



City of Columbus

Office of City Clerk
90 West Broad Street
Columbus OH 43215-9015
columbuscitycouncil.org

Legislation Text

File #: 0041-2026, **Version:** 1

Rezoning Application Z25-057

APPLICANT: Campus Partners; c/o Matthew Hansen; 1534 North High Street; Columbus, OH 43201.

PROPOSED USE: Urban core mixed-use development.

DEVELOPMENT COMMISSION RECOMMENDATION: Approval (6-0) on December 11, 2025.

UNIVERSITY AREA COMMISSION RECOMMENDATION: Approval.

UNIVERSITY IMPACT DISTRICT REVIEW BOARD RECOMMENDATION: Approval.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The 2.49± acre site consists of one undeveloped parcel in the CPD, Commercial Planned Development District. The requested UCR, Urban Core District, a 2024 Zoning Code district, allows high intensity mixed-used development. The subject site is eligible for an applicant led “Opt-In” rezoning to the UCR district because the property is contiguous to an existing UCR district and because the property’s parcel boundaries have remained unchanged since the effective date of the 2024 Zoning Code. The request is consistent with both the *University District Plan* (2015), which recommends “Higher Intensity Residential” land uses at this location, and the existing zoning and development pattern in the area. Additionally, final building design will be subject to a Certificate of Approval by the University Impact District Review Board.

To rezone **47 16TH AVE. (43201)**, being 2.49± acres located at the southeast corner of 16th Avenue and North Pearl Street, **From:** CPD, Commercial Planned Development District, **To:** UCR, Urban Core District (Rezoning #Z25-057).

WHEREAS, application #Z25-057 is on file with the Department of Building and Zoning Services requesting rezoning of 2.49± acres from the CPD, Commercial Planned Development District, to the UCR, Urban Core 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 Impact District Review Board recommends approval of said zoning change; and

WHEREAS, the City Departments recommend approval of said zoning change because the requested UCR, Urban Core District allows high intensity mixed-use development, consistent with both the *University District Plan*’s land use recommendation and adjacent development and zoning patterns. Additionally, the final building design will be subject to a Certificate of Approval by the University Impact District Review Board.; 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:

47 16TH AVE. (43201), being 2.49± acres located at the southeast corner of 16th Avenue and North Pearl Street, and being more particularly described as follows:

ZONING EXHIBIT - 2.49± ACRES:

Situated in the State of Ohio, County of Franklin, City of Columbus, lying in Quarter Township 3, Township 1, Range 18 of the United States Military District, and being all of Lot 3 of the subdivision titled "East 15th Avenue Redevelopment" of record in Plat Book 125, Page 54 as conveyed to Redstone Realty Company LLC by deeds of record in Instrument Number 201501290011860, Instrument Number 201502120018130, Instrument Number 201604050040693, Instrument Number 201604050040701, Instrument Number 201604050040702, Instrument Number 201604050040703, Instrument Number 201604050040704, and Instrument Number 201612160173733 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

BEGINNING at the southeasterly corner of said Lot 3, the southwesterly corner of Lot 8 of the subdivision entitled "UNOLA Addition" of record in Plat Book 7, Page 130 as conveyed to The Alpha Xi Delta Building Company by deed of record in Deed Book 835, Page 164, and in the northerly right-of-way line of East 15th Avenue (60 feet wide) (Deed Book 166, Page 297);

Thence North 86° 02' 30" West, with said southerly line and said northerly right-of-way line, a distance of 341.95 feet to the intersection of said northerly right-of-way line with the easterly right-of-way line of North Pearl Street (25 feet wide);

Thence North 08° 15' 05" West, with said easterly right-of-way line, a distance of 270.13 feet to the intersection of the southerly right-of-way line of 16th Avenue (60 feet wide) with the easterly right-of-way line of said North Pearl Street;

With the arc of a curve to the left, with said southerly right-of-way line, having a central angle of 12° 17' 36", a radius of 321.50 feet, an arc length of 68.98 feet, a chord bearing of North 75° 02' 10" East and chord distance of 68.85 feet to a point of reverse curvature;

With the arc of a curve to the right, with said southerly right-of-way line, having a central angle of 15° 12' 43", a radius of 981.50 feet, an arc length of 260.59 feet, a chord bearing of North 76° 29' 44" East and chord distance of 259.82 feet to the northerly common corner of said Lot 3 and that 0.445 acre tract conveyed to Solomon Family Properties, LLC by deed of record in Instrument Number 201612160173732;

Thence with the line common to said Lot 3 and said 0.445 acre tract, the following courses and distances:
South 06° 06' 50" East, a distance of 174.33 feet to a point; South 12° 17' 31" East, a distance of 75.52 feet to a point; and South 86° 39' 56" East, a distance of 33.17 feet to a point in the line common to said Lot 3 and that tract conveyed to The Alpha Xi Delta Building Company by deed of record in Deed Book 835, Page 164;

Thence South 03° 20' 04" West, with the line common to said Lot 3 and The Alpha Xi Delta Building Company tract, a distance of 120.54 feet to the POINT OF BEGINNING, containing 2.49 +/- acres, more or less.

To Rezone From: CPD, Commercial Planned Development District,

To: UCR, Urban Core District.

SECTION 2. That the Director of the Department of Building and Zoning Services be, and is hereby authorized and directed to make the said changes on the said official zoning map in the office of the Department of Building and Zoning Services.

SECTION 3. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.