

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
DECEMBER 8, 2016**

- 3. APPLICATION: Z16-035**
- Location:** **750 NORTH HIGH STREET (43215)**, being 0.77± acres located at the southeast corner of North High Street and Warren Street (010-028040 & 010-009227; Italian Village Commission).
- Existing Zoning:** I, Institutional and C-4, Commercial Districts.
- Request:** CPD, Commercial Planned Development District.
- Proposed Use:** Hotel.
- Applicant(s):** Schiff Capital Group; c/o Continental Development, Inc.; c/o Michael Shannon, Atty; 500 South Front Street, Suite 1200; Columbus, OH 43215.
- Property Owner(s):** Columbus Metropolitan Housing Authority; 880 East Eleventh Avenue; Columbus, OH 43211.
- Planner:** Michael Maret; 614-645-2749; mjmaret@columbus.gov

BACKGROUND:

- The 0.77± acre site is zoned in the I, Institutional and C-4, Commercial districts, and is developed with an 11-story multi-unit residential development for the elderly. The applicant proposes the CPD, Commercial Planned Development District to convert and expand the building into a 190-room commercial hotel with ancillary operations such as office, catering services, bars and restaurants, exercise facilities, and retail, with commitments to development standards and a site plan.
- To the north, south, and west are two and three-story mixed-use buildings in the C-4, Commercial District. To the east are two-story residential dwellings in the C-4, Commercial District.
- There is no Council adopted plan for this area. The site does fall within the Italian Village Architectural Review Commission area. The Italian Village Commission recommends approval of the requested CPD district.
- The CPD text proposes a height district of 110 feet, and includes permitted uses, access provisions, and a commitment to a site plan. Variances for district setback lines, minimum parking and loading space requirements, building height, and parking lot landscaping and screening are requested.
- A substantial parking variance is being requested with this CPD district. A reduction from 190 required parking spaces to 25 on-site spaces is proposed, with 125 parking spaces to be provided pursuant to a lease agreement for off-site parking*. Staff does not support the CPD text as written, but the Public Service Department, Division of Traffic Management is working with the applicant on a commitment that will include wording that requires proof of a parking lease agreement or cash in lieu. Zoning staff does have some concerns with the enforceability this scenario, as it is the first time that this type of commitment will be included in a CPD text, but defers to the judgement of Public Service Department, Division

of Traffic Management. The applicant must agree with the commitment, and the specific language will be finalized prior to ordinance submittal to City Council.

- o The *Columbus Thoroughfare Plan* identifies North High Street as a 4-2D arterial requiring a minimum of 60 feet of right-of-way from the centerline.

CITY DEPARTMENTS' RECOMMENDATION: Conditional approval**.

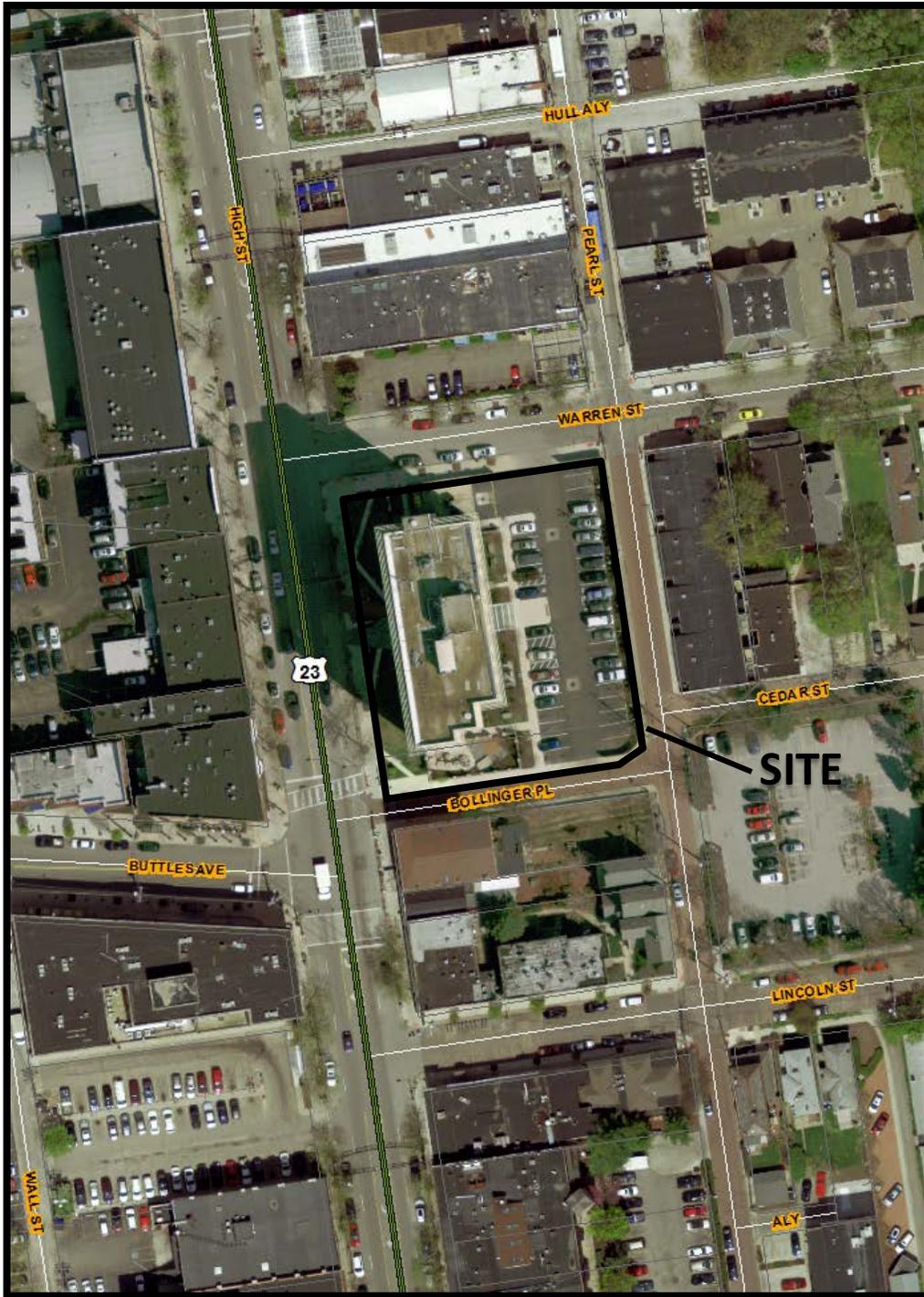
The requested CPD, Commercial Planned Development District will accommodate a hotel and ancillary operations. The request is consistent with the zoning and development patterns of this rapidly redeveloping urban neighborhood, and the Department of Public Service supports the proposed parking variance with a lease agreement/cash in lieu commitment in the CPD text. Approval is conditioned upon the incorporation of this commitment to the satisfaction of the Traffic Management Division. The recommendation will revert to disapproval if the applicant does not incorporate the finalized commitment into the CPD text.

*The original commitment for 25 on-site spaces and 125 off-site spaces was initiated by the applicant. Upon further review of the parking demands for a hotel in an urban area, the Department of Public Service worked out an acceptable Off-Site Parking Agreement with the applicant that requires 48 on-site valet spaces, 2 on-site ADA spaces, and 17 off-site spaces for up to 183 rooms. For each additional room above 183, one additional off-site space will be required. Should the Off-Site Parking Agreement be discontinued, payment to the Short North Special Parking Area Fund will be required based upon the current non-residential in-lieu fee schedule applicable at such time an election is made.

**The Department of Public Service, Division of Traffic Management, is satisfied with the commitments in the CPD Text addressing off-site parking. City Departments' recommendation is now approval.



Z16-035
750 North High Street
Approximately 0.77
I & C-4 to CPD



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Approximately 0.77
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STEVEN R. SCHOENY
Director



DEPARTMENT OF
DEVELOPMENT

**HISTORIC DISTRICT COMMISSION
RECOMMENDATION
ITALIAN VILLAGE COMMISSION**

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.

PROPERTY ADDRESS: 750 North High Street

APPLICANT'S NAME: Brian Peterson (Applicant)

Columbus Metropolitan Housing Authority (Owner)

APPLICATION NO.: 16-8-33b

COMMISSION HEARING DATE: 10-18-2016

The Victorian Village Commission hereby certifies that the application for the above referenced property and a copy of this Certificate of Appropriateness are on file with the city's Historic Preservation Office. The Commission has reviewed the application and taken the following action(s) in accordance with Columbus City Code 3116 & 3319 and the architectural guidelines:

Variance or Zoning Change Request

- Rezoning
- Parking Variance
- Change of Use
- Lot Split

- Special permit
- Setbacks
- Other

ACTION:

Upon review of Application #16-8-33b, 750 North High Street, the Italian Village Commission recommends approval of the proposed zoning change, as follows:

Applicant requests to rezone the subject site located at 750 North High Street (PID's: 010-028040 and 020-009227) from Institutional to Commercial Planned Development for renovation of the existing structure and to permit operation of a commercial hotel, which will not exceed 200 rooms.

MOTION: Fergus/Cooke (6-0-0) APPROVAL RECOMMENDED

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.


Randy F. Black
Historic Preservation Officer



COLUMBUS DEVELOPMENT COMMISSION
Basis for Recommendation

DEPARTMENT OF BUILDING
AND ZONING SERVICES

Date: December 8, 2016

Application #: Z16-035		Requested: CPD			Address: 750 NORTH HIGH STREET		
# Hearings:	Length of Testimony: 6:40 → 7:07 (27)	Staff Position: <input checked="" type="checkbox"/> Approval <input type="checkbox"/> Disapproval <input type="checkbox"/> Conditional Approval					
# Speakers Support: 3	Development Commission Vote: 6 Yes 1 No 0 Abstain	Area Comm/ Civic Assoc: <input checked="" type="checkbox"/> Approval <input type="checkbox"/> Disapproval <input type="checkbox"/> Conditional Approval					
Position Y=Yes N=No (write out ABSENT≡ or ABSTAIN≡)	Y Fitzpatrick	Y Ingwersen	ABSENT Anderson	Y Cooley	ABSENT Conroy	NO Onwukwe	Y Golden
+ = Positive or Proper - = Negative or Improper	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Land Use							
Use Controls							
Density or Number of Units	+	+		+	+	-	+
Lot Size							
Scale							
Environmental Considerations							
Emissions							
Landscaping or Site Plans							
Buffering or Setbacks							
Traffic Related Commitments		-/+		+	KNO	-	-
Other Infrastructure Commitments							
Compliance with City Plans							
Timeliness of Text Submission					KNO		
Area or Civic Assoc. Recommendation	+	+		+	*	+	+
Governmental or Public Input	+	+		+	+	+	+
MEMBER COMMENTS:							
FITZPATRICK: INTENSE PROJECT, BUT REASONABLE FOR THE LOCATION. PARKING AND LOADING SOLUTIONS ARE CRITICAL AND MUST BE PROPERLY SOLVED TO AVOID CAUSING NEGATIVE IMPACT.							
INGWERSEN: VERY INTENSE USE BUT REASONABLE FOR SHORT NORTH PARKING COMMITMENTS ARE CRITICAL AND MUST BE RESPECTED. SO OVERTSIGHT ON A CONTINUING BASIS IS VERY NECESSARY							
ANDERSON:							
COOLEY: INTENSE USE, BUT RATIONALE PARKING PLAN, W/ REVISIONS.							
CONROY:							
ONWUKWE: TOO DENSE AND INTENSE. CAUSES UNMET PARKING DEMANDS WITH THE REQUESTED PARKING REDUCTION							
GOLDEN: DENSITY APPROPRIATE FOR THE SHORT NORTH AS WELL AS SETBACKS.							

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 # 216-035

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Eric Zartman
of (COMPLETE ADDRESS) 500 South Front Street, Suite 1200, Columbus, Ohio 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

<p>1. Schiff Capital Group c/o Continental Development, Inc. 150 East Broad Street, Suite 800 Columbus, Ohio 43215 Mark Damante, 614-883-1036</p>	<p>2.</p>
<p>3. 3 Columbus employees</p>	<p>4.</p>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Eric Zartman

Subscribed to me in my presence and before me this 21st day of April, in the year 2017

SIGNATURE OF NOTARY PUBLIC

Carol A. Stewart

Commission Expires:

CAROL A. STEWART

NOTARY PUBLIC, STATE OF OHIO

This Project Disclosure Statement expires six months after date of notarial commission **MY COMMISSION EXPIRES 09/20/2019**



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