

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
NOVEMBER 10, 2011**

- 8. APPLICATION:** **Z11-027 (ACCELA # 11335-00000-00481)**
Location: **616 & 623 NORTH HIGH STREET (43215)**, being 1.4± acres located on the east side of North High Street, 100± feet south of Russell Street, and at the southwest corner of North High Street and Russell Street (010-005326; Italian & Victorian Village Commissions).
Existing Zoning: AR-2, Apartment Residential, and C-4, Commercial Districts.
Request: CPD, Commercial Planned Development District.
Proposed Use: Mixed-use commercial development.
Applicant(s): Pizzuti Short North, LLC; c/o Michael T. Shannon and George R. McCue, Attys.; Crabbe, Brown & James, LLP; 500 South Front Street, Suite 1200; Columbus, OH 43215.
Property Owner(s): Pizzuti Short North, LLC; Two Miranova Place, Suite 800; Columbus, OH 43215; and City of Columbus Department of Development; c/o Boyce Safford III, Director; 50 West Gay Street, 3rd Floor; Columbus, OH 43215.
Planner: Shannon Pine; 645-2208; spine@columbus.gov.

BACKGROUND:

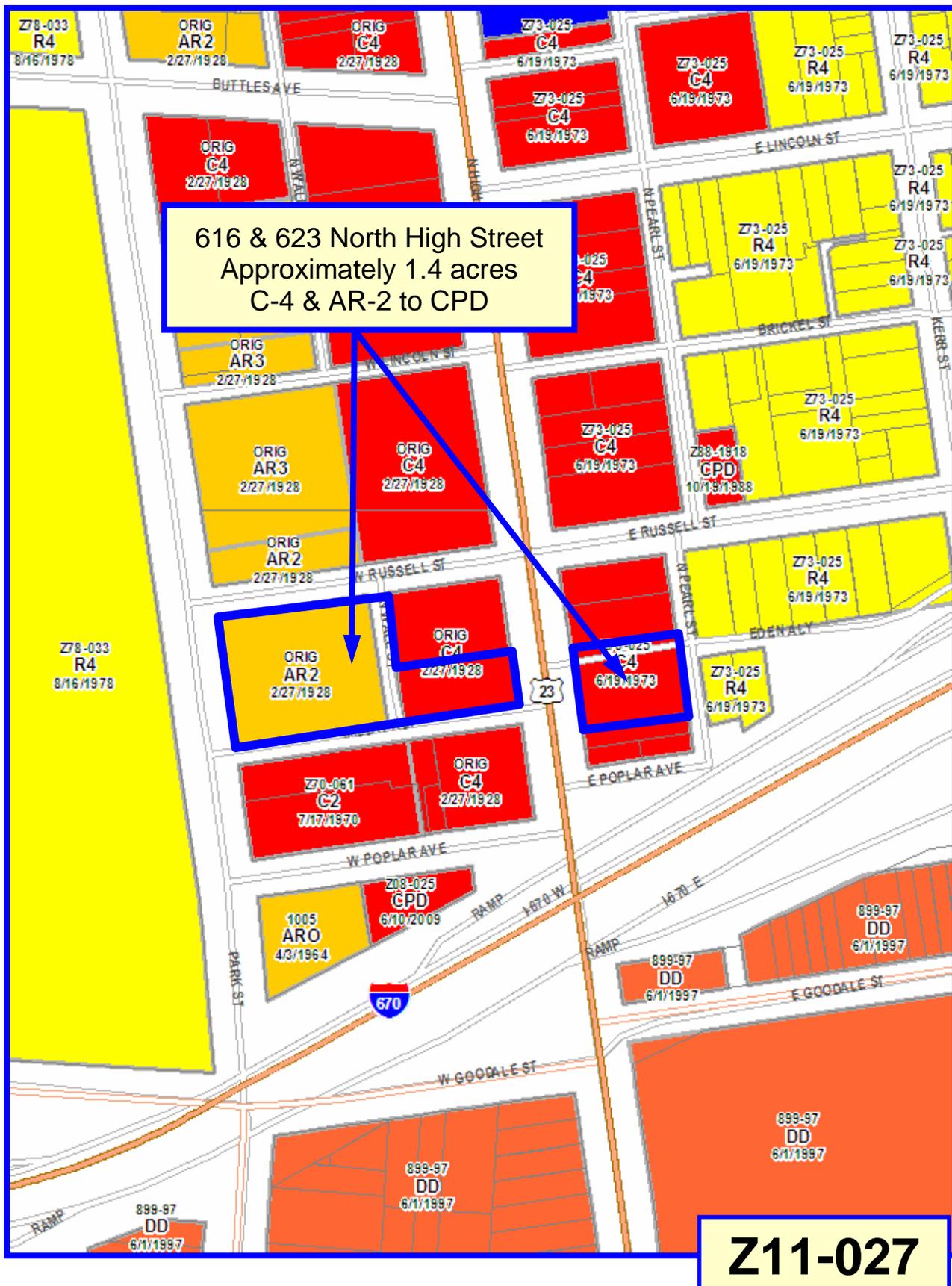
- o The 1.4± acre site is developed with an office building zoned in the AR-2, Apartment Residential District, and two surface parking lots zoned in the C-4, Commercial District. The requested CPD, Commercial Planned Development District will allow mixed-commercial development, including a 145-room luxury boutique hotel with customary ancillary operations, and an office building, a 313-space parking garage, and an art gallery in the existing office building which fronts Park Street.
- o To the north along North High Street are mixed commercial uses with apartments above in the C-4, Commercial District, and across Russell Street is multi-unit residential development in the AR-2, Apartment Residential District. To the east across North Pearl Street is a parking lot in the R-4, Residential District. To the south along North High Street are mixed commercial uses with apartments above in the C-4, Commercial District, and office buildings in the C-2, Commercial District. To the west across Park Street is Goodale Park in the R-4, Residential District.
- o The site is located within the boundaries of both the Italian Village Commission and the Victorian Village Commission. Both groups are recommending approval of the requested CPD District.
- o The CPD plan and text establish development standards and permitted uses for each Sub-area and include setback and building materials commitments. Variances

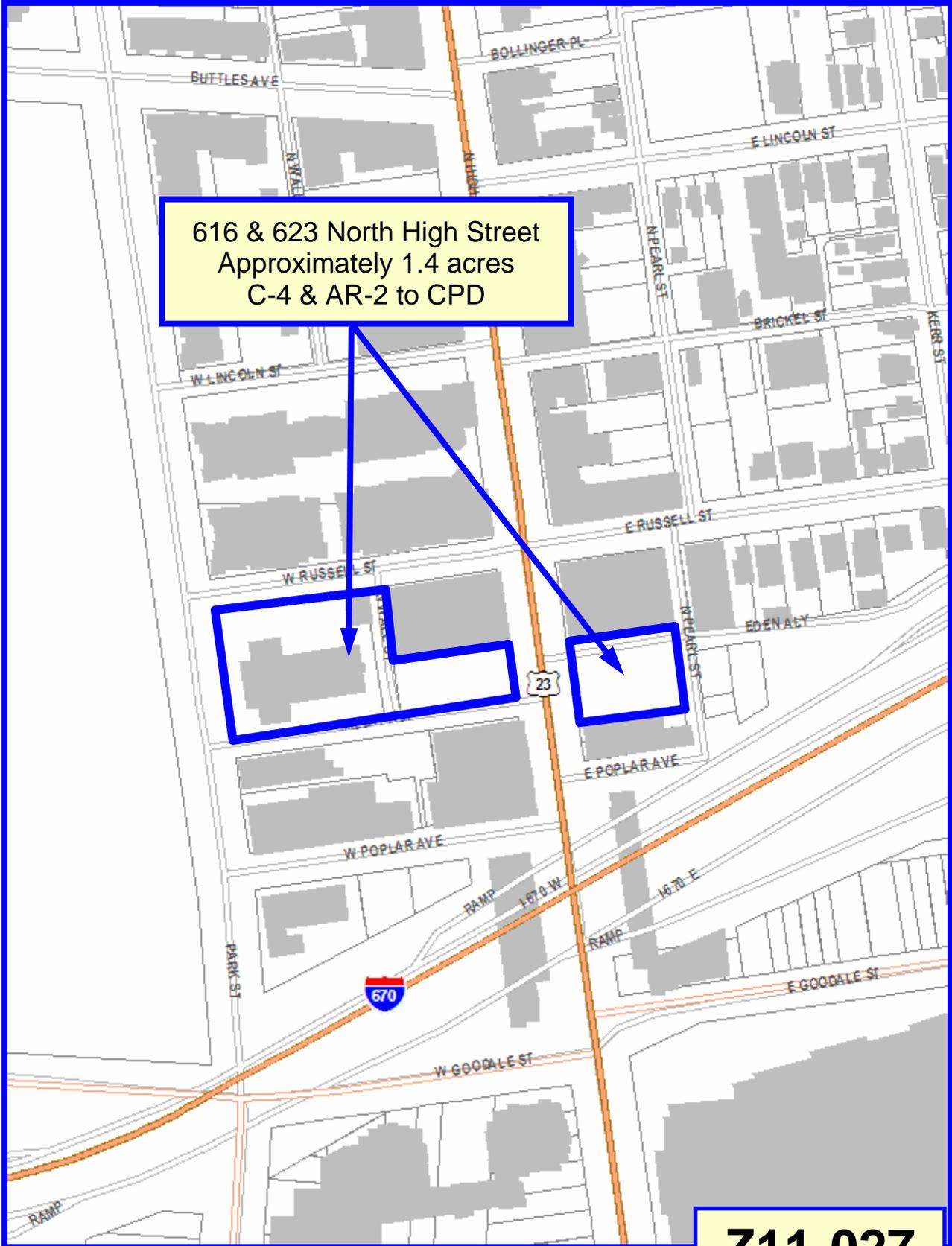
to height, setbacks, and for minimum number of parking and loading spaces are included in the request.

- o The Traffic Impact Study for the proposed development was submitted to the Public Service Department, Planning and Operations Division. Revisions to the study have been requested, but traffic-related commitments have not been finalized at this time. Those commitments will be incorporated into the proposal prior to consideration at City Council.
- o The *Columbus Thoroughfare Plan* identifies North High Street as 4-2D arterial requiring a minimum of 60 feet of right-of-way from centerline.

CITY DEPARTMENTS' RECOMMENDATION: Conditional approval.

The requested CPD, Commercial Planned Development District, will allow a 145-room luxury boutique hotel with customary ancillary operations on the east side of North High Street (Sub-area A), and an office building, a 313-space parking garage, and an art gallery on the west side of North High Street (Sub-area B). The proposed uses are consistent with the zoning and development patterns of the area, and both the Italian Village and Victorian Village Commissions have recommended approval on the CPD Text and plans. Approval is conditioned upon the finalization of traffic-related commitments to the satisfaction of the Public Service Department, Planning and Operations Division. The recommendation will revert to disapproval if the applicant does not incorporate the final commitments into the requested CPD District.





Z11-027

**DEVELOPMENT TEXT
CPD, COMMERCIAL PLANNED DEVELOPMENT DISTRICT**

EXISTING ZONING DISTRICTS: C-4 AND AR-2

PROPOSED DISTRICT: CPD COMMERCIAL PLANNED DEVELOPMENT DISTRICT

**PROPERTY ADDRESS: 618 North High Street
621-629 North High Street
632 North Park Street**

OWNERS: PIZZUTI SHORT NORTH, LL c/o CRABBE, BROWN & JAMES, LLP; MICHAEL T. SHANNON, ESQ., GEORGE R. MCCUE, ESQ.; 500 S FRONT STREET, SUITE 1200, COLUMBUS, OHIO 43215; mshannon@cbjlawyers.com; gmcue@cbjlawyers.com and the CITY OF COLUMBUS, ATTN: BOYCE SAFFORD, 50 WEST GAY STREET, COLUMBUS, OHIO 43215

**APPLICANT: PIZZUTI SHORT NORTH, LLC
c/o MICHAEL T. SHANNON, ESQ., GEORGE R. MCCUE, ESQ.; 500 S. FRONT STREET, SUITE 1200, COLUMBUS, OHIO 43215**

DATE: October 28, 2011

1. INTRODUCTION

The Pizzuti Development Company is proposing a mixed use Commercial Development that encompasses both sides of a two block area of North High Street in the Short North area of Downtown Columbus. The development is being undertaken in cooperation/partnership with the City of Columbus as signature projects for both the Italian Village Commission Area and Victorian Village Commission Area.

The proposed development will consist of two (2) sub-areas: Sub-area A, 618 North High Street within the Italian Village Commission Area, will include a maximum 145 room luxury boutique hotel and related parking. The hotel will include customary ancillary operations (ie office, catering, conference rooms, bar and restaurant) and other retail uses. The hotel is bounded by High Street to the West and Pearl Street to the East.

Sub-area B, 621-629 High Street and 632 North Park Street within the Victorian Village Commission Area, will consist of an office building which fronts on High Street and a public 313 space parking garage which fronts on Russell Street.

Also proposed at 632 N. Park Street is a world class Art Gallery, which is a critical part of the proposed Mixed Use Development as it proposes a very high end adaptive re-use of the historically significant former office building of The Order of United Commercial Travelers of America. (U.C.T.)

SUB-AREA A

1. Permitted Uses

The following uses shall be permitted pursuant to C.C.C. Section 3356.03 (C-4, Commercial District): hotel, including any customary ancillary operations such as office, catering services, bars and restaurants, work out facilities and the like.

2. Prohibited Uses: No billboards shall be permitted

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 145.

2 Building Setbacks: The minimum building setback from North High Street shall be reduced from twenty-five (25) feet to zero (0) feet, which will match the surrounding commercial setbacks on High Street.

3. Height District: 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. The subject hotel is 112 ft. high and the applicant therefore requests a 10 foot variance to the H-110 height district for the subject site.

B. ACCESS, LOADING, PARKING AND/OR OTHER TRAFFIC RELATED COMMITMENTS:

1. Any and all traffic related commitments shall be designated and located to the specifications of City of Columbus Planning and Operations Division.

2. PARKING: 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 zero (0) on site parking space requirement for this site, conditioned on the construction of the parking garage. The five (5) story parking garage will provide 313 parking spaces for use by each building's employees and customers. The stand alone parking requirements per code for the hotel use is 145 parking spaces and 8 bicycle racks , which will be provided for in the 313 space parking garage on the West side of High Street.

3. LOADING SPACES: Section 3312.53 (minimum loading spaces required) 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 the alley to the rear of the hotel building.

C. BUILDING DESIGN AND/OR EXTERIOR TREATMENT COMMITMENTS:

In general, the building exteriors will be constructed of brick, EIFS (exterior insulation and finish system) glass and metal. The podium (levels 1 and 2) will be comprised of brick, EIFS and glass with minimal metal (such as trim awnings, etc.) The east-west portion of the L-shaped tower will be comprised of glass and metal. The north-south portion of the L-shaped tower will be comprised of brick, EIFS and glass with minimal metal (such as trim, etc.).

All roofs will be flat and will contain parapets concealing visibility from street level.

Ground-level mechanicals will be contained within the building itself and, as such, screening of these elements will be by the aforementioned building materials.

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 /uplighting 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 C.P.D. Site Plan. The C.P.D. 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 Services or his or her designee, upon submission of appropriate data regarding the proposed adjustment.

2. A monetary contribution shall be made to the City of Columbus, pursuant to Parkland Dedication Requirements of CCC 3318.13. Payment shall be made at the time of zoning clearance approval.

3. VARIANCES REQUESTED:

- 1) Section 3356.11 (C-4 District Setback lines)
- 2) Section 3312.49 (Minimum Parking Spaces Required)
- 3) Section 3312.53 (Minimum Loading Spaces Required)
- 4) Section 3309.14 (Building Height)

G. CPD REQUIREMENTS:

1. Natural Environment: The Hotel Site consists of approximately .9 acres currently used for public parking which is proposed for commercial redevelopment

2. Existing Land Use: The Site is currently a public parking lot.

3. Transportation and Circulation: The Site will have access from North High Street, with secondary access from Vine Street (Eden Alley) and Clinton Street.

4. Visual Form of the Environment: The existing uses/zoning of the surrounding properties are as follows:

West – The site to the West across High Street is zoned C-4 and consists of public parking lots.

North – The site immediately North of the site is zoned C-4 and consists of a variety of retail commercial uses.

East – The parcels immediately East of the Hotel site are zoned R-4 with non-confirming Commercial parking lot uses.

South – the site immediately South of the Hotel site is 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 full service luxury boutique hotel with accessory uses including office, restaurant, bar, fitness facilities, conference facilities and parking.

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.

SUB-AREA B

1. Permitted Uses: Permitted uses shall include those uses as permitted in C.C.C. 3356.03 (C-4 Commercial District).

2. Prohibited Uses: No billboards shall be permitted.

3. Development Standards: Except as specified herein and on the submitted CPD Site Plan, the applicable development standards shall be as specified in C.C.C. 3356 (C-4 Commercial District).

A. DENSITY, HEIGHT, LOT and/or SETBACK COMMITMENTS:

1. Building Setbacks: The building setback from north High Street shall be reduced from twenty-five (25) feet to zero (0) feet, which will match the surrounding commercial setbacks on High Street.

The Applicant requests a variance to reduce the building setback along Russell Street from twenty-five (25) feet to zero (0) feet for the proposed parking garage, which will have access and frontage on Russell Street.

The building setback for the Art Gallery (former UCT Building) will be the established building line setback of twenty-seven (27) feet.

2. Height District: 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 rooftop 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 designated and located to the specification of the City of Columbus Planning and Operations Division.

2. The developer will pay for the pavement markings, traffic control signage, parking meter changes and removals and modifications to the existing traffic signal necessary to change Russell St. from one-way Eastbound to one-way westbound.

3. Parking: The Applicant requests a variance from C.C. C. 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. The five (5) story parking garage will provide 313 parking spaces for use by each of the building's employees and customers. The stand-alone parking requirements for each of the buildings in both Sub-Areas is as follows:

Art Gallery:	37 parking spaces/3 bicycle racks
Office Building:	158parking spaces/8bicycle racks
Hotel:	145 parking spaces/ 8-bicycle racks
	340 total required vehicle parking spaces

Applicant requests a zero (0) on site parking space requirement for the individual buildings, conditioned on the construction of the parking garage with a minimum of 313 spaces. The minimal variance of required spaces (313 of 340 provided) represents 92%parking compliance.

The required number of bicycle parking areas/racks will be provided either near the building entrances or within the parking garage.

4 Loading Spaces: Section 3312.53 (minimum loading spaces required) requires one loading space for the office building. A loading space will be provided for the office building, pending Council's approval of Applicant's request to partially vacate the existing alley between the UCT Building and office parcel, as shown on the submitted site plan.

C. BUILDING DESIGN and/or EXTERIOR TREATMENT COMMITMENTS:

In general, the exteriors of the office and garage buildings will be constructed of brick EIFS (exterior insulation and finish system), glass and metal. The upper and lower portions of the office building will be predominantly glass in order to provide occupants with daylight and views. The glass of the office exterior will be complimented by brick, EIFS and metal elements. The upper levels of the garage exterior will be brick -and EIFS with metal infill panels to partially screen openings and providing for natural ventilation of the garage interior. At ground level, the garage exterior will be of the same (or similar) screening material as the openings above.

All roofs will be flat and will contain parapets concealing visibility from street level.

Ground level mechanical equipment is currently planned to be contained within the buildings themselves and, as such, screening of these elements will be by the aforementioned building materials.

Exterior building illumination shall be permitted, provided such light source is approved by the reviewing village commission. No-off site spillage will occur.

These commitments shall be adhered to unless otherwise approved by the Victorian Village Commission.

D. LIGHTING and/or OTHER ENVIRONMENTAL COMMITMENTS:

1. All parking lot or ground mounted lighting shall use fully shielded cutoff fixtures (down lighting) except there may be accent lighting /uplighting 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. Light poles in parking lot areas shall not exceed 18 feet in height.

4. These commitments shall be adhered to unless otherwise approved by the Victorian 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 Victorian Village Commission. Any variance to the applicable standards of the C-4 District shall be submitted to the Victorian Village Commission and Columbus Graphics Commission.

F. MISCELLANEOUS:

1. A monetary contribution shall be made to the City of Columbus, pursuant to the Parkland Dedication Requirements of C.C.C. 3318.13. Payment shall be made at the time of the zoning clearance approval.

2. 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 Services or his or her designee, upon submission of appropriate data regarding the proposed adjustment.

3. VARIANCES REQUESTED:

- 1) Section 3356.11 (C-4 District Setback lines)
- 2) Section 3312.49 (Minimum Parking Spaces Required)

G. CPD REQUIREMENTS:

1. Natural Environment: The Site consists of 1.07 acres. The High Street parcel is currently used for public parking and is proposed for commercial redevelopment. The Park Street parcel is currently the remnants of the former UCT Building and is proposed to be adaptively re-used as an Art Gallery.

2. Existing Land use: Commercial parking lot and vacant office building

3. Transportation and Circulation: The Site will have access from North High Street, ~~and~~ Russell Street, and Millay Alley.

4. Visual Form of the Environment:

East – C-4 zonings are on the East side of High Street with commercial parking lots and a wide variety of retail uses.

North – The block directly north of the site, across West Russell Street, contains two parcels. The north parcel is zoned C-4 and AR3. The South parcel is zoned AR2, C-4, and AR3.

West – Goodale Park is directly west of the site and is zoned R-4.

South – The block directly south, across Millay Alley contains four parcels. The two (2) parcels on the east are zoned C-4 with the two western parcels zoned C-2 and C-4.

5. View and Visibility: Significant consideration has been given to visibility and safety issues.

6. Proposed Development: The proposed development includes a 66,359 sq. ft. office building of which 5,761 sq. ft. will be retail. Also included in this Sub-Area is a 313 space parking garage. Finally, the former UCT Building is being renovated into a 19,025 sq. ft. Art Gallery with attendant, office space and storage.

7. Behavior Patterns: This area has existing traffic flows which use the roadways in and around the area.

8. Emissions: There will be no emissions from the proposed use.

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 the above restrictions, conditions and commitments regarding development of the subject property and for such purposes 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 and more restrictive provision of the Columbus City Codes.

Signature: _____

Date: _____



City of Columbus
Mayor Michael B. Coleman

Department of Development
Boyce Safford III, Director

CERTIFICATE OF APPROPRIATENESS
ITALIAN VILLAGE COMMISSION

COPY

This Certificate of Appropriateness 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: 618 North High Street
APPLICANT'S NAME: Pizzuti Companies

APPLICATION NO.: 10-1-5a **MEETING DATE:** 10-25-11 **EXPIRATION:** 10-25-12

The Italian 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:

- Approved:** Exterior alterations per APPROVED SPECIFICATIONS
- Recommendation for Approval:** Requested re-zoning/special permit/variance per APPROVED SPECIFICATIONS

APPROVED SPECIFICATIONS:

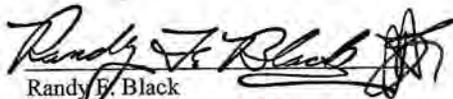
Recommend approval of Application #10-1-5a, 618 North High Street, to Columbus City Council, for the necessary rezoning components as stipulated in the Sub-Area A Development Text as submitted, with the following clarifications and noted conditions:

- There has been no change in the overall height of the project from its previously reviewed design.
- The hotel height of 112-ft exceeds the height-limit established by the recently adopted Short North Design Guidelines; however, the project location at the southern end of the Italian Village District, closest to downtown, mitigates any adverse effects and the site is being developed in conjunction with a new multi-story parking garage directly across High Street.

MOTION: Clark/Lewis (4-0-0) ZONING TEXT APPROVAL RECOMMENDED.

Drawings Required

This Certificate of Appropriateness is only valid for work performed in accordance with the motion so passed and approved by the Commission, and shall accompany plans submitted for zoning clearance and/or building permits.


Randy F. Black
Historic Preservation Officer



City of Columbus
Mayor Michael B. Coleman

Department of Development
Boyce Safford III, Director

CERTIFICATE OF APPROPRIATENESS
VICTORIAN VILLAGE COMMISSION

COPY

This Certificate of Appropriateness 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: 632 North Park Street
APPLICANT'S NAME: Pizzuti Companies

APPLICATION NO.: 10-2-8d **MEETING DATE:** 9-27-11 **EXPIRATION:** 9-27-12

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:

- Approved:** Exterior alterations per APPROVED SPECIFICATIONS
- Recommendation for Approval:** Requested re-zoning/special permit/variance per APPROVED SPECIFICATIONS

APPROVED SPECIFICATIONS:

10-2-8 d
Recommend approval of Application #10-2-8 d, 632 North Park Street, to Columbus City Council, for the necessary rezoning components as stipulated in the Sub-Area B Development Text submitted.
MOTION: Decker/Berthold (4-1-0) APPROVED. [Conte]

Drawings Required

This Certificate of Appropriateness is only valid for work performed in accordance with the motion so passed and approved by the Commission, and shall accompany plans submitted for zoning clearance and/or building permits.


Randy F. Black
Historic Preservation Officer