

1 SITE PLAN / FIRST FLOOR PLAN  
SCALE: 1" = 20'



LOCATION MAP		CODE / ZONING	
		<p>PROJECT ADDRESS: 1400 N. HIGH STREET, COLUMBUS OH, 43201</p> <p>SITE DATA: PARCEL NUMBER 0105241</p> <p>EXISTING ZONING: COMMERCIAL C4</p> <p>OVERLAY: UNIVERSITY ACO</p> <p>GRAPHIC COMMISSION: N/A</p> <p>PLANNING OVERLAY: UNIVERSITY AREA COMMISSION</p> <p>PLANNING IMPACT: UNIVERSITY IMPACT</p> <p>SITE AREA: 1.188 ACRES, 50,443 SF</p> <p>BUILDING AREA: 224,765 SF PROPOSED</p> <p>PROPOSED DENSITY: 158 DWELLING UNITS / 1.188 = 134 DW/ACRE</p> <p>EXISTING HEIGHT DISTRICT: N-35</p> <p>PROPOSED BUILDING HEIGHT: 72'-0"</p> <p>NUMBER OF STORIES: 8</p> <p>EXISTING SETBACKS: 33'-0" ALONG HIGH STREET, 25'-0" ALONG EUCLID AND SEVENTH AVENUE, 3'-0" ALONG HIGH STREET, 8'-0" ALONG SEVENTH AVENUE, 16'-0" ALONG SEVENTH AVENUE, 14'-0" ALONG ALLEY AT FIRST FLOOR</p> <p>PROPOSED SETBACKS: 33'-0" ALONG HIGH STREET, 25'-0" ALONG EUCLID AND SEVENTH AVENUE, 3'-0" ALONG HIGH STREET, 8'-0" ALONG SEVENTH AVENUE, 16'-0" ALONG SEVENTH AVENUE, 14'-0" ALONG ALLEY AT FIRST FLOOR</p> <p>FLOOD DESIGNATION: ZONE "X"</p> <p>MAP NUMBER: 2008020307X</p> <p>EFFECTIVE DATE: 06/11/08</p>	
<p><b>DEVELOPMENT DATA</b></p> <p>PROPOSED USES: 119,048 SF RESIDENTIAL AREA, 16,300 SF RETAIL AREA, 10,000 SF RETAIL AREA</p> <p>PARKING: 1.5 SPACES PER MULTIFAMILY UNIT, 1 SPACE PER 500 SF RETAIL, RESIDENTIAL SPACES: 158 (1.1 SPACES / UNIT), RETAIL SPACES: 154 SPACES / 100 SF, TOTAL SPACES: 188</p> <p>NOTE: 156 OFF-STREET PARKING SPACES SHALL BE PROVIDED UNDERGROUND ON TWO LEVELS. 74 SPACES LOCATED IN BASEMENT PARKING B-1, 82 SPACES LOCATED IN BASEMENT PARKING B-2.</p>		<p><b>1400 N. High St.</b></p> <p>DATE: 07/29/15</p> <p>ISSUED FOR: ZONING APPLICATION</p> <p>DATE: 07/29/15</p> <p>ISSUED FOR: ZONING APPLICATION</p>	

CV15-015 Final Received 9/23/15

## **Statement of Hardship**

### **1398 North High Street**

The applicant, CA Ventures, proposes demolition of the existing building located along the east side of North High Street between 7<sup>th</sup> Avenue to the south and Euclid Avenue to the north for redevelopment with a mixed-use development in the C-4 district. The development will consist of first floor uses which are predominately retail, with accessory residential first floor uses including the residential lobby entrance, and the office, leasing, and management office for the building. Upper stories of the development are residential. This redevelopment is within the University Impact District, which controls the building architecture, and what is proposed meets or exceeds these regulatory guidelines as well as the newly adopted University District Plan. This property is further subject to the Urban Commercial Overlay which encourages buildings to be closer to the street, though the Euclid and 7<sup>th</sup> Avenue frontages are not subject to the Urban Commercial Overlay required setbacks. The proposed setback reductions are consistent with the planning efforts along this portion of the street.

The C-4 district permits first floor commercial uses with residential uses above, though does not permit first floor residential uses. In this instance the applicant proposes limited use of the first floor as accessory residential uses including a residential lobby, its management, leasing, and local operational office, and bicycle parking and storage as shown on the site plan, which use does not strictly meet the use allowances of the C-4 district.

The majority of the High Street first floor frontage of the proposed building will be retail uses, starting at 7<sup>th</sup> Avenue on the south, extending northward to within approximately 58 feet of Euclid Avenue. The remaining 273 feet of frontage will be retail, approximately 82%, and the portion that is not retail will have a retail appearance, and have vibrancy and connection with the High Street pedestrian network.

The proposed development exceeds the residential parking recommendation of the new University District Plan (.375 parking spaces per bed) by providing 1 parking space per dwelling, with a reduction for the commercial component of the mixed use development only if the tenant mix includes a tenant that occupies more than 10,000 square feet of space. This proposal also meets the 72 foot height limitation as provided in the University District Plan. Technical variances to the use adjacency requirement due to the setback requirements, and to the loading space requirement are also necessary.

Unlike the majority of other C-4 zoned property in the City of Columbus, this site is subject to the Urban Commercial Overlay. This proposal is consistent with other similar development which has occurred along High Street. The various planning documents encourage mixed use building development and taller buildings along High Street as proposed here. These planning documents are not the result of actions of the property owner or applicant.

The applicant's proposal meets the spirit of the zoning regulations, and the guiding City planning documents, and these variances are necessary for either the functionality of the building, or to allow the building to develop in accordance with the University District Plan. These variances will not impair an adequate supply of light and air to any adjacent property, unreasonably increase the congestion of public streets, increase the danger of fires, endanger the public safety, unreasonably diminish or impair the public health, safety, comfort, morals, or welfare of the inhabitants of the City of Columbus.

The facts warrant the grant of the requested variances and will accommodate the redevelopment of this property in accordance with the spirit of the Code and the letter of the University District Plan.

The applicant respectfully requests that the variance be granted.

CA Ventures

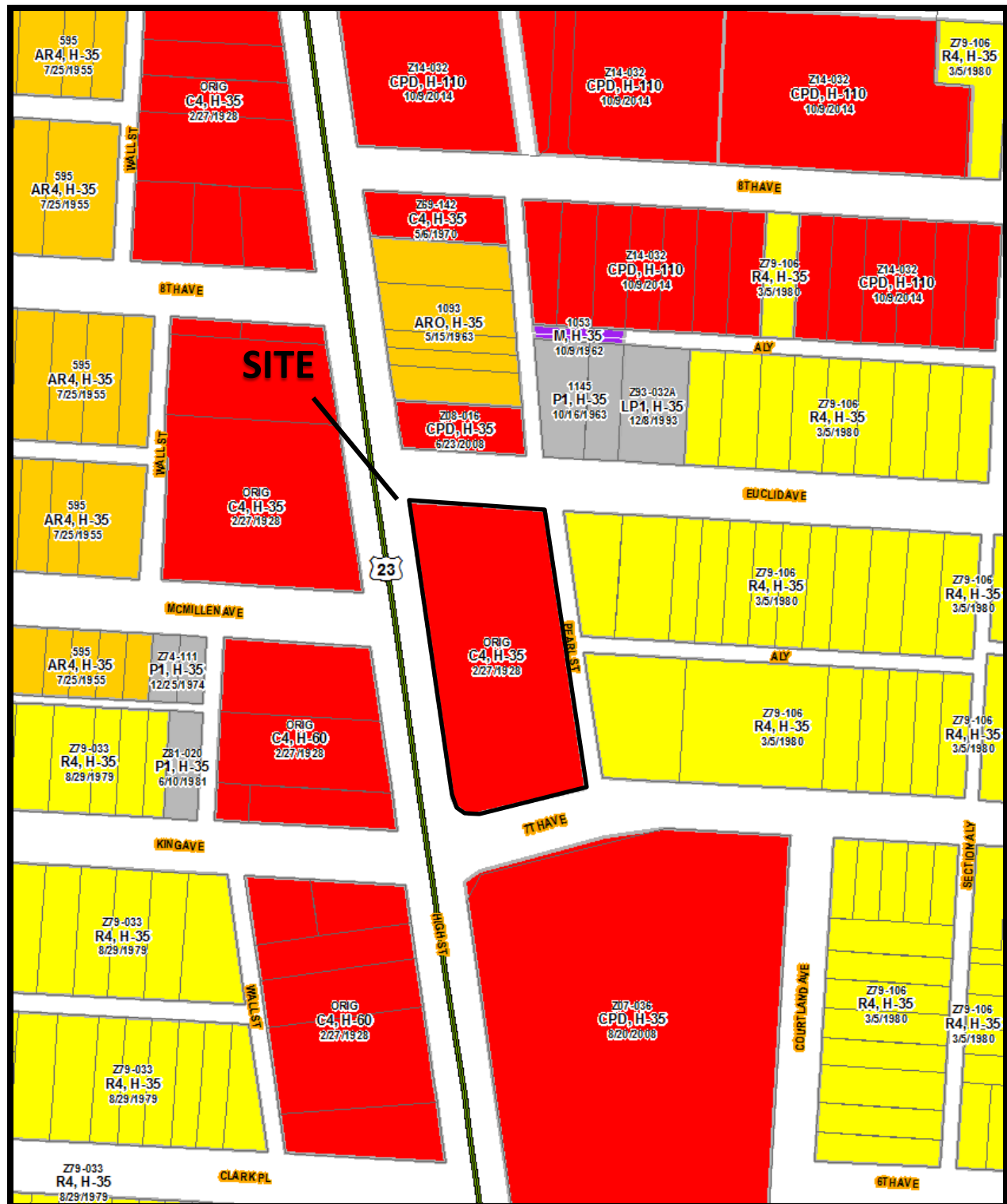
By: David H. [Signature]

Date: 9/17/15

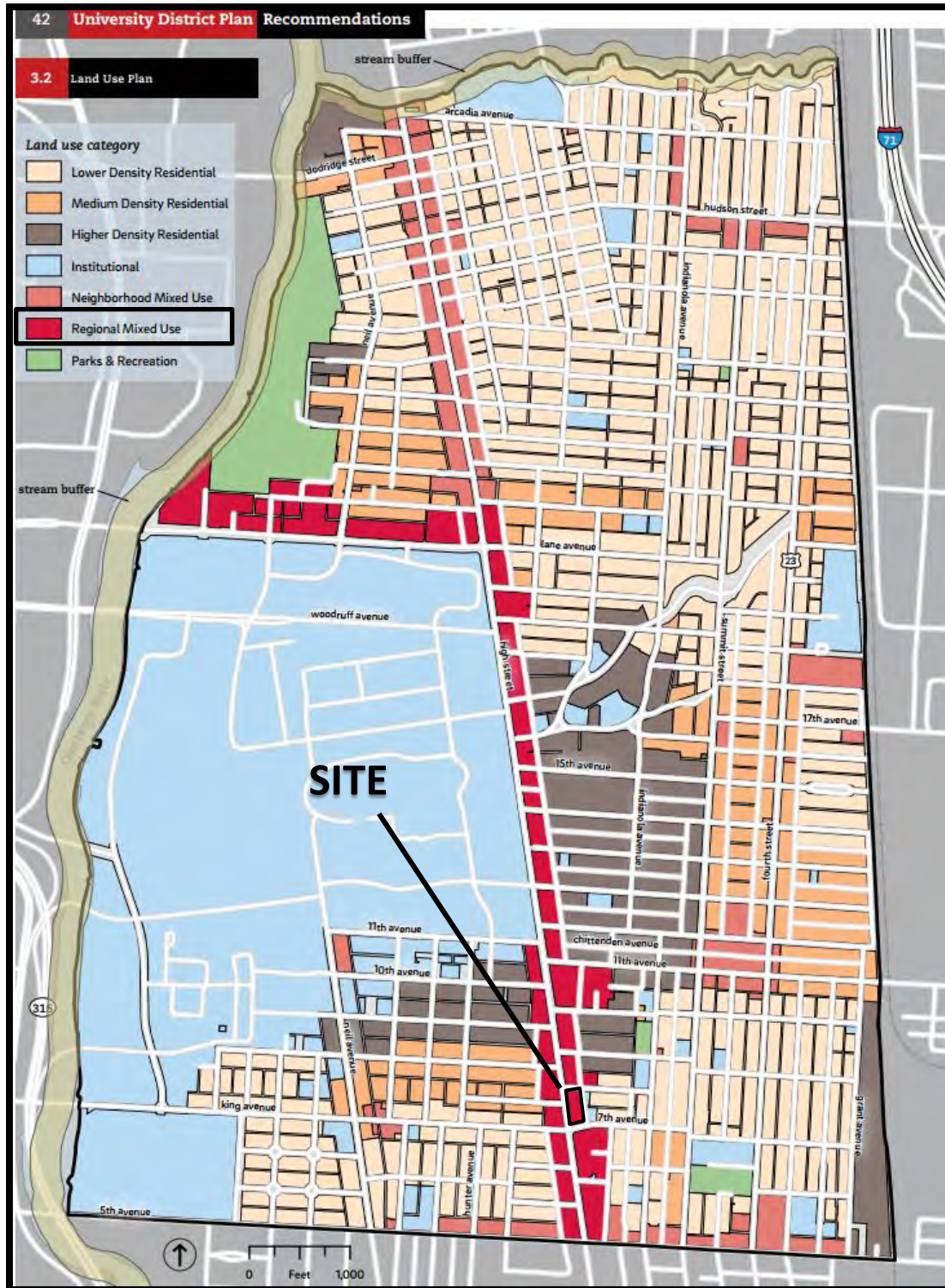
**List of Variances**

- |                        |   |
|------------------------|---|
| Section 3356.03        | C-4 district permitted uses to allow limited use of the first floor with accessory residential uses including the lobby, management office for the development, and bicycle parking.  |
| Section 3309.14        | Height districts to increase the allowable height for a building from 35 feet to 72 feet.   |
| Section 3312.49(A),(B) | Minimum numbers of parking spaces required to provide the 14 required bicycle spaces in the public right-of-way as approved by the Department of Public Service, and residential bicycle parking in a non-visible area in a bike room within the building.  |
| Section 3312.49(C)     | Minimum number of parking spaces required to reduce the required number of parking spaces from 234 required for the residential to 156 provided, which is one space per apartment, and to reduce to parking for the retail from 44 required to 32 assuming the space is occupied by a retail tenant occupying more than 10,000 square feet. If the retail tenants occupy less than 5,000 square feet each, the retail parking meets the 32 parking space requirement. |
| Section 3312.53        | Minimum number of loading spaces to reduce the required number from 1 to zero   |
| Section 3356.05(F)     | C-4 district development standards to permit the required adjoining uses to occupy less than the entire length of at least one property frontage.   |
| Section 3372.604(A)    | To increase the building setback along 7 <sup>th</sup> Avenue to 16 feet from the 10 foot maximum requirement under the Urban Commercial Overlay.   |



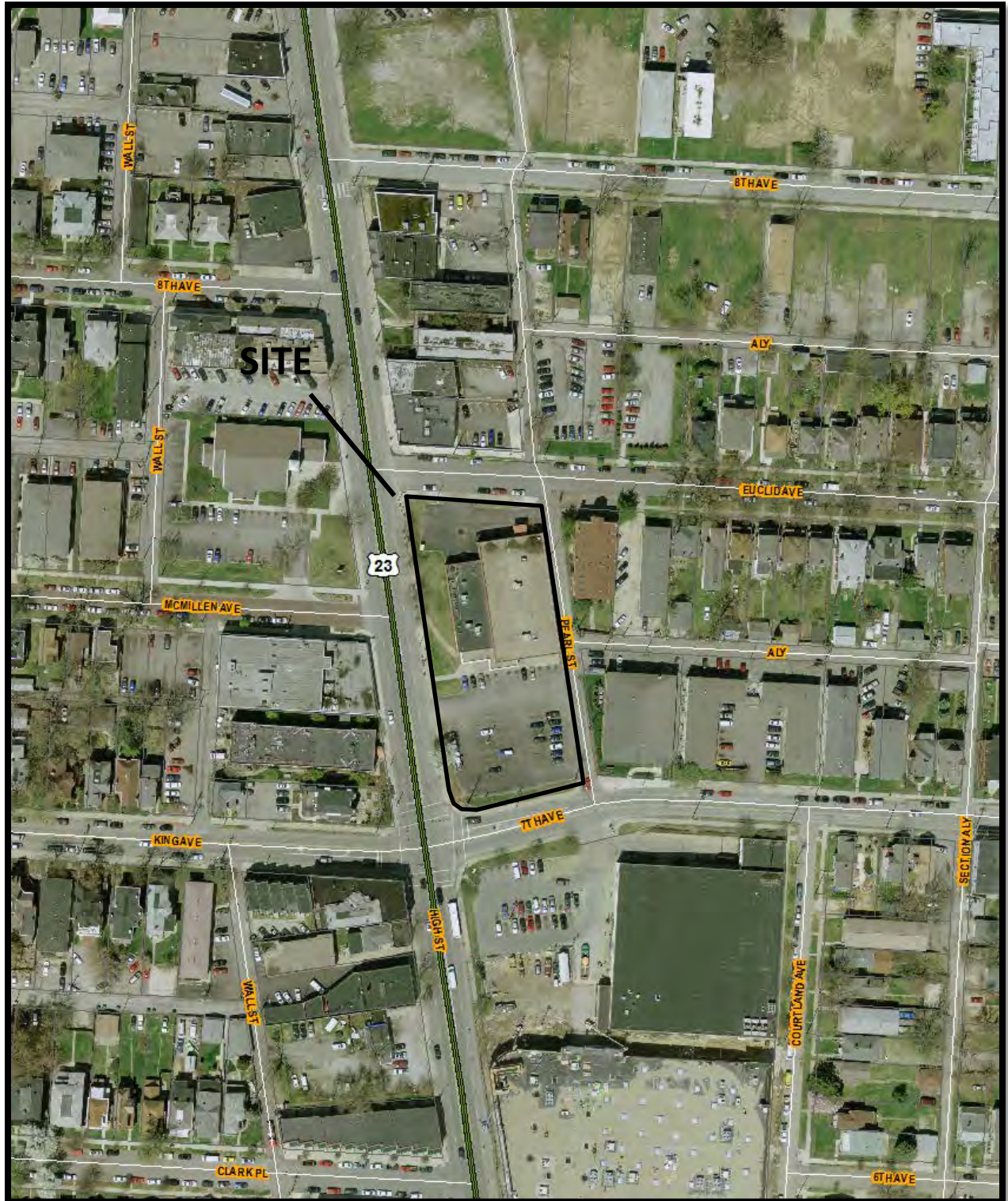


CV15-015  
1398 North High Street  
Approximately 1.15 acres



CV15-015  
1398 North High Street  
Approximately 1.15 acres





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1398 North High Street  
Approximately 1.15 acres



City of Columbus  
Mayor Michael B. Coleman

## University Area Commission

Northwood High Building  
2231 North High Street  
Columbus, Ohio 43201  
(614) 441-8174  
[www.universityareacommission.org](http://www.universityareacommission.org)

*Serving the University Community for over 30 Years*

Doreen Uhas-Sauer  
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Corr. Secretary  
Jennifer Mankin  
Recording Secretary  
Seth Golding\*  
Treasurer

TO: Shannon Pine  
757 Carolyn Ave.  
Columbus, OH 43224  
Ph: 614-645-2208  
[spine@columbus.gov](mailto:spine@columbus.gov)

October 28, 2015

RE: 1398 N. High Project  
Council Variance: CV15-015

Dear Ms. Pine:

Rachel Beeman  
Craig Bouska\*  
Pasquale Grado\*  
Joyce Hughes\*  
Rory Krupp\*  
Colin Odden\*  
Sam Runta  
Michael Sharvin  
Deb Supelak  
Richard Talbot\*  
Steve Volkmann  
Tom Wildman\*

This letter is to inform you that on May20, 2015 the University Area Commission (UAC) voted to *disapprove* the request for a Council Variance for the mixed use development proposed for the NE corner of 7<sup>th</sup> and High Streets. Per the submitted Council Variance application dated 3/5/2015 and the revised site plan dated 1/30/15 the requested variances are as follows:

- a) **Section 3356.03, C4 Permitted Uses:** to allow limited first floor accessory residential use (leasing office & residential lobby).
- b) **Section 3356.11, C4 District Setback:** to reduce the building setback from 25 ft. to 5 ft. along Euclid Ave. & from 25 ft. to 16 ft. along 7th Ave.
- c) **Section 3312.49, Min. Number of Parking Spaces:** to reduce the required number of parking spaces from 282 to 149.
- d) **Section 3312.53, Min. Number of Loading Spaces:** to reduce the required number from 1 to zero.
- e) **Section 3309.14, Height Districts:** to increase the allowable height for a building from 35 ft. to 70 ft.
- f) **Section 3356.05(F), C4 District Development Limitations:** to permit the required adjoining uses to occupy less the entire length of at least one property frontage.
- g) ~~Section 3321.05, Vision Clearance: to reduce the vision clearance at the entry points to the parking garage. (See below).~~

The Zoning Committee met twice with the applicant and had recommended approval for all of the above requested variances *except*: (g) – “Vision Clearance”. Subsequent to this vote and prior to the UAC meeting, the applicant revised the site plan to eliminate the need for the vision clearance variance. Also in this time period, the UAC received comments from the Divisions of Planning and Traffic Management. Planning supported the variance requests for the residential parking, but wanted more information on the proposed commercial parking. Traffic Management was not supportive of the number of residential parking spaces proposed.

These conflicting comments left the UAC in a difficult place in their deliberations over this variance request. It was made evident that we are clearly in an interim period where recommendations found in the new University District Plan need to be vetted against the current code. The debate also illustrated that not all parcels along the High Street urban corridor should necessarily be treated the same in terms of development standards like parking and building height.

The comments expressed during the meeting were thoughtful and insightful. Commissioners appreciated that the applicant had reached out to the Weinland Park community for input, and also that the project was respectful of design guidelines laid out in the University Overlay. However, given the diversity of opinion over the proposed parking, and the importance of weighing these variances with regard to this particular neighborhood, the UAC voted to disapprove the requested Council Variance as follows:

**Council Variance CV15-009: For – 8; Against – 11; Abstentions – 0.**

Respectfully Submitted,  
*Susan LM Keeny*  
Susan Keeny  
UAC Zoning Committee Chair  
C: 937-479-0201

\*Denotes Zoning  
Committee member



**Pine, Shannon L.**

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**From:** susan keeny <slmkeeney@hotmail.com>  
**Sent:** Wednesday, October 28, 2015 2:09 PM  
**To:** Pine, Shannon L.  
**Cc:** David Hodge; susan keeny  
**Subject:** 1398 N High St.  
**Attachments:** 2015-0520\_1398\_n\_high\_letter.pdf

Shannon,

Attached please find (finally!) a letter regarding the University Area Commission's vote on the council variance for the property located at 1398 N. High St.

I want to highlight what you already know, that the applicant has listened to the concerns of the Commission and the architect has revised the plans even after the Commission vote. We were in consultation with the city attorney as to how to proceed, and were advised that with the plans being revised, we should make sure the residents are properly notified. This would mean going through another month of zoning and commission meetings. The applicant, understandably, agreed to let the original vote of the University Area Commission stand as is.

I want to personally compliment the patience and professional graciousness of the applicant during this process.

Please call anytime with questions.

Susan Keeny  
c: 937-479-0201

# University Area Review Board

50 West Gay Street, Fourth Floor  
Columbus, Ohio 43215-9031  
(614) 645-6096 (614) 645-1483 fax



DEPARTMENT OF  
DEVELOPMENT

## RECOMENDATION

property address	1400 NORTH HIGH STREET   CV15-015
hearing date	April 16, 2015
applicant	David Hodge, Jeffrey L. Brown (Smith & Hale LLC)
issue date	July 8, 2015

*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.*

The University Area 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 Development Department. The Board has reviewed the application and taken the following action(s) in accordance with Columbus City Code 3372.580.

### ☒ Variance or Zoning Change Request

☐  
☒  
☐  
☐

Rezoning  
Parking Variance  
Change of Use  
Lot Split

☐  
☒  
☒

Special permit  
Setbacks  
Other

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

To support the Zoning Variances necessary to promote the current design proposal.

### RECOMMENDATION:

<input checked="" type="checkbox"/> SUPPORT REQUESTED VARIANCE OR ZONING CHANGE	<input type="checkbox"/> DO NOT SUPPORT REQUESTED VARIANCE OR ZONING CHANGE	<input type="checkbox"/> NO ACTION TAKEN
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THIS RECOMMENDATION IS FOR CONSIDERATION BY THE DESIGNATED REGULATORY AUTHORITY FOR THE ACTION(S) REQUESTED AS INDICATED.

Daniel Ferdelman  
University Area Review Board, Staff

# Council Variance Application

757 Carolyn Avenue, Columbus, Ohio 43224  
Phone: 614-645-7433 • www.bzs.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 # CV15-015

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. CA Ventures 161 N. Clark St., Suite 4900 Chicago, ILL 60601 Chris Johnson (312) 994-0865	2. Annlee Investment Co., LLC 1480 Dublin Road Columbus, OH 43215
3. Zero Columbus employees	4.

☐ Check here if listing additional property owners on a separate page.

SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this 20<sup>th</sup>

day of October, in the year 2015

SIGNATURE OF NOTARY PUBLIC

My Commission Expires 9/4/2020



Notary Seal Here  
**Natalie C. Timmons**  
Notary Public, State of Ohio  
My Commission Expires 09-04-2020

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

**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 checks payable to the Columbus City Treasurer**