

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
DECEMBER 11, 2025**

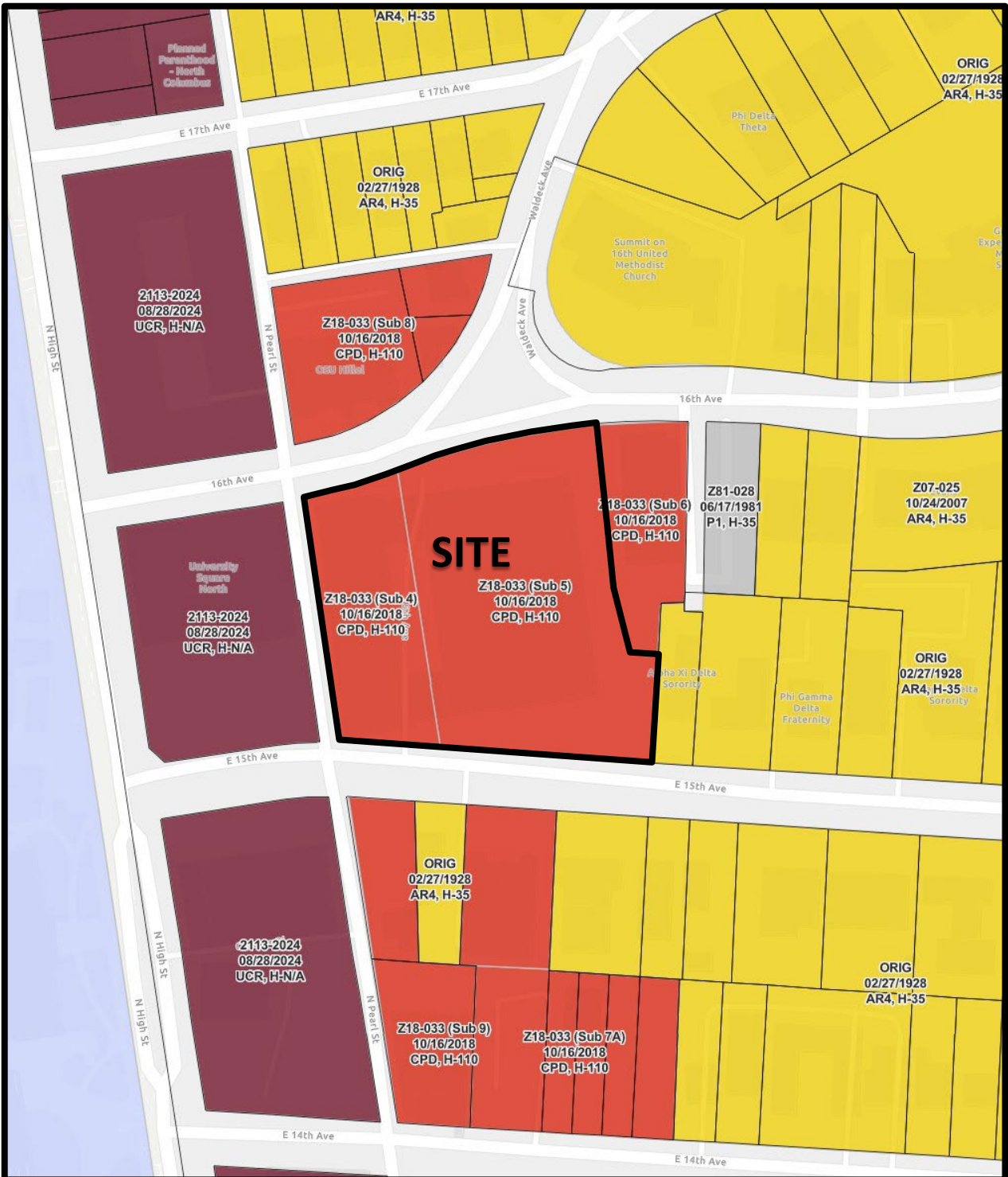
1.    **APPLICATION:**               **Z25-057**  
      **Location:**               **47 16TH AVE. (43201)**, being 2.49± acres located at the southeast corner of 16<sup>th</sup> Avenue and North Pearl Street (010-299024; University Area Commission and University Impact District Review Board).  
      **Existing Zoning:**       CPD, Commercial Planned Development District.  
      **Request:**                UCR, Urban Core District.  
      **Proposed Use:**        Urban core mixed-use development.  
      **Applicant(s):**        Campus Partners; c/o Matthew Hansen; 1534 North High Street; Columbus, OH 43201.  
      **Property Owner(s):**   Redstone Realty Company, LLC; 1534 North High Street; Columbus, OH 43201.  
      **Planner:**               Tim Dietrich; 614-645-6665; [tedietrich@columbus.gov](mailto:tedietrich@columbus.gov)

**BACKGROUND:**

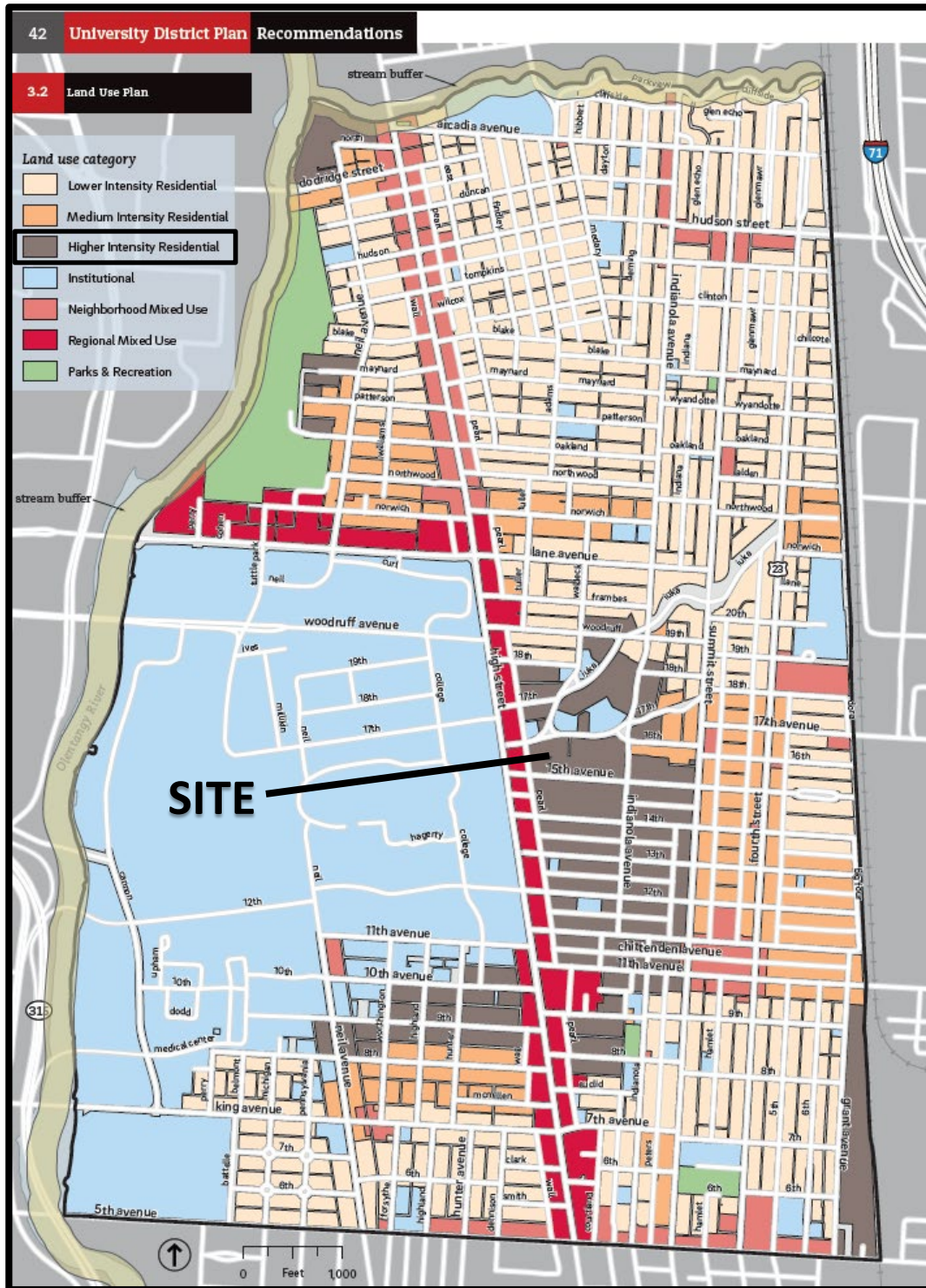
- The 2.49± acre consists of one undeveloped parcel and is known as Subarea 4 and Subarea 5 of existing CPD, Commercial Planned Development District (Z18-033). The requested UCR, Urban Core District, a 2024 Zoning Code district, will allow high intensity mixed-used development.
- The subject site is eligible for an applicant led “Opt-In” rezoning to a 2024 Zoning Code district because the site is contiguous to an existing UCR district, and because the parcel has remained unchanged since the effective date of the 2024 Zoning Code.
- North of the site is a religious facility in the CPD, Commercial Planned Development District. South of the site are college fraternity and sorority houses in AR-4, Apartment Residential and CPD, Commercial Planned Development districts. East of the site is a multi-unit residential development and a college sorority house in the CPD, Commercial Planned Development and AR-4, Apartment Residential district, respectively. West of the site is a mixed-use development in the UCR, Urban Core District.
- The site is within the planning boundaries of the *University District Plan* (2015), which recommends “Higher Intensity Residential” land uses at this location.
- The site is located within the boundaries of both the University Area Commission and University Impact District Review Board, both of which recommend approval.

**CITY DEPARTMENTS’ RECOMMENDATION:** Approval.

The requested UCR, Urban Core District will allow high intensity mixed-use development, consistent with the existing adjacent development and zoning patterns. Additionally, the final building designs will be subject to a Certificate of Approval by the University Impact District Review Board.

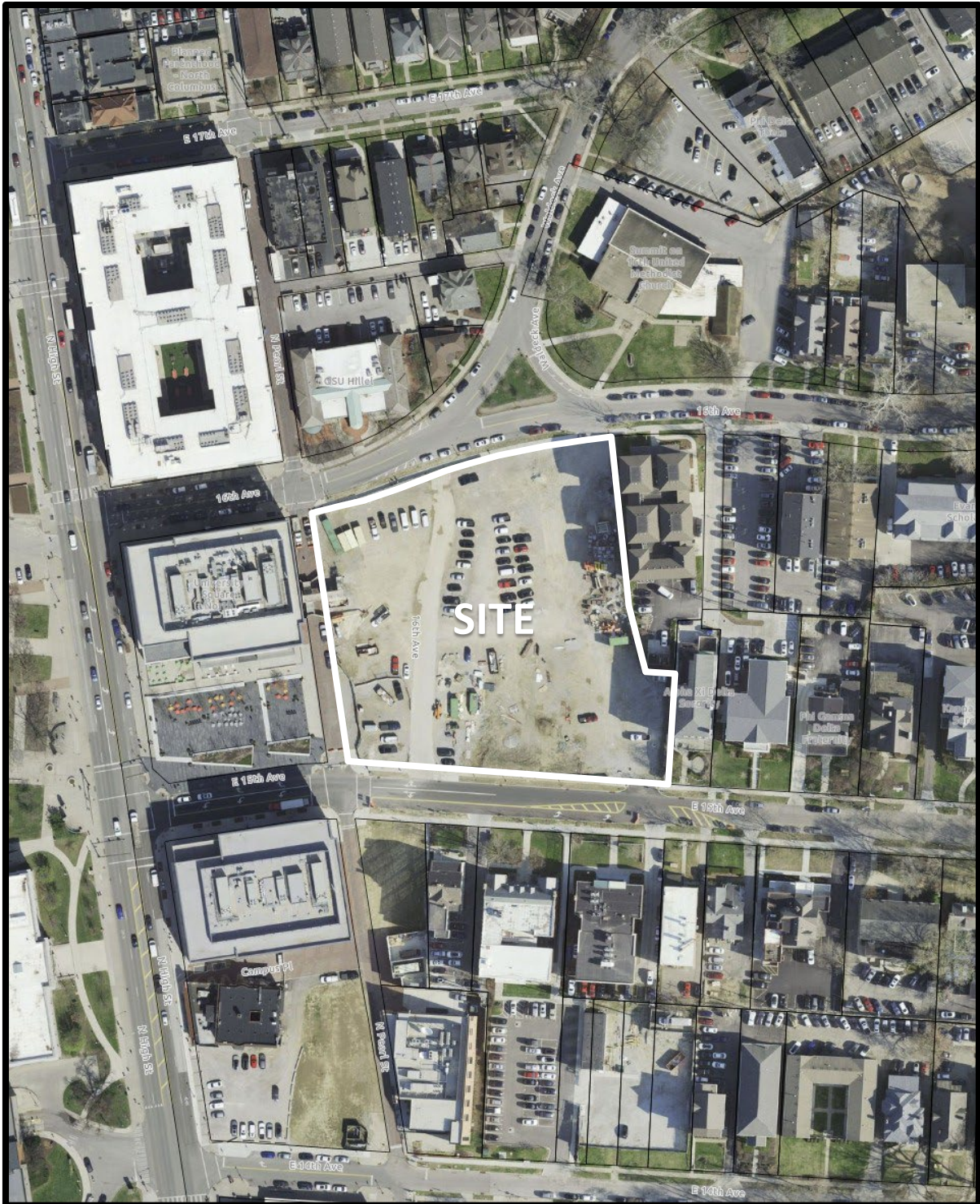


Z25-057  
47 16<sup>th</sup> Ave.  
Approximately 2.49 acres  
CPD to UCR



Z25-057  
47 16<sup>th</sup> Ave.  
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Z25-057  
47 16<sup>th</sup> Ave.  
Approximately 2.49 acres  
CPD to UCR



THE CITY OF  
**COLUMBUS**  
ANDREW J. GINTHER, MAYOR

DEPARTMENT OF BUILDING  
AND ZONING SERVICES

## Standardized Recommendation Form

111 N Front Street, Columbus, Ohio 43215  
Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

FOR USE BY: AREA COMMISSION / NEIGHBORHOOD GROUP  
(PLEASE PRINT)

Case Number

225-057 010299024

Address

1534 N. High St.

Group Name

Campus Partners - Matt Hansen

Meeting Date

11-19-25

Specify Case Type

- ☐ BZA Variance / Special Permit  
☐ Council Variance  
☒ Rezoning  
☐ Graphics Variance / Plan / Special Permit

Recommendation  
(Check only one)

- ☒ Approval  
☐ Disapproval

### LIST BASIS FOR RECOMMENDATION:

*The Commission was Very Supportive  
of the project. No real objections  
of any sort.*

Vote

10 - Yes 1 - No 2 - Abstain

Signature of Authorized Representative

Seth B. Golding Zoning Chair

Recommending Group Title

University Area Commission

Daytime Phone Number

Seth B. Golding 614-375-0872

Please e-mail this form to the assigned planner within 48 hours of meeting day; OR FAX to Zoning at (614) 645-2463; OR MAIL to: Zoning, City of Columbus, Department of Building & Zoning Services, 111 N Front Street, Columbus, Ohio 43215.

## UNIVERSITY IMPACT DISTRICT REVIEW BOARD

111 North Front Street, Third Floor  
Columbus, Ohio 43215  
(614) 645-8062

DEPARTMENT OF  
DEVELOPMENT

	RECOMMENDATION
UIDRB case no.	COA2501195
Zoning/ Variance case no.	Z25-057
Property address	72 E. 15 <sup>th</sup> Ave.
UIDRB Hearing date	November 24, 2025
Applicant	Matthew Hansen
Issue date	November 25, 2025

*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 (614-645-4522 / 111 North Front Street, First Floor) and following all other applicable codes and ordinances of the City of Columbus.*

The University Impact District 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 Department of Development. The Board has reviewed the application and taken the following action(s) in accordance with Columbus City Code 3325.115.

### Variance or Zoning Change Request

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

### TYPE(S) OF ACTION(S) REQUESTED:

Rezoning from CPD to UCR.

### RECOMMENDATION:

- |  |   |  |
|--|---|--|
| <input checked="" type="checkbox"/> SUPPORT REQUESTED<br>VARIANCES OR ZONING<br>CHANGE | <input type="checkbox"/> DO NOT SUPPORT<br>REQUESTED VARIANCE OR<br>ZONING CHANGE | <input type="checkbox"/> NO ACTION TAKEN |
|--|---|--|

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



Stephanie N. Kensler  
University Impact District Review Board, Staff

## Rezoning Application

DEPARTMENT OF BUILDING  
AND ZONING SERVICES

111 N Front Street, Columbus, Ohio 43215  
Phone: 614-645-4522 • [ZoningInfo@columbus.gov](mailto:ZoningInfo@columbus.gov) • [www.columbus.gov/bzs](http://www.columbus.gov/bzs)

### PROJECT DISCLOSURE STATEMENT

APPLICATION #: Z 2 5 - 0 5 7

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.

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Matthew Hansen

of (COMPLETE ADDRESS) 1534 N High Street Columbus, OH 43201

deposes and states that they are 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:

For Example:      Name of Business or individual  
                            Contact name and number  
                            Business or individual's address; City, State, Zip Code  
                            Number of Columbus-based employees

1. Campus Partners for Community Urban Redevelopment 1534 N High Street Columbus, OH 43201	2.
3.	4.

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

SIGNATURE OF AFFIANT

[Signature]

Sworn to before me and signed in my presence this 15<sup>th</sup> day of September, in the year 2025

[Signature]  
SIGNATURE OF NOTARY PUBLIC

02/20/28  
My Commission Expires



Notary Seal Here

**SARAH LEWIS MARTIN**  
Notary Public, State of Ohio  
My Commission Expires 02-20-28

*This Project Disclosure Statement expires six (6) months after date of notarization.*