

REZONING APPLICATION

Department of Building & Zoning Services

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224-3218

Phone: 614-645-7433 www.columbus.gov

OFFICE USE ONLY

Application #: 216-035

Date Received: 6/7/16

Application Accepted By: SPT+TD Fee: \$3200

Comments: Assigned to Michael Maret; 614-645-2749; mjmaret@columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 750 North High Street, Columbus, OH Zip 43215

Is this application being annexed into the City of Columbus Yes No (circle one)

If the site is currently pending annexation, Applicant must show documentation of County Commissioner's adoption of the annexation petition.

Parcel Number for Certified Address: 010-028040; 010-00922700

Check here if listing additional parcel numbers on a separate page.

Current Zoning District(s) Institutional Requested Zoning District(s) CPD

Area Commission Area Commission or Civic Association: Italian Village Commission

Proposed Use or reason for rezoning request: hotel (continue on separate page if necessary)

Proposed Height District: 35' Acreage .77 +/- acres
[Columbus City Code Section 3309.14]

APPLICANT:

Name Schiff Capital Group, c/o Continental Development, Inc.

Address 150 East Broad Street, Suite 800 City/State Columbus OH Zip 43215

Phone # 614-883-1036 Fax # Email mdamante@continental-realestate.com

PROPERTY OWNER(S):

Name Columbus Metropolitan Housing Authority

Address 880 East 11th Avenue City/State Columbus, OH Zip 43211

Phone # 614-464-5608 Fax # 614-719-4638 Email jstangeman@vorys.com

Check here if listing additional property owners on a separate page

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE)

Attorney Agent

Name Jill S. Tangeman, Esq.

Address 52 East Gay Street City/State Columbus, OH Zip 43215

Phone # Fax # Email:

SIGNATURES (ALL SIGNATURES MUST BE PROVIDED AND SIGNED IN BLUE INK)

APPLICANT SIGNATURE [Signature]

PROPERTY OWNER SIGNATURE [Signature]

ATTORNEY / AGENT SIGNATURE [Signature]

My signature attests to the fact that the attached application package is complete and accurate to the best of my knowledge. I understand that the City staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me/my firm/etc. may delay the review of this application.

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 all checks payable to the Columbus City Treasurer

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AFFIDAVIT

(See instruction sheet)

APPLICATION # 216-035

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Jill S. Tangeman Esq.
of (1) MAILING ADDRESS 52 East Gay Street, Columbus, OH 43215

deposed and states that (he/she) is the applicant, agent, or duly authorized attorney for same and the following is a list of the name(s) and mailing address(es) of all the owners of record of the property located at

(2) CERTIFIED ADDRESS FOR ZONING PURPOSES 750 North High Street for which the application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3) _____

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME AND MAILING ADDRESS

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

(4) Columbus Metropolitan Housing Authority
880 East 11th Avenue
Columbus, OH 43211

APPLICANT'S NAME AND PHONE # (same as listed on front of application)

Schiff Capital Group
c/o Mark Damante - #614-883-1036

AREA COMMISSION OR CIVIC GROUP
AREA COMMISSION ZONING CHAIR OR
CONTACT PERSON AND ADDRESS

(5) Italian Village Commission
c/o Historic Preservation Office
50 West Gay Street, Columbus OH 43215

and that the attached document (6) is a list of the names and complete mailing addresses, including zip codes, as shown on the County Auditor's Current Tax List or the County Treasurer's Mailing List, of all the owners of record of property within 125 feet of the exterior boundaries of the property for which the application was filed, and all of the owners of any property within 125 feet of the applicant's or owner's property in the event the applicant or the property owner owns the property contiguous to the subject property(7)

SIGNATURE OF AFFIANT

(8) Jill Tangeman

Subscribed to me in my presence and before me this 7th day of July, in the year 2016

SIGNATURE OF NOTARY PUBLIC

(8) Deanna R. Cook

My Commission Expires: NA

This Affidavit expires six months after date of notarization.



Deanna R. Cook, Attorney At Law
NOTARY PUBLIC - STATE OF OHIO
My commission has no expiration date
Sec. 147.03 R.C.

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Jill S. Tangeman Esq.
Vorys, Sater, Seymour and Pease
52 East Gay Street
Columbus, OH 43215

Casa Di Citta LLC
P.O. Box 20858
Columbus, OH 43220

Pinnacle Holdings Group II LLC
P.O. Box 65
Columbus, Ohio 43216

Woods G P Ltd.
939 North High Street, Unite 206
Columbus, Ohio 43201

Short North Real Estate Co.
c/o Peter Avradopoulos
760 North Wall Street
Columbus, OH 43215

Warren & High LLC
21 West Hubbard Avenue, Suite D
Columbus, OH 43215

John Gianikos
5492 Walshire Drive
Columbus, OH 43232

SNP Diplomat LLC
939 North High Street, Unite 206
Columbus, Ohio 43201

Theodore Hill
39 Warren Street
Columbus, OH 43215

Columbus Metropolitan Housing
Authority
880 East 11th Avenue
Columbus, OH 43215

Woods Lincoln LLC
21 West Hubbard Avenue, Suite D
Columbus, OH 43215

Italian Village Commission
c/o Connie Torbeck
Historic Preservation Office
50 West Gay Street
Columbus, OH 43215-9030

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757 Carolyn Avenue, Columbus, Ohio 43224-3218

Phone: 614-645-7433 www.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 # 216-035

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jill S. Tangeman, Esq.
of (COMPLETE ADDRESS) 52 East Gay Street, 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. | Schiff Capital Group
c/o Continental Development, Inc.
150 East Broad Street, Suite 800,
Columbus, OH 43215
Mark Damante - #614-883-1036
3 Columbus employees | 2. | |
|----|--|----|--|

Check if listing additional parties on a separate page.

Jill Tangeman, Esq.
SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 7th day of June, in the year 2016

SIGNATURE OF NOTARY PUBLIC Deanna R. Cook

My Commission Expires: NA



This Project Disclosure Statement expires six months after date of notarization.
Deanna R. Cook, Attorney At Law
NOTARY PUBLIC - STATE OF OHIO
My commission has no expiration date
Sec. 147.03 R.C.

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Legal Description

Situated in the County of Franklin in the State of Ohio, and in the City of Columbus and bounded and described as follows:

Being Lots Numbers Thirty-One (31) and Thirty-Two (32) of WILLIAM A. GILL'S SECOND ADDITION, as the same are numbered and delineated upon the recorded plat thereof, of record in Plat Book 1, Page 280, Recorder's Office, Franklin County, Ohio, excepting ten (10) feet therefrom off the west end thereof conveyed to the City of Columbus, Ohio, for street widening purposes.

Being Lots Numbers Thirty-Three (33) and Thirty-Four (34) of WILLIAM A. GILL'S SECOND ADDITION to the City of Columbus, Ohio, as the same are numbered and delineated upon the recorded plat thereof, of record in Plat Book 1, Page 280, Recorder's Office, Franklin County, Ohio, saving and excepting a strip of land 10 feet wide taken off of the entire west ends of said lots, which ten (10) foot strip of land was conveyed by Luellen D. Lampman and Alice May Lampman, his wife, to the City of Columbus, Ohio, on the 26th day of May, 1919, for the purpose of widening North High Street.

Being Lot No. 24 of WILLIAM A. GILL'S SECOND NORTH ADDITION to the City of Columbus, as the same is numbered and delineated upon the recorded plat thereof of record in Plat Book 1, Page 280, Recorder's Office, Franklin County, Ohio. Excepting the title and interest of the City of Columbus, in and to 10 feet off of the west end of said premises, as conveyed to it by Ellen G. Whiting, Grace B. Cooke and Emmet R. Cooke by deed dated June 28, 1919, and of record in Volume 656, Page 82, of the Deed Records in said Recorder's Office, but including all right of reversion reserved to the said Ellen G. Whiting in said deed to the City of Columbus.

LESS AND EXCEPTING the real property described in Official Record 3880J15 and Official Record 2105A03, Franklin County records.



City of Columbus Zoning Plat



ZONING NUMBER

The Zoning Number Contained on This Form
is Herein Certified to Obtain Zoning, Rezoning,
and Variances, and is NOT to be Used for
the Securing of Building & Utility Permits

Parcel ID: 010-028040, 010-009227

Zoning Number: 750

Street Name: N HIGH ST

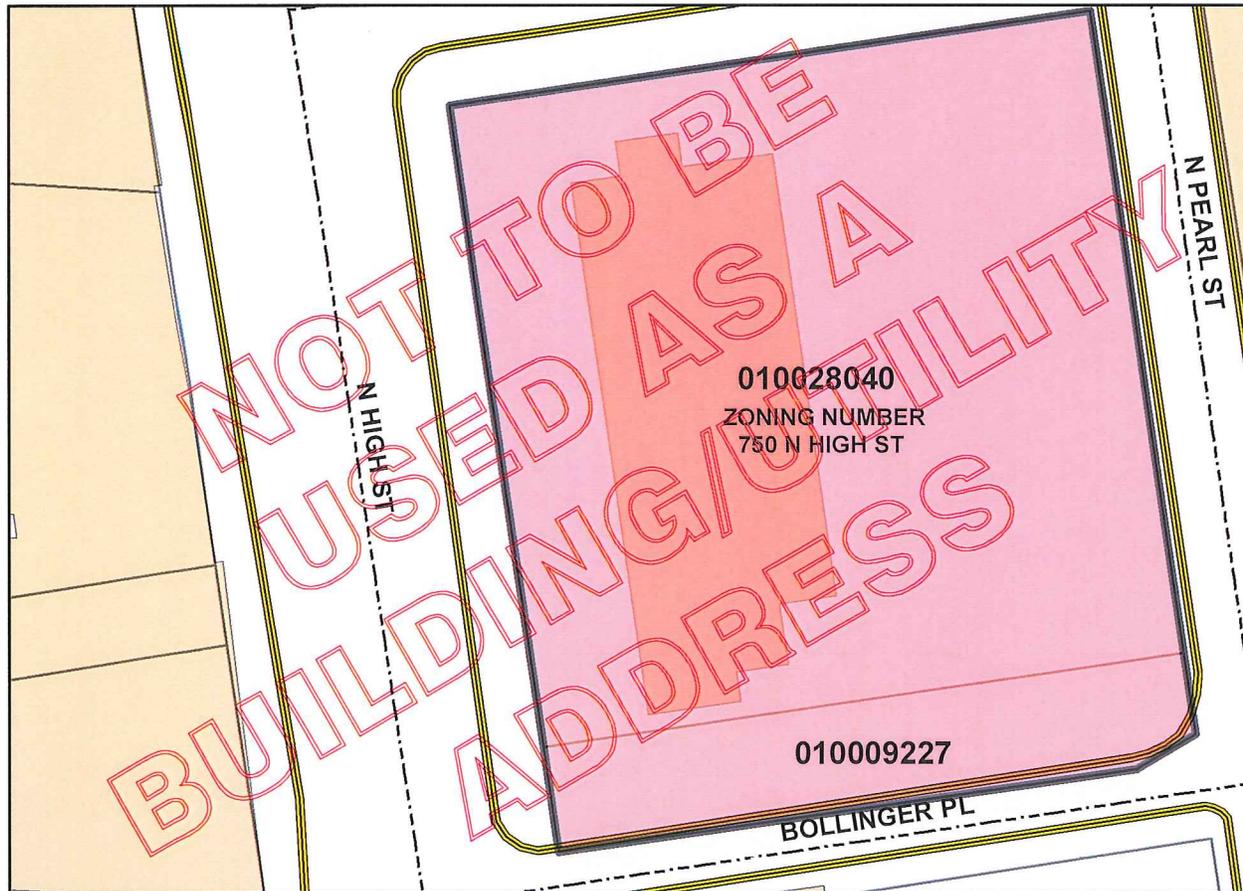
Lot Number: N/A

Subdivision: N/A

Requested By: VORYS, SATER, SEYMOUR & PEASE (JILL TANGEMAN)

Issued By: *Adyana Amarian*

Date: 6/2/2016



JAMES D. YOUNG, P.E., ADMINISTRATOR
DIVISION OF INFRASTRUCTURE MANAGEMENT
COLUMBUS, OHIO

SCALE: 1 inch = 50 feet

GIS FILE NUMBER: 66044

COMMERCIAL PLANNED DEVELOPMENT TEXT

PROPOSED DISTRICT: CPD
PROPERTY ADDRESS: 750 N. High Street
PARCEL NO.: 010-00922700 and 010-028040
OWNER: Columbus Metropolitan Housing Authority
APPLICANT: Schiff Capital Group
DATE OF TEXT: 6/6/2016
APPLICATION NUMBER: Z16- 035

1. Introduction:

Applicant is proposing to renovate the existing Bollinger Tower building for use as a commercial hotel. The hotel will include a maximum 200 rooms. The hotel will include customary ancillary operations (e.g., conference rooms and exercise facility and limited food for guests). A minimum of 25 parking spaces would be available on site. The balance of the required parking will be leased off-site and the hotel operator will use valet services to move cars to the off-site parking location. The hotel is bounded by High Street to the West and Pearl Street to the East.

2. Permitted Uses: The following uses shall be permitted pursuant to C.C.C. Section 3356.03 (C-4, Commercial District): hotel, including any customary ancillary operations such as office, catering services, bars and restaurants, and exercise facilities.

3. Development Standards: Unless otherwise indicated herein, the applicable development standards shall be those standards contained in Chapter 3356 (C-4) of the Columbus City Code.

A. Density, Height, Lot And/Or Setback Commitments:

1. The maximum number of guest rooms in the hotel shall be 200.

2. **Building Setbacks:** The minimum building setback from North High Street shall be reduced from twenty-five (25) feet to 20 feet, which will match the surrounding commercial setbacks on High Street.

3. **Height District:** The Site shall be designated in the H-110 height district per C.C.C. 3309.14. Roof top mechanical equipment and its associated screening, parapet walls, elevator penthouses and similarly customary roof top equipment will not be considered in determining building heights.

B. Access, Loading, Parking And/Or Other Traffic Related Commitments:

1. **Access.** Any and all traffic related commitments shall be installed and paid by the developer as designated, and to the specification of the City of Columbus, Department of Public Service, Division of Traffic Management..

2. **Parking:** The Applicant requests a variance from Section 3312.49 (minimum parking spaces required) to reduce the required number of on site parking spaces for each of the buildings in the proposed development, in consideration of the parking garage to be constructed. Applicant requests a variance from the required minimum parking spaces from 200 spaces to 150 spaces. Applicant will provide a minimum of 25 on site parking space requirement for this site. The balance of the parking spaces (125spaces) will be provided pursuant to a lease agreement for off-site parking.

3. **Loading Spaces:** Section 3312.53 (minimum loading spaces required) requires one (1) loading space for the hotel. Applicant requests a variance from this requirement to allow no loading space for the hotel, in recognition of the alley to the rear of the hotel building.

C. *Building Design And/Or Exterior Treatment Commitments:*

In general, the building exteriors will be constructed of brick, EIFS (exterior insulation and finish system), glass and metal.

All roofs will be flat and will contain parapets or other screening concealing visibility of mechanical equipment from street level.

New ground-level mechanical equipment will be contained within the building itself and, as such, screening of these elements will be by the aforementioned building materials.

These commitments shall be adhered to unless otherwise approved by the Italian Village Commission.

D. *Lighting And/Or Other Environmental Commitments:*

1. Ground mounted lighting shall use fully shielded cutoff fixtures (down lighting) except there may be accent lighting/uplighting on landscaping in front of structures and ground signs, provided the fixtures are screened with landscaping to prevent glare.

2. All external outdoor lighting fixtures to be used shall be from the same or similar manufacture's type to ensure aesthetic compatibility.

3. These commitments shall be adhered to unless otherwise approved by the Italian Village Commission.

E. *Graphics And Signage Commitments:*

1. All graphics shall conform to Article 15 of the Columbus City Code as it applies to the C-4 Commercial District, and pursuant to Code be approved by The Italian Village Commission. Any variance to the applicable standards of the C-4 District shall be submitted to the Italian Village Commission and Columbus Graphics Commission.

F. Miscellaneous:

1. The Site shall be developed in accordance with the submitted CPD Site Plan. The CPD Site Plan may be slightly adjusted to reflect engineering, topographical, or other site development data developed at the time the development and engineering plans are completed. Any slight adjustment to the plan shall be subject to review and approval by the Director of Building and Zoning Services or his or her designee, upon submission of appropriate data regarding the proposed adjustment.

2. Variances Requested:

- 1) Section 3356.11 (C-4 District Setback lines)
- 2) Section 3312.49 (Minimum Parking Spaces Required)
- 3) Section 3312.53 (Minimum Loading Spaces Required)
- 4) Section 3309.14 (Building Height)
- 5) Section 3312.21 (Parking Lot Landscaping and Screening)

G. CPD Requirements:

1. **Natural Environment:** The site consists of approximately .77+/- acres currently used as an apartment development.

2. **Existing Land Use:** The Site is currently use as an apartment development.

3. **Transportation and Circulation:** The Site will have pedestrian access from North High Street and vehicular access to Warren Street and Pearl Street.

4. **Visual Form of the Environment:** The existing uses/zoning of the surrounding properties are all zoned C-4.

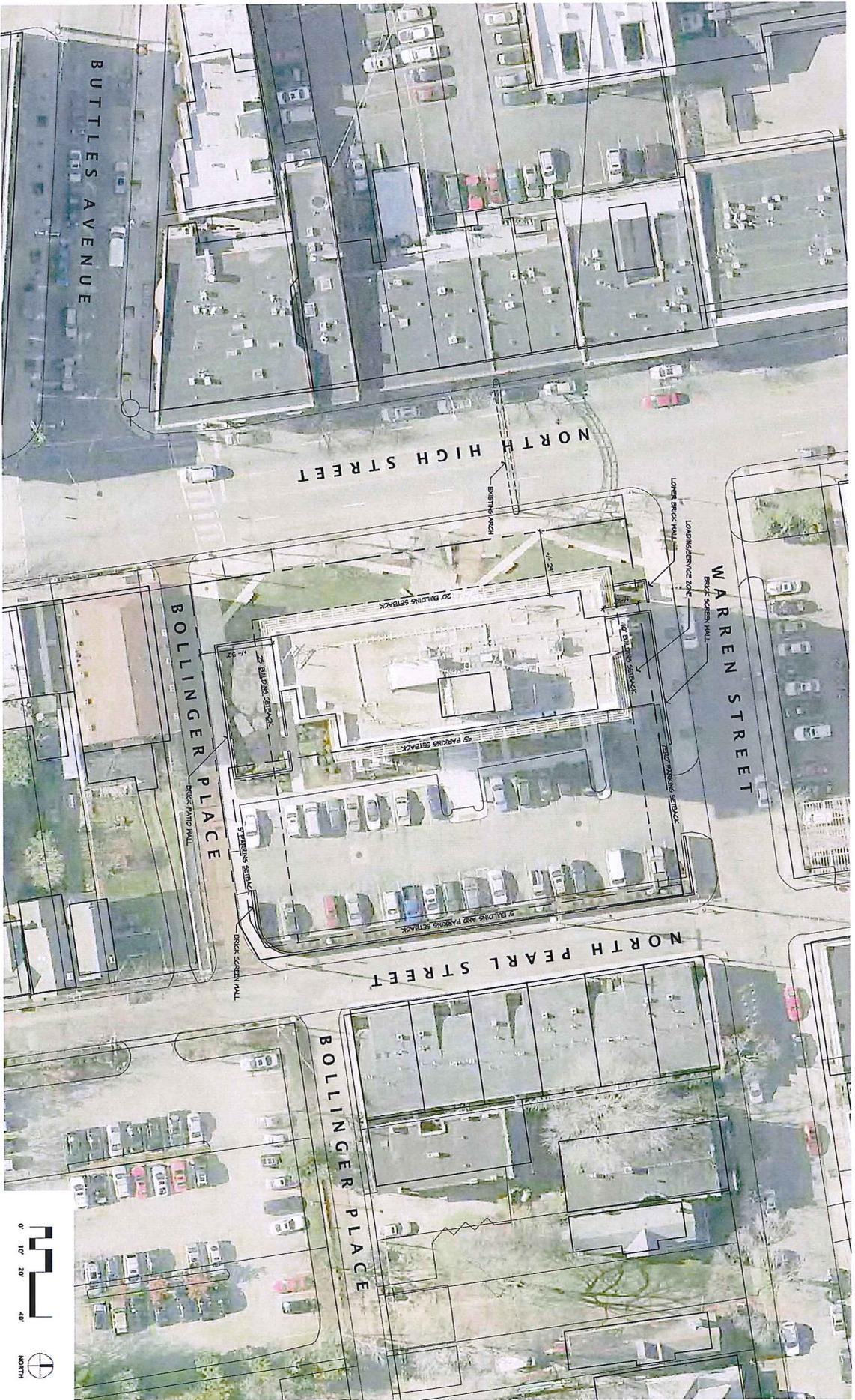
5. **View and Visibility:** Significant consideration has been given to visibility and safety issues.

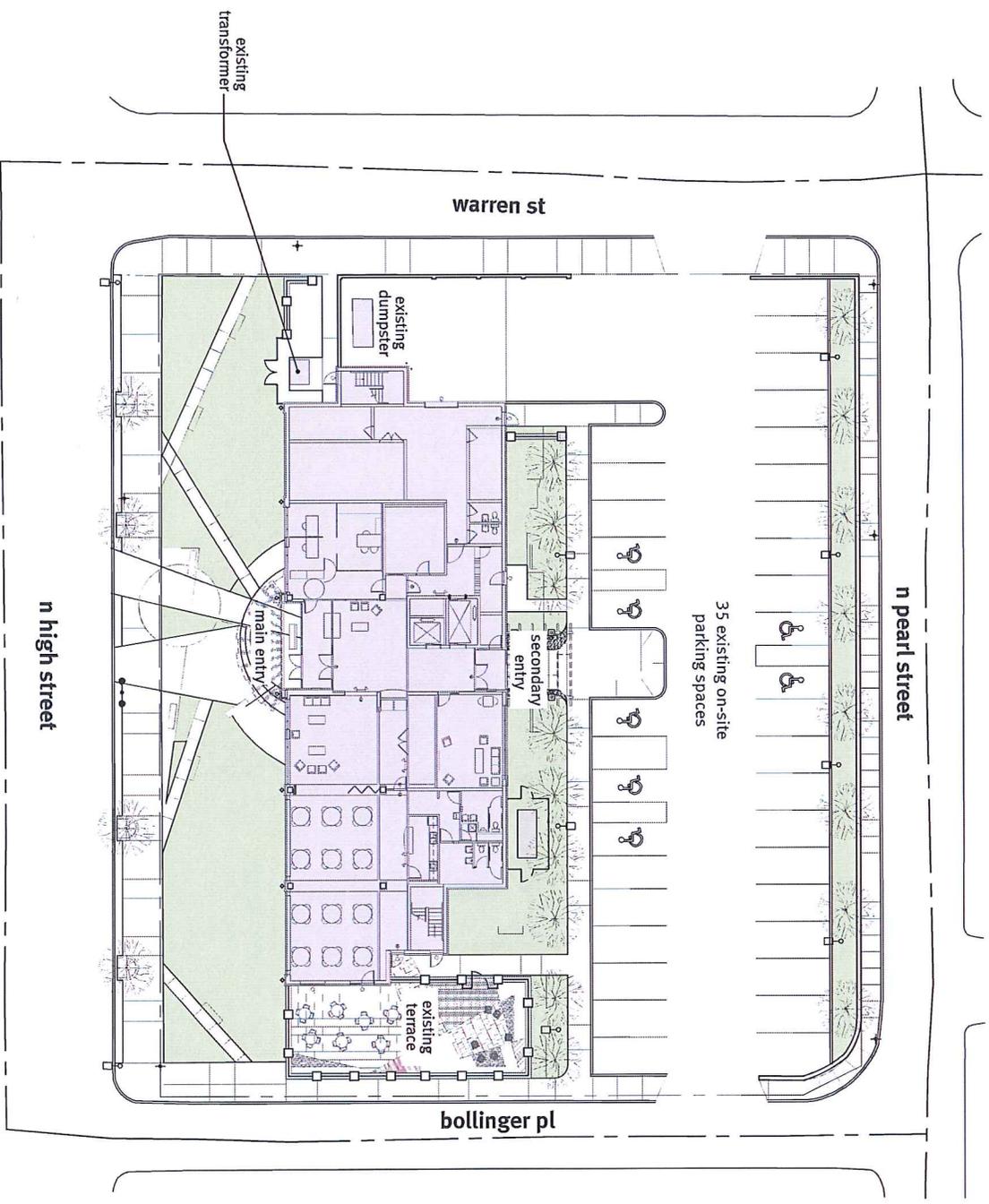
6. **Proposed Development:** The proposed development is a hotel with accessory uses including conference facilities and an exercise facility.

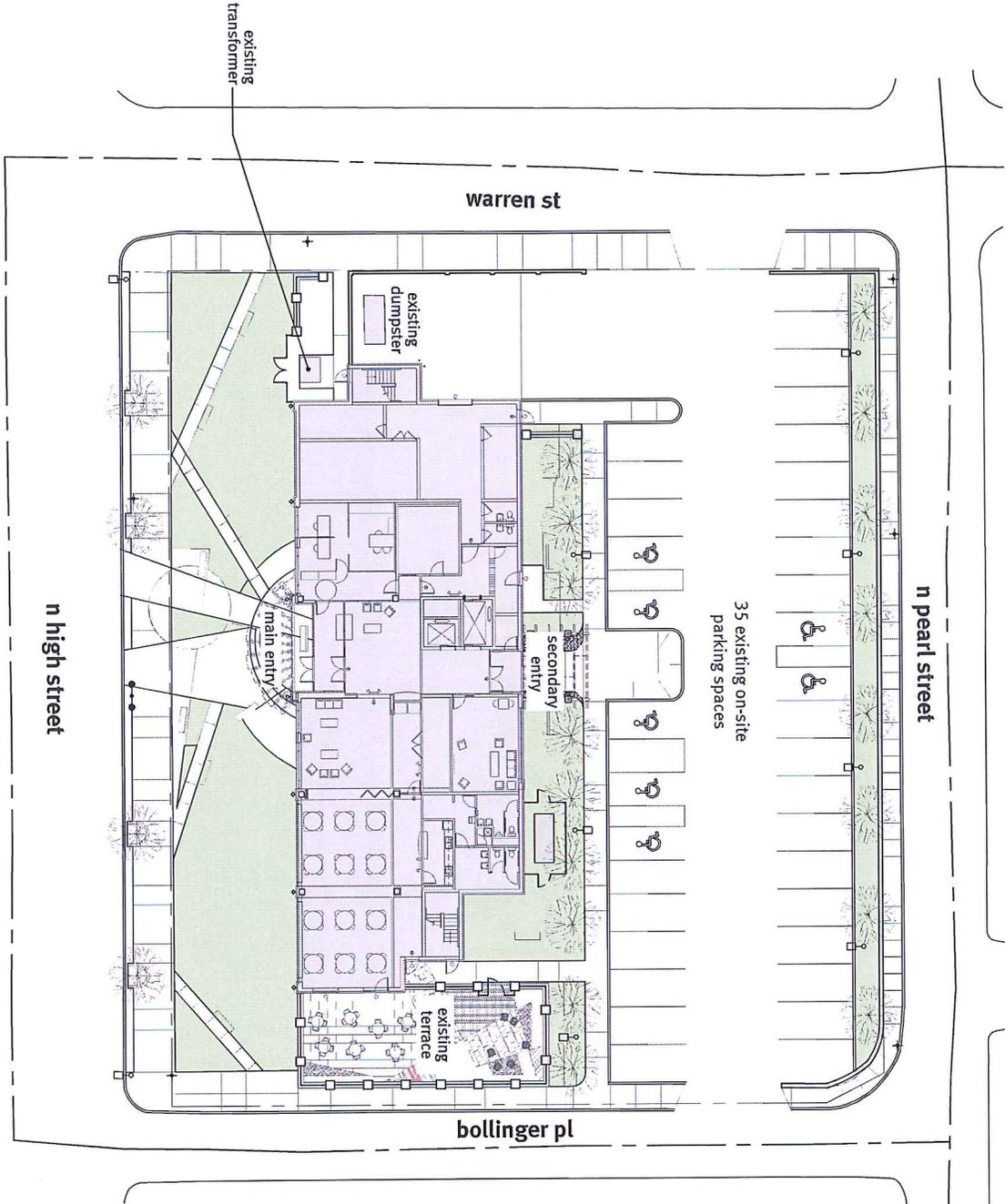
7. **Behavior Patterns:** This area has existing traffic flows which use the roadway in and around the area.

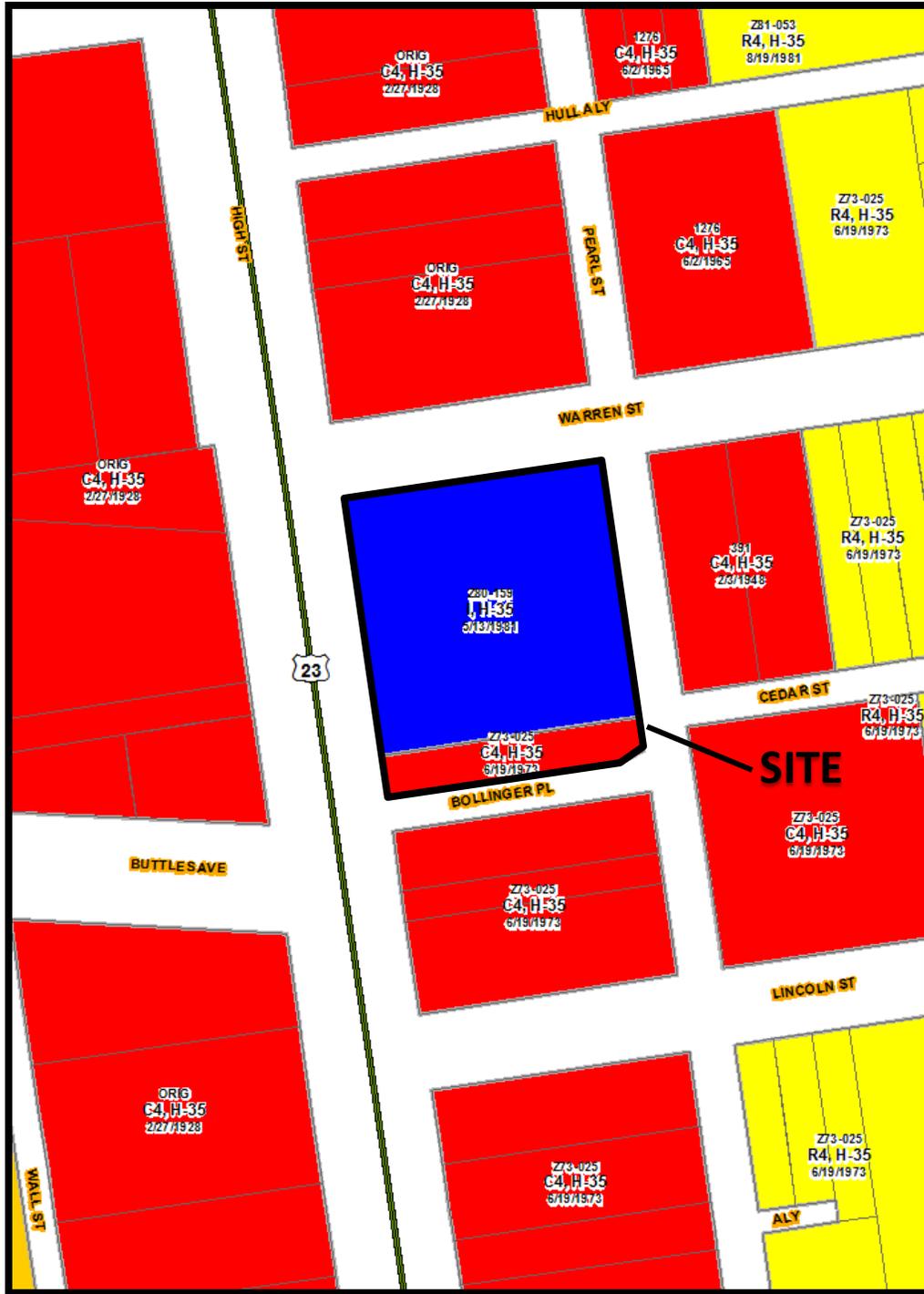
8. **Emissions:** There will be no emissions from the proposed uses.

Note: This plan reflects the existing site conditions based on Franklin County GIS and ortho photography

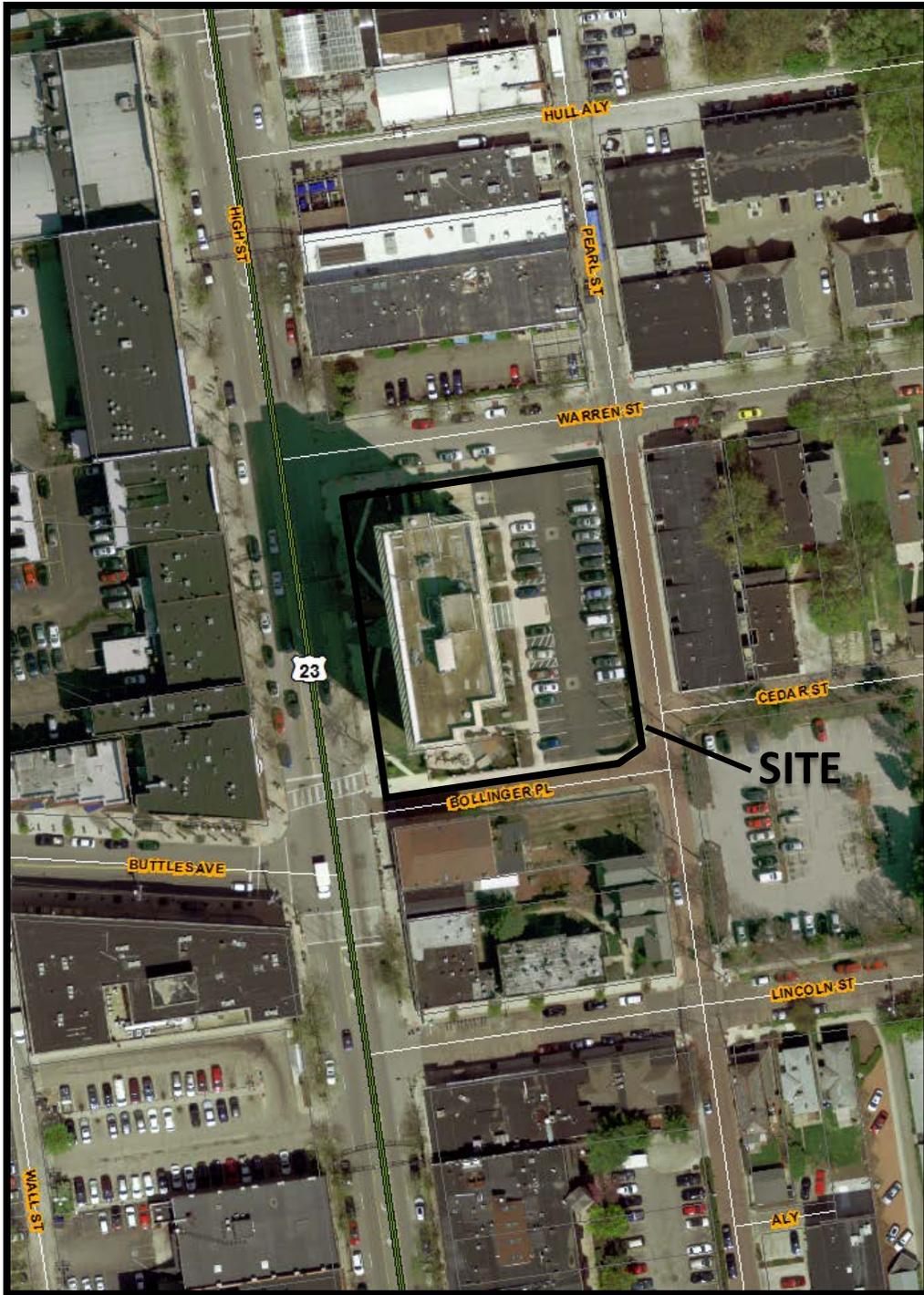








Z16-035
 750 North High Street
 Approximately 0.77
 I & C-4 to CPD



Z16-035
750 North High Street
Approximately 0.77
I & C-4 to CPD