

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
SEPTEMBER 11, 2014**

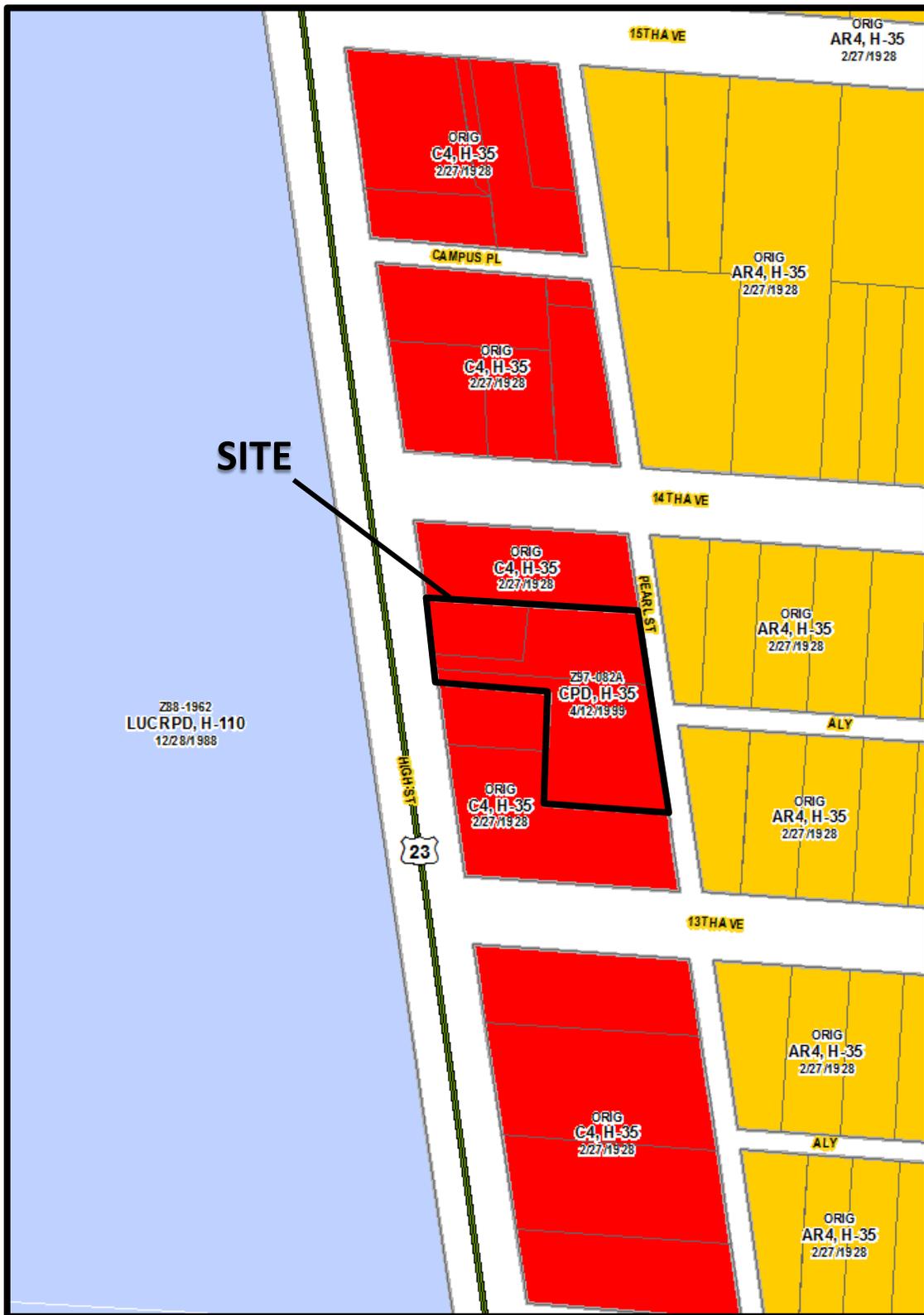
- 3. APPLICATION: Z14-030 (14335-00000-00465)**
Location: **1774 NORTH HIGH STREET (43202)**, being 0.58± acres located on the east wide of North High Street, 73± feet south of Fourteenth Avenue (010-037011 & two others; University Area Commission).
Existing Zoning: CPD, Commercial Planned Development District.
Request: CPD, Commercial Planned Development District.
Proposed Use: Commercial development.
Applicant(s): Black Wilshire Ridgely LLC; c/o David Hodge; Smith & Hale LLC; 37 West Broad Street, Suite 460; Columbus, Ohio 43215.
Property Owner(s): The Applicant.
Planner: Tori Proehl, 645-2749, viproehl@columbus.gov

BACKGROUND:

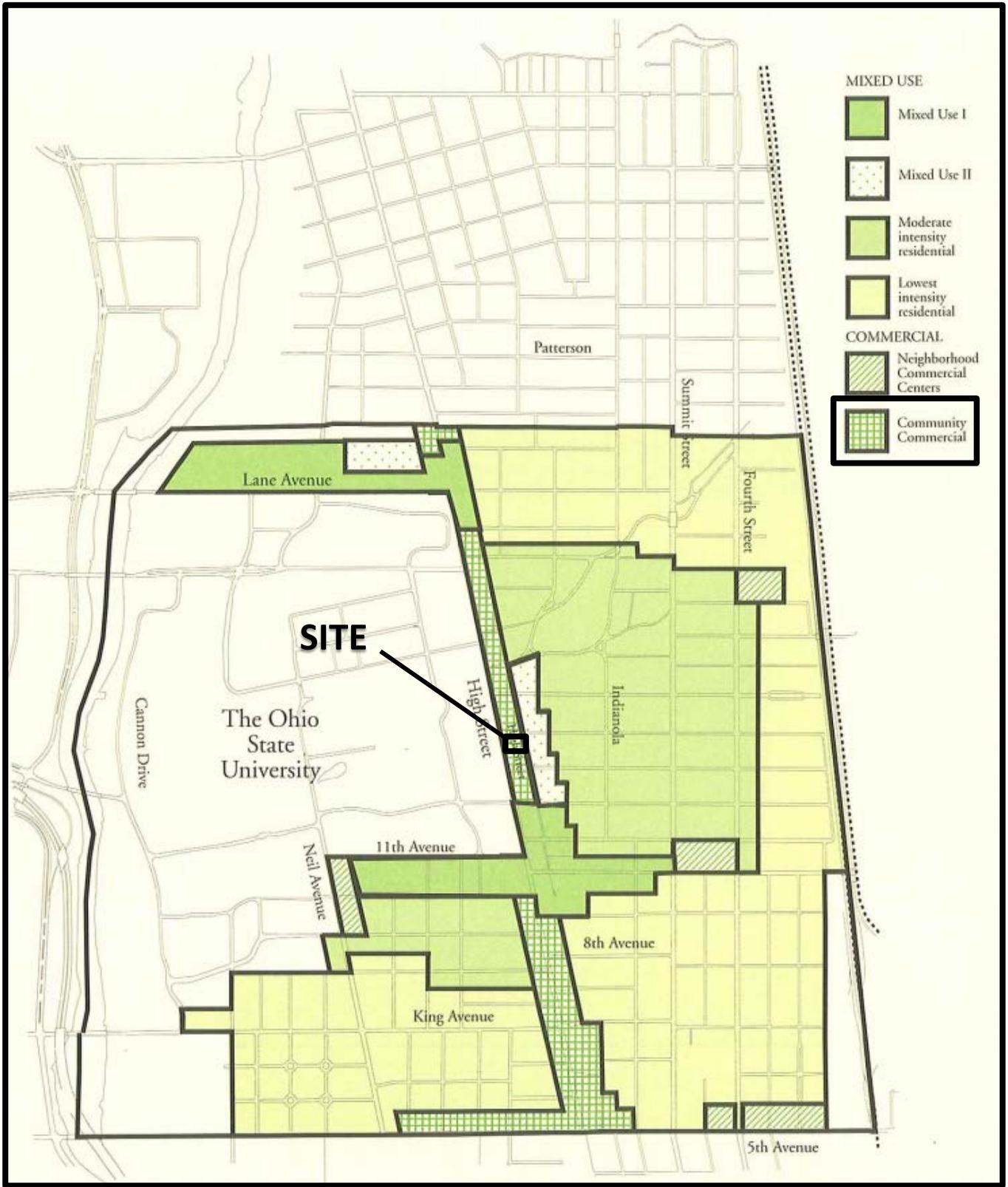
- The 0.38± acre site is developed with a college book store and zoned in the CPD, Commercial Planned Development District. When rezoned in 1998, the text listed the book store as the principle tenant. The applicant requests a rezoning to the CPD, Commercial Planned Development District to expand the permitted uses on the site.
- Surrounding the site is commercial development to the north and south in the C-4, Commercial District. To the east is multi-unit residential development in the AR-4, Apartment Residential District. To the west is development associated with The Ohio State University zoned in the LUCRPD, University-College Research Park Development District.
- The site is located within the boundaries of the *University Neighborhoods Revitalization Plan* (1996), which recommends commercial/mixed use for this location. The *University/High Street Development & Design Guidelines* (2002) also contain relevant recommendations for this site, including building designs that contribute to a pedestrian-friendly frontage.
- The site is located within the boundaries of the University Area Commission, who recommended approval of this application, with a condition that the applicant will provide all code required bicycle parking. The applicant agreed to this condition.
- The proposed CPD text includes permitted uses, access, and commits to a site plan. Variances for minimum number of parking spaces required and parking space are also requested.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested CPD, Commercial Planned Development District will update the list of permitted uses in the CPD text. Staff supports the intended use of the property, as well as the expanded list of allowable uses. The request is consistent with the recommendations of the *University Neighborhoods Revitalization Plan* (1996) and the *University/High Street Development & Design Guidelines* (2002) and with the zoning and development patterns of the area.



Z14-030
 1774 N. High Street
 Approximately 0.58 acres



University Neighborhoods Revitalization Plan

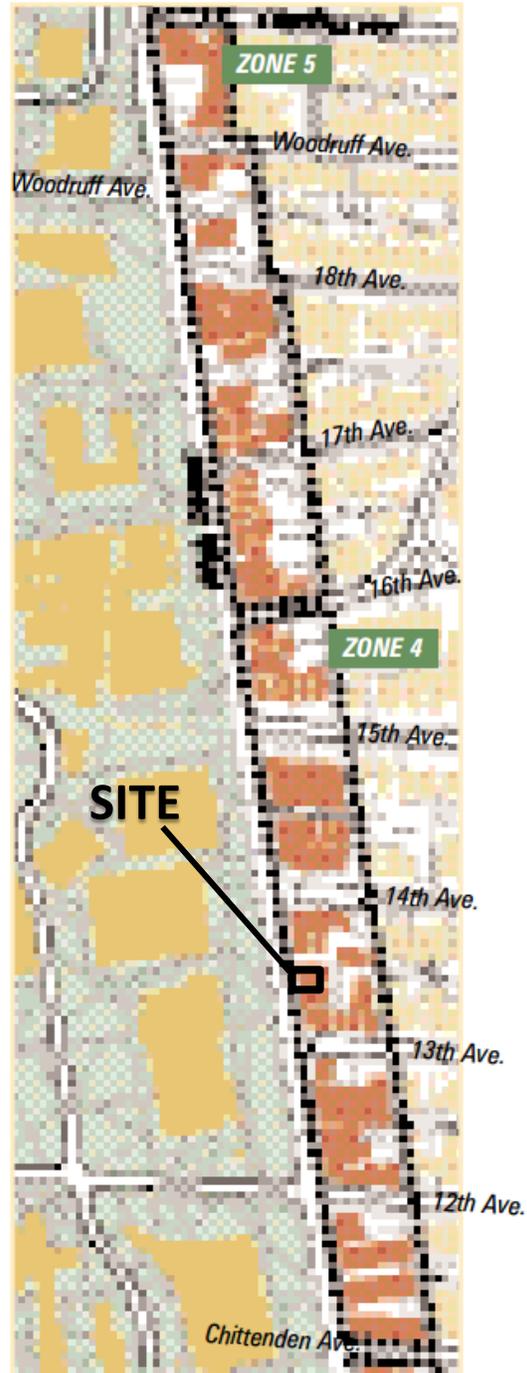
Zone 4

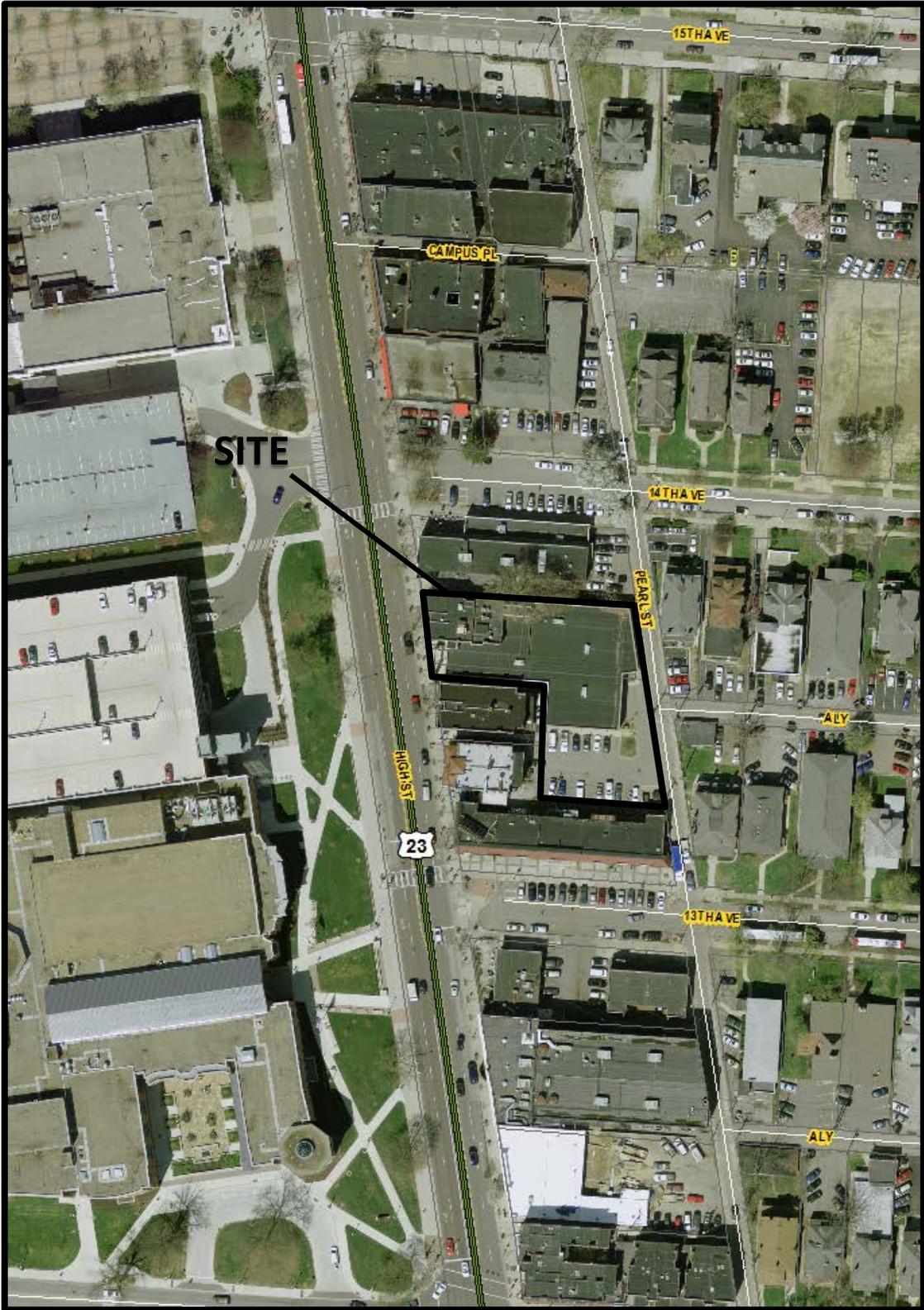
Chittenden Avenue to 16th Avenue

Character: Traditional commercial buildings with many active street-level uses form a campus edge. A mixture of traditional retail uses, entertainment and dining establishments, and residential uses enliven this zone. Buildings such as the courtyard apartments, which are unique to High Street, and the Newport are significant to the history of the area and contribute to its character. Some residential buildings, particularly at ground-floor level, have been converted to retail uses to meet the need for a variety of businesses. The corner of 15th and High, long considered the epicenter of this area, is strategically located for intense development. Several one-story buildings also present opportunities for redevelopment.

Goals:

- Foster a variety of new commercial uses through the redevelopment of underutilized properties.
- Provide uses and building designs that contribute to a pedestrian-friendly frontage





Z14-030
1774 N. High Street
Approximately 0.58 acres

TEXT

PROPOSED DISTRICT: CPD, Commercial Planned Development District

PROPERTY ADDRESS: 1778 North High Street

OWNER: Black Wilshire Ridgely LLC

APPLICANT: Black Wilshire Ridgely LLC

DATE OF TEXT: 9/3/14

APPLICATION: Z14-030

1. **INTRODUCTION:** The site was rezoned in 1998 (Z97-082) to permit a college book store as the principle tenant. The bookstore is no longer in business and the applicant needs to expand the permitted uses for this site to secure new tenants.

2. **PERMITTED USES:** Those uses permitted in Chapter 3356 (C-4, Commercial) of the Columbus City Code. The following uses shall not be permitted: public/private hospital, radio or television studio, communication towers, automotive sales, leasing and rentals and automotive maintenance and repair.

3. **DEVELOPMENT STANDARDS:** Unless otherwise indicated in the submitted drawings or zoning text the applicable development standards of Chapter 3356 (C-4, Commercial) of the Columbus City Code shall apply.

A. Density, Height, Lot and/or Setback Requirements

1. The building and parking setbacks along High Street and Pearl Street shall be zero

B. Access, Loading, Parking and/or Traffic Related Commitments

1. The site will have access from Pearl Street.

C. Buffering, Landscaping, Open Space and/or Screening Commitments

N/A

D. Building Design and/or Interior-Exterior Treatment Commitments

N/A

E. Dumpsters, Lighting, Outdoor Display Areas, and/or other Environmental Commitments

N/A

F. Graphics and Signage Commitments

1. Graphics shall be in conformance with Article 15 of the Columbus Graphics Code as it applies to the C-4 Commercial District. Any variance to the permitted graphics shall be submitted to the Columbus Graphics Commission.

G. Miscellaneous

1. CPD Criteria

a) Natural Environment

The site is developed with existing buildings with parking off of Pearl Street. The proposed development will add activity to the High Street commercial corridor and serve the existing student population and other Columbus residents.

b) Existing Land Use

Restaurant, office, vacant space

c) Transportation and Circulation

The site shall have access to Pearl Street.

d) Visual Form of the Environment

The existing buildings have established the visual form of the site.

e) View and Visibility

The existing buildings have established visual corridor for the pedestrian and bicyclist.

f) Proposed Development

Commercial

g) Behavior Pattern

Existing development and traffic patterns will not change with the proposed development.

h) Emissions

The proposed development will not have an adverse effect on light, sounds, smell and dust levels.

2. Site Plan

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

3. Variance

Section 3312.49 Minimum number of parking spaces required: to reduce the required number of parking spaces to 17 as currently provided on the property.

Section 3312.29 Parking Space: to reduce the width of the parking spaces from 9 feet to 8.64 feet.

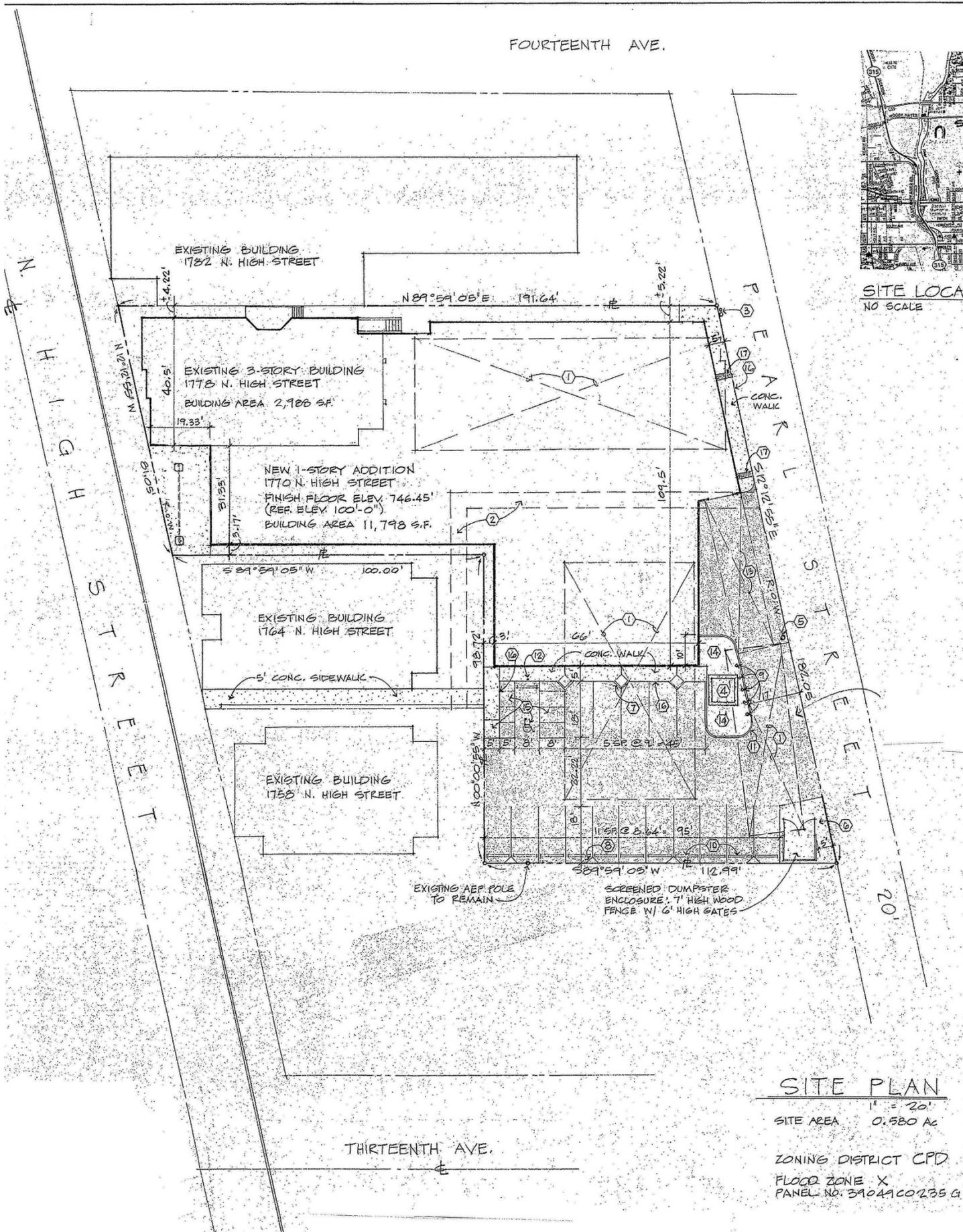
The undersigned, being the owner of the subject property together with the applicant in the subject application, or their authorized representatives does hereby agree singularly and collectively for themselves, their heirs, successors and assigns, to abide by above restrictions, conditions, and commitments 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 Code.

blackwilshire.txt (nct)
9/3/14 F:Docs/s&htxts/2014

FOURTEENTH AVE.



SITE LOCALITY
NO SCALE



SITE PLAN

1" = 20'
SITE AREA 0.580 AC

ZONING DISTRICT CPD
FLOOD ZONE X
PANEL NO. 39049C0235 G



City of Columbus
Mayor Michael B. Coleman

University Area Commission

Northwood High Building
2231 North High Street
Columbus, Ohio 43201
(614) 441-8174
www.universityareacommission.org

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August 22, 2014

TO: Tori Proehl
757 Carolyn Ave.
Columbus, OH 43224
Ph: 614-645-2749
vjproehl@columbus.gov

RE: 1774 N. High Street,
Rezoning Z14-030/14335-00000-00465

Jim Bach
Craig Bouska*
Lucas Dixon
Ethan Hansen*
Joyce Hughes*
Jennifer Mankin
Brandyn McElroy
Colin Odden*
Charles Robol
Gena Shelton
Richard Talbot*
Tom Wildman*

Dear Ms. Proehl:

This letter is to inform you that on August 20, 2014 the UAC voted to support the request for a rezoning to expand the current list of permitted uses in the CDP text for the existing property located at 1774 N. High Street and zoned Regional Mixed Use. The current CPD allows only a college book store as the permitted use for this site. The requested list of permitted uses includes those permitted in Section 3356 (C4, Commercial) of the code. The following uses are not permitted: public/private hospital, radio or TV studio, communication towers, automotive sale, leasing & rental & automotive maintenance & repair.

The Commission had a lengthy debate about variance requests – which they felt should be about restorative justice rather than mere inconvenience or diminished profit. It also debated the prospects of this space becoming a potential large bar/drinking establishment which only adds to the growing number of bars that are appearing throughout the district. The applicant did provide additional details at the meeting that the property in question was a single-story space, not a 2-story space with mezzanine as previously reported. This information helped assuage concerns about a large-scale ‘mega bar’ being developed at the property in question. In the end, the Commission felt that the current zoning is unfairly hampering the owner from renting his property. They voted in favor of the applicant’s rezoning request.

The vote to approve the above request, with the condition that bicycle parking will be provided on site per Section 3312.49, was as follows: **For – 11; Against – 2; Abstentions – 0. We ask that this condition be incorporated into and made a part of the revised CPD text for this property.**

Respectfully Submitted,
Susan LM Keeny

Susan Keeny
UAC Zoning Committee Chair
C: 937-479-0201

*Denotes Zoning
Committee member