Mayor Michael B. Coleman

Amendment

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 #: Z14-032 A (ZA15-002)
Date Received: 4/10/15
Application Accepted By: S. Pine 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

Revised 11/12 tmt

THE CITY OF
COLUMBUS
MICHAEL B. COLEMAN, MAYOR

DEPARTMENT OF BUILDING AND ZONING SERVICES

REZONING APPLICATION

Department of Building & Zoning Services
Scott Messer, Director
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 # Z14-032A

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Michael T. Shannon
of (COMPLETE ADDRESS) 500 S. Front St., Ste. 1200, Columbus, Ohio 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, Sate, Zip
Number of Columbus based employees
Contact name and number

1. Campus Partners for Community Urban Redevelopment McCracken Power Plant, Ste. 200 2003 Millikin Road Columbus, Ohio 43210 - 514.247.5958	2.
3.	4.

☐ *Check here if listing additional parties on a separate page.*

SIGNATURE OF AFFIANT Michael T Shannon

Subscribed to me in my presence and before me this 10th day of April, in the year 2015

SIGNATURE OF NOTARY PUBLIC Carol A. Stewart

My Commission Expires: 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

NOTARIAL SEAL STATE OF OHIO

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Revised 11/12 tmt

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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:	**April 10, 2015**
APPLICATION #:	**Z14-032**

Deleted: August 23, 2014

Deleted: January 26, 2015¶

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, and a maximum of 500 dwelling units. Parking as required by the CPD Text, will be 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 District Plan recommendations so that the project embodies the spirit of the Campus Gateway area and respects the mix of architectural styles of the greater University Area District Neighborhood as detailed in the Campus Gateway Phase II Urban Framework Plan, The project 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.

The applicant shall require the developer to develop a strategy for the design and implementation of the public infrastructure, including streets, sidewalks, lighting, street trees and potential improvements to Indianola Park.

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. Of the 500 residential units proposed, no more than a maximum of 145 units will be 3 to 4 bedrooms with the remaining units being 1 to 2 bedrooms.

B. In Subarea A, commercial, residential, residential supporting, or parking uses shall be permitted on the first floor of buildings, and residential or residential supporting uses shall be permitted on upper floors. In all other subareas, residential, residential supporting, or parking uses, and commercial uses except for retail uses, shall be permitted on the first floor of buildings, and residential or residential supporting uses shall be permitted on upper floors. Residential supporting uses shall include work out facilities, computer rooms, laundry facilities and other amenities for residents. Structured parking shall be permitted in all subareas. The applicant has submitted companion Council Variance application CV14-037 for all subareas to vary CCC§ 3356.03 to allow the development of first floor dwelling units, residential units above first floor dwelling units, Bowling Centers, Performing Arts, Spectator Sport and Related Industries, Theaters, Dance Companies and Dinner Theaters, and to allow the continued use and maintenance of any existing structure should they remain.

C. Those uses in Section 3356.03, C-4 Permitted Uses, of the Columbus City Code shall be permitted in all Subareas except as restricted by 2.B. above. 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; Funeral Homes and Services; Crematory; Pawn Brokers; Collection; Agencies; Repossession Services; Hookah Bars.

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 setback from High Street shall be 4 feet from the proposed Right-of-Way of High Street which shall match the existing South Campus Gateway Right-of-Way. The setback from the east side of Pearl Alley, Section, Alley, 8th Avenue and Ninth Avenue shall be 10 feet. The setback from the unnamed alley to the South of East 8th Avenue shall be 30 feet, except within 100 ft. of Pearl Alley and Section alley where the setback shall be 10 ft.

2. Subareas A through D shall maintain a minimum 10 foot rear yard and side yard setbacks.

3. The Site shall establish a 110 foot height district. The maximum building height for Subarea A shall be 72 feet. The maximum building height for Subarea B and C shall be 60 feet with step-down to 45 feet for buildings within 30 feet of Section Alley along the east side of the Subarea B-2. The maximum building height for Subarea D shall be 45 feet. Rooftop mechanical equipment and its associated screening 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 and/or other Traffic related commitments:

1. Applicant agrees that the Developer of the proposed project shall conduct a Traffic Impact Study to be reviewed and approved by the Department of Public Service, prior to the approval of the final site compliance plan by the City of Columbus.

2. All access points to all subareas shall be subject to the approval of the Department of Public Service.

3. Parking requirements for Subareas A through D shall be calculated and provided in aggregate for the entire site.

4. 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, and up to 300 parking spaces within the existing South Campus Gateway garage. For the required parking in Subarea A, up to 300 spaces may be counted in the existing South Campus Gateway garage in Subarea E of Z03-004(Ord. #1673-2003).

5. Applicant shall provide 3 parking spaces per 1,000 square feet of commercial use (including retail, office, and restaurant). Residential uses shall provide 1.5 parking spaces per dwelling unit.

6. Residential parking spaces shall be 8.5 feet by 18 feet, with the exception of accessible spaces. Deleted: P

7. There shall be no parking required for outdoor dining or entertainment areas.

8. One loading space shall be provided for Subarea A subject to the approval of the Department of Public Service. 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, subject to the approval of the Department of Public Service. Deleted: 7

9. 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 as approved by the Department of Public Service. Deleted: 8

10. Subarea A shall provide at least 20 covered bicycle storage spaces. Subareas B though D shall provide, in aggregate, bicycle storage spaces pursuant to the Code. Deleted: 9

11. The design of any traffic improvement shall be subject to the review and approval of the Department of Public Service. Additional Right-of-Way shall be dedicated which shall match the existing adjustment of South Campus Gateway Phase I. Deleted: 0

12. Parking, vehicle stacking, and circulation shall be prohibited within the building setback area along public street frontages, but not within alley setback areas. Deleted: 1

C. Buffering, Landscaping, and/or Screening commitments:

1. Street trees shall be installed along all improved frontages in cooperation with the Urban Forester of the Department of Parks and Recreation.

2. 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.

3. Parking lots along the southern perimeter in Subareas D-1 and D-2 shall be screened with 3 foot high landscaping and/or fencing between the lot and the alley. Landscaping shall also include deciduous trees planted 45 ft. on center and adjusted for the site conditions.

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

1. The following criteria shall be considered for review and approval of buildings by the University Area Review Board:

   a. 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.
   b. All buildings within Subareas B through D shall reinforce the streetscape along 8th and 9th Avenues. Buildings are to be scaled to create a pedestrian atmosphere, and shall promote the creative design of a high quality development that fits within the design context of the surrounding neighborhood.
   c. Each building shall consist of a material palette intended to be high quality and long lasting, comprising of brick of various colors, cast stone, glass (particularly at street-level), exposed metal, EIFS, composite trim and materials of similar quality.
   d. 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.
   e. 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, and shall be reviewed and approved by the University Area Review Board.

2. No materials, supplies, equipment or products shall be displayed or permitted to remain on any portion of the Site outside the permitted structures, except for outside dining and entertainment areas.

3. The primary and longest façade of buildings in Subareas D-1 and D-2 shall face 8th Avenue. The façades facing Euclid Avenue shall not be blank.

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

1. Outdoor lighting shall be cut-off fixtures (down lighting) or Acorn lighting as appropriate, 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:

Graphic standards, except as modified by a graphics plans, shall apply as they pertain to a C-4, Commercial District.

G. Miscellaneous:

1. The subject site shall be developed in general conformance with the submitted CPD Subarea Plan, provided, however, exact locations of access drives, structures and landscaping have not yet been determined, but shall be subject to any necessary approval of the applicable city agencies and divisions. The Plan may be adjusted to reflect engineering, topographical or other site data developed at the time that development and engineering plans are completed. Any adjustment to the Plan shall be reviewed and may be approved by the Director of the Department of Building and Zoning Services, or a designee, upon submission of the appropriate data regarding the proposed adjustment.

2. The Development shall comply with the Parkland Dedication Ordinance.

3. The developer shall commit to utilizing the principles in the Campus Gateway II Urban Framework Plan in the submission of building plans to the University Area Review Board.

4. 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 meetings and social gatherings as approved by applicable City of Columbus reviewing agencies.

5. Variance requested: Applicant requests a variance from CCC §3312.29 Parking Spaces to allow the dimensions of the residential parking spaces to be 8.5 feet by 18 feet, with the exception of accessible spaces.

H. 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.

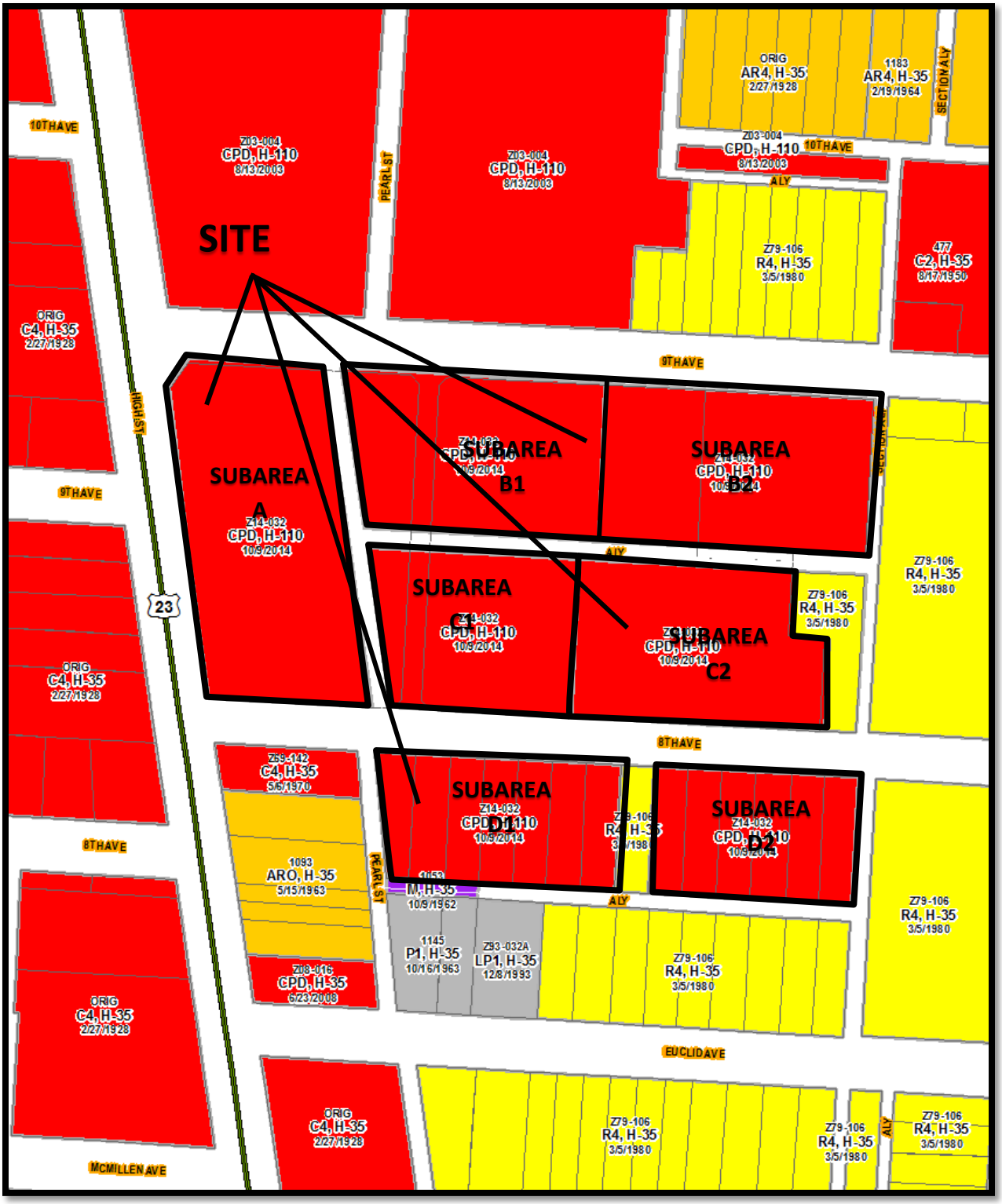
7. Emission: No adverse effects shall result from the proposed development.

8. Behavior Patterns: Other than as proposed herein, the proposed development shall make use of the existing pedestrian and vehicular patterns for the area.

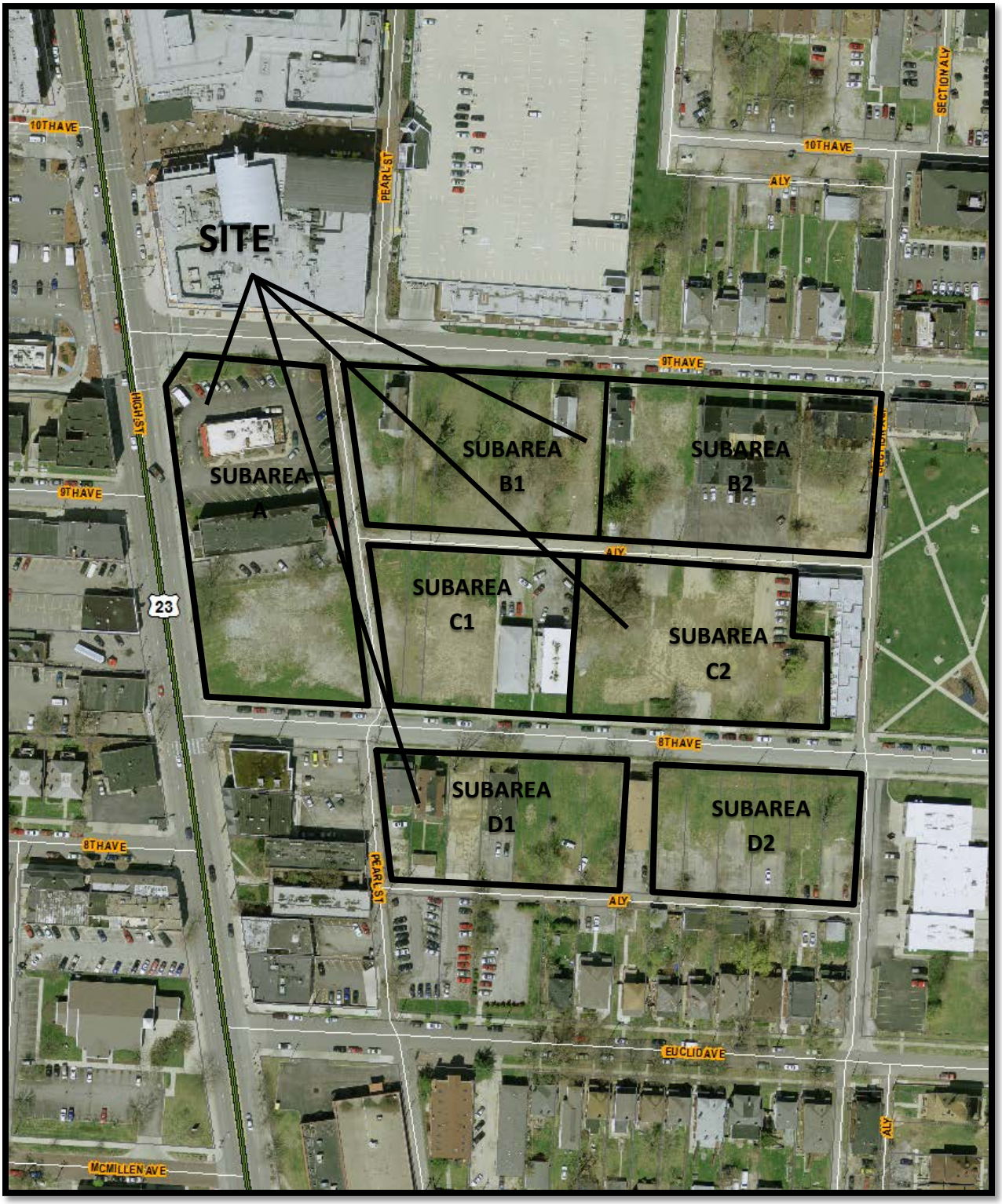
The undersigned, being the owner of the subject property, together with the Applicant in the subject Application, or their authorized representatives, do hereby agree singularly and collectively for themselves, their heirs, successors and assigns, to abide by above restrictions, conditions, and commitments 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, except as permitted by the Development Text and drawings referenced herein.

Respectfully Submitted,

Michael T. Shannon, Esq.
Attorney for Applicant



Z14-032A
1516 North High Street
Approximately 7.34 acres



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