

UNIT SUMMARY

UNIT DESCRIPTION	GROSS SF	QUANTITY
ONE BEDROOM	723 GSF	60
TWO BEDROOM	967 GSF	120
THREE BEDROOM	1,212 GSF	24
<b>TOTAL UNITS:</b>		<b>204</b>

REQUIRED PARKING:

MULTI-FAMILY RESIDENTIAL: 204 UNITS =	306
COMMERCIAL (4,000SF):	
RESTAURANT (ILLUSTRATION ONLY): 3,000SF =	40
GENERAL RETAIL (ILLUSTRATION ONLY): 1,000SF =	4
<b>TOTAL PARKING SPACES REQUIRED</b>	<b>350</b>
<b>TOTAL BIKE PARKING REQUIRED</b>	<b>20</b>

SITE SUMMARY:

SURFACE PARKING SPACES:	271
ACCESSIBLE SURFACE SPACES:	8
COVERED GARAGE SPACES:	39
ACCESSIBLE GARAGE SPACES:	3
<b>TOTAL PARKING SPACES PROVIDED:</b>	<b>321</b>
<b>TOTAL BIKE SPACES PROVIDED:</b>	<b>35</b>
<b>TOTAL STORAGE PROVIDED:</b>	<b>84</b>

BUILDING TYPE 1 SQUARE FOOTAGE:

FIRST FLOOR AREA: 7,736 GSF  
 SECOND FLOOR AREA: 7,736 GSF  
 THIRD FLOOR AREA: 7,736 GSF  
**TOTAL BUILDING AREA 23,208 GSF**  
 TOTAL BUILDING HEIGHT 35'

BUILDING TYPE 2 SQUARE FOOTAGE:

FIRST FLOOR AREA: 6,819 GSF  
 SECOND FLOOR AREA: 6,819 GSF  
 THIRD FLOOR AREA: 6,819 GSF  
**TOTAL BUILDING AREA 20,457 GSF**  
 TOTAL BUILDING HEIGHT 35'

BUILDING TYPE 3 SQUARE FOOTAGE:

FIRST FLOOR AREA: 9,864 GSF  
 SECOND FLOOR AREA: 9,864 GSF  
 THIRD FLOOR AREA: 9,864 GSF  
**TOTAL BUILDING AREA 29,592 GSF**  
 TOTAL BUILDING HEIGHT 35'

BUILDING 4 SQUARE FOOTAGE:

FIRST FLOOR AREA: 7,736 GSF  
 SECOND FLOOR AREA: 7,736 GSF  
 THIRD FLOOR AREA: 7,736 GSF  
**TOTAL BUILDING AREA 23,208 GSF**  
 TOTAL BUILDING HEIGHT 35'

BUILDING 5 SQUARE FOOTAGE:

FIRST FLOOR AREA: 6,819 GSF  
 SECOND FLOOR AREA: 6,819 GSF  
 THIRD FLOOR AREA: 6,819 GSF  
**TOTAL BUILDING AREA 20,457 GSF**  
 TOTAL BUILDING HEIGHT 35'

BUILDING 6 SQUARE FOOTAGE:

FIRST FLOOR AREA: 9,936 GSF  
 SECOND FLOOR AREA: 9,936 GSF  
 THIRD FLOOR AREA: 9,936 GSF  
**TOTAL BUILDING AREA 29,796 GSF**  
 TOTAL BUILDING HEIGHT 35'

BUILDING 7 SQUARE FOOTAGE:

FIRST FLOOR AREA: 8,891 GSF  
 SECOND FLOOR AREA: 8,891 GSF  
 THIRD FLOOR AREA: 8,891 GSF  
**TOTAL BUILDING AREA 26,673 GSF**  
 TOTAL BUILDING HEIGHT 35'

BUILDING 8 SQUARE FOOTAGE:

FIRST FLOOR AREA: 6,819 GSF  
 SECOND FLOOR AREA: 6,819 GSF  
 THIRD FLOOR AREA: 6,819 GSF  
**TOTAL BUILDING AREA 20,457 GSF**  
 TOTAL BUILDING HEIGHT 35'

BUILDING 9 (CLUBHOUSE) SQUARE FOOTAGE:

**TOTAL BUILDING AREA 3,788 GSF**  
 TOTAL BUILDING HEIGHT 30'

ZONING:

EXISTING: M-MANUFACTURING  
 PROPOSED: L-AR-1 LIMITED APARTMENT  
 RESIDENTIAL DISTRICT

SITE PLAN TO COMPLY W/ THE FOLLOWING ZONING CODE SECTIONS:

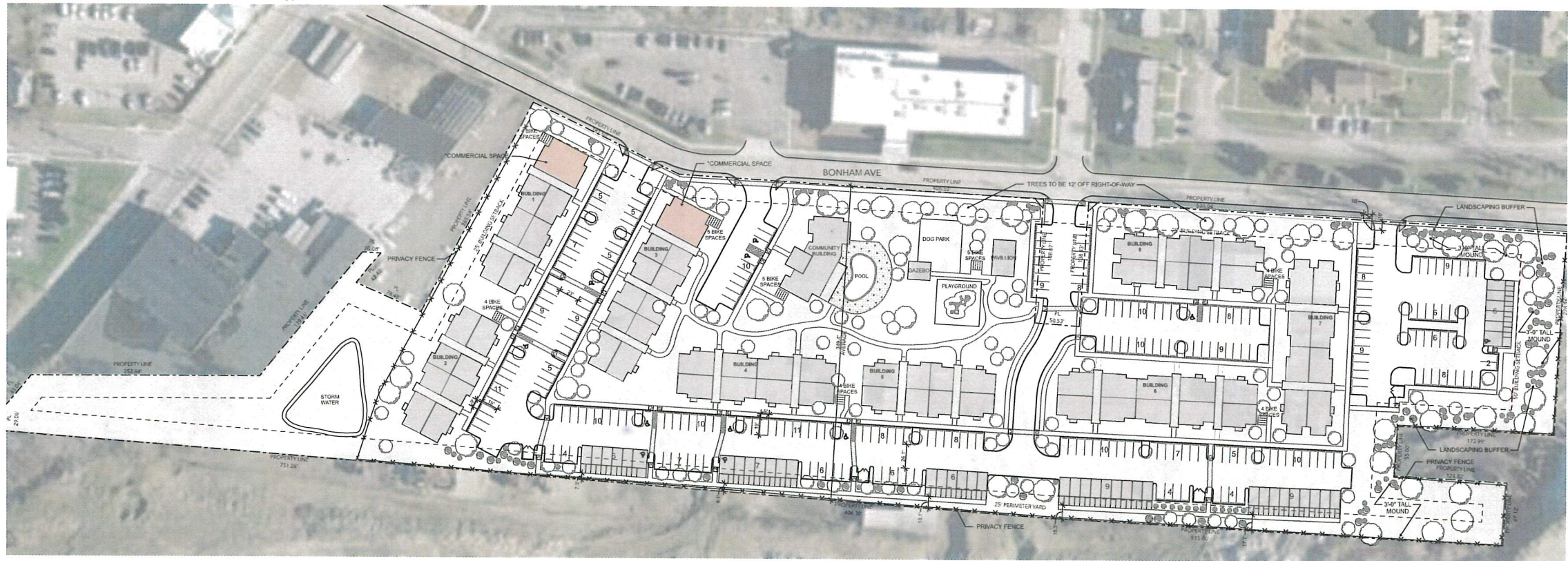
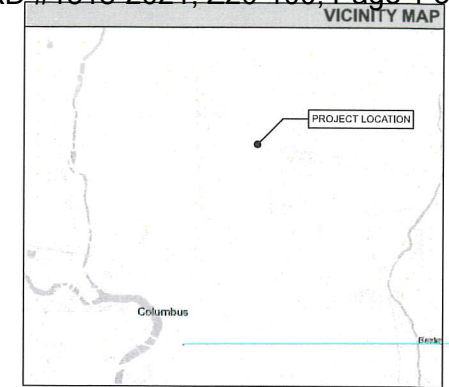
SECTION 3321.03 - LIGHTING  
 SECTION 3321.05 - VISION CLEARANCE  
 SECTION 3312.45 - WHEEL STOP DEVICE

PARCEL NUMBER:

010-057027, 010-019762, 010-055471, 010-137226,  
 010-031478, 010-057142, 010-003755, 010-037482,  
 010-025258, 010-062148, 010-057420, 010-050950,  
 010-047555, 010-047554, 010-047553, 010-050946,  
 010-050918, 010-026863, 010-026863, 010-026862,  
 010-055639

**TOTAL SITE AREA: 10.858 ACRES**

\* COMMERCIAL (GEN. RETAIL AND/OR RESTURANT) NOT TO EXCEED 4,000SF



1 BONHAM POINTE SITE PLAN  
 SCALE: 1" = 50'

Z20-100 Final Received 4/20/2021 Page 1 of 5

*Rebecca J. Meek, Attorney*  
 4/20/2021

DEVELOPER 4/20/21  
 KCG COMPANIES / ASCENT  
 DEVELOPMENT GROUP  
 9333 NORTH MERIDIAN, SUITE 230  
 INDIANAPOLIS, IN 46260  
 P 317.708.0943

**BONHAM POINTE APARTMENTS**  
 999 BONHAM AVENUE  
 COLUMBUS, OH 43211  
**RE-ZONING & COUNCIL USE VARIANCE SITE PLAN**  
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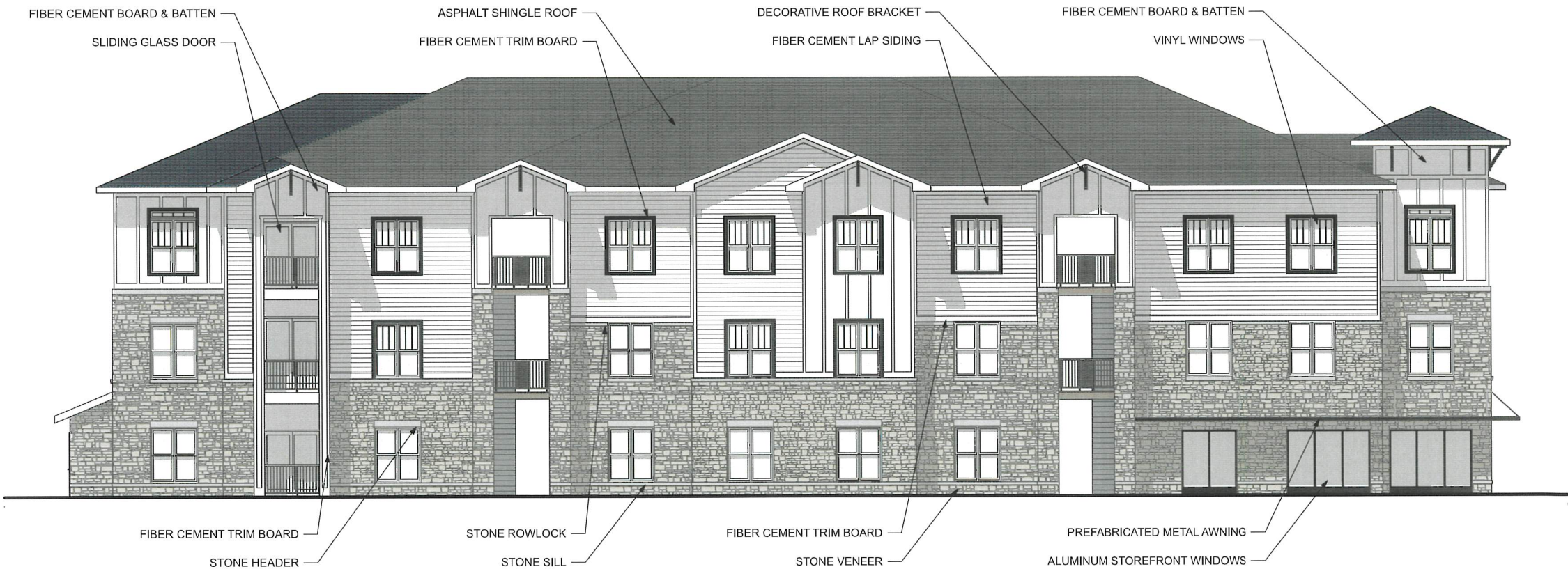


*Rebecca J. Mott, Attorney*  
*04/20/2021*

BUILDING RENDERING

DEVELOPER 4/19/21  
KCG COMPANIES / ASCENT  
DEVELOPMENT GROUP  
9333 NORTH MERIDIAN ST, SUITE 230  
INDIANAPOLIS, IN  
317.708.0943 46260

**BONHAM POINTE APARTMENTS**  
999 BONHAM AVENUE  
COLUMBUS, OH 43211  
**e+a**  
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1 SCHEMATIC ELEVATION



*Rebecca J. Mott, Attorney*  
*04/20/2021*

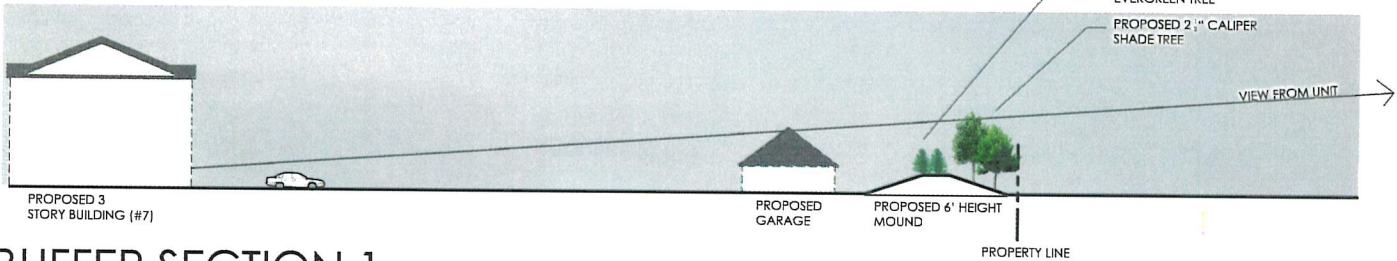
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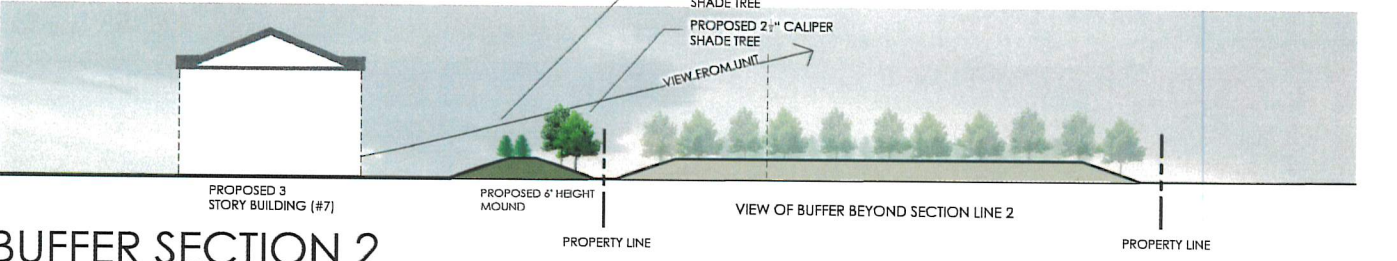
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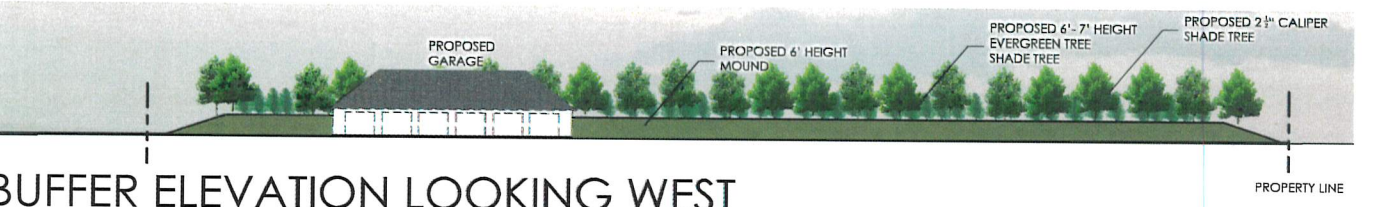
**BUFFER PLAN**



**BUFFER SECTION 1**

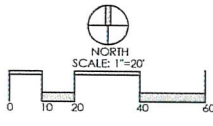


**BUFFER SECTION 2**



**BUFFER ELEVATION LOOKING WEST**

**BONHAM POINTE**  
 PREPARED FOR KCG/ASCENT DEVELOPMENT GROUP  
 DATE: 5.3.21



**Faris Planning & Design**  
 LAND PLANNING: 243 N. 5th Street, Suite 401, Columbus, OH 43215, (614) 487-1964  
 LANDSCAPE ARCHITECTURE: www.farisplanninganddesign.com

*Rebecca J. Mott, Attorney*  
 05/03/2021



LANDSCAPE BERM BUFFER PRECEDENT IMAGES

DEVELOPER 4/19/21  
KCG COMPANIES / ASCENT  
DEVELOPMENT GROUP  
9333 NORTH MERIDIAN, SUITE 230  
INDIANAPOLIS, IN 46260  
P 317.768.0943

**BONHAM POINTE APARTMENTS**  
999 BONHAM AVENUE  
COLUMBUS, OH 43211  
**e+a** RE-ZONING & COUNCIL USE VARIANCE SITE PLAN  
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*Rebecca J. Mott, Attorney*  
*04/20/2021*

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

- 4. APPLICATION: Z20-100**
- Location:** 999 BONHAM AVE. (43211), being 10.86± acres located on the south side of Bonham Avenue at the terminus of St. Clair Avenue (010-019762 and 19 others; South Linden Area Commission).
- Existing Zoning:** M, Manufacturing District.
- Request:** L-AR-1, Limited Apartment Residential District (H-60).
- Proposed Use:** Multi-unit residential development.
- Applicant(s):** Ascent Development Group, LLC; c/o Rebecca Mott, Atty.; Plank Law Firm; 411 East Town Street, 2nd Floor; Columbus, OH 43215.
- Property Owner(s):** Phil-Ro Land Co, LLC; c/o Philip Williams; 7422 Davis Road; Hilliard, OH 43026.
- Planner:** Shannon Pine; 614-645-2208; [spine@columbus.gov](mailto:spine@columbus.gov)

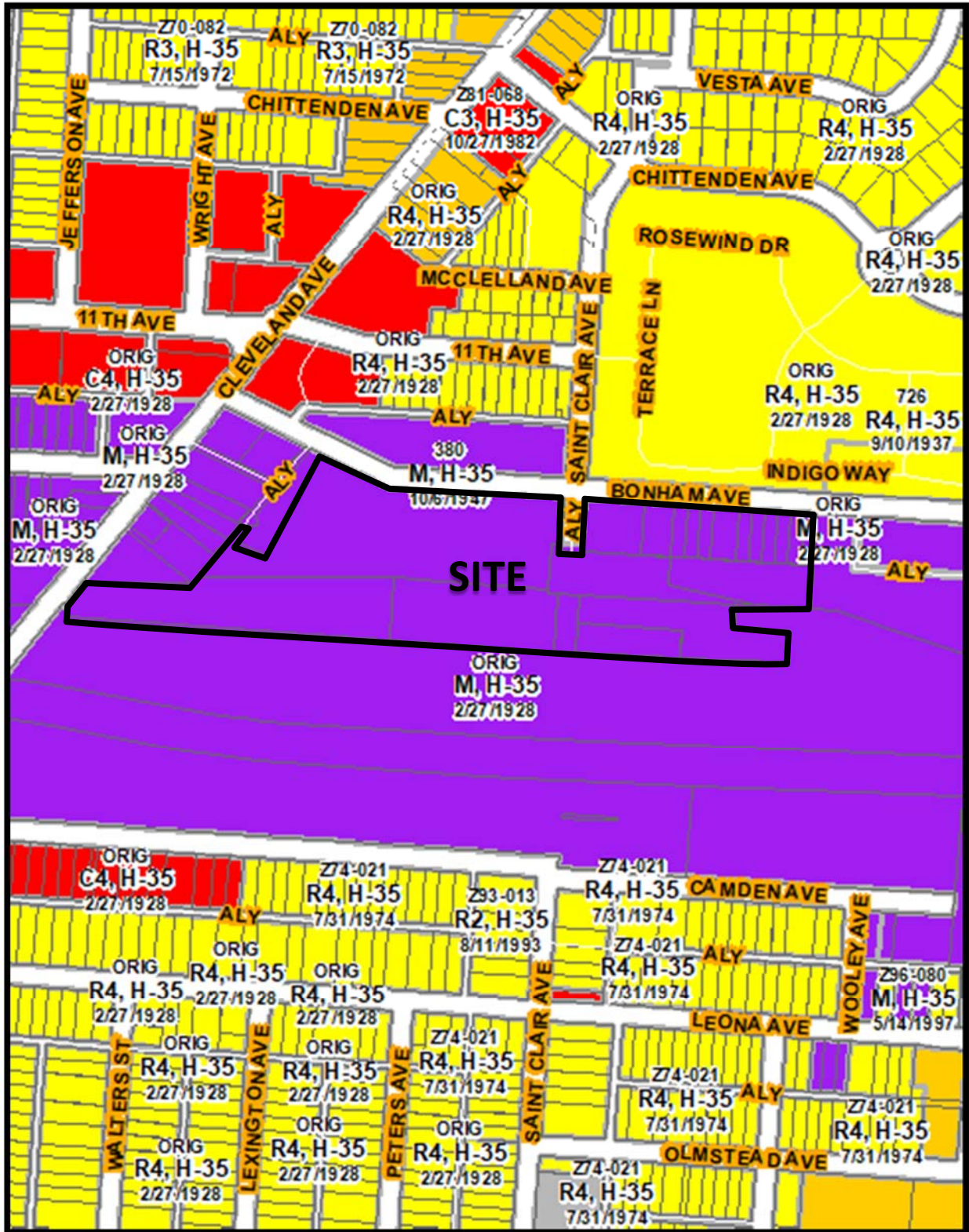
**BACKGROUND:**

- The 10.86± acre site consists of 20 parcels developed with various storage buildings and a storage yard in the M, Manufacturing District. The requested L-AR-1, Apartment Residential District will permit redevelopment of the site with a 204-unit apartment complex.
- North of the site across Bonham Avenue are an office/educational building in the M, Manufacturing District, and a multiple dwelling development in the R-4, Residential District. To the east, south, and west are industrial buildings and storage yards in the M, Manufacturing District.
- The site is within the planning area of the *South Linden Land Use Plan (2018)*, which recommends industrial and warehouse development for this location, and includes adoption of the *Columbus Citywide Planning Policies (C2P2) Design Guidelines (2018)*. Despite this recommendation, Planning Division staff recognizes the site’s location adjacent to residential and institutional uses, as well as to a transit hub at the intersection of Cleveland Avenue and East 11th Avenue as mitigating factors. A multi-unit residential proposal that includes an accessory commercial component with a high level of design and landscaping consistent with C2P2 Design Guidelines warrants deviation from the Plan recommendation and can be supported.
- The site is located within the boundaries of the South Linden Area Commission whose recommendation is for disapproval.
- The limitation text includes maximum number of units (204), and development standards that address setbacks, access, landscaping, and screening, and a commitment to a site plan.

- Concurrent CV21-013 proposes up to 4,000 square feet of commercial space, and includes variances to eliminate parking for the proposed commercial space, and to reduce the south perimeter yard from 25 feet to 7 feet. 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 Cleveland Avenue as an Urban Commuter Corridor with 100 feet of right-of-way.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval.

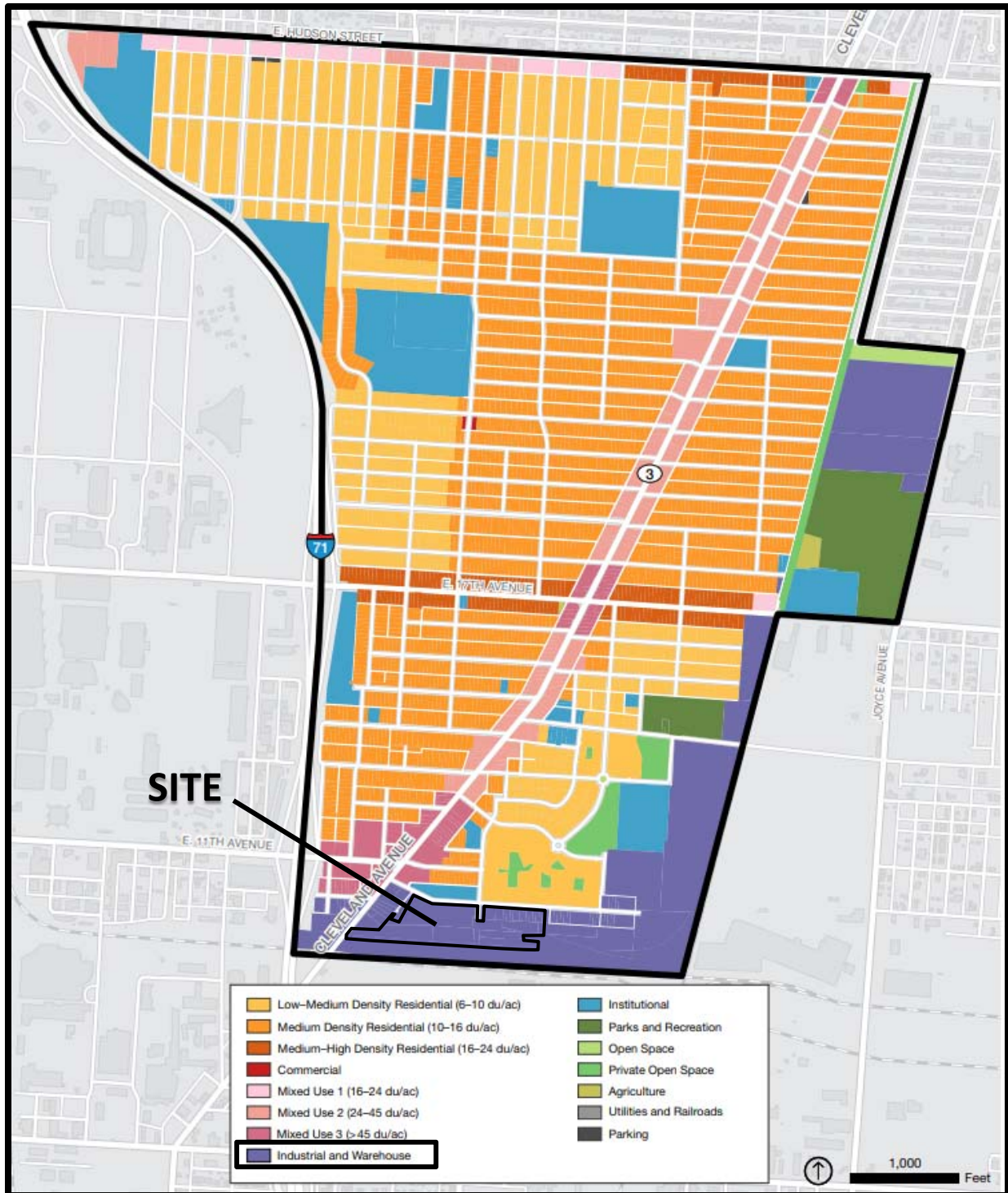
The requested L-AR-1, Limited Apartment Residential District will permit a multi-unit residential development with a maximum of 204 units. The limitation text includes a commitment to a site plan along with development standards including maximum density, setbacks, access, and landscaping and screening. While the proposed use is inconsistent with the industrial land use recommendation of the *South Linden Land Use Plan*, staff recognizes the site's location adjacent to residential and institutional uses, as well as to a transit hub at the intersection of Cleveland Avenue and East 11th Avenue as mitigating factors. The request includes an accessory commercial component, a high level of design and extensive landscaping, and staff has reviewed conceptual building elevations. The request does not represent an introduction of an incompatible use to the surrounding neighborhood, and is consistent with C2P2 Design Guidelines.



Z20-100  
999 Bonham Ave.  
Approximately 10.8\* acres  
M to L-AR-1



South Linden Land Use Plan (2018)



Z20-100  
999 Bonham Ave.  
Approximately 10.8\* acres  
M to L-AR-1



Z20-100  
999 Bonham Ave.  
Approximately 10.8\* acres  
M to L-AR-1

**Basis for Recommendation**

DEPARTMENT OF BUILDING  
AND ZONING SERVICES

Meeting Date: 5/13/2021

Application #: Z20-100	Request: L-AR-1	Address: 999 BONHAM AVE. (43211)				
# Hearings: <u>1</u>	Length-of Testimony: <u>50 min</u>	Staff	<u>X</u>	Approval	<u>    </u>	Disapproval
		Position:	<u>    </u>	Conditional Approval		
# Speakers Support: <u>    </u> Opposition: <u>3</u>	Development Commission Vote: <u>0</u> Yes <u>5</u> No <u>0</u> Abstain	Area Comm/ Civic Assoc:	<u>    </u>	Approval	<u>X</u>	Disapproval
			<u>    </u>	Conditional Approval		
<b>Position</b> Y=Yes N=No (type out ABSENT or ABSTAIN)	<b>Fitzpatrick</b>	<b>Ingwersen</b>	<b>Anderson</b>	<b>Golden</b>	<b>Conroy</b>	<b>Onwukwe</b>
	No	No	No	No	Absent	No
+ = 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	-		-	-		
<b>MEMBER COMMENTS:</b>						
<b>FITZPATRICK:</b> Keep existing jobs versus new low-income housing; land use proposed is acceptable, but not at the cost of eliminating good jobs and future jobs for South Linden residents.						
<b>INGWERSEN:</b> This project is not a good idea as evidenced by the DC's vote. Applicant has described the project with all of the attractive relevant elements: affordable, local job creation, transit accessible, mixed use, adjacent to residential, but is displacing a current tenant, a growing industrial recycling use, which will still neighbor the site, cause dust, and use heavy equipment.						
<b>ANDERSON:</b> This is ill conceived and appears intended to capitalize on tax abatement. Rather, the South Linden Land Use Plan should be adhered to in light of the strong Area Commission disapproval and the need in this community for more commercial and industrial use such as the Enviro Recycling Group effort.						
<b>GOLDEN:</b> While I applaud the developer for an affordable development proposal, the community did not want more of this type of housing in the area. The site is not conducive for this housing as there is no access to jobs and it is set back from Cleveland where transit is located. The site is desired to be for employment by the community and should strive to meet those needs.						
<b>CONROY:</b>						
<b>ONWUKWE:</b> Development will result in the loss of employment opportunity. It will be a disruption to an area that needs economic revitalization.						

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Nothing new to report. At the March 3rd Zoning & Code Enforcement Committee meeting, Commissioners decided to uphold the "*Recommendation of Disapproval*" – #† upon by the full Area Commission at

K

While Commissioners were appreciative that the Ascent proposal revisions presented on February 3rd were more responsive to concerns, there was a strong consensus that the property under consideration would best serve the community needs as a future 'business site' versus a 'housing site'. Some alternative sites suggested that might be pursued for the 204 unit multi-family community were:

- Joyce Avenue and 17th Avenue -- northeast corner lot
- Joyce Avenue -- several lots traveling south of 17th Avenue
- 2170 Howey Road--former Ohio National Guard training facility that has been closed for 20+ years

Thanks for your diligence in listening and wanting to be  
Perhaps, our paths will cross again on a future project ...

Respectfully,

Peggy A. Williams, Secretary [MsPeg☺]  
SLAC Zoning & Code Enforcement Committee Chair  
South Linden Area Commission (SLAC)  
[slaczoning@gmail.com](mailto:slaczoning@gmail.com)  
(614) [TEXT Preferred; Voice Message Accepted]

Extracted from January 19, 2021  
Minutes of the South Linden Area Commission

RE: Z20-100: 999 Bonham ('Bonham Pointe')

Applicants Mr. Michael Rodriguez and Mr, Senthil came before the Area Commission to request a Recommendation of Approval on their rezoning application to allow the development of a 204-Unit Multi-Family Community on property currently zoned for Manufacturing (M) and provided a power-point presentation to address concerns expressed during the Zoning meeting on January 9th: (1) job creation, (2) affordability, (3) proximity to industrial neighbor, and (4) potential for a mixed used design.

- Job Creation: The project could potentially bring four full-time permanent positions with annual incomes ranging from \$40,000 as a Maintenance Technician up to \$70,000 as a Property Manager. Project design could provide classroom/office space to offer job training/placement assistance to residents
- Affordability: For family income earning of \$40,440/Annually, the monthly rental unit costs ranged from \$830 for 1- bedroom up to \$1,075 for a 3-bedroom. For a family income earning of \$26,960/Annually, the monthly rental unit costs ranged from \$550 for 1-bedroom up to \$750 for a 3-bedroom. Reserve 41 Units to be rented at 40%AMI. Potentially offer FREE or subsidize WiFi
- Proximity to industrial neighbor: Commit to larger set-back and 50-75 foot buffer long the south property line with additional garages and landscaping to shield residents' view
- While outside of project specialty, incorporate mixed use for retail or job center (e.g., Adecco, Aspire, Kelly, Express Employment)

Concluding the presentation, Mr. Rodriguez stated the ReZoning Application has been postponed with the desire to work with the residents and leadership for the development of this project to be meaningful and more impactful to the community.

The presentation followed with lengthy discussion surrounding job creation that included negotiations between Philo and Envirocycling to purchase the property for expansion to provide employment opportunities, clarify and confirm property's current use is storage, potential buffering to reduce pollution, and possibly relocating the project within the Linden community to better provide affordable housing.

#### Zoning Recommendation Request(s) and Update(s)

- Z20-100: 999 Bonham ('Bonham Pointe')  
Commissioner Makinde moved, with a second from Commissioner Williams for the Recommendation of Disapproval, The Chair opened for discussion and there being none, called for the Voice Vote.
- Voice Vote Approval: Ashe, Calloway, Corner, Ferguson, Jamison, Makinde, and Williams. Five (5) In Favor, No Opposition, and One Abstention
- RECOMMENDATION OF DISAPPROVAL MOTION PASSED



# Rezoning Application

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

DEPARTMENT OF BUILDING  
AND ZONING SERVICES

**PROJECT DISCLOSURE STATEMENT**

APPLICATION #: Z20-100

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) Rebecca J. Mott, Plank Law Firm, LPA

of (COMPLETE ADDRESS) 411 East Town Street, Floor 2, Columbus, Ohio 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)

<p>1. KCG-Ascent Ventrues, LLC (Mike Rodriguez 317-964-1302) 9333 N. Meridan Street, Suite 230, Indianapolis IN 46260 Columbus based employees: 0</p>	<p>2.</p>
<p>3.</p>	<p>4.</p>

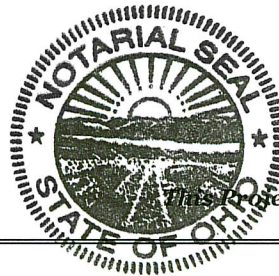
Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT Rebecca J. Mott

Sworn to before me and signed in my presence this 9th day of February, in the year 2021

[Signature]  
SIGNATURE OF NOTARY PUBLIC

Never Notary Seal Here  
My Commission Expires



Craig J. Moncrief, Attorney At Law  
NOTARY PUBLIC-STATE OF OHIO  
My Commission has no expiration date  
Sec 147.03 R.C.  
Project Disclosure Statement expires six (6) months after date of notarization.