

M:\1050026_Goodwill\1947-2023\Zoning Site Plan Update.dwg -Zoning Site Plan LAST EDITED BY:CPD/ST On 6/21/23

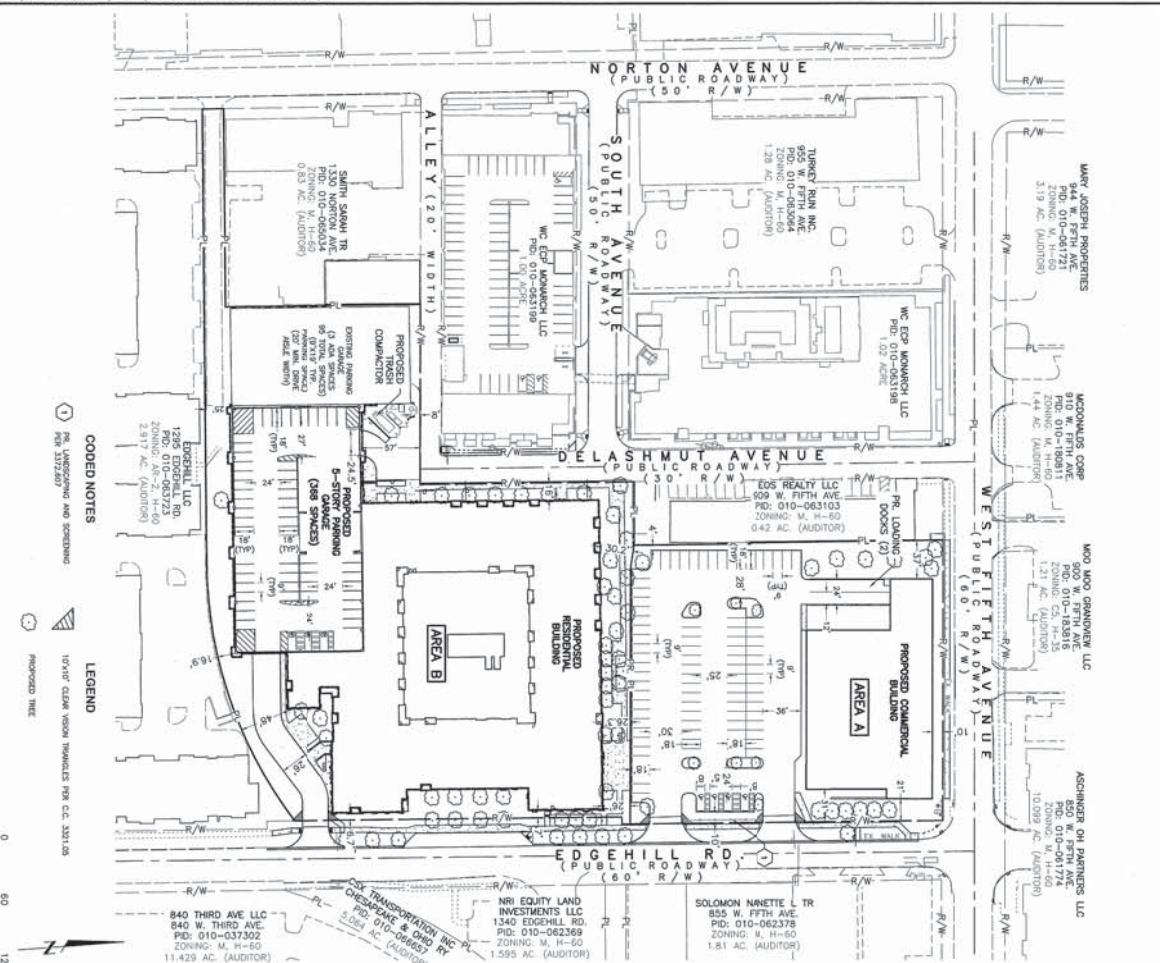
E.P. FERRIS & ASSOCIATES, INC.

E.P. FERRIS & ASSOCIATES
2150 QUARRY TRAILS DR.
COLUMBUS, OHIO 43228
(614) 289-2992 (Fax)
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Final Site Plan Received 6.21.23 Sheet 1 of 1 **CV21-154A**

CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO
GOODWILL DEVELOPMENT
GOODWILL INDUSTRIES OF OHIO INC

ZONING SITE PLAN



SITE & BUILDING INFORMATION (AREA A)									
ADDRESS: 885 W. FIFTH AVE.									
PID: 010-062643 (PART)									
SITE AREA: 1.64 AC. (60,353 SF)									
EXISTING ZONING: M, MANUFACTURING (W. FIFTH AVENUE UO)									
PROPOSED ZONING: MANUFACTURING (NO CHANGE)									
HEIGHT DISTRICT: H-60									
ZONING VARIANCE: CV22-154A									
EXISTING USE: OFFICE, RETAIL, WAREHOUSE									
PROPOSED USE: RETAIL (20,681 SF)									
DENSITY: N/A									
PARKING:									
USE	AREA	PARKING	TOTAL	UO	REQUIRED				
		MIN.	MAX.		MIN.	MAX.	MIN.	MAX.	
RETAIL	20,681 S.F.	1,275 S.F.	1,200 S.F.	76	19	26	57	78	
TOTAL REQUIRED SPACES: 57 SPACES									
TOTAL PROVIDED SPACES: 91 SPACES (SURFACE PARKING)									
TOTAL PROVIDED SPACES: 4 SPACES									
ACCESSIBLE PARKING REQUIRED: 4 SPACES									
BICYCLE SPACES REQUIRED: 5 BIKE SPACES									
BICYCLE SPACES PROVIDED: 5 BIKE SPACES									
SETBACKS: AS NOTED.									
LOT COVERAGE: N/A									
REFUSE: SERVICE BY PRIVATE HAULER									
PARKING LOT TREES REQUIRED: 10 TREES (1 TREE PER 10 PARKING SPACES)									
PARKING LOT TREES PROVIDED: 10 TREES									
FLOOD ZONE: "X"									
PANEL NO.: 3804920157X (06/17/2008)									

LOCATION MAP
NOT TO SCALE

SITE & BUILDING INFORMATION (AREA B - APARTMENT BUILDING)

ADDRESS: 1331 EDGEHILL RD.

PID: 010-062644 AND 010-062645 (PART)

SITE AREA: 3.77 AC. (164,232 SF)

EXISTING ZONING: AR-3, APARTMENT RESIDENTIAL

PROPOSED ZONING: AR-3, APARTMENT RESIDENTIAL (221-104, 221-104A)

EXISTING HEIGHT DISTRICT: H-60, BUILDING HEIGHT 76', GARAGE HEIGHT 48'

ZONING VARIANCE: CV22-154A

EXISTING USE: OFFICE, RETAIL, WAREHOUSE

PROPOSED USE: APARTMENT BUILDING

DENSITY: 73 D.U./ACRE, 595 S.F./D.U. +/-

PARKING:

USE	UNIT #	PARKING REQUIREMENT	REQUIRED PARKING
RESIDENTIAL	276 UNITS	1.5 / UNIT	411 SPACES

TOTAL REQUIRED SPACES: 411 SPACES

TOTAL PROVIDED SPACES: 95 SPACES (EXISTING GARAGE)

TOTAL PROVIDED SPACES: 366 SPACES (PROPOSED GARAGE)

TOTAL PROVIDED SPACES: 463 SPACES

ACCESSIBLE PARKING REQUIRED: 9 SPACES

ACCESSIBLE PARKING PROVIDED: 9 SPACES

BICYCLE SPACES REQUIRED: 20 BIKE SPACES

BICYCLE SPACES PROVIDED: 20 BIKE SPACES

SETBACKS: AS NOTED.

REAR YARD: 4.8X 7,800 S.F.

LOT COVERAGE: 62% BUILDING COVERAGE

REFUSE: CITY OF COLUMBUS, COMPACTOR

DRILLING UNIT TREES REQUIRED: 27 TREES (1 TREE 10 DRILLING UNITS)

DRILLING UNIT TREES PROVIDED: 27 TREES

FLOOD ZONE: "X"

PANEL NO.: 3804920157X (06/17/2008)

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Council Variance 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

STATEMENT OF HARDSHIP

Application No. CV21-154A

Columbus City Code Section 3307.10 - Variances by City Council.

City council may grant the following zoning variances:

- A. Permit a variation in the yard, height or parking requirements of any district only in conjunction with a change in zoning or a use variance and only where there are unusual and practical difficulties in the carrying out of the zoning district provisions due to an irregular shape of lot, topography, or other conditions, providing such variance will not seriously affect any adjoining property or the general welfare.
- B. Permit a use of the property not permitted by the zoning district established on the property if such use will not adversely affect the surrounding property or surrounding neighborhood and if council is satisfied that the granting of such variance will alleviate some hardship or difficulty which warrants a variance from the comprehensive plan.

Before authorizing any variance from the Zoning Code in a specific case, city council shall first determine that such variance will not impair an adequate supply of light and air to the adjacent property, unreasonably increase the congestion of public streets, increase the danger of fires, endanger the public safety, unreasonably diminish or impair established property values within the surrounding area, or in any other respect impair the public health, safety, comfort, morals or welfare of the inhabitants of the city.

In granting a variance pursuant to this section, council may impose such requirements and conditions regarding the location, character, duration, and other features of the variance proposal as council deems necessary to carry out the intent and purpose of this Zoning Code and to otherwise safeguard the public safety and welfare.

List all sections of Code to be varied and explain your reasoning as to why this request should be granted.

PLEASE NOTE: It is the applicant's responsibility to identify all variances required for the project. If any necessary variances are not included, a new application (and applicable fees) will be required.

I have read the foregoing and believe my application for relief from the requirements of the Zoning Code contains the necessary hardship, will not adversely affect surrounding property owners, and will comply with the variance(s) requested as detailed below (use separate page if needed or desired):

See Exhibit B

Signature of Applicant

W C ECP Edgchill ZLC
By David B. Perry, Agent

Date

5/25/23

Signature of Attorney

Donald Plenk

Date

5/25/23

Exhibit B

Statement of Hardship

CV21-154A, 1333 Edgehill Road and 885 W 5th Avenue Columbus, OH 43212

By Ordinance 2953-2022, passed November 14, 2022 (Z21-104) and Ordinance 2954-2022, passed November 14, 2022 (CV21-154), the proposed multi-family and commercial development was permitted in the AR-3 and M zoning districts. Certain minor changes to both the AR-3 and M areas are proposed by amendment of the ordinances. Application ZA23-004 is pending to reduce the AR-3 area by 0.135 ac, thereby moving a zoning line/future property line so a row of parking spaces adjacent to future common property line of the AR-3 / M areas are fully on the M area.

This application to amend CV21-154 will change the site plan on which the 2021 ordinances were conditioned, change the parking count on each parcel due to changing the zoning line/future property line and provide for the E. 5th Avenue door of the commercial development (885 W 5th Avenue) to not be the primary door (Urban Commercial Overlay).

The site is a total of 5.615 +/- acres generally located at the southwest corner of W. 5th Avenue and Edgehill Road and includes all of parcels PID: 010-062643 and 010-062664.

In 2021, applicant had a practical difficulty with compliance with the referenced code sections. The variances are repeated in full since Ordinance 2954-2022 will be repealed with this amendment ordinance, but the changes are minor from the previous approval. The requested variances are not substantial, represent a range of prevailing conditions, code compliance and variances in the area, will not alter the essential character of the neighborhood, will not affect the delivery of government services, the variances are required for reasonable use of the property and are consistent with the spirit of the zoning requirement and urban development. There is no means other than the requested variances to permit the proposed development as depicted on the submitted site plan ("Goodwill Development, Zoning Site Plan), dated 06/06/2023. The proposed development is consistent with development trends and recent supported and approved developments in the area. The requested variances are consistent with urban development.

Applicant requests variances from the following sections of the Columbus Zoning Code:

Residential. 1333 Edgehill Road, 3.77 +/- acres:

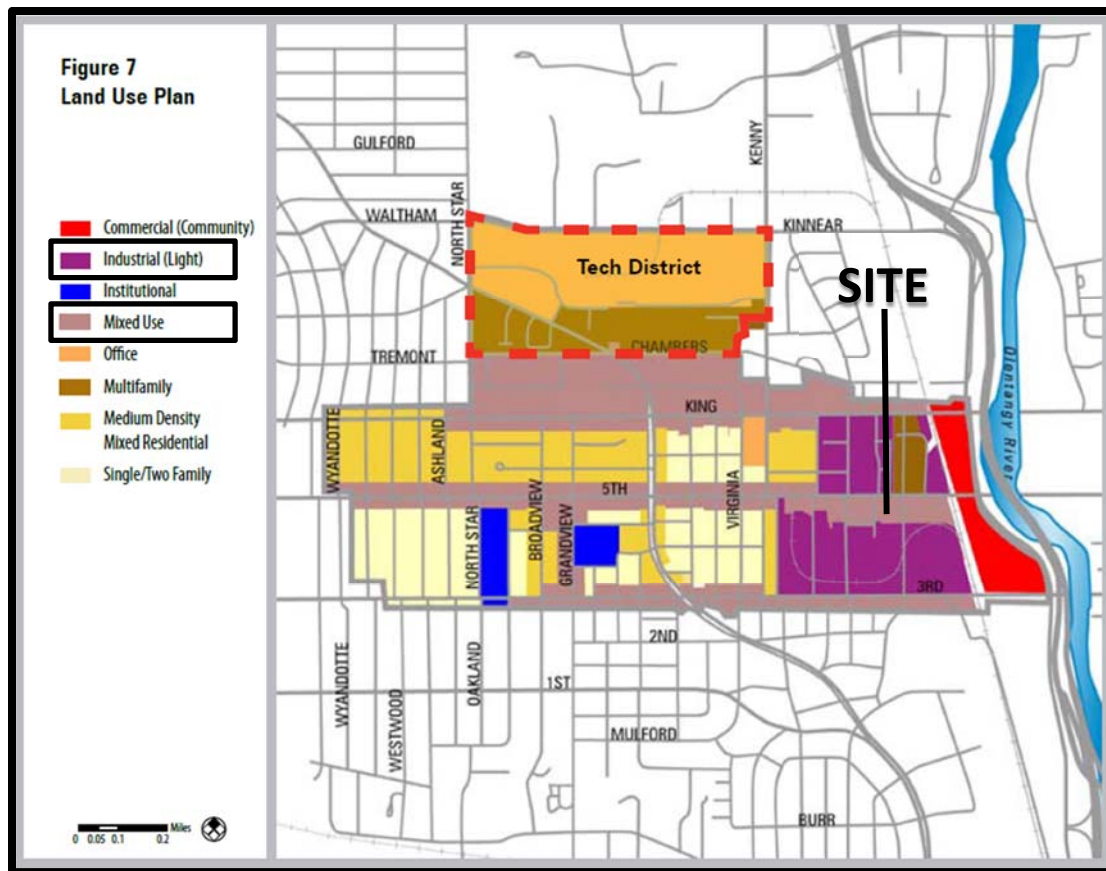
1). Section 3309.14, Height Districts, to permit building height of 76' in the H-60 Height District.

- 3). Section 3333.15(C), Basis of Computing Area, to increase building coverage from 50% to 62%.
- 4). Section 3333.18(D), Building Lines, to reduce Edgehill Road building line from 10' (minimum) to 6'.
- 5). Section 3333.24, Rear Yard, to reduce Rear Yard from 25% of lot area to 4% of lot area.
- 6). Section 3333.03, AR-3, Apartment Residential District Use, to permit non-code required parking to be used for off-site use(s). (A total of 463 parking spaces on-site with existing and proposed parking garages, while 411 spaces are required for the multi-family use. Non-code required parking, max 52 spaces, may be used for off-site uses).

Commercial: 885 W 5th Avenue, 1.84 +/- acres:

- 1). Section 3372.604, Setback Requirements, to increase the Edgehill Road building setback from 10' to 22' – 31'.
- 2). Section 3372.605(A)(D), Building Design Standards, to require the E 5th Avenue frontage to have a door for appearance, but to not require the door to be a “main entrance door”, as the entrance to the commercial building will be at the southeast corner of the commercial building, adjacent to the parking lot; and to reduce clear/non-tinted window glass on the W. 5th Avenue façade between 2' and 10' above grade from 60% to 15% with total min. glass of 73% including 58% spandrel glass; and to reduce clear/non-tinted window glass on the Edgehill Road elevation in the first 10' south of the northeast corner of the building from 60% to 0% while 60% glass is provided with spandrel glass.
- 3). Section 3312.21(B)(3), (D)(1). Landscaping and Screening, to not provide parking lot screening along the south property line and to not provide a 4' landscaped setback along the south property line.
- 4). Section 3312.49, Minimum Numbers of Parking Spaces Required, to increase the maximum number of parking spaces permitted from 78 to 91 with the change in location of the zoning line/future property line of the M, Manufacturing zoned area for the retail commercial development.

CV21-154A
1333 Edgehill Rd.
Approximately 5.62 acres



CV21-154A
1333 Edgehill Rd.
Approximately 5.62 acres



CV21-154A
1333 Edgehill Rd.
Approximately 5.62 acres

FOR USE BY: AREA COMMISSION / NEIGHBORHOOD GROUP
(PLEASE PRINT)

Case Number Z21-104A & CV21-154A

Address 1333 Edgehill Rd.

Group Name 5th by Northwest Area Commission

Meeting Date 6/7/23

Specify Case Type ☐ BZA Variance / Special Permit
☒ Council Variance
☒ Rezoning
☐ Graphics Variance / Plan / Special Permit

Recommendation ☒ Approval
(Check only one) ☒ Disapproval


LIST BASIS FOR RECOMMENDATION:

5xNW voted separately on the Zoning & Council Variance items.

5xNW was in favor of the zoning change to accommodate moving the property line.

5xNW was not in favor of the variance related to moving the front entrance to the south elevation.

Vote 6-0 Zoning in favor; 1-5 opposed on CV

Signature of Authorized Representative  Digitally signed by Justin Shaw
Date: 2023.06.08 13:21:58 -04'00'

Recommending Group Title 5xNW AC

Daytime Phone Number 215-740-2835

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.

Council Variance Application

DEPARTMENT OF BUILDING
AND ZONING SERVICES

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Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV21-154A

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) Donald Plank
of (COMPLETE ADDRESS) Plank Law Firm, 411 East Town Street, Floor 2, 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. WC ECP Edgehill, LLC; 1220 Dublin Road, Columbus, OH 43215; # Cols based emps: Zero (0) Contact: Mike Fitzpatrick, (614) 488-0000	2. -----
3. -----	4. -----

☐ Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Donald Plank

Sworn to before me and signed in my presence this 25th day of May, in the year 2023

SIGNATURE OF NOTARY PUBLIC

MaryAlice Wolf

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.