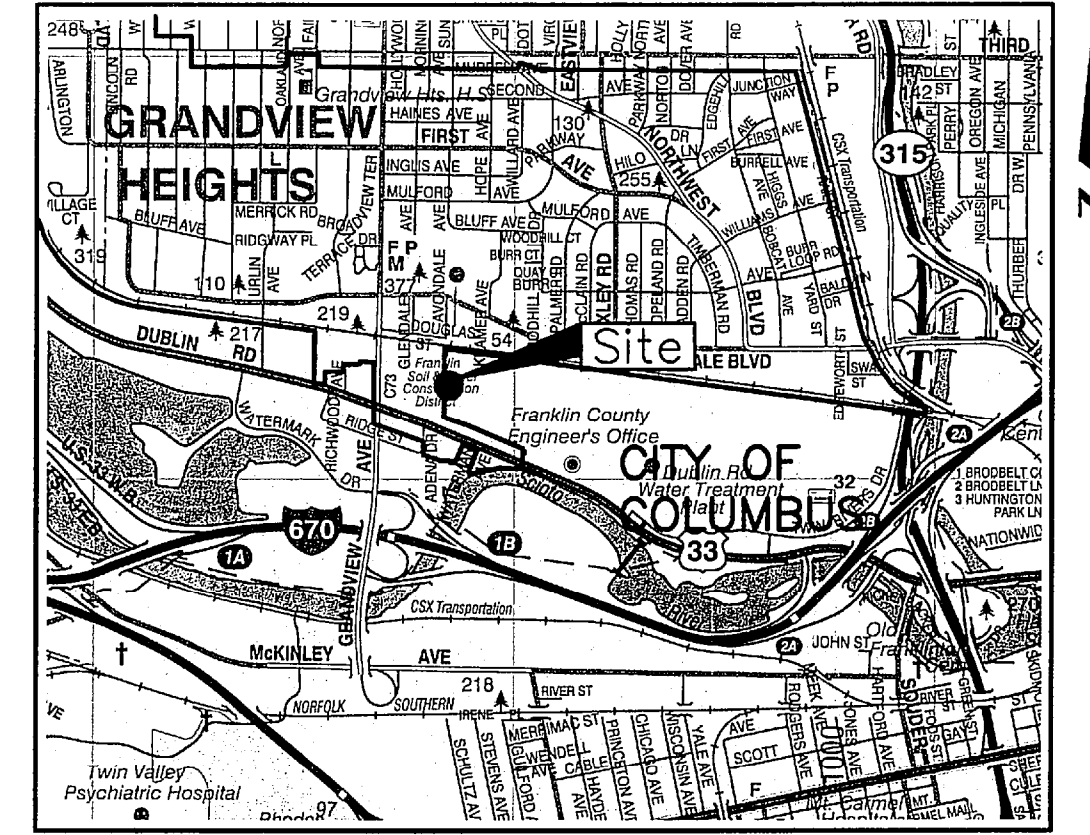


ZONING SITE PLAN GRANDVIEW CROSSING COLUMBUS, OHIO 2021

OWNER/DEVELOPER INFORMATION:
810 GRANDVIEW LLC
842 N. FOURTH STREET, SUITE 200
COLUMBUS, OH 43215
CONTACT: ERIC WAGENBRENNER
PH: 614-545-3664
EMAIL: EWAGS@WAGCO.COM

CIVIL ENGINEER INFORMATION:
E.P. FERRIS & ASSOCIATES
880 KING AVENUE
COLUMBUS, OHIO 43212
CONTACT: CHAD BUCKLEY, PE
PH: (614) 299-2999
FAX: (614) 299-2992
EMAIL: CBUCKLEY@EPFERRIS.COM



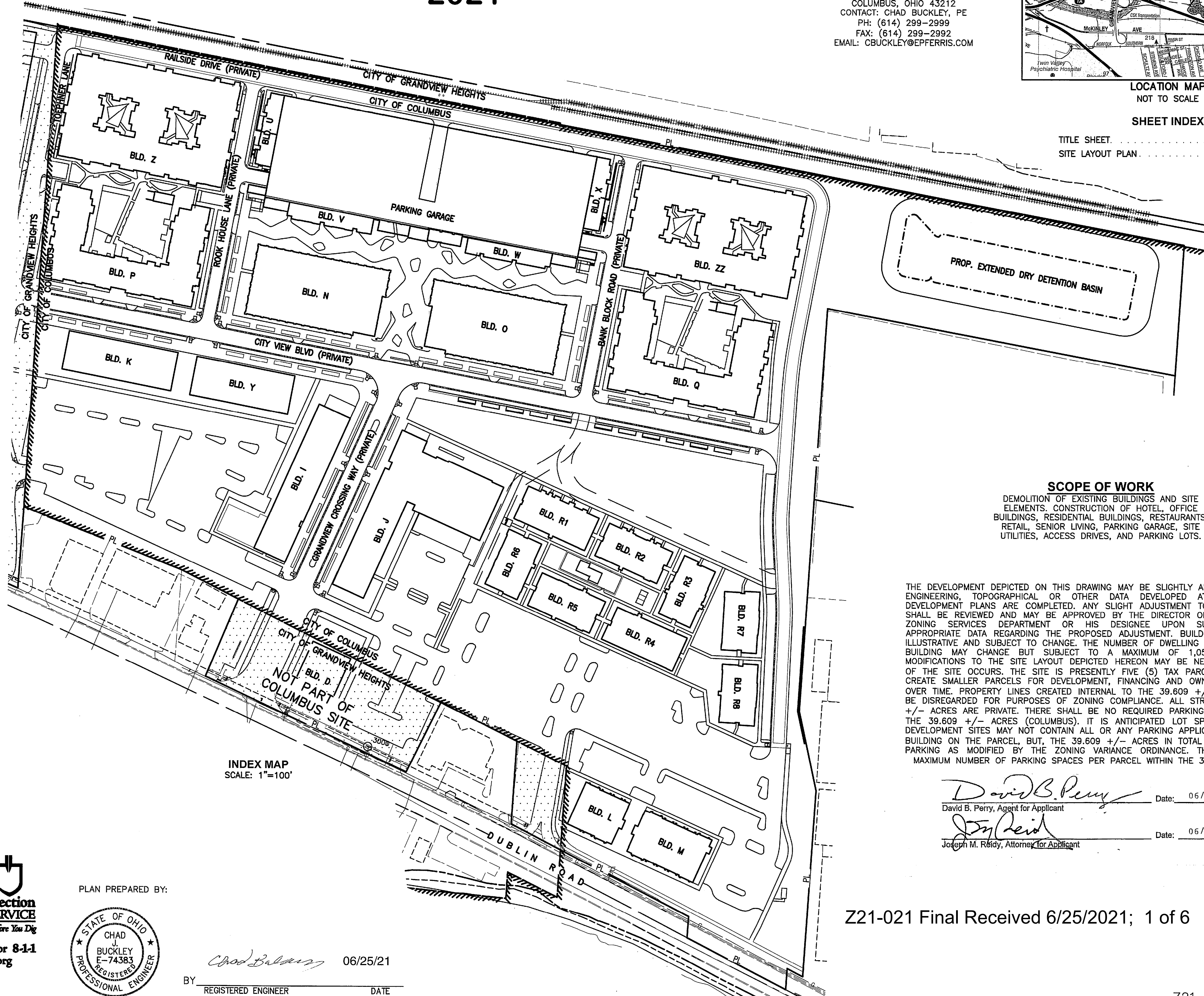
LOCATION MAP

NOT TO SCALE

SHEET INDEX

TITLE SHEET	1
SITE LAYOUT PLAN	2-6

SITE & BUILDING INFORMATION		
ADDRESS: 990 Dublin Road		
PID: 010-129562, 010-300626, 010-300647, 010-301419, 010-301420		
SITE AREA: COLUMBUS: 39.609		
CURRENT ZONING: M (07/26/1960) (COLUMBUS) / CV18-004		
HEIGHT DISTRICT: H-60 (COLUMBUS) (65' PERMITTED BY CPD)		
PROPOSED ZONING: Z21-021, CPD CV21-025		
PARKING REQUIRED (PER ORDINANCE):		
USE AREAS	PARKING PER USE	MAX PARKING
OFFICE	1 SPACE PER 450 S.F.	1 SPACE PER 250 S.F.
RETAIL/COMMERCIAL	1 SPACE PER 250 S.F.	1 SPACE PER 200 S.F.
RETAIL/COMMERCIAL (10,000 - 100,000 SF)	1 SPACE PER 275 S.F.	1 SPACE PER 200 S.F.
RESTAURANT	1 SPACE PER 175 S.F.	1 SPACE PER 50 S.F.
RESTAURANT PATIO	50% (1 SPACE PER 75 S.F.)	1 SPACE PER 50 S.F.
RESIDENTIAL (4+ UNITS)	1.5 SPACES PER UNIT	
MEDICAL/OFFICE	1 SPACE PER 300 S.F.	
TOTAL REQUIRED SPACES: FULL SITE: 2,468 SPACES (COLUMBUS)		
TOTAL PROVIDED SPACES: FULL SITE: 2,158 SPACES (INCLUDING 37 ACCESSIBLE) (COLUMBUS) (MEETS 85% REDUCTION PER CV18-004 AND Z21-021 (CPD))		
BICYCLE PARKING: 128 TOTAL SPACES		
REFUSE: 1058 RESIDENTIAL UNITS IN COLUMBUS. 529 CUBIC YARDS REFUSE REQUIRED. 554 CUBIC YARDS REFUSE PROVIDED THROUGHOUT COLUMBUS PORTION OF THE SITE.		
FLOOD ZONE: "X"		
PANEL NO.: 39049C0306 K (06.17.2008)		



CITY OF COLUMBUS PARKING				
BUILDING NAME	BUILDING HEIGHT	USE AREA	SQUARE FOOTAGE / UNITS	REQUIRED PARKING
I	46'	Retail/Commercial/Residential	92,200 (18,000) 66 UNITS	1:275 SF = 66 1.5/UNIT = 99
J	46'	Retail/Commercial/Residential	138,600 (31,000) 60 UNITS	1:275 SF = 113 1.5/UNIT = 90
K	46'	Retail/Commercial/Residential	56,000 (13,000) 48 UNITS	1:275 SF = 48 1.5/UNIT = 72
L	46'	Retail/Commercial	7,000	1:250 SF = 28
M	26'	Retail/Commercial	11,000	1:275 SF = 40
N	59'	Office	120,200	1:450 SF = 268
O	59'	Office	120,200	1:450 SF = 268
P	55'	Multi-family Residential	104 UNITS	1.5/UNIT = 156
Q	55'	Multi-family Residential	104 UNITS	1.5/UNIT = 156
R1	37'	Residential "Walk-up Pods"	30 UNITS	1.5/UNIT = 45
R2	37'	Residential "Walk-up Pods"	30 UNITS	1.5/UNIT = 45
R3	37'	Residential "Walk-up Pods"	24 UNITS	1.5/UNIT = 36
R4	37'	Residential "Walk-up Pods"	30 UNITS	1.5/UNIT = 45
R5	37'	Residential "Walk-up Pods"	30 UNITS	1.5/UNIT = 45
R6	37'	Residential "Walk-up Pods"	24 UNITS	1.5/UNIT = 36
R7	37'	Residential "Walk-up Pods"	24 UNITS	1.5/UNIT = 36
R8	37'	Residential "Walk-up Pods"	24 UNITS	1.5/UNIT = 36
U	50'	Residential "Walk-up Wrap"	12 UNITS	1.5/UNIT = 18
V	37'	Residential "Walk-up Wrap"	15 UNITS	1.5/UNIT = 23
W	37'	Residential "Walk-up Wrap"	15 UNITS	1.5/UNIT = 23
X	50'	Residential "Walk-up Wrap"	12 UNITS	1.5/UNIT = 18
Y	46'	Retail/Commercial/Residential	50,400 (13,000) 48 UNITS	1:275 SF=48 1.5/UNIT = 72
Z	54'	Multi-family Residential	179 UNITS	1.5/UNIT = 269
ZZ	54'	Multi-family Residential	179 UNITS	1.5/UNIT = 269
PARKING GARAGE	50.5'	3-Story Parking Garage	N/A	N/A

INDEX MAP
SCALE: 1"=100'

SCOPE OF WORK
DEMOLITION OF EXISTING BUILDINGS AND SITE ELEMENTS. CONSTRUCTION OF HOTEL, OFFICE BUILDINGS, RESIDENTIAL BUILDINGS, RESTAURANTS, RETAIL, SENIOR LIVING, PARKING GARAGE, SITE UTILITIES, ACCESS DRIVES, AND PARKING LOTS.

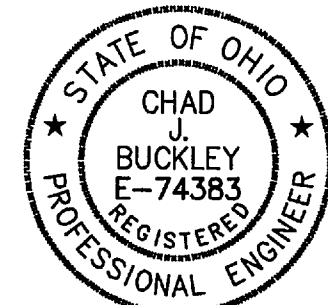
THE DEVELOPMENT DEPICTED ON THIS DRAWING MAY BE SLIGHTLY ADJUSTED TO REFLECT ENGINEERING, TOPOGRAPHICAL OR OTHER DATA DEVELOPED AT THE TIME FINAL DEVELOPMENT PLANS ARE COMPLETED. ANY SLIGHT ADJUSTMENT TO THE DEVELOPMENT SHALL BE REVIEWED AND MAY BE APPROVED BY THE DIRECTOR OF THE BUILDING AND ZONING SERVICES DEPARTMENT OR HIS DESIGNEE UPON SUBMISSION OF THE APPROPRIATE DATA REGARDING THE PROPOSED ADJUSTMENT. BUILDING FOOTPRINTS ARE ILLUSTRATIVE AND SUBJECT TO CHANGE. THE NUMBER OF DWELLING UNITS INDICATED PER BUILDING MAY CHANGE BUT SUBJECT TO A MAXIMUM OF 1,058 DWELLING UNITS. MODIFICATIONS TO THE SITE LAYOUT DEPICTED HEREON MAY BE NEEDED AS BUILD-OUT OF THE SITE OCCURS. THE SITE IS PRESENTLY FIVE (5) TAX PARCELS. LOT SPLITS TO CREATE SMALLER PARCELS FOR DEVELOPMENT, FINANCING AND OWNERSHIP WILL OCCUR OVER TIME. PROPERTY LINES CREATED INTERNAL TO THE 39.609 +/- ACRE SITE SHALL BE DISREGARDED FOR PURPOSES OF ZONING COMPLIANCE. ALL STREETS IN THE 39.609 +/- ACRES ARE PRIVATE. THERE SHALL BE NO REQUIRED PARKING PER PARCEL WITHIN THE 39.609 +/- ACRES (COLUMBUS). IT IS ANTICIPATED LOT SPLITS FOR INDIVIDUAL DEVELOPMENT SITES MAY NOT CONTAIN ALL OR ANY PARKING APPLICABLE TO A SPECIFIC BUILDING ON THE PARCEL, BUT, THE 39.609 +/- ACRES IN TOTAL SHALL COMPLY WITH PARKING AS MODIFIED BY THE ZONING VARIANCE ORDINANCE. THERE SHALL BE NO MAXIMUM NUMBER OF PARKING SPACES PER PARCEL WITHIN THE 39.609 +/- ACRES.

David B. Perry Date: 06/25/2021
David B. Perry, Agent for Applicant

Joseph M. Reidy Date: 06/25/2021
Joseph M. Reidy, Attorney for Applicant



PLAN PREPARED BY:



BY *Chad Buckley* 06/25/21
REGISTERED ENGINEER DATE

E. P. FERRIS
AND ASSOCIATES
INC.

880 KING AVENUE
COLUMBUS, OHIO 43212
(614) 299-2999
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Consulting Civil Engineers and Surveyors

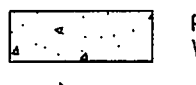


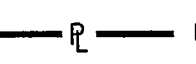

Z21-021 Final Received 6/25/2021; 1 of 6

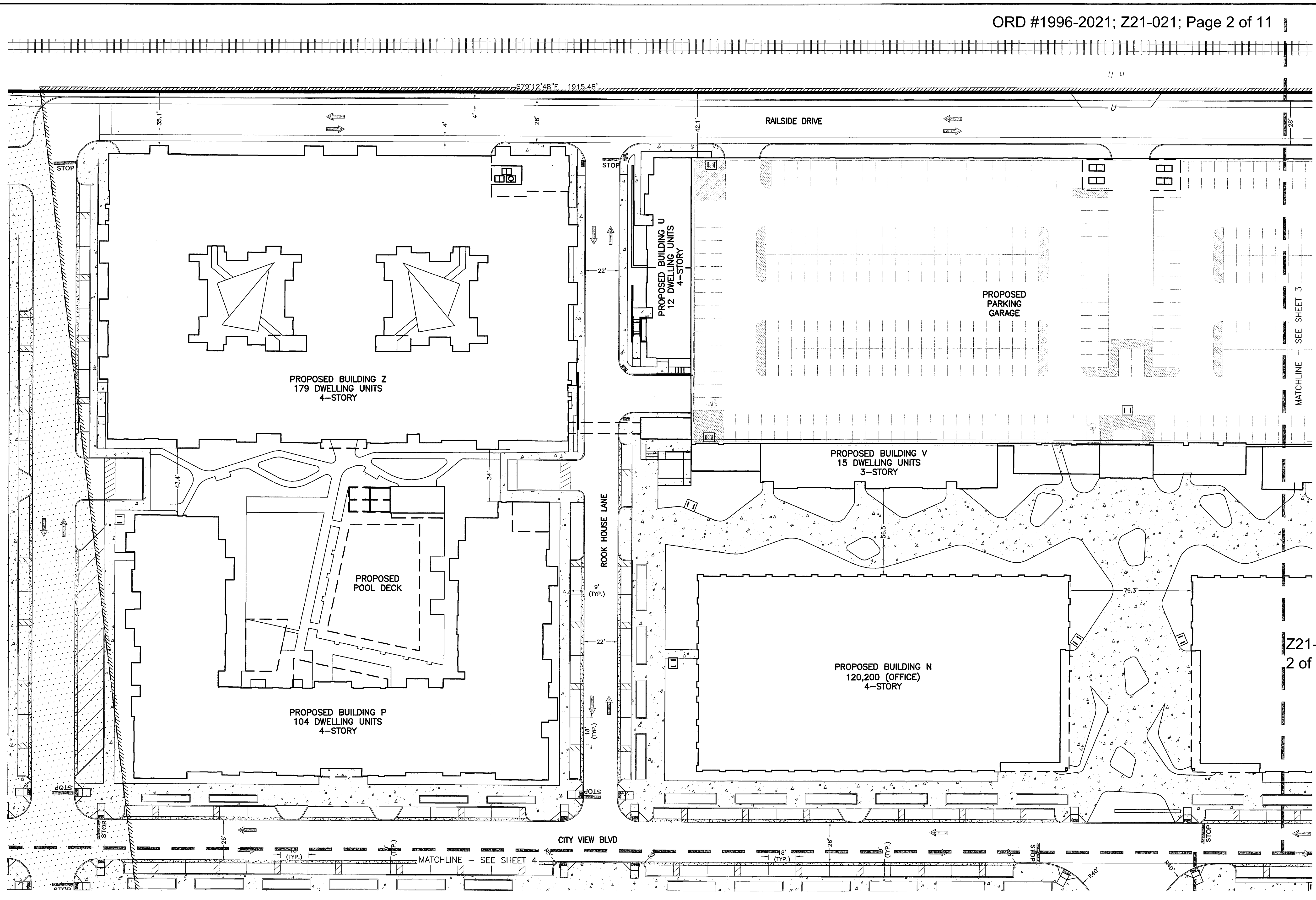
SHEET NO.	OF
1	6

Z21-021

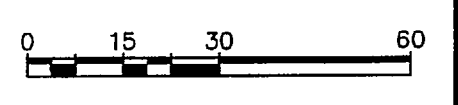
DATE: 6/25/21

M:\1005009_Kaplan\DWG\Production Drawings\Zoning Title_NEW.dwg ~TITLE LAST EDITED BY: CUNNINGHAM ON 6/25/21

- LEGEND**
-  PROP. CONCRETE WALK
 -  PROP. 10' VISION TRIANGLE
 -  EX R/W EXISTING RIGHT OF WAY
 -  R/W PROPOSED RIGHT OF WAY
 -  PROPERTY LINE



Z21-021 Final Received 6/25/2021;
2 of 6



REVISIONS	DATE	BY	CHK.

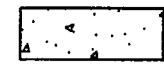



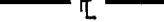
E. P. FERRIS AND ASSOCIATES INC.
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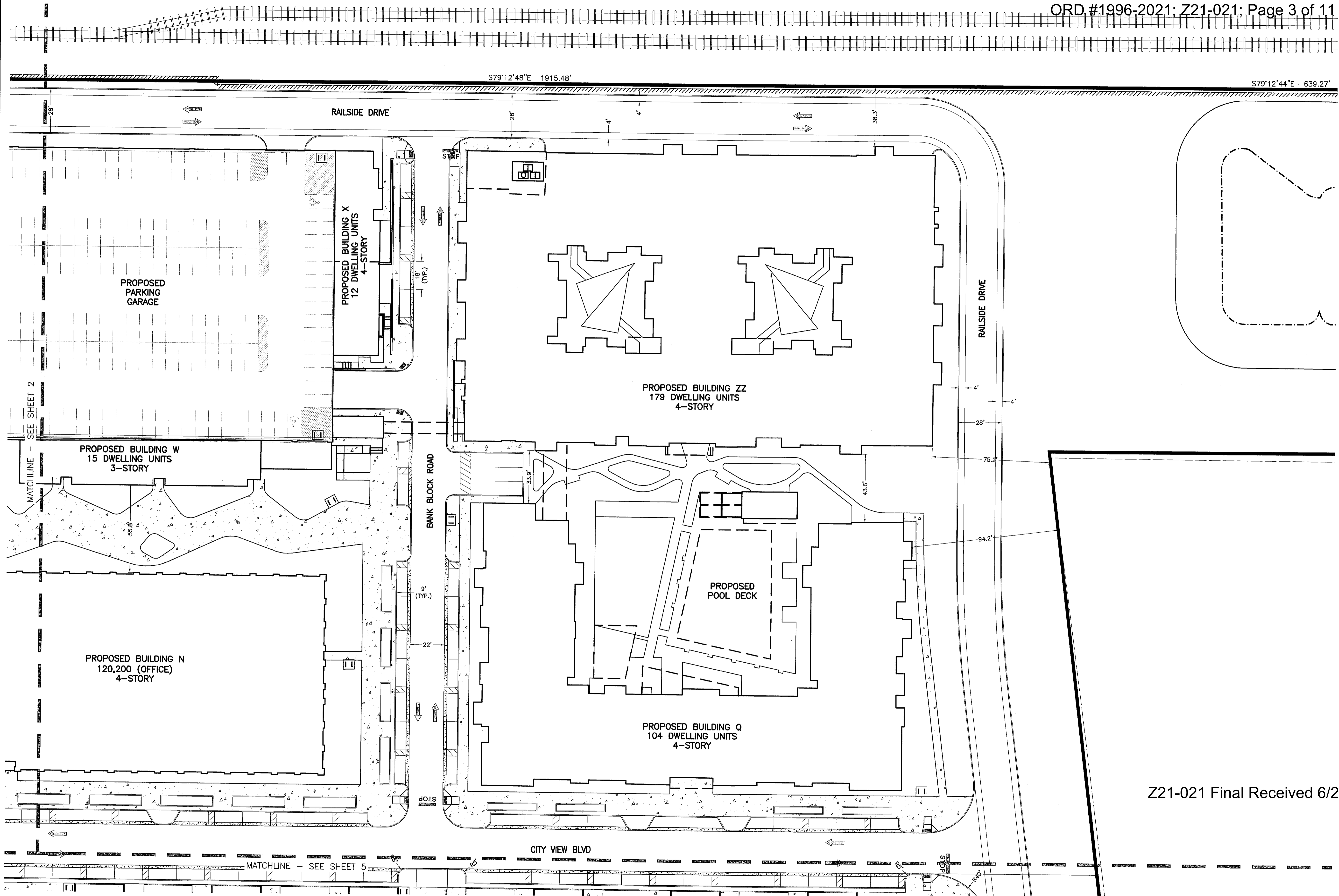
**COLUMBUS, OHIO
 GRANDVIEW CROSSING**

JOB NO.	1005.009
DESIGNED BY:	CJB
DRAWN BY:	JLC
CHECKED BY:	MEF
APPROVED BY:	
DATE:	6/23/21

SITE PLAN

SCALE: 1" = 30'	
SHEET NO.	OF
2	6

- LEGEND**
-  PROP. CONCRETE WALK
 -  PROP. 10' VISION TRIANGLE
 -  EX R/W - EXISTING RIGHT OF WAY
 -  R/W - PROPOSED RIGHT OF WAY
 -  PROPERTY LINE



Z21-021 Final Received 6/25/2021; 3 of 6

REVISIONS	DATE	BY	CHK.

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AND ASSOCIATES
INC.
Consulting Civil Engineers and Surveyors

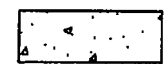


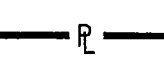

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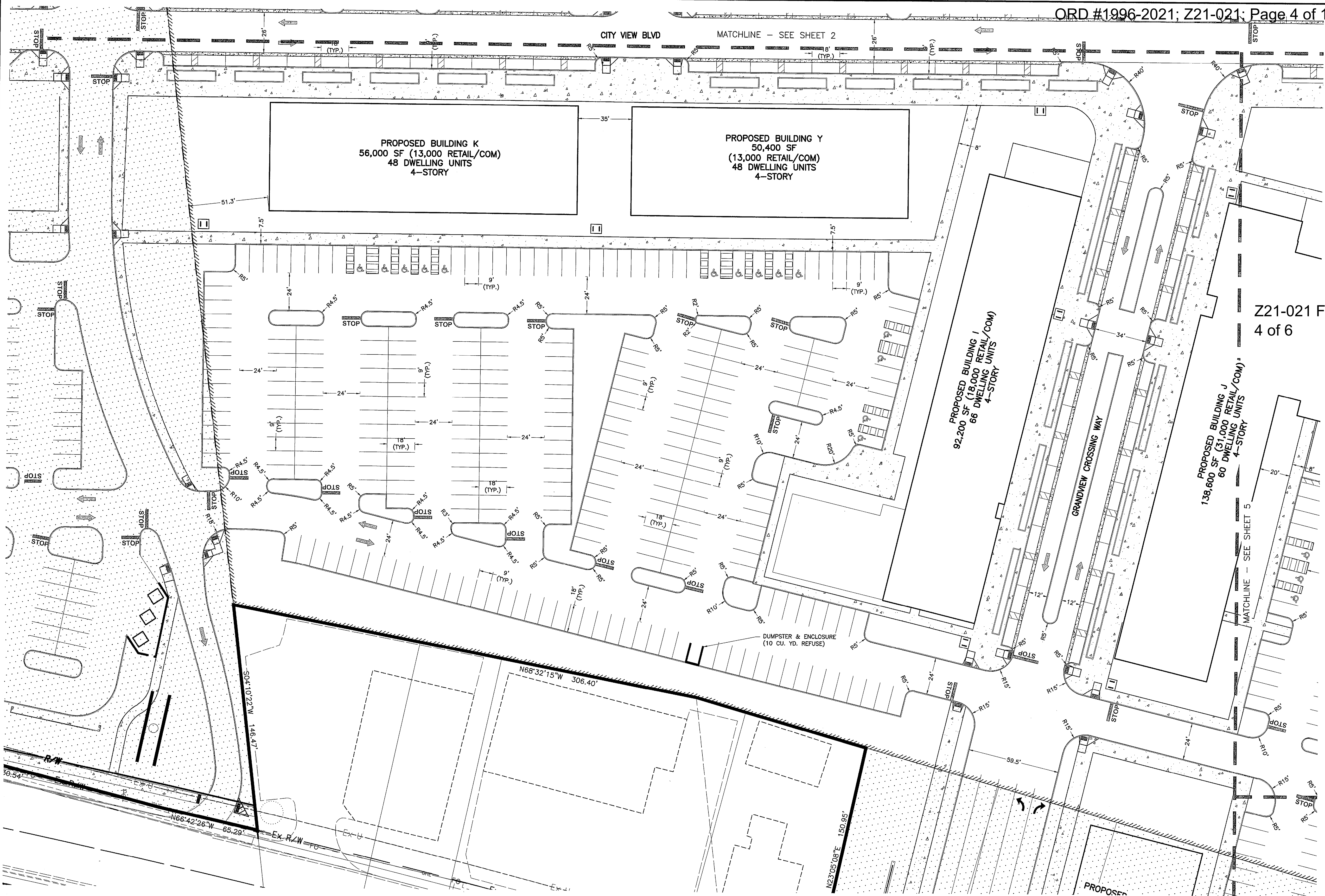
COLUMBUS, OHIO
GRANDVIEW CROSSING

JOB NO.	1005.009
DESIGNED BY:	CJB
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APPROVED BY:	
DATE:	6/23/21

SCALE: 1" = 30'	
SHEET NO.	OF
3	6

LEGEND

-  PROP. CONCRETE WALK
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-  EX. R/W — EXISTING RIGHT OF WAY
-  R/W — PROPOSED RIGHT OF WAY
-  ——— PROPERTY LINE



Z21-021 Final Received 6/25/2021;
4 of 6

COLUMBUS, OHIO
GRANDVIEW CROSSING

E. P. FERRIS
AND
ASSOCIATES
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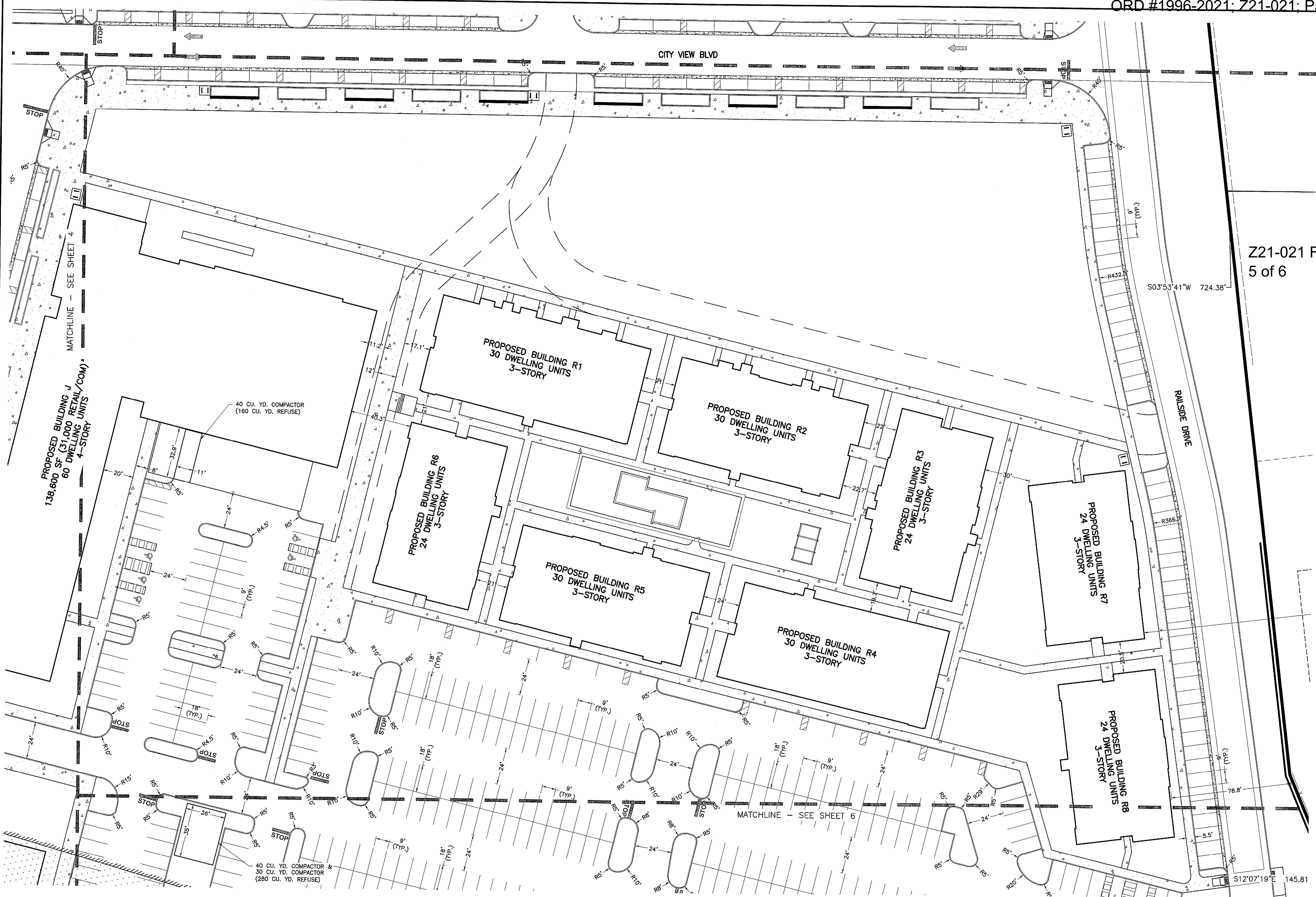
Consulting Civil Engineers and Surveyors

JOB NO.	1005.009
DESIGNED BY:	CJB
DRAWN BY:	JLC
CHECKED BY:	MEF
APPROVED BY:	
DATE:	6/23/21

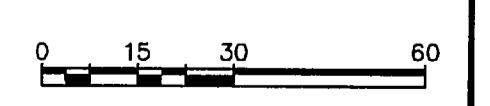
SITE PLAN

SCALE: 1" = 30'	
SHEET NO. 4	OF 6

- LEGEND**
-  PROP. CONCRETE WALK
 -  PROP. 10' VISION TRIANGLE
 -  EX R/W EXISTING RIGHT OF WAY
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 -  PROPERTY LINE



Z21-021 Final Received 6/25/2021;
5 of 6



SITE PLAN

SCALE:	
1" = 30'	
SHEET NO.	OF
5	6

REVISIONS	DATE	BY	CHK.

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AND ASSOCIATES
INC

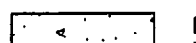




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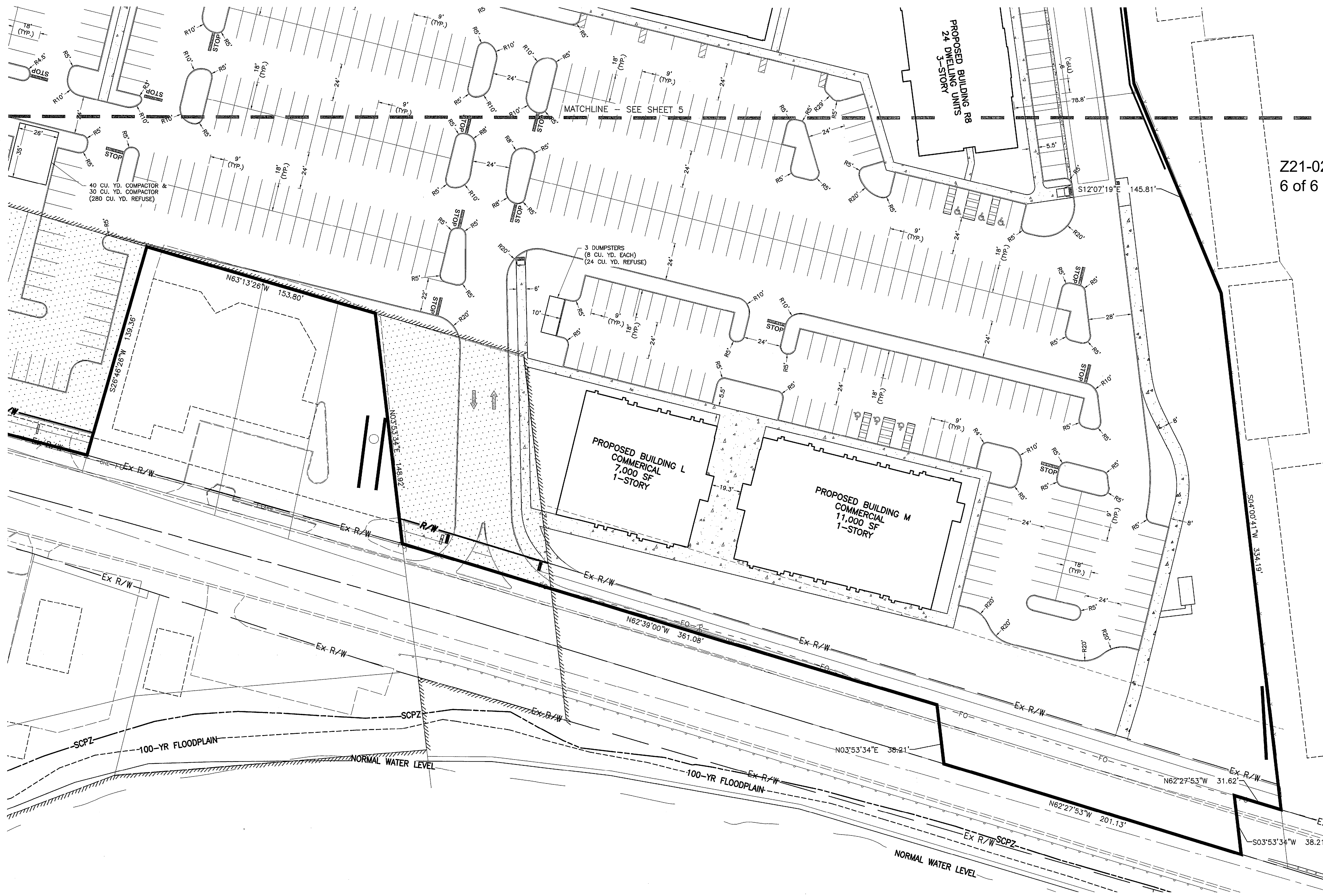
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COLUMBUS, OHIO
GRANDVIEW CROSSING

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DRAWN BY:	JLC
CHECKED BY:	MEF
APPROVED BY:	
DATE:	6/23/21

LEGEND

-  PROP. CONCRETE WALK
-  PROP. 10' VISION TRIANGLE
-  EX-R/W EXISTING RIGHT OF WAY
-  R/W PROPOSED RIGHT OF WAY
-  PROPERTY LINE



Z21-021 Final Received 6/25/2021;
6 of 6

M:\1005009_Kaplin\DWG\Production Drawings\Zoning Plan_Southeast\ZONING_SITE_PLAN_NEW.dwg -SITE PLAN (6) LAST EDITED BYCUNNINGHAM ON 6/25/21

REVISIONS	DATE	BY	CHK.

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**COLUMBUS, OHIO
GRANDVIEW CROSSING**

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DESIGNED BY:	CJB
DRAWN BY:	JLC
CHECKED BY:	MEF
APPROVED BY:	
DATE:	6/23/21

SITE PLAN

SCALE:
1" = 30'

SHEET NO.	OF
6	6

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
MAY 13, 2021**

- 13. APPLICATION: Z21-021**
Location: 990 DUBLIN RD. (43215), being 39.61± acres located on the north side of Dublin Road, 1,950± feet east of Grandview Avenue (010-129562 and 4 others; No group).
Existing Zoning: M, Manufacturing District.
Request: CPD, Commercial Planned Development District (H-60).
Proposed Use: Mixed-use development.
Applicant(s): 810 Grandview, LLC; c/o Dave Perry, Agent; David Perry Company, Inc.; 411 East Town Street, 1st Floor; Columbus, OH 43215 and Joseph M. Reidy, Atty.; Thrive Companies; 842 North Fourth Street, Suite 200; Columbus, OH 43215..
Property Owner(s): 810 Grandview, LLC; c/o Eric Wagenbrenner; Thrive Companies; 842 North Fourth Street, Suite 200; Columbus, OH 43215.
Planner: Shannon Pine; 614-645-2208; spine@columbus.gov

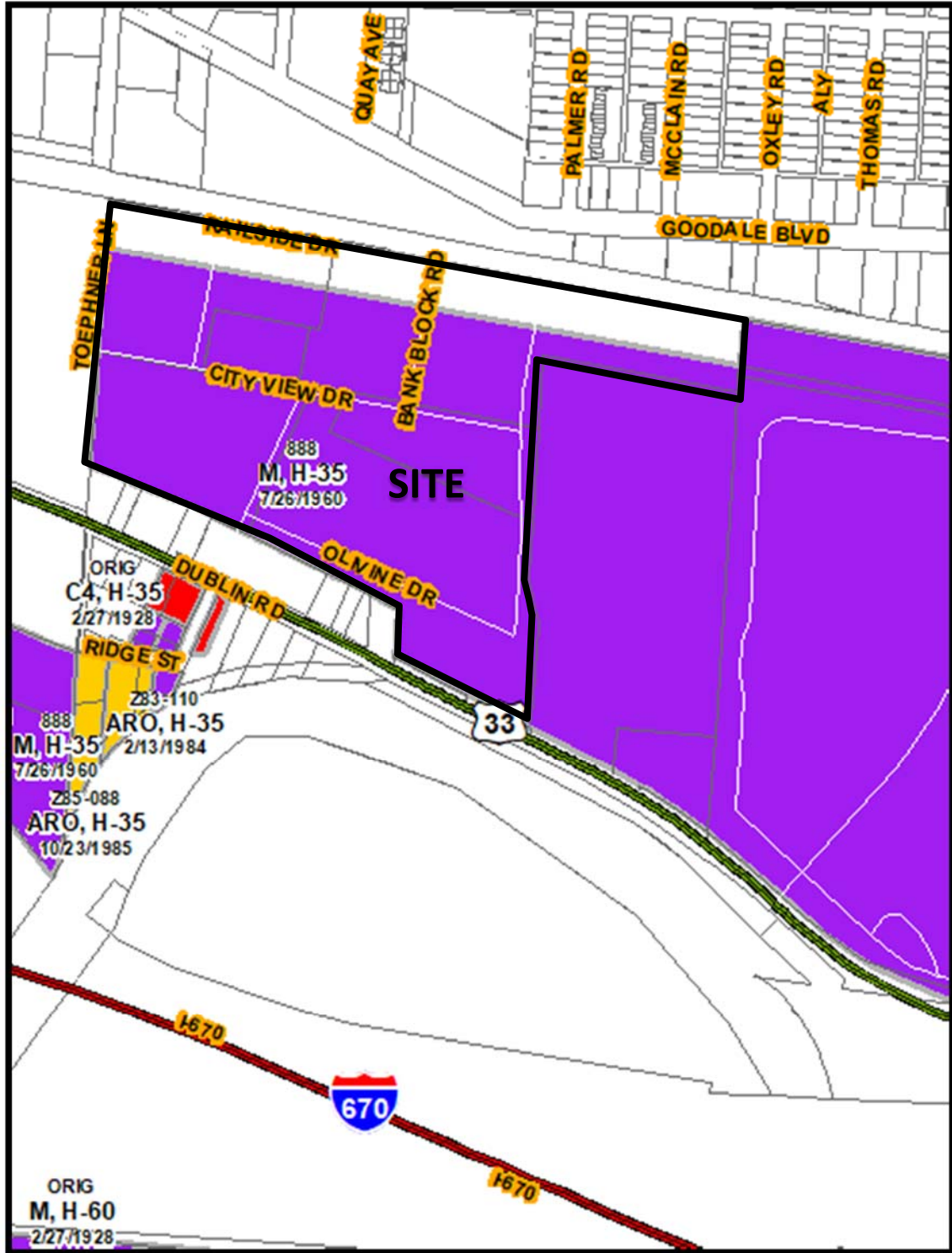
BACKGROUND:

- The 39.61± acre site consists of five parcels approved for a mixed-use development the M, Manufacturing District, subject to ORD #1998-2019 (CV18-004) which allowed roughly 455,000 square feet of office, retail commercial, and restaurant uses, 804 residential units, structured parking, and open space/private park areas. The requested CPD, Commercial Planned Development District fulfills a condition of ORD #1998-2019 to zone the subject site to an appropriate district within three years of the passage of the ordinance.
- To the north, across the Norfolk Southern Co. railroad tracks, and to the south of the site are a mix of manufacturing and commercial uses along the Goodale Boulevard and Dublin Road corridors in the City of Grandview. To the east are manufacturing uses in the M, Manufacturing District. To the west is a continuation of this mixed use project within the City of Grandview.
- The site is not within a planning area, but *Columbus Citywide Planning Policies (C2P2) Design Guidelines (2018)* are applicable to the site. C2P2 recommends that parking be hidden to the greatest extent possible and be located to the rear of buildings, that usable open space such as plazas or courtyards be provided, and that high density projects may be supported if they include a high level of site and architectural design. As the proposal meets these guidelines, Planning Division staff supports the proposal. Although C2P2 recommends a high level of landscaping as a part of open space, Planning does acknowledge that landscaping options are limited, due to site constraints noted by the EPA, as it was a former landfill. Staff has no comment on the aisle, maneuvering, parking space size, or loading space variances as C2P2 does not address those matters.

- The site is located not within the boundaries of a civic association or area commission.
- The CPD district specifies C-4 Commercial District uses on private streets, and a commitment to a plan reflecting building and parking areas and open space. Variances for increased building height, reduced number of parking lot trees, for parking to be divided by parcel lines, for bicycle parking to be provided but not on the same parcel as the use it serves, a 10% parking space reduction, for no loading spaces, and reduced setbacks are included in the CPD text.
- Concurrent CV21-025 proposes ground floor residential uses. That request will be heard by City Council and will not be considered at this Development Commission meeting.
- The *Columbus Multimodal Thoroughfare Plan* identifies this portion of Dublin Road (US 33) as a Class F – Freeway with varying widths of right-of-way.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested CPD, Commercial Planned Development District is considered to be the appropriate district for this mixed-use development, previously permitted via ORD #1998-2019 (CV18-004), and is compatible with the zoning and emerging development patterns of the area. Staff supports the proposal, and finds that the variances to development standards are necessary to accommodate this type of development, and are reflective of other recent mixed-use infill projects in urban neighborhoods.



Z21-021
990 Dublin Rd.
Approximately 39.61 acres
M to CPD



Z21-021
990 Dublin Rd.
Approximately 39.61 acres
M to CPD



Rezoning Application

DEPARTMENT OF BUILDING AND ZONING SERVICES

111 N Front Street, Columbus, Ohio 43215
Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

PROJECT DISCLOSURE STATEMENT

APPLICATION #: Z21-021

Parties having a 5% or more interest in the project that is the subject of this application.

THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Joseph M. Reidy
of (COMPLETE ADDRESS) 842 North 4th Street, Suite 200, Columbus, OH 43215
deposes and states that (he/she) is the APPLICANT, AGENT, OR 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 in the following format:

Name of Business or individual (including contact name and number)
Business or individual's address; City, State, Zip Code
Number of Columbus-based employees
(Limited to 3 lines per box)

1. 810 Grandview LLC, 842 N 4th St, Ste 200, Columbus, OH 43215; # Cols based emps: Zero (0) Contact: Joseph M. Reidy, (614) 721-0682	2. 810 Grandview Crossing Office I LLC, 842 N 4th St, Ste 200, Cols, OH 43215; # Cols based emps: Zero (0) Contact: Joseph M. Reidy, (614) 721-0682
3. 810 Grandview Crossing Apts I LLC, 842 N 4th St, Ste 200, Cols, OH 43215; # Cols based emps: Zero (0) Contact: Joseph M. Reidy, (614) 721-0682	4. Thrive Companies, 842 N 4th St, Ste 200, Cols, OH 43215; # Cols based emps: Zero (0) Contact: Joseph M. Reidy, (614) 721-0682

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT *Joseph M. Reidy*

Sworn to before me and signed in my presence this 23rd day of February in the year 2021

MaryAlice Wolf
SIGNATURE OF NOTARY PUBLIC

Notary Seal Here
My Commission Expires _____



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

This Project Disclosure Statement expires six (6) months after date of notarization.