

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
DECEMBER 8, 2016**

- 3. APPLICATION: Z16-035**
- Location:** **750 NORTH HIGH STREET (43215)**, being 0.77± acres located at the southeast corner of North High Street and Warren Street (010-028040 & 010-009227; Italian Village Commission).
- Existing Zoning:** I, Institutional and C-4, Commercial Districts.
- Request:** CPD, Commercial Planned Development District.
- Proposed Use:** Hotel.
- Applicant(s):** Schiff Capital Group; c/o Continental Development, Inc.; c/o Michael Shannon, Atty; 500 South Front Street, Suite 1200; Columbus, OH 43215.
- Property Owner(s):** Columbus Metropolitan Housing Authority; 880 East Eleventh Avenue; Columbus, OH 43211.
- Planner:** Michael Maret; 614-645-2749; [mjmaret@columbus.gov](mailto:mjmaret@columbus.gov)

**BACKGROUND:**

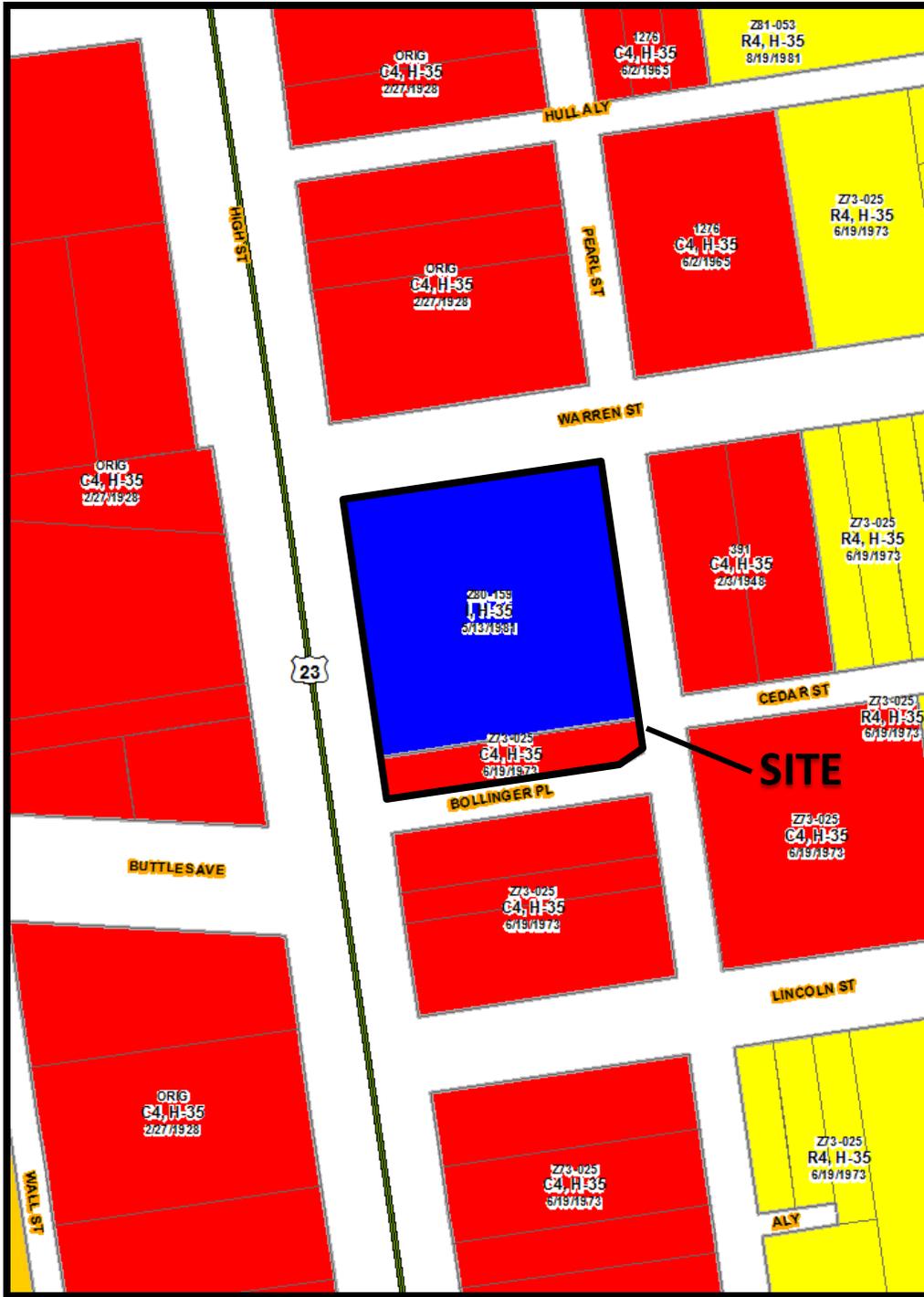
- The 0.77± acre site is zoned in the I, Institutional and C-4, Commercial districts, and is developed with an 11-story multi-unit residential development for the elderly. The applicant proposes the CPD, Commercial Planned Development District to convert and expand the building into a 190-room commercial hotel with ancillary operations such as office, catering services, bars and restaurants, exercise facilities, and retail, with commitments to development standards and a site plan.
- To the north, south, and west are two and three-story mixed-use buildings in the C-4, Commercial District. To the east are two-story residential dwellings in the C-4, Commercial District.
- There is no Council adopted plan for this area. The site does fall within the Italian Village Architectural Review Commission area. The Italian Village Commission recommends approval of the requested CPD district.
- The CPD text proposes a height district of 110 feet, and includes permitted uses, access provisions, and a commitment to a site plan. Variances for district setback lines, minimum parking and loading space requirements, building height, and parking lot landscaping and screening are requested.
- A substantial parking variance is being requested with this CPD district. A reduction from 190 required parking spaces to 25 on-site spaces is proposed, with 125 parking spaces to be provided pursuant to a lease agreement for off-site parking. Staff does not support the CPD text as written, but the Public Service Department, Division of Traffic Management is working with the applicant on a commitment that will include wording that requires proof of a parking lease agreement or cash in lieu. Zoning staff does have some concerns with the enforceability this scenario, as it is the first time that this type of commitment will be included in a CPD text, but defers to the judgement of Public Service Department, Division

of Traffic Management. The applicant must agree with the commitment, and the specific language will be finalized prior to ordinance submittal to City Council.

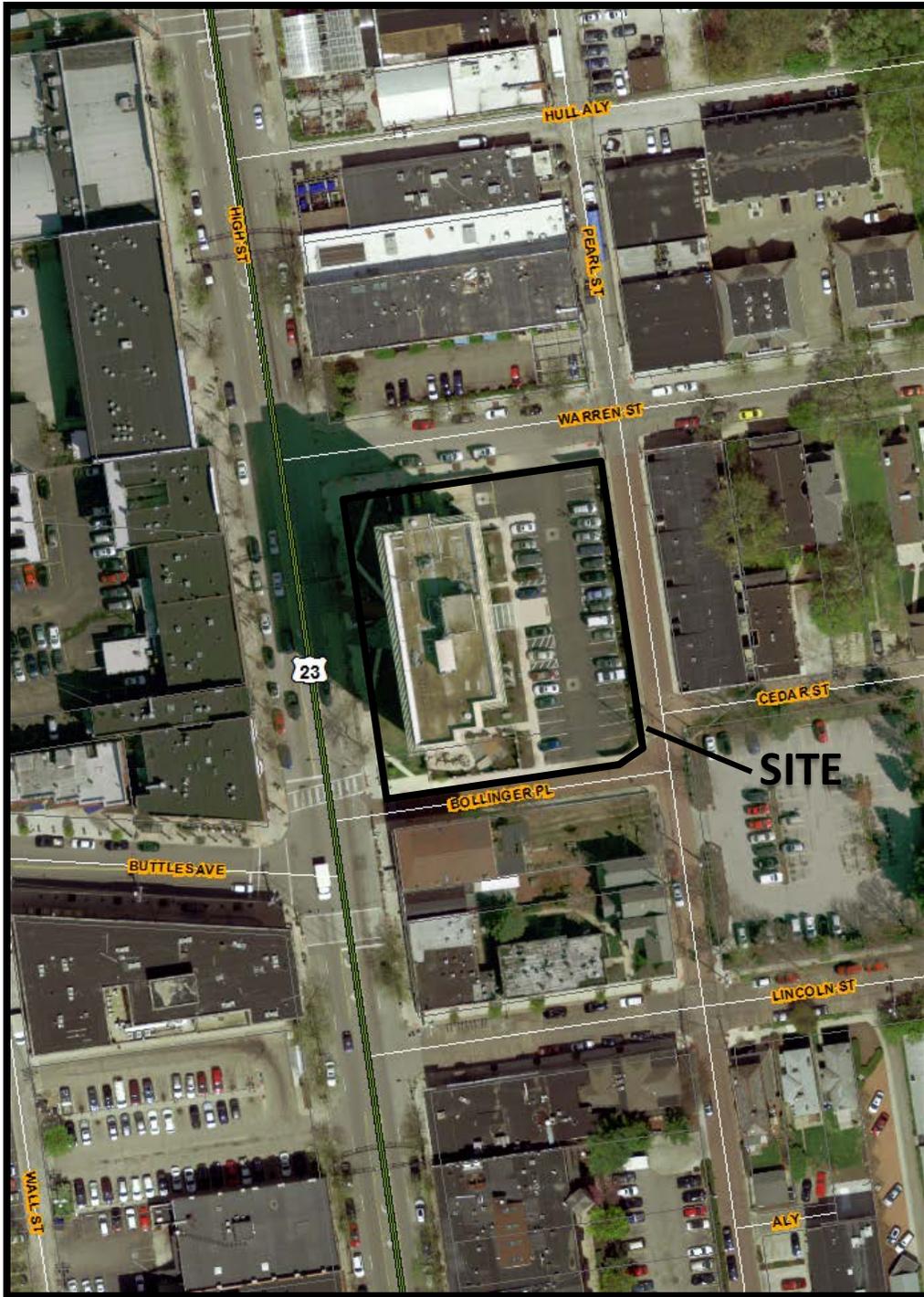
- The *Columbus Thoroughfare Plan* identifies North High Street as a 4-2D arterial requiring a minimum of 60 feet of right-of-way from the centerline.

**CITY DEPARTMENTS' RECOMMENDATION:** Conditional approval.

The requested CPD, Commercial Planned Development District will accommodate a hotel and ancillary operations. The request is consistent with the zoning and development patterns of this rapidly redeveloping urban neighborhood, and the Department of Public Service supports the proposed parking variance with a lease agreement/cash in lieu commitment in the CPD text. Approval is conditioned upon the incorporation of this commitment to the satisfaction of the Traffic Management Division. The recommendation will revert to disapproval if the applicant does not incorporate the finalized commitment into the CPD text.



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

**COMMERCIAL PLANNED DEVELOPMENT TEXT**

**PROPOSED DISTRICT:** CPD  
**PROPERTY ADDRESS:** 750 N. High Street  
**PARCEL NO.:** 010-009227 and 010-028040  
**OWNER:** Columbus Metropolitan Housing Authority  
**APPLICANT:** Schiff Capital Group, c/o  
Michael Shannon, Esq.  
CRABBE, BROWN & JAMES, LLP  
500 South Front Street, Suite 1200  
Columbus, Ohio 43215  
**DATE OF TEXT:** 12/2/2016  
**APPLICATION NO.:** 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 190 rooms. The hotel will include customary ancillary operations (e.g., conference rooms and exercise facility and limited food for guests). The Site will also include a 1,543 sq. ft. retail expansion. 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): (1) hotel, including any customary ancillary operations such as office, catering services, bars and restaurants, and exercise facilities and (2) retail.

**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 190.
2. The Applicant requests a variance from C.C.C. 3356.11 (C-4 district setback lines) to reduce the minimum building setback from twenty-five (25) feet to zero (0) feet, which will match the surrounding commercial setbacks on High Street.
3. 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. 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. 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 to reduce the required minimum parking spaces from 190 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. Applicant requests a variance from Section 3312.53 (minimum loading spaces required) which section 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 Warren Street to the north of the hotel building.

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

1. In general, the building exteriors will be constructed of brick, EIFS (exterior insulation and finish system), glass and metal.
2. All roofs will be flat and will contain parapets or other screening concealing visibility of mechanical equipment from street level.
3. 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.
4. 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/up lighting 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:
  - a. Section 3356.11 (C-4 District Setback lines)
  - b. Section 3312.49 (Minimum Parking Spaces Required)
  - c. Section 3312.53 (Minimum Loading Spaces Required)
  - d. Section 3309.14 (Building Height)
  - e. Section 3312.21 (Parking Lot Landscaping and Screening)

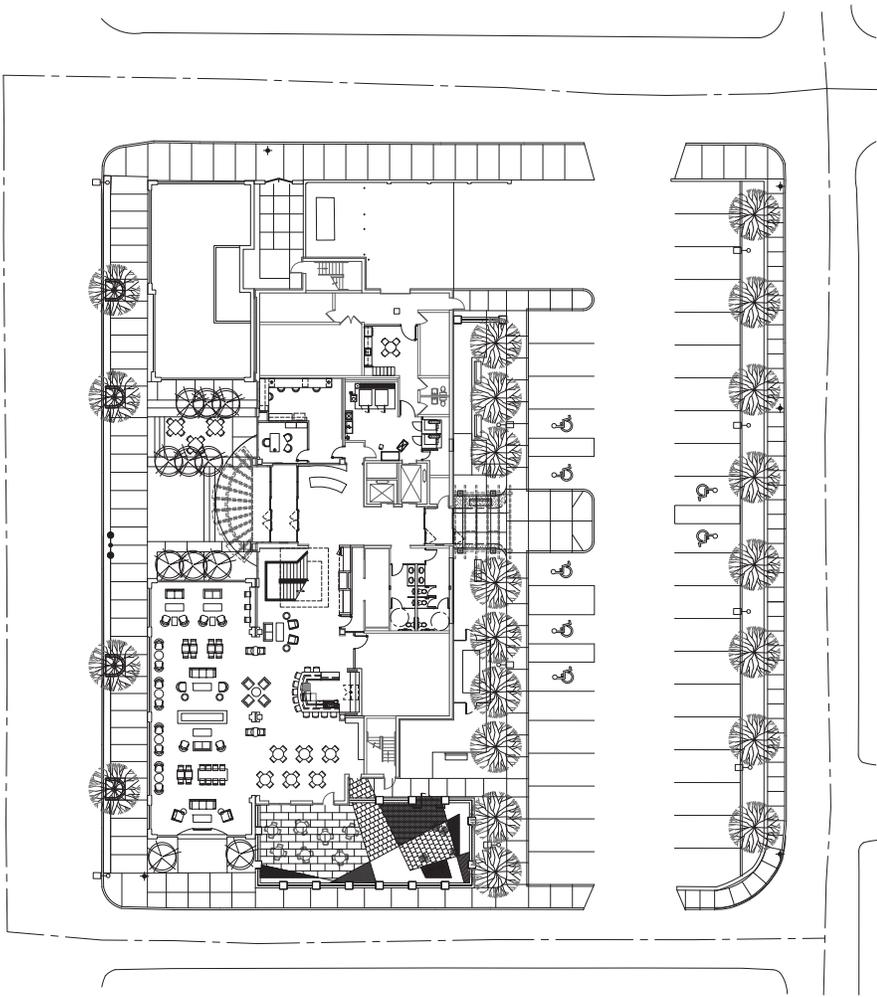
**G. *CPD Requirements:***

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.

Respectfully Submitted,

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Michael T. Shannon, Esq.



**A4 ARCHITECTURAL SITE PLAN**  
1/16" = 1'-0"

**GENERAL NOTES**

- G1. (XXXX) INDICATES DOOR NUMBER, REFER SHEET A-000
- G2. (XXXX) INDICATES WINDOW NUMBER, REFER SHEET A-000
- G3. (XXXX) INDICATES WALL TYPE, REFER SHEET A-000
- G4. (XXXX) INDICATES WALL MOUNTED FIRE EXTINGUISHER AND RECESSED FIRE EXTINGUISHER CABBINET RESPECTIVELY
- G5. FIRST FLOOR ELEVATION (00' or "XXXX" X' X")
- G6. "SC" INDICATES OVERFLOW COPPER
- G7. "SB" INDICATES SECONDARY ROOF DRAIN
- G8. ALL ROOF PENETRATIONS TO BE COORDINATED WITH MEP DRAWINGS AND EQUIPMENT VENDORS BY INSTALLATION CONNECTION
- G9. PROVIDE DRAINAGE THROUGH ROOF MAIN/RAW PIPES TO ROOF DRAINS
- G10. "F" INDICATES FLOOR DRAIN

**FLOOR PLAN KEY NOTES**

1.



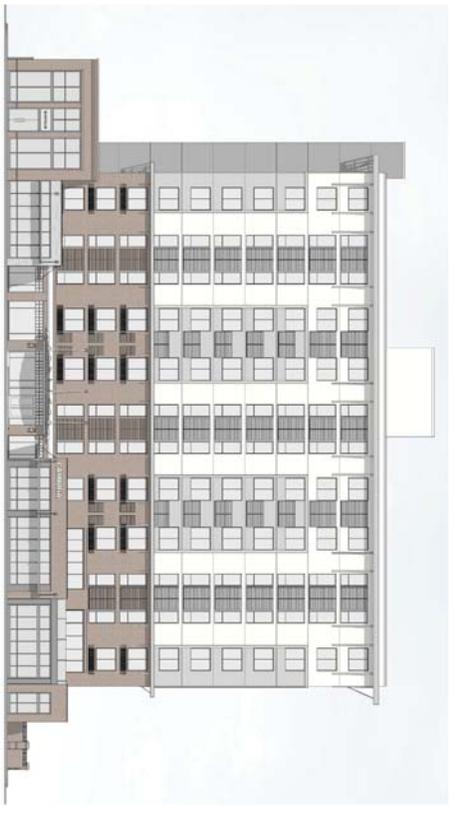
**ARCHITECTURAL SITE PLAN**

**CAMBRIA HOTEL**  
750 north high street  
columbus, oh 43215

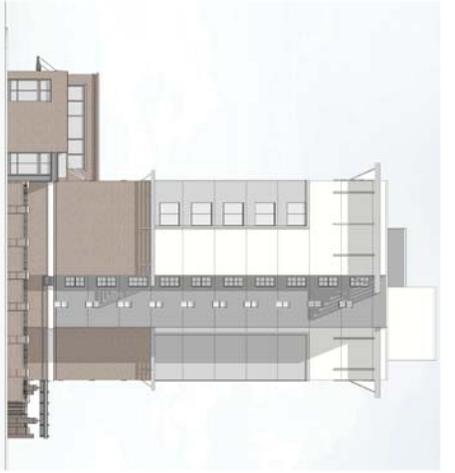


DATE: 01/16/2016  
PROJECT: 2016-09  
DRAWING: SP-100

**meyers+associates**  
ARCHITECTURE  
10445 W. STATE ST., SUITE 200, COLUMBUS, OH 43240  
614.291.1234 | www.meyersarchitects.com



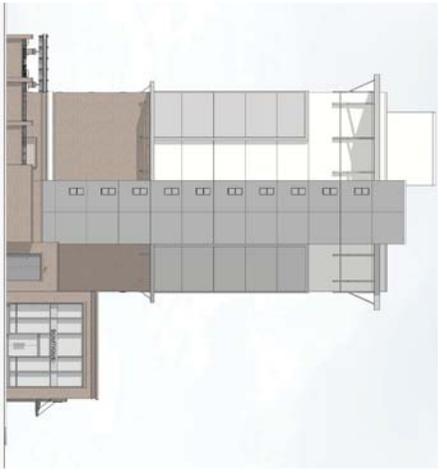
**A10 WEST ELEVATION**  
1/16" = 1'-0"



**M10 SOUTH ELEVATION**  
1/16" = 1'-0"



**A4 EAST ELEVATION**  
1/16" = 1'-0"



**M4 NORTH ELEVATION**  
1/16" = 1'-0"



**ELEVATION GENERAL NOTES**

1. XXXX

**ELEVATION KEY NOTES**

1. XXXX

**MATERIALS LEGEND**

- XXXX
- XXXX
- XXXX
- XXXX

**NOT FOR CONSTRUCTION**

2016-09

**A-300**

**SHEET TITLE**  
**BUILDING ELEVATIONS**

**PROJECT TITLE**  
**CAMBRIA HOTEL**

750 north high street  
columbus, oh 43215

**meyers+associates**  
ARCHITECTURE

www.meyersarchitects.com



**HISTORIC DISTRICT COMMISSION  
RECOMMENDATION  
ITALIAN VILLAGE COMMISSION**

*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.*

**PROPERTY ADDRESS:** 750 North High Street

**APPLICANT'S NAME:** Brian Peterson (Applicant)

Columbus Metropolitan Housing Authority (Owner)

**APPLICATION NO.:** 16-8-33b

**COMMISSION HEARING DATE:** 10-18-2016

The Victorian Village Commission hereby certifies that the application for the above referenced property and a copy of this Certificate of Appropriateness are on file with the city's Historic Preservation Office. The Commission has reviewed the application and taken the following action(s) in accordance with Columbus City Code 3116 & 3319 and the architectural guidelines:

**Variance or Zoning Change Request**

- Rezoning
- Parking Variance
- Change of Use
- Lot Split

- Special permit
- Setbacks
- Other

**ACTION:**

Upon review of Application #16-8-33b, 750 North High Street, the Italian Village Commission recommends approval of the proposed zoning change, as follows:

Applicant requests to rezone the subject site located at 750 North High Street (PID's: 010-028040 and 020-009227) from Institutional to Commercial Planned Development for renovation of the existing structure and to permit operation of a commercial hotel, which will not exceed 200 rooms.

MOTION: Fergus/Cooke (6-0-0) APPROVAL RECOMMENDED

**RECOMMENDATION:**

- RECOMMEND APPROVAL       RECOMMEND DENIAL       NO ACTION TAKEN

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

  
Randy F. Black  
Historic Preservation Officer

