

M:\1005039_Kaplan\DWG\Production Drawings\Zoning Plan\ZP_PLAN_VIEW.dwg --ZONING PLAN LAST EDITED BY JACONNARD ON 2/15/19

E.P. FERRIS & ASSOCIATES INC.

REGIONS DATE BY CHK
 E. P. FERRIS ASSOCIATES
 880 KING AVENUE
 COLUMBUS, OHIO 43212
 (614) 299-2899
 (614) 299-2892 (fax)
 www.epferris.com

COLUMBUS, OHIO
 GRANDVIEW CROSSING
 WAGENBRENNER DEVELOPMENT

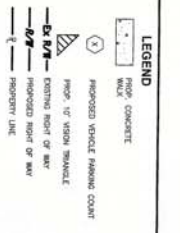
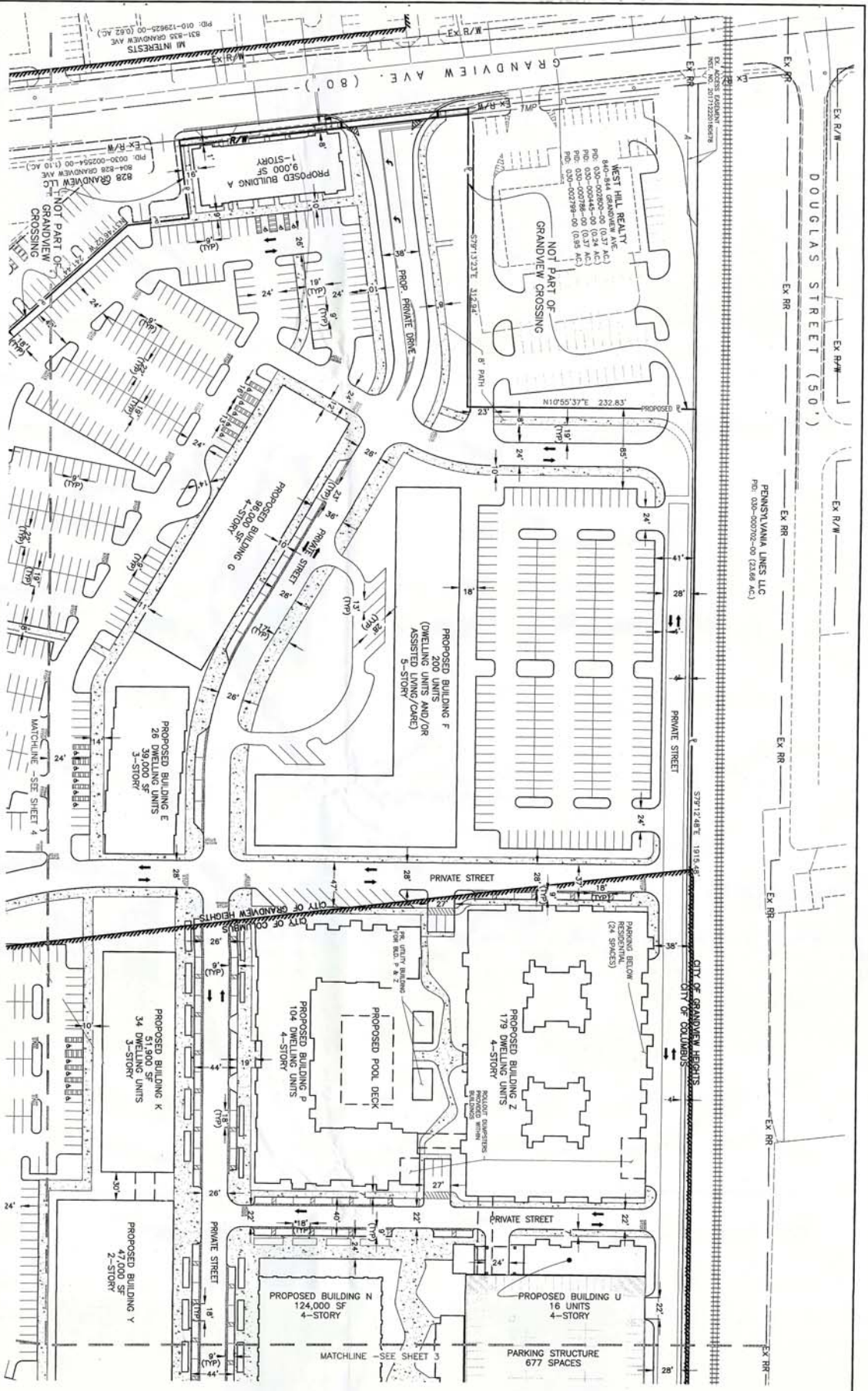
DESIGNED BY: JAC
 DRAWN BY: JAC
 CHECKED BY: JAC
 APPROVED BY: JAC
 DATE: July 1, 2019

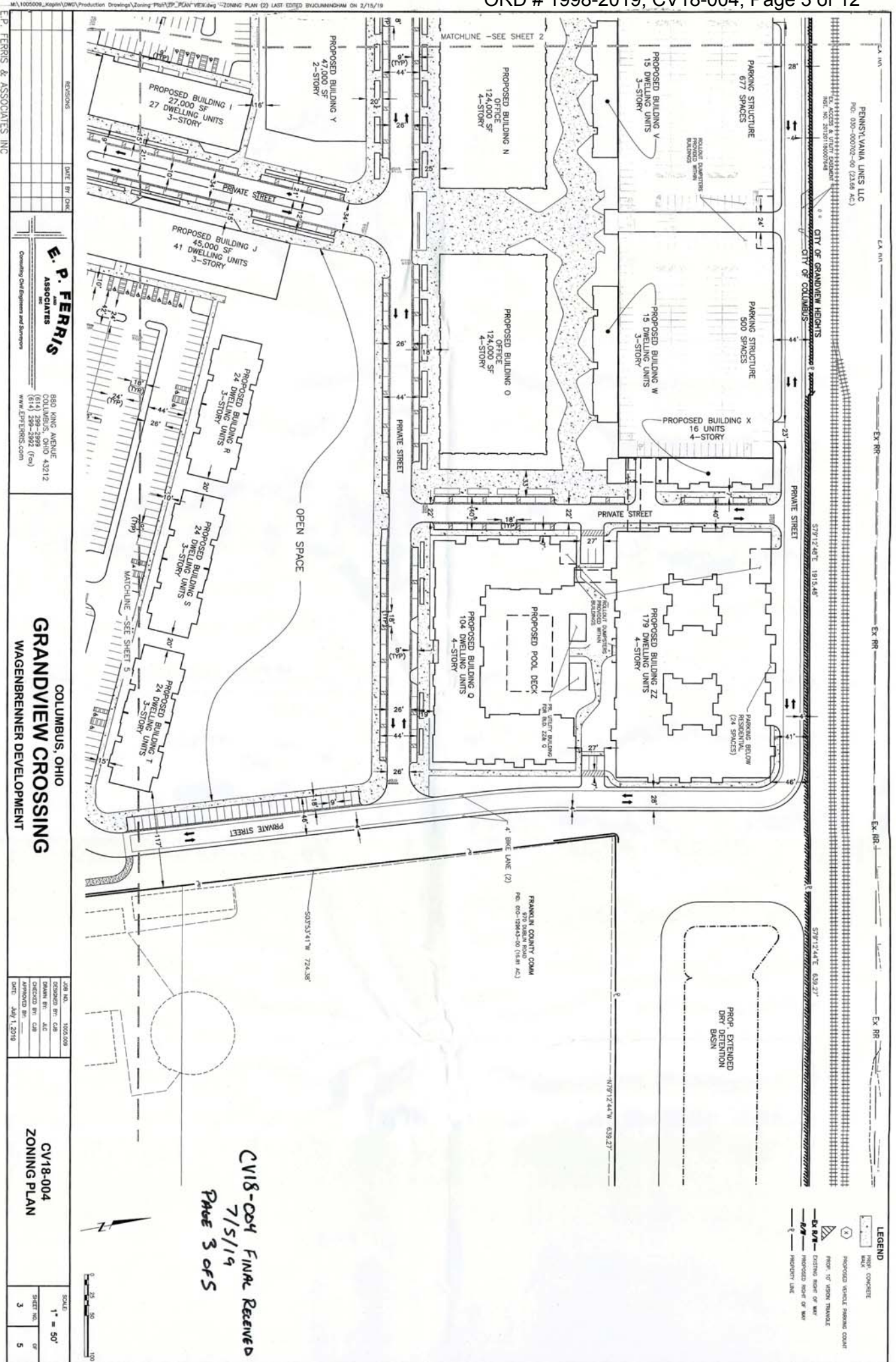
CV18-004
 ZONING PLAN

SHEET NO. 2 OF 5

CV18-004 Final Received 7/5/19
 PAGE 2 OF 5

SCALE: 1" = 50'





E. P. FERRIS & ASSOCIATES INC.

880 KING AVENUE
COLUMBUS, OHIO 43212
(614) 298-2890
(614) 298-2892 (Fax)
WWW.EPFERRIS.COM

COLUMBUS, OHIO

GRANDVIEW CROSSING

WAGENBRENNER DEVELOPMENT

JOB NO.	1000.009	DESIGNED BY:	CAF	CHECKED BY:	CAF
DATE	July 1, 2019	APPROVED BY:			

CV18-004

ZONING PLAN

CV18-004

3 OF 5

- LEGEND**
- PROPOSED CONCRETE
 - PROPOSED VEHICLE PARKING COUNT
 - PROPOSED FORD TRAILER
 - EXISTING RIGHT OF WAY
 - PROPOSED RIGHT OF WAY
 - PROPOSED RIGHT OF WAY

M:\1005009_Kopri\DWG\Production Drawings\Zoning Plan\ZP_PLAN VIEW.dwg ~ZONING PLAN (3) LAST EDITED BY:KUPPINGHAM ON 2/15/18

E.P. FERRIS & ASSOCIATES, INC.

REVISIONS	DATE	BY	CHK

E. P. FERRIS & ASSOCIATES
 Consulting Civil Engineers and Surveyors

850 KING AVENUE
 COLUMBUS, OHIO 43212
 (614) 299-2999
 (614) 299-2992 (Fax)
 WWW.EPFERRIS.COM

COLUMBUS, OHIO
GRANDVIEW CROSSING
 WAGENBRENNER DEVELOPMENT

DATE	2/15/18
DESIGNED BY	CLB
CHECKED BY	CLB
APPROVED BY	

CV18-004 ZONING PLAN	SCALE 1" = 50'
4	5

CV18-004 FROM RECEIVED 7/5/19
 PAGE 4 OF 5



- LEGEND**
- PROPOSED CONCRETE
 - PROPOSED VEHICLE PARKING COAT
 - PROPOSED VEHICLE PARKING COAT
 - PROPOSED RIGHT OF WAY
 - PROPOSED RIGHT OF WAY
 - PROPOSED RIGHT OF WAY
 - PROPOSED RIGHT OF WAY

REVISIONS
DATE BY CMM

E. P. FERRIS
ASSOCIATES
CONSULTING CIVIL ENGINEERS AND SURVEYORS

880 KING AVENUE
COLUMBUS, OHIO 43212
(614) 298-2999 (FAX)
WWW.EPFERRIS.COM

COLUMBUS, OHIO
GRANDVIEW CROSSING
WAGENBRENNER DEVELOPMENT

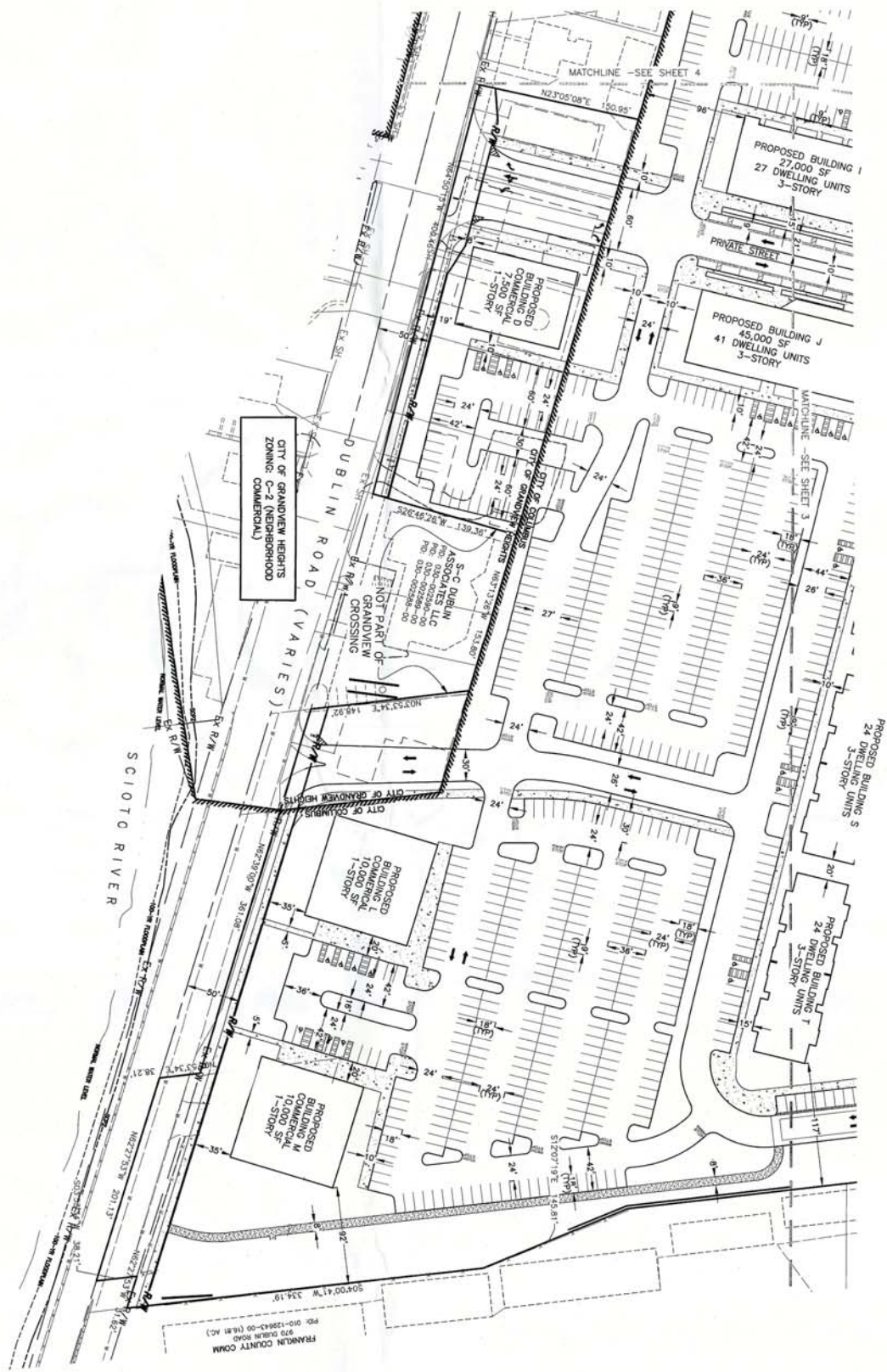
DESIGNED BY CMM
CHECKED BY CMM
APPROVED BY CMM
DATE: JULY 11, 2019

CV18-004
ZONING PLAN

SHEET NO. 5 OF 5

CV18-004 Final Received 7/5/19
Page 5 of 5

SCALE:
1" = 50'



- LEGEND**
- PROPOSED CONCRETE
 - PROPOSED VEHICLE PARKING COUNT
 - PROPOSED VISION TRIANGLE
 - EXISTING RIGHT OF WAY
 - PROPOSED RIGHT OF WAY
 - PROPERTY LINE



DEPARTMENT OF BUILDING
AND ZONING SERVICES

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

STATEMENT OF HARDSHIP

Application Number: CU18-004

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

Date

Attorney: Donald Plank (Donald Plank, Plank Law Firm) Date 1-22-18

Consultant: Dave Perry (Dave Perry, David Perry Company, Inc.) Date 1-22-18

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
990 Dublin Road, Columbus, OH 43215
CV18-004

Applicant owns 55.3 +/- acres north of Dublin Road and east of Grandview Avenue. The site is located in both the City of Columbus ("Columbus") (39.4 +/- ac.) and City of Grandview Heights ("Grandview") (15.9 +/- ac.). The Columbus area fronts on Dublin Road and is zoned M, Manufacturing. The Columbus acreage is also north of fronting parcels along Dublin Road located in Grandview and the Columbus acreage abuts the Columbus/Grandview corporation line to west. Applicant proposes to develop a mixed-use development in both jurisdictions on the entire site. The mixed uses in Columbus are planned to include office, retail commercial, restaurant, residential, structured parking and open space/private park area.

All proposed uses are permitted under the existing M zoning, except the residential uses. A different development proposal with all commercial uses was heard and approved by the BZA in 2016 (BZA16-078). Applicant has acquired additional land since 2016 resulting in a larger site and proposal to expand the uses for a mixed use development rather than all retail/restaurant. Grandview also approved development of the Grandview portion of the site for development with all commercial uses in 2016. Additional land has also been acquired to expand the Grandview area of the mixed use development. In addition to the use variance for residential use in the M, Manufacturing District in Columbus, similar standards variances as approved in 2016 are requested. Applicant's approach to site development is to design and develop the site as one development, with common vehicular/pedestrian circulation and parking despite the site being in two cities and regardless of the Columbus/Grandview corporation line. Lot splits and site build-out will occur over a period of years due to the size of the site.

This application is submitted for certain variances related to the development area in the City of Columbus. Other than 8 +/- acres on the north side of the Columbus area, the site is a former landfill. The landfill has been closed since 1967 and has been capped. Due to State of Ohio and Ohio EPA requirements, penetrations of the cap are not permitted. The following is a summary of pertinent issues related to the capped landfill having a bearing on site development of the former landfill area and the requested variances:

- A. Raised landscaped islands should be kept to a minimum to prevent long term maintenance of curbs resulting from differential settlement of the closed landfill.
- B. Trees are not recommended as a landscaping element in the parking lot for the following reasons:

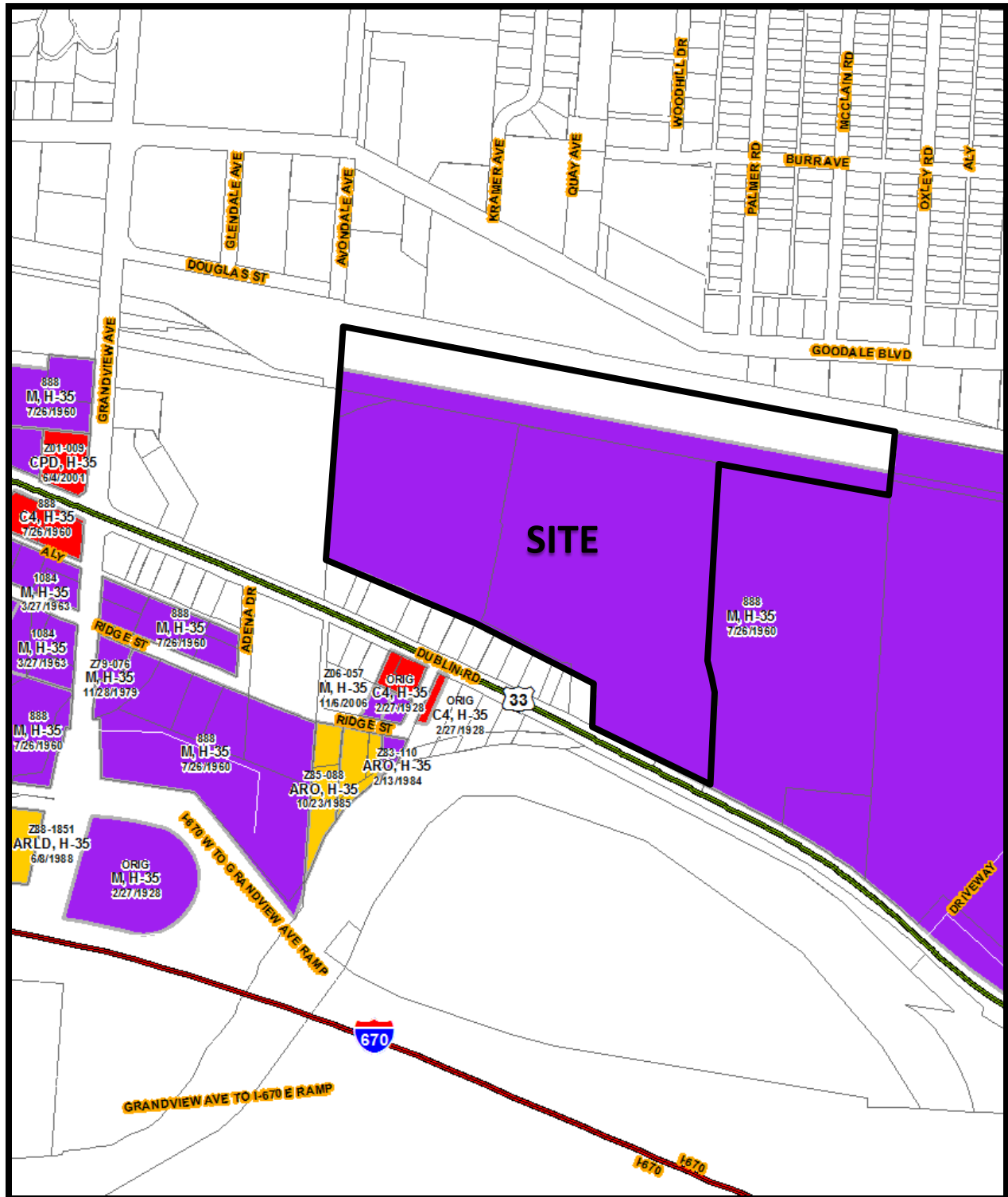
- The Ohio Municipal Solid Waste Regulations regarding final closure of a sanitary landfill facility (OAC 3745-27-11) requires the owner of the facility to close the facility in a manner that minimizes the need for further maintenance and minimizes post-closure formation and the release of leachate and gases to air, soil, ground water, or surface water to the extent necessary to protect human health and the environment. Trees are generally deep-rooted plants that would likely penetrate the landfill cap allowing water to enter the landfill. Water entering the landfill generates leachate and gases.
- The Ohio EPA does not recommend the planting of trees on a closed landfill. The Agency requires regular removal of volunteer trees that grow on a closed landfill as part of the required maintenance to prevent root penetration through the landfill cap that will generate leachate and/or gases.

Applicant proposes to redevelop the former landfill area of the site for a productive new use, with the additional property that has been acquired, but characteristics of the landfill area prevent compliance with certain code standards for which variances are requested. Applicant has a practical difficulty with compliance with certain code standards due to the former landfill, the needs of developing a large site which overtime will require lot splits effecting parking compliance on each parcel, as well as an angular corporation line between Columbus and Grandview and different financing/ownership needs for components of the development, while maintaining overall function of the development. Variances related to proposed internal property lines and the City of Columbus/City of Grandview corporation line are technical variances, while functional compliance will be maintained with the use of easements, as applicable. The requested variances will not be injurious to neighboring property owners and will not be contrary to the public interest or the intent of the Zoning Code. Applicant has a hardship for the residential use because there is no zoning district to which the property could be rezoned without also requiring variances. The standards variances do not effect the delivery of governmental services, are not contrary to the public interest or the intent of the Zoning Code.

Applicant requests the following variances:

- 1). Section 3363.01, M, Manufacturing District, to permit residential use with up to 804 dwelling units.
- 2). Section 3309.14, Height Districts, to permit a height of up to 65 feet in an H-35 height district.
- 3). Section 3312.09, Aisle, to reduce the minimum 20' aisle width for 90 degree parking spaces to 0' – 10' related to proposed internal property lines and the City of Columbus/City of Grandview Heights corporation line, subject to total code required aisle width being provided by easement, as applicable.

- 4). Section 3312.21(A), Landscaping and Screening, to reduce the total (Columbus) number of interior parking lot trees based on surface parking, from 115 to 85, to reduce required soil radius per tree from four (4) feet to three (3) feet, and to reduce minimum soil area per tree from 145 square feet to 120 square feet.
- 5). Section 3312.25, Maneuvering, to permit maneuvering areas to be divided by property lines, subject to applicable total code required maneuvering being provided for parking spaces, but not for loading spaces, and to permit loading areas to maneuver across internal property lines.
- 6). Section 3312.29, Parking Space, to permit parking spaces to be divided by property lines, subject to applicable total code required parking space dimensions being provided, and to reduce the width of parking spaces in the two parking structures from 9 feet wide to 8.5 feet wide.
- 7). Section 3312.51, Loading Space, to permit maneuvering area for a loading space(s), if provided, to occur across an internal property line, subject to applicable total code required maneuvering area being provided.
- 8). Section 3312.53, Minimum Number of Loading Spaces Required, to reduce code required loading spaces to zero (0), with loading areas being provided as needed and subject to design approval by the Division of Traffic Management/Public Service Department.
- 9). Section 3312.49, Minimum Numbers of Parking Spaces Required, to reduce code required minimum parking to 85% of applicable code rates based on shared parking with the mix of office, retail, restaurant and residential uses, to reduce code required parking to zero (0) per parcel, including any future parcels created within the 39.4 +/- acres, subject to a total of 85% of code required parking being located on the Columbus area of the development and to permit parking to exceed the maximum spaces/ratio by parcel, subject to overall site parking in the Columbus area of the site complying with maximum permitted parking.
- 10). Section 3363.24, Building Lines in an M, Manufacturing District, to reduce the Dublin Road building setback line from 50 feet to 35 feet, subject to the dedication of Dublin Road right of way totaling 50 feet from centerline (Columbus Thoroughfare Plan, 4-2 arterial).



CV18-004
990 Dublin Road
Approximately 39.4 acres



CV18-004
990 Dublin Road
Approximately 39.4 acres



DEPARTMENT OF BUILDING
AND ZONING SERVICES

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 #: CV18-004

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 FL, 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. 810 Grandview, LLC 842 North 4th Street, Suite 200 Columbus, Ohio 43215 Number of Columbus-based Employees: Zero (0) Contact: Eric Wagengrenner, 614-545-9247	2. _____
3. _____	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 12th day of February, in the year 2019

SIGNATURE OF NOTARY PUBLIC

MaryAlice Wolf
October 24, 2023

My Commission Expires:

This Project 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