



## Legislation Text

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**File #:** 1941-2015, **Version:** 2

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**Rezoning Application: Z15-004**

**APPLICANT:** Campus Partners for Community Urban Redevelopment; c/o Michael T. Shannon and John P. Kennedy, Attys.; Crabbe Brown & James, LLP; 500 South Front Street, Suite 1200; Columbus, OH 43215.

**PROPOSED USE:** Mixed-use commercial and residential development.

**DEVELOPMENT COMMISSION RECOMMENDATION:** Approval (6-0) on June 11, 2015.

**UNIVERSITY AREA COMMISSION RECOMMENDATION:** Approval.

**UNIVERSITY AREA REVIEW BOARD RECOMMENDATION:** Approval.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval. The requested CPD, Commercial Planned Development District will allow redevelopment of the site with mixed commercial and residential uses as the as the “Fifteenth and High” project, including approximately 330 residential units, a hotel, and a minimum of 100,000 square feet of office space. The site is located within the planning area of the *University District Plan* (2015), which recommends regional mixed use with highest densities along North High Street, “higher density” residential uses east of Pearl Alley, and institutional uses along parts of Iuka and East 16th Avenues. The North High Street frontage is also within the Urban Commercial Overlay. The site is also located within the boundaries of the University Area Impact District which requires review by the University Area Review Board (UARB). The proposal establishes eight development subareas. The CPD text includes use restrictions and supplemental development standards that address setbacks, building height, traffic studies, parking ratios/shared parking, landscaping, building design, and graphics restrictions. The proposal includes a “Fifteenth Avenue & High Street Urban Framework Plan” which shall be utilized by the UARB during their review for Certificates of Approval. The requested CPD, Commercial Planned Development District will allow a mixed commercial and residential development that is consistent with the land use recommendations of the *University District Plan*, and continues redevelopment goals for this segment of North High Street.

To rezone **1836 NORTH HIGH STREET (43201)**, being 9.01± acres generally located on the east side of North High Street, between East Seventeenth and East Fourteenth Avenues (not all-inclusive), From: C-4, Commercial, and AR-4, Apartment Residential Districts, To: CPD, Commercial Planned Development District **and to declare an emergency** (Rezoning # Z15-004).

**WHEREAS**, application #Z15-004 is on file with the Department of Building and Zoning Services requesting rezoning of 9.01± acres from C-4, Commercial, and AR-4, Apartment Residential Districts, to CPD, Commercial Planned Development District; and

**WHEREAS**, the Development Commission recommends approval of said zoning change; and

**WHEREAS**, the University Area Commission recommends approval of said zoning change; and

**WHEREAS**, the University Area Review Board recommends approval of said zoning change; and

**WHEREAS**, the City Departments recommend approval of said zoning change because the requested CPD, Commercial Planned Development District, will allow mixed commercial and residential development that is consistent with the existing zoning and development pattern of the area, and continues redevelopment goals for this segment of North High Street. The request is also consistent with the land use recommendations of the *University District Plan*; and

**WHEREAS**, an emergency exists in the usual daily operation in the City of Columbus in that it is immediately necessary to pass this ordinance to begin construction as soon as possible for the immediate preservation of the public peace, property, health and safety; now, therefore:

**BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBUS:**

**SECTION 1.** That the Official Zoning Map of the City of Columbus, as adopted by Ordinance No. 0179 -03, passed February 24, 2003, and as subsequently amended, is hereby revised by changing the zoning of the property as follows:

**1836 NORTH HIGH STREET (43201)**, being 9.01± acres generally located on the east side of North High Street, between East Seventeenth and East Fourteenth Avenues (not all-inclusive), and being more particularly described as follows:

**Sub-Area 1 ~ 1.421 Ac.**  
**South Side E. 17<sup>th</sup> Avenue**  
**East Side N. High St.**

Situated in the State of Ohio, County of Franklin, City of Columbus, Lots 115 through 121, inclusive, of Indianola Forest Addition as recorded in Plat Book 8, Page 4A and described as follows:

*Beginning* at the northwesterly corner of said Lot 121, the same being the intersection of the southerly right-of-way line for East 17<sup>th</sup> Avenue with the easterly right-of-way for North High Street;

Thence North 81° 46' 30" East, along said southerly right-of-way line, being 25.00 feet from the centerline thereof, 187.50 feet to the northeasterly corner of said Lot 121, the same being the intersection of the southerly right-of-way line for said East 17<sup>th</sup> Avenue with the westerly right-of-way line for North Pearl Street;

Thence south 08° 15' 05" East, along said westerly right-of-way line, being 10.00 feet from the centerline thereof, 330.17 feet to the southeasterly corner of said Lot 115, the same being the intersection of the northerly right-of-way line for East 16<sup>th</sup> Avenue with the westerly right-of-way line for said North Pearl Street;

Thence south 81° 44' 07" West, along said northerly right-of-way line, being 30.00 feet from the centerline thereof, 187.50 feet to the southerwesterly corner of said Lot 115, the same being the intersection of the northerly right-of-way line for said East 16<sup>th</sup> Avenue with the easterly right-of-way line for said North High Street;

Thence North 08° 15' 05" West, along said easterly right-of-way line, being 33.00 feet from the centerline thereof, 330.30 feet to the *Point of Beginning*. Containing 1.421 acres, more or less.

All references are to the records of the Recorder's Office, Franklin County, Ohio.

**Sub-Area 2A ~ 0.609 Ac.**  
**South Side E. 16<sup>th</sup> Ave.**  
**East Side N. High St.**

Situated in the State of Ohio, County of Franklin, City of Columbus, being part of Indianola Farm as recorded in Plat Book 3, Page 89 and described as follows:

*Beginning* at the intersection of the southerly right-of-way line for East 16<sup>th</sup> Avenue with the easterly right-of-way line for North High Street;

Thence North 81° 44' 17" East, along said southerly right-of-way line, being 30.00 feet from the centerline thereof, 187.50 feet to the intersection of the southerly right-of-way line for said East 16<sup>th</sup> Avenue with the westerly right-of-way line for North Pearl Street;

Thence south 08° 15' 00" East, along said westerly right-of-way line, being 10.00 feet from the centerline thereof,

141.10 feet;

Thence south 81° 29' 07" West, across said Indianola Farm, 187.50 feet to the easterly right-of-way line for said North High Street;

Thence North 08° 15' 05" West, along said east easterly right-of-way line, being 33.00 feet from the centerline thereof, 141.92 feet to the *Point of Beginning*. Containing 0.609 acre, more or less.

All references are to the records of the Recorder's Office, Franklin County, Ohio.

**Sub-Area 2B ~ 0.630 Ac.**

**South Side E 15<sup>th</sup> Ave.**

**West Side N. Pearl St.**

Situated in the State of Ohio, County of Franklin, City of Columbus, being part of Indianola Farm as recorded in Plat Book 3, Page 89 and described as follows:

*Beginning* at the intersection of the existing southerly right-of-way line for East 15<sup>th</sup> Avenue with the westerly right-of-way line for North Pearl Street;

Thence South 08° 15' 05" East, along said westerly right-of-way line, being 10.00 feet from the centerline thereof, 170.00 feet to the intersection of the northerly right-of-way line for Campus Place with the westerly right-of-way for said North Pearl Street;

Thence North 86° 02' 30" West, along said northerly right-of-way line, being 10.00 feet from the centerline thereof, 191.84 feet to the intersection of the northerly right-of-way line for said Campus Place with the easterly right-of-way line for North High Street;

Thence North 08° 15' 05" West, along said easterly right-of-way line, being 33.00 feet from the centerline thereof, 122.72 feet to the intersection of the easterly right-of-way line for said North High Street with the proposed southerly right-of-way for East 15<sup>th</sup> Avenue.

Thence North 79° 41' 57" East, along said proposed southerly right-of-way line, being 30.00 feet from the proposed centerline thereof, 187.62 feet to the *Point of Beginning*. Containing 0.630 acre, more or less.

All references are to the records of the Recorder's Office, Franklin County, Ohio

**Sub-Area 2C ~ 0.428 Ac.**

**North Side E 14<sup>th</sup> Ave.**

**East Side N. High St.**

Situated in the State of Ohio, County of Franklin, City of Columbus, being part of Indianola Farm as recorded in Plat Book 3, Page 89 and described as follows:

*Beginning* at the intersection of the northerly right-of-way line for East 14<sup>th</sup> Avenue with the easterly right-of-way line for North High Street;

Thence North 08° 15' 05" West, along said easterly right-of-way line, being 33.00 feet from the centerline thereof, 167.62 feet to the intersection of the easterly right-of-way line for said North High Street with the southerly right-of-way line for Campus Place;

Thence south 86° 02' 30" East, along said southerly right-of-way line, being 10.00 feet from the centerline thereof, 191.84 feet to the intersection of the southerly right-of-way line for said Campus Place with the westerly right-of-way line for North Pearl Street;

Thence south 08° 15' 05" East, along said westerly right-of-way line, being 10.00 feet from the centerline thereof, 25.23 feet;

Thence across said Indianola Farm, the following courses and distances:

North 86° 32' 16" West, 42.49 feet;

South 02° 31' 33" East, 41.44 feet;

North 86° 02' 30" West, 60.04 feet; and

South 02° 32' 33" East, 98.26 feet to the northerly right-of-way for said East 14<sup>th</sup> Avenue;

Thence North 86° 02' 30" West, along said northerly right-of-way line, being 30.00 feet from the centerline thereof, 75.00 feet to the *Point of Beginning*. Containing 0.428 acre, more or less.

All references are to the records of the Recorder's Office, Franklin County, Ohio.

**Sub-Area 3 ~ 0.550 Ac.**  
**North Side E 15<sup>th</sup> Ave.**  
**West Side N. Pearl St.**

Situated in the State of Ohio, County of Franklin, City of Columbus, being part of Indianola Farm as recorded in Plat Book 3, Page 89 and described as follows:

*Beginning* at the intersection of the existing northerly right-of-way line for East 15<sup>th</sup> Avenue with the westerly right-of-way line for North Pearl Street;

Thence South 79° 17' 14" West, along the proposed northerly right-of-way line for East 15<sup>th</sup> Avenue, being 30.00 feet from the proposed centerline thereof, 187.67 feet to the intersection of the northerly right-of-way line for said East 15<sup>th</sup> Avenue with the easterly right-of-way line for North High Street;

Thence North 08° 15' 05" West, along said easterly right-of-way line, being 33.00 feet from the centerline thereof, 131.34 feet;

Thence North 81° 29' 07" East, across said Indianola Farm, 187.50 feet to the westerly right-of-way line for said North Pearl Street;

Thence south 08° 15' 05" East, along said westerly right-of-way line, being 10.00 feet from the centerline thereof, 124.14 feet to the *Point of Beginning*. Containing 0.550 acre, more or less.

All references are to the records of the Recorder's Office, Franklin County, Ohio.

**To Rezone From:** C-4, Commercial District

**To:** CPD, Commercial Planned Development District

**Sub-Area 4 ~ 0.531 Ac.**  
**North Side E. 15<sup>th</sup> Ave.**  
**East Side N. Pearl St.**

Situated in the State of Ohio, County of Franklin, City of Columbus, being part of Lots 1, 2, 9, 10 and 11 and a 20 foot Alley of Unola Addition as recorded in Plat Book 7, Page 130 and described as follows:

*Beginning* at the intersection of the northerly right-of-way line for East 15<sup>th</sup> Avenue with the easterly right-of-way for North Pearl Street

Thence North 08° 15' 05" West, along said east easterly right-of-way line, being 10.00 feet from the centerline thereof, 269.57 feet to the intersection of the easterly right-of-way line for said North Pearl Street with the southerly right-of-way line for East 16<sup>th</sup> Avenue;

Thence with said southerly right-of-way line, being 30.00 feet from the centerline thereof, with a curve to the left, (delta= 12° 44' 20", radius =321.50 feet, arc= 71.48 feet) a chord bearing and chord distance of North 75° 15' 32" East, 71.33 feet;

Thence with said southerly right-of-way line, being 30.00 feet from the centerline thereof, with a curve to the left, (delta = 00° 39' 56", radius=981.50 feet, arc= 11.40 feet) a chord bearing and chord distance of North 69° 13' 21" East, 11.40 feet;

Thence South 08° 16' 23" East, across said Unola Addition, 297.88 feet to the northerly right-of-way line for said East 15<sup>th</sup> Avenue.

Thence North 86° 02' 30" West along said northerly right-of-way line, being 30.00 feet from the centerline thereof, 84.02 feet to the *Point of Beginning*. Containing 0.531 acre, more or less.

All references are to the records of the Recorder's Office, Franklin County, Ohio.

**Rezoning Description: Sub-Area 5 ~ 1.831 Ac.**  
**North Side E. 15<sup>th</sup> Ave.**

Situated in the State of Ohio, County of Franklin, City of Columbus, being part of Lots 2-7, inclusive, Lots 11-18, inclusive and a 20 foot Alley of Unola Addition as recorded in Plat Book 7, Page 130 and described as follows:

*Beginning, for reference*, at the intersection of the northerly right-of-way line for East 15<sup>th</sup> Avenue with the easterly right-of-way for North Pearl Street;

Thence South 86° 02' 30" East, along said northerly right-of-way line, being 30.00 feet from the centerline thereof, 114.72 feet to the *True Point of Beginning*:

Thence North 08° 16' 23" West, across said Unola Addition, 310.36 feet to the southerly right-of-way line for East 16<sup>th</sup> Avenue;

Thence along said southerly right-of-way line, being 30.00 feet from the centerline thereof, with a curve to the right, (delta=12° 50' 24", radius=981.50 feet, arc= 219.95 feet) a chord bearing and chord distance of North 77° 45' 40" East, 219.49 feet;

Thence across said Unola Addition, the following courses and distances:

South 08° 16' 23" East, 199.16 feet;

North 87° 24' 08" East, 40.93 feet; and

South 03° 20' 04" West, 174.59 feet to the northerly right-of-way line for said East 15<sup>th</sup> Avenue;

Thence North 86° 02' 30" West, along said northerly right-of-way line, being 30.00 feet from the centerline thereof, 229.79 feet to the *True Point of Beginning*. Containing 1.831 acres, more or less.

All references are to the records of the Recorder's Office, Franklin County, Ohio

**Sub-Area 6 ~ 0.338 Ac.**

**South Side E. 16<sup>th</sup> Ave.**

**West Side 20' Alley**

Situated in the State of Ohio, County of Franklin, City of Columbus, being part of Lots 18-20, inclusive, a vacated 20 foot Alley of Unola Addition as recorded in Plat Book 7, Page 130 and described as follows:

*Beginning* at the intersection of the southerly right-of-way line for East 16<sup>th</sup> Avenue with the westerly right-of-way line for a 20 foot Alley as recorded in Plat Book 7, Page 130;

Thence South 01° 45' 12" West, along said westerly right-of-way line, being 10.00 feet from the centerline thereof, 199.22 feet to the centerline of a vacated 20 foot Alley;

Thence South 87° 24' 08" West, along said centerline, 56.43 feet;

Thence North 08° 16' 23" West, continuing across said Unola Addition, 199.67 feet to the southerly right-of-way line for said East 16<sup>th</sup> Avenue;

Thence with said southerly right-of-way line, being 30.00 feet from the centerline thereof, with a curve to the right, (delta=05° 19' 53", radius=981.50 feet, arc=91.33 feet) a chord bearing and chord distance of North 87° 25' 52" East. 91.29 feet to the *Point of Beginning*. Containing 0.338 acre, more or less.

All references are to the records of the Recorder's Office, Franklin County, Ohio

**Sub-Area 7A ~ 1.551 Ac.**

**South Side E. 15th Ave.**

**East Side N. Pearl St.**

Situated in the State of Ohio, County of Franklin, City of Columbus, being part of Indianola Farm as recorded in Plat Book 3, Page 89 and described as follows:

*Beginning* at the intersection of the southerly right-of-way line for East 15th Avenue with the easterly right-of-way line for North Pearl Street;

thence South 86° 02' 30" East, along said southerly right-of-way line, being 30.00 feet from the centerline thereof, 74.52 feet;

thence across said Indianola Farms, the following courses and distances:

South 01° 16' 33" East, 175.73 feet;

South 86° 02' 30" East, 288.00 feet; and

South 03° 27' 25" West, 175.00 feet to the northerly right-of-way line for East 14th Avenue;

thence North 86° 02' 30" West, along said northerly right-of-way line, being 30.00 feet

from the centerline thereof, 304.35 feet to the intersection of the northerly right-of-way line for said East 14th Avenue with the easterly right-of-way line for North Pearl Street;  
thence North 08° 15' 05" West, along said easterly right-of-way line, being 10.00 feet from the centerline thereof, 358.09 feet to the *Point of Beginning*. Containing 1.551 acres, more or less.  
All references are to the records of the Recorder's Office, Franklin County, Ohio.

**Sub-Area 7B ~ 0.402 Ac.**  
**South Side E. 15th Ave.**  
**East Side N. Pearl St.**

Situated in the State of Ohio, County of Franklin, City of Columbus, being part of Indianola Farm as recorded in Plat Book 3, Page 89 and described as follows:  
*Beginning, for reference*, at the intersection of the southerly right-of-way line for East 15th Avenue with the easterly right-of-way line for North Pearl Street;  
thence South 86° 02' 30" East, along said southerly right-of-way line, being 30.00 feet from the centerline thereof, 132.02 feet to the *True Point of Beginning*;  
thence South 86° 02' 30" East, along said southerly right-of-way line, being 30.00 feet from the centerline thereof, 100.00 feet;  
thence across said Indianola Farms, the following courses and distances:  
South 03° 27' 25" West, 175.00 feet;  
North 86° 02' 30" West, 100.00 feet; and  
North 03° 27' 25" East, 175.00 feet to the *True Point of Beginning*. Containing 0.402 acre, more or less  
All references are to the records of the Recorder's Office, Franklin County, Ohio.

**Sub-Area 8 ~ 0.721 Ac.**  
**North Side E. 16<sup>th</sup> Ave.**  
**East Side N. Pearl St.**

Situated in the State of Ohio, County of Franklin, City of Columbus, being part of Indianola Forest Addition as recorded in Plat Book 8, Page 4-A and described as follows:  
*Beginning* at the intersection of the northerly right-of-way line for East 16<sup>th</sup> Avenue with the easterly right-of-way line for North Pearl Street;  
Thence North 08° 15' 05" West, along said easterly right-of-way line, being 10.00 feet from the centerline thereof, 175.16 feet to the intersection of the easterly right-of-way line for said North Pearl Street with the southerly right-of-way line for a 15 foot Alley;  
Thence North 81° 45' 30" East, along said southerly right-of-way line, being 7.50 feet from the centerline thereof, 246.76 feet to the intersection of the southerly right-of-way line for said 15 foot Alley with the northwesterly right-of-way line for Waldeck Avenue;  
Thence with said northwesterly right-of-way line, being 30.00 feet from the centerline thereof, with a curve to the right, (delta= 00° 41' 29", radius= 1352.53 feet, arc=16.32 feet) a chord bearing and chord distance of South 14° 55' 29" West, 16.32 feet;  
Thence with said northwesterly and northerly right-of-way lines, being 30.00 feet from the centerlines thereof, with a curve to the right, (delta= 67° 01' 19", radius= 261.50 feet; arc= 305.89 feet) a chord bearing and chord distance of South 48° 05' 23" West, 288.75 feet to the *Point of Beginning*. Containing 0.721 acre, more or less.  
All references are to the records of the Recorder's Office, Franklin County, Ohio.

**To Rezone From:** AR-4, Apartment Residential District

**To:** CPD, Commercial Planned Development District

**SECTION 2.** That a Height District of one hundred-ten (110) feet is hereby established on the CPD, Commercial

Planned Development District on this property.

**SECTION 3.** That the Director of the Department of Building and Zoning Services be, and is hereby authorized and directed to make the said change on the said original zoning map and shall register a copy of the approved CPD, Commercial Planned Development District and Application among the records of the Department of Building and Zoning Services as required by Section 3311.12 of the Columbus City Codes; said plan being titled, "**REGULATING PLAN PROPOSED CONDITIONS,**" and text titled, "**COMMERCIAL PLANNED DEVELOPMENT TEXT**" and supporting documentation titled, "**FIFTEENTH AVENUE & HIGH STREET URBAN FRAMEWORK PLAN**" all dated July 8, 2015, and signed by Michael T. Shannon, Attorney for the Applicant, and the text reading as follows:

**SEE ATTACHMENT FILE ORD1941-2015\_CPD\_TEXT**

**SECTION 4.** ~~That this ordinance shall take effect and be in force from and after the earliest period allowed by law.~~ **That for the reasons stated in the preamble hereto, which is hereby made a part hereof, this ordinance is hereby declared to be an emergency measure and shall take effect and be in force from and after its passage and approval by the Mayor or 10 days after its passage if the Mayor neither approves nor vetoes the same.**