

SITE & BUILDING INFORMATION

ADDRESS: 1408 N. GRANT AVE.
 PER: 010-000468 (PART), 010-282480, 010-044628, 010-000339
 TOTAL SITE AREA: 13.875 AC. (604,385 S.F.)
 ZONING: M-1.4-0 (010-000468 PART, 010-282480 PART)
 C-4 H-35 (010-044628, 010-000339)
 ZONING VARIANCE: CV15-050

BUILDING HEIGHT (H-50): 45'-0" MAX.

PROPOSED USE: MULTI-FAMILY RESIDENTIAL

PARKING: USE AREA - MULTI-FAMILY

PARCEL 1: (6.683 AC.) (IN)

248 UNITS (37 UNIT/AC.)

ACCESSIBLE: 8 Spaces

BICYCLE: 20 Spaces

PARCEL 2: (2.253 AC.) (IN)

81 UNITS (37 UNIT/AC.)

ACCESSIBLE: 5 Spaces

BICYCLE: 20 Spaces

PARCEL 3: (3.199 AC.) (IN, 70')

30 UNITS (19 UNIT/AC.)

ACCESSIBLE: 3 Spaces

BICYCLE: 8 Spaces

PARCEL 4: (0.598 AC.) (IN)

OPEN SPACE

PARCEL 5: (0.823 AC.) (IN, C-4)

42 UNITS (58 UNIT/AC.)

ACCESSIBLE: 3 Spaces

BICYCLE: 5 Spaces

PARCEL 6: (0.154 AC.) (C-4)

OFF-SITE PARKING FOR PARCEL 6

41 Spaces (0.88)

FLOOD ZONE: X

KEYED NOTES

1. SERVICE AREAS FOR PARCELS 1, 2, 3, AND 5 TO BE PROVIDED BY CITY SERVICE.

2. PARCELS 1, 2, 3, AND 5 TO BE PROVIDED BY PRIVATE UTILITIES.

3. PARCELS 1, 2, 3, AND 5 TO BE PROVIDED BY PRIVATE UTILITIES.

4. PARCELS 1, 2, 3, AND 5 TO BE PROVIDED BY PRIVATE UTILITIES.

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9. PARCELS 1, 2, 3, AND 5 TO BE PROVIDED BY PRIVATE UTILITIES.

10. PARCELS 1, 2, 3, AND 5 TO BE PROVIDED BY PRIVATE UTILITIES.

11. PARCELS 1, 2, 3, AND 5 TO BE PROVIDED BY PRIVATE UTILITIES.

12. PARCELS 1, 2, 3, AND 5 TO BE PROVIDED BY PRIVATE UTILITIES.

13. PARCELS 1, 2, 3, AND 5 TO BE PROVIDED BY PRIVATE UTILITIES.

14. PARCELS 1, 2, 3, AND 5 TO BE PROVIDED BY PRIVATE UTILITIES.

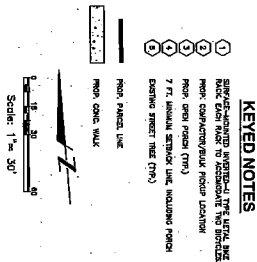
15. PARCELS 1, 2, 3, AND 5 TO BE PROVIDED BY PRIVATE UTILITIES.

16. PARCELS 1, 2, 3, AND 5 TO BE PROVIDED BY PRIVATE UTILITIES.

17. PARCELS 1, 2, 3, AND 5 TO BE PROVIDED BY PRIVATE UTILITIES.

CV15-050 Final Received 4/26/2017 Dkt 4

CVIS-DSO Final Received 4/26/2017 2:24 PM
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Revised 10/10/2017 10:00 AM by: [illegible] 10/10/2017 10:00 AM by: [illegible] 10/10/2017 10:00 AM by: [illegible]

E.P. FERNIS & ASSOCIATES, INC.

EXISTING REFERENCE		REVISIONS	
CITY NO.	DATE	DESCRIPTION	APPROVAL/DATE

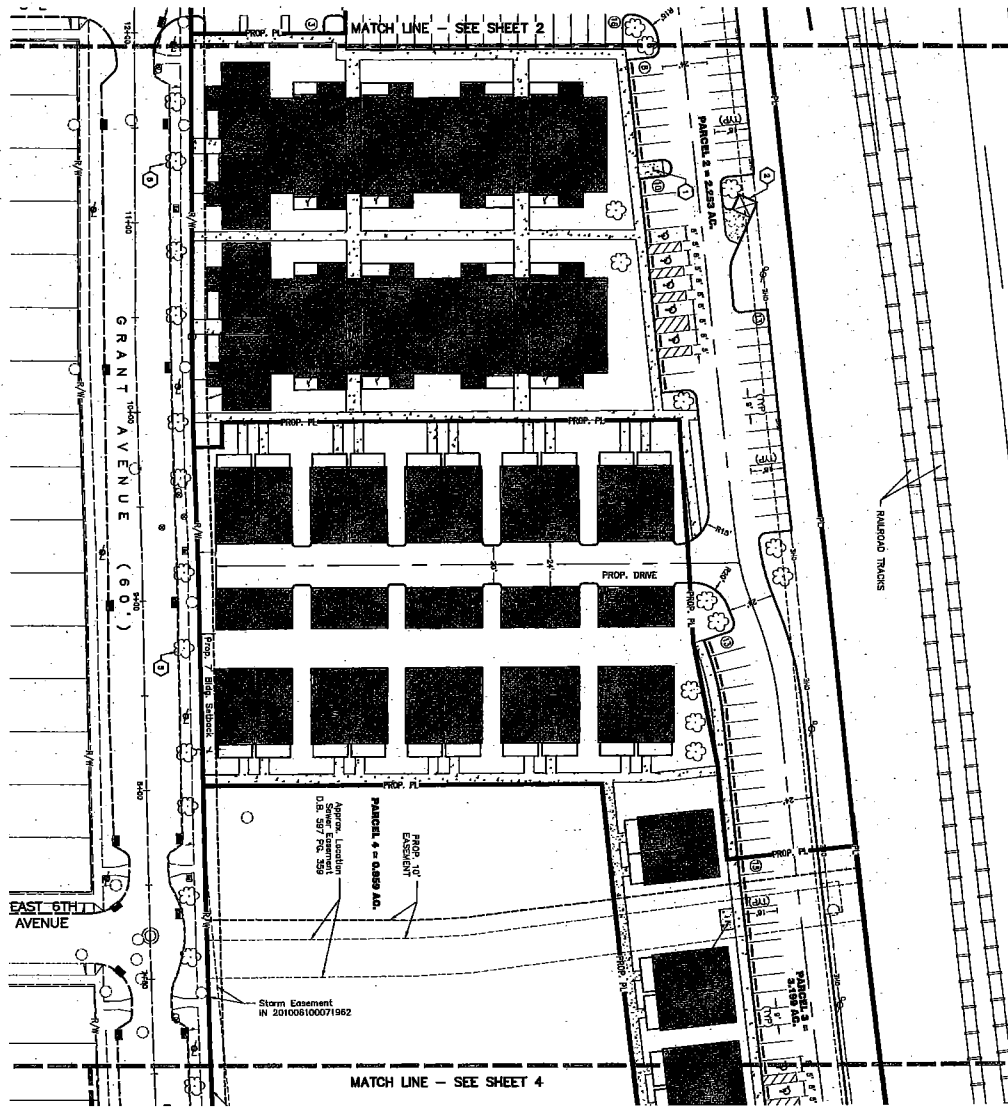
This site plan may be subject to review, engineering, inspection, or other site plan review at the time of final development and engineering plans to be approved by the City of the Building and Zoning Services Department of the City of St. Louis. When submitted to the appropriate city department for review, the applicant shall indicate the appropriate date regarding the proposed development.

David A. Perry, Consultant
David A. Perry
 Date: 4-26-17
 Date: 4/26/17
 David A. Perry, Consultant
 David A. Perry, Consultant

ZONING VARIANCE SITE PLAN
 (CV15-050)

APRIL 26, 2017

PROJECT TITLE		ZONING VARIANCE PLAN FOR	
GRANT PARK REDEVELOPMENT		1408 N. GRANT AVE.	
PROJECT USE ONLY		OWNER	
		CONTRACTOR	
		ARCHITECT	
		ENGINEER	
		SCALE	
		SHEET	
		RECORD PLAN NO.	
		3/4	



KEYED NOTES

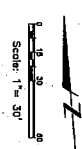
1. SURVEYED AND ADJUSTED THE LOT, SIZE, AND LOCATION TO ACCORDANCE WITH THE CITY OF ST. LOUIS.

2. PARCEL 4 - 0.852 AC.

3. STORM EASEMENT IN 201008100071962

4. 7 FT. MINIMUM SETBACK LINE, INCLUDING PARKING

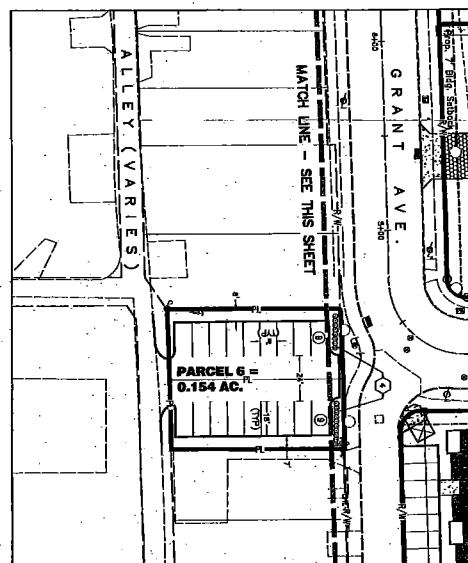
5. EXISTING STREET TREE (TYP.)



CV15-050 Final received 4/26/2017 3:04 PM

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PROJECT TITLE: ZONING VARIANCE PLAN FOR GRANT PARK REDEVELOPMENT 1408 N. GRANT AVE.									
DRAWING SET ONLY		ORDERS							
		CONTRACTOR							
		APPROXIMATE		DATE					
		7/27/03		10/10/03					
		SCALE							
		COURTESY PLANNING INC.							
		SHEET		4/4		RECORD PLAN NO.			



Scale: 1" = 30'

CVIS-050 Final Received 4/26/2017 106117

STATEMENT OF HARDSHIP

Chapter 3307 of the Columbus Zoning Code

Section 3307.10 Variances by City Council

- A.** Permit a variance 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 or unusual hardships 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 the public health, safety, comfort, morals, or welfare of the inhabitants of the City of Columbus.

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 discovered after your application is approved, a new application 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):

See Exhibit 'B'

Signature of Applicant.

Donald Plank

Date _____

4/26/17

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 checks payable to the Columbus City Treasurer

EXHIBIT B**STATEMENT OF HARDSHIP****CV15-050, 1408 N Grant Avenue, Columbus, OH 43201**

The 13.93 +/- acre site is located generally on the east side of N Grant Avenue, north of E 5th Avenue, with 0.623 acres located on the west side of Grant Avenue near E Fifth Avenue due the realignment of the intersection of E Fifth Avenue and N. Grant Avenue. The site is the former Columbus Coated Fabrics manufacturing plant site. The factory has been razed and applicant proposes to redevelop the site with residential uses. The Weinland Park neighborhood is seeing substantial residential development with both new construction and remodeling of existing structures. The property is zoned M, Manufacturing, C-4, Commercial, and CPD, Commercial Planned Development (Z12-023) districts. The CPD area (0.39 +/- acre) is along the south side of parcel 3. The development proposed with the 2012 CPD will not occur and the remainder CPD area will need to be rezoned for development in the future. A parking lot is a permitted use of the C-4 District. The site is within the planning area of the recently adopted University District Plan (2015). The University District Plan (UDP) recommends “Higher Intensity Residential” land use for this site. The proposed land use complies with the UDP. The “Higher Intensity Residential” category recommends an FAR of up to 1.0, maximum building height of 45 feet, 8% of lot area in landscaping and parking of 0.75 spaces per bed in the “Higher Intensity Residential Area”. The development areas and uses are as noted below and as depicted on the submitted Site Plan. Applicant plans a mix of multi-family and for sale residential units, as noted.

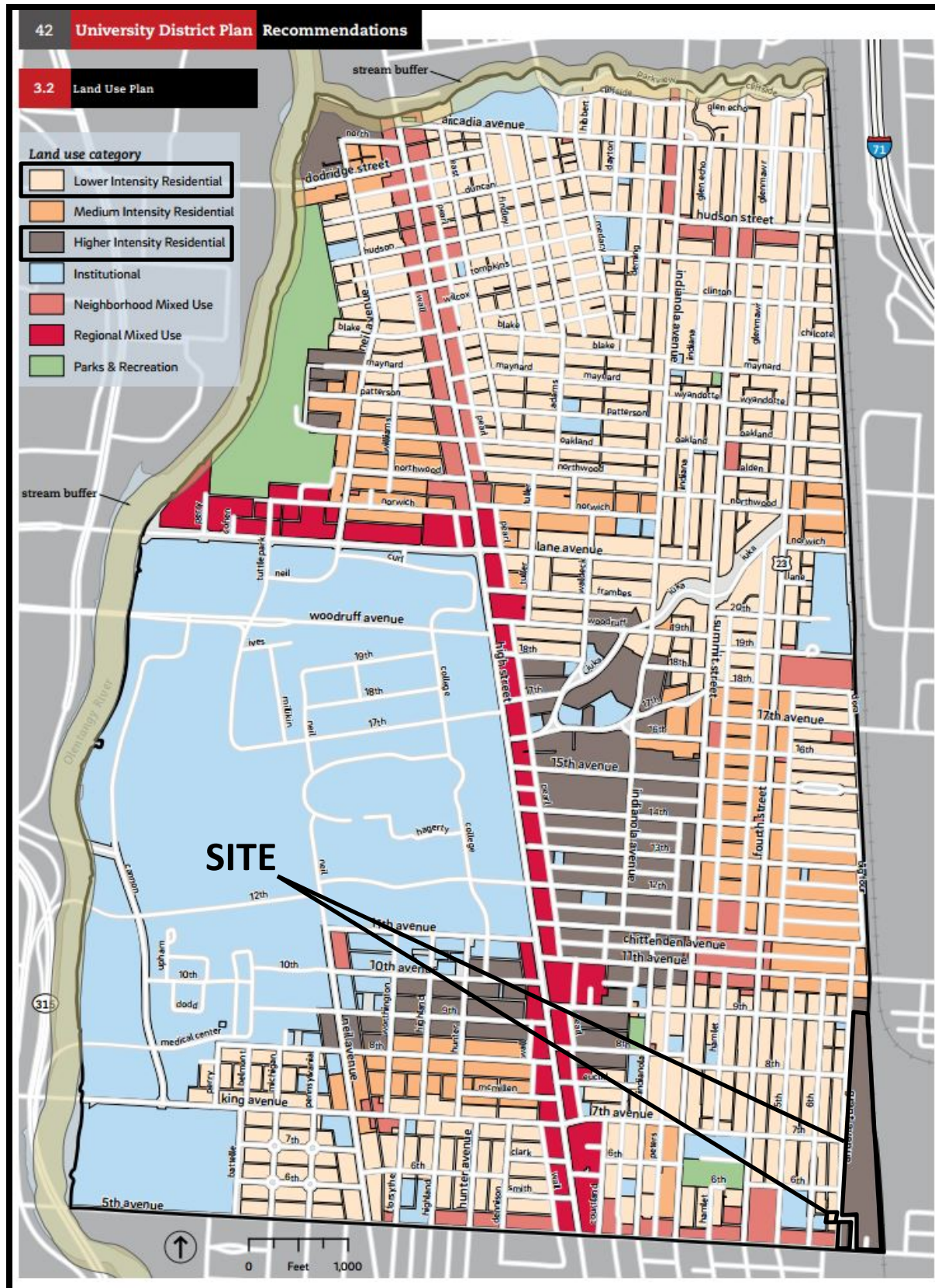
PARCEL	AREA	ZONING	USE	UNITS	PARKING (required)	PARKING (provided)
Parcel 1	6.693 ac (291,547 SF)	M	multi-family	246	369	300 spaces (1.22/DU)
Parcel 2	2.253 ac (98,140 SF)	M	Condominium (flats)	60	90	101 spaces (1.68/DU)
Parcel 3	3.199 ac (139,348 SF)	M/CPD	Condominium (townhouses)	50	75	103 spaces (2.06/DU)
Parcel 4	0.959 ac (41,774 SF)	M	open space	0	0	0
Parcel 5	0.623 ac	M/C-4	multi-family	42	63	23 spaces (0.54 spaces/DU) plus Parcel 6 (18 spaces), Total 41 spaces, 0.98/DU
Parcel 6	0.154 ac (6,708 SF)	C-4	parking lot for Parcel 5	0	0	18 spaces

Applicant has a practical difficulty with compliance with the M and C-4 districts due to the anticipated multi-year build-out of the proposed development and urban development environment. The proposed standards variances are common for urban development. Construction in the different development areas may be phased.

Applicant requests the following variances:

- 1) 3363.01, M, Manufacturing Districts, to permit residential development of up to 398 dwelling units in the M, Manufacturing District.
- 2) 3361.03, Development Plan, to permit development at the south end of Parcel 3, in part of the area zoned CPD, Commercial Planned Development (Z12-023), that is not in compliance with the CPD plan, thereby permitting access to Parcel 3 from Grant Avenue.
- 3) 3312.09, Aisle, to reduce the required 20' minimum aisle width for two-way travel due to proposed property lines dividing certain aisles, while applicant proposes certain aisles to be divided by a property line, but the total aisle width shall meet or exceed to overall minimum width of 20' and applicable easements shall be provided for use of the aisles.
- 4) 3312.21(A), Landscaping and Screening, to permit parking lot interior trees on Parcels 5 and 6 to be placed around the perimeter of the parking spaces rather than internal to the parking lots due to the loss of parking spaces with internal placement, and to reduce the four (4) foot soil radius on Parcel 6 to three (3) feet to permit planting in the landscaping areas north and south of the parking spaces.
- 5) 3312.25, Maneuvering, to reduce required maneuvering area for 90 degree parking spaces from 20' to 2' – 12' due to proposed property lines in parking lot aisles, while all code required maneuvering shall be provided in the aisles with easements where applicable.
- 6) 3312.27(4), Parking Setback Line, to reduce the N. Grant Avenue parking setback line from ten (10) feet to seven (7) feet for two (2) parallel parking spaces at the south driveway from North Grant Avenue on Parcel 1, from 10 feet to four (4) feet for one (1) parallel space from Grant Avenue on the south parallel parking spaces on Parcel 3 and from ten (10) feet to three (3) feet on Parcel 6, the off-site parking lot.
- 7) 3312.49, Minimum Numbers of Parking Spaces Required, to reduce code required parking from 1.5 spaces/unit to 1.22 spaces/unit, 1.68 spaces/unit, 2.06 spaces/unit and 0.50 spaces/unit for Parcel 1, Parcel 2, Parcel 3 and Parcel 5, respectively, subject to off-site parking on Parcel 6 being provided for the use of dwelling units on Parcel 5, thereby providing 0.98 spaces/unit for Parcel 5.
- 8) 3321.05(A.1), Vision Clearance, to reduce the required clear vision triangle for the driveway intersection with N. Grant Avenue on Parcel 1 from 10'x10' to 7'x7' to permit a parallel parking space 7' from the property line on each side of the driveway.
- 9) 3363.24, Building Lines in an M, Manufacturing District, to reduce the Grant Avenue building setback line from 25 feet to a minimum of seven (7) feet, including open porches, and to reduce the E Fifth Avenue building setback from 60 feet (Thoroughfare Plan) to a minimum of ten (10) feet.

1408 North Grant Avenue
Approximately 13.93 acres



CV15-050
 1408 North Grant Avenue
 Approximately 13.93 acres
 University District Plan (2015)



CV15-050
1408 North Grant Avenue
Approximately 13.93 acres



City of Columbus
Mayor Andrew J. Ginther

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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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Corr. Secretary
Rachael Beeman
Recording Secretary
Seth Golding*
Treasurer

TO: Shannon Pine
757 Carolyn Ave.
Columbus, OH 43224
Ph: 614-645-2208
spine@columbus.gov
RE: 1408 N. Grant Avenue
CV15-050

October 9, 2016

Dear Shannon:

This letter is to inform you that on September 21, 2016 the University Area Commission voted to *approve* the request for council variance for new multi-unit residential development proposed by Wagenbrenner Development along N. Grant Avenue in Weinland Park. The 7 variances requested in this council variance are as follows:

Craig Bouska*
Mario Cespedes
Omar Elhagmusa
Abby Kravitz
Rory Krupp*
Sam Runta
Michael Sharvin
Dan Sheehan
Deb Supelak*
Steve Volkmann
Alex Wesaw
Tom Wildman
Brian Williams*

1. Section 3363.01, M, Manufacturing Districts: to permit residential development of up to **398** dwelling units in the M, Manufacturing District.
2. Section 3363.24, Building Lines in an M, Manufacturing District: to reduce the Grant Avenue building setback line from 25 feet to **seven (7) feet** and to reduce the E Fifth Avenue building setback from 60 feet (Thoroughfare Plan) to five (5) feet.
3. Section 3312.09, Aisle: to reduce the required 20' minimum aisle width for two-way travel due to proposed property lines dividing certain aisles, while applicant proposes certain aisles to be divided by a property line, but the total aisle width shall be 22' – 24' and applicable easements shall be provided for use of the aisles.
4. Section 3312.25, Maneuvering: to reduce required maneuvering area for 90 degree parking spaces from 20' to 2' – 12' due to proposed property lines in parking lot aisles, while all code required maneuvering shall be provided in the aisles with easements where applicable.
5. Section 3312.27(4), Parking Setback Line: to reduce the N. Grant Avenue parking setback line from ten (10) feet to three (3) feet for two (2) parallel parking spaces on the driveway on Parcel 2 and on Parcel 6, the off-site parking lot.
6. Section 3312.49, Minimum Numbers of Parking Spaces Required: to reduce code required parking from 1.5 spaces/unit to **1.22** spaces/unit, **1.68** spaces/unit, **2.06** spaces/unit and 0.50 spaces/unit for Parcel 1, Parcel 2, Parcel 3 and Parcel 5, respectively, subject to off-site parking on Parcel 6 being provided for the use of dwelling units on Parcel 5, thereby providing 0.98 spaces/unit for Parcel 5.
7. Section 3321.05(A.1), Vision Clearance: to reduce the required clear vision triangle for the driveway intersection with N. Grant Avenue on Parcel 2 from 10'x10' to 3'x3' to permit a parallel parking space 3' from the property line on each side of the driveway.

*Denotes Zoning
Committee member

The project had been presented to the Zoning Committee in December 2015. Since that time, the plan was revised per recommendations of the Zoning Committee to include reconfigured parking, the addition of a swimming pool amenity (to be competitive with other current developments), a revised setback along Grant Ave. to 7 FT. to create a stronger, more compatible streetscape, and several units turned to face Grant Ave. to match the orientation of the rest of the block. The council variance as presented at the September 2016 UAC meeting was met with broad support by both the UAC and the Weinland Park community. It was noted that there was a good product mix (variety in housing types), appropriate density, and strong neighborhood support.

The vote to approve the above variance request was unanimous: **For – 17; Against – 0; Abstentions – 0.**

Respectfully Submitted,
Susan LM Keeny
Susan Keeny
UAC Zoning Committee Chair
c: 937-479-0201

THE CITY OF
COLUMBUS

ANDREW J. GINTHER, MAYOR

DEPARTMENT OF BUILDING
AND ZONING SERVICES

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COUNCIL VARIANCE APPLICATION

Department of Building & Zoning Services

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224

Phone: 614-645-7433 • www.bzs.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 # CV15-050

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. Weinland Park Development, LLC 842 North Fourth Street, Suite 200 Columbus, Ohio 43215 # of Columbus Based Employees: 0 Contact: Mark Wagenbrenner (614) 545-3672	2. _____
3. _____	4. _____

☐ Check here if listing additional property owners on a separate page.

SIGNATURE OF AFFIANT

Donald Plank

Sworn to before me and signed in my presence this 28th day of April, in the year 2017

Stacey L. Danza
SIGNATURE OF NOTARY PUBLIC

11-5-2018

Notary Seal Here

My Commission Expires



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 checks payable to the Columbus City Treasurer