

**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



Z12-023

ORD#0224-2013

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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

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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 Risteler
- 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

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ORD#0224-2013

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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 | 109 North Front Street, 3 rd Floor, Columbus, Ohio 43215-9023 | FAX: 614-645-7805 |
| 614-645-8376 | Office of Support Services | 109 North Front Street, Ground Floor Columbus, Ohio 43215-5036 | FAX: 614-645-7549 |
| 614-645-3111 | 311 Service Center | 1111 East Broad Street, Columbus, Ohio 43205 | FAX: 614-645-3053 |
| 614-645-8376 | Division of Mobility Options | 109 North Front Street, 2nd Floor, Columbus, Ohio 43215-9023 | FAX: 614-645-6938 |
| 614-645-8376 | Division of Design and Construction | 109 North Front Street, 3rd Floor, Columbus, Ohio 43215-9023 | FAX: 614-645-6938 |
| 614-645-8376 | Division of Planning and Operations | 109 North Front Street, 3rd Floor, Columbus, Ohio 43215-9023 | FAX: 614-645-6938 |
| 614-645-2420 | Division of Refuse Collection | 2100 Alum Creek Drive, Columbus, Ohio 43207-1705 | FAX: 614-645-7296 |

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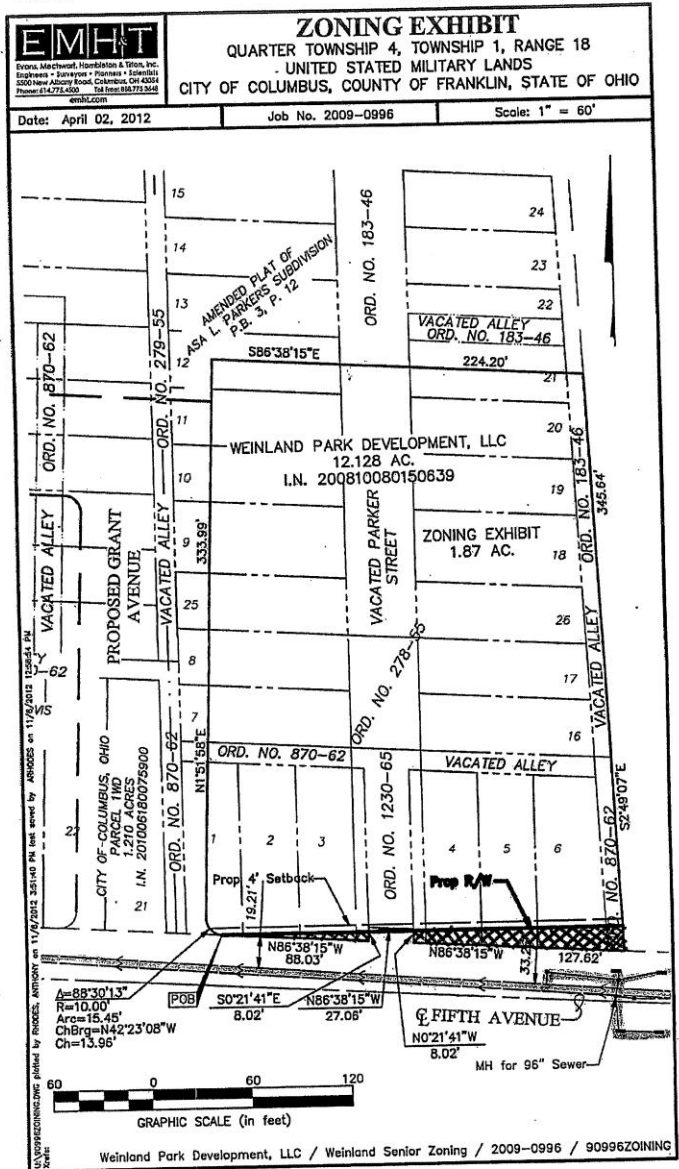


EXHIBIT A

AREA OF ADDITIONAL R/W DEDICATION



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 # Z12-023

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) 594-0650 | 2. _____ _____ _____ |
| 3. Weinland Park Development LLC 575 West First Ave., Suite 100 Columbus, OH 43215 # of Columbus Based Employees: 0 Contact: _____, _____-_____ _____ | 4. _____ _____ _____ |

Check for existing additional parties on a separate page.

SIGNATURE OF AFFIANT

Donald Plank

Subscribed to me in my presence and before me this 11th day of JANUARY, in the year 2013

SIGNATURE OF NOTARY PUBLIC

Barbara A. Painter

My Commission Expires:

AUGUST 3, 2015

Project Disclosure Statement expires six months after date of notarization.

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