



REZONING APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

OFFICE USE ONLY

Application #: 214-032 / 14335 - 00000 - 00468
Date Received: 7/1/14
Application Accepted By: SP Fee: \$5440
Comments: Assigned to Shannon Pine; 645-2208; spine@columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 1516 N. High Street, Columbus, Ohio Zip 43201
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 010025559
 Check here if listing additional parcel numbers on a separate page.
Current Zoning District(s) C-4, ARO, R4 Requested Zoning District(s) CPD
Area Commission or Civic Association: University Area Commission, Weinland Park Civic Association
Proposed Use or reason for rezoning request: Mixed use, office, retail, residential and parking for Gateway II Development (continue on separate page if necessary)
Proposed Height District: 110 Acreage 7.26
[Columbus City Code Section 3309.14]

APPLICANT:

Name Campus Partners for Community Urban Redevelopment
Address McCracken Power Plant, Suite 200, 2003 Millikin Road City/State Columbus, OH Zip 43210
Phone # (614) 247-5958 Fax # _____ Email _____

PROPERTY OWNER(S):

Name Campus Partners for Community Urban Redevelopment
Address McCracken Power Plant, Suite 200, 2003 Millikin Road City/State Columbus, OH Zip 43210
Phone # (614) 247-5958 Fax # _____ Email _____
 Check here if listing additional property owners on a separate page

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE) Attorney Agent

Name John P. Kennedy and Michael T. Shannon of Crabbe, Brown & James, LLP
Address 500 S. Front Street - Suite 1200 City/State Columbus, OH Zip 43215
Phone # (614) 228-5511 Fax # (614) 229-4559 Email: _____

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

APPLICANT SIGNATURE
PROPERTY OWNER SIGNATURE
ATTORNEY / AGENT 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

REZONING APPLICATION #Z14-032

Property: 1516 N. High Street, Columbus, OH - Parcel #010-025559

List of 44 Additional Parcel Numbers:

010-025584	010-032903	010-023862
010-024880	010-044811	010-007257
010-036054	010-037287	
010-034930	010-065029	
010-046672	010-010623	
010-054861	010-032085	
010-015339	010-053080	
010-055865	010-004030	
010-012021	010-003633	
010-024881	010-094900	
010-030639	010-038084	
010-031932	010-038085	
010-010375	010-038086	
010-047106	010-053320	
010-056808	010-017190	
010-043419	010-010894	
010-088526	010-037288	
010-032086	010-050948	
010-055391	010-028386	
010-025565	010-040493	
010-025566	010-035979	

REZONING APPLICATION #Z14-032

Property: 1516 N. High Street, Columbus, OH - Parcel #010-025559

List of Additional Property Owners:

Owner: COMMUNITY HOUSING NETWORK, INC.

Address: C/O Jill S. Tangeman, Esq.

Vorys, Sater, Seymour and Pease LLP

52 East Gay Street

P.O. Box 1008

Columbus, Ohio 43216-1008



REZONING APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

AFFIDAVIT

(See instruction sheet)

APPLICATION # 214-032

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Michael T. Shannon
of (1) MAILING ADDRESS 500 S. Front Street, Suite 1200, 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 1516 N. High St., Columbus, OH 43201
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) Campus Partners for Community Urban Redevelopment
McCracken Power Plant, Suite 200, 2003 Millikin Road
Columbus, OH 43210

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

Same as above

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

(5) University Area Commission
Weinland Park Civic Association

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

Subscribed to me in my presence and before me this 1st day of July, in the year 2014

NOTARY PUBLIC

(8) Carol A Stewart

My Commission Expires:

This Affidavit expires six months after date of notarization.



CAROL A. STEWART
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES 06/28/2019

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Please make all checks payable to the Columbus City Treasurer



REZONING APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • 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 # 214-032

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) RITA STINCEP
of (COMPLETE ADDRESS) 500 S. FRONT ST. #1200, COLUMBUS OH
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 McCracken Power Plant, Suite 200 2003 Millikin Road Columbus, OH 43210, 614-247-5958	2.
3.	4.

Check here if listing additional parties on a separate page.



(Handwritten signature)

Subscribed to me in my presence and before me this 1st day of July, in the year 2014
Carol A. Stewart

CAROL A. STEWART
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES 06/28/2019

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

Notary Seal Here

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Applications must be submitted by appointment. Call 614-645-4522 to schedule.
Please make all checks payable to the Columbus City Treasurer



City of Columbus Zoning Plat



ZONING NUMBER

214-032

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: 010025559

Zoning Number: 1516

Street Name: N HIGH ST

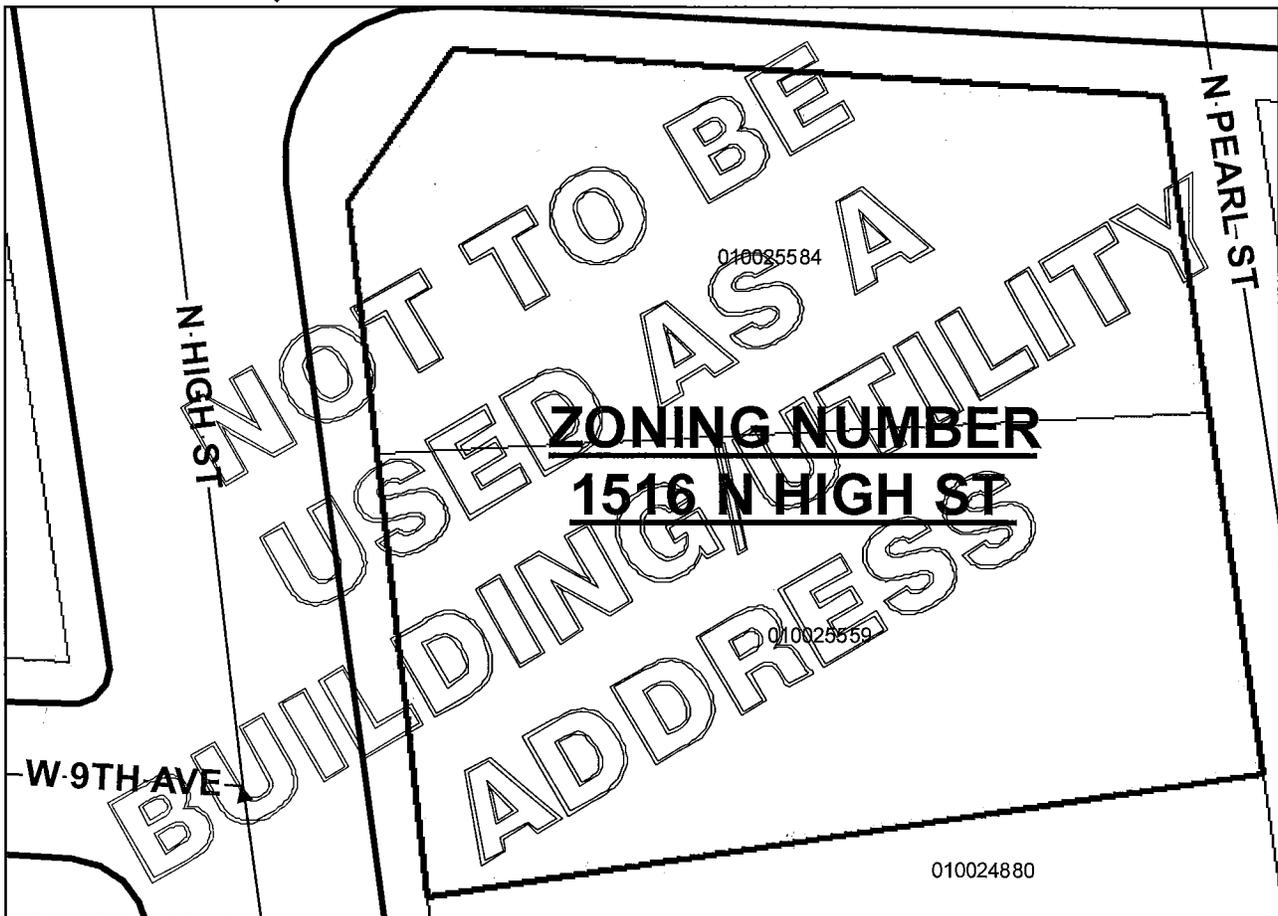
Lot Number: N/A

Subdivision: N/A

Requested By: CRABBE BROWN & JAMES (MIKE SHANNON)

Issued By:

Date: 6/27/2014



PATRICIA A. AUSTIN, P.E., ADMINISTRATOR
DIVISION OF PLANNING AND OPERATIONS
COLUMBUS, OHIO

SCALE: 1 inch = 40 feet

GIS FILE NUMBER: 21236

SUBAREA "A"
ZONING DESCRIPTION OF 1.54 ACRES

214-032

C-4 + AR-0 to CPD

Situate in the State of Ohio, County of Franklin, City of Columbus, in Quarter Township 3, Township 1, Range 18, United States Military Lands, being all of the 0.629 acre tract conveyed to Redstone Realty Company LLC in Instrument Number 201208020111857, also being Lots 1, 2 and 3 of Fisher's North High Street Addition as is numbered and delineated on the recorded plat thereof, of record in Plat Book 2, Page 194, conveyed to Campus Partners for Community Urban Redevelopment in Instrument Number 200112140292285 and Instrument Number 200201110011638 and also being Lot 4 and part of Lot 5 of said Fisher's North High Street Addition conveyed to Community Housing Network in Instrument Number 200009190188843, all records being of the Recorder's Office, Franklin County, Ohio and being more particularly described as follows:

BEGINNING at the southwest corner of said Lot 1, being the intersection of the south line of Eighth Avenue, 50 feet wide, with the east line of High Street, 66 feet wide;

Thence along the west line of said Lots 1 through 4 and part of the west line of said Lot 5 and along the east line of High Street, North 08 Degrees 15 minutes and 28 seconds West, 163.80 feet to the south corner of a 0.001 acre tract conveyed to City of Columbus, Ohio in Instrument Number 200308050246642;

Thence across said Lot 5, along the east line of said 0.001 acre tract, North 05 degrees 52 minutes 33 second West 39.22 feet to the north line of said Lot 5, the northeast corner of said 0.001 acre tract, the southwest corner of said 0.629 acre tract and the southeast corner of a 0.026 acre tract conveyed to City of Columbus Ohio in Instrument Number 200309260308574;

Thence along part of the west line of said 0.629 acre tract and part of the east line of said 0.026 acre tract, North 06 degrees 37 minutes 16 seconds West, 140.92 feet;

Thence continuing along part of the west line of said 0.629 acre tract and part of the east line of said 0.026 acre tract, North 35 degrees 01 minute 53 seconds East, 38.69 feet to the northwest corner of said 0.629 acre tract, the northeast corner of said 0.026 acre tract and the south line of Ninth Avenue, 60 feet wide;

Thence along the north line of said 0.629 acre tract and the south line of Ninth Avenue, south 86 degrees 46 minutes 19 seconds East, 151.16 feet to the northeast corner of said 0.629 acre tract, at the intersection of the south line of Ninth Avenue with the west line of Pearl Street, 20 feet wide;

Thence along the east lines of said 0.629 acre tract and of said Lots 1 through 5 and along the west line of Pearl Street, South 08 degrees 15 minutes 28 seconds East, 378.55 feet to the southeast corner of said Lot 1 and the intersection of the west line of Pearl Avenue with the north line of Eighth Avenue.

Thence along the south line of said Lot 1 and the north line of Eighth Avenue, North 86 degrees 46 minutes 19 seconds West, 184.00 feet to the **POINT OF BEGINNING, CONTAINING 1.54 ACRES.**

The basis of bearing for this description is assumed to be South 86 degrees 46 minutes 19 seconds East on the south line of Ninth Avenue

This description is based on records only. This description is to be used for zoning purposes only and is not intended to be used for property transfer.

Paul T. Dinan PS 7312

Z14-032

R-4 to CPD

SUBAREA "B1"
ZONING DESCRIPTION OF 1.11 ACRES

Situate in the State of Ohio, County of Franklin, City of Columbus, being Lots 27, 31 and 32 and part of Lot 26 of Fisher's North High Street Addition as in numbered and delineated upon the recorded plat thereof, of record in Plat Book 2, Page 194, conveyed to Campus Partners For Community Urban Redevelopment in Instrument Number 200101040003411, Instrument Number 200602100026780, Instrument Number 200901130004580, Instrument Number 201008310112103 and Instrument Number 201012300178309 and Lots 28, 29 and 30 of said Fisher's North High Street Addition conveyed to Redstone Realty Company LLC in Instrument Number 201308020130949, Tracts I and II, all records being of the Recorder's Office, Franklin County, Ohio and being more particularly described as follows:

BEGINNING at the northwest corner of said Lot 32 and at the intersection of the south line of Ninth Avenue, 60 feet wide, with the east line of Pearl Street, 20 feet wide;

Thence along the north lines of said Lots 27 through 32, along part of the north line of said Lot 26 and along the south line of Ninth Street, south 86 degrees 46 minutes 19 seconds East, 293.69 feet to a point, said point being 20 feet east of the northwest corner of said Lot 26;

Thence across said Lot 26, South 03 degrees 20 minutes 41 seconds West, 175.00 feet to the south line of said Lot 26 and the north line of an alley, 22 feet wide, said point being 20 feet east of the southwest corner of said Lot 26;

Thence along part of the south line of said Lot 26, along the south lines of said Lots 27 through 32 and along the north line of said alley, North 86 degrees 46 minutes 19 seconds West, 257.77 feet to the southwest corner of said Lot 32, being the intersection of the north line of said alley with the east line of Pearl Street.

Thence along the west line of said Lot 32 and the east line of said Pearl Street, North 08 degrees 15 minutes 28 seconds West, 178.58 feet to the **POINT OF BEGINNING, CONTAINING 1.11 ACRES.**

The basis of bearings for this description is assumed to be South 86 degrees 46 minutes 19 seconds East on the south line of Ninth Avenue.

This description is based on records only. This description is to be used for zoning purposes only and is not intended to be used for property transfer.

Paul T. Dinan PS. 7312

214-032

R-4 to CPD

SUBAREA "B2"
ZONING DESCRIPTION OF 1.21 ACRES

Situate in the State of Ohio, County of Franklin, City of Columbus, being Lots 21, 22, 23 and 25 and part of Lots 24 and 26 of Fisher's North High Street Addition, as is numbered and delineated upon the recorded plat thereof, of record in Plat Book 2, Page 194, conveyed to Campus Partners for Community Urban Redevelopment in Instrument Number 200012190255357, Instrument Number 200404090080303, Instrument Number 200404090080304 and Instrument Number 200805300082744 and Lots 19 and 20 and part of Lot 24 of said Fisher's North High Street Addition conveyed to Redstone Realty Company LLC in Instrument Number 200404120080849, Instrument Number 200405170112470 and Instrument Number 200405270122233, all records being of the Recorder's Office, Franklin County, Ohio and being more particularly described as follows:

BEGINNING at the northeast corner of said Lot 19, also being the intersection of the south line of Ninth Avenue, 60 feet wide, with the west line of an alley, 18 feet wide;

Thence along the east line of said Lot 19 and the west line of said alley, South 03 degrees 20 minutes 41 seconds West, 175.00 feet to the southeast corner of said Lot 19, also being the intersection of the west line of an alley, 19 feet wide, with the north line of an alley, 22 feet wide;

Thence along the south lines of said Lots 19 through 25, part of the south line of said Lot 26 and along part of the north line of said 22 foot wide alley, North 86 degrees 46 minutes 19 seconds West, 300.00 feet to a point, said point being 20 feet west of the southeast corner of said Lot 26;

Thence across said Lot 26, North 03 degrees 20 minutes 41 seconds East, 175.00 feet to the north line of said Lot 26 and the south line of Ninth Avenue, said point being 20 feet west of the northeast corner of said Lot 26;

Thence along the north lines of said Lots 19 through 25, part of the north line of said Lot 26 and along the south line of Ninth Avenue, South 86 degrees 46 minutes 19 seconds East, 300.00 feet to the **POINT OF BEGINNING, CONTAINING 1.21 ACRES.**

The basis of bearings for this description is assumed to be South 86 degrees 46 minutes 19 seconds East on the south line of Ninth Avenue.

This description is based on records only. This description is to be used for zoning purposes only and is not intended to be used for property transfer.

Paul T. Dinan PS.7312

Z14-032

R-4 to CPD

**SUBAREA "C1"
ZONING DESCRIPTION OF 0.71 ACRES**

Situate in the State of Ohio, County of Franklin, City of Columbus, being Lots 6 and 7 of Fisher's North High Street Addition as is numbered and delineated on the recorded plat thereof, of record in Plat Book 2, Page 194 conveyed to Campus Partners for community Urban Redevelopment in Instrument Number 200404300098265, Instrument Number 200805160075719 and Instrument Number 200805160075720 and Lot 8 and part of Lot 9 of said Fisher's North High Street Addition conveyed to Redstone Realty Company LLC in Instrument Number 201308020130949, Tracts III and IV, all records being of the Recorder's Office, Franklin County, Ohio, being more particularly described as follows:

BEGINNING at the southwest corner of said Lot 6, being the intersection of the north line of Eighth Avenue, 50 feet wide, with the east line of Pearl Street, 20 feet wide;

Thence along the west line of said Lot 6 and the east line of Pearl Street, North 08 degrees 15 minutes 28 seconds West, 178.58 feet to the northwest corner of said Lot 6, being the intersection of the east line of Pearl Street with the south line of an alley, 22 feet wide;

Thence along the north line of said Lots 6, 7 and 8 and part of the north line of said Lot 9 and along the south line of said alley, South 86 degrees 46 minutes 19 seconds East, 180.24 feet to a point, said point being 5.67 feet west of the northeast corner of said Lot 9;

Thence across said Lot 9, South 03 degrees 20 minutes 41 seconds West, 175.00 feet to the south line of said Lot 9 and the north line of Eighth Avenue, said point being 5.67 feet west of the southeast corner of said Lot 9;

Thence along part of the south line of said Lot 9, along the south line of said Lots 6, 7 and 8 and along the north line of Eighth Avenue, North 86 degrees 46 minutes 19 seconds West, 144.33 feet to the **POINT OF BEGINNING, CONTAINING 0.65 ACRES.**

The basis of bearings for this description is assumed to be South 86 degrees 46 minutes 19 seconds East on the south line of Eighth Avenue.

This description is based on records only. This description is to be used for zoning purposes only and is not intended to be used for property transfer.

Paul T. Dinan PS. 7312

214-032
R-4 to LPD

SUBAREA "C2"
ZONING DESCRIPTION OF 1.06 ACRES

Situate in the State of Ohio, County of Franklin, City of Columbus, being Lots 11, 12, 13 and 15 of Fisher's North High Street Addition as numbered and delineated on the recorded plat thereof, of record in Plat Book 2, Page 194 conveyed to Campus Partners For Community Urban Redevelopment in Instrument Number 200406020125973, Instrument Number 200406020125975, Instrument Number 200508020154131 and Instrument Number 200712310221389 and Lots 14 and 16 and part of Lots 17 and 18 of said Fisher's North High Street Addition conveyed to Redstone Realty Company LLC in Instrument Number 200406170139557 Parcels 1 and 3, Instrument Number 200406170139558 Parcels 1 and 3 and Instrument Number 200405140111382, all records being of the Recorder's Office, Franklin County, Ohio and being more particularly described as follows:

BEGINNING at the southwest corner of said Lot 11 and the southeast corner of Lot 10 of said Fisher's North High Street Addition and in the north line of Eighth Avenue, 50 feet wide;

Thence along the west line of said Lot 11 and the east line of said Lot 10, North 03 degrees 20 minutes 41 seconds East, 175.00 feet to the northwest corner of said Lot 11, the Northeast corner of said Lot 10 and in the south line of an alley, 22 feet wide;

Thence along the north line of said Lots 11 through 16 and along the south line of said alley, South 86 degrees 46 minutes 19 seconds East, 240.00 feet to the northeast corner of said Lot 16 and the northwest corner of said Lot 17;

Thence along part of the east line of said Lot 16 and part of the west line of said Lot 17, South 03 degrees 20 minutes 41 seconds West, 70.28 feet;

Thence across said Lot 17 and part of said Lot 18, South 86 degrees 27 minutes 28 seconds East, 40.09 feet;

Thence continuing across part of said Lot 18, south 03 degrees 08 minutes 11 seconds West, 104.50 feet to the south line of said Lot 18 and the north line of Eighth Avenue;

Thence along part of the south line of said Lot 18, along the south line of said Lots 11 through 17 and along the north line of Eighth Avenue, North 86 degrees 46 minutes 19 seconds West, 280.47 feet to the **POINT OF BEGINNING, CONTAINING 1.06 ACRES**

The basis of bearings for this description is assumed to be South 86 degrees 46 minutes 19 seconds East on the south line of Eighth Avenue.

This description is based on records only. This description is to be used for zoning purposes only and is not intended to be used for property transfer.

Paul T. Dinan PS.7312

214-032

R-4 to CPD

SUBAREA "D1"
ZONING DESCRIPTION OF 0.85 ACRES

Situate in the State of Ohio, County of Franklin, City of Columbus, being Lots 20, 21, 23, 24, 25 and 26 of Phil D. Fisher and Mrs. M.C. Miller's Subdivision as is numbered and delineated on the recorded plat thereof, of record in Plat Book 3, Page 69 conveyed to Campus Partners For Community Urban Redevelopment in Instrument Number 200406300152102, Instrument Number 200805220079025, Instrument Number 200807310116770 and Instrument Number 201201100004037 and Lot 22 of said Phil D. Fisher and Mrs. M.C. Miller's Subdivision conveyed to Redstone Realty Company LLC in Instrument Number 200406150137818, all records being of the Recorder's Office, Franklin County, Ohio and being more particularly described as follows:

BEGINNING at the northwest corner of said Lot 20, being the intersection of the south line of Eighth Avenue, 50 feet wide, with the east line of Pearl Street, 20 feet wide;

Thence along the north line of said Lots 20 through 26 and the south line of Eighth Avenue, South 86 degrees 46 minutes 19 seconds East, 273.50 feet to the northeast corner of said Lot 26 and the northwest corner of Lot 27 of said Phil D. Fisher and Mrs. M.C. Miller's Subdivision;

Thence along the east line of said Lot 26 and the west line of said Lot 27, South 03 degrees 20 minutes 41 seconds West, 140.00 feet to the southeast corner of said Lot 26, the southwest corner of said Lot 27 and in the north line of an alley, 17 feet wide;

Thence along the south line of said Lots 20 through 26 and the north line of said alley, North 86 degrees 46 minutes 19 seconds West, 254.50 feet to the southwest corner of said Lot 20, being the intersection of the north line of said alley with the east line of Pearl Street;

Thence along the west line of said Lot 20 and the east line of Pearl Street, North 04 degrees 23 minutes 10 seconds West. 141.25 feet to the **POINT OF BEGINNING, CONTAINING 0.85 ACRES.**

The basis of bearings for this description is assumed to be South 86 degrees 46 minutes 19 seconds East on the south line of Eighth Avenue.

This description is based on records only. This description is to be used for zoning purposes only and is not intended to be used for property transfer.

Paul T. Dinan PS.7312

214-032
R-4 to LAPD

SUBAREA "D2"
ZONING DESCRIPTION OF 0.73 ACRES

Situate in the State of Ohio, County of Franklin, City of Columbus, being Lots 28 and 32 of Phil D. Fisher and Mrs. M.C. Miller's Subdivision as is numbered and delineated on the recorded plat thereof, of record in Plat Book 3, Page 69 conveyed to Campus Partners for community Urban Redevelopment in Instrument Number 200406300152102, and Instrument Number 200506230122466 and Lots 29, 30, 31 and 33 of said Phil D. Fisher and Mrs. M.C. Miller's Subdivision conveyed to Redstone Realty Company LLC in Instrument Number 200406170139557, Parcel 2, Instrument Number 200406170139558, Parcel 2 and Instrument Number 200406010124693, all records being of the Recorder's Office, Franklin County, Ohio and being more particularly described as follows:

BEGINNING at the northwest corner of said Lot 28, the northeast corner of Lot 27 of said Phil D. Fisher and Mrs. M.C. Miller's Subdivision and in the south line of Eighth Avenue, 50 feet wide;

Thence along the north line of said Lots 28 through 33 and the south line of Eighth Avenue, South 86 degrees 46 minutes 19 seconds East, 228.00 feet to the northeast corner of said Lot 33, being the intersection of the south line of Eighth Avenue with the west line of an alley, 20 feet wide;

Thence along the east line of said Lot 33 and the west line of said alley, South 03 degrees 20 minutes 41 seconds West, 140.00 feet to the southeast corner of said Lot 33, being the intersection of said alley with an alley, 17 feet wide;

Thence along the south line of said Lots 28 through 33 and the north line of said 17 foot wide alley, North 86 degrees 46 minutes 19 seconds West, 228.00 feet to the southwest corner of said Lot 28 and the southeast corner of said Lot 27;

Thence along the west line of said Lot 28 and the east line of said Lot 27, North 03 degrees 20 minutes 41 seconds East, 140.00 feet to the **POINT OF BEGINNING, CONTAINING 0.73 ACRES.**

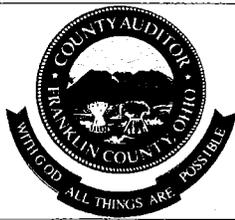
The basis of bearing for this description is assumed to be south 86 degrees 46 minutes 19 seconds East on the south line of Eighth Avenue.

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Paul T. Dinan PS.7312

214-032

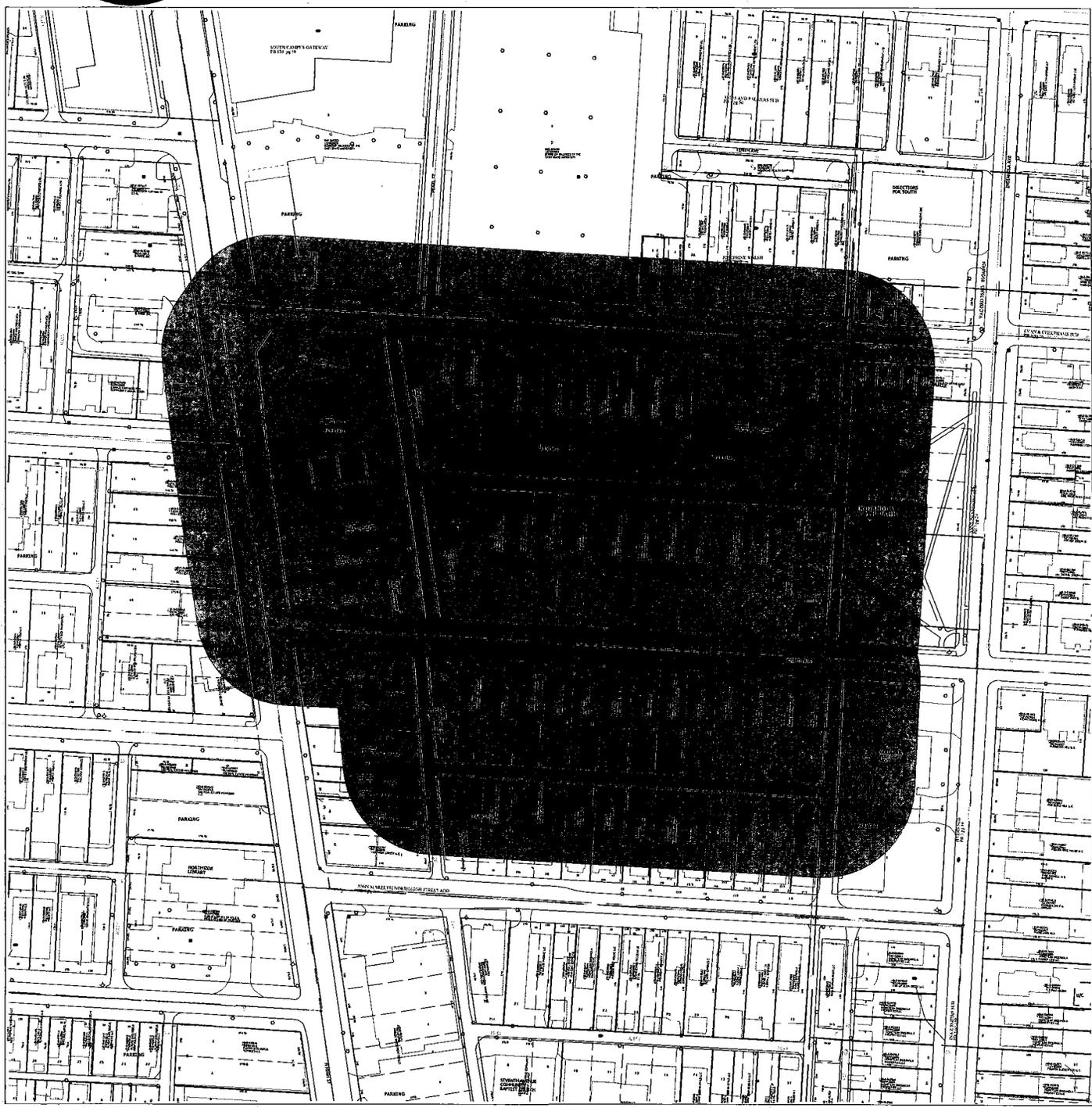
CV14-037



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

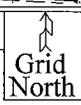
MAP ID: C

DATE: 6/26/14



Disclaimer

Scale = 199'



This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be consulted for verification of the information contained on this map. The county and the mapping companies assume no legal responsibilities for the information contained on this map. Please notify the Franklin County GIS Division of any discrepancies.

Real Estate / GIS Department

COMMERCIAL PLANNED DEVELOPMENT TEXT

CURRENT DISTRICT: C-4, Commercial
AR-O, Apartment
R-4, Residential

PROPOSED DISTRICT: CPD, Commercial Planned Development

PROPERTY ADDRESS: 1516 North High Street

OWNERS: Redstone Realty Co, LLC
Campus Partners for Community Urban Redevelopment

APPLICANT: Campus Partners for Community Urban Redevelopment
c/o Michael T. Shannon, Esq.
CRABBE, BROWN & JAMES, LLP
500 S. Front Street, Ste. 1200
Columbus, Ohio 43215
mshannon@cbjlawyers.com

DATE OF TEXT: July 1, 2014

APPLICATION #: 214-032

1. INTRODUCTION:

The Campus Gateway Phase II is a focused continuation of Campus Partners' work to revitalize the High Street commercial corridor. Located directly south of the recently constructed South Campus Gateway, the proposed project will bridge the gap between The Ohio State University and the Short North. The Site is located within the University Area Commission, University Impact Area, Urban Commercial Overlay, and the Weinland Park Association. The project encompasses approximately 7 acres and is generally bound by High Street to the west, East 9th Avenue to the north, Section Alley to the east, and Euclid Avenue to the south. The Site's existing zoning is a mix of R-4 Residential, AR-O Apartment Office, and C-4 Regional Scale Commercial.

Applicant proposes to rezone the Site to CPD Commercial Planned Development. The Campus Gateway Phase II will provide commercial space for retail, office and restaurant uses, approximately 525 dwelling units, and parking as required by the CPD Text satisfied by both on-Site and by utilization of the neighboring South Campus Gateway parking garage.

The proposed development will acknowledge and integrate the Draft University Area District Plan recommendations so that the project embodies the spirit of the Campus Gateway area and greater University District. The Campus Gateway Phase II will also integrate sustainable development principles and features in the area through enhanced streetscape, diverse street-level active uses, and maximum leveraging of transportation infrastructure. Ultimately, the project will mingle campus activities with an urban lifestyle and promote the pedestrian-oriented character of the Campus Gateway and the Short North. This will be accomplished in harmony with the Weinland Park Neighborhood Plan

2. PERMITTED USES:

A. The proposed redevelopment Site shall consist of four subareas. Subarea A is on the east side of North High Street between East 9th Avenue, East 8th Avenue and Pearl Street. Subarea B1 and B2 is on the south side of East 9th Avenue between north Pearl Street and Section Alley. Subarea C1 and C2 is on the north side of East 8th Avenue between North Pearl Street and Section Alley. Subarea D1 and D2 is on the south side of East 8th Avenue between North Pearl Street and Section Alley.

B. Those uses permitted in Section 3356.03, C-4 Permitted Uses, of the Columbus city Code and floor dwelling units, residential dwelling units above the first floor dwelling units, and dwelling units above Bowling Centers, Performing Arts, Spectator Sport and Related Industries, Theaters, Dance Companies and Dinner Theaters, as permitted by council variance. Non-auto-oriented carry-out and fast food uses are permitted. The following uses are excluded from the subject property:

- Automobile sales (new and used)
- Billboard (unless approved a part of a graphics plan)
- Bus or truck terminal
- Car lot

C. The first floor of buildings in Subarea A shall permit commercial, residential, or parking uses and floors 2 through 6 shall permit residential or residential supporting uses. The first floor of buildings in Subarea B1 and B2 and C1 and C2 shall permit commercial, residential, or parking uses and floors 2 through 5 shall permit residential or residential supporting uses. The first floor of buildings in Subarea D1 and D2 shall permit commercial, residential, or parking uses and floors 2 through 4 shall permit residential uses. Applicant shall submit a companion Council Variance from CCC § 3356.03 to allow the development of ground floor dwelling units in Subareas A through D, and allow the continued uses and maintenance of any existing structure should they remain. Structured parking shall be permitted in all sub-areas.

3. DEVELOPMENT STANDARDS:

Unless otherwise indicated in the written text or the submitted Site plan, the applicable development standards are contained in Chapter 3356, Regional Scale Commercial Development of the Columbus City Code.

A. Density, Height, Lot and/or Setback Commitments:

1. The building, parking, and maneuvering setbacks from High Street and any street frontage less than 50 feet from High Street shall be 0-35 feet from the public right of way. The front build-to zone for areas along 8th and 9th Avenues that are greater than 50 feet from high Street shall be 0-15 feet from the public right of way.
2. Subareas A through D shall maintain a minimum 5 foot rear yard and sideyard setbacks.
3. The Site shall establish a 110 foot height district. The maximum building height for Subarea A shall be 90 feet. The maximum building height for Subarea B and C shall be 75 feet. The maximum building height for Subarea D shall be 60 feet. Rooftop mechanical equipment and its associated screening, parapet wall will not be used in the determination of building heights. Specialized or distinctive architectural elements, as approved by the University Area Review Board, shall not be subject to these height limitations.

B. Access, Loading, Parking, Pedestrian Improvements and/or other Traffic related commitments:

1. Parking requirements for Subareas A through D shall be calculated and provided in aggregate for the entire Site.
2. There shall be no required on-Site parking for individual subareas. Aggregate minimum parking requirements may be satisfied through a combination of on-Site parking, on-street parking

adjacent to all subarea frontages, and up to 300 parking spaces within the existing South Campus Gateway garage, in Subarea E of Z03-004 (Ord. # 1673-2003).

3. Applicant shall provide 3 parking spaces per 1,000 square feet commercial use (including retail, office, and restaurant). Residential uses shall provide 1.5 parking spaces per dwelling unit.
 4. There shall be no parking required for outdoor dining or entertainment areas.
 5. One loading space shall be provided for Subarea A. Because no large scale tenant is expected within the subarea, the development may vary the size and shape of the loading zone if the space required pursuant to the code is deemed unnecessary.
 6. Sidewalks and outdoor dining areas shall be paved with material and pattern consistent with the existing South Campus Gateway High Street sidewalk. The material and pattern shall extend a minimum of 50 feet from High Street along 8th and 9th Avenues. Sidewalks that are not less than 4 feet in width shall be provided along 8th and 9th Avenues.
 7. Subarea A shall provide at least 20 covered bicycle storage spaces. Subareas B through D shall provide, in aggregate, bicycle storage spaces pursuant to the Code.
 8. Due to financing, ownership, and real estate tax purposes, the individual subareas may be divided into separate tax parcels without parking and/or loading spaces and without frontage on a public street.
 9. The design of any traffic improvement or access point shall be subject to the review and approval of the Department of Public Service, Division of Planning and Operations.
- C. Buffering, Landscaping, and/or Screening commitments:
1. Applicant shall provide 1 shade tree for every 20 surface parking spaces. There shall be no tree requirement for parking spaces contained within structured parking.
 2. Street trees shall be installed along all improved frontages in cooperation with the Urban Forester of the Department of Parks and Recreation.
 3. Unless otherwise specified, minimum size of trees at installation shall be 3-inch caliper for deciduous trees, 5 feet in height for evergreen trees and 2.5 inch caliper for ornamental trees.
- D. Building Design and/or Interior-Exterior Treatment Commitments:
1. The public realm will include large street trees, articulated sidewalks, spaces for outdoor cafes, and attractive three-dimensional awnings and signage to reinforce the District as a destination for shopping, dining, evening entertainment and informal social meetings and gatherings.
 2. All buildings within Subarea A shall be contemporary, using flat planes and taut building wrappers to create simple juxtaposing volumes that provide efficient, flexible plans appropriate to their respective uses. The commercial base for each building will be highly transparent, allowing the energy and light of the stores to spill out and activate the streets. The upper stories will be articulated to reference the best architecture of the adjacent Short North while retaining a contemporary authenticity.

3. All buildings within Subareas B through D shall reinforce the streetscape along 8th and 9th Avenues. Buildings are to be scaled as established in the south Campus Gateway development to create a pedestrian atmosphere, and shall include architectural massing and detailing that creates a visually interesting pattern and rhythm along the street frontage.
 4. Each building shall consist of a material palette intended to be high quality and long lasting, comprising of brick of various colors, case stone, glass (particularly at street-level), exposed metal, EIFS, composite trim and materials of similar quality. Material palette shall be reviewed and approved by the University Area Review Board.
 5. All building openings, including doors and windows, shall be spaced and sized at regular intervals to promote a pedestrian environment. Building openings with Subarea A shall be oriented vertically to match the character of the existing South Campus Gateway Development.
 6. The buildings within Subarea A shall have a flat roof. The buildings within Subareas B through D may have flat, gable, shed roof, or combination thereof.
 7. No materials, supplies, equipment or products shall be stored or permitted to remain on any portion of the Site outside the permitted structures, except for outside dining and entertainment areas.
- E. Dumpsters, Lighting, Outdoor Display Areas, and/or Other Environmental Commitments:
1. Outdoor lighting shall be cut-off fixtures (down lighting) unless an alternative design is approved by the University Area Review Board.
 2. Light poles in the parking lots shall not exceed 18 feet in height unless an alternative design is approved by the University Area Review Board.
- F. Graphics and Signage Commitments:
1. Graphic standards, except as modified by the graphics plans, shall apply as they pertain to a C-4, Commercial District.
- G. CPD Criteria:
1. Natural Environment: The Site is located on the east side of a major arterial roadway and is occupied by a variety of buildings.
 2. Existing Land Uses: A combination of commercial, residential, and university uses surround the Site.
 3. Transportation and Circulation: The existing street system shall provide access to the proposed development as described in Section 3B.
 4. Views and Visibility: See Section D.

5. Visual Form of the Environment: See Section D.
6. Proposed Development: Mixed use of commercial, office, entertainment, parking, and residential uses.
7. Emission: No adverse effects shall result from the proposed development.
8. Behavior Patterns: Other than as proposed herein, the proposed development shall make use of the existing pedestrian and vehicular patterns for the area.

The undersigned, being the owner of the subject property, together with the Applicant in the subject Application, or their authorized representatives, do hereby agree singularly and collectively for themselves, their heirs, successors and assigns, to abide by above restrictions, conditions, and commitments regarding development of the subject property, and for such purpose each states that he fully understands and acknowledges that none of the foregoing restrictions, conditions, or commitments shall in any manner act to negate, nullify, alter or modify any more restrictive provision of the Columbus City Codes.

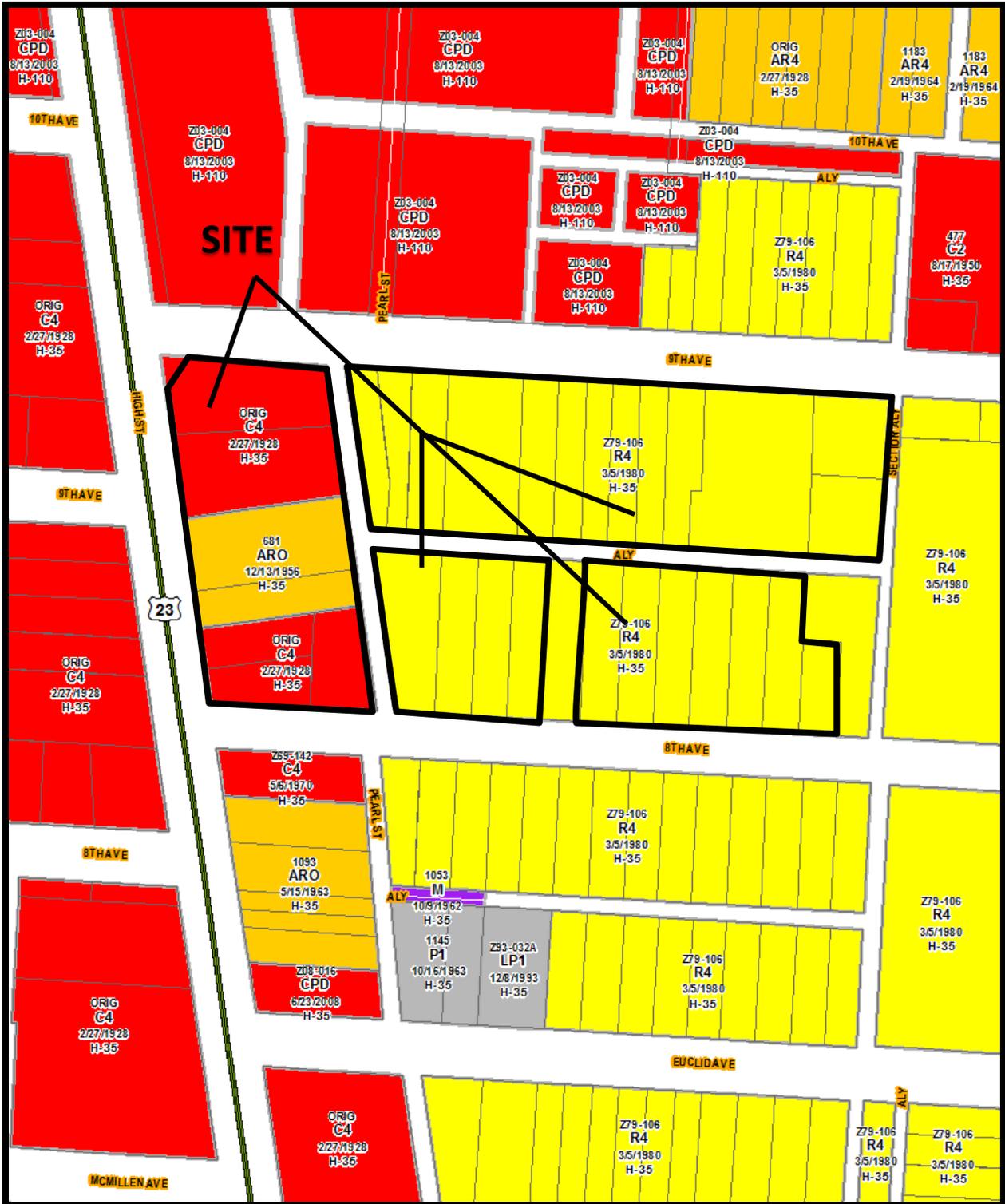
Respectfully Submitted,



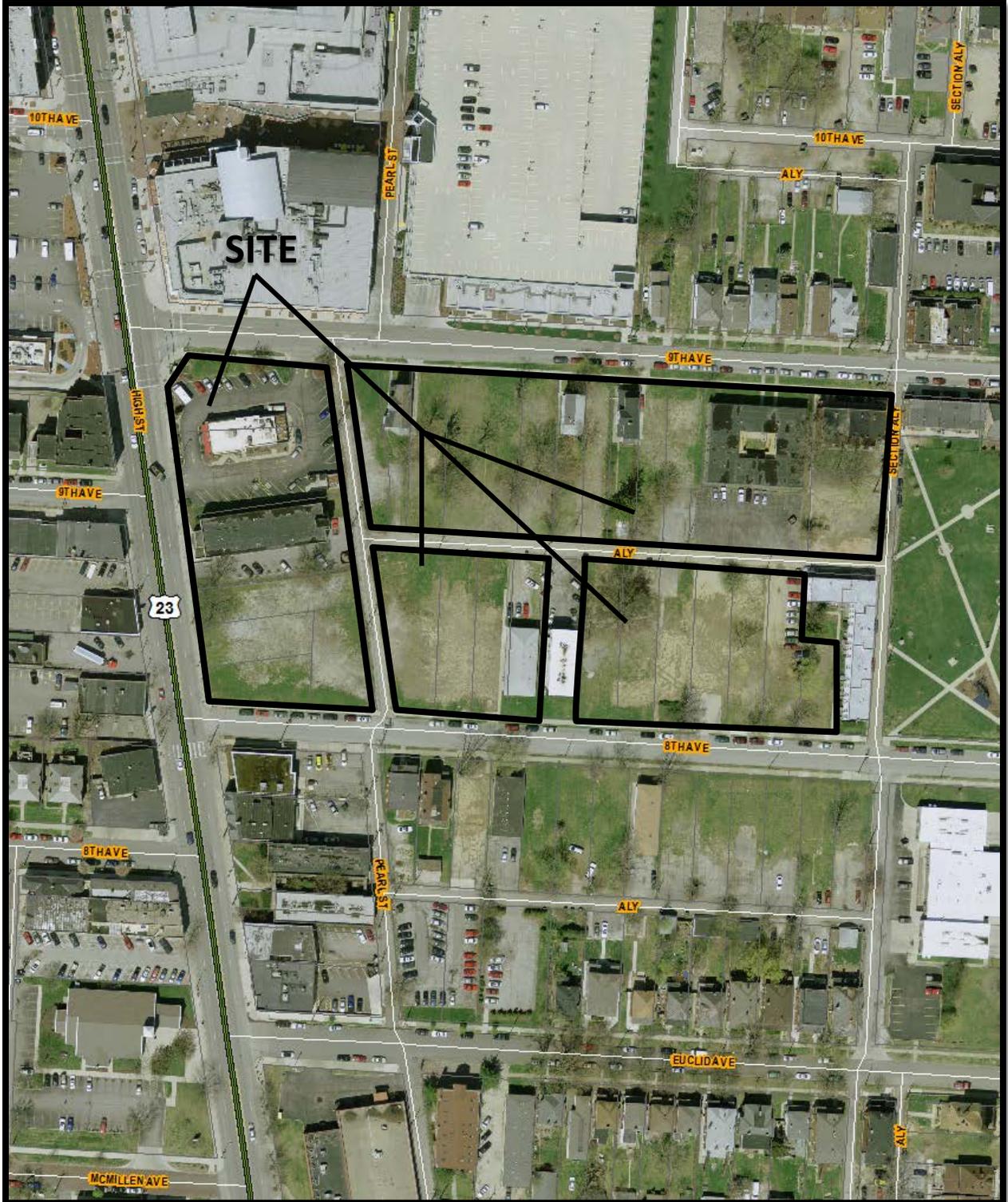
Michael T. Shannon, Esq.
Attorney for Applicant

Michael Sherman
7/1/14





Z14-032
 1516 North High Street
 Approximately 7.26 acres
 From R-4, AR-O, & C-4 to CPD



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