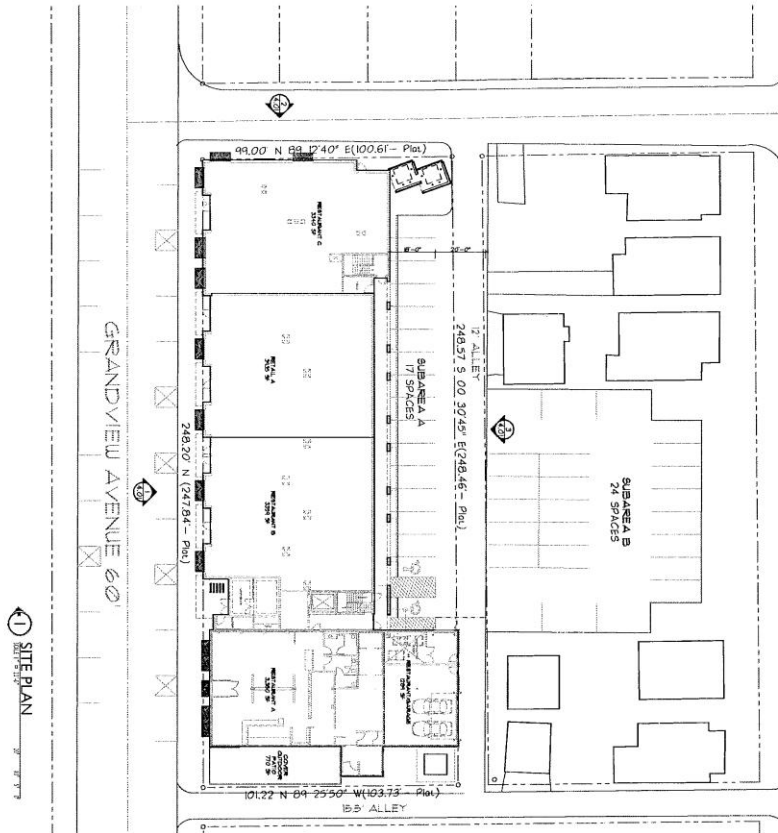




① SITE PLAN

*Design by J. Kim*  
*Jan 21, 2009*

### NEW PARKING REQUIREMENTS

|            |           |                |              |
|------------|-----------|----------------|--------------|
| 1st FLOOR  |           |                |              |
| RESTAURANT | 12,810 SF | $\frac{1}{75}$ | = 168        |
| RETAIL     | 3,935 SF  | $\frac{1}{50}$ | = 12         |
| TOTAL      | 16,745 SF |                | = 187 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 |

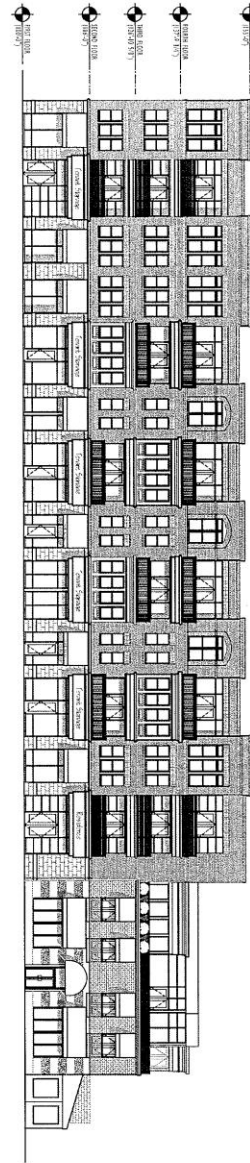
|             |          |           |              |
|-------------|----------|-----------|--------------|
| GRAND TOTAL | 39 UNITS | 70,300 SF | = 265 SPACES |
|-------------|----------|-----------|--------------|

TOTAL PARKING SPACES REQUIRED = 265  
 ACTUAL PARKING SPACES PROVIDED = 41+  
**PERCENTAGE OF PARKING PROVIDED = 16%**

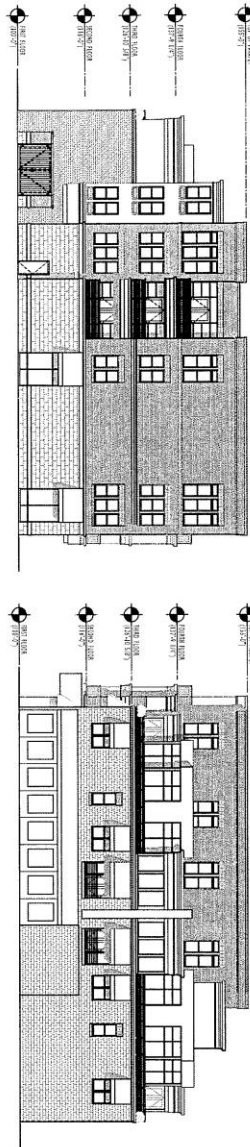
\* PER ADMP 94, 2 ACCESSIBLE SPACES REQUIRED PER PROVIDED PARKING  
 \*\* 2 ADDITIONAL ENCLOSED PARKING SPACES MAY BE PROVIDED IF APPROVAL  
 IS OBTAINED FROM ADJACENT PROPERTY OWNERS TO THE EAST FOR  
 MANEUVERING ACROSS THEIR LOTS.

LOCATION OF AWINGS ABOVE (12 TOTAL)

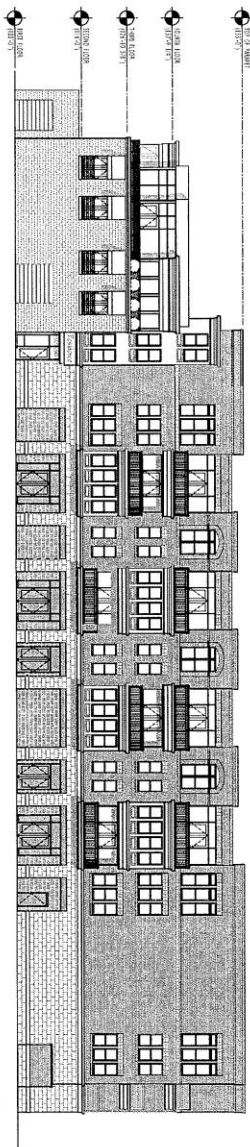
DEMISING WALLS SHOWN ON PLAN ARE FOR PRELIMINARY SPACE ALLOCATION  
 AND MAY VARY BASED ON LANDLORD-TENANT REQUIREMENTS.



① ELEVATION



② ELEVATION



③ ELEVATION

④ ELEVATION

*July 2, 2009*  
*APR 1, 2009*  
*APR*

**ARCHITECTURAL ALLIANCE**  
 401

**GRANDVIEW AVENUE** development  
 1368-1400 Grandview Avenue

- 1. Brick
- 2. Concrete
- 3. Stucco
- 4. Wood
- 5. Metal
- 6. Glass
- 7. Asphalt
- 8. Shingles
- 9. Slate
- 10. Tile
- 11. Copper
- 12. Lead
- 13. Zinc
- 14. Aluminum
- 15. Steel
- 16. Iron
- 17. Bronze
- 18. Silver
- 19. Gold
- 20. Platinum
- 21. Palladium
- 22. Rhodium
- 23. Iridium
- 24. Osmium
- 25. Rhenium
- 26. Manganese
- 27. Chromium
- 28. Vanadium
- 29. Niobium
- 30. Tantalum
- 31. Tungsten
- 32. Molybdenum
- 33. Zirconium
- 34. Hafnium
- 35. Yttrium
- 36. Lanthanum
- 37. Cerium
- 38. Praseodymium
- 39. Neodymium
- 40. Promethium
- 41. Samarium
- 42. Europium
- 43. Gadolinium
- 44. Terbium
- 45. Dysprosium
- 46. Holmium
- 47. Erbium
- 48. Thulium
- 49. Ytterbium
- 50. Lutetium
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**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
JUNE 11, 2009**

- 2. APPLICATION: Z09-012**
- 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](mailto:dahitt@columbus.gov)

**BACKGROUND:**

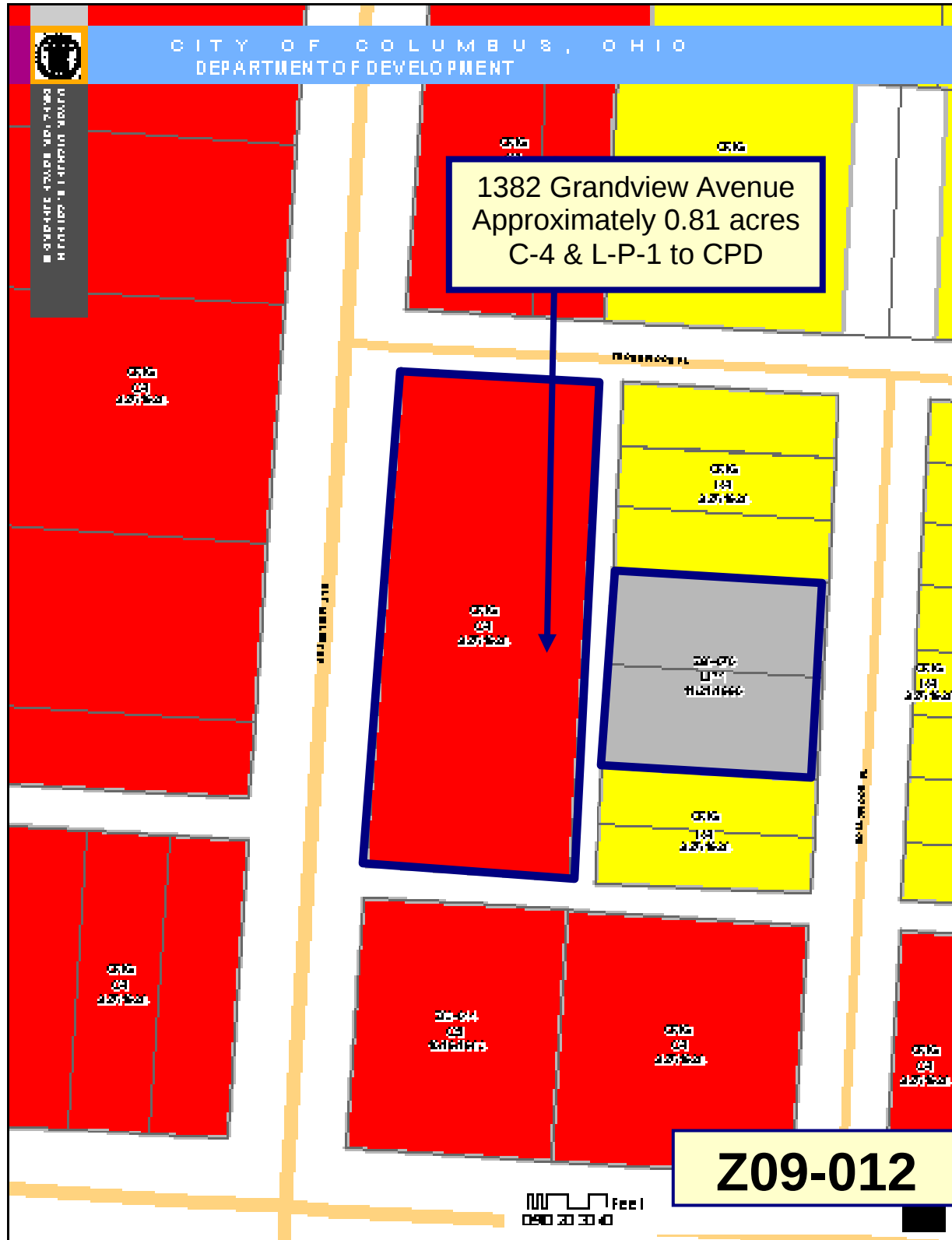
- The applicants are applying for a rezoning from the C-4, Commercial District and L-P-1, Limited Parking District to replace a two story mixed use building destroyed by fire with a four story building containing retail and restaurant uses on the first floor and 39 multi-family dwelling units on the top three floors.
- 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 CPD Text provides for use restrictions, commits to the elevations, lighting controls, screening of rooftop mechanicals and provides for bike racks as requested by the Healthy Places program.
- The applicants are seeking variances to setbacks, maneuvering along the alley, parking lot screening and for the amount of parking to be provided. Staff supports the variances to setbacks since they are necessary to allow the proposed building to reestablish the footprint and street presence of the former building. Staff supports the variances to eliminate screening and decrease maneuvering along the alley since these variances are needed to allow the sixteen proposed parking spaces that were not present before. The applicants are requesting a parking variance to provide 225 less spaces than required. The Department of Public Service, Division of Planning & Operations has not agreed to propose the Applicant's proposal without some additional limitations. These limitations are: 1)

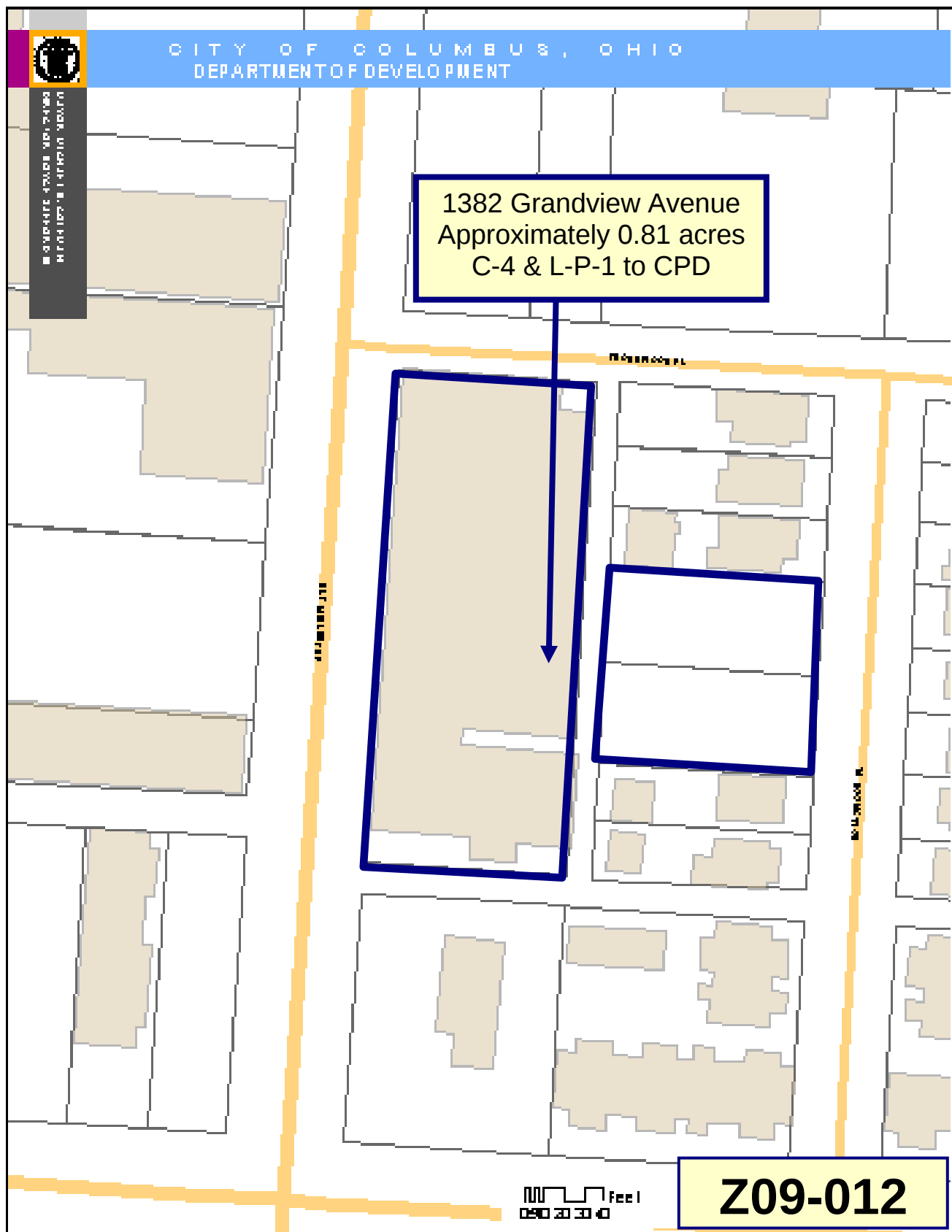
Additional space devoted to restaurant uses shall be limited to 2800 square feet. With the existing restaurant utilizing 4822 square feet (including the outdoor patio), total area devoted to restaurant uses shall be limited to 7622 square feet. 2) One parking space shall be provided per dwelling unit. The applicants have not agreed to these limitations at the time this Report was prepared.

- 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:** Disapproval.

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. Recognizing that there are existing challenges regarding parking in the area, Staff must recommend disapproval until the issue of parking is resolved to the Department of Public Service, Division of Planning & Operations' satisfaction.



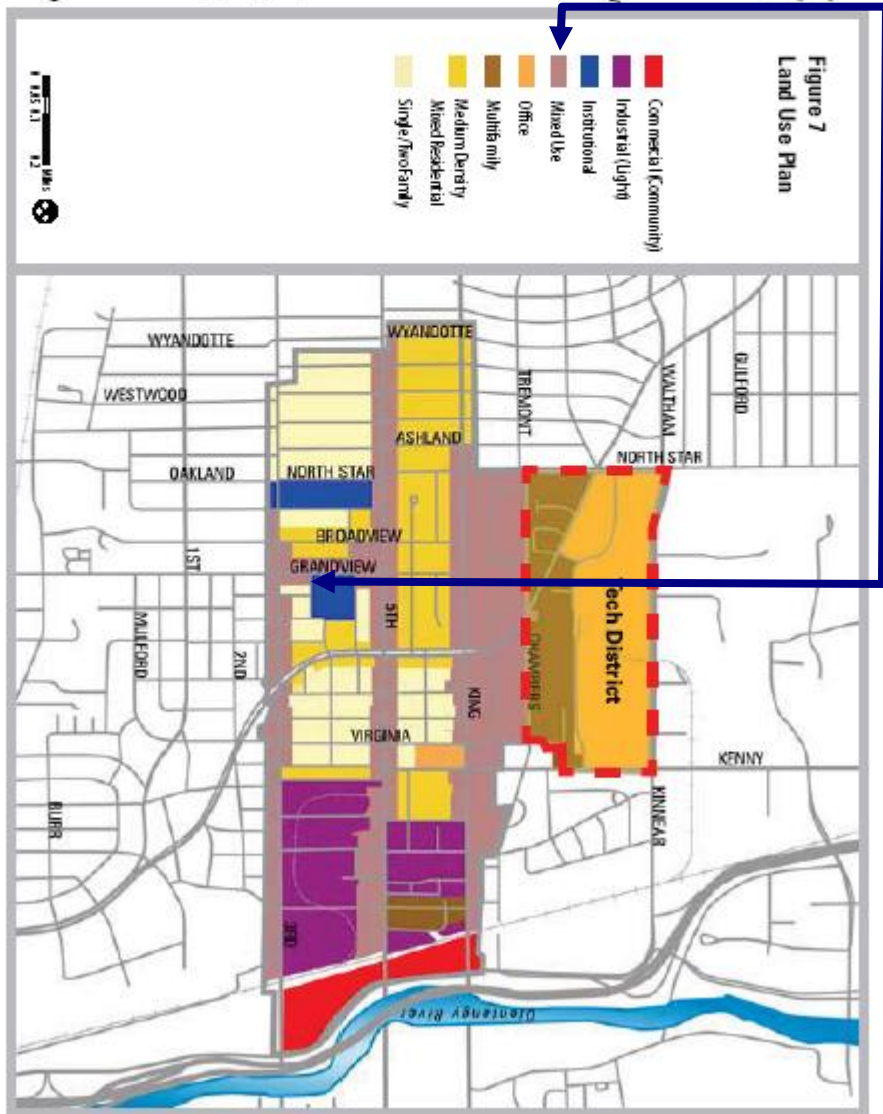


**FIFTH ST. NORTHWEST NEIGHBORHOOD PLAN**

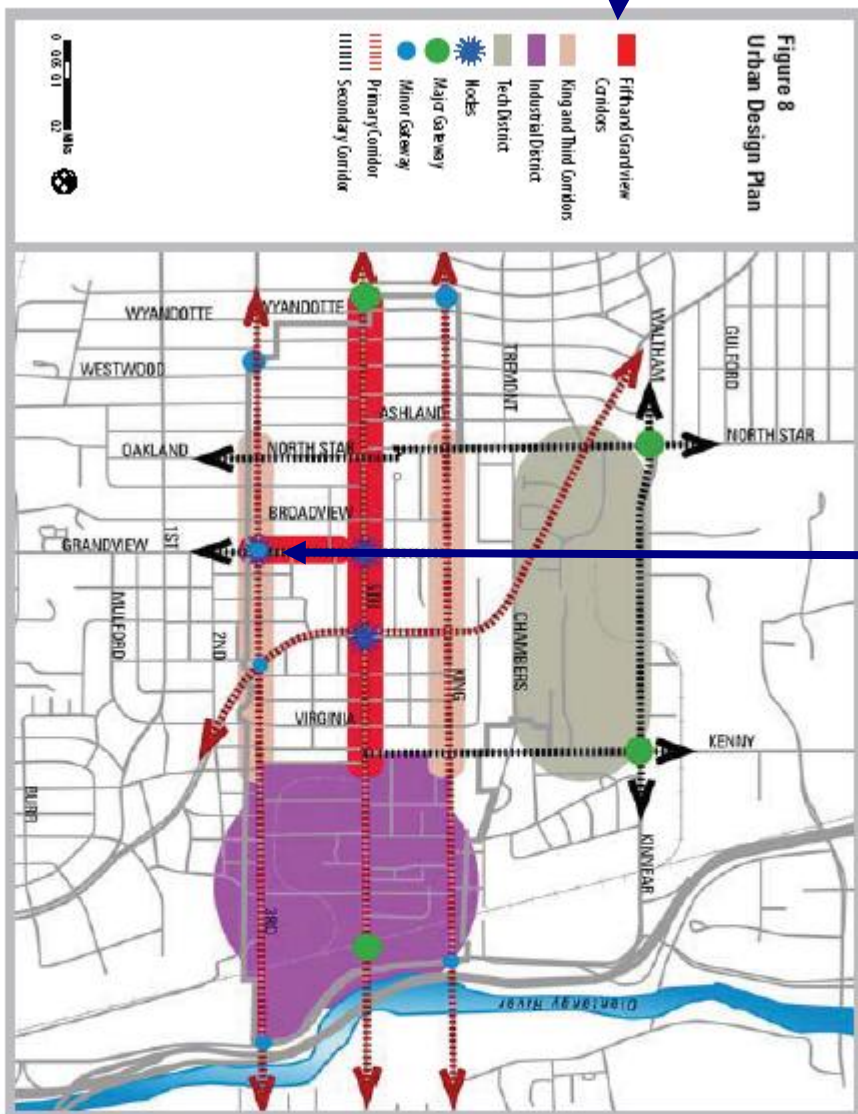
**Policy:**  
Mixed use development should be common on Fifth by Northwest's primary corridors and include multifamily housing, neighborhood-scale retail, offices, and other services that contribute to a walkable environment.

**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



- 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 Olentangy 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 used 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: 5<sup>th</sup> by NW Area Commission Meeting Date: June 2, 2009

Case Number: 209-012 Case Type: ☐ Council Variance ☒ Rezoning

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

Person(s) Representing Applicant at Meeting: Rob Harris / Jeff Brown

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

Applicant  
Response  
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 5 Against \_\_\_\_\_

Signature / Title of Authorized Representative: Bruce Chatter

Daytime Phone Number: 614-408-1110

**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.



City of Columbus | Department of Development | Building Services Division | 757 Carolyn Avenue, Columbus, Ohio 43224

**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 FRANKLINAPPLICATION # Z09-012

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. Wagbros Co., Ltd.<br>1289 Grandview Ave.<br>Columbus, OH 43212<br><i>Mike Wagbrenner</i><br><i>488-0671</i> | 2. |
| 3.                                                                                                             | 4. |

☐ Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 4th day of May in the year 2009

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

This Project Disclosure Statement expires six months after date of

Notary Seal Here



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