

This Site Plan may be slightly adjusted to reflect final engineering, topographical or other site data developed at the time final development is completed. The Engineer shall be responsible for monitoring and may be approved by the Director of the Building and Zoning Services Department or his designee upon submission of his appropriate findings regarding the proposed adjustment.

Daniel S. Perry Date: 1-12-18
 Daniel S. Perry, Agent
 11111 Huber Avenue
 Columbus, Ohio 43204
 Date: 1/12/18

SITE DATA	ADDRESS: 158 N. WHEATLAND AVE. COLUMBUS, OH 43204
FILED: 010-261201 (PART OF)	SITE AREA: 3.50 +/- ACRES (152,460 SF)
ZONING: NG, NEIGHBORHOOD GENERAL (Z03-083)	PROPOSED HEIGHT: H-35
CURRENT PROPOSED HEIGHT: H-35	PROPOSED USE: 51 DWELLING UNITS
PROPOSED USE: 51 DWELLING UNITS	DENSITY: 14.7 UNITS/ACRE +/-
PARKING: 77 SPACES	SETBACKS: AS SHOWN

SITE PLAN

ARCHITECT OF RECORD
PCI DESIGN GROUP, INC.
 229 HUBER VILLAGE BLVD, SUITE 230
 COLUMBUS, OHIO 43204



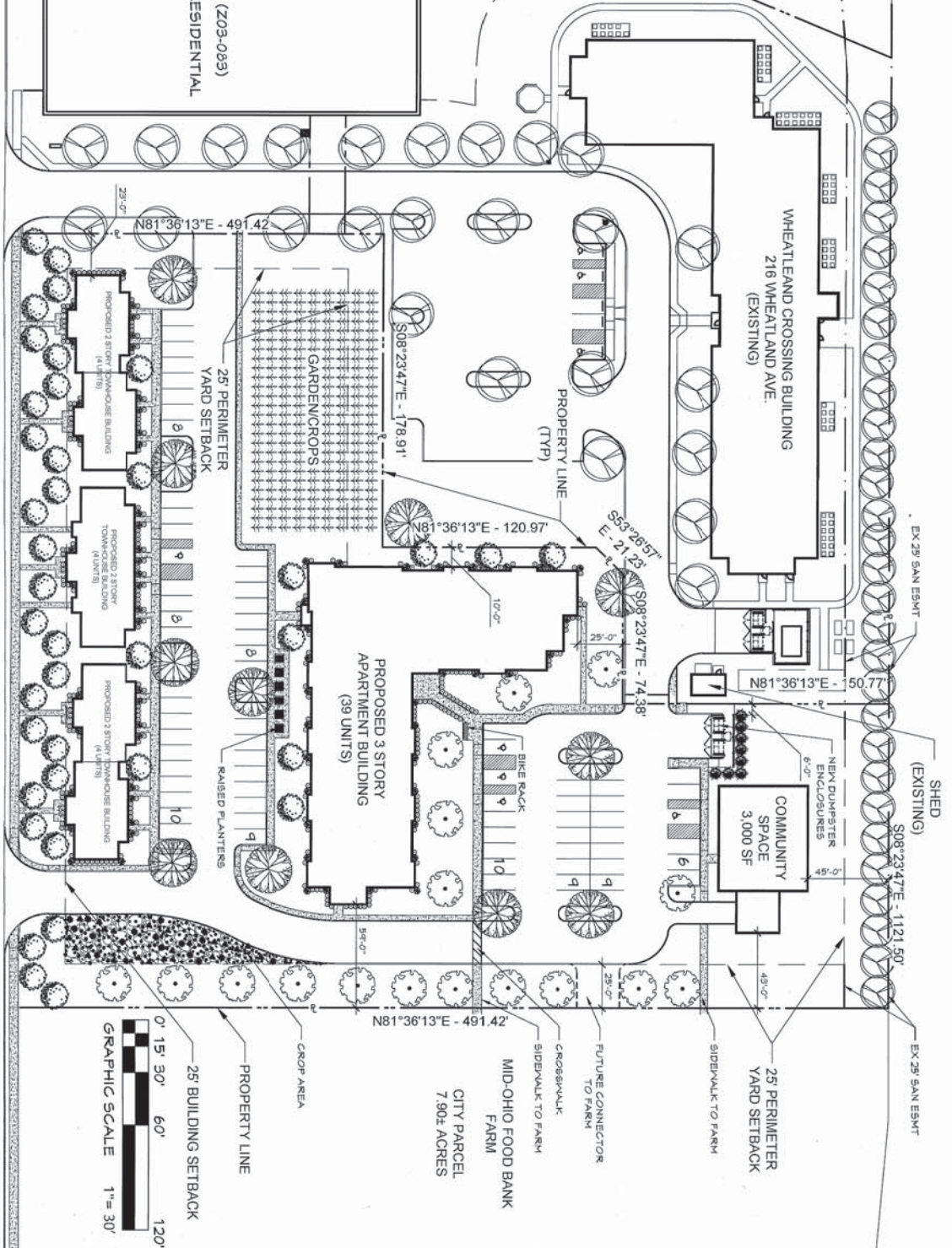
PROJECT TYPE
SITE PLAN

DATE: 01-12-18
 DRAWN BY: RSG
WHEATLAND CROSSING II
 158 N. WHEATLAND AVE.
 COLUMBUS, OHIO 43204

PROJECT TITLE
WHEATLAND CROSSING II

GRAPHIC SCALE 1" = 30'

0' 15' 30' 60' 120'



Z17-039; Final Received 01/16/18

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JANUARY 11, 2018**

- 6. APPLICATION: Z17-039**
- Location:** **158 NORTH WHEATLAND AVENUE (43204)**, being 3.50± acres located on the east side of North Wheatland Avenue, 1,200± feet north of West Broad Street (part of 010-267201; Greater Hilltop Area Commission).
- Existing Zoning:** NG, Neighborhood General District.
- Request:** L-ARLD, Limited Apartment Residential District.
- Proposed Use:** Multi-unit residential development.
- Applicant(s):** The WODA Group, LLC; c/o Dave Perry, Agent; David Perry Company, Inc.; 411 East Town Street, 1st Floor; Columbus, OH 43215; and Donald Plank, Atty.; Plank Law Firm; 411 East Town Street, 2nd Floor; Columbus, OH 43215.
- Property Owner(s):** City of Columbus; c/o John Turner; 845 Parsons Avenue; Columbus, OH 43206.
- Planner:** Kelsey Priebe; 614-645-1341; krpriebe@columbus.gov

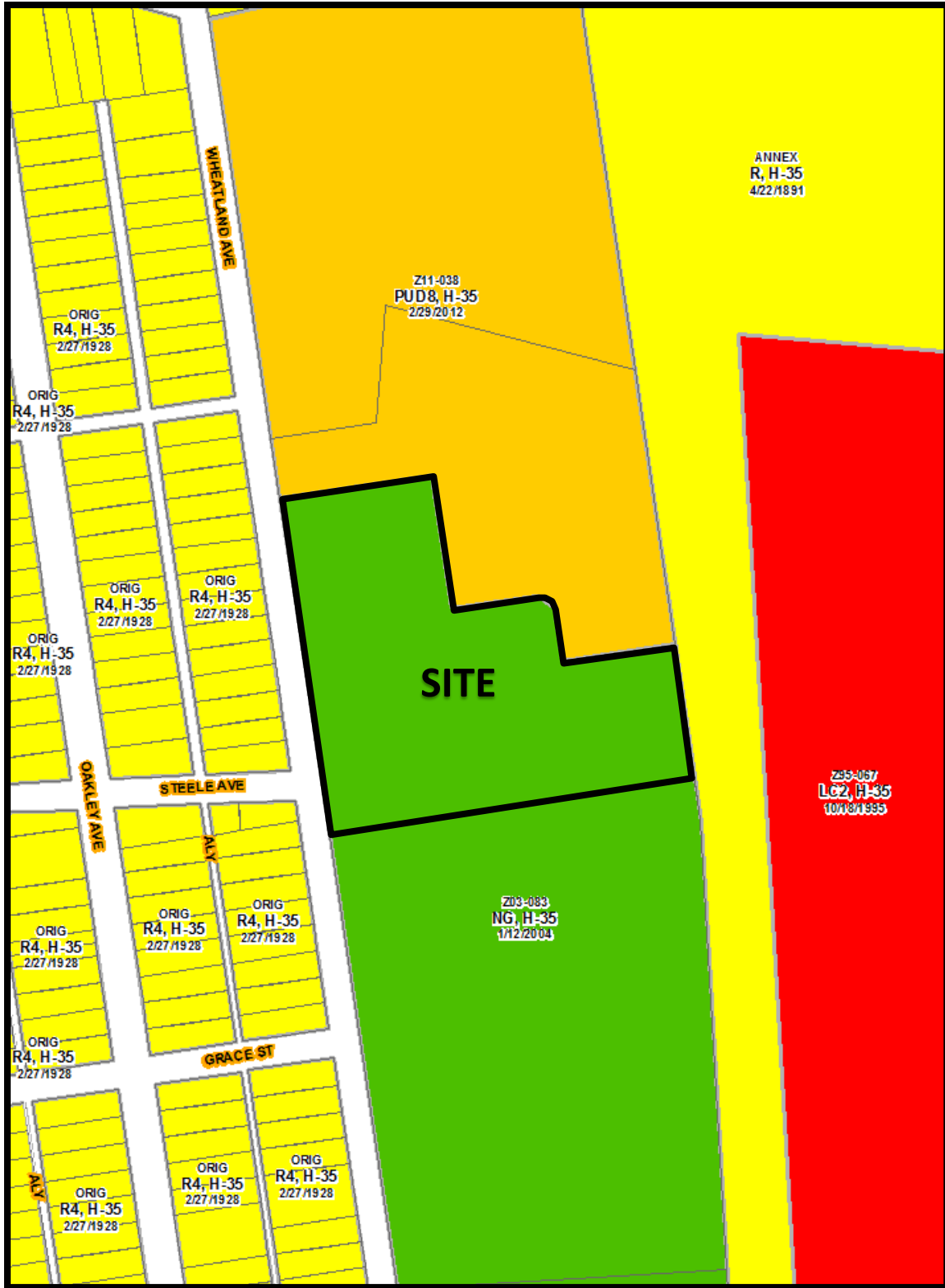
BACKGROUND:

- The site consists of an undeveloped portion of a parcel that is zoned NG, Neighborhood General District from a previous development proposal (Z03-083). The applicant proposes to develop the site with a multi-unit residential development containing 51 dwelling units in the L-ARLD, Limited Apartment Residential District. The subject site was once part of Zoning Application # Z11-038 which was comprised of two phases; but only the first phase was zoned to the PUD-8, Planned Unit Development District for the senior-housing development to the north. Part of Phase 2 of that application proposed single- and multi-unit residential development on what is now the subject site.
- This application was heard and tabled by the Commission at the December 2017 Development Commission meeting. The proposal has been revised from an ARLD, Apartment Residential District to a L-ARLD, Limited Apartment Residential District, with commitments to a site plan and development standards.
- To the north of the site is a 60-unit senior-housing apartment building in the PUD-8, Planned Unit Development District. To the south are undeveloped land and a community garden in the NG, Neighborhood General District. To the east is a State of Ohio campus which includes a mental health facility, office buildings, and a juvenile detention/training facility in the L-C-2, Limited Commercial and R, Rural districts. To the west are dwellings in the R-4, Residential District.
- Companion CV17-066 has been filed to vary landscaping and screening and minimum numbers of required parking spaces. That request will be heard by City Council and will not be considered at this Development Commission meeting.

- The site is within the boundaries of the *Greater Hilltop Plan Amendment* (2010), which recommends “Medium Density Mixed Residential” land uses at this location, and further recommends that higher density residential be located along West Broad Street and Sullivant Avenue. The site is also identified by the Plan as a “Development Opportunity Site” to develop the site with new housing. Staff notes that the proposed residential development would have a density of 14.57 units/acre which is higher than the Plan’s recommendation of 10 units/acre. Nonetheless, due to the close proximity to West Broad Street, which is a primary corridor in the Greater Hilltop Area, and the clustering of similar-density buildings together as part of a larger development that includes open space areas, Staff supports higher density for the proposed development.
- The site is located within the boundaries of the Greater Hilltop Area Commission, whose recommendation was for disapproval.
- The Limitation text restricts the maximum number of units to 51 and includes development standards addressing traffic access, landscaping, and graphics provisions. The text also commits to a site plan, which was not available at the time this report was finalized.

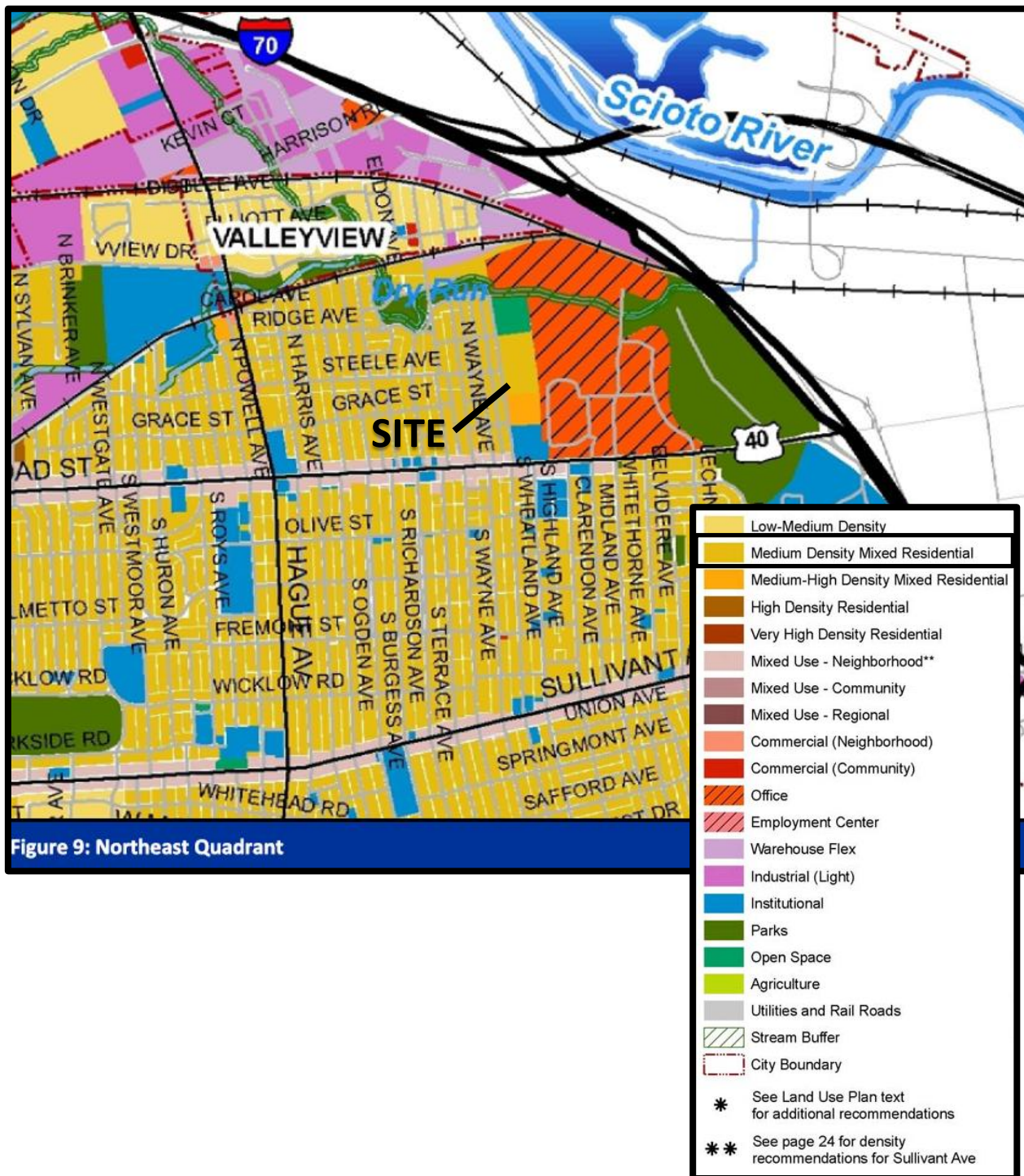
CITY DEPARTMENTS’ RECOMMENDATION: Approval.

The requested L-ARLD, Limited Apartment Residential District will allow a multi-unit residential development with similar density as the adjoining development to the north. Staff supports multi-unit residential uses at this location and recognizes potential benefits of locating the proposed building in association with the existing senior housing development, which together with open space previously dedicated under Zoning Application # Z11-038, achieves density that is consistent with the recommendations of the *Greater Hilltop Area Plan Amendment* (2010).



Z17-039
158 North Wheatland Avenue
Approximately 3.50 acres
NG to L-ARLD

Greater Hilltop Plan Amendment (2010)



Z17-039
 158 North Wheatland Avenue
 Approximately 3.50 acres
 NG to L-ARLD



Z17-039
158 North Wheatland Avenue
Approximately 3.50 acres
NG to L-ARLD



STANDARDIZED RECOMMENDATION FORM

City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

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

Case Number Z17-039

Address 158 North Wheatland Avenue, Columbus Ohio 43204

Group Name City of Columbus Greater Hilltop Area Commission

Meeting Date December 5, 2017

Specify Case Type

BZA Variance / Special Permit

Council Variance

Rezoning

Graphics Variance / Plan / Special Permit

Recommendation (Check only one)

Approval

Disapproval

NOTES: The vote was a tie vote of 6 in favor and 6 opposed. However, according to Robert's Rules of Order a tie vote would be considered a "no" vote.

Vote 6 in favor, 6 opposed

Signature of Authorized Representative Michael Jay McCallister

SIGNATURE

Chairman

RECOMMENDING GROUP TITLE

614-351-1278

DAYTIME PHONE NUMBER

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



Highland West Neighbors Association

P.O. Box 44106, Columbus, OH 43204

www.hwna.net

"Building community...working together"

11 January 2018

Columbus Development Commission
757 Carolyn Avenue
Columbus, OH 43224

RE: Application Z17-039
158 North Wheatland Avenue
Columbus, OH 43204
The Woda Group

Dear Commissioners:

The Woda Group did come to the table to discuss the concerns of the community and presented a new plan to replace the former large 3-story building with 2 story town houses lining North Wheatland Avenue which would complement the existing housing that currently exists on the west side of the street. The zoning was changed to a "Limited" ARLD and the variances for reduced parking and a height variance are no longer being asked for. In addition, they reduced the total number of units and the height of the structures have also been reduced from the original plan. **Our civic association work group and other members of the community have agreed that the changes made to the plan are significant and now conform to the Greater Hilltop Plan, incorporating traditional neighborhood design principles.** Some other issues remain that deal with the City of Columbus, but not with the developer and the **significant changes and compromises** that they have been willing to make to their original plan for the site. **We will be attending the Columbus Development Commission meeting on Thursday evening, January 11, 2018, to give our conditional support for the rezoning.**

Our unaddressed concerns are and our conditional approval of this project will be based on the City's commitment to, the following:

- (1) The current confusing traffic pattern on N. Wheatland needs to be corrected as soon as possible. For the smooth flow of traffic for the senior community and the new complex, along with the overall safety of the residents of the neighborhood, Wheatland Avenue needs to become a two-way street for the entire length of it, not just for the last block and the first block of it. Upgrades to the alley behind the existing homes on Wheatland will need to be made to accommodate well-lit and safe off-street**

parking to assist in the smooth flow of traffic during the time of construction of the new facility.

- (2) **North Wheatland Avenue must be widened by a minimum of 10 feet on the east side of the roadway** to accommodate additional traffic flow for safe passage that can also accommodate some on-street parking, as well as continue to safely be a major fire route for the fire department servicing Highland West addresses on the north side of Broad Street. In two meetings since November 2017, the City has told us that Wheatland Avenue is under consideration for widening. The developer supports the widening and has built in enough setback in their plan to allow for it to be done. The utility poles will also need to be relocated or the wires placed underground to facilitate the requested changes to the street. **The very narrow sharp turn at the bottom of Wheatland Avenue** at its intersection with Glenview Boulevard by the park also must be widened and made safe and **the blind hill next to the senior housing driveway** also needs to be addressed before a tragic accident happens when someone is attempting to pull out of its driveway onto Wheatland.

The Highland West community will continue to advocate for both of the above concerns until the City complies, however, we do not feel it would be fair to hold The Woda Group accountable for the out dated infrastructure itself. Wheatland Avenue and its needs have been brought forward to the City in the past and have continued to be ignored. We ask that the City gives this plan real support by providing the infrastructure needed to guaranty its success. Perhaps this could be done through tax incremental funding, as such projects are handled downtown and in most of the other central city neighborhoods.

We wish to thank Joseph McCabe and The Woda Group for the time and efforts they have put into the site plan to do their best to accommodate our concerns and the adjustments they made to their plans, hoping the City, in good faith, will follow suit.

The Highland West Civic Association



Geoffrey Phillips,
President

THE CITY OF
COLUMBUS
ANDREW J. GINTHER, MAYOR

COLUMBUS DEVELOPMENT COMMISSION
Basis for Recommendation

6

DEPARTMENT OF BUILDING
AND ZONING SERVICES

Date: January 11, 2018

Application #: Z17-039	Requested: L-ARLD	Address: 158 North Wheatland Avenue						
# Hearings:	Length of Testimony: 7:45 → 8:10 (25)	Staff Position: <input checked="" type="checkbox"/> Approval <input type="checkbox"/> Disapproval <input type="checkbox"/> Conditional Approval						
(2) # Speakers Support: (0) Position: (0)	Development Commission Vote: <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Abstain	Area Comm/ Civic Assoc: <input type="checkbox"/> Approval <input checked="" type="checkbox"/> Disapproval <input type="checkbox"/> Conditional Approval						
(2) Position (write out ABSENT or ABSTAIN)	Y	Y	Y	Y	Y	Y	Y	
+ = 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: EXCELLENT IMPROVEMENTS TO SITE PLAN AND SCOPE OF CONTROLS. * OFF-SITE PARKING/TRAFFIC IMPROVEMENTS CRITICAL!								
INGWERSEN: PLEASE TAKE VERY SERIOUSLY THE NEED FOR SAFE TRAFFIC - BOTH IN DIRECTION & ELIMINATION OF ONE WAY CONFUSION AND EMERGENCY VEHICLE ACCESS! (WIDENING.)								
ANDERSON: <u>Please ADDRESS THE TRAFFIC CONCERNS!</u>								
COOLEY: ESSENTIAL TRAFFIC ISSUES NEED TO BE RESOLVED.								
CONROY:								
ONWUKWE: Appropriate development City should address TRAFFIC CONCERN!!!								
GOLDEN: DITTO!!!								

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 # Z17-039

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Donald Plank (Plank Law Firm) -----
of (COMPLETE ADDRESS) 411 East Town Street, 2nd Floor, Columbus, Ohio 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. City of Columbus Ohio 50 West Gay Street, FL 4 Columbus, Ohio 43215 # of Columbus Based Employees: 10,000 +/- Contact: John Turner 614-645-2551	2. The WODA Group, LLC 229 Huber Village Boulevard, Suite 100 Westerville, Ohio 43081 # of Columbus Based Employees: 0 Contact: Joseph McCabe 614-396-3200
3. _____	4. _____

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Donald Plank

Subscribed to me in my presence and before me this 3rd day of November, in the year 2017

SIGNATURE OF NOTARY PUBLIC

Stacey L. Danza
11-5-2018

My Commission Expires:

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



Stacey L. Danza
Notary Public, State of Ohio
My Commission Expires 11-05-2018

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