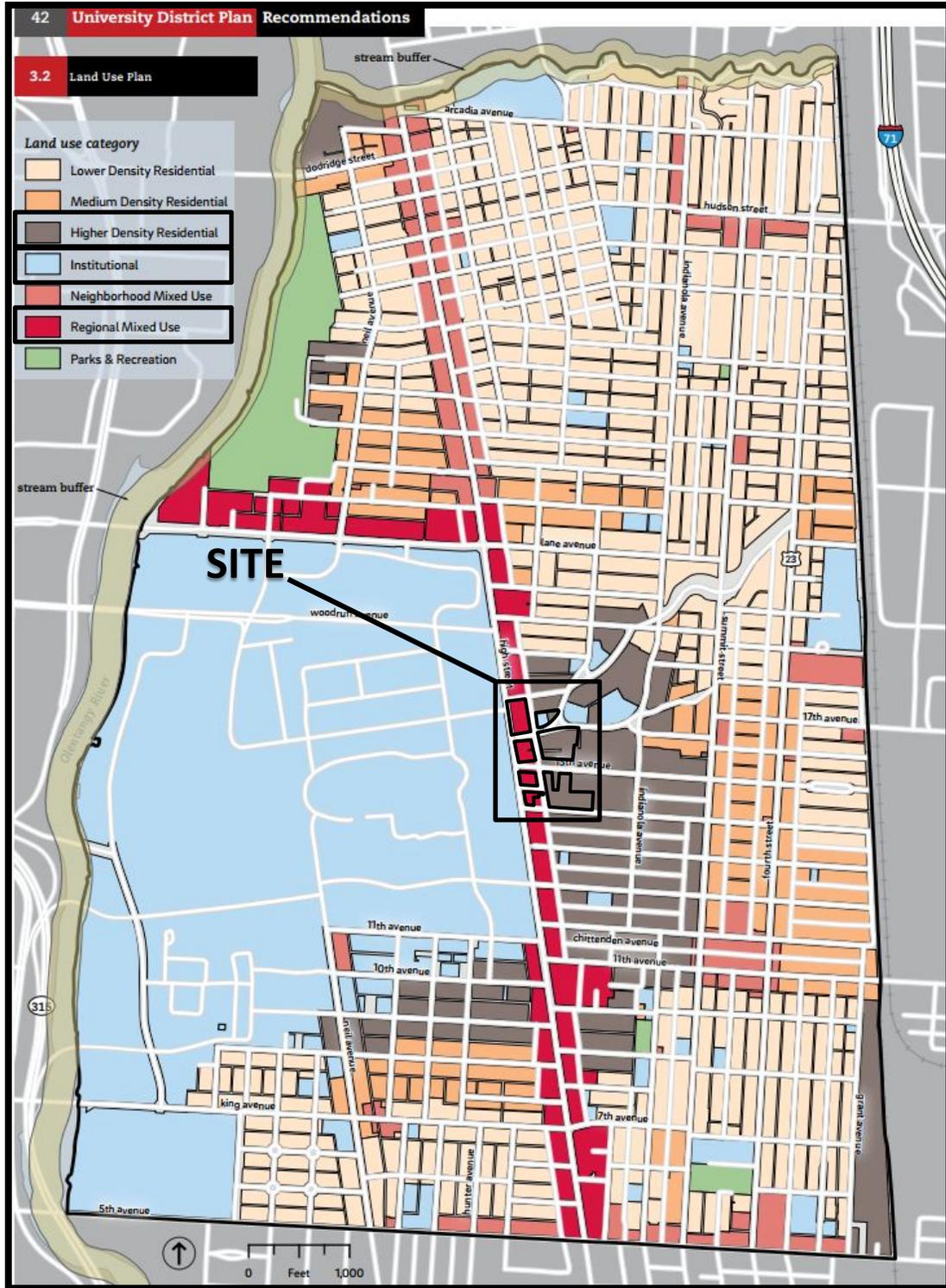
- The site lies within the boundaries of the University Area Commission whose recommendation is for approval.
- At the time this report was prepared, the required traffic impact study for this proposal had just been submitted, and had not been reviewed. Traffic commitments will need to be included in the proposal before the application proceeds to City Council. The Public Service Department has also requested that the reduced parking space size variance be removed from the text.
- 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: *Disapproval. The requested CPD, Commercial Planned Development District will allow mixed commercial and residential development that is consistent with the rezoning trend established by the Gateway Phase I and Gateway Phase II actions and continues redevelopment goals for this segment of North High Street. The request is also consistent with the land use recommendations of the *University District Plan*, and has received a recommendation of approval by the University Area Commission and the University Area Review Board. However, the Public Service Department did not receive the required Traffic Impact Study until June 3 and will require several weeks to review it and negotiate the commitments that need to be incorporated into the proposal. Staff believes that it is premature for this request to be considered by the Development Commission and prefers that these important traffic-related issues be resolved before a recommendation to City Council is determined.

*The applicant has resolved outstanding traffic-related issues, and the CPD Text contains commitments requested by the Department of Public Service. Therefore, the Staff Recommendation is now for approval.



Z15-004
1836 North High Street
Approximately 9.01 acres
C-4 & AR-4 to CPD



Z15-009
1863 North High Street
Approximately 9.06 acres
C-4 & AR-4 to CPD



Z15-004
1836 North High Street
Approximately 9.01 acres
C-4 & AR-4 to CPD

University Area Review Board

50 West Gay Street, Fourth Floor
Columbus, Ohio 43215-9031
(614) 645-6096 (614) 645-1483 fax



MICHAEL B. COLEMAN, MAYOR

DEPARTMENT OF
DEVELOPMENT

RECOMENDATION

property address	1836 NORTH HIGH STREET
hearing date	May 21, 2015
applicant	Amanda Hoffsis, Erin Prosser, Keith Meyers (Campus Partners)
issue date	06/01/2015

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.

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

TYPE(S) OF ACTION(S) REQUESTED:

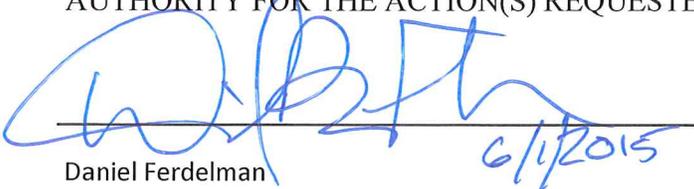
On the rezoning from C4 and AR4 Zones to CPD of 1836 North High Street and approximately 9 acres around the intersection of East 15th Avenue and North High Street (CV15-009 & Z15-004):

To support the proposed CPD text and supporting documentation

RECOMMENDATION:

- RECOMMEND APPROVAL
 RECOMMEND DENIAL
 NO ACTION TAKEN

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



6/1/2015

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

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Jennifer Mankin
Recording Secretary

Seth Golding*
Treasurer

May 20, 2015

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

RE: 15th & High Project
Rezoning: Z15-004
Council Variance: CV15-009

Rachel Beeman
Craig Bouska*
Pasquale Grado*
Ethan Hansen*
Joyce Hughes*
Rory Krupp*
Kate Neithammer
Colin Odden*
Sam Runta
Michael Sharvin
Deb Supelak
Richard Talbot*
Steve Volkmann
Tom Wildman*

Dear Ms. Pine:

This letter is to inform you that on May 20, 2015 the UAC voted to approve the request for a Rezoning and Council Variance for the mixed use development proposed for the area directly east of High Street, between 17th to the north, and 14th to the south, as presented by Campus Partners.

The vote was the culmination of numerous conversations, discussions & meetings with residents, civic groups and area commissioners. The process was a collaborative effort between Campus Partners and the University Area Commission to put in place the framework in which to develop a 'Gateway' to OSU and to improve the neighborhood directly east of High Street. The new CPD will be in keeping with the goals and vision as established in the adopted University District Plan.

Some concerns were noted:

- OSU's expansion into residential neighborhoods.
- Not enough controls in the CPD text to encourage preservation of contributing historic structures.

*Denotes Zoning
Committee member

But overall, there was much enthusiasm for this project and its vision which will benefit the University District for years to come. The University Area Commission looks forward to continuing its working relationship with Campus Partners as plans for this project are further developed.

The votes to approve the above requests were as follows:

Rezoning Z15-004: For – 14; Against – 3; Abstentions – 2.
Council Variance CV15-009: For – 17; Against – 0; Abstentions – 2.

Respectfully Submitted,

Susan LM Keeny

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

THE CITY OF
COLUMBUS
MICHAEL B. COLEMAN, MAYOR

DEPARTMENT OF BUILDING
AND ZONING SERVICES

REZONING APPLICATION

Department of Building & Zoning Services
Scott Messer, Director
757 Carolyn Avenue, Columbus, Ohio 43224-3218
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 # Z15-004

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Michael T. Shannon
of (COMPLETE ADDRESS) 500 S. Front St., Ste. 1200, 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. Campus Partners for Community Urban Redevelopment 2003 Millikin Road 200 McCracken Power Plant Columbus, Ohio 43210	2. See attached for additional property owners
XXXX	XXXX

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Michael T. Shannon

Michael T. Shannon

Subscribed to me in my presence and before me this 27th day of February, in the year 2015

SIGNATURE OF NOTARY PUBLIC

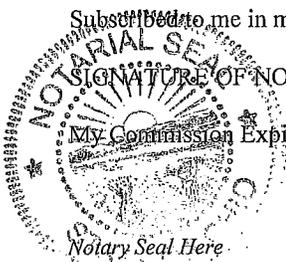
Carola Stewart
CAROLA STEWART

NOTARY PUBLIC, STATE OF OHIO

MY COMMISSION EXPIRES 06/28/2019

My Commission Expires:

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

**PROJECT DISCLOSURE STATEMENT
ADDITIONAL BUSINESS OWNERS
AND ADDRESSES:**

Redstone Realty Company, LLC
1534 N. High Street
Columbus, Ohio 43201

Univest Company
c/o Pella Company
Attn: George Bavelis
52 E. 15th Avenue
Columbus, Ohio 43201

Xenia Company
c/o Pella Company
Attn: George Bavelis
52 E. 15th Avenue
Columbus, Ohio 43201

ABY Properties
c/o Pella Company
Attn: George Bavelis
52 E. 15th Avenue
Columbus, Ohio 43201

Doric Properties, LLC
c/o Pella Company
Attn: George Bavelis
52 E. 15th Avenue
Columbus, Ohio 43201

Southvest LLC
c/o Pella Company
Attn: George Bavelis
52 E. 15th Avenue
Columbus, Ohio 43201

Epic Realty of Ohio I LLC
c/o Pella Company
Attn: George Bavelis
52 E. 15th Avenue
Columbus, Ohio 43201

Wellington Property Investments, LLC
52 E. 15th Avenue
Columbus, Ohio 43201

Oxford Ross Campus I LLC
68 S. 4th Street
Columbus, Ohio 43215

Solomon Family Properties, LLC
c/o Oxford Campus I LLC
68 W. 4th Street
Columbus, Ohio 43215

Rosster LLC
471 E. Broad Street, Ste. 1200
Columbus, Ohio 43235

B Nai Brith Hillel Et Al
At the Ohio State University
1175 College Avenue
Columbus, Ohio 43209

Columbus Jewish Foundation
1175 College Avenue
Columbus, Ohio 43209

Terrence Fahy
201 Greenglade Avenue
Worthington, Ohio 43085

Beta Nu Building Assn.
Post Office Box 1296
Columbus, Ohio 43216