

PARKING CO UNTS:
 STANDARD PARKING SPACES = 480
 HANDICAP PARKING SPACES = 13
 TOTAL PARKING SPACES = 473

SYMBOL KEY:

- = EXISTING PINESPRUCE TREE
- = NEW PINESPRUCE TREE
- = EXISTING SMALL ORNAMENTAL
- = NEW SMALL ORNAMENTAL
- = EXISTING LARGE SHADE TREE
- = NEW LARGE SHADE TREE
- = EXISTING BRUSH TREES

1 SITE PLAN - FULL
 SCALE: 1" = 60'-0"

CV20-102; Final Received 11/19/2020

	schwartz design group architecture interiors planning 2231 sw wawarick rd suite 303 columbus, oh 43221-5910 phone 614.291.5910 500 north hoadley rd suite 200 columbus, oh 43215-1310 phone 614.231.1310		11/19/2020; 4:56:56 PM DRAWING IS SCHEMATIC IN NATURE TO SHOW GENERAL INTENT. THIS IS NOT A FINAL CONSTRUCTION DOCUMENT. IT WAS PRODUCED BASED OFF OF SATELLITE IMAGES, SITE VISITS AND CITY/COUNTY WEBSITES, NOT AN ACTUAL ENGINEERING SURVEY.	<h2 style="margin: 0;">RENOVATION PLATO'S CAVE: COLUMBUS</h2> <p style="margin: 0;">4560 HILTON CORPORATE DR. COLUMBUS, OH, 43232</p>	PROJECT NUMBER 200246.99 SHEET NUMBER CA-100
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STATEMENT OF HARDSHIP

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):

Please see attached

Signature of Applicant



Date

10-13-20

4560 Hilton Corporate Drive Statement of Hardship

The property in question is currently zoned C-4 and LM. The property was originally built as a Holiday Inn. The property was converted into the Fort Rapids Indoor Waterpark Resort in 2006. In 2016, the City of Columbus forced the closure of the facility due to numerous code violations. In 2018, the former Fort Rapids property had their pipes burst and water that quickly froze in this winter weather incident was national news.

Abandoned Former Fort Rapids Hotel, 2018



Source: NBC 4 News

The current C-4 zoning allows for commercial on the site along with dwelling units on the floors above the ground floor. The LM zoning is on the eastern portion of the site and cover roughly one-third of the former waterpark.

Republik Fort Rapids, LLC is in contract to purchase the site from the current owner, CUI JUZI. Republik has successfully redeveloped hotel properties into commercial and multi-family units



under the Plato's Cave brand. Republik plans to redevelop the former Fort Rapids site into Plato's Cave mixed use development to build a post-COVID 19 live, work and play development that offers with a mix of 260-270 multi-family units as well as live-work space that will include 12,000 square feet of co-working space with breakout rooms, and individual workstations.

- *Regional jobs center.* Republik plans to transform this abandoned hotel and water park into a post-COVID 19 jobs center for residents of the complex as well

as residents of Southeast Columbus. The co-working space is depicted on the site plan below will operate as "public space serving as an important job center for Southeast Columbus" Repvblik is negotiating a letter of intent with co-working operator Cova Coworking to operate the co-working space on the site. Cova has other co-working operations in Columbus.

- *More than enough parking.* The site has a 12-story tower building, and 60 villa units on the Northwest corner of the property. Per the site plan below, the site has 473 parking spaces including 13 handicap spaces. Per City of Columbus Code Section 3312.49 (Minimum number of parking spaces required) the site is required to have a minimum of 390 parking spaces for the residential units (260 units x 1.5 spaces) and 27 parking spaces for the co-working/office space (1 parking space:450SF of office space).
- *Greenspace a plenty.* The site plan below details the parking lot islands that will be added to the site, the trees that will be added to the site, and the border of the property on the public road already has trees and shrubs which will remain providing shade to pedestrians.
- *Walkable space connecting to public transit.* The site currently has a sidewalk in place in the public right of way along the public road, and pedestrian ramps and crosswalks that will be added at Hilton Corporate Dr and Cloverleaf St East to make the site more walkable and ease access to public transit.
- *Sanitary sewer reviews complete.* The desktop sanitary sewer system review indicates that the proposed development has only a slight increase in sanitary flows to this system. The Greater South East Area Commission provided its unanimous recommendation to approve the Council Variance at its meeting on October 27, 2020.

The requested change of use for the former Fort Rapids villas is not an approved use under the current zoning resulting in the need for the requested variances for the site that are listed below:

- **Variance #1: Chapter 3356 - C-4 Regional Scale Commercial District & 3367.01 – M-2 Manufacturing District.** The proposed use of the villas on the Northwest corner as apartment units is a not an allowable use under these zoning districts as dwelling units cannot be on the ground level in the C-4 district and are prohibited in manufacturing districts. Additionally, accessory residential uses are not permitted in the C-4 district. A zoning variance is requested to allow the villas to be used as multi-family apartments units, and also to permit accessory residential uses on the ground floor of the tower building. The villas are physically separated from the commercial uses on the ground floor of the tower so there will not be a mix of uses on the ground level for that portion of the site.
- **Variance #2: 3309.14 - Height districts.** The current height district for the site is a 35-foot height district. The 12-story tower is taller than 35 feet. A variance is requested to maintain the 120+/- foot building height of the tower.

The proposed variances should be allowed as it meets or exceeds the City of Columbus standards for awarding zoning variances.

1. **The proposed zoning variance will not have any significant impact on the existing conditions of the site and will not be injurious to the neighboring properties.** The proposed zoning variance will enhance the value of the former Fort Rapids site and surrounding properties which include a charter school, day care, Mount Carmel Health Behavioral Health Center, an abandoned lot with a barbed wire fence around it and Interstate 70. The former Fort Rapids has been abandoned for four years and in the current economic environment in a struggling Southeast side neighborhood will likely remain so for years to

come. A redeveloped Fort Rapids site will bring residents and jobs to this area provided enhanced property value for more than an abandoned and overgrown site.

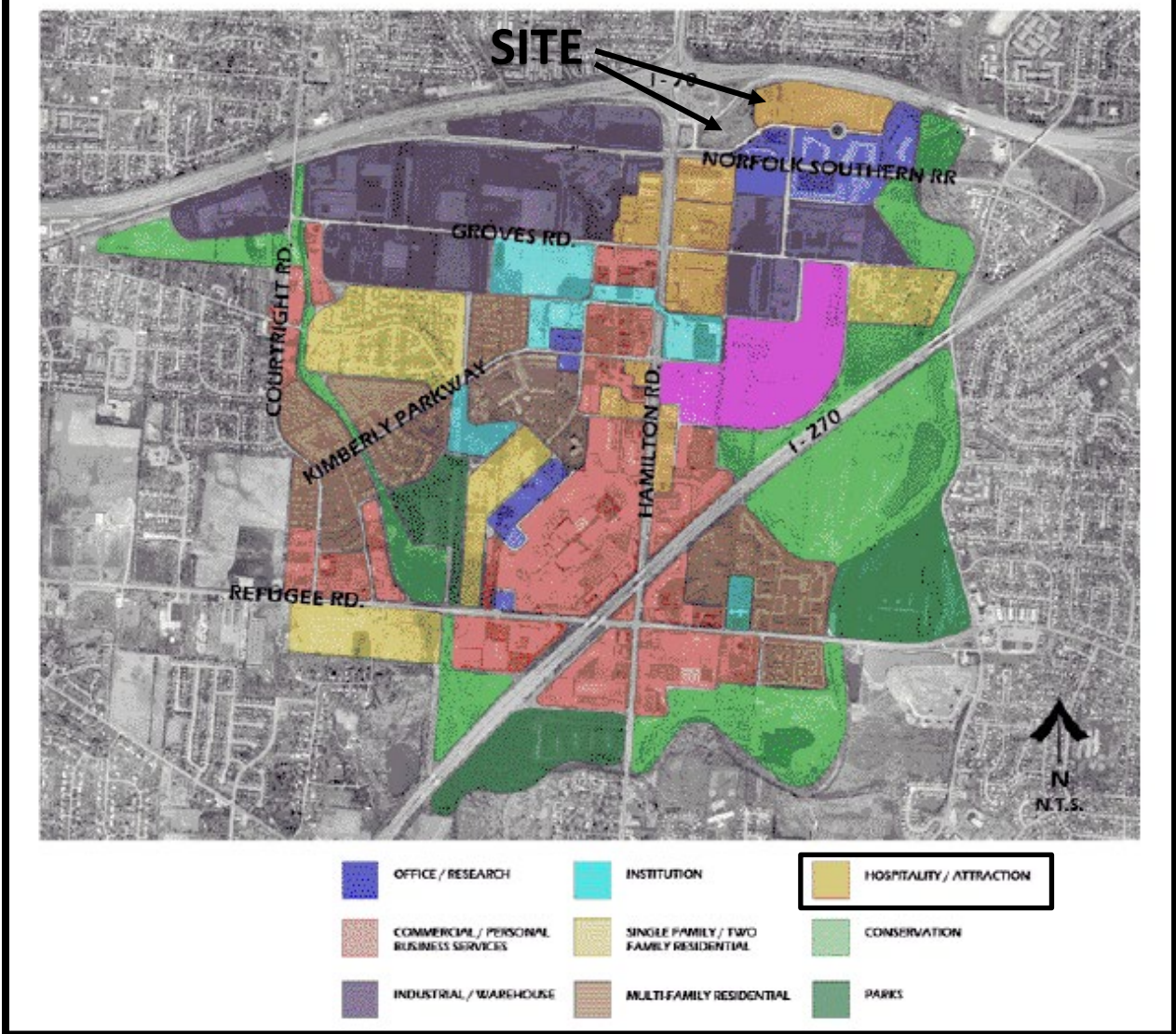
2. **The proposed variances are not contrary to public interest or the intent and purpose of the City of Columbus Zoning Code, nor will the proposed variances impair the supply of light, unreasonably increase the congestion of public streets, increase the danger of fires, endanger the public safety or unreasonably diminish or impair public health, safety, comfort or welfare of City of Columbus residents.** The proposed zoning variance is in the public interest as it will promote the development of a jobs center on this Southeast side community, promote an affordable, market rate housing options to meet the substantial demand for housing in Columbus, makes no changes to the footprint of the current structure so as to not impair light and air access, reduce the number of residential units compared to the current number of hotel rooms available (thus reducing the traffic demands), revitalize a dangerous abandoned 12 story tower to reduce the likelihood of public safety disasters and make a substantial investment in a struggling neighborhood.

The proposed variance sought by Repvblik Fort Rapids, LLC will permit the redevelopment of this abandoned and dangerous site by addressing the practical difficulties and undue hardship of the current zoning code. Also, the proposed variance permits other parcels at the location to be developed into other commercial or industrial purposes as recommended by the existing zoning code.

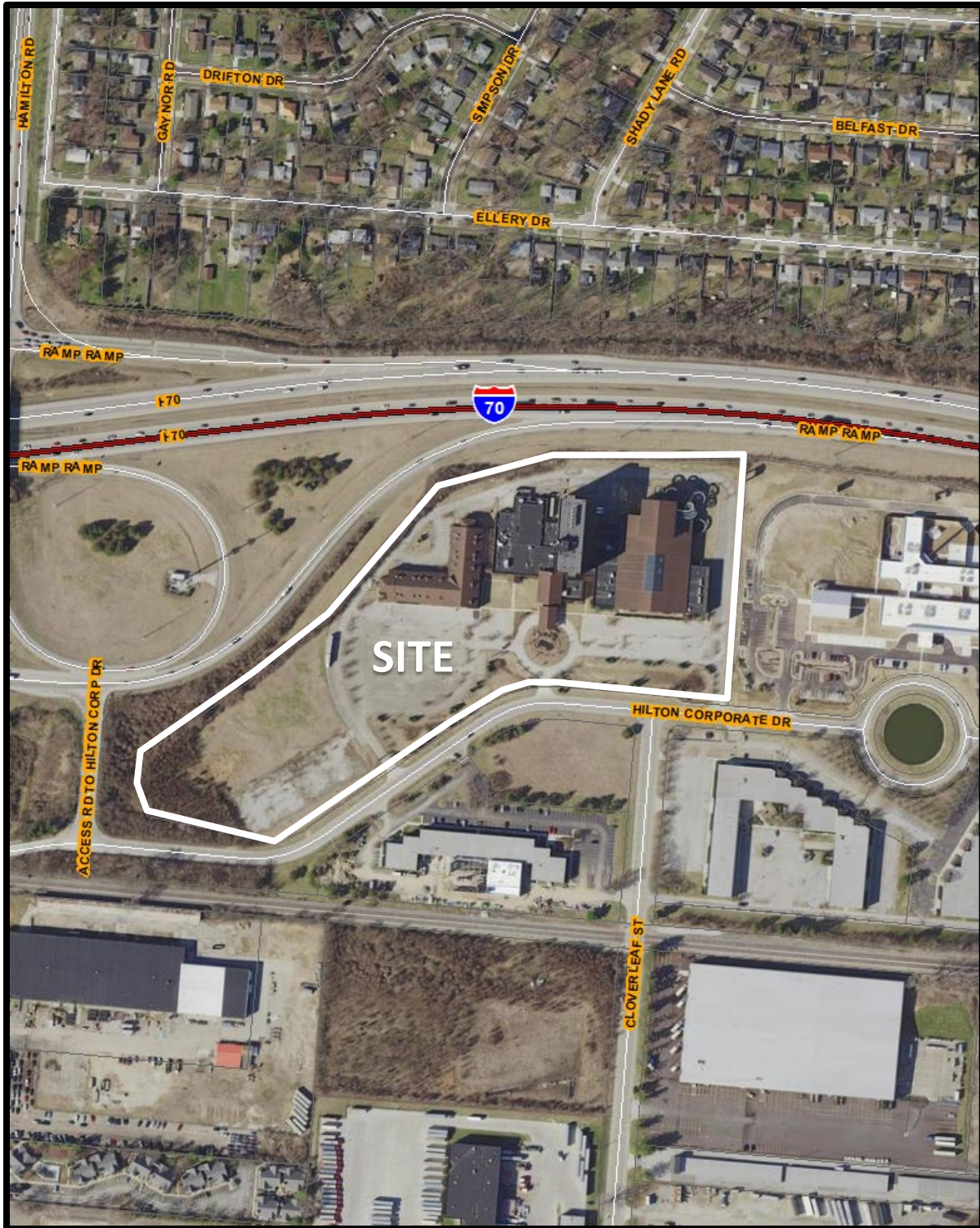


CV20-102
4560 Hilton Corporate Dr.
Approximately 16.59 acres

Map 5.1: Hamilton Road Corridor/Eastland Area Future Land Use



CV20-102
4560 Hilton Corporate Dr.
Approximately 16.59 acres



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4560 Hilton Corporate Dr.
Approximately 16.59 acres

Standardized Recommendation Form

111 N. Front Street, Columbus, Ohio 43215

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

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW
(PLEASE PRINT)

Case Number: CV20-102

Address: 4560 HILTON CORPORATE DR.

Group Name: GREATER SOUTH EAST AREA COMMISSION

Meeting Date: Oct 27, 2020

Specify Case Type:

- BZA Variance / Special Permit
- Council Variance
- Rezoning
- Graphics Variance / Plan / Special Permit

Recommendation:


(Check only one and list basis for recommendation below)

- Approval
- Disapproval

NOTES:

The Commission supports the variance request. Revitalization of this property is greatly needed.

Vote: 10 Affirmed; 0 Opposed

Signature of Authorized Representative: 
SIGNATURE

Zoning Chair
RECOMMENDING GROUP TITLE

614-496-5482
DAYTIME PHONE NUMBER

Please e-mail this form to the assigned planner within 48 hours of your meeting day; or MAIL to: Assigned Planner, City of
MAIL to: Columbus, Department of Building & Zoning Services, 111 N. Front St, Columbus, OH 43215.

Council Variance Application

111 North Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • www.columbus.gov • zoninginfo@columbus.gov

DEPARTMENT OF BUILDING
AND ZONING SERVICES

PROJECT DISCLOSURE STATEMENT

All parties having a 5% or more interest in the project that is the subject of this application should be listed.
THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

APPLICATION #: CV20-102

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Republik Fort Rapids LLC
of (COMPLETE ADDRESS) 1784 Hamilton Road Okemos, MI 48864
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 (include 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. Republik, LLC 1784 Hamilton Rd Okemos, MI 48864</p>	<p>2. PK Companies, LLC 1784 Hamilton Rd Okemos MI 48864</p>
<p>3. Christopher Potterpin 4534 Ethel St Okemos, MI 48864</p>	<p>4. Ronald Potterpin 1250 Ethel St Okemos, MI 48864</p>

Check here if listing additional parties on a separate page.

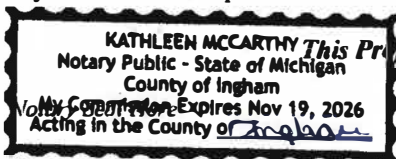
SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 25th day of August, in the year 2020

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

11/19/2026



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

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

Public Disclosure Form

Richard Rubin

3608 The Strand#5

Manhattan Beach, CA 90266