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DEPARTMENT OF  
DEVELOPMENT

## University Area Planning Overlay Update – Phase One

### Background

The University Area Planning Overlay (UAPO) was adopted in 1987 and updated in 1992. It is administered in conjunction with the underlying base zoning through the application of standards to address development issues unique to the campus area. The UAPO also established the University Area Review Board (UARB), which has design review authority for a core area within the district known as the University Impact District.

In 2015, City Council adopted the University District Plan. The Plan includes recommended land use for each parcel in the district as well as design guidelines for commercial and residential development. The Plan also includes recommendations regarding such topics as Floor Area Ratios, parking requirements and height limits. Plan guidance regarding these areas is intended to inform an update of the UAPO. The period since plan adoption has been used to monitor its application to development proposals in anticipation of a code update.

### Project Objective

This process constitutes the first phase of the overlay update process and includes the following objectives:

- Incorporate plan guidance regarding such issues as height, parking and FAR into the UAPO for application to commercially zoned properties.
- Incorporate any relevant UCO provisions into University Overlay and eliminate overlap.
- Update administrative elements of overlay as necessary.

A future phase will be necessary to address other elements of the UAPO impacted by the plan.

### Process

Updating the overlay requires a public process involving property owners, community leadership, and other stakeholders. An open house will be held and a project website will be used to provide information and opportunity for input. The adoption process would include formal consideration by the University Area Commission, University Area Review Board, and Development Commission prior to City Council action. Following is a generalized 2016 timeframe, subject to change:

April/May	Staff develops draft overlay update
June/July	Public Notice and Informational Meeting – public comment period begins
July/August	Public comment period concludes/updates to draft
August/September	UAC, UARB, Development Commission Consideration
September/October	City Council Consideration

### Contact

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## City of Columbus

### University District - Development Review Framework

#### DRAFT

#### Introduction

A number of factors determine how development proposals are considered within the University District. This document is intended to serve as a general guide for how land use, development design guideline and zoning issues specific to the University District are managed. It is important to note that property owners and applicants are responsible for contacting the Building and Zoning Services Department regarding necessary permit and staff review requirements for specific projects. Graphics review is not addressed in this document.

#### Geographic Designations

University District: The 2.9 square mile area bounded by Glen Echo Ravine on the north, the railroad east of 4<sup>th</sup> Street on the east; Fifth Avenue on the south and the Olentangy River on the west. The University District coincides with both the University Planning Overlay and the territory covered by the University Area Commission. CC 3111.07.

University Area Planning Overlay: This overlay includes standards addressing density, parking and related issues unique to the University District. These requirements are administered in conjunction with the underlying base zoning in place for different parcels. CC 3372.501.

University Impact District: The University Impact District covers a portion of the larger University Planning Overlay. Parcels within the Impact District are subject to design review by the University Area Review Board. This applies to such things as new construction, exterior building modifications, and graphics installation. Some applications are eligible for staff review. CC 3372.504.

Urban Commercial Overlay: The Urban Commercial Overlay (UCO) is a zoning tool used in conjunction with underlying base zoning to facilitate streetscape continuity and encourage pedestrian-friendly development. The UCO is in place along many of City's older commercial corridors, including High Street, Fifth Avenue, and portions of other streets in the University District. CC 3372.6.

Base Zoning: As with all areas of Columbus, each parcel in the University District has a base zoning classification. Where applicable, this underlying zoning works in conjunction with established overlays. CC 3301.

Columbus Register of Historic Properties: Exterior modifications to properties listed on the Columbus Register, including demolition, require review and approval by the Historic Resources Commission (HRC). Some applications are eligible for staff review. The University District contains four districts and five individual properties listed on the Columbus Register. CC 3117.

#### Review and Approval Bodies

University Area Commission: A representative advisory body established by City Council. Among the functions and duties of area commissions is to provide non-binding recommendations on zoning, variance, graphics, and special permit applications. The UAC is independent of City staff. Several subcommittees, including those charged with zoning and planning issues, contribute to the work of the commission. CC 3109.14 and CC 3111.07.

University Area Review Board: This City appointed board has responsibility for reviewing development proposals within the University Impact District using existing code and adopted design guidelines. Projects involving new construction, exterior building modifications, and graphics installation require approval by the Board. The Board provides non-binding recommendations regarding zoning and variance applications. The Planning Division of the Development Department serves as staff to the Board. CC 3372.580.

Historic Resources Commission: The responsibilities of this City appointed board include review of exterior changes, to properties listed on the Columbus Register of Historic Properties. The HRC uses adopted Architectural Design Guidelines in reviewing such projects, for which their approval is required. The Board also provides non-binding recommendations regarding zoning and variance applications. The Planning Division of the Development Department serves as staff to the commission. CC 3117.

Board of Zoning Adjustment: This City appointed Board considers and makes determination regarding requests for variances to standards of the existing zoning, including any applicable overlays. The BZA does not consider use variances, which are directed to City Council. The Building and Zoning Services Department serves as staff to the BZA.

Development Commission: The responsibilities of this City appointed board include reviewing requests for proposed rezonings. Commission recommendations are forwarded to City Council for their consideration. The Development Commission also provides a recommendation regarding proposed planning and development policy documents and changes to the zoning code. The Building and Zoning Services Department serves as staff to the commission. CC 3210.

City Council: City Council makes final determination on rezoning and Council Variance applications. City Council considers variances that involve a use(s) not otherwise permitted in the underlying base zoning and standards variances filed in conjunction with a rezoning. The Building and Zoning Services Department manages the rezoning and Council Variance process. CC 3307 and CC 3310.

### **Adopted Development Policy**

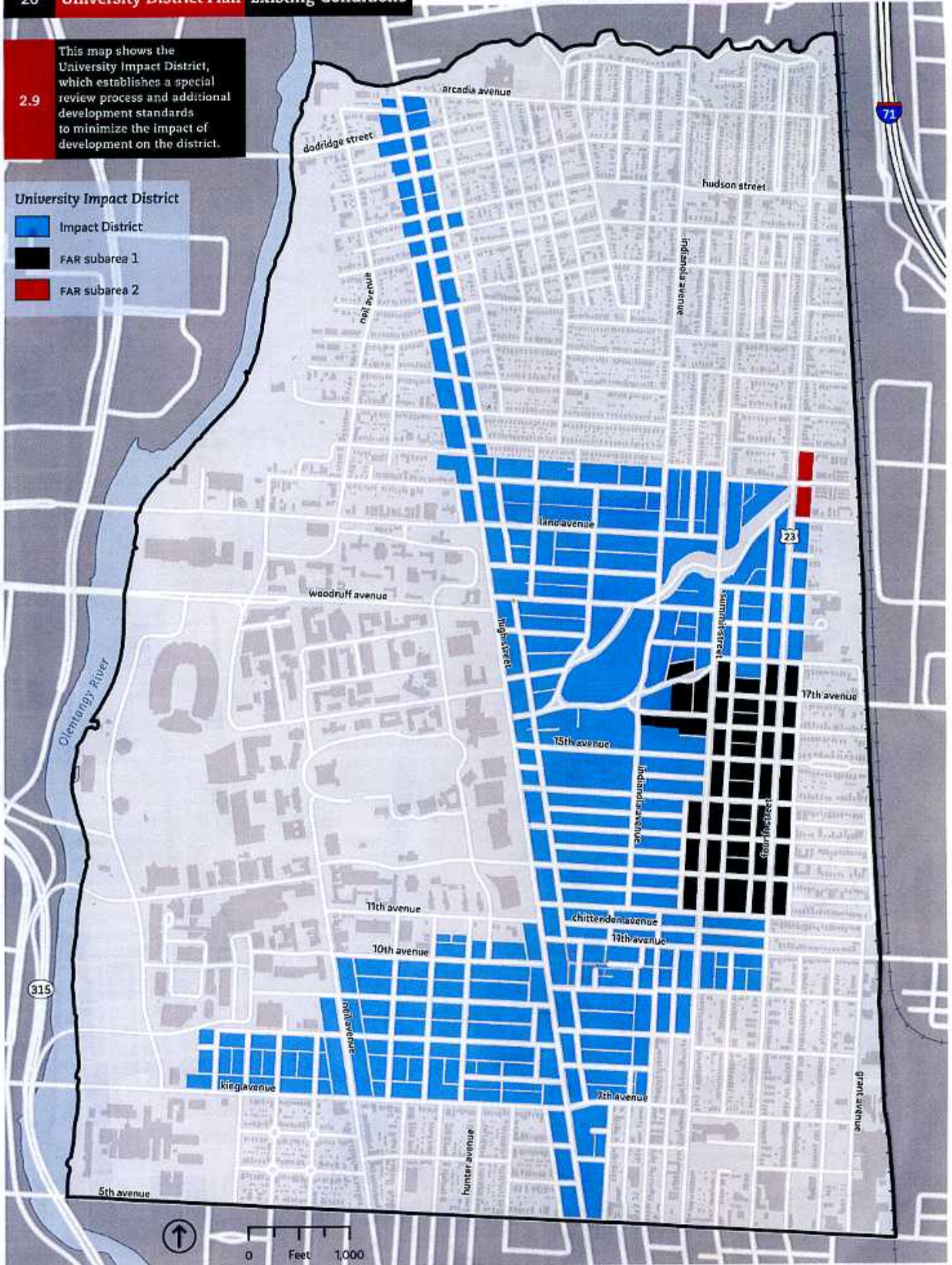
University District Plan: Adopted by City Council in 2015, the University District Plan (UDP) provides land use and development design guidance for the University District. The plan's recommendations serve as policy rather than code, although they do set the stage for updating the University Area Planning Overlay. The plan is used in reviewing development proposals that involve rezoning or variance applications. The design guidelines contained in the plan are also used by the University Area Review Board in reviewing projects. The UDP replaces earlier planning and related policy documents for the area.

Columbus Register of Historic Properties Architectural Guidelines: Adopted by City Council in 1998, these guidelines serve as a basis for Historic Resources Commission review of applications addressing properties listed on the Columbus Register – either individually or as part of a district. The guidelines are also used by staff in evaluating those applications not requiring commission review.

2.9 This map shows the University Impact District, which establishes a special review process and additional development standards to minimize the impact of development on the district.

University Impact District

- Impact District
- FAR subarea 1
- FAR subarea 2



2.8 This map shows the Urban Commercial Overlay (UCO), which establishes additional development standards to ensure a walkable built environment.

Urban Commercial Overlay

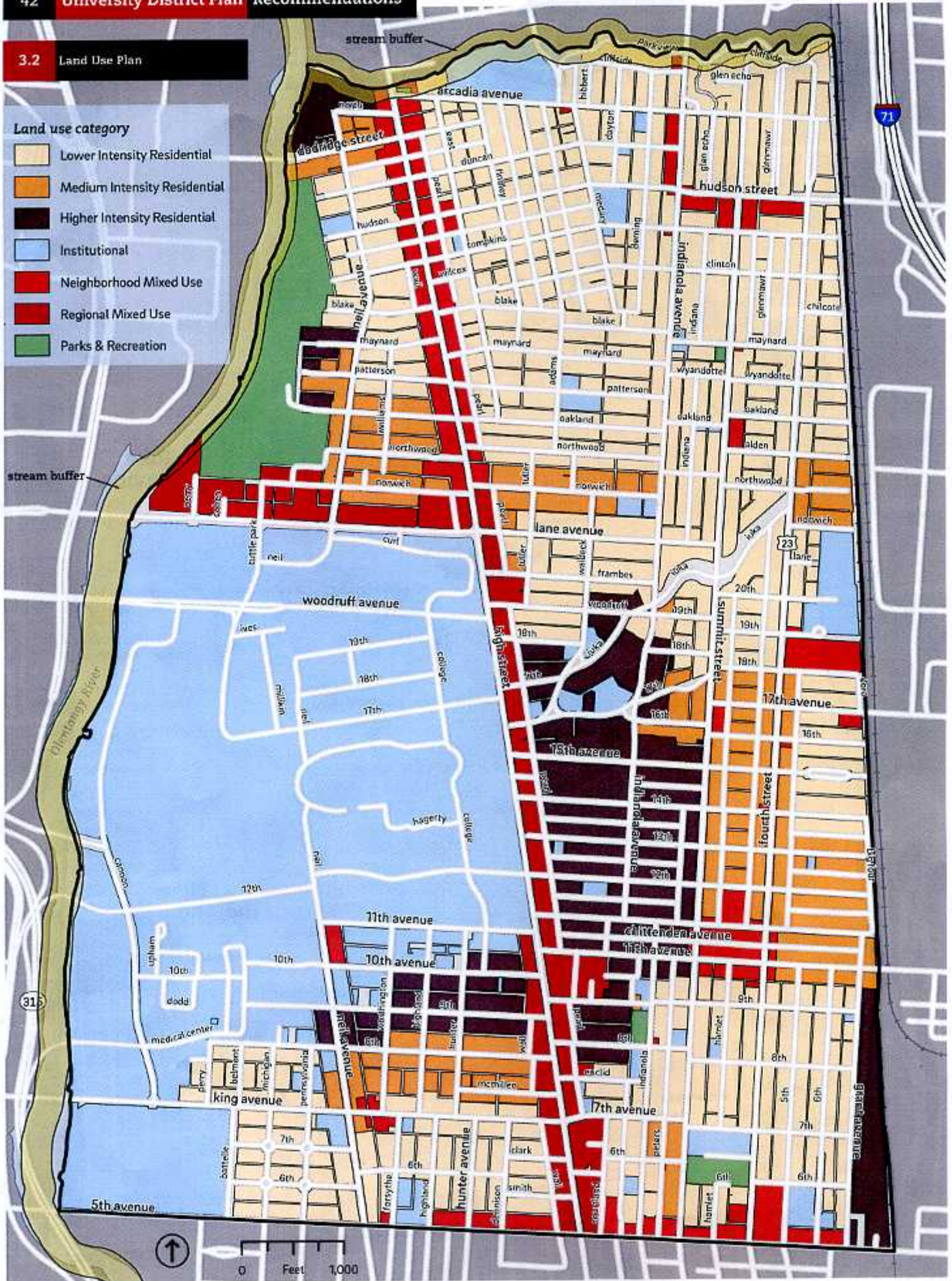
- University
- N. High Street



3.2 Land Use Plan

Land use category

-  Lower Intensity Residential
-  Medium Intensity Residential
-  Higher Intensity Residential
-  Institutional
-  Neighborhood Mixed Use
-  Regional Mixed Use
-  Parks & Recreation



2.3 Designated historic districts and individually listed properties

