

CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO
PRELIMINARY SITE COMPLIANCE PLAN

Schumacher Place Mixed-Use

280 E Whittier St, Columbus, OH
PID: 010030105

GENERAL ZONING INFORMATION	
ADDRESS:	280 E WHITTIER ST
PARCEL NO.:	010030105
EXISTING ZONING CLASSIFICATION/DISTRICT:	CPD
ZONING CASE NO.:	Z09-005
VARIANCE:	N/A
EXISTING HEIGHT DISTRICT:	H-35
PROPOSED HEIGHT DISTRICT:	H-60
COMMERCIAL OVERLAY:	N/A
TOTAL EXISTING SITE AREA (BEFORE PROPOSED R/W DEDICATION):	2,361
FLOOD INSURANCE RATE MAP NUMBER (FIRM):	39049C0328K
MOST RECENT EFFECTIVE DATE OF FIRM:	06/17/2008
FLOOD DESIGNATION:	ZONE X

GENERAL PROJECT INFORMATION	
EXISTING HEIGHT DISTRICT:	H-35
MAXIMUM BUILDING HEIGHT:	35'
PROPOSED HEIGHT DISTRICT:	H-60
PROPOSED BUILDING HEIGHT:	62'
BUILDING USE:	MIXED USE APARTMENT BUILDING
BUILDING AREA (SF):	341,442
NO. OF DWELLING UNITS (RESIDENTIAL ONLY):	262
PROPOSED REFUSE SERVICE (RESIDENTIAL ONLY):	
PROPOSED REFUSE CAPACITY, C.Y. (RESIDENTIAL ONLY):	

SITE DATA TABLE	
TOTAL SITE AREA:	2.25
*TOTAL DISTURBED AREA:	2.59
PRE-DEVELOPED IMPERVIOUS:	0.08
POST-DEVELOPED IMPERVIOUS:	0.08

*INCLUDES R/W DISTURBANCE

PARKING CALCULATION	
USE	SQUARE FOOTAGE
RETAIL	8,250 SF
RESIDENTIAL	262 UNITS
PROPOSED PARKING	262 STALLS
ADA PARKING	(6 ADA VAN SPACES) 7 TOTAL ADA SPACE
TOTAL BIKE PARKING	60 SPACES

FOR THE DIVISION OF POWER

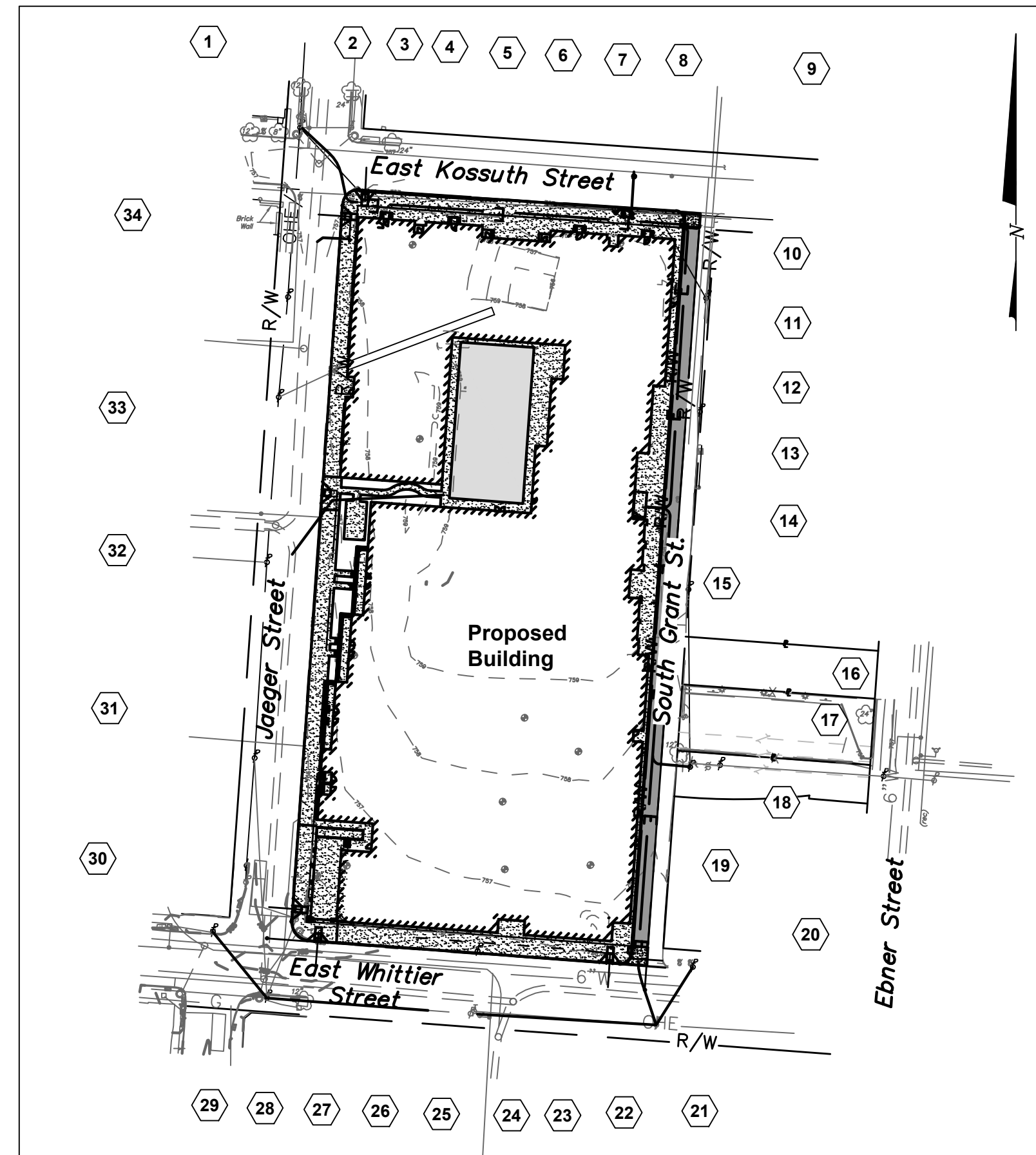
THE DIVISION OF POWER (DOP) MAY HAVE OVERHEAD PRIMARY, SECONDARY, AND STREET LIGHTING AT THIS WORK LOCATION. THE CONTRACTOR IS HEREBY REQUIRED TO CONTACT OUPS AT 811 OR 1-800-362-2764 FORTY-EIGHT HOURS PRIOR TO CONDUCTING ANY ACTIVITY WITHIN THE CONSTRUCTION AREA.

ANY REQUIRED RELOCATION, SUPPORT, PROTECTION, OR ANY OTHER ACTIVITY CONCERNED WITH THE CITY'S ELECTRICAL FACILITIES IN THE CONSTRUCTION AREA IS TO BE PERFORMED BY THE CONTRACTOR UNDER THE DIRECTION OF DOP PERSONNEL AND AT THE EXPENSE OF THE PROJECT. DOP SHALL MAKE ALL FINAL CONNECTIONS TO DOP'S EXISTING ELECTRICAL SYSTEM AT THE EXPENSE OF THE PROJECT. THE CONTRACTOR SHALL USE MATERIAL AND MAKE REPAIRS TO A CITY OF COLUMBUS STREET LIGHTING SYSTEM BY FOLLOWING DOP'S "MATERIAL AND INSTALLATION SPECIFICATIONS" (MIS) AND THE CITY OF COLUMBUS "CONSTRUCTION AND MATERIAL SPECIFICATIONS" (CMSC). ANY NEW OR RE-INSTALLED UNDERGROUND STREETLIGHT SYSTEM SHALL REQUIRE TESTING AS REFERRED TO IN SECTION 1000.18 OF THE CMSC MANUAL. THE CONTRACTOR SHALL CONFORM TO DOP'S EXISTING LOCKOUT/TAGOUT (LOTO) PROCEDURE, MIS-1, COPIES OF WHICH ARE AVAILABLE FROM DOP.

IF ANY ELECTRIC FACILITY BELONGING TO DOP IS DAMAGED IN ANY MANNER BY THE CONTRACTOR, ITS AGENTS, SERVANTS, OR EMPLOYEES, AND REQUIRES EMERGENCY REPAIRS, THE DOP DISPATCH OFFICE SHOULD BE CONTACTED IMMEDIATELY AT (614) 645-7627. DOP SHALL MAKE ALL NECESSARY REPAIRS, AND THE EXPENSE OF SUCH REPAIRS AND OTHER RELATED COSTS SHALL BE PAID BY THE CONTRACTOR TO THE DIVISION OF POWER, CITY OF COLUMBUS, OHIO.

GENERAL NOTES

- ALL ASPECTS OF THIS DEVELOPMENT SHALL CONFORM TO THE COLUMBUS ZONING CODE.
- ALL SITE ROADS, DRIVES, RADII AND MEANS OF ACCESS SHALL CONFORM TO THE RULES AND REGULATIONS OF THE DIVISION OF FIRE PUBLISHED JUNE 11, 1988 UNLESS OTHERWISE SPECIFIED IN SECTION 3320 OF CITY OF COLUMBUS ZONING CODE.
- SIGNAGE AND GRAPHICS SHALL CONFORM TO CITY OF COLUMBUS ZONING CODE.
- CONNECTION TO SANITARY SEWER CANNOT BE MADE WITHOUT OBTAINING A PERMIT FROM SEWER PERMIT OFFICE AT 111 NORTH FRONT ST., 1ST FLOOR, 614-645-7490.
- PRIOR TO DEMOLITION, A PERMIT FOR SANITARY LATERALS TO BE CAPPED OFF MUST BE OBTAINED FROM 111 N. FRONT ST., 1ST FLOOR, 614-645-7490.
- NO PRIVATE ELEMENTS ARE PERMITTED TO ENCR OACH INTO THE RIGHT-OF-WAY INCLUDING, BUT NOT LIMITED TO STAIRS, RAILINGS, FOUNDATIONS, DOORS, OVERHEAD ELEMENTS OR WALLS.
- THE PROPOSED PROJECT WILL COMPLY WITH THE FOLLOWING CITY OF COLUMBUS ZONING CODE SECTIONS:
 - 3312.15 & 3321.01 DUMPSTER AREA AND SCREENING
 - 3321.07 & 3312.21 LANDSCAPING AND SCREENING
 - 3312.19 & 3321.03 SITE LIGHTING
 - 3321.05 VISION CLEARANCE
 - 3312.39 STRIPING AND MARKING
 - 3312.43 REQUIRED SURFACE FOR PARKING
 - 3312.45 WHEEL STOP DEVICE
- ALL DRIVE APPROACHES, PEDESTRIAN FACILITIES, CURBS, AND RAMPS CONSTRUCTED WITH THIS PROJECT SHALL MEET THE REQUIREMENTS OF THE CITY OF COLUMBUS STANDARDS AND ADA COMPLIANCE. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO MEET THESE CONSTRUCTION STANDARDS.



ZONING: CPD

INDEX MAP

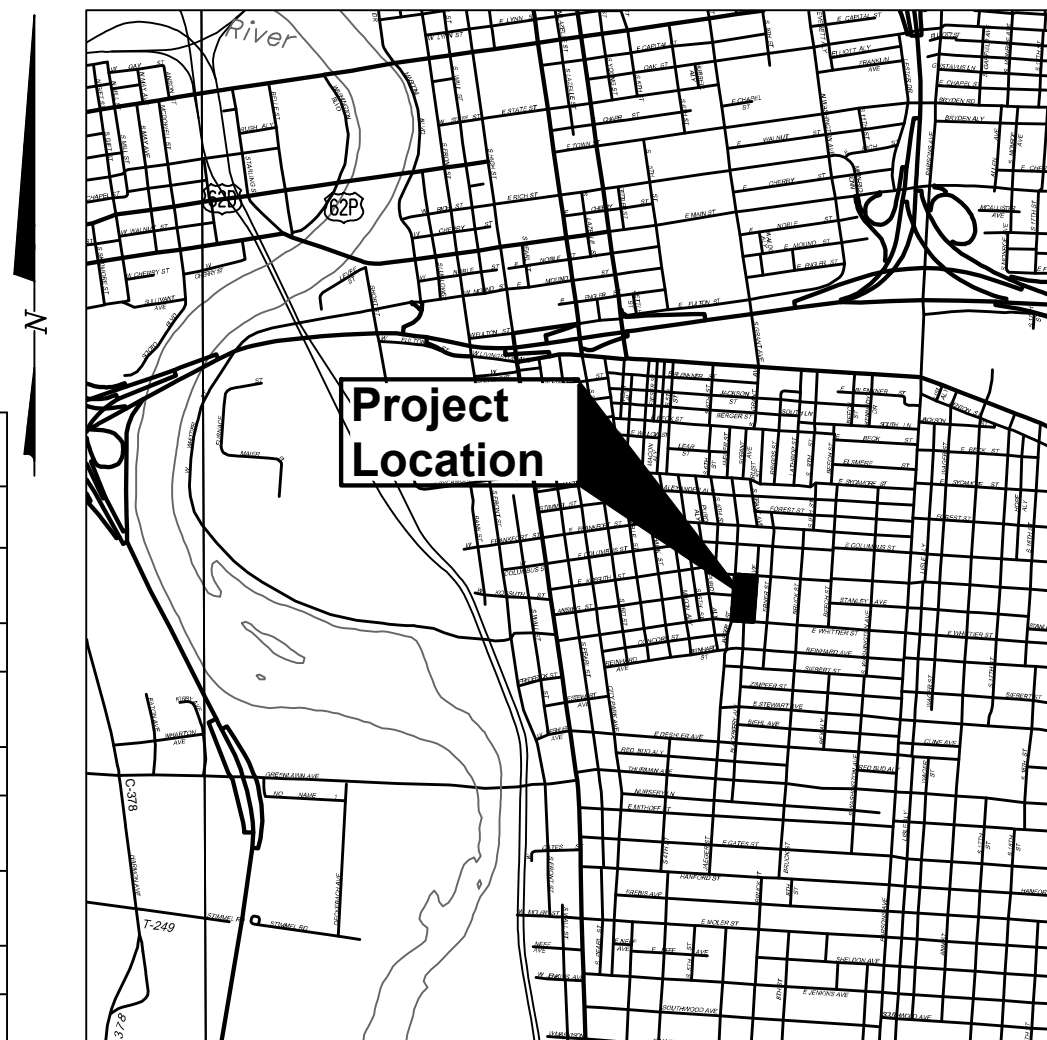
SCALE: 1"=80'

SANITARY SEWER PLAN NO.: CC-XXXXX
STORM SEWER PLAN NO.: CC-XXXXX
WATER SERVICE PLAN NO.: WSP-XXX

DESCRIPTION

THE DEVELOPMENT INCLUDES DEMOLITION OF THE EXISTING ONE-STORY COMMERCIAL STRUCTURE (ROUGHLY 30,000 SF) AND ASSOCIATED PARKING LOT. THIS WILL BE REPLACED WITH A MIXED-USE APARTMENT AND RETAIL BUILDING, INCLUDING AN INTEGRATED TWO (2) LEVEL PARKING GARAGE - ONE (1) LEVEL AT GRADE, ONE (1) LEVEL SUBGRADE - WITH APPROXIMATELY 263 PARKING SPACES. THE GROUND FLOOR WILL INCLUDE A COMBINATION OF RETAIL SPACE, AMENITY SPACE, LEASING-RELATED FACILITIES, AND RESIDENTIAL UNITS. THE RESIDENTIAL UNITS ARE A COMBINATION OF STUDIOS, ONE BEDROOMS, TWO BEDROOMS, AND WALK-UP UNITS, TOTALING APPROXIMATELY 263 UNITS. THE PROPOSED PROJECT WILL BE A COMBINATION OF FOUR (4) AND FIVE (5) STORIES ABOVE GRADE (APPROXIMATELY 50% EACH), WITH THE TOP LEVEL SET BACK FROM THE STREET FAÇADE AND OCCUPYING ROUGHLY HALF THE FOOTPRINT OF THE LEVEL BELOW. THE PROPOSED PROJECT WILL INCLUDE INTERIOR PRIVATE GREEN SPACES AT GRADE (APPROXIMATELY 8,100 SF) AND ON TOP OF THE PARKING GARAGE (APPROXIMATELY 8,600 SF). INCLUDED IN THE DEVELOPMENT WILL BE A NEW UNDERGROUND STORMWATER DETENTION SYSTEM, NEW SANITARY SERVICE, AND NEW STREETScape IMPROVEMENTS ALONG WHITTIER, JAEGER, KOSSUTH AND GRANT AVE.

PROPERTY OWNERS			
	OWNER NAME	PARCEL	ADDRESS
1	GRAND CANAL PROPERTIES	010-022575	270-272 E KOSSUTH ST
2	BECKER MARTHA	010-002488	280 E KOSSUTH ST
3	PAGE THERESA H & ELASSER LUCAS J	010-048905	284 E KOSSUTH ST
4	BARTON JEFFREY C TR	010-048910	290 E KOSSUTH ST
5	MULLOY DENNIS J & SANDRA S	010-042989	292 E KOSSUTH ST
6	LOZIER WILLIAM & LOZIER JENNIFER D	010-009473	296 E KOSSUTH ST
7	DIMICHELE EDWARD A	010-002483	300 E KOSSUTH ST
8	VALLE ALANA M & TANOURY JOSEPH	010-027231	304 E KOSSUTH ST
9	DELEO DANA J & BATES MARIE F	010-013645	837 EBNER ST
10	RANKER DANIEL J TR	010-003944	307 KOSSUTH ST
11	RIMCO-MTN LLC	010-003736	855 - 859 EBNER ST
12	BATES DUSTIN	010-005979	862 GRANT AV ALLEY
13	DIPIAZZA PETER I & MCWILLIAMS DAVID S	010-043805	869 EBNER ST
14	LANDES MARK & LANDES MOIRA	010-053174	873 EBNER ST
15	SR	010-053046	877 EBNER ST
16	PACK HEIDI M TR	010-026276	881 EBNER ST
17	PIZZUTI GE LLC	010-015420	885 EBNER ST
18	JOHNSON KRISTINA	010-003732	891 EBNER ST
19	DYKES HERMAN A	010-096201	895 EBNER ST
20	KLATT PROPERTIES III LLC	010-003729	294 - 310 WHITTIER ST
21	DEZALOVSKY INVESTMENTS LLC	010-075912	293 - 295 WHITTIER ST
22	BORCK ELIZABETH	010-011472	289 E WHITTIER ST
23	SULLIVAN RYAN	010-037445	285 - 287 E WHITTIER ST
24	AUDITORIUM BUILDING CO	010-005612	281 E WHITTIER
25	NEGRON YEHIRA C	010-017425	275 - 277 E WHITTIER ST
26	STETLER BRADLEY FRANKLIN & STETLER JENNA	010-042985	271 E WHITTIER ST
27	FISSION ALEX & FISSIOUN NATALIA	010-010426	267 WHITTIER ST
28	WEILER-BOWEN LTD	010-016265	263 E WHITTIER ST
29	WEILER-BOWEN LTD	010-016264	259 E WHITTIER ST
30	CALLANDER REAL ESTATE LLC	010-017428	256 WHITTIER ST
31	AMICON TODD	010-017427	865 JAEGER ST
32	SISK GEOFFROY C & SISK LAUREN	010-093955	261 LANSING ST
33	SHONEFF AMBRE M	010-044849	262 LANSING ST
34A	FREEMAN FRANCES L & FREEMAN JOHN F	010-190457	255 E KOSSUTH ST
34B	SCHMIDYHOF LLC	010-190434	247 E KOSSUTH ST
34C	SPOONER EVAN PATRICK & SYMPSON MEGAN MARIE	010-190435	247 E KOSSUTH ST
34D	SHIVELY BRIAN & SHIVELY JENNA	010-190436	249 E KOSSUTH ST
34E	ZIRGER ERIC	010-190437	249 E KOSSUTH ST
34F	MURRAY THOMAS K	010-190438	249 E KOSSUTH ST
34G	PS PROPERTIES COLUMBUS LLC	010-190439	249 E KOSSUTH ST
34H	DITZHAZY DONN & DITZHAZY SUSAN RENIGER	010-190440	249 E KOSSUTH ST
34I	KUHNS-TARTLER KATHERINE	010-190441	249 E KOSSUTH ST
34J	GARVINE BRIAN M	010-190442	249 E KOSSUTH ST
34K	MOE RICHARD	010-190443	249 E KOSSUTH ST
34L	GRUNDEY JOAN E	010-190444	251 E KOSSUTH ST
34M	LAMPKE MATTHEW J	010-190445	251 E KOSSUTH ST
34N	FOWLER JAMIE	010-190446	251 E KOSSUTH ST
34O	SCHMIDYHOF LLC	010-190447	251 E KOSSUTH ST
34P	MCFADDEN COLLETTA J TR	010-190448	253 E KOSSUTH ST
34Q	FRAUNHOLTZ PAUL J	010-190449	253 E KOSSUTH ST
34R	MILLER TIMOTHY H	010-190450	253 E KOSSUTH ST
34S	TROTTERCASE JAPAN LLC	010-190451	253 E KOSSUTH ST
34T	HAYS ASHLEIGH M	010-190452	253 E KOSSUTH ST
34U	LAMPKE MATTHEW J	010-190453	253 E KOSSUTH ST
34V	ROBBINS MICHAEL L	010-190454	253 E KOSSUTH ST
34W	PACKARD JEANNA	010-190455	253 E KOSSUTH ST
34X	MOORE MELONY L TOD	010-190456	255 E KOSSUTH ST



Project Location

VICINITY MAP
NOT TO SCALE

Index of Sheets	
TITLE SHEET	1
IMPROVEMENTS PLAN	2

Record of Issue		
	Tracking No.	Date
PRELIMINARY SITE COMPLIANCE		
FINAL SITE COMPLIANCE PLAN		

DATE OF EXPIRATION: THE SITE PLAN IS VALID FOR A ONE YEAR PERIOD FROM THE DATE OF APPROVAL.

SITE DEVELOPMENT DATA

OWNER/DEVELOPER:
PIZZUTI GE LLC
629 N. HIGH STREET
COLUMBUS, OH 43215
CONTACT: JON RIEWALD
P: 614-280-4406
EMAIL: JRIEWALD@PIZZUTI.COM

ARCHITECT:
NBBJ
250 N. HIGH STREET SUITE 300
COLUMBUS, OH 43215
CONTACT: BEVERLY EICHENLAUB
P: 614-232-3057
EMAIL: BEICHENLAUB@NBBJ.COM

ENGINEER:
KORDA/NEMETH ENGINEERING
1650 WATERMARK DR
COLUMBUS, OH 43215
CONTACT: GRAHAM WATKINS
P: (614) 487-1650
EMAIL: GRAHAM.WATKINS@KORDA.COM

Jon Riewald 3-4-21
CPD Site Plan



PREPARED BY:
KORDA
Korda/Nemeth Engineering, Inc. - Consulting Engineers
1650 Watermark Drive, Suite 200 - Columbus, Ohio 43215-7010
TEL: 614-487-1650 - FAX: 614-487-8881 - WEB: www.korda.com

THE UNDERSIGNED HEREBY CERTIFIES THAT THE SITE ZONING COMPLIANCE PLAN MEETS ALL THE REQUIREMENTS OF THE GENERAL DEVELOPMENT TEXT STANDARDS REFLECTED HEREON.

REGISTERED ENGINEER NO. _____ DATE _____

REV.	DATE	DESCRIPTION	REVISION/UPLOAD DATE

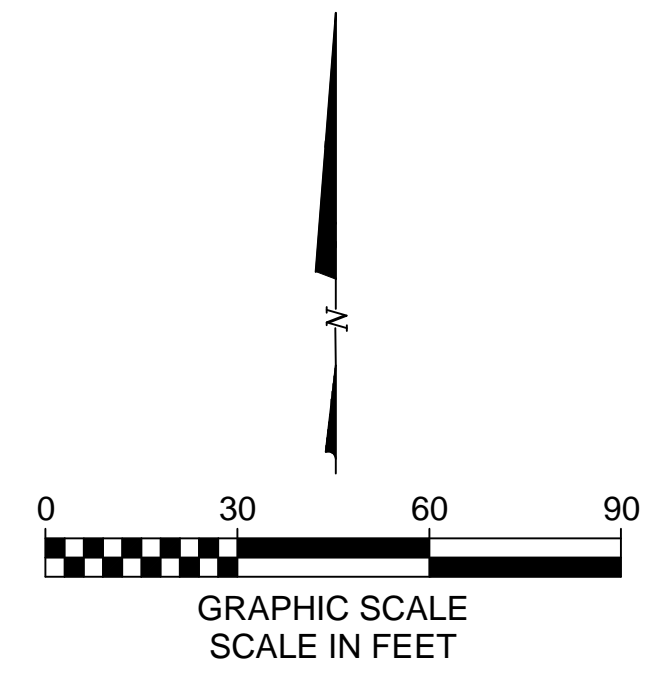
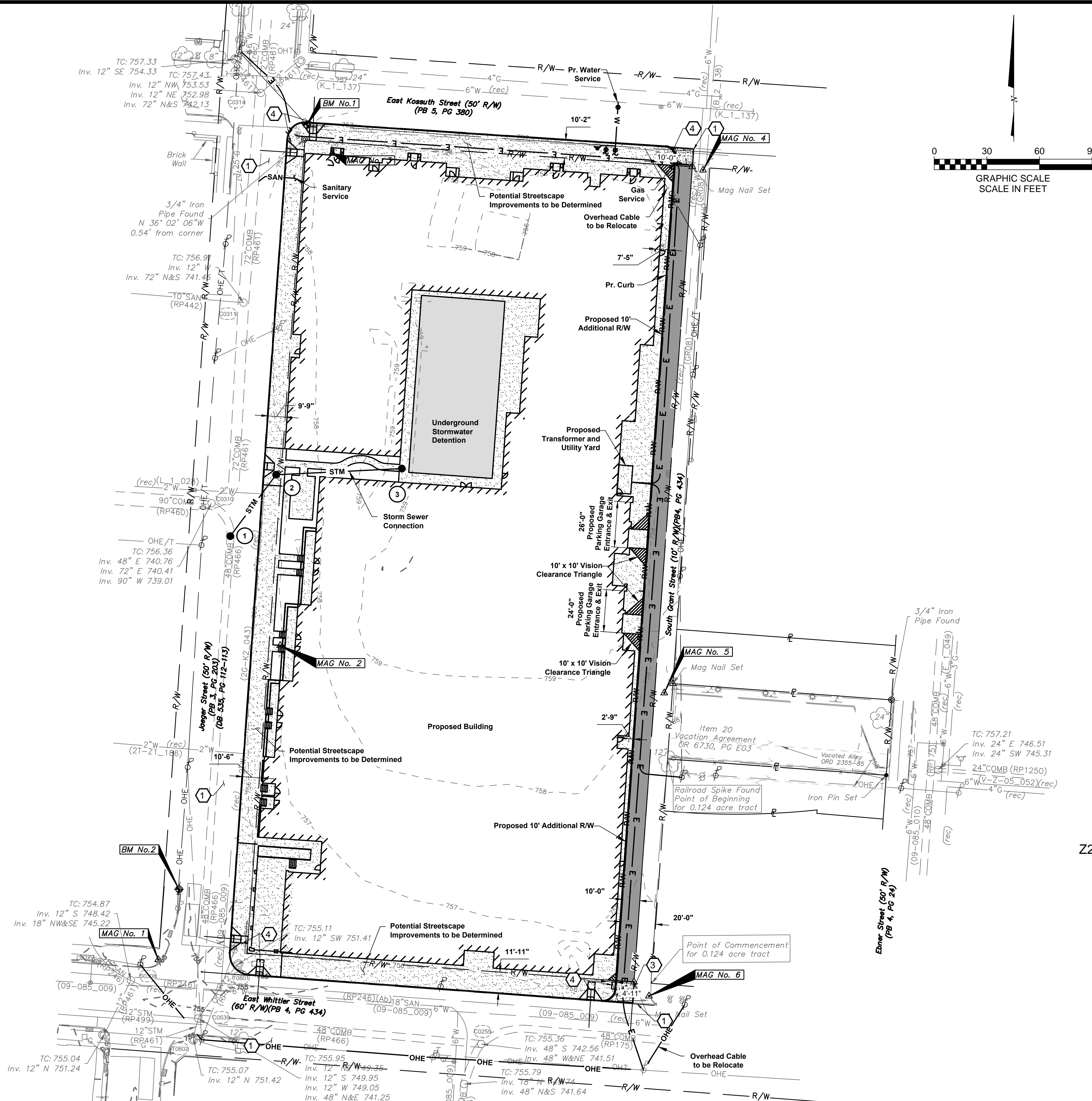
Schumacher Place Mixed-Use
280 E WHITTIER ST, COLUMBUS, OH
PID: 010030105

TITLE SHEET

KORDA
Korda/Nemeth Engineering, Inc. - Consulting Engineers
1650 Watermark Drive, Suite 200 - Columbus, Ohio 43215-7010
TEL: 614-487-1650 - FAX: 614-487-8881 - WEB: www.korda.com

THE ARCHITECT/ENGINEER ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THE USE OF THESE PLANS FOR ANY PROJECT OTHER THAN SPECIFICALLY AUTHORIZED BY THEM AND SIGNED AND SEALED FOR SUCH SPECIFIC LOCATION IN THE STATE, PROVINCE OR TERRITORY SHOWN ON THE SEAL. THIS BUILDING USE IS ONLY APPLICABLE IN AREAS MEETING THE STATED DESIGN CRITERIA.

KNE JOB # 2019-0518
DRAWING NUMBER: _____



LEGEND

EXISTING	
---	R/W RIGHT OF WAY LINE
---	PIL PROPERTY LINE
---	ESMT EASEMENT LINE
PROPOSED	
---	W WATER LINE
---	F FIRE PROTECTION SERVICE LINE
---	G GAS LINE
---	SAN SANITARY SEWER
---	STM STORM SEWER
---	E UNDERGROUND ELECTRIC LINE
---	(R) REMOVE EXISTING UTILITY
---	W FIRE HYDRANT
---	○ GATE VALVE & CURB BOX
---	○ FIRE DEPARTMENT CONNECTION
---	○ UTILITY METER
---	○ MANHOLE
---	○ CATCH BASIN
---	○ STRUCTURE NUMBER
---	○ CONCRETE CURB PER STD. DWG. 2000
---	○ BUILDING/WALL
---	○ CURB AND GUTTER
---	○ PAVEMENT
---	○ PAVEMENT MARKING
---	○ WALK
---	○ SCORE
---	○ TREE
---	○ LIGHT POLE
---	○ ASPHALT PAVEMENT
---	○ CONCRETE SIDEWALK PER STD. DWG. 2300
---	○ BRICK SIDEWALK PER STD. DWG. 2301
---	○ VISION CLEARANCE TRIANGLE

- CODED NOTES:**
1. PROTECT EXISTING SIDEWALK/PAVEMENT/CURB TO REMAIN.
 2. PROTECT EXISTING UTILITY STRUCTURE TO REMAIN.
 3. SAWCUT EXISTING SIDEWALK/PAVEMENT TO NEAREST JOINT.
 4. PLACE NEW ADA RAMP WITH DETECTABLE WARNING PER CITY OF COLUMBUS STD. DWG.

Eric John 3-4-21

CPD Site Plan

Z20-061 Final Received 3/4/2021; Page 2 of 5

REV	DATE	DESCRIPTION

Schumacher Place Mixed Use
280 E WHITTIER ST., COLUMBUS, OH
PID: 010030105

IMPROVEMENT PLAN

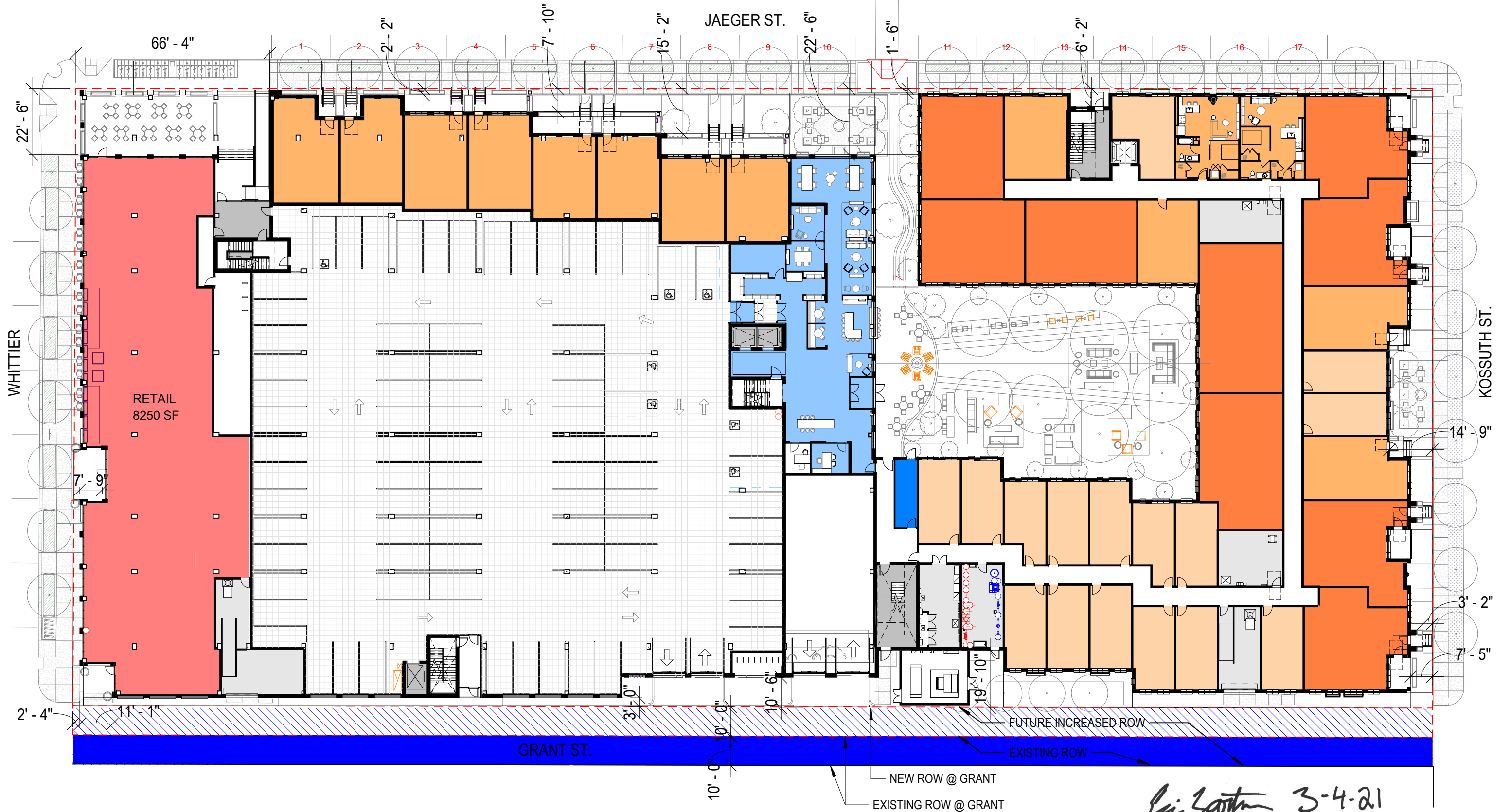
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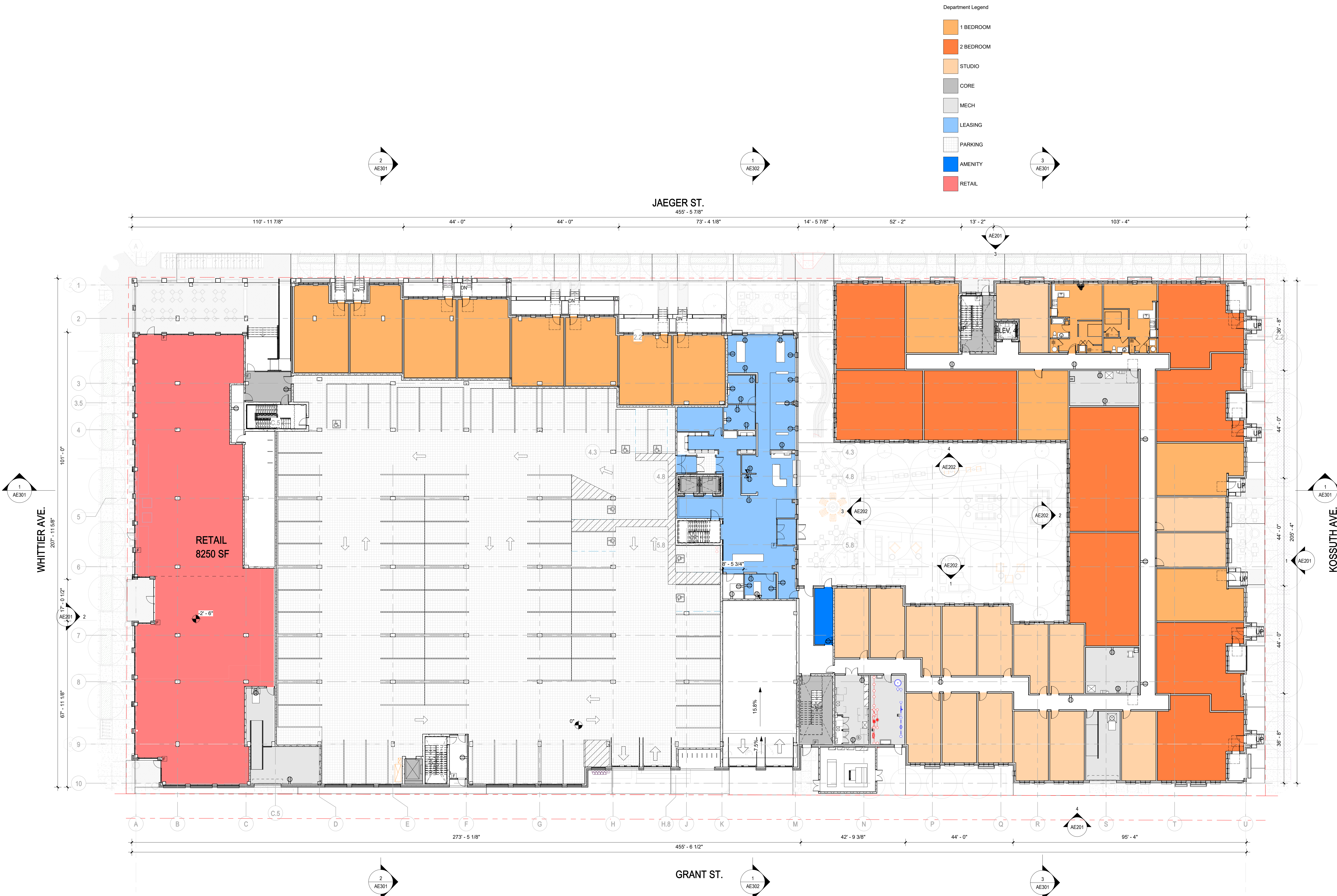
DRAWN BY: GJW **CHECKED BY: CMF**

KNE JOB # 2019-0518

DRAWING NUMBER:
2/2

THE ARCHITECT/ENGINEER ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THE USE OF THESE PLANS FOR ANY PROJECT OTHER THAN SPECIFICALLY AUTHORIZED BY THEM AND SIGNED AND SEALED FOR SUCH SPECIFIC LOCATION IN THE STATE, PROVINCE OR TERRITORY SHOWN ON THE SEAL. THIS BUILDING USE IS ONLY APPLICABLE IN AREAS MEETING THE STATED DESIGN CRITERIA.





1 F1 FLOOR PLAN

Z20-061 Final Received 3/4/2021; Page 4 of 5

Li Zhan 3-4-21

3/3/2021 5:45:51 PM

SCALE: 1/16" = 1'-0"

SCHUMACHER PLACE MIXED-USE

102445.00



250 S. HIGH STREET SUITE
300 COLUMBUS, OH 43215
PHONE 614 224 7145
www.nbbj.com

CONSTRUCTION MANAGER:
CORNA KOKOSING
6245 WESTERVILLE RD.,
WESTERVILLE, OH 43081

CIVIL ENGINEER:
KORDA NEMETH ENGINEERING
1650 WATERMARK DR #200,
COLUMBUS, OH 43215

LANDSCAPE ARCHITECT:
MKSK
462 LUDLOW ST.,
COLUMBUS, OH 43215

STRUCTURAL ENGINEER:
JEZERJAC GEERS
5640 FRANTZ RD., DUBLIN,
OH 43017

MEP:
M ENGINEERING
750 BROOKSIDE BLVD.
WESTERVILLE, OH 43081

- STRUCTURAL CONTENT IN THIS DWG IS FOR REFERENCE ONLY. REFER TO STRUCT. DWGS FOR ALL STRUCT. SIZES, LOCATIONS, & DESIGN INTENT INCLUDING FRAMING, EXTERIOR WALL COMPONENT SIZES, SPAN DIRECTIONS, & FOUNDATION
- 5/8" GYP. BD. SHEATHING ON INTERIOR WALLS U.N.C.
- 5/8" FIRE RETARDANT PLYWOOD ON EXTERIOR WALLS; AT 2 HOUR EXTERIOR BEARING WALLS PROVIDE FIRE RATED PLYWOOD SHEATHING PER UL ASSEMBLY (U349)
- R-19 BATT INSUL. WHERE SHOWN. PROVIDE WITH FOIL FACED AT INTERIOR SIDE FIRST FLOOR AND WHERE NOT COVERED BY SHEATHING.
- WEATHER BARRIERS TO BE INSTALLED ACCORDING TO MANUFACTURER'S INSTALLATION GUIDELINES
- REFER TO UL ASSEMBLY SHEETS FOR ADDITIONAL REQUIREMENTS AND GYPSUM BOARD TYPES

REFER TO SHEET A-510 EXTERIOR WALL, ROOF & SOFFIT TYPES

FINISH CLADDING DESIGNATION

WALL ASSEMBLY DESIGNATION

- c = CONCRETE
- w = WD. F.R.T. FRAMING
- m = CMFM
- u = CMU

NOT FOR CONSTRUCTION

- (B1)** DAPPLED GRAY FACE BRICK W/ LIGHT MORTAR - (PT-F 190, STANDARD SIZE)
- REFER TO SHEET A-501 FOR WALL ASSEMBLY COMPONENTS
- (B2)** DAPPLED GRAY FACE BRICK W/ DARK MORTAR - (PT-F 137, STANDARD SIZE)
- REFER TO SHEET A-501 FOR WALL ASSEMBLY COMPONENTS
- (B3)** BELDEN FACE BRICK - (ALASKA WHITE VELOUR, STANDARD SIZE)
- REFER TO SHEET A-501 FOR WALL ASSEMBLY COMPONENTS
- (B4)** BELDEN FACE BRICK, LIGHT MORTAR - (BEAVER BLEND SEMI-SMOOTH, STANDARD SIZE)
- REFER TO SHEET A-501 FOR WALL ASSEMBLY COMPONENTS
- (B5)** BELDEN FACE BRICK, DARK MORTAR - (BEAVER BLEND SEMI-SMOOTH, STANDARD SIZE)
- REFER TO SHEET A-501 FOR WALL ASSEMBLY COMPONENTS
- (H1)** HARDIEPLANK VERTICAL WEATHERBOARD SIDING - (IRON GRAY, SMOOTH TEXTURE)
- (H2)** HARDIEPLANK VERTICAL WEATHERBOARD SIDING - (LIGHT MST, SMOOTH TEXTURE)
- (H3)** VERTICAL METAL PANEL SIDING - (BLACK, SMOOTH TEXTURE)
- (G1)** FIBERGLASS WINDOW / DOOR
- (G2)** THERMALLY BROKEN ALUMINUM STOREFRONT, BLACK OR BRONZE ANODIZED FINISH
- REFER TO ELEVATIONS
- (G3)** THERMALLY BROKEN STEEL INDUSTRIAL WINDOWS, BLACK OR BRONZE FINISH (BROMBAL EBE)
- (AW)** MTL. AWNING, PNT.
- (PL)** RECTANGULAR MTL. PLANTER, PNT.
- (R)** ALUMINUM RAILING, PNT.
1. TOP MOUNTED
2. SIDE MOUNTED

SCHUMACHER PLACE
PLACE
MIXED-USE

SCHEMATIC DESIGN
10/12/2020

REVISIONS

MARK	DATE	DESCRIPTION

SCALE	PROJECT ARCHITECT
As indicated	Designer
PROJECT NUMBER	102445.00
DATE	

SHEET NAME
EXTERIOR ELEVATIONS
Li Yotun 3-4-21

SHEET NUMBER
AE201
SHEET OF 250



**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
FEBRUARY 11, 2021**

- 12. APPLICATION: Z20-061**
- Location:** **280 E. WHITTIER ST. (43206)**, being 2.34± acres located at the northeast corner of East Whittier Street and Jaeger Street (010-030105; Columbus Southside Area Commission).
- Existing Zoning:** CPD, Commercial Planned Development District.
- Request:** CPD, Commercial Planned Development District (H-60).
- Proposed Use:** Mixed-use development.
- Applicant(s):** Pizzuti GE LLC; c/o Michael Shannon, Atty.; Underhill & Hodge, LLC; 8000 Walton Parkway, Suite 260; New Albany, OH 43054.
- Property Owner(s):** The Applicant.
- Planner:** Shannon Pine; 614-645-2208; spine@columbus.gov

BACKGROUND:

- This application was tabled at the January 2021 Development Commission meeting as the request of the Members in order for the applicant to provide a shadow study of the proposed building, and to continue dialogue with neighbors to possibly incorporate revisions. The requested shadow study has been submitted, but the proposal remains unchanged. The site is developed with a supermarket zoned in the CPD, Commercial Planned Development District. The requested CPD, Commercial Planned Development District proposes redevelopment of the site with a new mixed-use building including 8,250 square feet of retail space and 262 apartment units (112± units per acre) in the H-60 height district.
- The site is surrounded by development predominantly in the in the R-2F, Residential District. To the north across Kossuth Street are single-unit dwellings. To the east are single-unit dwellings, attached single-unit dwellings, a three-unit dwelling, a nine-unit apartment building, and a small parking lot in the CPD, Commercial Planned Development District. To the south across East Whittier Street are an eating and drinking establishment and mixed-residential development, and a commercial building in the R-4, Residential District. To the west across Jaeger Street is a mixed-use building, single-unit dwellings, and a condominium complex.
- The site is within the planning area of the *South Side Plan* (2014), which recommends community commercial uses at this location, a classification that supports retail, office, hotel, or institutional uses that serve multiple neighborhoods. This site is also subject to the *Columbus Citywide Planning Policies (C2P2) Design Guidelines* (2018). Planning Division staff views the proposed mix of uses as being appropriate considering the existing commercial and nearby residential uses, as well as the site's location on a transit-supportive corridor. C2P2 provides guidelines for the evaluation of mixed-use developments and parking reductions contingent on building design and context. Staff has reviewed the proposed building elevations and is in support, noting that the applicant is committing to these in the CPD text.

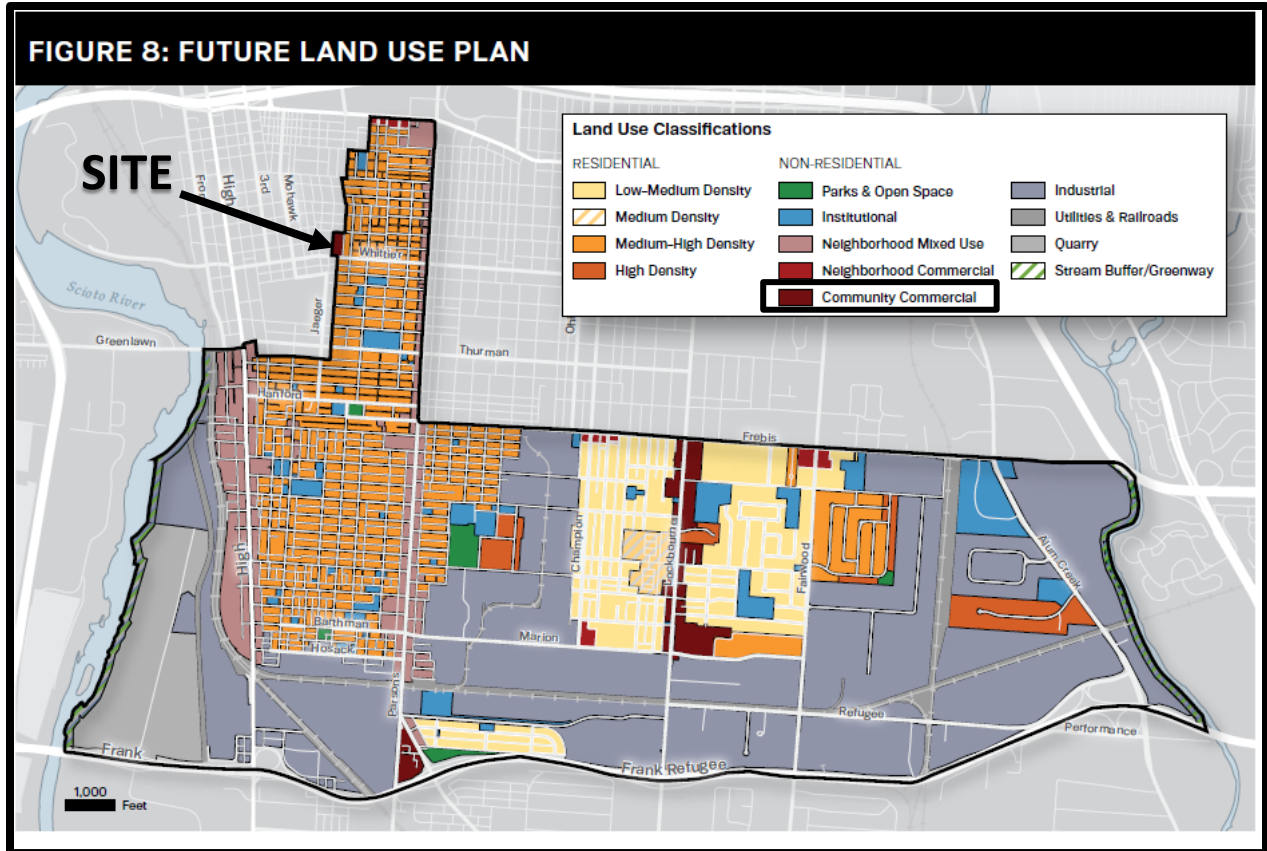
- The CPD text proposes C-4, Commercial District uses with limitations, and development standards addressing setbacks, and site plan and building elevation commitments. Variances to reduce the minimum number of required parking spaces from 426 to 262 spaces, and to reduce the building line from 25 to 0 feet are included in this request. A parking study was required and has been approved by the Division of Parking Services. A traffic impact study has also been approved for the proposed development by the Division of Traffic Management.
- Concurrent CV20-066 has been filed to permit ground-floor residential units as part of the proposed mixed-use development. That request will be heard by City Council and will not be considered at this Development Commission meeting.
- The site is located within the boundaries of the Columbus Southside Area Commission whose recommendation is for approval of the requested CPD district. The request was recommended for disapproval by the Schumacher Place Civic Association prior to the Area Commission meeting. Multiple letters of opposition and several letters of support have been received by neighborhood residents and civic groups within this area. That correspondence has been assembled into a packet that was distributed to the Development Commission Members at the time this Staff Report was finalized.
- The *Columbus Multimodal Plan* identifies Whittier Street as an Urban Community Collector requiring 80 feet of right-of-way.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

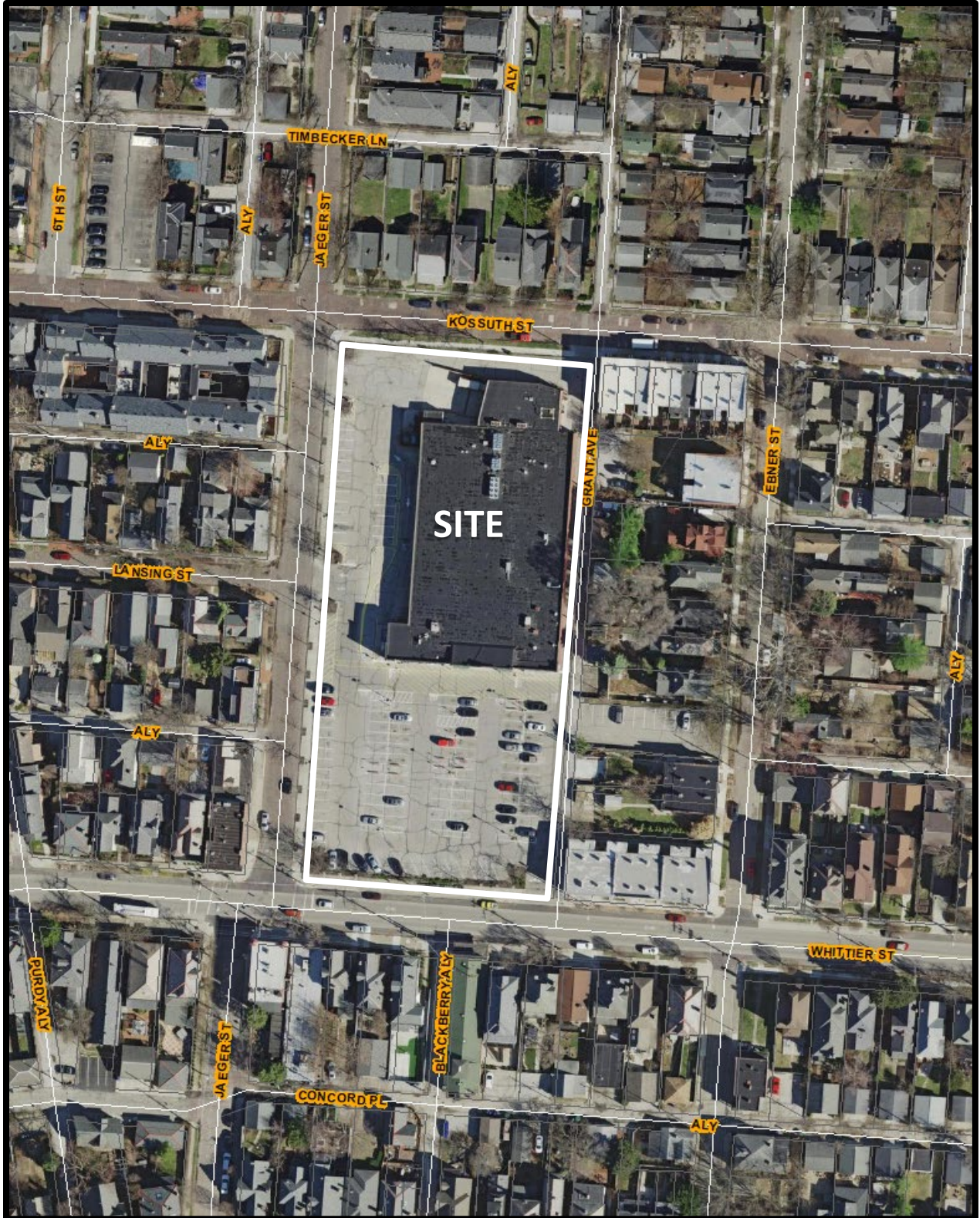
The requested CPD, Commercial Planned Development District will allow a mixed-use development including 8,250 square feet of retail space and 262 apartment units with height limitations and building design in consideration of surrounding uses. While residential use is a departure from the *South Side Plan's* land use recommendation for community commercial uses, staff views the request as appropriate given the location on a commercial site located in a walkable, transit-served corridor. The applicant has also committed to building elevations that reflect recommendations from C2P2 Design Guidelines.



Z20-061
280 Whittier St.
Approximately 2.34 acres
CPD to CPD



Z20-061
280 Whittier St.
Approximately 2.34 acres
CPD to CPD



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280 Whittier St.
Approximately 2.34 acres
CPD to CPD

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----- Forwarded message -----

From: **Erin Synk** <eesynk@gmail.com>

Date: Wed, Dec 9, 2020 at 10:33 AM

Subject: Votes from Special Meeting

To: Jim Griffin <binkycmh@hotmail.com>, Curtis Davis <cdavis@team-icsc.com>, Paula Copeland <pjcopeland@sbcglobal.net>, Beth Fairman Kinney <bfkinney@columbus.gov>, Sully, Nancy P. <npsully@columbus.gov>

December 8, 2020 CSSAC Special Meeting

Attendance: Commissioners Cole, Garden, Less, Welch, Griffin, Copeland, Banner, Synk, Davis, Alcock, Hopkins, Leight present. Absent: Tisby, Patterson.

280 E. Whittier

- Z - 20-61 Rezoning to CPD. Moved by Welch, second by Leighty. 6-5 Motion passes.
- 3356.03 To permit ground floor residential dwellings. Moved by Welch, second by Leighty. 7-4. Motion passes.
- 3312.49 To reduce minimum parking required to 263. Moved by Welch, second by Leighty. 7-4. Motion passes.
- 3356.11 To reduce setback to 0 ft. Moved by Welch, second by Leighty. 6-5. Motion passes.

506 Cline: Moved by Welch, second by Alcock. 12-0 Motion passes.

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW

Case Number Z20-061 and CV20-066

Address 280 East Whittier Street

Group Name Schumacher Place Civic Association

Meeting Date October 6, 2020

Specify Case Type

BZA Variance / Special Permit

Council Variance

Rezoning

Graphics Variance / Plan / Special Permit

Recommendation Approval

(Check only one) Disapproval

NOTES: Schumacher Place Civic Association voted on a rezoning application and a council variance application.

The results of both votes are presented on Attachment 1.

Vote Vote results are attached.

Signature of Authorized Representative *Brenda K Gischel*

Recommending Group Title Schumacher Place Civic Association

Daytime Phone Number 614-406-2077

Please **e-mail** this form to **the assigned planner within 48 hours of meeting day**; OR **FAX** to Zoning at (614) 645-2463; OR **MAIL** to: Zoning, City of Columbus, Department of Building & Zoning Services, 111 N Front Street, Columbus, Ohio 43215.

PLEASE NOTE: Incomplete information will result in the rejection of this submittal.
Applications must be submitted by appointment. Call 614-645-4522 to schedule.

Schumacher Place Civic Association Rezoning and Variance Voting Results Page

Project: 280 E. Whittier St. Rezoning, Z20-061

The rezoning application is to allow the construction of a mixed-use development with a proposed height of 60 feet, a maximum of 330 dwelling units, and approximately 8000 square feet of retail space.

FOR	15
AGAINST	390

Project: 280 E. Whittier St. Council Variance, CV20-066

1) 3356.05 - C-4 District limitations

The applicant requests a variance to permit ground floor residential uses.

2) 3312.49 - Minimum number of parking spaces required

The applicant requests a variance to reduce the minimum number of required parking spaces from 529 to 236.

3) 3321.05(B) - Clear vision triangle

The applicant requests a variance to reduce the minimum clear vision triangle at the intersection of South Grant Avenue from 10 feet to 4 feet.

4) 3356.11 - C-4 district setback lines

The applicant requests a variance to reduce the minimum building line from 25 feet to zero feet.

FOR the four variances	17
AGAINST the four variances	385

Meeting Date: _____

Application #:	Request:	Address:				
# Hearings: _____	Length-of Testimony: _____	Staff _____ Approval _____ Disapproval	Position: _____ Conditional Approval			
# Speakers Support: _____ Opposition: _____	Development Commission Vote: _____ Yes _____ No _____ Abstain	Area Comm/ _____ Approval _____ Disapproval	Civic Assoc: _____ Conditional Approval			
Position Y=Yes N=No (type out ABSENT or ABSTAIN)	Fitzpatrick	Ingwersen	Anderson	Golden	Conroy	Onwukwe
+ = Positive or Proper - = Negative or Improper						
Land Use						
Use Controls						
Density or Number of Units						
Lot Size						
Scale						
Environmental Considerations						
Emissions						
Landscaping or Site Plans						
Buffering or Setbacks						
Traffic Related Commitments						
Other Infrastructure Commitments						
Compliance with City Plans						
Timeliness of Text Submission						
Area or Civic Assoc. Recommendation						
Governmental or Public Input						
MEMBER COMMENTS:						

FITZPATRICK:

INGWERSEN:

ANDERSON:

GOLDEN:

CONROY:

ONWUKWE:

GOLDEN (CONT):

city that have wealthy and well connected and hyper engaged residents. As a City, we must equitably use our commissions and approval bodies to bring the highest and best land use to ALL of our neighborhoods, no matter who lives there.

2/15/2021

Columbus City Council

Addendum to Basis Sheet Z20-061
280 E Whittier Street
Columbus, OH 43206

Esteemed Council,

I cannot fit my observations into the basis sheet space that we traditionally use to communicate our concerns for cases that receive split votes from the Development Commission.

This is a watershed project that will set precedent for re-zoning in the city for the next several years. As you may be aware, there is a high level of acrimony between proponents and opponents of this case, and in my 20 years of being a member of the Development Commission there has not been a case with more letters in opposition to a rezoning proposal.

This case is peculiar in that it falls within the purview of the Southside Area Commission, but borders and is surrounded by German Village and the Schumacher Place neighborhood. I am reminded of a gerrymandered voting district when I see this property included in the Southside Area plan. Although the Southside vote was affirmative but very close, I was surprised that there were no residents of the Southside Area that opposed this case, either in person or by letter at the Development Commission. The immediate neighbors, German Village and Schumacher Place residents, were overwhelmingly against the proposal.

The underlying and consistent basis of their objection was the density and scale of the proposed project, which is essentially dropping the two River South apartment buildings (those sit between S.Wall and S.Front St. to the north and south and W. Rich and W. Town St. east and west) out to the edges of the existing sidewalks. The juxtaposition of that mass against the two story facades on Whittier and the single family and apartment buildings on the other three sides of the site is jarring. The proposed building belongs in a downtown environment, not in the middle of German Village and Schmacher Place. Please take a minute to Google earth the satellite shot of our downtown. Locate the River South buildings and look at the scale of them in their immediate environment. Then scroll over to the Giant Eagle site and place those two River South buildings onto the 280 Whittier site. Notice the smaller semi-urban fabric of the 280 Whittier St. area as compared to that of the downtown fabric.

The developer's presentation was skillful and their proposed building was clever in several aspects and well designed by a first class developer and a first class architectural firm. These are certainly better quality buildings than the River South apartments, and have several attractive amenities. They will generate tax dollars for the city. But they will impose an undue hardship on their neighbors and the neighborhood.

This application was tabled in January and the applicant was asked to address their 20' wide service alley on S. Grant and improve the ease of access for all of their parking (270 +/- spaces) and trash service for their building without impinging on the Ebner St. residences whose garages and parking and 300 gallon trash receptacles line this alley. They were also asked to show the worst case shadows that the 5 story building would cast on the neighboring properties. They returned to the Development Commission in February and did neither.

Traditionally when larger buildings and less permissive zoning constraints are proposed that impose upon established neighborhoods of smaller scale and densities the Development Commission requests and gets improvements to setbacks, screening and fencing from the developer. None was forthcoming.

This is a nice building, but it doesn't fit nicely or comfortably into the site, it would be unduly conspicuous due to its size, imposing undue hardships on the neighbors, it would create surface parking issues, and would change the character of both German Village and Schumacher Place neighborhoods by its scale.

Suppose you always wanted a great pair of bespoke Church shoes, or Manolo Blahniks, and they were offered to you at an attractive price, but they were a size too small. Ah, but you wanted them and thought you could wear them well. This site and this building as proposed is that conundrum. Wearing them is always painful, and the example that you set will become a precedent for developers offering all of us shoes that don't fit.

Respectfully,

John Ingwersen



DEPARTMENT OF BUILDING AND ZONING SERVICES

Rezoning Application

111 North Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • www.columbus.gov • zoninginfo@columbus.gov

PROJECT DISCLOSURE STATEMENT

All parties having a 5% or more interest in the project that is the subject of this application should be listed. THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

APPLICATION #: Z20-061

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Eric Zartman
of (COMPLETE ADDRESS) 8000 Walton Parkway, Suite 260, New Albany, Ohio 43054
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 (include contact name and number)
Business or individual's address; City, State Zip Code
Number of Columbus based employees
(Limited to 3 lines per box)

Table with 4 columns for listing parties with interest in the project.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

[Handwritten signature of Eric Zartman]

Subscribed to me in my presence and before me this 22nd day of February, in the year 2021

SIGNATURE OF NOTARY PUBLIC

[Handwritten signature of Aaron L. Underhill]

My Commission Expires:

N/A

This Project Disclosure Statement expires 90 days after date of notarization.
AARON L. UNDERHILL
ATTORNEY AT LAW
Notary Public, State of Ohio
My Commission Has No Expiration
Section 147.03 R.C.



Notary Seal Here

PLEASE NOTE: Incomplete information will result in the rejection of this submittal.
Applications must be submitted by appointment. Call 614-645-4522 to schedule.
Please make all checks payable to the Columbus City Treasurer