

The development depicted on this site plan may be slightly adjusted to reflect engineering, surveying, or other site-specific information. Any adjustment to the development shall be approved by the City of Columbus. The applicant shall provide the appropriate data regarding the proposed adjustment of the development upon submission of the final site plan.

Signature: David B. Perry, Agent
 Date: 3-20-19

Signature: David Rank
 Date: 3/20/19

E. P. FERRIS ASSOCIATES
 Consulting Civil Engineers and Surveyors

CONTACT:
 880 KING AVENUE
 COLUMBUS, OHIO 43212
 (614) 299-2399
 (614) 299-2392 (fax)
 WWW.EPFERRIS.COM

CITY OF COLUMBUS, OHIO
GRANT PARK REDEVELOPMENT
 1408 N. GRANT AVENUE

JOB NO. 1005.017
 DESIGNED BY: CDM
 CHECKED BY: CDM
 APPROVED BY: MEF
 DATE: 02.20.19

ZONING VARIANCE SITE PLAN
 (CV19-012)

SCALE: 1" = 30'
 SHEET NO. 1 OF 4

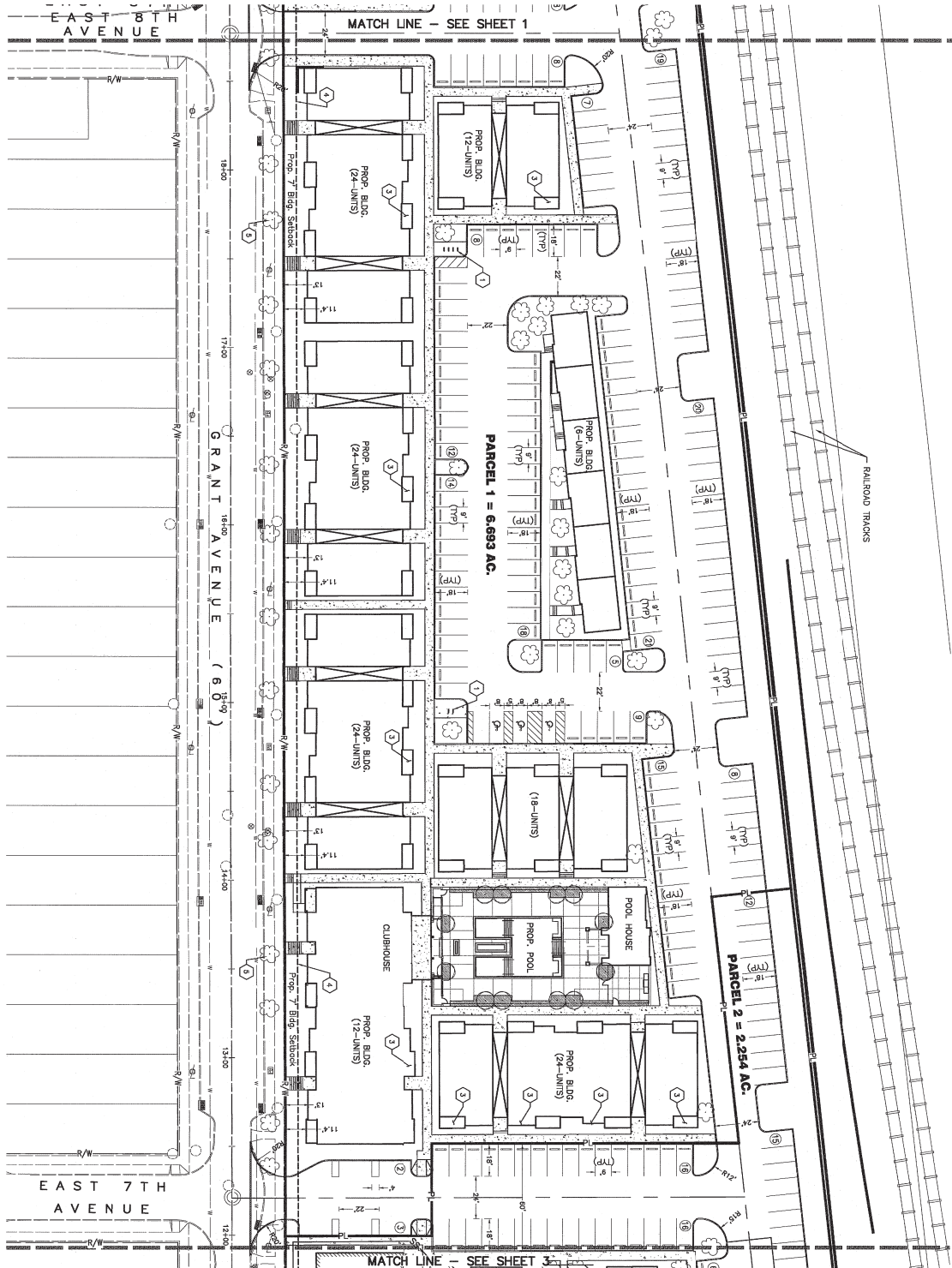
REFUSE TABLE			
PANEL	LAND USE	STORAGE CAPACITY (CY)	BULK SERVICE
1	RESIDENTIAL (246 DU)	123 CY	AS NOTED
2	RESIDENTIAL (108 DU)	54 CY	PRIVATE
3	RESIDENTIAL (60 DU)	30 CY	PRIVATE
4	PHASE	N/A	AS NOTED
5	RESIDENTIAL (42 DU)	21 CY	PRIVATE

- (1) CONSTRUCTION: 35 CY BOX (41) CONSTRUCTION: 140 CY CAPACITY: CITY OF COLUMBUS REFUSE SERVICE
- (2) PRIVATE REFUSE SERVICE: DEVELOPER/PROPERTY OWNER OBTAINS OUT OF CITY OF COLUMBUS REFUSE SERVICE
- (3) PRIVATE REFUSE SERVICE: DEVELOPER/PROPERTY OWNER OBTAINS OUT OF CITY OF COLUMBUS REFUSE SERVICE
- (4) PRIVATE REFUSE SERVICE: DEVELOPER/PROPERTY OWNER OBTAINS OUT OF CITY OF COLUMBUS REFUSE SERVICE
- (5) PRIVATE REFUSE SERVICE: DEVELOPER/PROPERTY OWNER OBTAINS OUT OF CITY OF COLUMBUS REFUSE SERVICE
- (6) PRIVATE REFUSE SERVICE: DEVELOPER/PROPERTY OWNER OBTAINS OUT OF CITY OF COLUMBUS REFUSE SERVICE
- (7) PRIVATE REFUSE SERVICE: DEVELOPER/PROPERTY OWNER OBTAINS OUT OF CITY OF COLUMBUS REFUSE SERVICE
- (8) PRIVATE REFUSE SERVICE: DEVELOPER/PROPERTY OWNER OBTAINS OUT OF CITY OF COLUMBUS REFUSE SERVICE
- (9) PRIVATE REFUSE SERVICE: DEVELOPER/PROPERTY OWNER OBTAINS OUT OF CITY OF COLUMBUS REFUSE SERVICE

KEYED NOTES

1. SHIP-ANODIZED INVERTED-J TYPE METAL BLUE PAINT. EACH BACK TO ADJACENT TWO SIDES.
2. PROP. CONCRETE/BLK PAVEMENT
3. PROP. OPEN PAVEMENT (TYP)
4. PROP. BLUING W/ WATER SERVICE METER & BLOWDOWN PREVENTER
5. EXISTING STREET TREE (TYP)
6. 7 FT. MINIMUM SERVICE LINE, INCLUDING PARKING
7. FLOOD ZONE: X

SITE & BUILDING INFORMATION			
ADDRESS: 1408 N. GRANT AVE.			
P.D.: 010-297276, 010-297278 (PART), 010-298486, 010-298487			
P.D.: 010-008498, 010-292460, 010-000339			
TOTAL SITE AREA: 13.675 AC. (664,395 S.F.)			
ZONING: M, H-60			
(010-297276, 010-297278 (PART), 010-298486, 010-298487)			
C-4, H-35			
(010-008498, 010-292460, 010-000339)			
ZONING VARIANCE: CV15-060 (PASSED JUNE 5, 2017)			
PROPOSED ZONING VARIANCE: CV19-012			
BUILDING HEIGHT (4-10): 42'-0" MAX.			
PROPOSED USE: MULTI-FAMILY RESIDENTIAL			
PARKING:			
USE AREA - MULTI-FAMILY	PARKING PER USE (1.5 PER UNIT)	REQUIRED	
PANEL 1: (6,693 AC.) (M)		PROVIDED	
P.D.: 010-297276	248 UNITS (37 UNIT/AC.)	389 Spaces	300 Spaces (122)
ACCESSIBLE:		8 Spaces	7 Spaces
BICYCLE:		19 Spaces	20 Spaces
PANEL 2: (2,234 AC.) (M,GP)			
P.D.: 010-297278 (PART)	108 UNITS (48 UNIT/AC.)	162 Spaces	101 Spaces (134)
ACCESSIBLE:		8 Spaces	5 Spaces
BICYCLE:		9 Spaces	9 Spaces
PANEL 3: (3,208 AC.) (M)			
P.D.: 010-298486	50 UNITS (16 UNIT/AC.)	75 Spaces	107 Spaces (214)
ACCESSIBLE:		5 Spaces	5 Spaces
BICYCLE:		5 Spaces	8 Spaces
PANEL 4: (0,925 AC.) (M,C-4)			
P.D.: 010-298487	OPEN SPACE		
ACCESSIBLE:			
BICYCLE:			
PANEL 5: (0,823 AC.) (M,C-4)			
P.D.: 010-008498, 010-292460	42 UNITS (98 UNIT/AC.)	63 Spaces	23 Spaces
ACCESSIBLE:		3 Spaces	3 Spaces
BICYCLE:		4 Spaces	4 Spaces
PANEL 6: (0,154 AC.) (C-4)			
P.D.: 010-000339	OFF-SITE PARKING FOR PANEL 5		
ACCESSIBLE:			
BICYCLE:			
PANEL NO. 395480307 K (8/1/2008)			
FLOOD ZONE: X			



TREE COUNT TABLE			
PARCEL 1: 246 UNITS (1:10 UNITS) PARKING (1:10 SPACES) TOTAL TREES	REQUIRED	PROVIDED	
	25 Trees	25 Trees	
	30 Trees	30 Trees	
	55 Trees	55 Trees	
PARCEL 2: 108 UNITS (1:10 UNITS) PARKING (1:10 SPACES) TOTAL TREES	REQUIRED	PROVIDED	
	11 Trees	11 Trees	
	11 Trees	11 Trees	
	22 Trees	22 Trees	
PARCEL 3: 50 UNITS (1:10 UNITS) PARKING (1:10 SPACES) TOTAL TREES	REQUIRED	PROVIDED	
	5 Trees	5 Trees	
	11 Trees	11 Trees	
	16 Trees	16 Trees	
PARCEL 4:			
OPEN SPACE	-	-	
PARCEL 5: 42 UNITS (1:10 UNITS) PARKING (1:10 SPACES) TOTAL TREES	5 Trees	5 Trees	
	3 Trees	3 Trees	
	8 Trees	8 Trees	
PARCEL 6:			
OFF-SITE PARKING FOR PARCEL 5	2 Trees	2 Trees	

KEYED NOTES

1. SURFACE-MOUNTED INVERTED-U-TYPE METAL BRG. RACK. EACH RACK TO ACCOMMODATE TWO BICYCLES.
2. PROP. COMPACTOR/BULK PICKUP LOCATION
3. PROP. OPEN PORCH (TYP.)
4. 7 FT. MINIMUM SETBACK LINE, INCLUDING PORCH
5. EXISTING STREET TREE (TYP.)

PROP. CONC. WALL



Scale: 1" = 30'

ZONING VARIANCE SITE PLAN

2)

3

2

Final Site Plan Received 3/20/19 Sheet 2 of 4 CV15-050A

E.P. FERRIS & ASSOCIATES INC

REVISIONS

DATE	BY	CHK.
------	----	------

WERNER

CONTACT:

CITY OF COLUMBIA OHIO

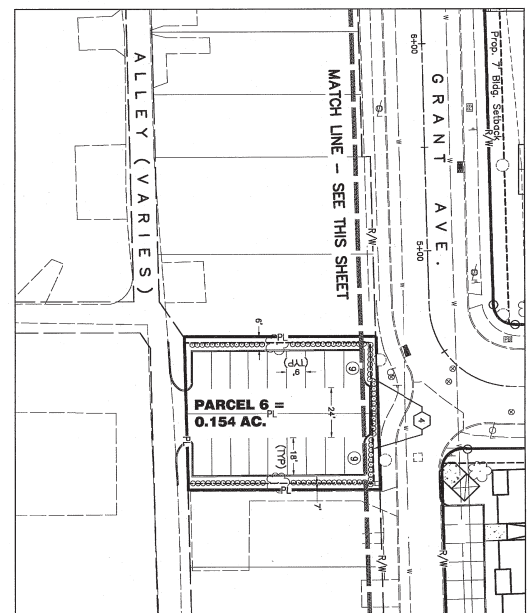
JOB NO. 1005.017

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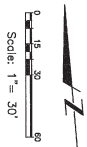
SCALE:



KEYED NOTES

- 1 SURFACE-MOUNTED INVERTED U-TYPE METAL BEG RACK, EACH RACK TO ACCOMMODATE TWO BICYCLES
- 2 PROP. DUMPSTER LOCATION
- 3 PROP. OPEN PATIO (TYP.)
- 4 PARKING LOT SIDEWALK (3' HEIGHT)
- 5 7 FT. MINIMUM SETBACK, INCLUDING PORCH

PROP. CONC. WALK



Final Site Plan Received 3/20/19 Sheet 4 of 4 CV15-050A



DEPARTMENT OF BUILDING
AND ZONING SERVICES

Council Variance Application

111 North Front Street, Columbus, Ohio 43215

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

STATEMENT OF HARDSHIP

Application #: CV15-050A

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

Winter Park Development LLC
Donald Plank
Attorney

Date

Date

Donald B. Plank
1-20-19
1/24/2019

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**CV15-050A **1408 N Grant Avenue, Columbus, OH 43201**

The 13.88 +/- 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 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. By CV15-050, applicable variances were approved for redevelopment of the site as six (6) development areas for various types of housing. Parcel 1 (apartments) has been developed. Applicant proposes revisions to the site plan on which CV15-050 is conditioned, as follows: 1). Parcel 2: Change from 60 dwelling units originally planned as condominium units to 108 dwelling units; Parcel 3: change in area (3.199 ac to 3.208 ac), addition of garages, increase of , and Parcel 4: change on acreage from 0.959 ac to 0.826 acre.

The property is zoned M, Manufacturing, C-4, Commercial, CPD, Commercial Planned Development (Z12-023). 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 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	2.254 ac (98,140 SF)	M	Condominium (flats)	108	162	101 spaces (0.94/DU)
Parcel 3	3.208 ac (139,348 SF)	M/CPD	Condominium (townhouses)	50	75	107 spaces (2.14/DU)
Parcel 4	0.826 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

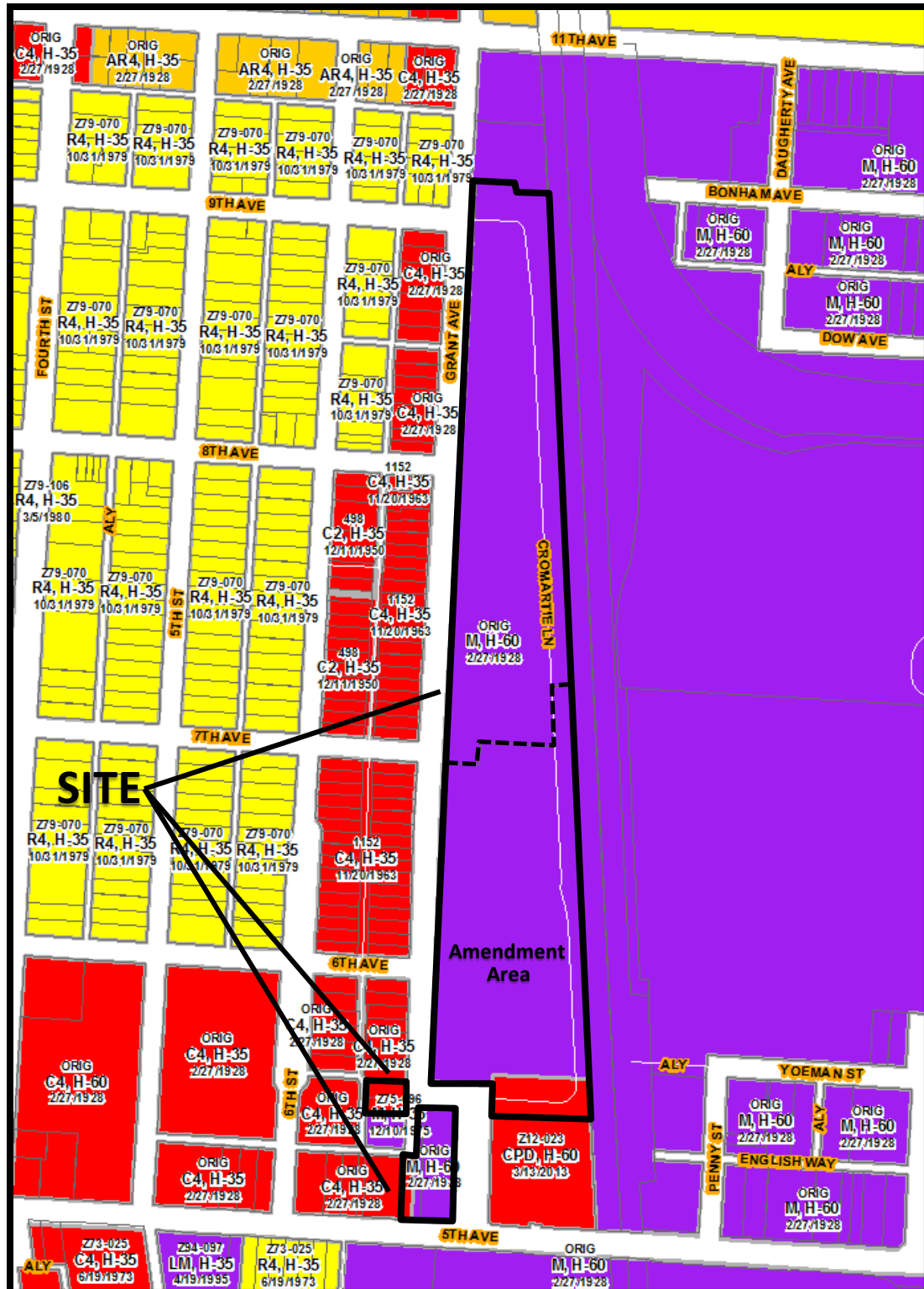
Applicant has a practical difficulty with compliance with the M and C-4 districts due to the anticipated multi-year build-out of the proposed development and urban development environment. The proposed standards variances are common for urban development. Construction in the different development areas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

Applicant requests the following variances:

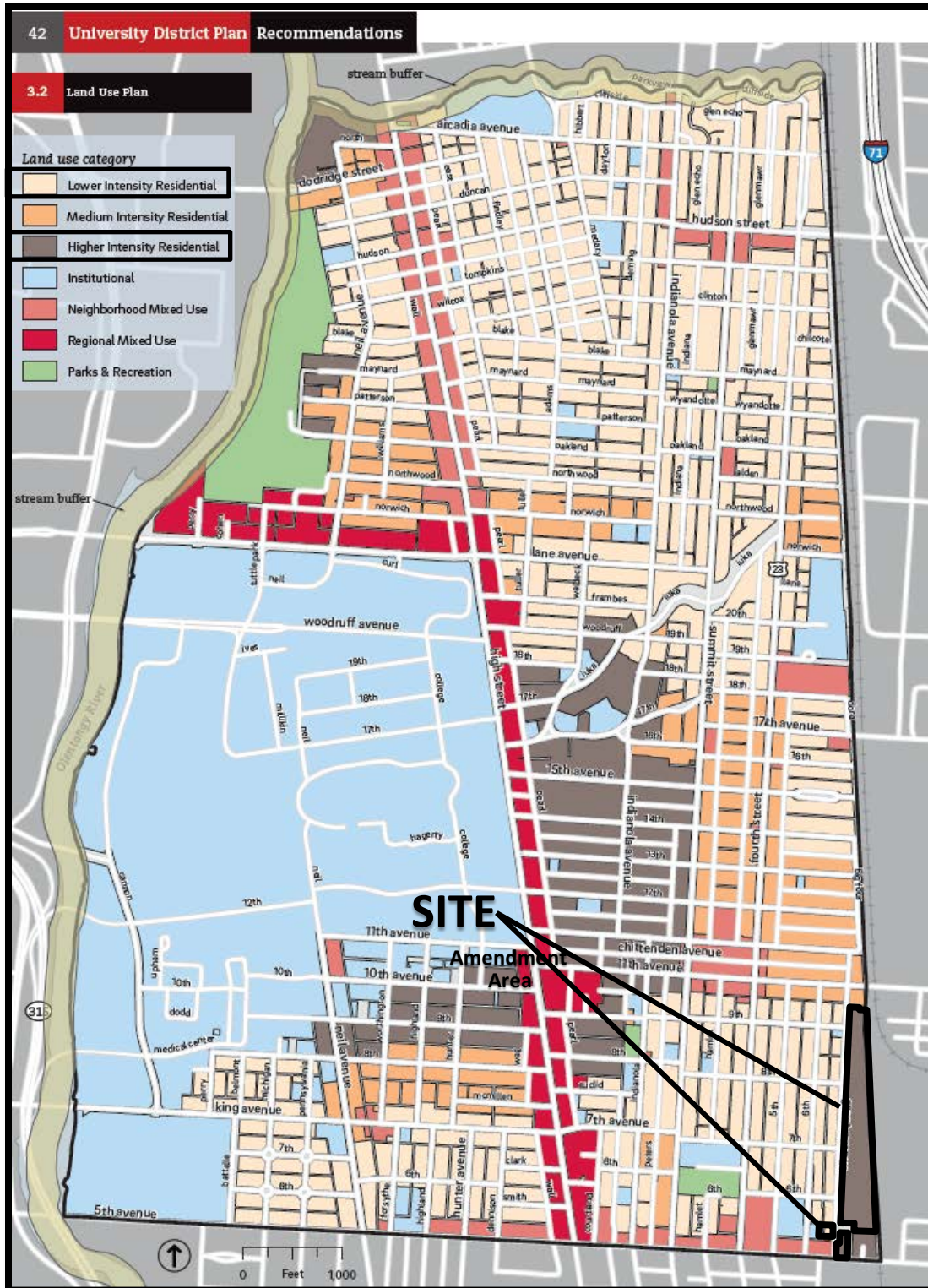
- 1) 3363.01, M, Manufacturing Districts, to permit residential development of up to 446 dwelling units in the M, Manufacturing District.
- 2) 3361.03, Development Plan, to permit development at the south end of Parcel 3, in part of the area zoned CPD, Commercial Planned Development (Z12-023), that is 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, 0.94 spaces/unit, 2.14 spaces/unit and 0.54 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.

01-28-2019



CV15-050A
1408 North Grant Avenue
Approximately 6.29 acres



CV15-050A
1408 North Grant Avenue
Approximately 6.29 acres



CV15-050A
1408 North Grant Avenue
Approximately 6.29 acres



City of Columbus
Mayor Andrew J. Ginther

ORD # 1047-2019; CV15-050A; Page 12 of 13
University Area Commission

Northwood High Building
2231 North High Street
Columbus, Ohio 43201
(614) 441-8174
www.universityareacommission.org

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Stephen Waldron
Tom Wildman

TO: Shannon Pine
111 N. Front Street
Columbus, OH 43215
Ph: 614-645-2208
spine@columbus.gov

February 20, 2019

RE: 1408 N. Grant Avenue:
CV19-012 / CV15-050A

Shannon:

This letter is to inform you that on Feb. 20, 2019, the University Area Commission voted to approve the council variance for the development located at 1408 N. Grant Avenue. The council variance amends the previously passed council variance in 2015 (CV15-050) for the 6 development areas that are within this development. Although there are 9 variances, the basic changes to the council variance are 3:

- Parcel 2: change from 60 dwelling units originally planned as condominium units to 108 dwelling units;
- Parcel 3: change in area (3.199 acres to 3-208 acres), addition of garages;
- Parcel 4: change on acreage from 0.959 acres to 0.826 acres.

The applicant would like to continue its current work on the Grant Park Redevelopment so that momentum will not be lost. The Commission had questions concerning the change from condo units to rental units, but understood that financing for the project could be secured for rental units and not as readily for condominiums.

The Commission appreciated that the applicant met with and had secured the support of the Weinland Park Housing Committee, and has been responsive to the community's needs. In addition, there was just a net difference of 6 bedrooms for the project. The UAC was very supportive of the project and voted unanimously in favor of the variances as listed on the documents dated 2/4/2019.

The vote to approve the above council variance was: For – 13; Against – 0; Abstentions – 0.

Respectfully Submitted,
Susan LM Keeny

Susan Keeny
UAC Zoning Committee Chair
C: 937-479-0201

Council Variance Application

111 North Front Street, Columbus, Ohio 43215

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

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 #: CV15-050ASTATE OF OHIO
COUNTY OF FRANKLINBeing first duly cautioned and sworn (NAME)
of (COMPLETE ADDRESS)**Donald Plank**

Plank Law Firm, 411 East Town Street, Floor 2, 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 Number of Columbus-based Employees: Zero (0) Contact: Eric Wagenbrenner; Phone: 614-545-3664	2. Grant Park Apartments, LLC 842 North Fourth Street, Suite 200 Columbus, Ohio 43215 Number of Columbus-based Employees: Zero (0) Contact: Eric Wagenbrenner; Phone: 614-545-3664
3. Grant Park Townhomes, LLC 842 North Fourth Street, Suite 200 Columbus, Ohio 43215 Number of Columbus-based Employees: Zero (0) Contact: Eric Wagenbrenner; Phone: 614-545-3664	4. -----

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

SIGNATURE OF AFFIANT

*Donald Plank***Donald Plank**Subscribed to me in my presence and before me this 28th day of January, in the year 2019

SIGNATURE OF NOTARY PUBLIC

MaryAlice Wolf

My Commission Expires:

October 24, 2023

This disclosure Statement expires six months after date of notarization.

Notary Seal Here



MaryAlice Wolf
Notary Public, State of Ohio
My Commission Expires October 24, 2023

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