

CAMPUS PARTNERS - THE OHIO STATE UNIVERSITY
 PROJECT NAME
FIFTEENTH AVENUE & HIGH STREET
 PROJECT ADDRESS
 15th Avenue & High Street
 Columbus, OH 43210

REGULATING PLAN PROPOSED CONDITIONS

REVISION	DATE	REASON
1	05/25/18	PROJECT COMMENCEMENT
2	05/25/18	PROJECT COMMENCEMENT
3	05/25/18	PROJECT COMMENCEMENT
4	05/25/18	PROJECT COMMENCEMENT
5	05/25/18	PROJECT COMMENCEMENT
6	05/25/18	PROJECT COMMENCEMENT
7	05/25/18	PROJECT COMMENCEMENT
8	05/25/18	PROJECT COMMENCEMENT
9	05/25/18	PROJECT COMMENCEMENT
10	05/25/18	PROJECT COMMENCEMENT
11	05/25/18	PROJECT COMMENCEMENT
12	05/25/18	PROJECT COMMENCEMENT

- EXISTING BUILDING
- POTENTIAL BUILDING ENVELOPE
- SUBAREA PROPERTY ENVELOPE
- SETBACK LINE
- ROW / PROPERTY BOUNDARY
- ROW ACQUISITION OR DEDICATION
- VACATED ALLEY
- SIGNALIZED INTERSECTION

Final Site Plan
 Received 9/26/18
 Z18-033
Eci Spork 9.26.18



**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
AUGUST 9, 2018**

- 3. APPLICATION: Z18-033**
- Location:** **15 EAST FIFTEENTH AVENUE (43201)**, being 9.62± acres generally located on the east side of North High Street from East Seventeenth Avenue to East Fourteenth Avenue (not all inclusive; 010-028606 and 39 others; University Area Commission).
- Existing Zoning:** CPD, Commercial Planned Development District and C-4, Commercial District
- Request:** CPD, Commercial Planned Development District.
- Proposed Use:** Mixed-use commercial and residential development.
- Applicant(s):** Campus Partners for Community Urban Redevelopment; c/o Michael T. Shannon, Atty.; 8000 Walton Parkway, Suite 260; New Albany, OH 43054.
- Property Owner(s):** Campus Partners for Community Urban Redevelopment; c/o Erin Prosser; 1568 High Street; Columbus, OH 43201.
- Planner:** Tim Dietrich; 614-645-6665; tedietrich@columbus.gov

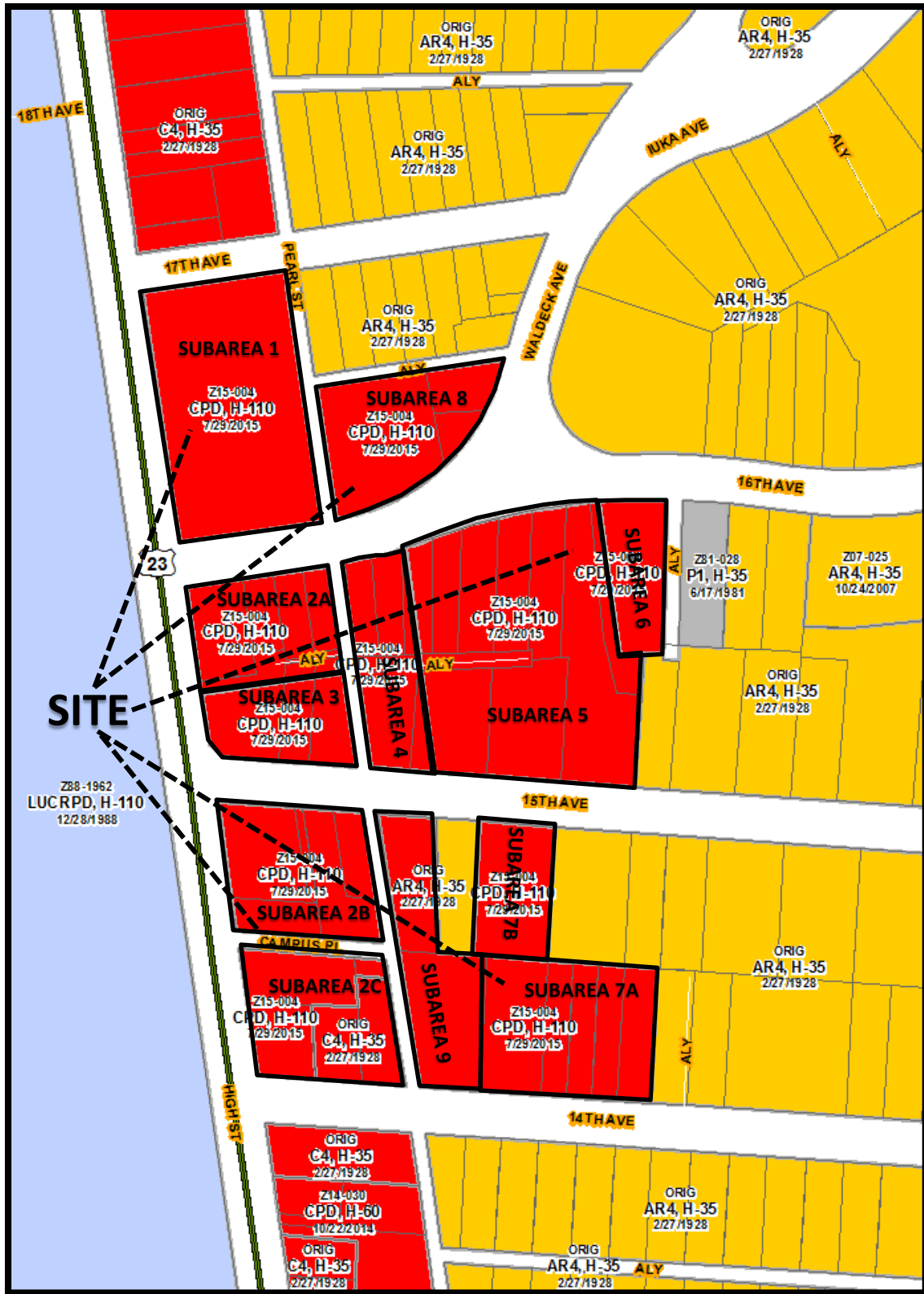
BACKGROUND:

- The 9.30± acre site includes two parcels in the C-4, Commercial District and 38 parcels in the CPD, Commercial Planned Development District (ORD # 1941-2015; Z15-004), and is developed with various commercial and residential uses. The applicant is requesting a new CPD district for all 40 parcels.
- North of the site are commercial properties along North High Street in the C-4, Commercial District, and various types of residential uses along East Sixteenth and Seventeenth Avenues in the AR-4, Apartment Residential District. South of the site are commercial properties along North High Street in the C-4, Commercial District, and various types of residential uses along East Fourteenth Avenue in the AR-4, Apartment Residential District. East of the site are various residential uses in the AR-4, Apartment Residential District. West of the site is The Ohio State University in the L-UCRPD, Limited University-College Research Park Development District.
- Concurrent CV18-061 has been filed to allow ground floor residential uses in Subareas 5 through 9 of the subject site. That request will be heard by City Council and will not be considered at this Development Commission meeting.
- The site is located within the planning area of the *University District Plan* (2015), which recommends “Regional Mixed-Use” land uses along North High Street, “Higher Intensity Residential” land uses east of Pearl Alley, and “Institutional” land uses along part of East Sixteenth Avenue. Additionally, the site is within the University Impact District Review Board and is subject to the University District Zoning Overlay.

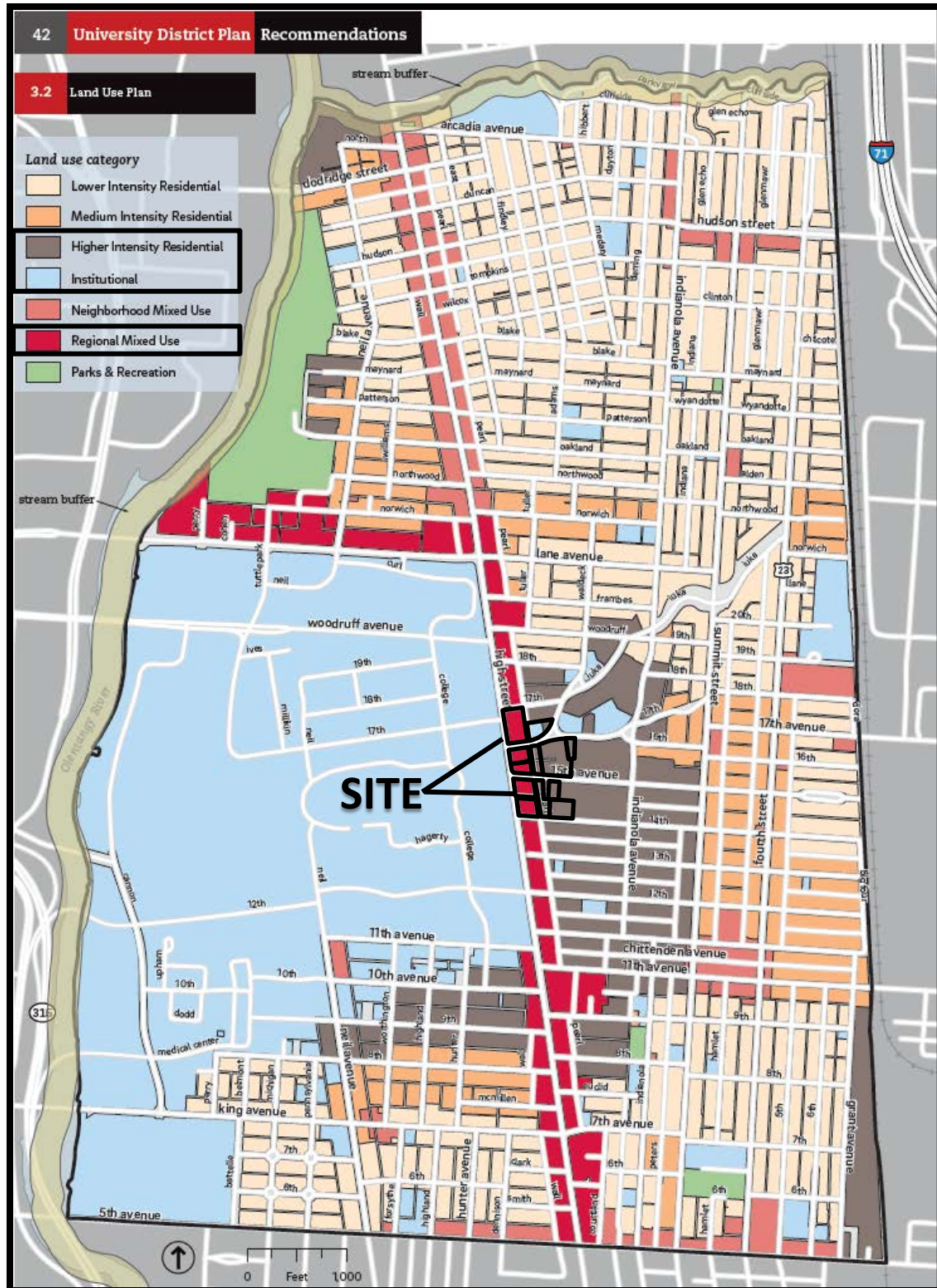
- The site is located within the boundaries of the University Area Commission and the University Impact District Review Board, whose recommendations had not been received at the time this report was finalized.
- The proposal establishes nine development subareas. The CPD text includes use restrictions and supplemental development standards that address setbacks, required yards, building height, parking ratios and shared parking, landscaping, building design, and graphics restrictions. Variances for building height in Subareas within the RC, Regional Commercial Subarea, minimum number of parking spaces required, parking space size, and loading spaces are included in the development text. The development will conform to the submitted Regulating Plan.
- The *Columbus Thoroughfare Plan* identifies North High Street as a 4-2D arterial requiring a minimum of 60 feet of right-of-way from centerline.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

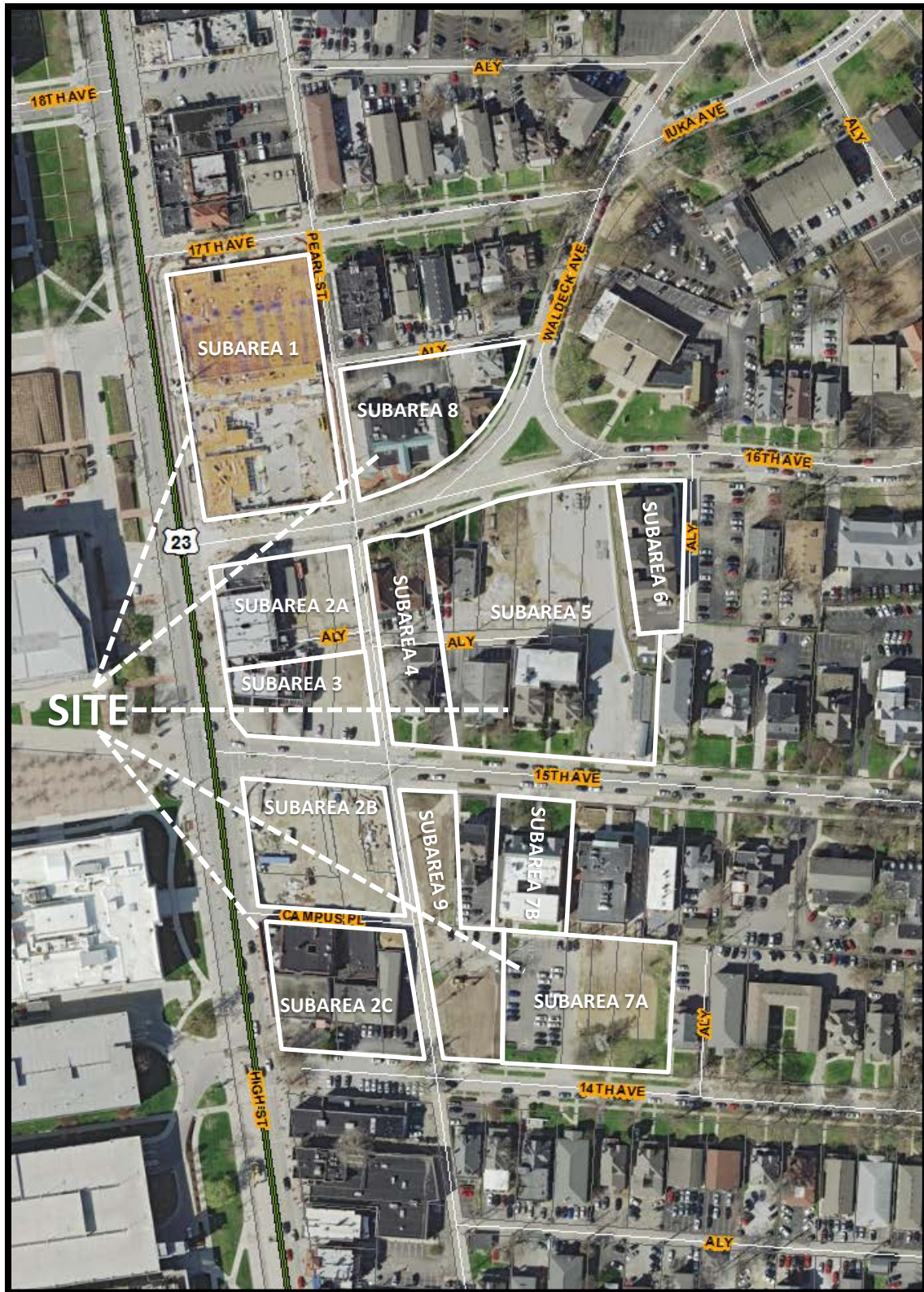
The requested CPD, Commercial Planned Development District will allow for mixed use residential and commercial development within 9 Subareas. The CPD text includes use restrictions and specific development standards regarding setbacks, required yards, building height, parking ratios, landscaping, building design, and graphic restrictions. The variances included in this request are typical of urban development and those development standards in the surrounding area. The request is consistent with the land use recommendation of the *University District Plan*, and is compatible to the development pattern along the North High Street corridor.



Z18-033
15 East Fifteenth Avenue
Approximately 9.62 acres
From CPD & C-4 to CPD



Z18-033
 15 East Fifteenth Avenue
 Approximately 9.62 acres
 From CPD & C-4 to CPD



Z18-033
15 East Fifteenth Avenue
Approximately 9.62 acres
From CPD & C-4 to CPD



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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Steve Volkmann

Tom Wildman

TO: Tim Dietrich
111 N. Front Street
Columbus, OH 432215
Ph: 614-645-6665
tedietrich@columbus.gov

RE: Z18-033: Rezoning/Revised CPD

Tim:

July 18, 2018

This letter is to inform you that on July 18, 2018, the University Area Commission voted to approve the rezoning and revisions to the previously approved CPD text for the properties located at 15 E. 15th Avenue.

The changes were initiated mainly from the 20 E. 14th property being added to the CPD, which resulted in a height variance being requested for subareas 2A, 2B, 2C, 9. Development standards for all these area will also be cleaned-up. Commissioners expressed concern over multiple changes to CPD ordinances. The applicant confirmed they wanted to get this one final 'ask' under this revised CPD text. Commissioners were supportive of this, but also requested that plans for this area accommodate smaller businesses and maintain a 'quirkiness' in the proposed development that reflected the energy and creativity of the University District.

The vote to approve the above variance request was: For – 11; Against – 0; Abstentions – 0.

Respectfully Submitted,
Susan LM Keeny

Susan Keeny
UAC Zoning Committee Chair
C: 937-479-0201

	RECOMMENDATION
zoning case no.	Z18-033 & CV18-061
property address	15 EAST 15th AVENUE
hearing date	JULY 26, 2018
applicant	Erin Prosser, Keith Myers (Campus Partners)
issue date	SEPTEMBER 19, 2018

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 Development of Department. 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

☒
☐
☐
☐

Rezoning
 Parking Variance
 Change of Use
 Lot Split

☐
☐
☐
☒

Graphics
 Special permit
 Setbacks
 Other

TYPE(S) OF ACTION(S) REQUESTED:

To support the revised CPD and requested variances from C-4 zoning district.

RECOMMENDATION:

☒

SUPPORT REQUESTED VARIANCE
 OR ZONING CHANGE

☐

DO NOT SUPPORT REQUESTED
 VARIANCE OR ZONING CHANGE

☐

NO ACTION TAKEN

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

Daniel Ferdelman
 University Impact District Review Board, Staff

Rezoning Application

111 North Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • www.columbus.gov • zoninginfo@columbus.gov

PROJECT DISCLOSURE STATEMENT

All parties having a 5% or more interest in the project that is the subject of this application should be listed.

THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.APPLICATION #: 218-033STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Eric Zartman
 of (COMPLETE ADDRESS) 8000 Walton Parkway, New Albany, Ohio 43054
 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. Campus Partners for Community Urban Redevelopment 1568 North High Street Columbus, Ohio 43201 c/o Erin Prosser, 614-247-5958	2.
3.	4.

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

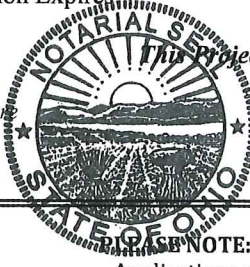
SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 29th day of May, in the year 2018

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

Notary Seal Here



KIMBERLY R. GRAYSON
 Notary Public, State of Ohio
 My Commission Expires
 January 11, 2021

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

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

Campus Partners

Z18-033

Supplemental Property Information

Property Owners

Redstone Realty Company, LLC
1534 N. High Street
Columbus, Ohio 43201

Univest Company
c/o Pella Company
Attn: George Bavelis
52 E. 15th Avenue
Columbus, Ohio 43201

Solomon Family Properties, LLC
c/o Oxford Campus I LLC
68 W. 4th Street
Columbus, Ohio 43215

B Nai Brith Hillel Et Al
At the Ohio State University
1175 College Avenue
Columbus, Ohio 43209

Columbus Jewish Foundation
1175 College Avenue
Columbus, Ohio 43209

Beta Nu Building Assn.
Post Office Box 1296
Columbus, Ohio 43216

20 E. Fourteenth II LLC
10 East 17th Avenue
Columbus, Ohio 43201

43 E. 15th LLC
130 South Columbia Avenue
Columbus, Ohio 43209