

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
APRIL 10, 2003**

- 2. APPLICATION: Z03-004**
- Location:** **1552 NORTH HIGH STREET (43201)**, being 7.70± acres located on the east side of North High Street between East Ninth Avenue and Chittenden Avenue, and on the west side of North High Street between West Tenth Avenue and West Eleventh Avenue (University Area Commission).
- Existing Zoning:** C-4, Commercial, P-1 and P-2, Parking, AR-4, Apartment Residential, and R-4, Residential Districts.
- Request:** CPD, Commercial Planned Development District.
- Proposed Use:** Mixed commercial and residential development.
- Applicant(s):** Gateway Area Revitalization Initiative; c/o Jeffrey L. Brown, Atty.; 37 West Broad Street; Suite 725; Columbus, Ohio 43215.
- Property Owner(s):** Campus Partners for Community Urban Development, et al; 1824 North High Street; Columbus, Ohio 43201.
- Planner:** Don Bier, 645-0712; drbier@columbus.gov

**BACKGROUND:**

- The 7.70± acre site is located east of North High Street between East Ninth Avenue and Chittenden Avenue and west of North High between West Tenth Avenue and West Eleventh Avenue adjacent to the southeastern corner of The Ohio State University. The applicant is requesting the CPD, Commercial Planned Development District to develop approximately 550,000 square feet of mixed commercial and residential uses and a parking garage with a minimum of 900 parking spaces. Buildings previously located on the site have been removed in preparation for the proposed Gateway Area Revitalization Project. The 110-foot height district is requested for all sub areas.
- A companion Council Variance (CV03-004) has been filed to request residential uses for the first floor as well as the upper stories of the mixed commercial and residential use buildings to be developed in sub areas A through D.
- The Ohio State University, zoned in the LUCRPD, Limited University-College Research-Park District and a multi-family dwelling zoned in the AR-4, Apartment Residential District are located to the north. Single-family and multi-family dwellings zoned in the AR-4, Apartment Residential District are located to the east. Single-family and multi-family dwellings zoned in the AR-4, Apartment Residential District and a restaurant zoned in the C-4, Commercial District are located to the south. A restaurant and convenience store zoned in the C-4, Commercial District, residential uses zoned in the AR-4, Apartment Residential District and The Ohio State University, zoned in the LUCRPD, Limited University-College Research-Park District are located to the east.
- The site lies within the boundaries of the University Area Commission. Comments from the University Area Commission had not been received at the time this report was prepared.
- The site lies within the boundaries of the University Area Impact District. Comments from the

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- The CPD text addresses permitted uses and development standards that address building and maneuvering setbacks, building height, on-street and off-street parking (see shared parking analysis), loading spaces, traffic improvements, buffering and landscaping, building design, screening of mechanical equipment, and lighting and graphics restrictions. The CPD site plan provides building and parking setbacks.

Staff has requested changes to the text to include: revised language to clarify height districts within Sub-areas A through E.

- 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. In addition, Ord. 313-63 requires 65 feet of right-of-way east and west of the centerline of High Street.

**CITY DEPARTMENTS RECOMMENDATION:** Approval. The mixed commercial and residential uses proposed for Sub areas A-D and the parking garage and residential uses to be developed in Sub area E are consistent with existing zoning and development of the area and reflects redevelopment goals of the City of Columbus for this segment of North High Street, including the City's relocation of Pearl Alley. The CPD text provides appropriate use restrictions and development standards that address building and maneuvering setbacks, traffic improvements, required parking, building height and design standards, buffering and landscaping. A companion Variance request (CV03-004) has been filed to request residential uses for the first floor as well as the upper stories of the mixed commercial and residential use buildings to be developed in sub areas A-D.