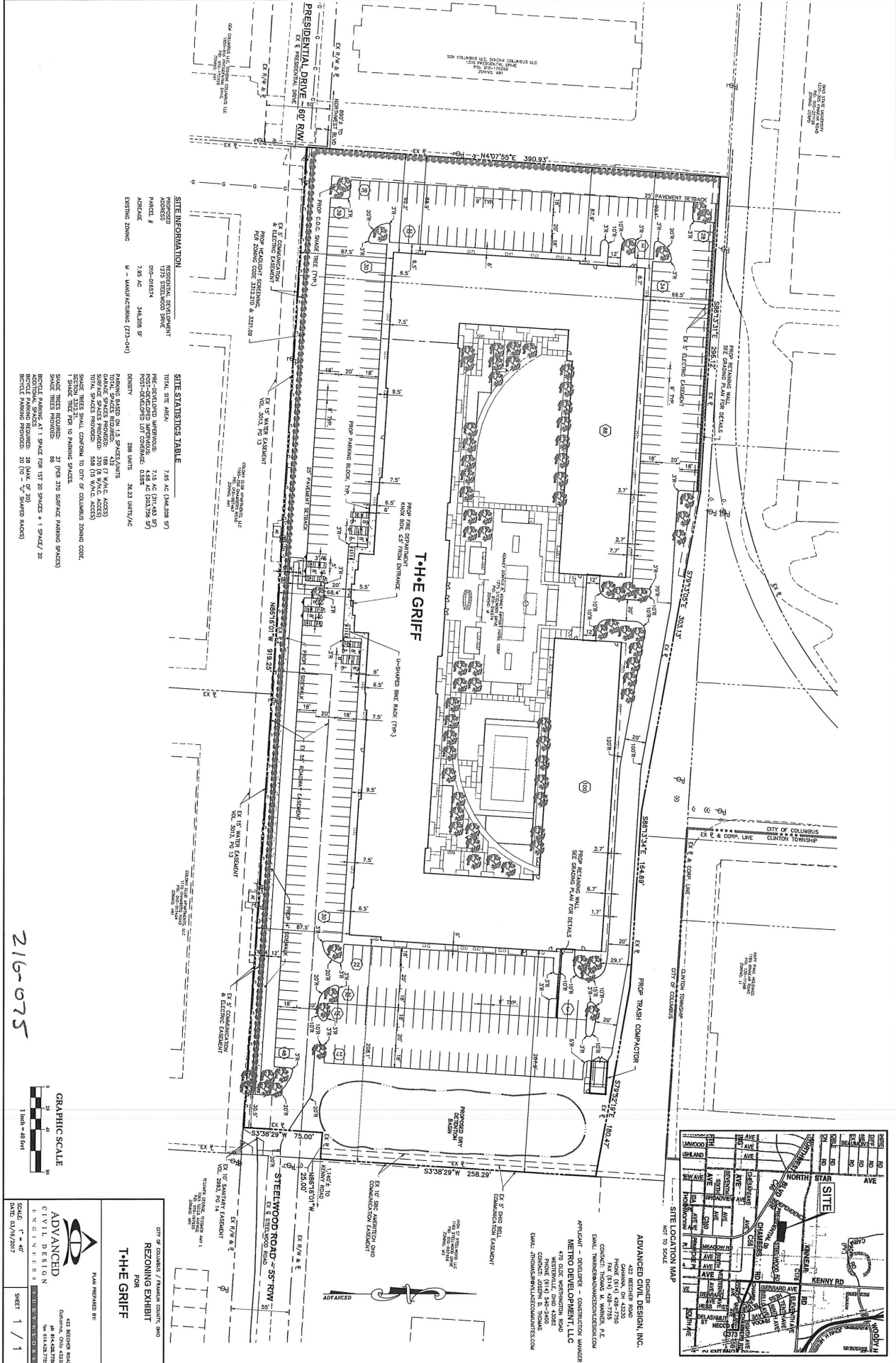


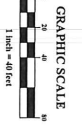
Z:\14-0087-128\DWG\PRODUCTION DRAWINGS\EXHIBIT\ReZoning Exhibit.dwg PLAN VIEW Mar 16, 2017 - 6:40:47am enckel



**SITE INFORMATION**  
 REGIONAL DEVELOPMENT  
 ADDRESS 1275 STEELWOOD DRIVE  
 PARCEL # 010-016374  
 AGENCIES 745 AC 346,000 SF  
 EXISTING ZONING M - MANUFACTURING (Z16-075)

**SITE STATISTICS TABLE**

TOTAL SITE AREA	745 AC (324,428 SF)
TOTAL SITE IMPROVEMENTS	7.45 AC (324,428 SF)
POST-DEVELOPED IMPROVEMENTS	4.88 AC (212,792 SF)
POST-DEVELOPED LOT COVERAGE	0.65%
DENSITY	288 UNITS
DENSITY BASED ON 1.5 SPACES/UNIT	363 UNITS
PAVING BASED ON 1.5 SPACES/UNIT	363 UNITS
PAVING BASED ON 2.0 SPACES/UNIT	271 UNITS
PAVING BASED ON 2.5 SPACES/UNIT	218 UNITS
PAVING BASED ON 3.0 SPACES/UNIT	151 UNITS
PAVING BASED ON 4.0 SPACES/UNIT	106 UNITS
PAVING BASED ON 5.0 SPACES/UNIT	74 UNITS
PAVING BASED ON 6.0 SPACES/UNIT	58 UNITS
PAVING BASED ON 7.0 SPACES/UNIT	46 UNITS
PAVING BASED ON 8.0 SPACES/UNIT	37 UNITS
PAVING BASED ON 9.0 SPACES/UNIT	31 UNITS
PAVING BASED ON 10.0 SPACES/UNIT	27 UNITS
PAVING BASED ON 11.0 SPACES/UNIT	24 UNITS
PAVING BASED ON 12.0 SPACES/UNIT	21 UNITS
PAVING BASED ON 13.0 SPACES/UNIT	19 UNITS
PAVING BASED ON 14.0 SPACES/UNIT	17 UNITS
PAVING BASED ON 15.0 SPACES/UNIT	16 UNITS
PAVING BASED ON 16.0 SPACES/UNIT	15 UNITS
PAVING BASED ON 17.0 SPACES/UNIT	14 UNITS
PAVING BASED ON 18.0 SPACES/UNIT	13 UNITS
PAVING BASED ON 19.0 SPACES/UNIT	13 UNITS
PAVING BASED ON 20.0 SPACES/UNIT	12 UNITS
PAVING BASED ON 21.0 SPACES/UNIT	12 UNITS
PAVING BASED ON 22.0 SPACES/UNIT	11 UNITS
PAVING BASED ON 23.0 SPACES/UNIT	11 UNITS
PAVING BASED ON 24.0 SPACES/UNIT	11 UNITS
PAVING BASED ON 25.0 SPACES/UNIT	10 UNITS
PAVING BASED ON 26.0 SPACES/UNIT	10 UNITS
PAVING BASED ON 27.0 SPACES/UNIT	10 UNITS
PAVING BASED ON 28.0 SPACES/UNIT	9 UNITS
PAVING BASED ON 29.0 SPACES/UNIT	9 UNITS
PAVING BASED ON 30.0 SPACES/UNIT	9 UNITS
PAVING BASED ON 31.0 SPACES/UNIT	8 UNITS
PAVING BASED ON 32.0 SPACES/UNIT	8 UNITS
PAVING BASED ON 33.0 SPACES/UNIT	8 UNITS
PAVING BASED ON 34.0 SPACES/UNIT	8 UNITS
PAVING BASED ON 35.0 SPACES/UNIT	7 UNITS
PAVING BASED ON 36.0 SPACES/UNIT	7 UNITS
PAVING BASED ON 37.0 SPACES/UNIT	7 UNITS
PAVING BASED ON 38.0 SPACES/UNIT	7 UNITS
PAVING BASED ON 39.0 SPACES/UNIT	6 UNITS
PAVING BASED ON 40.0 SPACES/UNIT	6 UNITS
PAVING BASED ON 41.0 SPACES/UNIT	6 UNITS
PAVING BASED ON 42.0 SPACES/UNIT	6 UNITS
PAVING BASED ON 43.0 SPACES/UNIT	5 UNITS
PAVING BASED ON 44.0 SPACES/UNIT	5 UNITS
PAVING BASED ON 45.0 SPACES/UNIT	5 UNITS
PAVING BASED ON 46.0 SPACES/UNIT	5 UNITS
PAVING BASED ON 47.0 SPACES/UNIT	4 UNITS
PAVING BASED ON 48.0 SPACES/UNIT	4 UNITS
PAVING BASED ON 49.0 SPACES/UNIT	4 UNITS
PAVING BASED ON 50.0 SPACES/UNIT	4 UNITS
PAVING BASED ON 51.0 SPACES/UNIT	3 UNITS
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PAVING BASED ON 70.0 SPACES/UNIT	1 UNIT
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PAVING BASED ON 78.0 SPACES/UNIT	1 UNIT
PAVING BASED ON 79.0 SPACES/UNIT	1 UNIT
PAVING BASED ON 80.0 SPACES/UNIT	1 UNIT



CITY OF COLUMBUS / FRANKLIN COUNTY, OHIO  
**REZONING EXHIBIT**  
 FOR  
**THE GRIFF**

PLAN PROVIDED BY:  
**ADVANCED CIVIL DESIGN ENGINEERS**  
 4215 RESEARCH ROAD  
 COLUMBUS, OHIO 43230  
 PHONE: 614.428.7750  
 FAX: 614.428.7755  
 EMAIL: ADVANCED@ADVANCEDCIVILDESIGN.COM

SCALE: 1" = 40'  
 DATE: 03/16/2017  
 SHEET 1 / 1



*Joe Torjman, Esq*  
 Final Site Plan Received 6/15/2017

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
MAY 11, 2017**

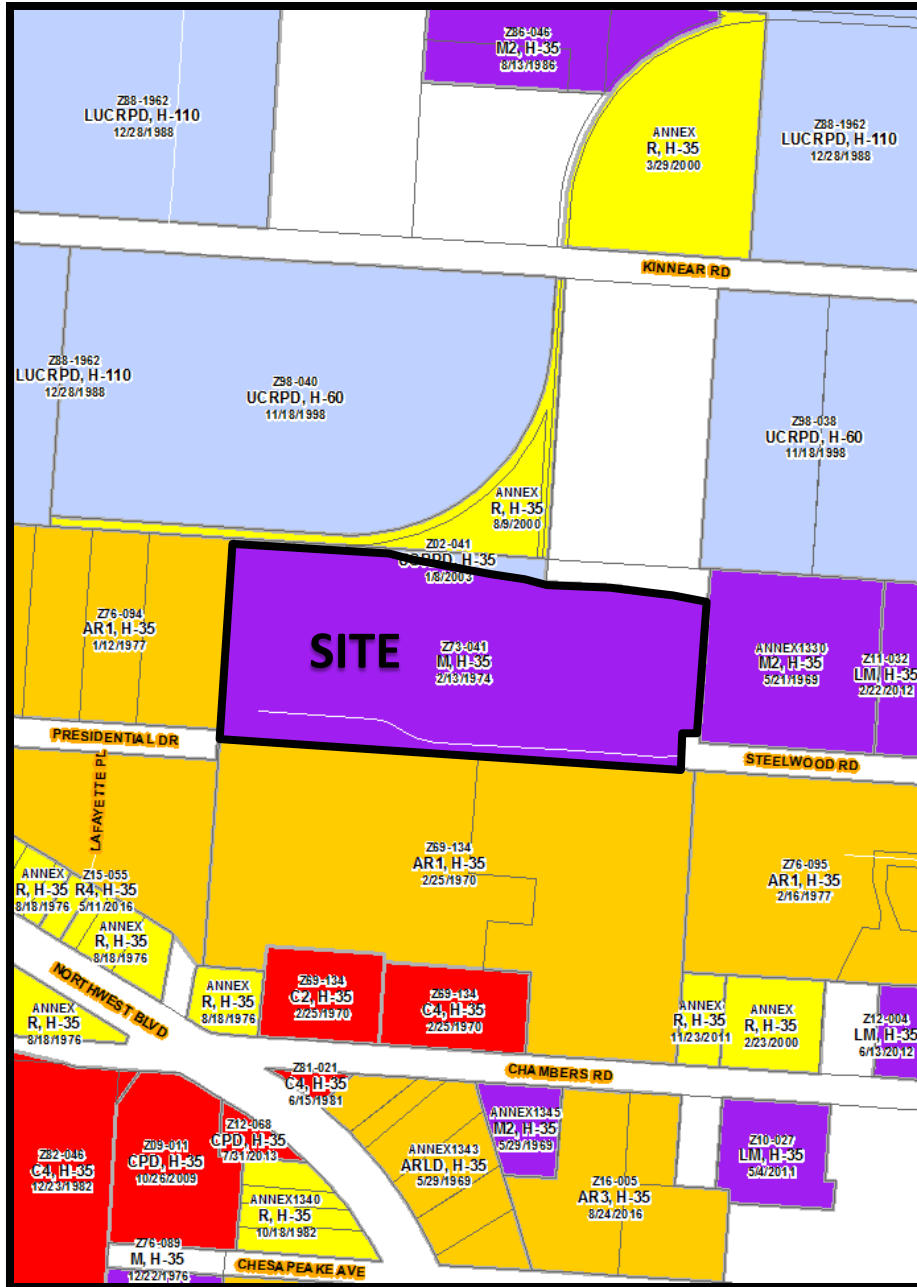
1.     **APPLICATION:**                 **Z16-075**  
        **Location:**                   **1234 STEELWOOD ROAD (43212)**, being 7.95± acres located on the north side of Steelwood Road, 1,100± feet west of Kenny Road (010-016574; Fifth by Northwest Area Commission).  
        **Existing Zoning:**             M, Manufacturing District.  
        **Request:**                     L-AR-1, Limited Apartment Residential District.  
        **Proposed Use:**               Multi-unit residential development.  
        **Applicant(s):**               The Griff, LLC; c/o Jill S. Tangeman, Atty.; 52 East Gay Street; Columbus, OH 43215.  
        **Property Owner(s):**         The applicant.  
        **Planner:**                     Tim Dietrich; 614-645-6665; [tedietrich@columbus.gov](mailto:tedietrich@columbus.gov)

**BACKGROUND:**

- The 7.95± acre site consists of one parcel zoned in the M, Manufacturing District. The site is developed with an extended stay hotel that has been rendered non-conforming by recent zoning code changes. The applicant is requesting the L-AR-1, Limited Apartment Residential District to convert the existing structure into a multi-unit residential development.
- North of the site are research and laboratory buildings associated with The Ohio State University in Columbus and Clinton Township zoned in the UCRPD, University-College Research-Park Development District and L-I, Limited Industrial District respectively. South and west of the site are multi-unit residential developments zoned in the AR-1, Apartment Residential District. East of the site are an athletic training facility and an industrial building zoned in the M-2, Manufacturing District.
- The site is within the planning area of the *Fifth by Northwest Neighborhood Plan (2009)*, which recommends office uses at this location.
- The site is located within the boundaries of the Fifth by Northwest Area Commission, whose recommendation was not available at the time this report was finalized.
- The limitation text includes commitments to building and parking setbacks, maximum building height, vehicle access, distribution of bicycle parking across the site, and parkland dedication. An additional commitment to maintain development of the site in conformance with the submitted site plan is included in the text.
- Concurrent Council Variance (CV16-074) has been filed to reduce the required side and rear yards to reflect as-built conditions. That request will be heard by City Council and will not be considered at this Development Commission meeting.

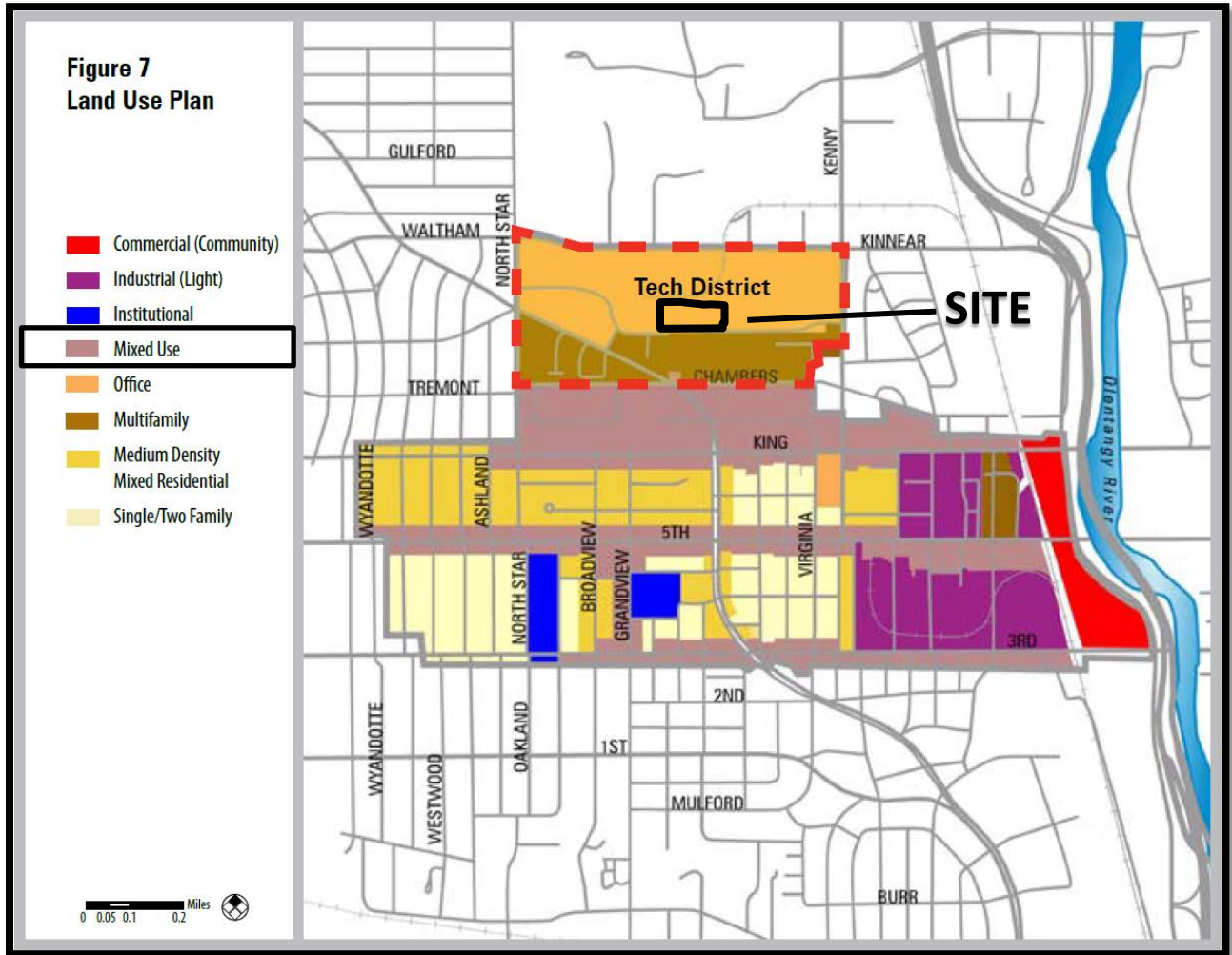
**CITY DEPARTMENTS' RECOMMENDATION:** Approval.

While Staff recognizes that the proposed use and zoning does not correlate with the land use recommendation of the *Fifth by Northwest Neighborhood Plan* for office uses, the development is already in existence and is adjacent to other existing multi-unit residential developments to the south and west. Staff finds the proposed L-AR-1 district to be compatible with the existing use of the site and adjacent properties.



Z16-075  
1234 Steelwood Road  
Approximately 7.95 acres  
From M to L-AR-1

*Fifth by Northwest Neighborhood Plan (2009)*



Z16-075  
1234 Steelwood Road  
Approximately 7.95 acres  
From M to L-AR-1





Z16-075  
1234 Steelwood Road  
Approximately 7.95 acres  
From M to L-AR-1



REZONING APPLICATION

Department of Building & Zoning Services

Scott Messer, Director
757 Carolyn Avenue, Columbus, Ohio 43224-3218
Phone: 614-645-7433 www.columbus.gov

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

Case Number Z16-75 and CV16-074

Address 1234 Steelwood Road

Group Name Fifth by Northwest Area Commission

Meeting Date March, 2017

- Specify Case Type: BZA Variance / Special Permit, Council Variance, Rezoning, Graphics Variance / Plan / Special Permit

- Recommendation: Approval, Disapproval

NOTES: Approved based upon developer following through with agreed upon mitigation and any other efforts that may arise to improve ingress/egress of arterial traffic in area.

Vote 6-0

Signature of Authorized Representative

Handwritten signature and title: 5th NW Area Commission, 614 256-1944

Please e-mail this form to the assigned planner within 48 hours of your meeting day; or FAX to Zoning at (614) 645-2463 OR MAIL to: Zoning, City of Columbus, Department of Building & Zoning Services, 757 Carolyn Avenue, Columbus, Ohio 43224.



DEPARTMENT OF BUILDING AND ZONING SERVICES

REZONING APPLICATION

Department of Building & Zoning Services
Scott Messer, Director
757 Carolyn Avenue, Columbus, Ohio 43224-3218
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 # 216-075

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Deanna R. Cook, Esq.
of (COMPLETE ADDRESS) 52 East Gay Street, 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

Table with 2 columns and 2 rows for listing parties with 5% or more interest. Row 1: 1. The Griff LLC, 470 Olde Worthington Road, Westerville, OH 43082, 0 Columbus employees, c/o Joe Thomas #614-540-2400. Row 2: 2. (Empty)

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Deanna R. Cook, Esq. (Handwritten signature)

Subscribed to me in my presence and before me this 16th day of June, in the year 2017

SIGNATURE OF NOTARY PUBLIC

Torpy L. Wilkinson (Handwritten signature)

My Commission Expires:

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



TORPY L. WILKINSON
Notary Public, State of Ohio
My Commission Expires
07-15-2018

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