

**Draft University District Plan
Final Edits
October 28, 2014**

The following is a list of final edits to the draft of the University District Plan (available at <http://www.columbus.gov/planning/universitydistrictplan/>).

Input	Edit	Page where edit will be made
Desire for text that indicates the University District should be a model of sustainability.	Add the following as a guiding principle: "The University District will strive to be a sustainable community and utilize green building practices."	Page 39.
Change land use plan from Medium Intensity to Lower Intensity in several areas.	Planning supports this request. Edit land use plan such that locations with existing "R" zoning are now recommended for Lower Intensity Residential.	Page 40. See "Land Use Plan with Proposed Edits" .
Change land use plan from Lower Intensity to Medium Intensity in area generally bound by Norwich, Tuttle Park, Oakland, and the alley to the west of High Street.	Planning supports this request due this area's proximity to the University and Tuttle Park. Edit land use plan to show this area as "Medium Intensity".	Page 40. See "Land Use Plan with Proposed Edits" .
FAR recommendations for the Higher Intensity Area/"Core" is too high.	The plan will be edited such that the FAR standards for the Highest Intensity Residential area will remain at 0.6 (per existing code), with a 0.2 bonus for the renovation of contributing buildings (per existing code), and a 0.4 bonus for the replacement of non-contributing buildings (existing code for this bonus is 0.2).	Page 41. See "Land Use Standards Chart with Proposed Edits" .
Revise standards for areas recommended for Neighborhood Mixed Use that are not on High Street or Fifth Avenue so the standards facilitate revitalization of existing building stock for retail and discourage the potential redevelopment of the existing buildings for multifamily development. Indicate that non-auto oriented businesses are recommended in these areas.	Plan will be edited to reflect the following: <ul style="list-style-type: none"> • Lower height standard to maximum of 35 feet • Change residential parking standard to .75 per bed (similar to existing code) • Leave commercial parking standard as is, but include the following text: Parking reductions are incorporated in the urban commercial overlay, in recognition of the mixed-use development pattern, pedestrian accessibility, and transit service that characterize these areas. Parking variances to facilitate reuse of an existing historic storefront should be reviewed with consideration of the presence of on-street parking, extent of variance requested, size and nature of use, and potential impact on adjacent residential uses. 	Pages 41 and 46. See "Land Use Standards Chart with Proposed Edits" .

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<p>Change height recommendation for Lane Avenue between High and Neil to a maximum of 45 feet.</p>	<p>Plan will be edited to reflect this change.</p>	<p>Pages 41 and 47. See “Land Use Standards Chart with Proposed Edits”.</p>
<p>Input on UARB bonus:</p> <p>Concern that UARB bonus will contribute to the conversion of historic houses into “rooming houses” via expansions.</p> <p>Expand bonuses to allow them to incentivize the provision of open space beyond that required or the provision of structured parking and the provision of green standards.</p> <p>Consider additional incentives for the replacement of non-contributing buildings and preservation of contributing.</p>	<p>As indicated above, the FAR recommendation for the Higher Intensity Residential Area (“Core”) is being recommended for revision to a 0.6 FAR, which is consistent with the existing zoning. The UARB bonus would remain the same (0.2) as existing code for renovation of contributing structures, but increased to 0.4 for the replacement of noncontributing structures.</p> <p>Previously recommended UARB bonus for the 300 foot transitional area (from the areas recommended for Regional Mixed Use) has been deleted.</p> <p>Staff supports exploring the potential of including the provision of open space beyond the minimum landscaped area standard or for the incorporation of green elements into the development as eligible for a “bonus”. This could only be implemented through a change in code.</p>	<p>Pages 41 and 75. See “Land Use Standards Chart with Proposed Edits”.</p>

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<p>Concern that the stream buffer shown on land use plan indicates that “White Castle” site and site on Indianola at Glen Echo Ravine indicate that sites are not to be developed.</p> <p>Conversely, concern that any future development would have a significant negative impact on the ravine.</p> <p>Request that text be added to strengthen the recommendations regarding protection/restoration of the ravine areas.</p>	<p>Add the following text: “There are several sites along the Glen Echo Ravine that are recommended for Neighborhood Mixed Use. This recommendation is based on the commercial zoning in place at these locations and their presence on primary streets (High Street, and Indianola Avenue). The plan also recommends that natural resources, including ravines, are to be preserved. The plan supports development consistent with the Neighborhood Mixed Use recommendation at these locations, including retail, office, and/or multifamily uses. Any request for rezoning or variance should include a site plan that maximizes protection of the ravines. This could come in the form of focusing the development away from the ravine to the degree possible, enhanced landscaping, and best management practices for managing stormwater with respect parking areas.”</p> <p>and</p> <p>“The stream buffer shown on the Land Use Plan as a hatch symbol is intended to recognize the property owner’s right to develop the property in a manner consistent with the existing regulatory framework and recommended land use, but ensures that an appropriate stream buffer is provided. Such buffers should meet or exceed the requirements outlined in the Department of Public Utilities Stormwater Manual. “</p>	<p>Pages 46 and 50.</p>
<p>Concern about future of Indianola Middle School site.</p>	<p>Existing text recognizes the building as being on the Columbus Historic Register. Add following text to institutional text recommendations: “Open space preservation should be a primary consideration for redevelopment proposals for sites that include a significant amount of existing open space.”</p>	<p>Page 48.</p>
<p>Edit the existing text on accessory dwelling units such that they do not count toward allowable FAR or required parking standards.</p>	<p>Edit existing text on accessory dwelling units as follows:</p> <p>Accessory dwelling units are small, secondary units on a single-family lot, usually the size of a studio apartment. They are typically not attached to the primary dwelling. Accessory units are most commonly associated with existing carriage houses. Support for new accessory dwellings built over a detached garage should include the following considerations:</p> <ol style="list-style-type: none"> 1. No more than one accessory unit should be allowed per lot. 2. Accessory dwellings should be limited to 720 square feet in floor area. 3. Impacts on parking and landscaped area. 4. Accessory dwellings should comply with relevant design guidelines (see Design Guidelines section). 	<p>Page 49.</p>
<p>Televisions and outdoor amplification are not appropriate for outdoor patios.</p>	<p>Existing text will be clarified to indicate that “Televisions, LED displays and amplified sound are not appropriate” (for outdoor dining areas).</p>	<p>Page 60.</p>

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Text on internally lit signs/letters is inconsistent.	Text will be clarified by deleting the sentence “Internally illuminated individual letters are not encouraged, but back lit letters are” (second part of item “o.”).	Page 66.
Concern that all historic building stock on High Street will be redeveloped.	Add the following text: “Efforts should be made by the community to identify existing contributing buildings on High Street and potential mechanism for preservation. The use of historic tax credits as a potential preservation incentive is one example of a means toward preservation.”	Page 72.

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<p>Concern about removing window, door, and other standards from the review of the UARB as part of a potential UARB expansion.</p>	<p>Significant revisions to the draft plan’s text on this matter were made. The current text is given below: “Changes to Existing Code</p> <p>It is important to note that adoption of this plan does not change existing code. The University District Plan is a policy document, which will guide the review of development proposals and serve as a basis for code updates moving forward. A primary tool for managing development within the University District is the University Overlay (City Code section 3372.5). This overlay contains specific requirements and standards which work in conjunction with the base zoning districts and code. The overlay also establishes the University Area Review Board (UARB), which reviews development proposals within a portion of the planning area referred to as the Impact District.</p> <p>As part of the planning process, a number changes to the University Overlay and UARB process were explored and recommended.</p> <p><u>University Area Review Board (UARB) Boundary and Scope</u></p> <p>As indicted earlier, the UARB has review authority within the Impact District. This area covers the non-university portion of High Street and some of the most densely populated areas east and south of campus. There is ongoing interest among community representatives in expanding the geographic scope of the UARB’s design review authority to cover the entire district. Further discussion regarding this topic is recommended.</p> <p>Any discussion with the community about expanding the UARB’s boundary should include consideration of the following issues: geographic scope of expansion, composition of review board, items requiring review, availability of staff resources, impacts of new plan on development review apart from the UARB, and property owner support.</p> <p>A decision to move forward with changes to the UARB boundary, scope of authority or composition would require a public review and adoption process. This would involve property owner mailings, stakeholder review, meetings with community organizations, and formal consideration by the University Area Review Board, University Area Commission and Columbus Development Commission. Adoption by City Council would be required before any changes were finalized.</p> <p><u>Updated University Planning Overlay</u></p> <p>The plan also makes a series of recommendations regarding topics which are addressed through the University Overlay. These include such areas as parking requirements, height limits, FAR calculations, open space standards, and determination of density. While these recommendations can be used in reviewing zoning and variance requests, a separate process is required in order to incorporate them into city code. The University Overlay should be updated to reflect the plan’s direction.</p> <p>An update of the University Overlay should be undertaken in coordination with any decisions to modify the University Area Review Board’s geographic scope or review authority. As with other code changes, update of the overlay would require a public notification and review process involving community stakeholders. Public review and comment would be followed by formal review by the University Area Commission, University Area Review Board, and Development Commission. Adoption by City Council would be required before any changes were finalized.”</p>	<p>Pages 73-75.</p>

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<p>Recommend Dennison Place as HRC district. Include exiting HRC Districts on proposed UARB boundary map to show how those areas reduce the amount of area requiring review by a potentially expanded UARB.</p>	<p>Staff concurs that Dennison Place should be considered for addition to the HRC. Existing HRC districts will be added to proposed UARB boundary map on page 74.</p>	<p>Pages 74 and 76.</p>