

M:\100521\CV21-040\DWG\CV21-040\JOB SITE PLAN REV CD.dwg --PLAN AND PROFILE LAST EDITED: 6/24/21

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 CONSULTING CIVIL ENGINEERS AND SURVEYORS
 880 KING AVENUE
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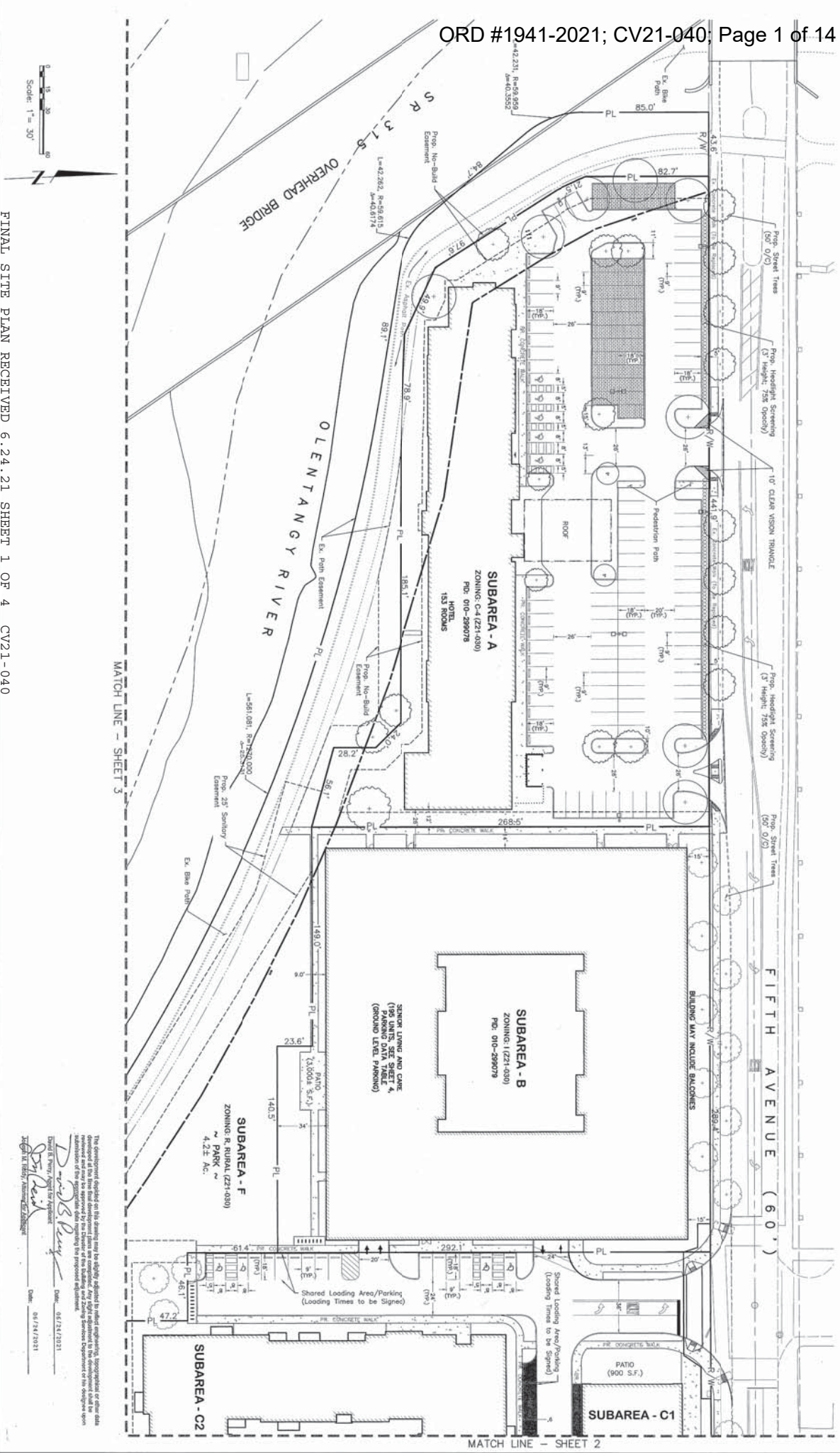
FINAL SITE PLAN RECEIVED 6.24.21 SHEET 1 OF 4 CV21-040

CITY OF COLUMBUS, OHIO
FOUNDERS PARK
 WTD DEVELOPMENT, LLC

JOB NO.	100521
DESIGNED BY	MEF
DRAWN BY	MEF
CHECKED BY	CDL
APPROVED BY	MEF
DATE	6/24/21

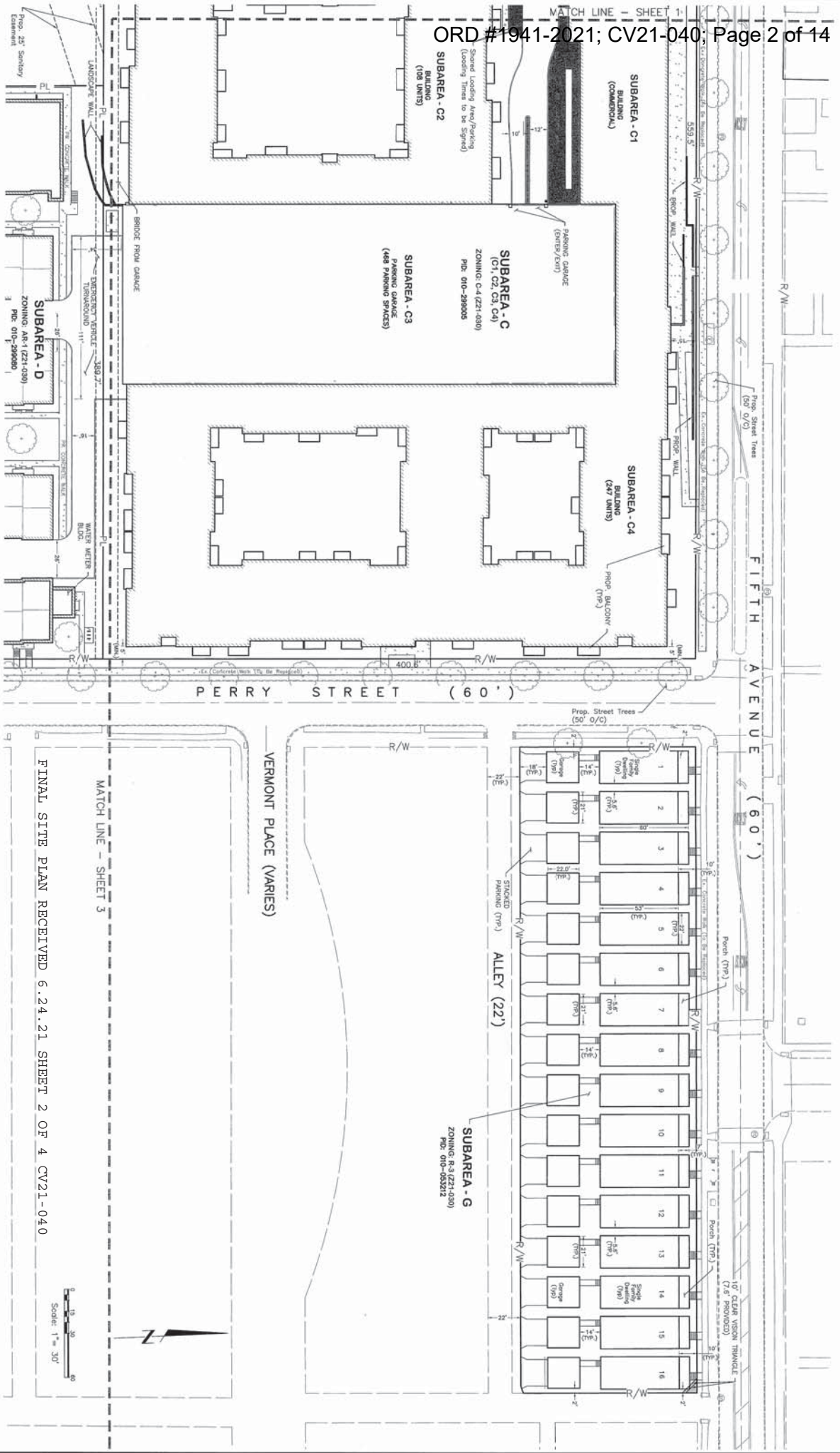
ZONING VARIANCE SITE PLAN
 531 WEST FIFTH AVE.
 CV21-040

SCALE	1" = 30'
SHEET NO.	1
TOTAL SHEETS	4



The information provided on this drawing may be slightly different than what was presented in the original site plan. The information on this drawing is based on the information provided to the engineer and is not to be used for any other purpose without the written consent of the engineer. The engineer is not responsible for any errors or omissions in this drawing. The engineer is not responsible for any errors or omissions in this drawing. The engineer is not responsible for any errors or omissions in this drawing.

DATE: 06/24/2021



E.P. FERRIS ASSOCIATES
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CITY OF COLUMBUS, OHIO
FOUNDERS PARK
 WTD DEVELOPMENT, LLC

JOB NO.	1006-024
DRAWN BY	MEF
CHECKED BY	CMJ
APPROVED BY	MEF
DATE	6/28/21

ZONING VARIANCE SITE PLAN
 531 WEST FIFTH AVE.
 CV21-040

SHEET NO.	2	OF	4
SCALE	1" = 30'		

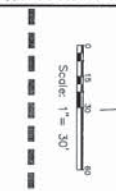
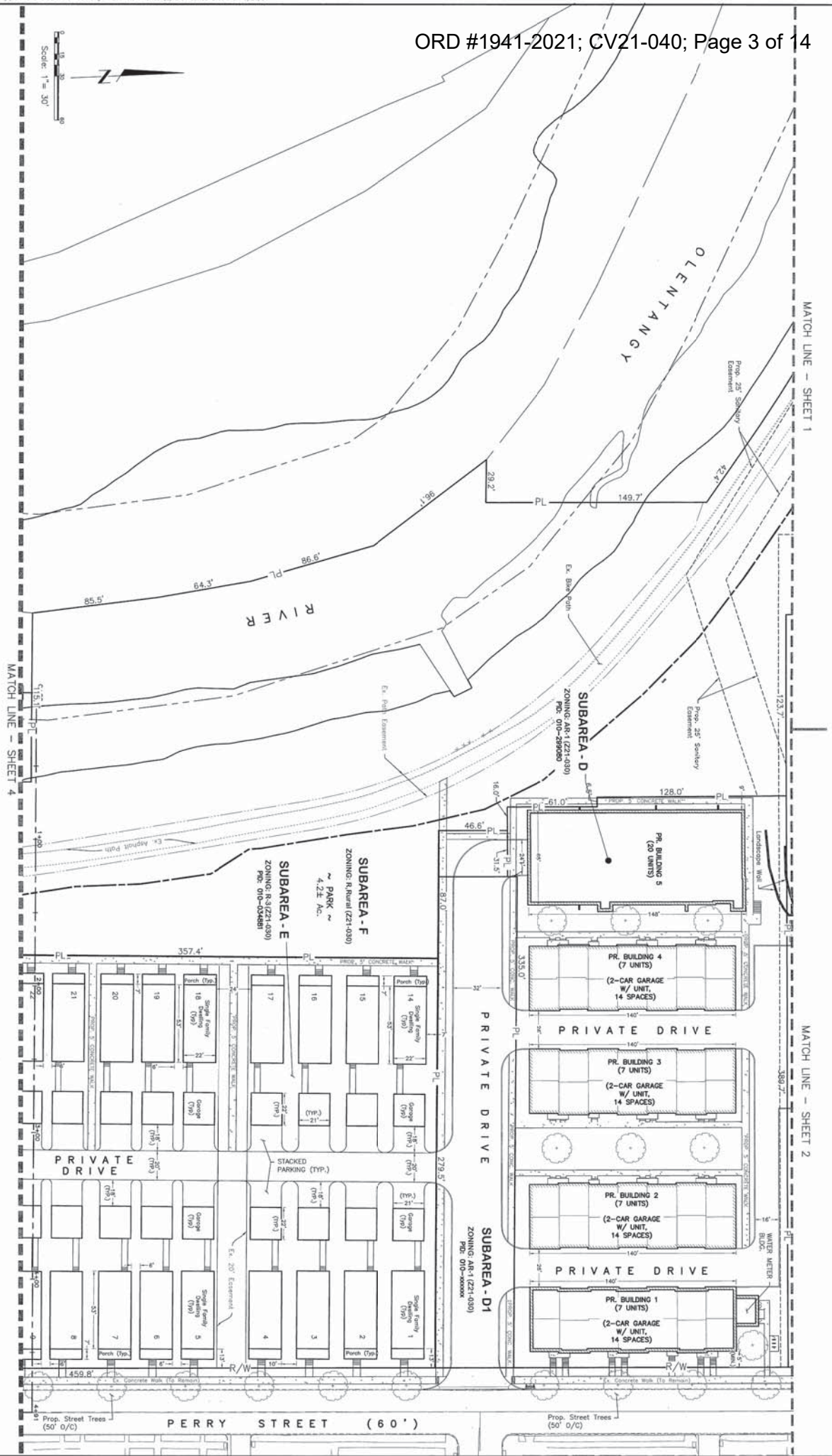
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E. P. FERRIS
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CITY OF COLUMBUS, OHIO
FOUNDERS PARK
 WTD DEVELOPMENT, LLC

FINAL SITE PLAN RECEIVED 6.24.21 SHEET 3 OF 4 CV21-040
ZONING VARIANCE SITE PLAN
 531 WEST FITZMAVE,
 CV21-040

SCALE: 1" = 30'
 SHEET NO. 3 OF 4



MATCH LINE - SHEET 1

MATCH LINE - SHEET 4

MATCH LINE - SHEET 1

MATCH LINE - SHEET 2

Exhibit B**Statement of Hardship****CV21-040, 531 West Fifth Avenue, Columbus, OH 43201**

By Ordinance 2758-2018 (CV17-034), passed October 15, 2018, Columbus City Council approved hotel, senior housing, multi-family uses, commercial uses, single family dwellings, a parking structure, and public and private park in the C-2, C-4, M, and P-1 districts. The mixed-use development is known as “Founders Park”. Application Z21-030 has been submitted to rezone development Subareas A, B, C, D, E, F, G, as identified in Ordinance 2758-2018 to applicable zoning districts. This application, CV21-040, is submitted for applicable variances to each subarea to conform the permitted development in each subarea to the new zoning districts to be established by application Z21-030. Most of Founders Park is under construction based on Ordinance 2758-2018 (CV17-034) and applicable Site Compliance Plan(s) for the uses permitted by Ordinance 2758-2018 (CV17-034). The site plan titled “Zoning Variance Site Plan, 531 West Fifth Ave.”, dated 06/24/2021, hereafter “Site Plan”, is submitted as the site development plan for Founders Park, Subareas A, B, C, D, D-1, E, F, G. Area F-2, 1.8 acres, as identified in Ordinance 2758-2018 (CV17-034) is not included in Z21-030 or this application, CV21-040 because it has been conveyed to the City of Columbus as public parkland and is permitted as a public park in the C-2, Commercial District. Right of way for the public alley south of Subarea G has been conveyed to City of Columbus to widen the alley right of way from 16 feet to 22 feet.

Applicant has a hardship and practical difficulty necessitating variances to conform the zoning districts of pending rezoning Z21-030 to the development permitted by Ordinance 2758-2018 (CV17-034). The variance requests are typical of many urban development projects. This variance request will not impair an adequate supply of light and air to adjacent properties, unreasonably increase congestion on public streets, increase the risk of fire, nor endanger the public health, safety or welfare of the inhabitants of the City of Columbus.

Applicant requests the following variances:

Subarea A: Zoning C-4, Commercial, 153 room hotel.

- 1). Section 3309.14, Height Districts, to permit an 80 foot hotel building in the H-60 Height District.
- 2). Section 3312.27(4), Parking Setback Line, to reduce the W. 5th Avenue parking setback line from 10' to 5'.

3). Section 3312.49(B), Minimum Numbers of Parking Spaces Required, to reduce required parking from 153 spaces (1 per hotel room) to 120 (min.) spaces.

4). Section 3312.53, to reduce loading spaces from one (1) to zero (0).

Subarea B: Zoning I, Institutional, Senior Housing (55+) and Care, 195 units with 9 independent living apartments and 186 assisted living/memory care units.

1). Section 3309.14, Height Districts, to permit a 70 foot building in the H-60 Height District.

2). Section 3312.49(B), Minimum Number of Parking Spaces Required, to reduce parking from 154 spaces (9 dwelling units at 1.5 spaces/per unit and 186 assisted living/memory care units at 0.75 spaces/unit) to 127 spaces on-site and shared use of 12 adjacent spaces to the east on Subarea C.

3). Section 3312.53, to reduce loading spaces from one (1) to zero (0).

4). Section 3349.04(a)(b)(c), Height, Area and Yard Regulations, to permit a 70 foot tall building, to increase lot coverage from 60% to 74%, to reduce the W. 5th Avenue building setback line from 50' to 15' and to reduce the east and west side yards from 20' to 6' and 14', respectively, and to reduce the rear yard from 50' to 9'.

Subarea C: Zoning C-4, Commercial, commercial uses, 108 dwelling unit apartment building and 247 dwelling unit apartment building, both including ground level residential use, and 468 space parking structure for both accessory and non-accessory parking.

1). Section 3356.03, Permitted Uses, to permit ground level dwelling units.

2). Section 3309.14, Height Districts, to permit a 70 foot building in the H-60 Height District.

3). Section 3312.21(A), Landscaping and screening, requires 2 shade trees for the proposed surface parking containing up to 18 spaces in Subarea C, while the applicant proposes providing 1 shade tree which may be on the perimeter of the parking lot rather than the interior;

4). Section 3312.49(B), Minimum Numbers of Parking Spaces Required, to reduce required parking from 654 spaces to 486 spaces for 377 dwelling units and commercial uses with 7,100 SF retail and/or fitness, 6,400 SF restaurant use(s) and 900 SF of accessory restaurant patio, or any combination of commercial uses for which calculated parking doesn't exceed the calculated parking of the uses as itemized and to permit the use of the 468 parking space parking garage for non-accessory parking.

5). Section 3312.53, Minimum Number of Loading Spaces Required, to reduce required loading spaces to zero (0).

6). Section 3321.09B, to not provide screening along the south and southwest property lines of Subarea C where adjacent to Subareas D and E.

7). Section 3356.11, C-4 District Setback Lines, to reduce the West Fifth Avenue building setback line from 50' (Thoroughfare Plan) to 15' and to reduce the Perry Street building setback line from 25' to 5'.

Subarea D: Zoning AR-1, Apartment Residential, 48 dwelling units.

1). Section 3312.49(B), Minimum Number of Parking Spaces Required, to reduce parking from 30 spaces (1.5 spaces/DU) for 20 dwelling units in Building 5 to 26 spaces (1.30 spaces/DU) on-site, subject to four (4) parking spaces being provided in the Subarea C parking garage for Building No. 5, connected to the parking garage by bridge. Buildings #1 - #4, inclusive, comply with code required parking with 2 attached garage spaces per dwelling unit.

2). Section 3333.18(B), Building Lines, to reduce the Perry Street building setback line from 25' to 4'.

3). Section 3333.255, Perimeter Yard, to reduce the north, west and south perimeter yard from 24' to North: 0', West: 2.5' (building); South, 7' building (net of private drive lot split).

Subarea D-1: Zoning AR-1, Apartment Residential, Access drive only, no dwelling units.

Section 3333.02, AR-12, ARLD and AR-1 Apartment Residential District Use, to permit a private driveway as the use of Subarea D-1, to provide access to Subarea D.

Subarea E: Zoning R-3, Residential District, 26 detached single family condominium dwellings (no lots).

1). Section 3332.035, R-3, Residential District, to permit 26 detached single family dwellings without lots, as condominiums.

2). Section 3309.14, Height Districts, to permit the 26 detached single family dwelling condominiums to be 40 feet in the H-35 Height District.

3). Section 3332.05(4), Area District Lot Width Requirements, to reduce lot width from 50' to 0' for 26 detached single family dwellings without lots, as condominiums.

- 4). Section 3332.13, R-3 Area District Requirements to reduce individual lot area per detached single family dwelling from 5,000 SF to 0 SF of lot area per detached single family dwelling because each detached single family dwelling is a condominium and doesn't have a separate lot.
- 5). Section 3332.19, Fronting, to permit the west 13 detached single family dwelling condominiums without fronting on a public street while Subarea E fronts on Perry Street.
- 6). Section 3332.21(D), to reduce the Perry Street building setback line from 25' to 13'.
- 7). Section 3332.27, Rear Yard, to reduce rear yard from 25% of lot area to 0% with 26 detached condominium single family dwelling without lots.
- 8). Section 3332.38, Private Garage, to increase maximum detached garage ridge height from 15' to 20'.

Subarea F: Zoning R, Rural District, 4.2 acres private park.

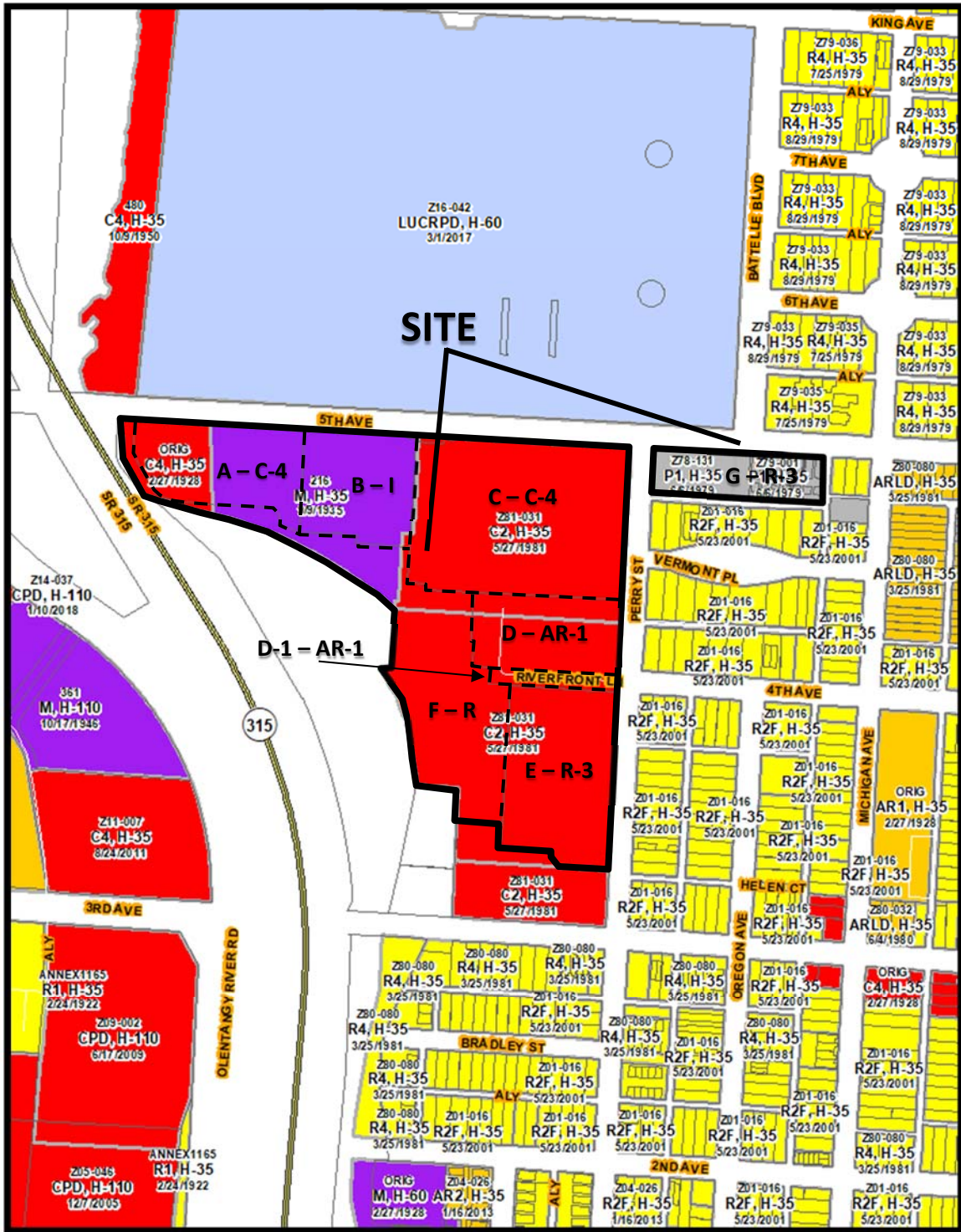
- 1). Section 3332.02, R, Rural District, to permit a privately owned (The Harrison Market Community Authority) park and accessory and customary uses of a park, including bike path, open space and recreational use, while Subarea F is designated as park by this ordinance and includes public use.
- 2). Section 3332.06, R, Rural Area District Requirements, to reduce lot area from 5.0 acres to 4.2 acres.

Subarea G: Zoning R-3, Residential District, 16 detached single family condominium dwellings (no lots).

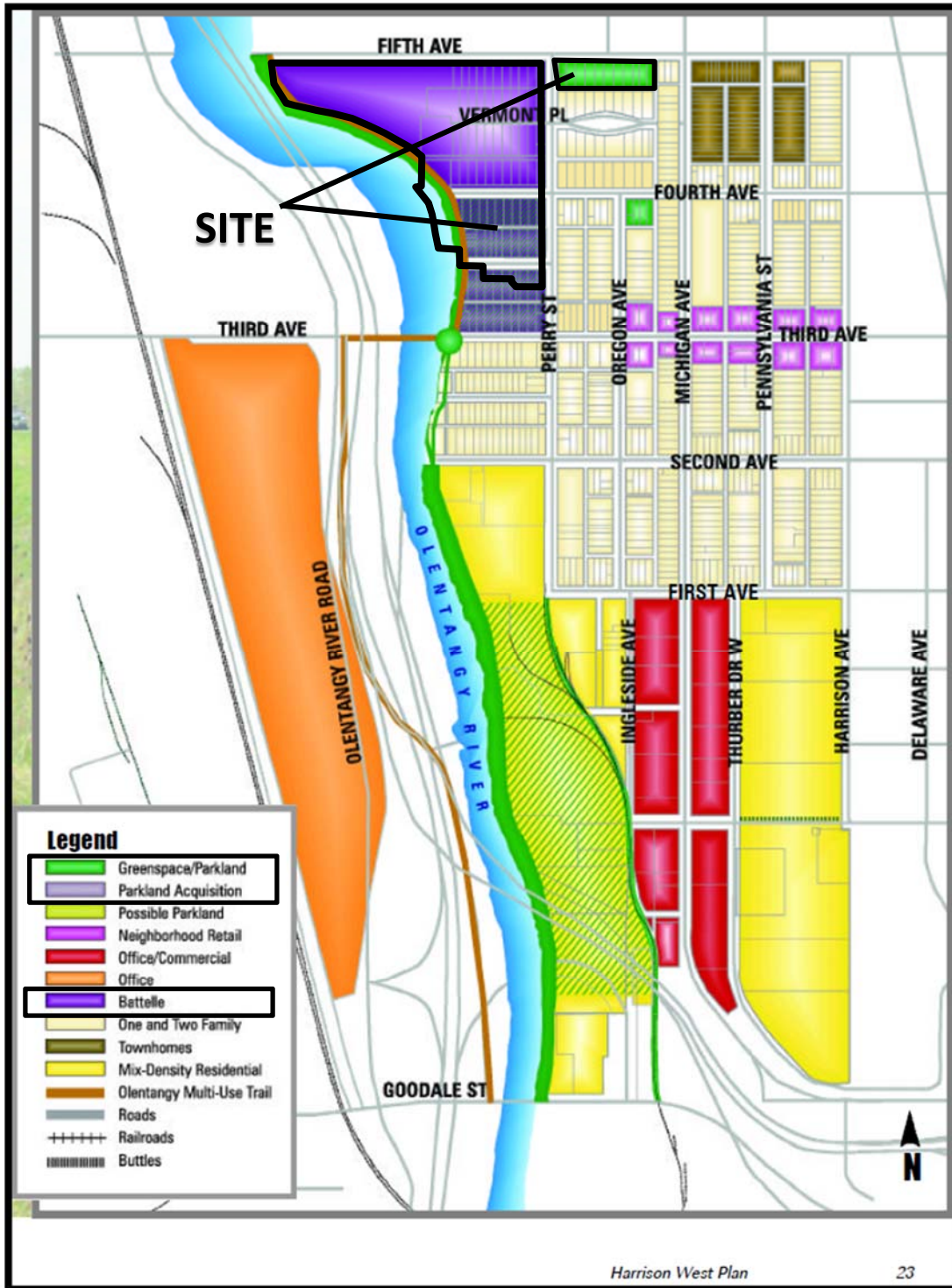
- 1). Section 3332.035, R-3, Residential District, to permit 16 detached single family dwellings without lots, as condominiums.
- 2). Section 3309.14, Height Districts, to permit the 16 detached single family dwelling condominiums to be 40 feet in the H-35 Height District.
- 3). Section 3321.05(B)(1, 2), Vision Clearance, to reduce the 10'x10' clear vision triangle at the southwest corner of W. 5th Avenue and the unnamed alley on the east side of Subarea G to 7'x7', and to reduce the 30'x30' clear vision triangle at the southeast corner of Perry Street and W. 5th Avenue to 5'x5'.
- 4). Section 3332.05(4), Area District Lot Width Requirements, to reduce lot width from 50' to 0' for 16 detached single family dwellings without lots, as condominiums.

- 5). Section 3332.13, R-3 Area District Requirements to reduce individual lot area per detached single family dwelling from 5,000 SF to 0 SF of lot area per detached single family dwelling because each detached single family dwelling is a condominium and doesn't have a separate lot.
- 6). Section 3332.18(D), Basis of Computing Area to increase total lot coverage (building) for 16 detached single family condominiums and 16 detached garages from 50% to 54%.
- 7). Section 3332.21(D), to reduce the Perry Street building setback line from 10' to 2' and to reduce the W. 5th Avenue building setback line from 16' to 10'.
- 8). Section 3332.25, Maximum Side Yard Required, to reduce the sum of the east and west side yards from 16' to 4'.
- 9). Section 3332.26, Minimum Side Yard Required, to reduce the east and west side yard from 5' to 2'.
- 10). Section 3332.27, Rear Yard, to reduce rear yard from 25% of lot area to 0% with 16 detached condominium single family dwellings without lots.
- 11). Section 3332.38, Private Garage, to increase maximum detached garage ridge height from 15' to 20'.

6/24/2021



CV21-040
531 W. 5th Ave.
Approximately 19.38 acres



CV21-040
531 W. 5th Ave.
Approximately 19.38 acres



CV21-040
531 W. 5th Ave.
Approximately 19.38 acres

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW
(PLEASE PRINT)

Case Number: CV21-040

Address: 531 W. 5TH AVE

Group Name: HARRISON WEST AREA COMMISSION

Meeting Date: 5/19/21

Specify Case Type:

BZA Variance / Special Permit
 Council Variance
 Rezoning
 Graphics Variance / Plan / Special Permit

Recommendation:
(Check only one and list basis
for recommendation below)

Approval
 Disapproval

NOTES:

Vote: 6-3

Signature of Authorized Representative:  Digitally signed by David Carey
DN: cn=David Carey, o.ou, email=david.j.carey@gmail.com, c=US
Date: 2021.05.19 20:19:44 -04'00'

SIGNATURE

Planning Chair

RECOMMENDING GROUP TITLE

(646)957-4765

DAYTIME PHONE NUMBER

Please e-mail this form to the assigned planner within 48 hours of your meeting day; or MAIL to: Assigned Planner, City of
MAIL to: Columbus, Department of Building & Zoning Services, 111 N. Front St, Columbus, OH 43215.

PROJECT DISCLOSURE STATEMENT

Application No.: CV21- 040

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn Joseph M. Reidy, Attorney, Thrive Companies, 842 North 4th Street, Suite 200, Columbus, OH 43215 deposes and states that he is the 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:

Thrive Companies, 842 North 4 th Street, Suite 200, Columbus, OH 43215 Number of Columbus based employees: 49 Contact: Joseph M. Reidy, (614) 721-0682	Founders Park Apartments, LLC, 842 North 4 th Street, Columbus, OH 43215 Number of Columbus based employees: Zero (0) Contact: Joseph M. Reidy, (614) 721-0682
Harrison West Senior Living, LLC, 1201 South Main Street, North Canton, OH 44720 Number of Columbus based employees: Zero (0) Contact: John Hartman, (614) 802-1360	Perry Street Hotel Acquisitions, LLC, 150 East Broad Street, Columbus, OH 43215 Number of Columbus based employees: Zero (0) Contact: Matt Wilhite, (614) 883-1115
WTD Development, LLC, 842 North 4 th Street, Columbus, OH 43215 Number of Columbus based employees: Zero (0) Contact: Joseph M. Reidy, (614) 721-0682	The Harrison Market Community Authority, 842 North 4 th Street, Columbus, OH 43215 Number of Columbus based employees: Zero (0) Contact: Joseph M. Reidy, (614) 721-0682
MI Homes of Central Ohio, LLC, 4131 Worth Avenue, 3 rd Floor, Columbus, OH 43219 Number of Columbus based employees: 105 Contact: Josh Barkan, (614) 418-8545	<p style="text-align: center;"><i>this space intentionally left blank</i></p>

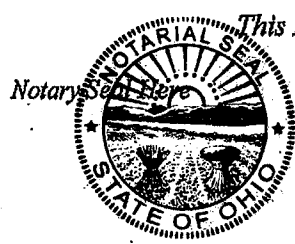
SIGNATURE OF AFFIANT *Joseph M. Reidy*

Subscribed to me in my presence and before me this 8th day of March, in the year 2021

SIGNATURE OF NOTARY PUBLIC *MaryAlice Wolf*

My Commission Expires: _____

This Project Disclosure Statement expires six months after date of notarization.



MaryAlice Wolf
Notary Public, State of Ohio
My Commission Expires October 24, 2023