

Meeting Notes from Monday, April 6, 2015 meeting of the UAC Zoning Committee:

6:00 PM – Business/administrative session. We discussed briefly discussed the following topics:

- Brief discussion of agenda for the evening.
- The question of several of our current projects having both a council variance and a rezoning application. Susan has not seen these dual applications submitted before, but Pasquale noted that the Commission has received these in past years. (Clarification: A rezoning to a CPD can vary development standards, but it cannot permit use variances to allow uses that are prohibited in commercial districts. E.g. in the case of the 15th & High St. project, the proposed CPD can contain all standards & variance requests except allowing ground floor residential in a commercial zone.)
- Brief discussion about how to approach moving forward with the new University Plan. Suggestion for our committee to develop a list of priorities to submit for review to the entire commission, prior to any discussions with the city about potential changes to the Overlay.

PRESENT: Seth Golding, Rory Krupp, Susan Keeny, Deb Supelak, Pasquale Grado, Joyce Hughes, Dick Talbot, Ethan Hansen, Tom Wildman

EXCUSED/ABSENT: Craig Bouska

VISITORS: Numerous visitors, especially from Weinland Park - District 3.

6:30 PM – Applicant(s):

1. **1583 N. 4th Street** – This request for council variance to permit a ground floor residential use in a C-4 zone for a new 2-story residential development on the NW corner of N. 4th and Chittenden. *Tabled until the next month.*
2. **Demolition Permit Application – 142 King Avenue:** request for early demolition of the Church of the Nazarene site. Applicant is the demolition contractor Maiher Demolition & Salvage, Inc. The presenter is construction manager Mark Wright.

Project Information/Applicant Presentation:

- Demolition application was filled out on Feb. 25, 2015, but not filed until March. Demolition can be issued on May 4, 2015.
- It was noted that 60 day waiting period begins the day a permit is filed – a miscommunication issue with applicant/owner.
- Contractor would like to begin demolition before May 4th so that new construction could start and allow less impact on the neighborhood; also minimizes overall construction costs. Delays in starting add to construction costs.
- Fire department would like to use building for training exercises. This cannot begin until demo permit is issued.

Discussion, Comments/Observations:

- Ethan stated that neighbors have reached some measure of agreement with developer and some small project changes have been made. Therefore they would not be opposed to early demolition.
- Applicant was asked if pictures could be taken of the interior and exterior of the Church of the Nazarene for the UAC's archives. The church was designed by Columbus architect Noverre Musson. Susan will confirm this with project developer.
- It should be noted that Ethan's statement that both he and his neighbors could support the request for early demolition influenced most committee members to vote in support of the request for early demolition.

Motion to approve the request for early demolition of the Church of the Nazarene: Dick Talbot; Seconded: Pasquale Grado. For – 6; Against – 2; Abstentions – 0. MOTION PASSES.

3. **Grant Avenue Apartments** – Rezoning and council variance for a proposed residential development located at 1530 N. Grant Ave. Applicant & project architect Bhakti Bania made the presentation. The property owner was also present. This new build is proposed for the vacant site

located at the NE intersection of Grant and 11th Avenues. The property is bordered by Grant Ave. to the east, 11th Ave. to the south, Chittenden to the north, and the railroad tracks to the west.

Project Information/Applicant Presentation:

- Both a council variance & a rezoning application presented for this project
- Property currently zoned C-4 (Commercial). Request rezoning to AR-1. (Apartment Residential)
- Multiple variances being requested. The original application filed with the City indicates **six (6)** requested variances; at this meeting, the applicant presented a modified list of **eight (8)** variances. Only the same **four (4)** variances appear on both lists.
- Site area: 32,960 SF
- 3-story, 18-unit residential structure proposed.
- Mainly 2-bedroom and 3-bedroom units
- Units are accessed from 'internal' walkway with 2 primary entrances oriented towards 11th & Chittenden; no entrances face Grant Avenue (main building façade)
- Building massing is conceived as a 'long building' with reference to earlier train station building type
- Proposed building footprint: 6,475 SF; proposed total calculated floor area: 19,425 SF
- 42 parking spaces proposed
- New University Plan recommends "Medium Density Residential" development for this site.

Discussion, Comments/Observations:

- It was noted that the code sections listed on the applicant hand-out differed from the list on the application that was filed with the city – missing & different code sections. Applicant was asked to verify correct code sections and amend application so that it is clear exactly what variances are being requested and voted upon. (*PLEASE NOTE* that specific code sections are intentionally not listed here as they must be verified by City and applicant.)
- Noted that the number of variances being requested may indicate that building as proposed is too large for the site – is this corner site ready for a higher density development
- Difficult site – Columbus Coated Fabrics site will be stand-alone condos; surrounding houses have front porch entries; railroad tracks & noise directly east
- Neighborhood residential architecture features porches throughout. Project not consistent with surrounding housing stock.
- Joyce expressed concern for safety of the residents in this proposed development. During OH State Fair, there are huge numbers of pedestrians walking down 11th, very close to building. Main entrance to development is directly off 11th. Concern also expressed with units being accessed only via a single internal corridor. *Response:* The entrances off 11th and Chittenden will be enclosed & gated.
- The housing is very close to property line; setback is 30 ft. from 11th. *Response:* This is an urban environment & buildings are typically pulled closer to street.
- Concern with too much asphalt – lot is covered with parking and building. Garden area is in middle of asphalt parking lot. Not enough green space. Concern with storm water runoff along Grant and 11th.
- Need more engagement with street (Grant). (FYI: *This does involve a potential code section regarding having no entrances fronting Grant Avenue, the main building façade.*)
- There is a potential variance request for 5 fewer parking spaces per current code. Joyce stated that a decrease in parking is not a good idea.
- Applicant is providing 1 parking space per bedroom. Appears to some committee members that building is self-parked - adequate.
- Tom noted that lot has been vacant for long time. Applauded development effort, but felt site should have more parking.
- Recommendations:
 - Applicant to verify all necessary variances before next Zoning Committee meeting.
 - Applicant to meet with Weinland Park Civic Assoc. & Weinland Park Housing Committee to present and discuss project with neighborhood residents. This should take place before a zoning vote.

- Recommendations of the Zoning Committee and the Weinland Park Civic should be considered in revised site plan and council variance request.

This was a preliminary meeting. No vote was taken.

4. **15th & High** – This will be the 1st of several meetings with Campus Partners to discuss the mixed use development proposed for the area directly east of High Street, between 17th to the north, and 14th to the south. Campus Partners made their 1st presentation to the UAC last month. They are proposing both a rezoning & a council variance for all the properties included in this development. Accompanying the zoning text is an Urban Framework Plan that will describe the vision and development standards for all components of the project.

Project Information/Applicant Presentation:

- Project makes east-west connection of University across High St.- connecting university back to community
- Creation of significant new public space –quality public realm design
- Quality will be embedded in zoning – Urban Framework Plan (design standards taken from newly adopted University Plan).
- Proposed mixed use development: office, residential, retail, hotel, parking garage, university/educational offices, public space
- Rezoning will create new CPD for mixed uses
- Council Variance is needed for first floor residential use in a commercial zone – note that residential not proposed for first floor spaces along High Street.
- Important concepts:
 - To develop an urban space to ‘frame’ a public square (open space)
 - To create an east-west axis between the William Oxley Thompson Library & a signature building (72 ft. +/- high). Building to be seen as a ‘beacon’ on the public square)
- Building massing will ‘step down’ in height to the north and south edges of the project area to respect massing of existing neighborhood.
- Pearl Alley will develop modest retail spaces to lure pedestrian traffic
- Parking: will build a garage to the east of High St. that is surrounded on 3 sides by 4-story mixed use buildings – residential and commercial spaces.
- Current feeling is that Gateway parking garage overbuilt. Will look to existing garage capacity to help meet parking requirements. Carefully balance walkability of District with needed parking. Do not want to encourage more cars in District.

Discussion, Comments/Observations:

- Deb noted that having structured parking more than 3 blocks from apartments is not practical – residents won’t use it. Parking should be w/in apartment building
- Pasquale recommended minimizing number of apartments & maximizing office space. Should have more commercial with a ‘compliment’ of housing. Asked if any assurances will be in plan to promote this idea? Response: Keith noted that small amount of residential proposed along 16th & 17th. Relatively small residential footprint (project actually reduces number of beds from area.) Everything to the south will be offices. Can take bus transportation to offices. Upper floors in subarea “2” are commercial.
- ‘Sophomore rule’ required housing not a part of this development – no increase in bedrooms – even balance with existing bedroom count
- Amanda stated that 300+ new faculty will be hired by OSU – research shows there is not enough current faculty office space
- Question: is it risky to have retail turn the corners and locate off High Street? Current Gateway businesses have difficulty being successful. Response: The ‘off High Street’ retail spaces won’t be ‘overly sanitized’. And the streets won’t be dead-end streets as with the courtyard entrances for the businesses @ existing Campus Gateway.

- Deb summarized comments from her neighborhood/district:
 - OSU appears to be taking over High Street
 - Concern that 'Bernies' would be run out
 - People/cars relate to number of shopping trips: parking spaces for shoppers?
 - Concern over loss of opportunities for small local businesses
- Rory expressed concern over creation of another CPD; concern with lack of detail
- Tom noted current code allows 45 ft. building ht. & new University Plan allows 72 ft. Urged developers not to exceed new height allowance. Questioned whether or not amenities such as grocery store and kid-type spaces are planned for CPD to augment residential life and encourage married students with children to live in District. Concern over allowable increased building heights in Pearl Alley. Response: Keith noted that the more prescriptive a plan is, the less successful the implementation. "Blurred edges" encourage creative planning. Pearl Alley not being viewed as a 'DMC' battle line. Reimagined Pearl Alley. Doreen noted importance of materials selected. Current Campus Partners leadership has more interaction with and sympathy for area residents.
- New Outdoor Plaza Space comments:
 - Amanda noted that the open plaza space is to be used more than 3 seasons. Programming space might include Wexner Art Show, community farmers' markets, etc.
 - Prime development space has been given up to create urban open space.
 - Important to have pedestrian walkways to invite the community in
 - Consider burying power lines along alley
 - Scale & detail of plaza and surrounding structures very important in creating active public space, not dead zone
 - Concern of 'canyon effect' with tall buildings surrounding new outdoor plaza
- Concern that taller allowable building height and too broad an outline in Urban Framework Plan might not produce the desired signature architecture and spaces
- Very important to consider salvaging historic structures. Response: Plan does not dictate preservation, but this is important issue to consider further in development of this new CPD & plan
- Greater building height being considered only for 'signature' hotel building – maybe 1-2 stories over code required height limits
- Consider in the design of the tall 'signature' building the incorporation of cell towers – to meet future capacity needs, & to provide that existing structures are not compromised by these tall equipment towers.
- Seth noted that taller building heights are being pushed further east of High St. Concern that one day open plaza space will be filled in with building. Response: Keith stated that proposed zoning text can be amended to include a 'no build zone' for this outdoor space.

This was a preliminary meeting. No vote was taken.

5. **Northside Library** – Project is a new building for the existing Northside Branch of the Columbus Public Library. The site is located at the corner of NW corner of McMillan and High Street. NBBJ architects Mike Seriano and Tracy Perry are applicants for the project. Nikki Scarpetti from Columbus Public Library as well as Kathy Fox, and branch manager Candy Princehorn were in attendance.

Project Information/Applicant Presentation:

- Mike Seriano from NBBJ presented the plan
- Existing building is single story building of 7,700 SF; proposed building will be a 2-story, 24,500 SF building
- Building is located along High Street corridor; parking lot is in the rear w/ access off McMillan.
- Main entrances connect High Street to east & parking lot to west are connected by wide interior corridor.
- Building angles back from High St. to create open space at entry.
- Plaza area created along High St. to contain green space & public art

- 2nd story of building cantilevers over High St. entrance – protected entry
- Planting strip is located within parking lot, not at boundaries, to shade more of parking lot from western sun. Pull-in parking is directly off alley.

Discussion, Comments/Observations:

- Second story cantilever aligns with High St. (addresses High St. setback) Creates protected outdoor space. Concern that this will attract public ‘hanging out” in this area. *Response:* reason behind adding public artwork installation in this area. Should help deter gathering in this area
- Will there be temporary space for library during construction? *Response:* yes, but not yet resolved where this temporary location will be.
- Ethan noted that important to create direct pathways to building entrances (path of least resistance) to protect any new landscaping & planting beds. This is small outdoor space. Would prefer to see more green and less hardscape
- Signage and bike racks important to locate carefully in this outdoor space
- Parking – with a 25% reduction per the code, 47 parking spaces required; 44 spaces provided. Existing library lot has 30 spaces
- Joyce noted that canopy protects library users and will also protect volunteers who work the UAC elections
- Question about limiting new building to 2 stories. *Response:* 2 stories provides best balance between building area/mass, parking & green space. 2 stories also provide visual relief from increased height of new buildings along High St. corridor, per new University Plan recommendations.
- Community meeting rooms? *Response:* Yes, flexible meeting spaces planned into new building
- Sustainable features? *Response:* Current storm water being handled on site; not going for LEED certification, but tracking LEED Gold

This was a preliminary meeting. No vote was taken. Community Meeting is planned for April 14, 2015 from 5:30 – 7:30 PM at the Northside Library meeting room. Everyone invited.

6. **1758 N. High Street** – This is request for height variance for the replacement of existing cell phone antennas with new Verizon cell antennas on the existing rooftop of the commercial building located north of the intersection of E 13th Ave. and High Street. Applicants are Mike Nugent, Verizon Project Manager, and attorney Greg Lestini. Applicable code section is:
 - a. **Section 3309.142 (c), Height district exceptions:** “Rooftop telecommunication installations not taller than 20 feet...may be erected on... Buildings or structures 50 feet or more height...”

Project Information/Applicant Presentation:

- Existing antennae does not cover service gap in area. Need to provide overlapping coverage
- Building where existing antennae are located is 43’, 6” in height, less than code required
- Originally Verizon had negotiations with OSU, but no deal was reached; OSU declined lease agreement of portion of rooftop on either the previous or the new Ohio Union for cell antenna equipment.
- Will leave equipment at the existing site
- This is just a replacement of existing equipment
- UARB has given approval for replacement of these cell antennas in their same locations

Discussion, Comments/Observations:

- Question as to what is the range of these cell towers? *Response:* From E. 16th south to E. 9th St.
- Can paint white parts of equipment to match brick? *Response:* White would make the equipment blend more with the sky. A dark color would make equipment more noticeable. White paint is preferable.

- Zoning Committee was in general agreement with replacement of existing cell phone antennas with new equipment in the existing locations. Comment made to address this matter of new cell antenna/equipment with OSU and Campus Partners as new construction is considered for the 15th & High Urban Framework Plan. New 'signature' hotel may be opportunity to integrate cell antennas into overall design of new building.

Motion to approve the request for height variance to replace existing cell antennas installation in existing locations: Dick Talbot; Seconded: Pasquale Grado. For – 8; Against – 0; Abstentions – 0. MOTION PASSES UNANIMOUSLY.

7. **15 E. Lane Avenue** – This is the second preliminary presentation of a proposed mixed use, 3-story residential development at the SE corner of Lane Avenue and High Street. It is the site of the current Shell gas station. The applicant is Elford Development. They presented a similar project for this site in November 2013. Jeff Mitchem & Paul Kwapich from Elford Development present along with architect from Architectural Alliance.

Project Information/Applicant Presentation:

- The project still features a mixed use, 4-story building with:
 - **3 retail spaces** on 1st floor,
 - **27 single bedroom units** on floors 2-4,
 - **12 parking spaces**, including 2 loading zones & 1 ADA parking space
- Changes from last plan presented include:
 - No rooftop digital graphics display
 - No digital graphics display above main entrance
- Developer realized digital graphics not worthy of pursuit
- Utilizing the new University Plan to meet the residential parking requirement (0.375 spaces per bed for Regional Mixed Use =10.125 or 11 parking spaces)
- Existing code still applies to commercial uses
- Total parking requirement (commercial + residential) thought to be approximately 100 cars.

Discussion, Comments/Observations:

- Dick noted that although residential parking requirement is met per the new University Plan, the commercial parking requirement is not met - need more parking
- Pasquale stated that the task is to balance out the parking with the occupancy; must balance the building prominence with the need to park residents.
- Need to balance the development with the neighborhood. *Response:* buildings along High St. built long ago when there was no parking requirement. Most of the retail shoppers will be walkers
- Consider below grade parking, underneath the building? *Response:* Site is constrained & required ramping would take up most of the space needed for parking stalls – would lose any parking efficiencies.
- Rory expressed sympathy with developer over trying to meet parking requirement along High St.
- Suggestion to developer to look at adjacent properties for shared or leased parking opportunities. Per **Section 3312.03(D)(1)**, “parking may be provided on a lot that is located within 750 feet of the use to be served.”
- Ethan noted that the new University Plan was approved, and we need a different approach to parking, especially along High St.
- Deb expressed concern with having additional cars imposed on adjacent neighborhoods. Must look at proposed project in context of adjacent neighborhoods.
- Pasquale stated walk-in commercial/retail users may be de facto, but still need to have parking for residential.
- Applicant reaffirmed opinion that most users of the commercial spaces will be student walkers.

- Brandyn stated that discussion of parking requirements needs to happen in conjunction with conversation about & need for increased public/mass transportation. A recommendation on this will be forthcoming from Weinland Park Civic.

This was still a preliminary meeting. No vote was taken.

8. **7th & High Street** – This is a preliminary presentation for a project that is proposed for the property located at the NE corner of 7th and High Streets. A project for this site was proposed in 2011 and approved by the UARB as well as the BZA. However, it was not approved by the UAC. The currently proposed project has a new developer, Chris Johnson with CA Ventures, and new architect, Tim Holoran with HPA Architects. Applicant is David Hodge from Smith & Hale. This is a council variance request that includes the following list of variances:

- Section 3356.03, C4 Permitted Uses:** to allow limited first floor accessory residential use (leasing office & residential lobby).
- Section 3356.11, C4 District Setback:** to reduce the building setback from 25 ft. to 5 ft. along Euclid Ave. & from 25 ft. to 16 ft. along 7th Ave.
- Section 3312.49, Min. Number of Parking Spaces:** to reduce the required number of parking spaces from 282 to 149.
- Section 3312.53, Min. Number of Loading Spaces:** to reduce the required number from 1 to zero.
- Section 3309.14, Height Districts:** to increase the allowable height for a building from 35 feet to 70 feet.
- Section 3356.05(F), C4 District Development Limitations:** to permit the required adjoining uses to occupy less the the entire length of at least one property frontage. (The lobby/leasing/mgmt. office fronts along High St. with retail spaces).
- Section 3321.05, Vision Clearance:** to reduce the vision clearance at the entry points to the parking garage.

Project Information/Applicant Presentation:

- The project is a new mixed use development with commercial retail on the first floor and residential on floors 2-6
- The project is consistent with the newly adopted University District Plan. *But, plan must be reviewed per the current code.*
- **287 beds; 156 units**
- 2 retail spaces
- Parking is on site is at grade and 1 ½ levels below grade.
- Used the new University Plan for residential parking requirement: 0.375 parking spaces per bed = 108 parking spaces for residential; Existing commercial code for retail: 32 parking spaces for retail. **140 total parking spaces**
- Proposed building height: **70 ft.**
- Sidewalks surrounding project proposed to be wider: add 3 ft. along High St., ad 5 ft. along 7th & Euclid
- Developer has engaged with Pastor Roby at 7th St. Baptist Church, adjacent to development. Concern with visibility of church and church signage.

Discussion, Comments/Observations:

- Pasquale asked to have renderings out to clarify building heights and massing
- Concern also how proposed height of development relates to lower church structure. *Response:* alley is 20 ft. wide & new building starts 3 ft. back from alley. Developer will continue discussions with church and also speak to owner of laundromat.
- Question about ceiling heights. *Response:* floor-to-floor on residential floor is 11 ft.
- Rory commented on nice design and no balconies. *Response:* No balconies planned, especially along residential street like Euclid – noise concerns for neighborhood residents.
- Ethan asked if there could be a commitment to having street trees. *Response:* Plan shows intent, but will have to verify any existing underground utilities & site constraints, right of way, approval from city forester
- Will commercial spaces become restaurant use? *Response:* not at this time.

- Joyce stated that developer met already with Weinland Park Civic to discuss plan. Some neighborhood concern about lack of affordable housing options. Also important to make contact with owner of laundry. Response: applicant will make contact with laundry owner and continue dialogue with Weinland Park Civic
- Pasquale asked about a per square foot cost. Short North features a \$1.80-\$2.00 per SF/month. Response: not yet determined. Potential market could be students and also young professionals w/ 1st job out of college.
- Bike racks? Response: Bike racks in secured area inside parking garage area.
- Plan features student units to the north (noisy side), and young professionals in units to the south (quiet side). Deb suggested flipping that unit organization as students may want to be on the quiet side.
- Concern expressed with how to plan the student mix within in the apartment organization. There may be some push-back on the 4-bedroom units, which tend to attract student renters more than young professionals.
- Concern about having a straight wall up against the alley. Not attractive face toward neighborhood. Response: green planting wall is featured along the alley. Sidewalk is lowered.
- Concern with vision clearance variance. Many walkers in this area, especially with neighborhood branch library directly across High Street. Important to revise plan to eliminate need for this variance request.
- Concern with no loading zone variance request, especially as there may be daily deliveries. Response: Ground floor plan show narrow loading standing area. Will look again at plan to see if loading can be better accommodated.
- Noted that there is bigger market here for young professionals rather than students, especially with sophomore rule. Response: Units will be totally furnished.
- Concern that totally furnished units will not appeal to all young professionals. Response: may have area in building in which to store unwanted furniture pieces.
- Note: Plan will be presented to UARB on April 16, 2015.

This was a preliminary meeting. No vote was taken.

VOTING RESULTS FOR ZONING COMMITTEE MEETING: April 6, 2015

MEMBER	Craig Bouska	Seth Golding	Ethan Hansen	Joyce Hughes	Susan Keeny	Rory Krupp	Deb Supelak	Dick Talbot	Tom Wildman	Pasquale Grado
Attendance	Absent	Present	Present	Present	Present	Present	Present	Present	Present	Present
CASE/ VOTE	Y-N-A-R*	Y-N-A-R*	Y-N-A-R*	Y-N-A-R*	Y-N-A-R*	Y-N-A-R*	Y-N-A-R	Y-N-A-R*	Y-N-A-R*	Y-N-A-R
1583 N. 4TH Street - TABLED										
142 King Avenue		N	Y	Y	Y	N	Y	Y	Absent	Y
1758 N. High St.		Absent	Y	Y	Y	Y	Y	Y	Y	Y

*Y – yes; N – no; A – abstain; R – recused

The following link is to the on-line zoning code, for your use and information:

https://www.municode.com/library/oh/columbus/codes/code_of_ordinances?nodeId=TIT33ZOCO

For Commission Presentations:

Commissioners may speak twice, up to 3 minutes each time per Bylaws Article IV, Section 1(b).

For All Zoning Presentations:

Applicants will present at the next University Area Commission (UAC) meeting which will take place (*unless otherwise notified*) on **Wednesday, April 15, 2015** at the Northwood & High Building, 2231 North High Street, one block north of Lane Avenue, Room 100. Zoning cases will be heard beginning approximately at 7:15 PM. Applicants are to bring 8 copies of their presentation that best present their specific case – the specific variances requested, any plans, photos of existing properties, and a statement of hardship as to why the particular request should be granted. The vote taken by the UAC that evening will be communicated to either the Columbus Board of Zoning Appeals, or City Council, or Graphics Commission, which will make the final determination of all requested variances.

PLEASE NOTE the following parameters for all participants in Commission meetings with regard to zoning cases, per our REVISED bylaws, Article IV – MEETINGS, Section 7:

The following time limits will be adhered to for all zoning cases heard before the Commission:

1. Zoning Committee presents the facts of the case - **5 min. max**
2. Applicant Presentation - **7 min. max**
3. Zoning Committee report – **5 min. max**
4. Public comment (max 3 people each pro/con) - **2 min each (max)**. Only those who complete speaker slips prior to the case being heard will be considered for speaking based on the order the slips were received
5. Commissioner discussion: Commissioner who wishes may speak once per round for **1 min (max) for 2 rounds**. A Commissioner cannot save time for their second round or transfer their remaining time to someone else
6. Applicant response - **3 min (max)**
7. Commission vote
8. A motion to extend the max time limits can be made at the beginning of the case stating which portion(s) should be extended and by how long. The motion must pass by two-thirds (2/3) majority with no debate on this motion.