

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

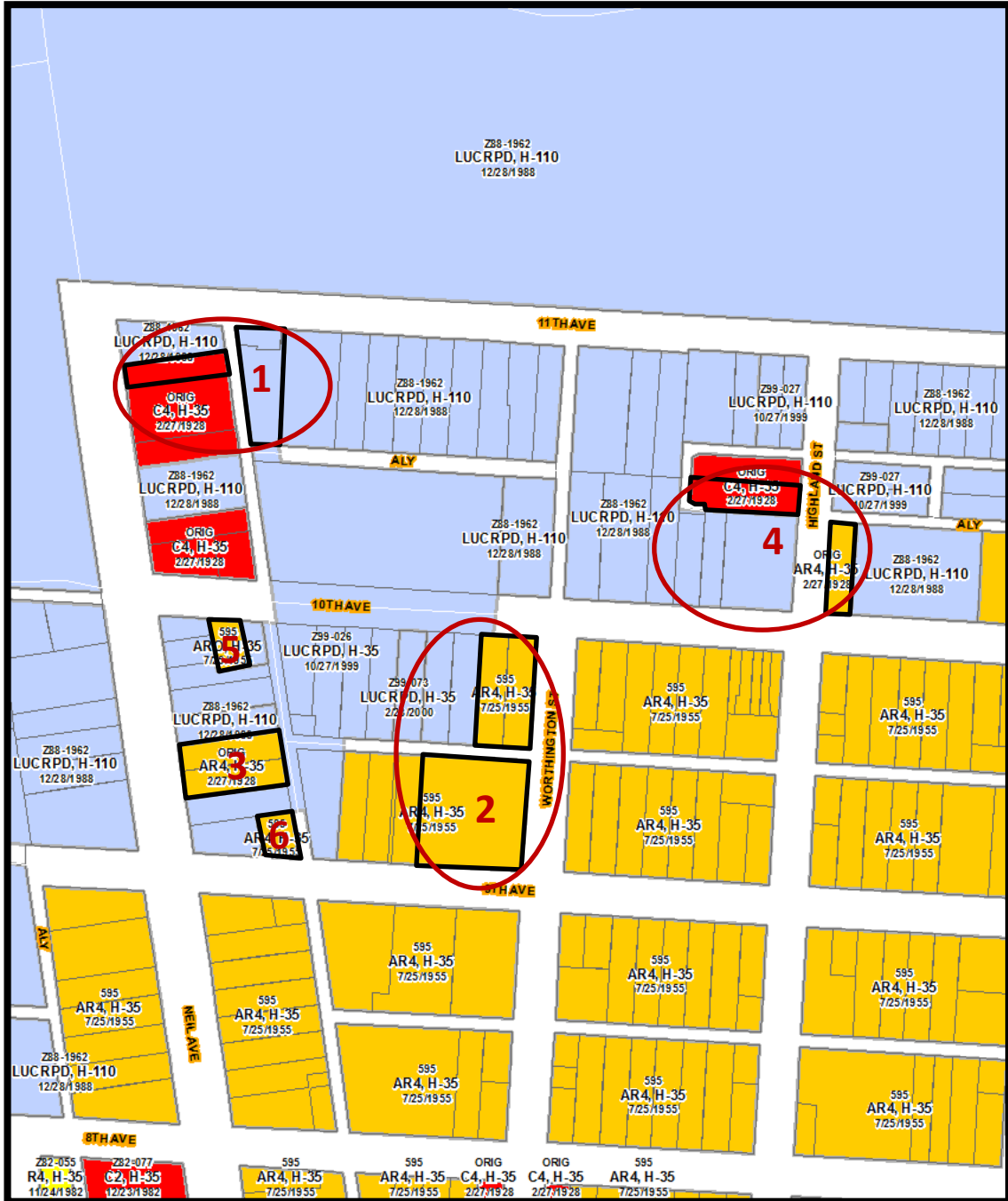
- 10. APPLICATION: Z18-017**
Location: **253 WEST TENTH AVENUE (43201)**, being 0.08± acres located on the south side of West Tenth Avenue, 72± feet east of Neil Avenue (010-003924; University Area Commission).
Existing Zoning: AR-O, Apartment Residential District.
Request: UCRPD, University-College 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): State of Ohio Benefit of Ohio State University; 1534 North High Street; Columbus, OH 43201.
Planner: Michael Maret; 614-645-2749; mjicaret@columbus.gov

BACKGROUND:

- The site consists of a single parcel developed with an institutional building that is zoned in the AR-O, Apartment Residential District. The applicant is requesting the University-College Research-Park District for university related uses to match surrounding properties.
- North of the site is a commercial building in the C-4, Commercial District. South, east, and west of the site are institutional buildings in the L-UCRPD, Limited University-College Research-Park District.
- 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.

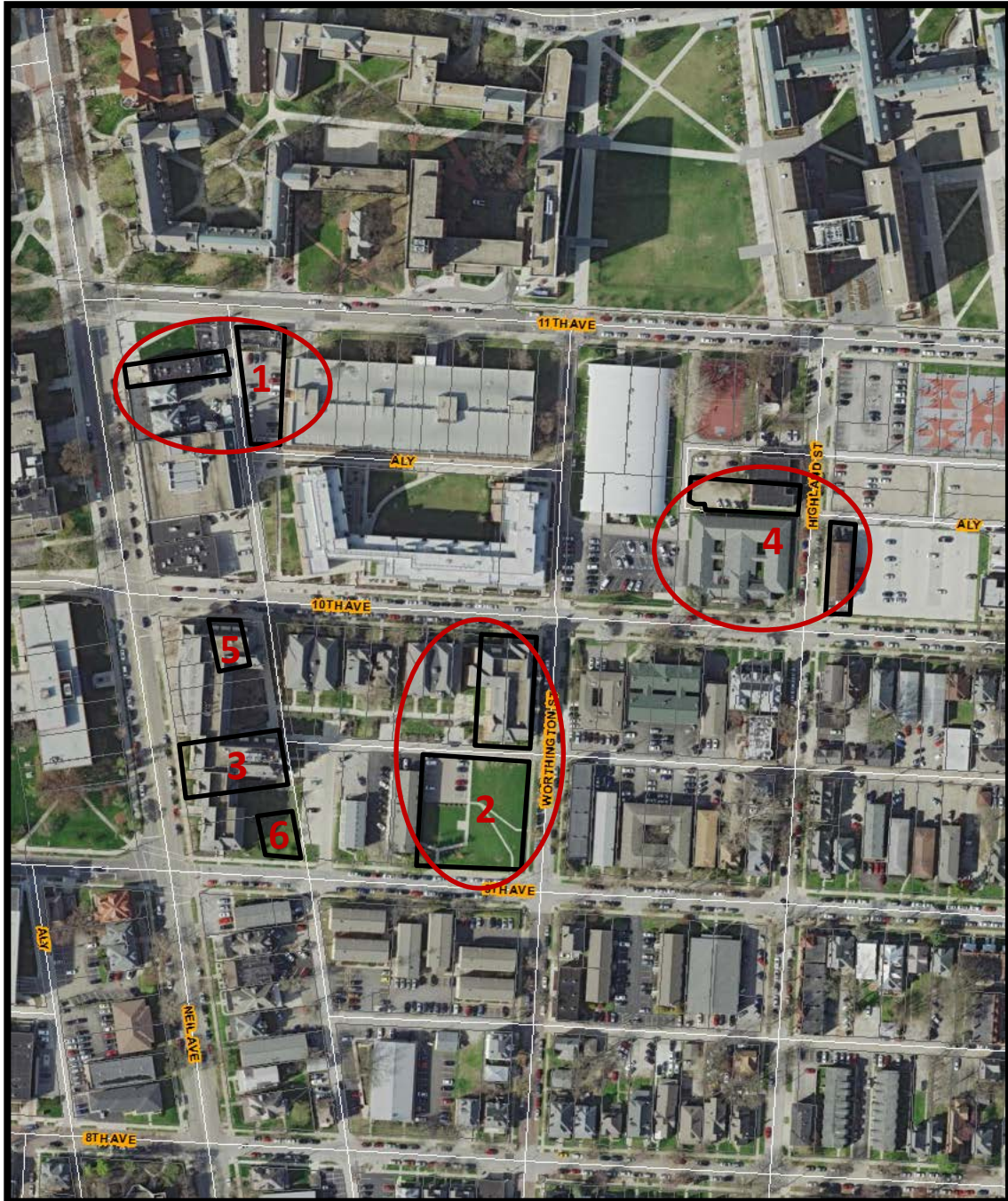


(1) Z18-011	(1660 Neil Ave)	0.34 acres	C-4 & L-UCRPD to UCRPD
(2) Z18-014	(1563 Worthington St)	0.87 acres	AR-4 to UCRPD
(3) Z18-015	(1580 Neil Ave)	0.41 acres	AR-4 to UCRPD
(4) Z18-016	(1613 Highland Ave)	0.28 acres	AR-4 & C-4 to UCRPD
(5) Z18-017	(253 West Tenth Ave)	0.08 acres	C-4 to UCRPD
(6) Z18-018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

University District Plan (2015)
"Institutional" Recommended



Z18-017
253 West Tenth Avenue
Approximately 0.08 acres
From C-4 to UCRPD



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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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Tom Wildman

TO: Michael Maret
111 N. Front Street
Columbus, OH 432215
Ph: 614-645-2749
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 9th Ave.
5. 253 W. 10th 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 #: 218-017

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jeffrey L. Brown
of (COMPLETE ADDRESS) 377 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 for Benefit of Ohio State University c/o Physical Planning & Real Estate 2003 Millikin Road Columbus, OH 43210-1268	2. The Ohio State University c/o Physical Planning & Real Estate 2003 Millikin Road Columbus, OH 43210-1268 Erin Prosser 614-247-5958
3. Erin Prosser 614-247-5958 Oxford Ross of Ohio LLC 68 South High Street Columbus, OH 43215	4. ABA Properties LLC 52 East 15th Avenue Columbus, OH 43215

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

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

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

9/4/2020



This Project Disclosure Statement expires six months after date of notarization.
Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2020

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