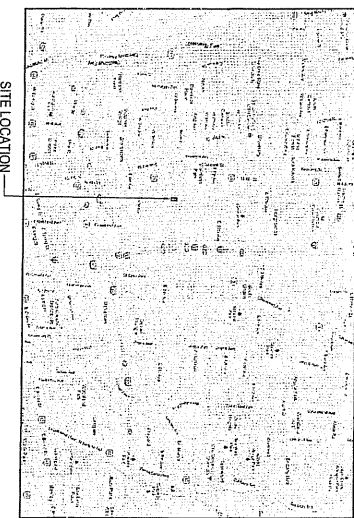


SITE DATA

Address: 1372 North Grant Avenue
PID: 010-008498 (part of)
Acreage: +/- 1.87 acres minus 0.04 acres of right-of-way to be dedicated = +/- 1.83 acres
Zoning (existing): M, Manufacturing
Zoning (proposed): CPD, Commercial Planned Development (Z12-023)
Proposed Use: Housing for the Elderly, Age restricted senior housing, 70 dwelling units, Four (4) story building H-60
Height District: H-60
Parking: Required: 105 spaces @ 1.5 spaces/ DU
 Actual: 70 spaces @ 1.0/ DU
Bicycles: Required/Provided: 7 bike parking spaces
Building Setback: Setbacks at noted
Refuse: 70 dwelling units @ 0.50 cu. yd/ DU = 35 cubic yards of on-site storage
 Dumpster housed inside, designated pick-up area as shown, private hauler, multi-day pick-up



the NRP Group
 5309 Transportation Blvd
 Cleveland, Ohio 44125
 Telephone: 216.475.8900
 Fax: 216.475.9300

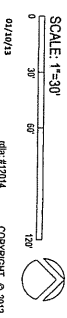
WEINLAND SENIOR Z12-023
 COLUMBUS, OHIO

This site plan may be slightly adjusted to reflect engineering, topographical, or other site data developed at the time final design, development and engineering plans are completed. Any slight adjustment to the site plan shall be reviewed and approved by the Director of the data regarding the proposed adjustment.

1372 N. GRANT AVENUE

ZONING BOUNDARY

RDL ARCHITECTS
 16102 Chapin Blvd, Suite 200
 Shaker Heights, Ohio 44120
 Telephone: 216-752-4300
 Fax: 216-752-4301



David S. Perry, Architect
 DATE: 1/10/13
 Donald R. Radek, Attorney
 DATE: 1/10/13

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
DECEMBER 13, 2012**

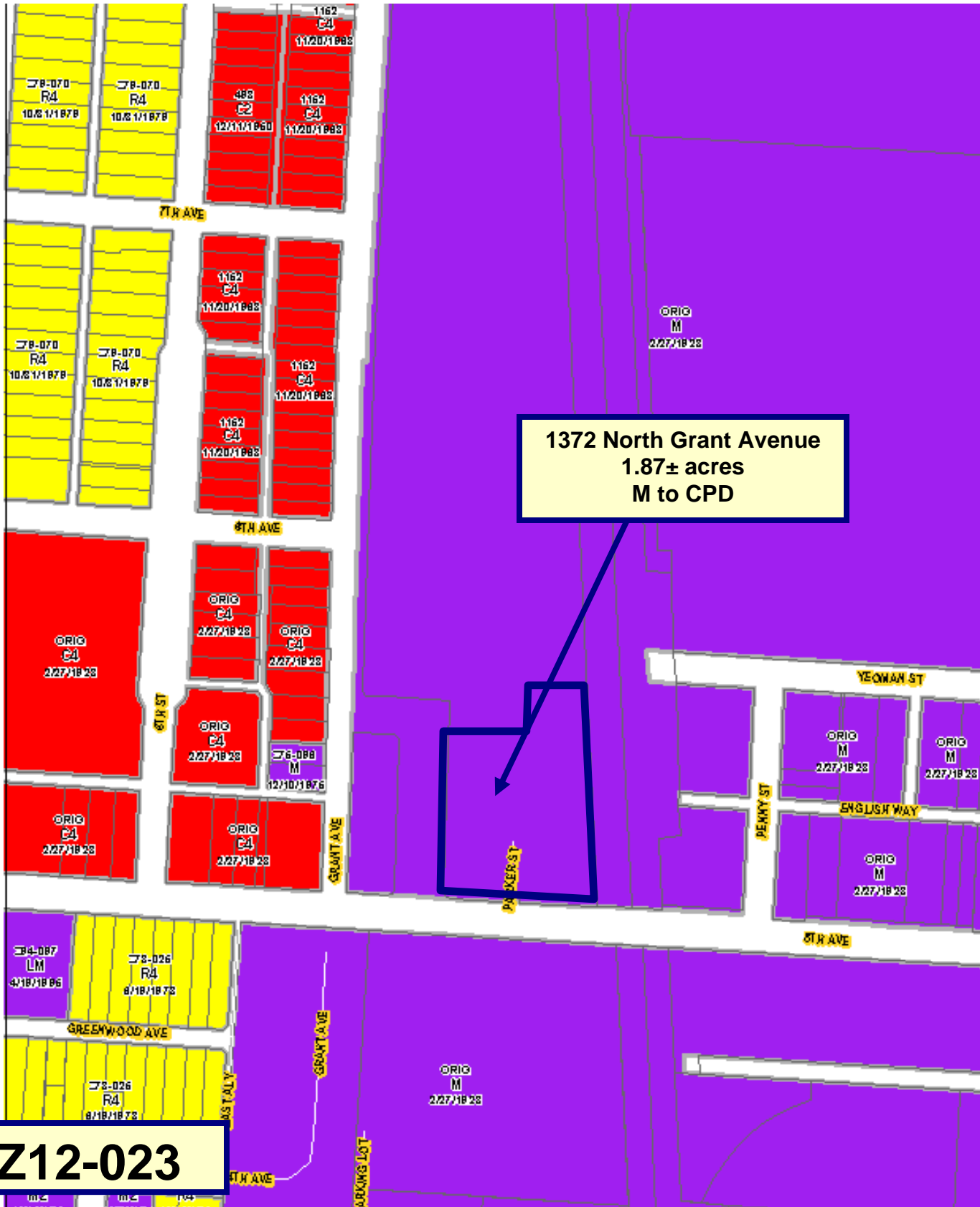
- 5. APPLICATION: Z12-023 (12335-00000-00172)**
Location: **1372 NORTH GRANT AVENUE (43201)**, being 1.87± acres located on the north side of East Fifth Avenue, 160± feet east of North Grant Avenue (010-008498, University Area Commission).
Existing Zoning: M, Manufacturing District.
Request: CPD, Commercial Planned Development District.
Proposed Use: Housing for the elderly.
Applicant(s): Weinland Senior LLC; c/o Dave Perry, David Perry Company; 145 East Rich Street; 3rd Floor; Columbus, Ohio 43215.
Property Owner(s): Weinland Park Development LLC; c/o David Perry Company; 145 East Rich Street; 3rd Floor; Columbus, Ohio 43215.
Planner: Dana Hitt, 645-2395; dahitt@columbus.gov

BACKGROUND:

- o The applicant is applying for a rezoning to construct up to 70 dwelling units for the elderly on this vacant site.
- o To the north, west and south across Fifth Avenue is vacant land zoned in the M, Manufacturing District. To the east are the CSX and Norfolk Southern railroad lines. To the south is vacant land zoned in the M, Manufacturing District.
- o The site is located within the boundaries of the *Weinland Park Plan (2006)*, which recommends residential development for this location.
- o The CPD text limits this to elderly housing at a maximum of 70 units which equates to roughly 37 units per acre, slightly over the maximum of 32 dwelling units per acre maximum in the I, Institutional District. The text provides for street trees as well as for the screening of air conditioning units. The applicant requests variances to reduce the setback from 60 feet to 4 feet on East Fifth Avenue and from 25 feet to 10 feet along North Grant Avenue. In addition the applicant wishes to provide only 1 parking space per unit instead of the 1.5 parking spaces per unit. The Department of Public Service does not object to the setback reductions or parking reduction.
- o The *Columbus Thoroughfare Plan* identifies Fifth Avenue as a 4-2D arterial requiring a minimum of 60 feet of right-of-way from centerline.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

Staff recommends approval of the proposed rezoning, which is consistent with the zoning pattern in the area and with the *Weinland Park Plan (2006)*. Staff finds the requested variances to be negligible.




Weinland Park Neighborhood Plan

3 **Redevelopment Concept:**
Columbus Coated Fabrics Site -- Reclaim it for Neighborhood Uses



View 1: North Grant Avenue will become a grand new residential street.



View 2: New and existing homes will surround a new community park.

- ◀ Create a "gateway" at the end of North Grant Avenue.
- ◀ Seek a variety of land uses, including neighborhood retail.
- ◀ Provide new housing that complements the existing homes on North 6th Street.
- ◀ Clean up the existing linear park on North 6th Street.
- ◀ Locate surface parking lots adjacent to the rail lines.
- ◀ Provide a well landscaped edge along the rail lines that buffer views and noises.
- ◀ Create "Grant Park" - a new civic place for people of all ages and backgrounds - as is feasible and appropriate. Expand parkland and integrate active recreational uses, such as ball fields, courts, etc.
- ◀ Housing should transition in scale and offer a wide range of choices to attract more people to the neighborhood.
- ◀ Grant should be a premier residential street with attractive amenities like a well landscaped linear park.
- ◀ New housing units should have distinct private spaces including rear yards and courtyards.



Source: Goody Clancy & Associates



City of Columbus
Mayor Michael B. Coleman

University Area Commission

Northwood High Building
2231 North High Street
Columbus, Ohio 43201
(614) 441-8174
www.universityareacommission.org

Serving the University Community for over 30 Years

Doreen Uhas-Sauer
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Susan Keeny
1st Vice President

David Hegley
2nd Vice President

Sharon Young
Corr. Secretary

Lucas Dixon
Recording Secretary

Tom Wildman
Treasurer

September 19, 2012

TO: Dana Hitt
757 Carolyn Ave.
Columbus, OH 43224
Ph: 614-645-2395
dahitt@columbus.gov

Jim Bach
Seth B. Golding
Terra Goodnight
Bill Graver
Joyce Hughes
Zach Kenitzer
Paul Kwapich
John Risteter
Charles Robol
Joaquin Serantes
Gena Shelton
Laura Shinn
Richard Talbott

RE: Rezoning for 1372 North Grant

Dear Mr. Hitt:

This letter is to inform you that the University Area Commission voted to approve the recommendation by the Zoning Committee regarding the rezoning of the property at 1372 N. Grant in Weinland Park from Manufacturing (M) to a Commercial Planned Development (CPD) for the construction of a new senior housing project along with the requested variances.

The applicant revised their application per comments and suggestions presented at previous meetings with both the Zoning Committee and the Weinland Park Civic Association. The requested variances are:

- Sect. 3356.11: to reduce the required setbacks from 60 ft. and 25 ft. on Fifth and Grant Avenues respectively, to 4 ft. and 10 ft. along these streets respectively
- Sect. 3312.49: to reduce the required parking spaces from 105 to 70 spaces.

The UAC added the following condition:

- That all A/C unites in the Fifth Ave. setback be installed within the building recesses and not between the building line and the sidewalk, and,
- That the final site plan indicate landscaping (trees/shrubs) along all parking lot borders and look for opportunities for additional landscaping where possible.

The vote was 14 yes, 2 no and 1 abstention. The request for council variance was approved.

Respectfully Submitted,

Susan Keeny
UAC Zoning Committee
C: (937) 479-0201



City of Columbus
Mayor Michael B. Coleman

Department of Public Service
Mark Kelsey, Director

November 28, 2012

David B. Perry
David Perry Company, Inc.
145 E. Rich St., 3rd Floor
Columbus, OH 43215

RE: Request for Reduction of Right-of-Way Dedication Requirement
Rezoning Application: Z12-023
Parcel Number: 010-008498
Address: 1372 N. Grant Ave.

Dear Mr. Perry:

We have reviewed the request of your client to remove the right-of-way dedication requirement along the E. Fifth Ave. frontage of the subject property at the northeast corner of E. Fifth Ave. & Grant Ave.

Upon reviewing the needs for future transportation and utility infrastructure along the E. Fifth Ave. frontage of the subject property and considering the impacts that additional right-of-way dedication, as dictated by the Columbus Thoroughfare Plan, would have on this property, we have determined that a reduction in the right-of-way dedication requirement has been approved.

However, at the time of site compliance plan approval, we will require that reduced amount of additional right-of-way to be dedicated, as shown on the enclosed exhibit, Exhibit A.

If you have any questions, please contact Dan Blechschmidt at (614) 645-1694.

Sincerely,

Patricia A. Austin, P.E.
Administrator
Division of Planning and Operations

PAA/drb

cc: D. Blechschmidt, City of Columbus, Department of Public Service
M. Beaver, City of Columbus, Department of Public Service
J. Ryser, City of Columbus, Department of Public Service
D. Hitt, City of Columbus, Department of Building and Zoning Services

Enclosure

614-645-8290 Director's Office
614-645-8376 Office of Support Services
614-645-3111 311 Service Center
614-645-8376 Division of Mobility Options
614-645-8376 Division of Design and Construction
614-645-8376 Division of Planning and Operations
614-645-2420 Division of Refuse Collection

109 North Front Street, 3rd Floor, Columbus, Ohio 43215-9023
109 North Front Street, Ground Floor Columbus, Ohio 43215-5036
1111 East Broad Street, Columbus, Ohio 43205
109 North Front Street, 2nd Floor, Columbus, Ohio 43215-9023
109 North Front Street, 3rd Floor, Columbus, Ohio 43215-9023
109 North Front Street, 3rd Floor, Columbus, Ohio 43215-9023
2100 Alum Creek Drive, Columbus, Ohio 43207-1705

FAX: 614-645-7805
FAX: 614-645-7549
FAX: 614-645-3053
FAX: 614-645-6938
FAX: 614-645-6938
FAX: 614-645-6938
FAX: 614-645-7296



ZONING EXHIBIT

QUARTER TOWNSHIP 4, TOWNSHIP 1, RANGE 18
 UNITED STATES MILITARY LANDS
 CITY OF COLUMBUS, COUNTY OF FRANKLIN, STATE OF OHIO

Date: April 02, 2012

Job No. 2009-0996

Scale: 1" = 60'

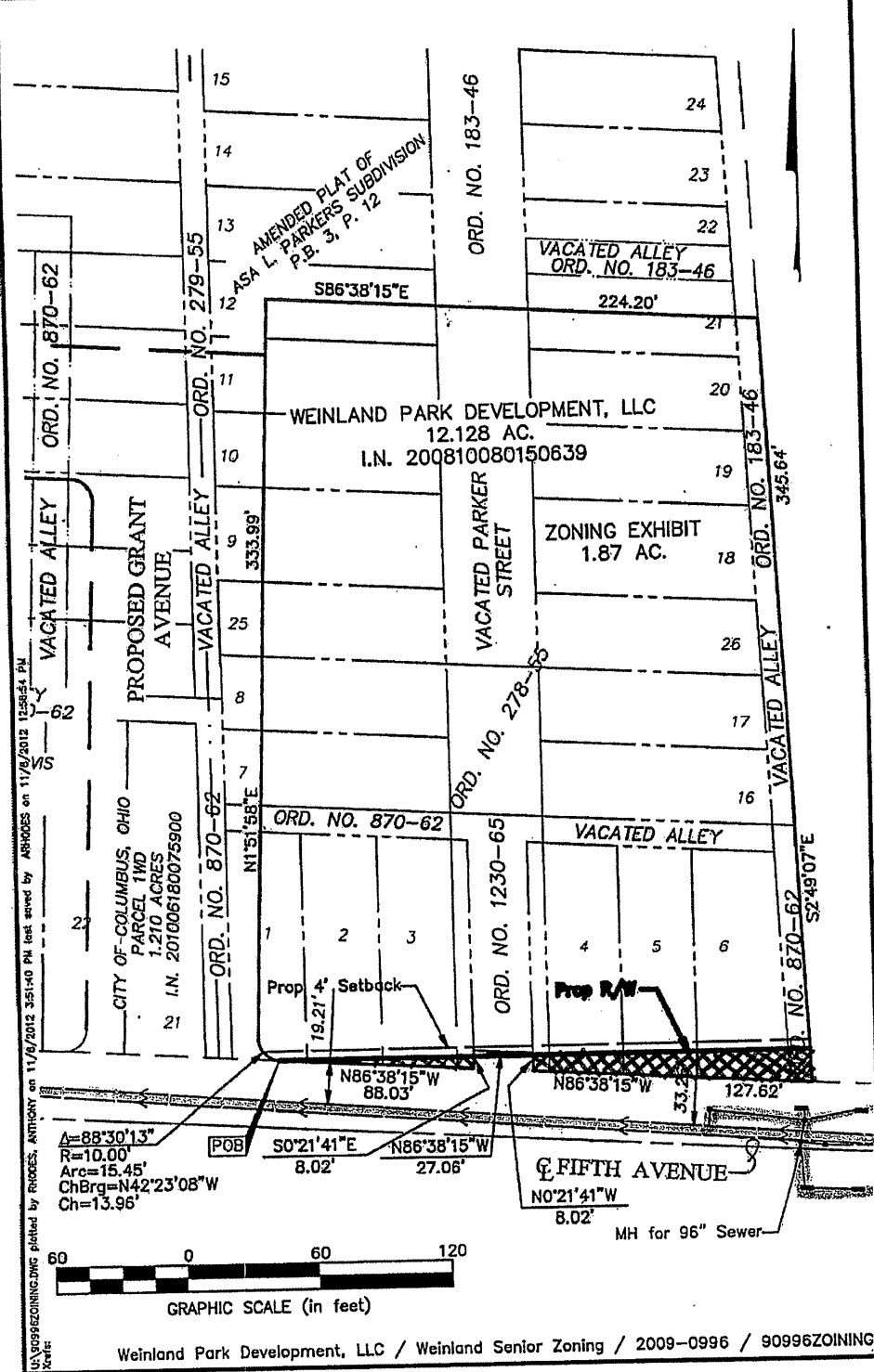


EXHIBIT A

AREA OF ADDITIONAL R/W DEDICATION

Weinland Park Development, LLC / Weinland Senior Zoning / 2009-0996 / 90996ZONING



1372 North Grant Avenue
1.87± acres
M to CPD

Z12-023



REZONING APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

PROJECT DISCLOSURE STATEMENT

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.

APPLICATION # 212-023

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) DONALD PLANK
of (COMPLETE ADDRESS) Plank Law Firm, 145 E Rich Street, FL 3, 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
Business or individual's address
Address of corporate headquarters
City, State, Zip
Number of Columbus based employees
Contact name and number

1. Weinland Senior LLC 5309 Transportation Boulevard Cleveland, Ohio 44125 # of Columbus Based Employees: 0 Contact: Mary Hada, (216) 584-0650	2. ----- ----- -----
3. Weinland Park Development LLC 575 West First Ave., Suite 100 Columbus, OH 43215 # of Columbus Based Employees: 0 Contact: Joseph B. Williams on (614) 545-3688	4. ----- ----- -----

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Donald Plank

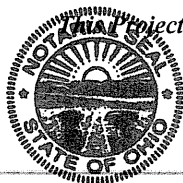
Subscribed to me in my presence and before me this 16th day of JANUARY, in the year 2013

SIGNATURE OF NOTARY PUBLIC

Barbara A. Painter

My Commission Expires:

AUGUST 3, 2015



Notary Seal Here

BARBARA A. PAINTER
Notary Public, State of Ohio
My Commission Expires AUGUST 3, 2015

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