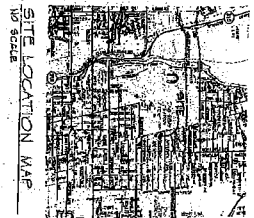
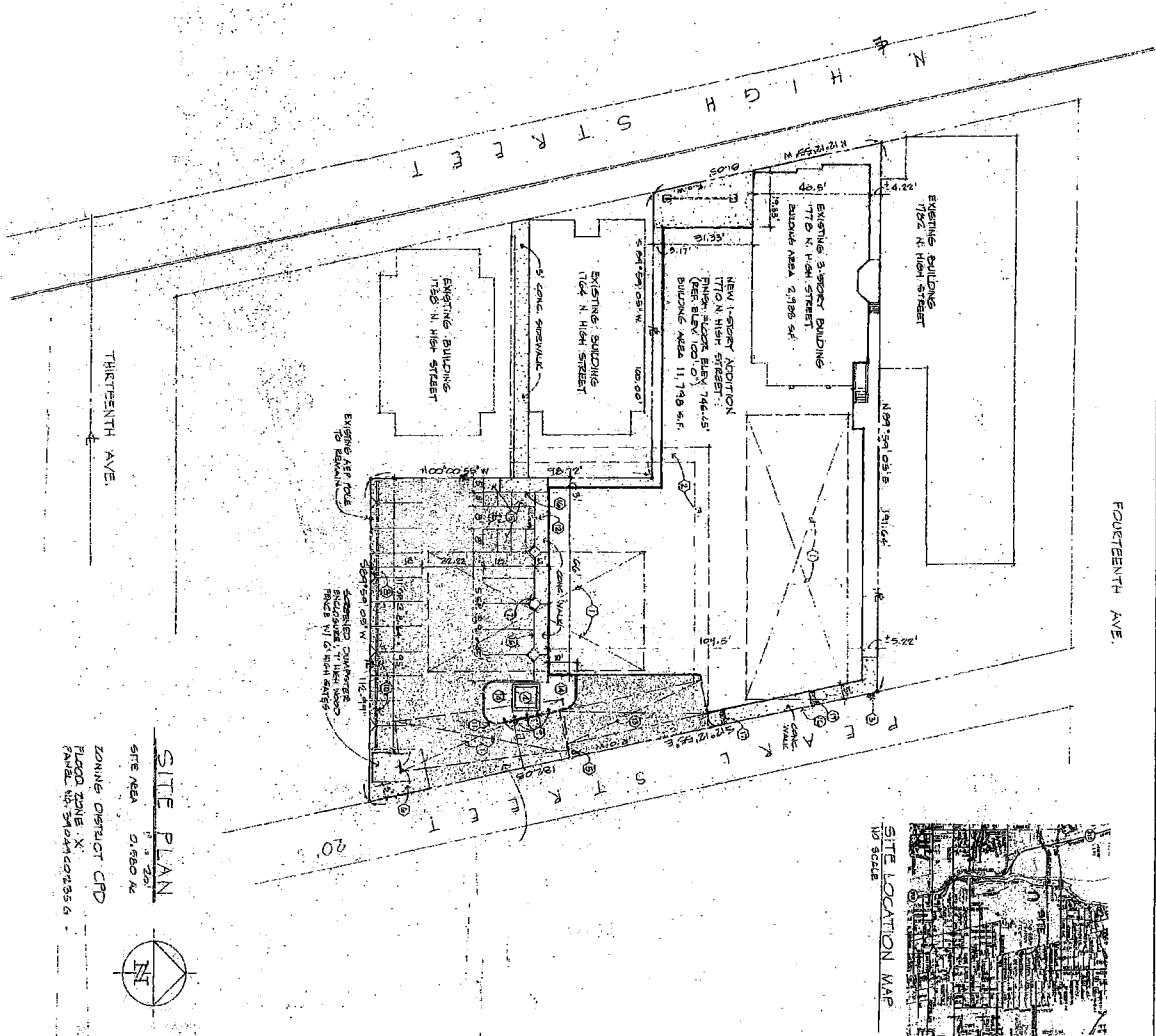


Final received
9/19/14

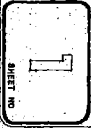
Daily Hdg. -
9/19/2014



SITE PLAN
 SITE AREA: 0.680 AC
 ZONING DISTRICT: CPD
 FLOOD ZONE: X
 PANEL NO: 30040255-6



24-030



SITE PLAN



James A. Monsul & Associates
ARCHITECTS, Inc.

171 CHARRING CROSS DR. WEST WESTERVILLE, OHIO 43081 614-890-3600

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
SEPTEMBER 11, 2014**

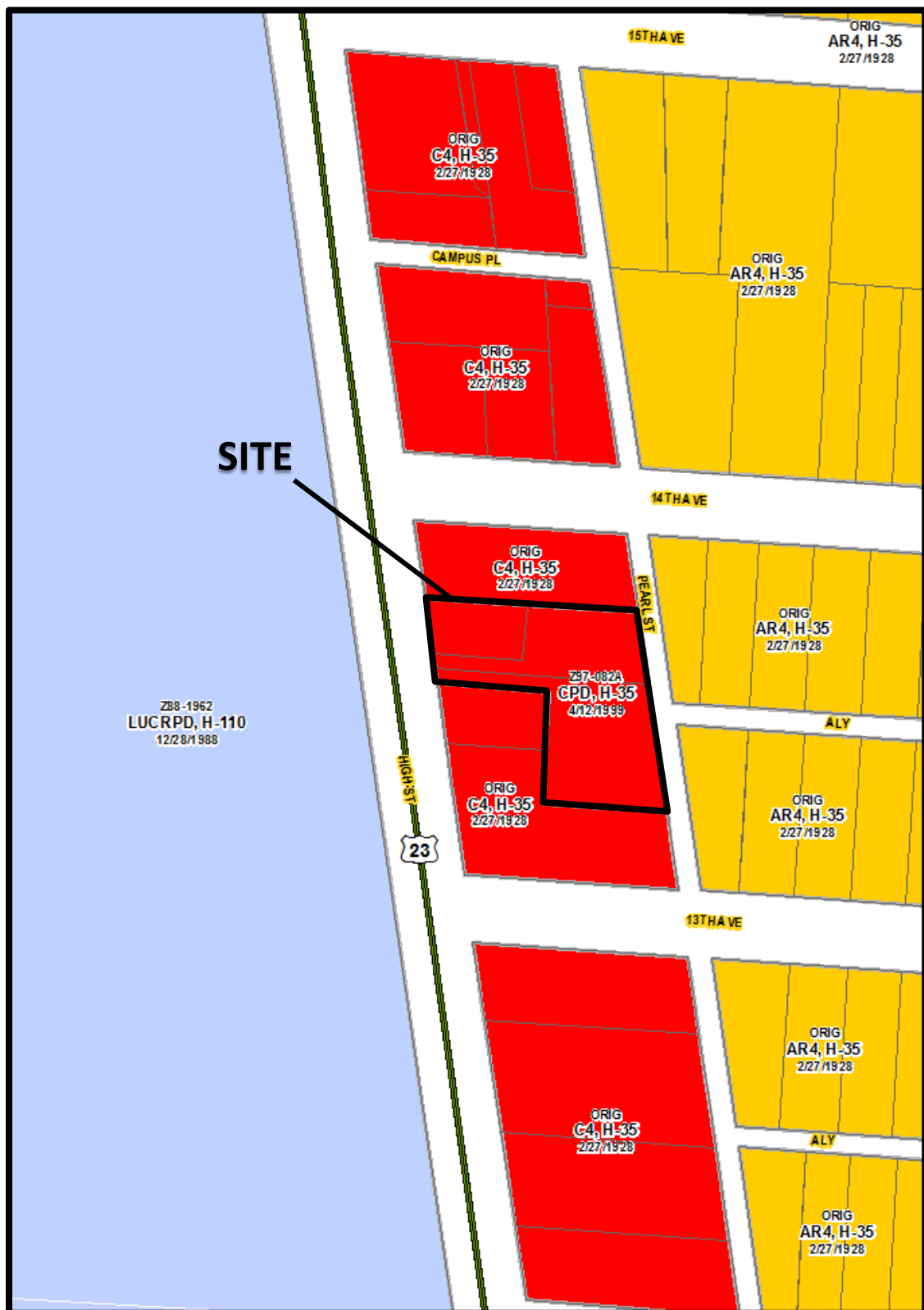
- 3. APPLICATION:** **Z14-030 (14335-00000-00465)**
Location: **1774 NORTH HIGH STREET (43202)**, being 0.58± acres located on the east wide of North High Street, 73± feet south of Fourteenth Avenue (010-037011 & two others; University Area Commission).
Existing Zoning: CPD, Commercial Planned Development District.
Request: CPD, Commercial Planned Development District.
Proposed Use: Commercial development.
Applicant(s): Black Wilshire Ridgely LLC; c/o David Hodge; Smith & Hale LLC; 37 West Broad Street, Suite 460; Columbus, Ohio 43215.
Property Owner(s): The Applicant.
Planner: Tori Proehl, 645-2749, viproehl@columbus.gov

BACKGROUND:

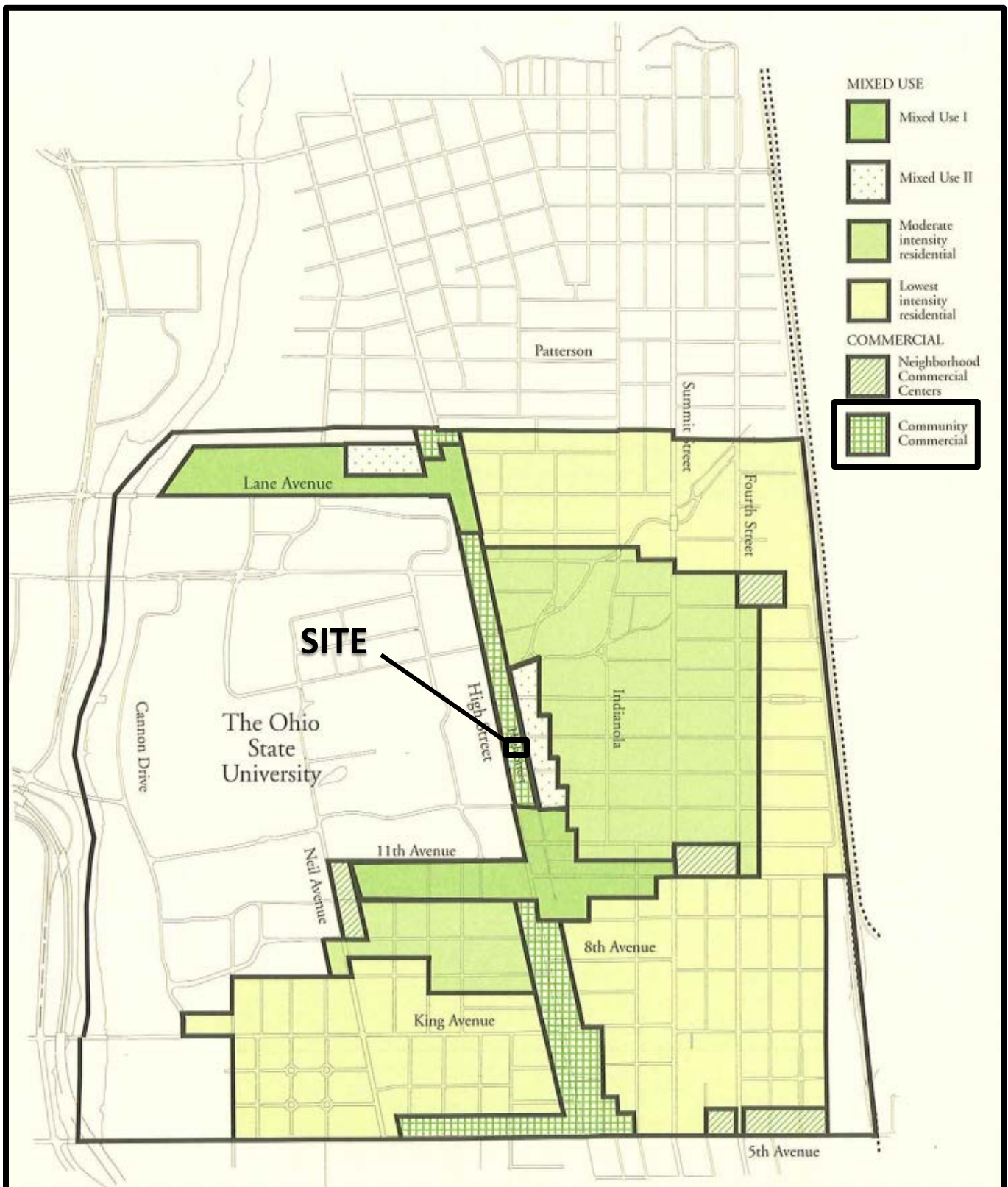
- The 0.38± acre site is developed with a college book store and zoned in the CPD, Commercial Planned Development District. When rezoned in 1998, the text listed the book store as the principle tenant. The applicant requests a rezoning to the CPD, Commercial Planned Development District to expand the permitted uses on the site.
- Surrounding the site is commercial development to the north and south in the C-4, Commercial District. To the east is multi-unit residential development in the AR-4, Apartment Residential District. To the west is development associated with The Ohio State University zoned in the LUCRPD, University-College Research Park Development District.
- The site is located within the boundaries of the *University Neighborhoods Revitalization Plan* (1996), which recommends commercial/mixed use for this location. The *University/High Street Development & Design Guidelines* (2002) also contain relevant recommendations for this site, including building designs that contribute to a pedestrian-friendly frontage.
- The site is located within the boundaries of the University Area Commission, who recommended approval of this application, with a condition that the applicant will provide all code required bicycle parking. The applicant agreed to this condition.
- The proposed CPD text includes permitted uses, access, and commits to a site plan. Variances for minimum number of parking spaces required and parking space are also requested.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested CPD, Commercial Planned Development District will update the list of permitted uses in the CPD text. Staff supports the intended use of the property, as well as the expanded list of allowable uses. The request is consistent with the recommendations of the *University Neighborhoods Revitalization Plan* (1996) and the *University/High Street Development & Design Guidelines* (2002) and with the zoning and development patterns of the area.



Z14-030
1774 N. High Street
Approximately 0.58 acres



University Neighborhoods Revitalization Plan

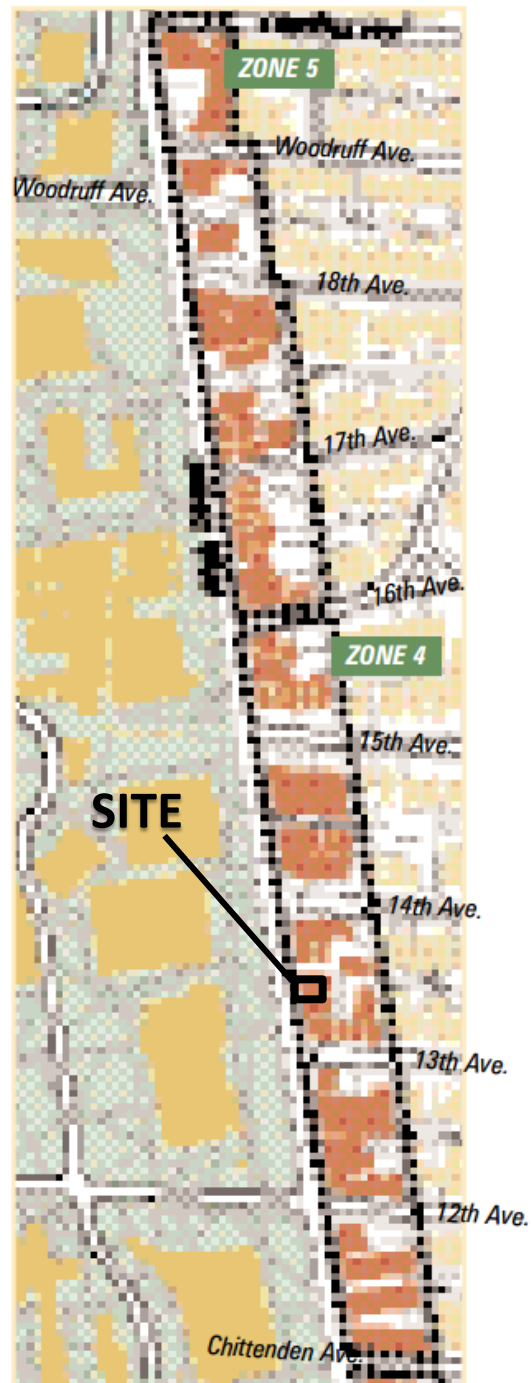
Zone 4

Chittenden Avenue to 16th Avenue

Character: Traditional commercial buildings with many active street-level uses form a campus edge. A mixture of traditional retail uses, entertainment and dining establishments, and residential uses enliven this zone. Buildings such as the courtyard apartments, which are unique to High Street, and the Newport are significant to the history of the area and contribute to its character. Some residential buildings, particularly at ground-floor level, have been converted to retail uses to meet the need for a variety of businesses. The corner of 15th and High, long considered the epicenter of this area, is strategically located for intense development. Several one-story buildings also present opportunities for redevelopment.

Goals:

- Foster a variety of new commercial uses through the redevelopment of underutilized properties.
- Provide uses and building designs that contribute to a pedestrian-friendly frontage





Z14-030
1774 N. High Street
Approximately 0.58 acres



City of Columbus
Mayor Michael B. Coleman

ORD#2224-2014, Z14-030, Page 7 of 8
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

Doreen Uhas-Sauer
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Corr. Secretary
Terra Goodnight
Recording Secretary
Seth Golding*
Treasurer

August 22, 2014

TO: Tori Proehl
757 Carolyn Ave.
Columbus, OH 43224
Ph: 614-645-2749
vjproehl@columbus.gov

RE: 1774 N. High Street,
Rezoning Z14-030/14335-00000-00465

Jim Bach
Craig Bouska*
Lucas Dixon
Ethan Hansen*
Joyce Hughes*
Jennifer Mankin
Brandyn McElroy
Colin Odden*
Charles Robol
Gena Shelton
Richard Talbot*
Tom Wildman*

Dear Ms. Proehl:

This letter is to inform you that on August 20, 2014 the UAC voted to support the request for a rezoning to expand the current list of permitted uses in the CDP text for the existing property located at 1774 N. High Street and zoned Regional Mixed Use. The current CPD allows only a college book store as the permitted use for this site. The requested list of permitted uses includes those permitted in Section 3356 (C4, Commercial) of the code. The following uses are not permitted: public/private hospital, radio or TV studio, communication towers, automotive sale, leasing & rental & automotive maintenance & repair.

The Commission had a lengthy debate about variance requests – which they felt should be about restorative justice rather than mere inconvenience or diminished profit. It also debated the prospects of this space becoming a potential large bar/drinking establishment which only adds to the growing number of bars that are appearing throughout the district. The applicant did provide additional details at the meeting that the property in question was a single-story space, not a 2-story space with mezzanine as previously reported. This information helped assuage concerns about a large-scale 'mega bar' being developed at the property in question. In the end, the Commission felt that the current zoning is unfairly hampering the owner from renting his property. They voted in favor of the applicant's rezoning request.

The vote to approve the above request, with the condition that bicycle parking will be provided on site per Section 3312.49, was as follows: **For – 11; Against – 2; Abstentions – 0. We ask that this condition 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

*Denotes Zoning
Committee member

**REZONING 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 # 214-030

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) David Hodge
of (COMPLETE ADDRESS) 37 W. Broad St., 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. Black Wilshire Ridgely LLC 464 E. Main St., Suite 100 Columbus, OH 43215 Zero Columbus employees Andrew D. Madison / 464-1002	2.
3.	4.

☐ Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

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

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

9/4/15

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

Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2015



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