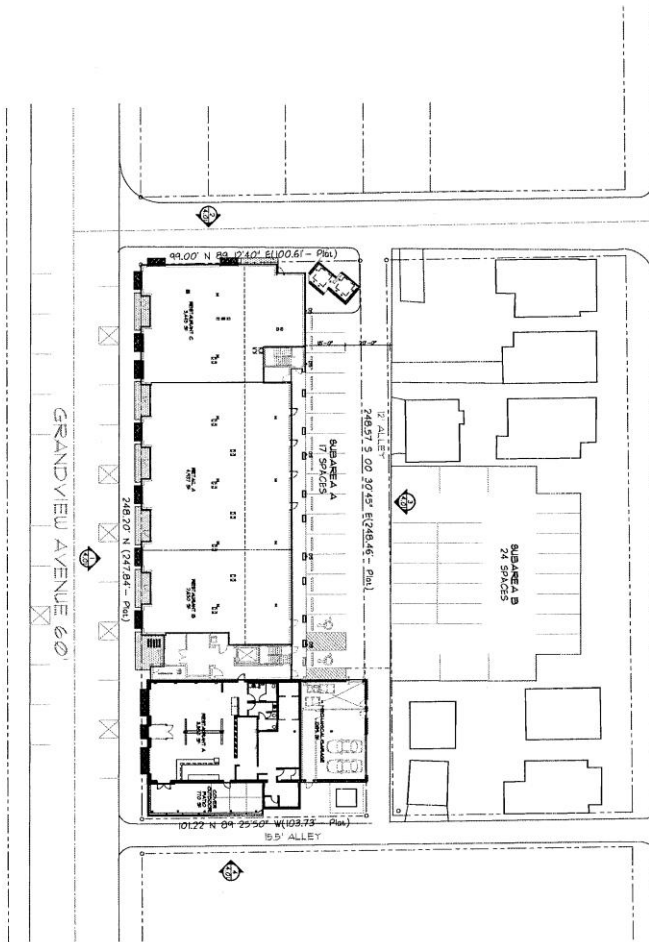


Z09-030

FINAL RECEIVED:

Donna Giff
10/13/09
Jeffrey Pua



1 SITE PLAN

* PER APPRA. 2 ACCESSIBLE SPACES REQUIRED PER PROVIDED PARKING
 ** 2 ADDITIONAL ENCLOSED PARKING SPACES MAY BE PROVIDED IF APPROVAL IS OBTAINED FROM ADJACENT PROPERTY OWNERS TO THE EAST FOR MANEUVERING ACROSS THEIR LOT.
 LOCATION OF AWNINGS ABOVE
 LOCATION OF BALCONIES/STAIRWAYS ABOVE
 DORMING WALLS SHOWN ON PLAN ARE FOR PRELIMINARY SPACE ALLOCATION AND MAY VARY BASED ON LANDLORD-TENANT REQUIREMENTS.

NEW PARKING REQUIREMENTS

WITHOUT PENTHOUSE

1st FLOOR	RESTAURANT	10,245 SF	1/5	= 137
	RETAIL	4,937 SF	1/50	= 20
TOTAL		15,182 SF		= 157 SPACES

2nd FLOOR	RESIDENTIAL - 3 UNITS	2 BED UNITS		= 6
	RESIDENTIAL - 12 UNITS	1 BED UNITS		= 24
TOTAL	15 UNITS	19,172 SF		= 30 SPACES

3rd FLOOR	RESIDENTIAL - 3 UNITS	2 BED UNITS		= 6
	RESIDENTIAL - 8 UNITS	1 BED UNITS		= 16
TOTAL	11 UNITS	18,215 SF		= 22 SPACES

4th FLOOR	RESIDENTIAL - 3 UNITS	2 BED UNITS		= 6
	RESIDENTIAL - 8 UNITS	1 BED UNITS		= 16
TOTAL	11 UNITS	14,615 SF		= 22 SPACES

GRAND TOTAL	37 UNITS	70,300 SF		= 231 SPACES
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TOTAL PARKING SPACES REQUIRED = 231
 ACTUAL PARKING SPACES PROVIDED = 41
PERCENTAGE OF PARKING PROVIDED = 17.7%

NEW PARKING REQUIREMENTS

WITH PENTHOUSE

1st FLOOR	RESTAURANT	10,245 SF	1/5	= 137
	RETAIL	4,937 SF	1/50	= 20
TOTAL		15,182 SF		= 157 SPACES

2nd FLOOR	RESIDENTIAL - 3 UNITS	2 BED UNITS		= 6
	RESIDENTIAL - 12 UNITS	1 BED UNITS		= 24
TOTAL	15 UNITS	19,172 SF		= 30 SPACES

3rd FLOOR	RESIDENTIAL - 3 UNITS	2 BED UNITS		= 6
	RESIDENTIAL - 8 UNITS	1 BED UNITS		= 16
PENTHOUSE - 2 UNITS	1 BED UNITS			= 4
TOTAL	13 UNITS	18,215 SF		= 26 SPACES

4th FLOOR	RESIDENTIAL - 3 UNITS	2 BED UNITS		= 6
	RESIDENTIAL - 8 UNITS	1 BED UNITS		= 16
TOTAL	11 UNITS	14,615 SF		= 22 SPACES

GRAND TOTAL	39 UNITS	70,300 SF		= 235 SPACES
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TOTAL PARKING SPACES REQUIRED = 235
 ACTUAL PARKING SPACES PROVIDED = 41
PERCENTAGE OF PARKING PROVIDED = 17.4%

GRANDVIEW AVENUE development
 1368-1400 Grandview Avenue

Z09-030

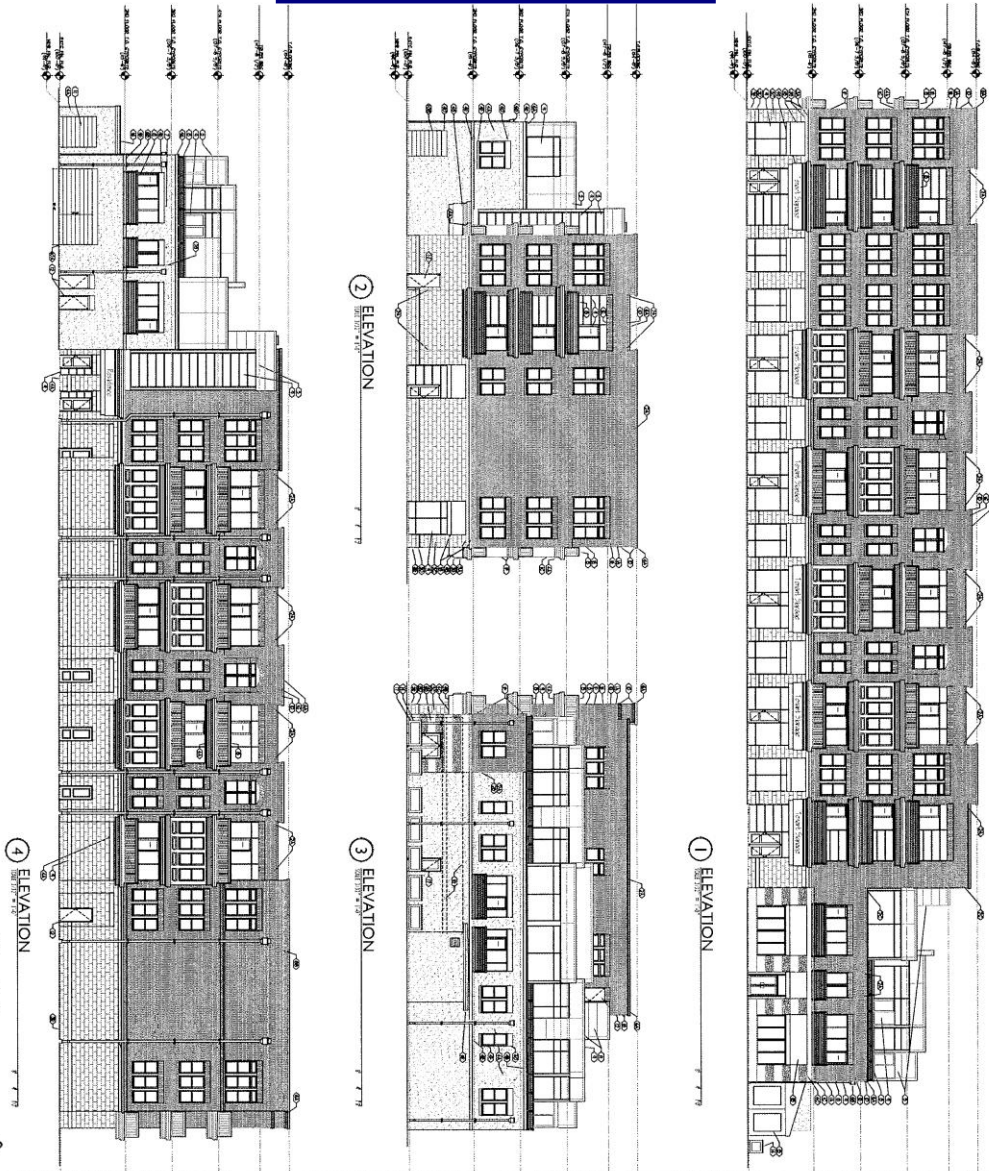
Elevation with Penthouse

Z09-030

FINAL RECEIVED: Dana RFA

10/13/09

Applying RFA



- EXT ELEV CODED NOTES**
- (1) WALLS SHALL BE SPECIFICATIONS
 - (2) 1/4" x 1/4" MESH REBAR, SEE SPECIFICATIONS
 - (3) 8" x 8" SOLID CONCRETE
 - (4) 8" x 8" SOLID CONCRETE
 - (5) 8" x 8" SOLID CONCRETE
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 - (99) 8" x 8" SOLID CONCRETE
 - (100) 8" x 8" SOLID CONCRETE

ARCHITECTURAL ALLIANCE
 ARCHITECTS
 401

GRANDVIEW AVENUE development
 1368-1400 Grandview Avenue

Z09-030

Z09-030

FINAL RECEIVED: *Diana 9/14/11* 10/13/10



Elevation without Penthouse

EXT ELEV CODED NOTES

- 1) VERTICAL MARK, SEE SPECIFICATIONS
- 2) 1/4" = 1" - SEE PLAN, CHECK FOR INTERFERENCES
- 3) MARK LOCATED CORNER
- 4) MARK LOCATED CORNER
- 5) MARK WINDOW - ABOVE
- 6) MARK SILL
- 7) MARK WINDOW SCHEDULE SEE TITLE, 4.1.1.1.1.1
- 8) MARK WINDOW SCHEDULE SEE TITLE, 4.1.1.1.1.1
- 9) MARK WINDOW SCHEDULE SEE TITLE, 4.1.1.1.1.1
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- 44) MARK WINDOW SCHEDULE SEE TITLE, 4.1.1.1.1.1
- 45) MARK WINDOW SCHEDULE SEE TITLE, 4.1.1.1.1.1

10/13/10
10/13/10
10/13/10

GRANDVIEW AVENUE development
 1368-1400 Grandview Avenue

Z09-030

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
OCTOBER 8, 2009**

- 7. APPLICATION: Z09-030**
- Location:** **1382 GRANDVIEW AVENUE (43212)**, being 0.81± acres located on the east side of Grandview Avenue, 125± feet north of Third Avenue (010-003949).
- Existing Zoning:** C-4, Commercial and L-P-1, Limited Parking Districts.
- Request:** CPD, Commercial Planned Development District.
- Proposed Use:** To construct a four story building containing retail, restaurant and 39 multi- family dwelling units.
- Applicant(s):** Wagbros Co., Ltd; c/o David Hodge, Atty.; Smith & Hale; 37 West Broad Street, Suite 725; Columbus, OH 43215.
- Property Owner(s):** Wagbros Co., Ltd; 1289 Grandview Avenue; Columbus, OH 43212.
- Case Planner:** Dana Hitt, 645-2395, dahitt@columbus.gov

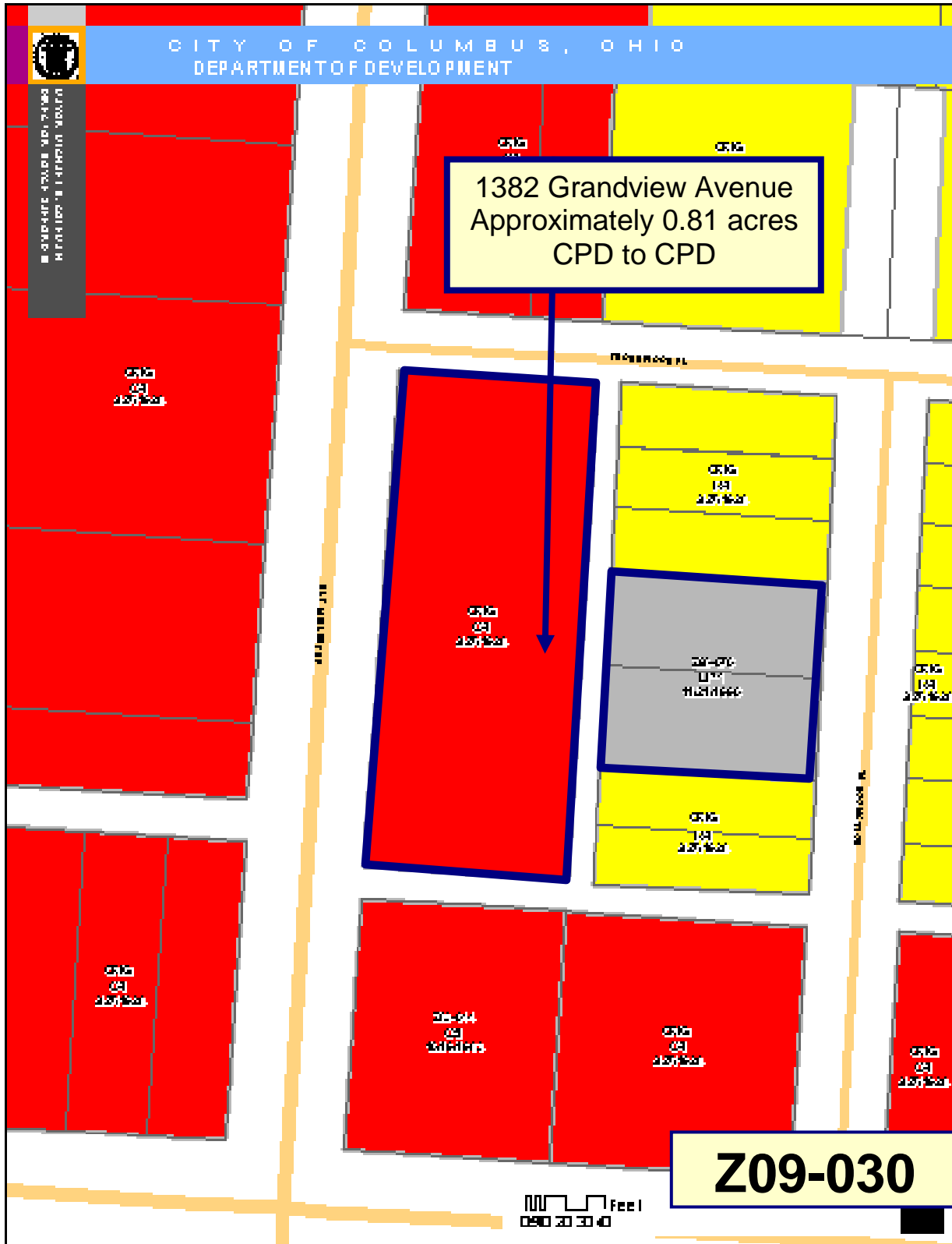
BACKGROUND:

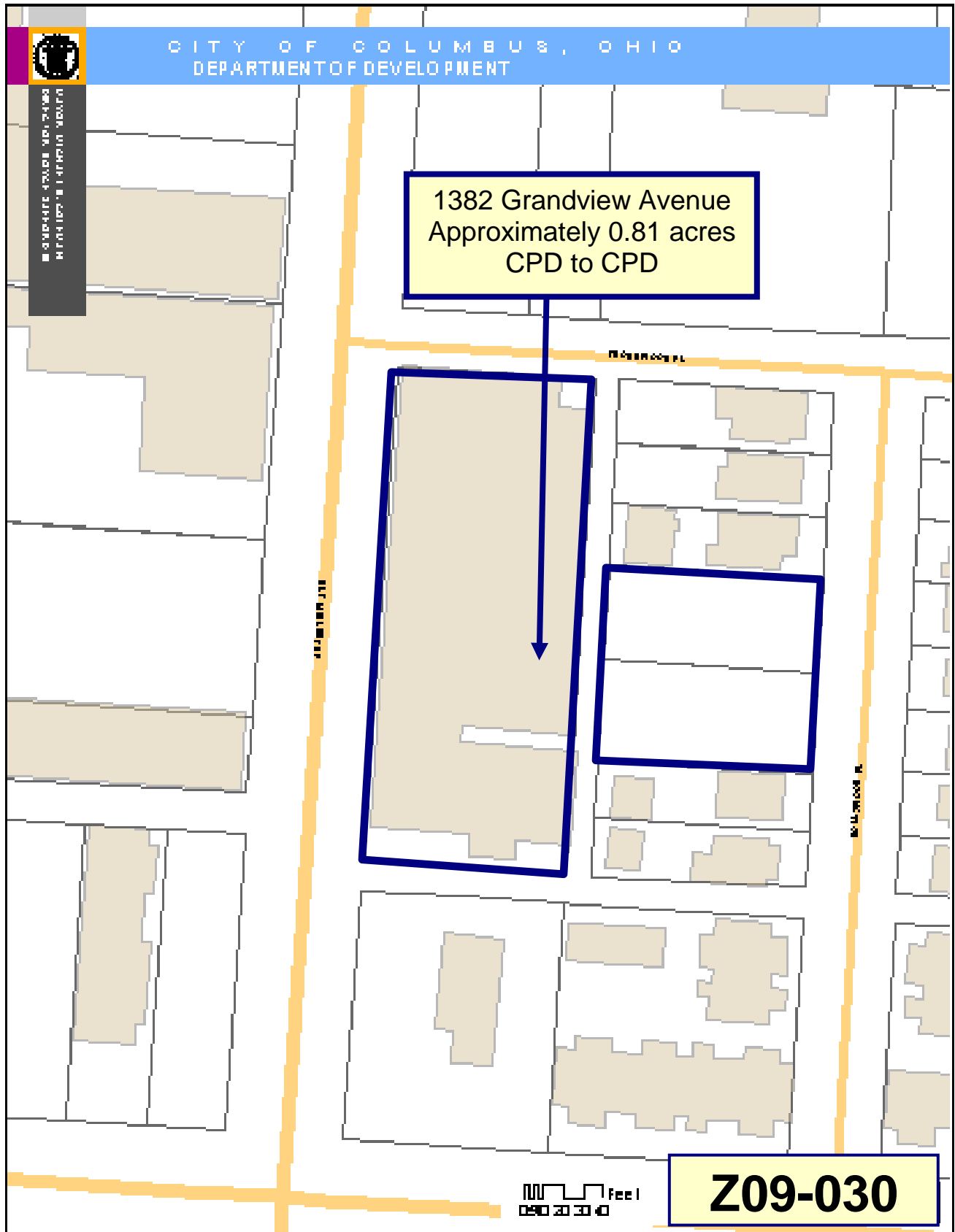
- The applicants are applying for a rezoning from the CPD, Commercial Planned Development District to replace a two story mixed use building destroyed by fire with a four story building containing retail and restaurant uses on the first floor and 39 multi-family dwelling units on the top three floors. A similar application, Z09-012, by the same applicant was approved by Development Commission at their June, 11 2009 meeting and subsequently approved by City Council on July 27, 2009. Since then, an agreement to share parking between applicant and an adjacent property owner that the Division of Planning & Operations conditioned their approval on has fallen through. Therefore that plan could not be approved for construction.
- To the north across Thornwood Place is a church zoned in the C-4, Commercial District. To the south is a restaurant use zoned in the C-5, Commercial District. To the east are single-family dwellings zoned in the R-4, Residential District. To the west across Grandview Avenue are a variety of commercial uses zoned in the C-4, Commercial District.
- The site falls within the boundaries of the *Fifth by Northwest Neighborhood Plan (2009)* which calls for mixed use development on the site.
- The applicants have revised their proposal to account for their inability to use adjacent parking places by eliminating 2565 square feet of space allocated for restaurant use. The applicants may or may not have a penthouse as part of the application and thus are asking approval of this proposal with or without said penthouse. The end result is that the plan approved in the Z09-012 application had a parking variance of 224 spaces while the revised plan would have a parking variance of 190 or 194 parking spaces depending on if the penthouse is built. No other aspects of the proposal are changed from Z09-012.

- The *Columbus Thoroughfare Plan* identifies Grandview Avenue as a 4-2 arterial requiring a minimum of 50 feet of right-of-way from centerline.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested CPD, Commercial Planned Development District would provide for a mixed use building consistent with the *Fifth by Northwest Neighborhood Plan* (2009), zoning and development patterns of the area. The only aspect that has changed from Z09-012 is the parking ratio. The Division of Planning and Operations supports the revision reducing the amount of space devoted to restaurant use in order to make up for the lost parking.



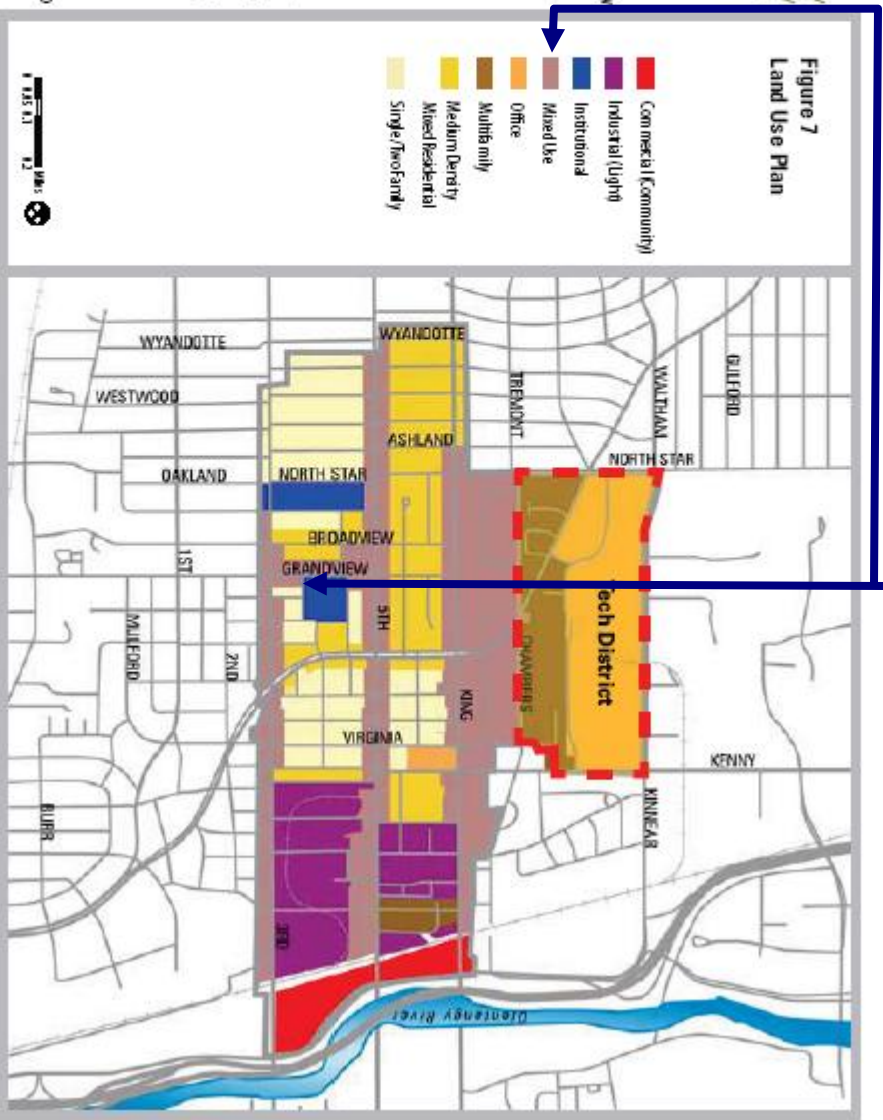


FIFTH BY NORTHWEST NEIGHBORHOOD PLAN

Policy:
Mixed use development should be common on Fifth by Northwest's primary corridors and include multifamily housing, medium outdoor-scale retail, offices, and other services that contribute to a walkable environment.

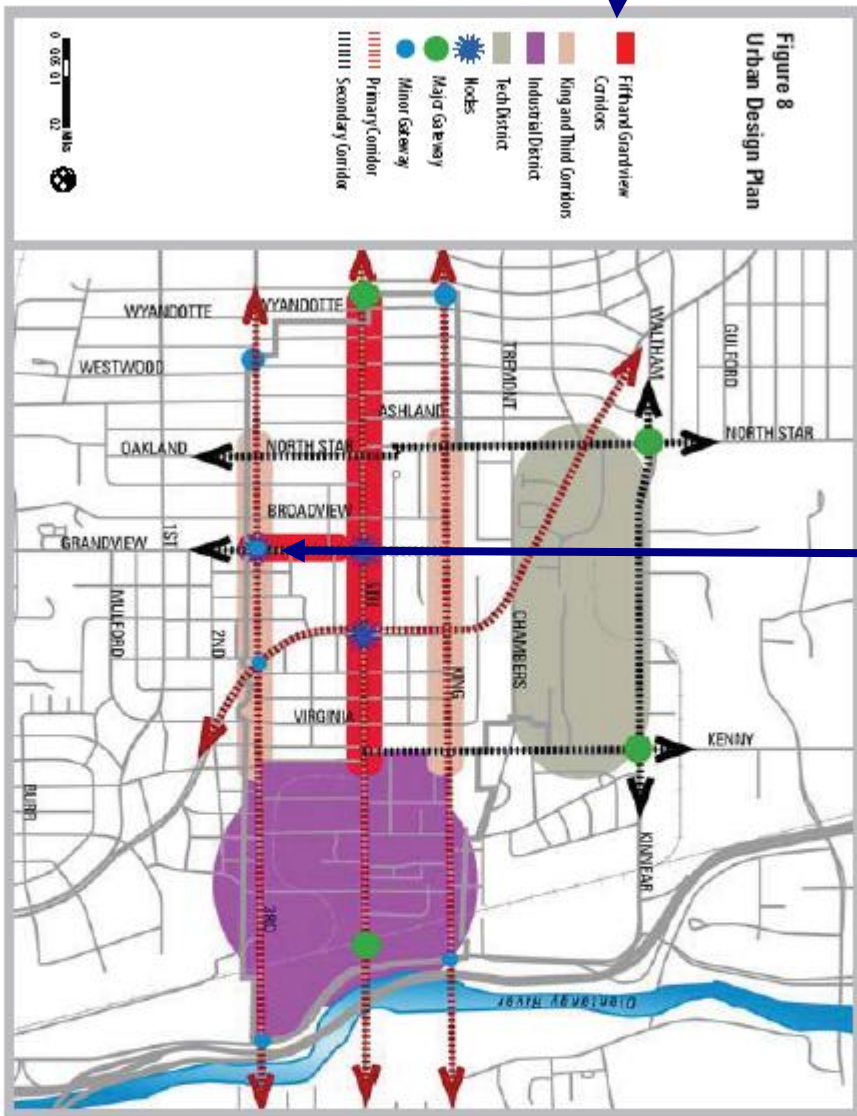
Guidelines/Strategies

- Mixed use (retail, office, multifamily) is recommended for Fifth Avenue and Grandview Avenue (south of Fifth). The intersection of Fifth and Northwest and Fifth and Grandview should be the focus of the most intense neighborhood activity, expressed in the form of higher densities and intense commercial buildings. The intersection of Northwest and Chambers may also serve as a mixed use redevelopment opportunity.
- Mixed use (office and multifamily) is recommended for King Avenue to the east of North Star Road, with Medium Density Mixed Residential recommended to the west of North Star Road. New retail should be limited to the sites of existing retail (such as at the intersections of King Avenue and Northwest Boulevard and King Avenue and North Star Road) or as part of a new mixed-use project, such as integrated with a single building (no new stand-alone retail).



Site

PLAN RECOMMENDATIONS Principle 1



Site

157TH ST / NORTHWEST HIGHWAY CORRIDOR PLAN IS

- Mixed use (office and multifamily) is recommended for Third Avenue to the east of North Star Road, with single/two family residential recommended to the west of North Star Road. New retail is not supported on Third Avenue.
- Community commercial is recommended along Olney/River Road. Multi-story mixed use projects including office/retail and multifamily would also be supported.
- The placement of active uses, such as retail, restaurants, cultural facilities and amenities, and various services, is encouraged on the ground floor of buildings on Fifth Avenue and Grandview Avenue (south of Fifth Avenue).
- The redevelopment of the development opportunity sites (and other applicable locations) should be guided by the principles illustrated through the development concepts and other guidelines included in this plan.



City of Columbus
Mayor Michael B. Coleman

Department of Development Building Services

757 Carolyn Avenue • Columbus, Ohio • 43224 • (614) 645-7314

FOR USE BY: AREA COMMISSIONS / CIVIC ASSOCIATIONS / ACCORD PARTNERS
STANDARDIZED RECOMMENDATION FORM

Group Name: Fifth by Northwest Area Comm. Meeting Date: Oct 6, 2009

Case Number: 209-030 Case Type: Council Variance Rezoning

Zoning Address: 1382 Grandview Ave Applicant: Wagbras Co, Ltd

Person(s) Representing Applicant at Meeting: Jeff Brown

Conditions Requested by Group (Add continuation sheet if needed):
Area Commissions see note at bottom.

Applicant
Response
Yes No

	Yes	No
1. _____	<input type="checkbox"/>	<input type="checkbox"/>
2. _____	<input type="checkbox"/>	<input type="checkbox"/>
3. _____	<input type="checkbox"/>	<input type="checkbox"/>
4. _____	<input type="checkbox"/>	<input type="checkbox"/>
5. _____	<input type="checkbox"/>	<input type="checkbox"/>
6. _____	<input type="checkbox"/>	<input type="checkbox"/>
7. _____	<input type="checkbox"/>	<input type="checkbox"/>
8. _____	<input type="checkbox"/>	<input type="checkbox"/>

Recommendation

Approval Disapproval Conditional Approval (list conditions and applicant response above)

Explain the basis for Approval, Disapproval or Conditional Approval below (Add continuation sheet if needed).

Recommending Commission / Association / Accord Partner Vote: For 6 Against 1 Absent

Signature / Title of Authorized Representative: James Schutte

Daytime Phone Number: 614-488-1110

Note to Area Commissions: Ordinances sent to Council will contain only recommendations for "approval" or "disapproval." Recommendations for "conditional approval" will be treated as a disapproval, if, at the time the ordinance is sent to Council, any condition that was checked "No" on the Standardized Recommendation Form has not been resolved as documented in writing by the recommending body or party.



COLUMBUS DEVELOPMENT COMMISSION
Basis for Recommendation

Date: October 8, 2009

Application #: Z09-030	Requested: CPD	Address: 1382 GRANDVIEW AVENUE (43212)					
# Hearings:	Length of Testimony: 6:24 → 6:40 (16)	Staff: <input checked="" type="checkbox"/> Approval <input type="checkbox"/> Disapproval Position: <input type="checkbox"/> Conditional Approval					
# Speakers Support: ①	Development Commission Vote: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Abstain	Area Comm/ Civic Assoc: <input checked="" type="checkbox"/> Approval <input type="checkbox"/> Disapproval <input type="checkbox"/> Conditional Approval					
Position Y=Yes N=No (write out ABSENT or ABSTAIN)	ABSTAIN	ABSTAIN	ABSTAIN	ABSTAIN	ABSTAIN	ABSTAIN	ABSTAIN
	Fitzpatrick	Ingwersen	Anderson	Cooley	Conroy	Vacant	Vacant
+ = Positive or Proper - = Negative or Improper	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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: APPROPRIATE REDUCTION OF RESTAURANT SPACE & COMMENSURATE PARKING - IN SPIRIT & CONFORMANCE WITH THE JULY APPROVAL							
ANDERSON: My only concern is the parking issue; the area is already congested							
COOLEY: QUALITY LAND USE AND APPROPRIATE RATIO OF PARKING REDUCED TO RESTAURANT REDUCTIONS. ALSO INDICATES PARKING FOR RETAIL TENANTS							
CONROY:							



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.

STATE OF OHIO
COUNTY OF FRANKLIN

APPLICATION # Z09-030

Being first duly cautioned and sworn (NAME) David Hodge / Smith & Hale LLC
of (COMPLETE ADDRESS) 37 W. Broad St., Suite 725, 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. <u>Wagbros Co., Ltd.</u> <u>1289 Grandview Ave.</u> <u>Columbus, OH 43212</u>	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

David Hodge

Subscribed to me in my presence and before me this 17th day of September, in the year 2009

SIGNATURE OF NOTARY PUBLIC

Paula V. Price

My Commission Expires:



PAULA V. PRICE
Notary Public, State of Ohio
My Commission Expires 07-13-2012

This Project Disclosure Statement expires six months after date of signature.

Notary Seal Here