

**Founders Park - NEW**

# Beds	Type	Description	sqft	Perry	Fifth	Tisdale	Totals	% of Total	Totals by Bed	% of Total	# Beds	Parking		
1	Unit 1	Efficiency	596	16	9	7	32	9.36%	235	68.71%	32	38		
1	Unit 2	Efficiency	566	16	6	4	26	7.60%			26	31		
1	Unit 3	1 Bedroom	637	26	12	0	38	11.11%			38	46		
1	Unit 4	1 Bedroom	614	63	9	22	94	27.49%			94	113		
1	Unit 5	1 Bd Outside	812	8	6	6	20	3.85%			20	24		
1	Unit 6	1 Bd + Den	807	4	0	7	11	3.22%			11	13		
1	Unit 7	1 Bd+Den Inside	823	8	0	4	12	3.51%			12	14		
1	Unit 13	1 Bd (99 Passage)	693	1	0	1	2	0.58%			2	2		
2	Unit 8	2 Bedroom	944	15	0	15	31	9.06%			107	31.29%	62	115
2	Unit 9	2 Bedroom	992	7	0	26	33	9.65%					66	115
2	Unit 10	2 Bd Inside	1094	24	0	11	35	10.23%					70	115
2	Unit 11	2 Bd + Den	1200	0	0	8	8	2.34%					16	10
<b>Totals</b>			<b>189</b>	<b>42</b>	<b>111</b>	<b>342</b>	<b>100.00%</b>				<b>342</b>	<b>100.00%</b>	<b>449</b>	<b>410</b>

Amenity Spaces			
	Perry	Tisdale	Fifth
Community/Lobby/Passage/Leasing	5,000	4,460	0
Gym	0	0	7,030
Restaurant	0	0	5,330
Coffee	0	0	1,750

Parking			
	Have	Req.	Units@1.2
Garage	470	410	
Surface	19	50	Retail
<b>Totals</b>	<b>489</b>	<b>460</b>	

Senior Living (Approximate)		
Units	Parking	
200	145	

Park Land	
	6.00 Acres

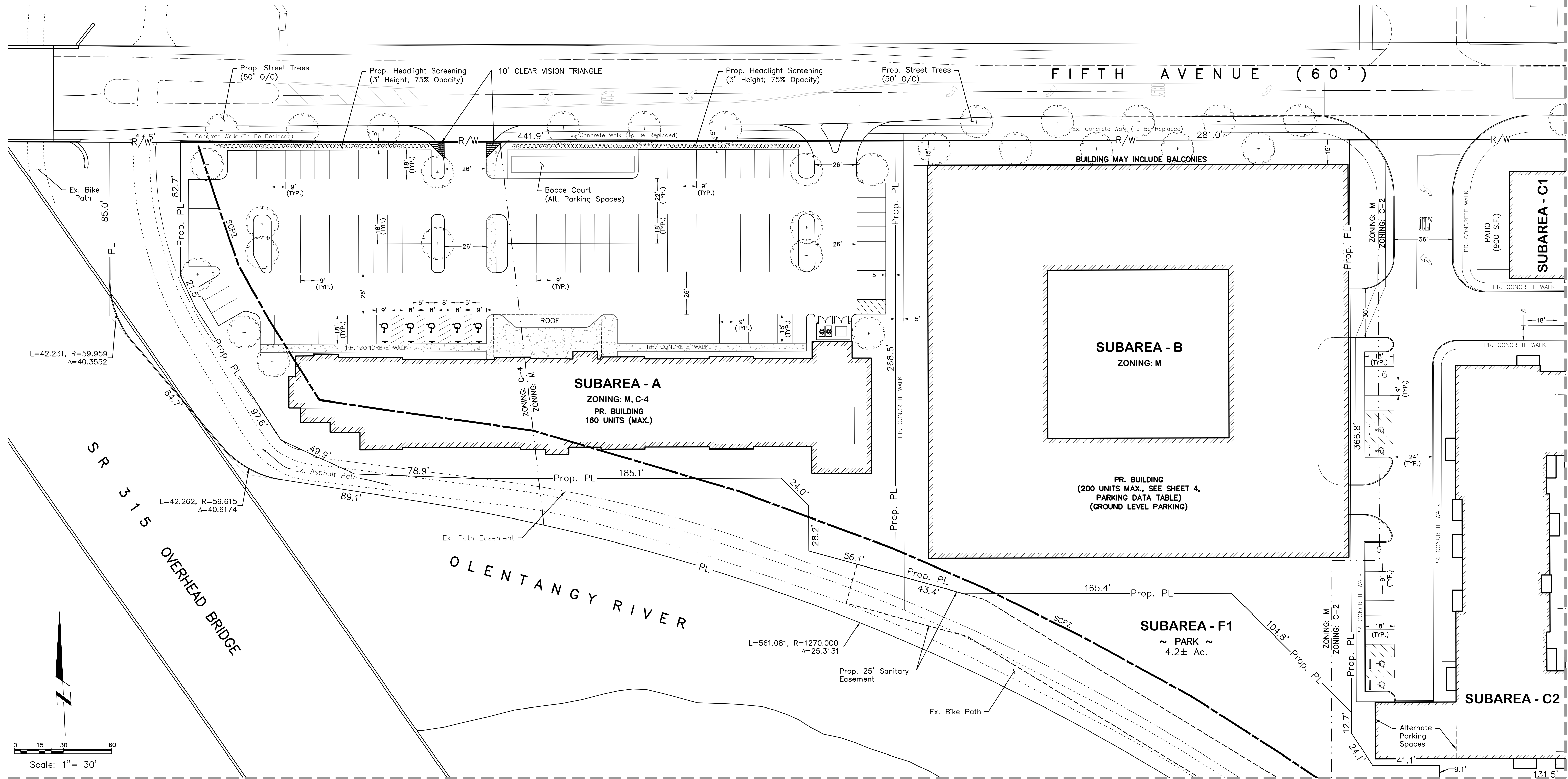


# Founders Park

September 19, 2018



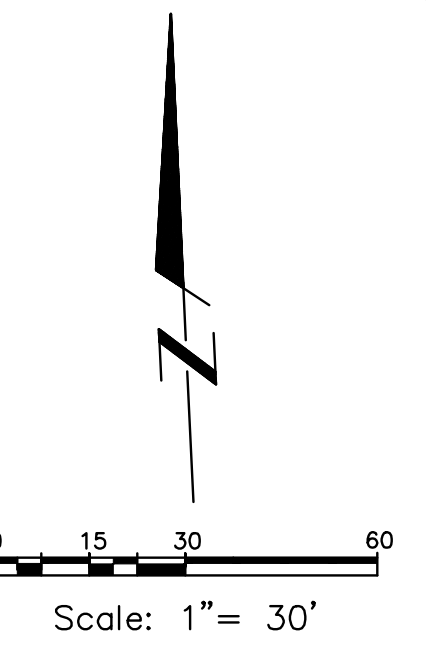
W:\1005024\_1005024\Production\Drawings\Site\Compliance\Plan\Production\Zoning\Site\Plan\Law - PLAN AND PROFILE LAST EDITED BY: cdm ON: 9/7/18



L=42.231, R=59.959  
Δ=40.3552

L=42.262, R=59.615  
Δ=40.6174

L=561.081, R=1270.000  
Δ=25.3131



MATCH LINE - SHEET 3

MATCH LINE - SHEET 2

**E. P. FERRIS**  
AND  
**ASSOCIATES**  
INC

880 KING AVENUE  
COLUMBUS, OHIO 43212  
(614) 299-2999  
(614) 299-2992 (Fax)  
www.EPFERRIS.com

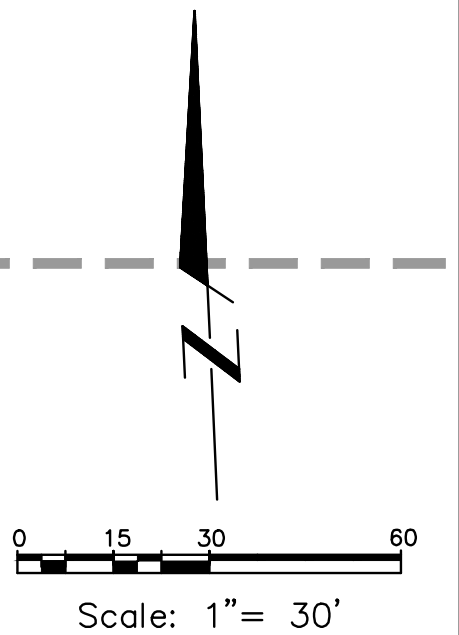
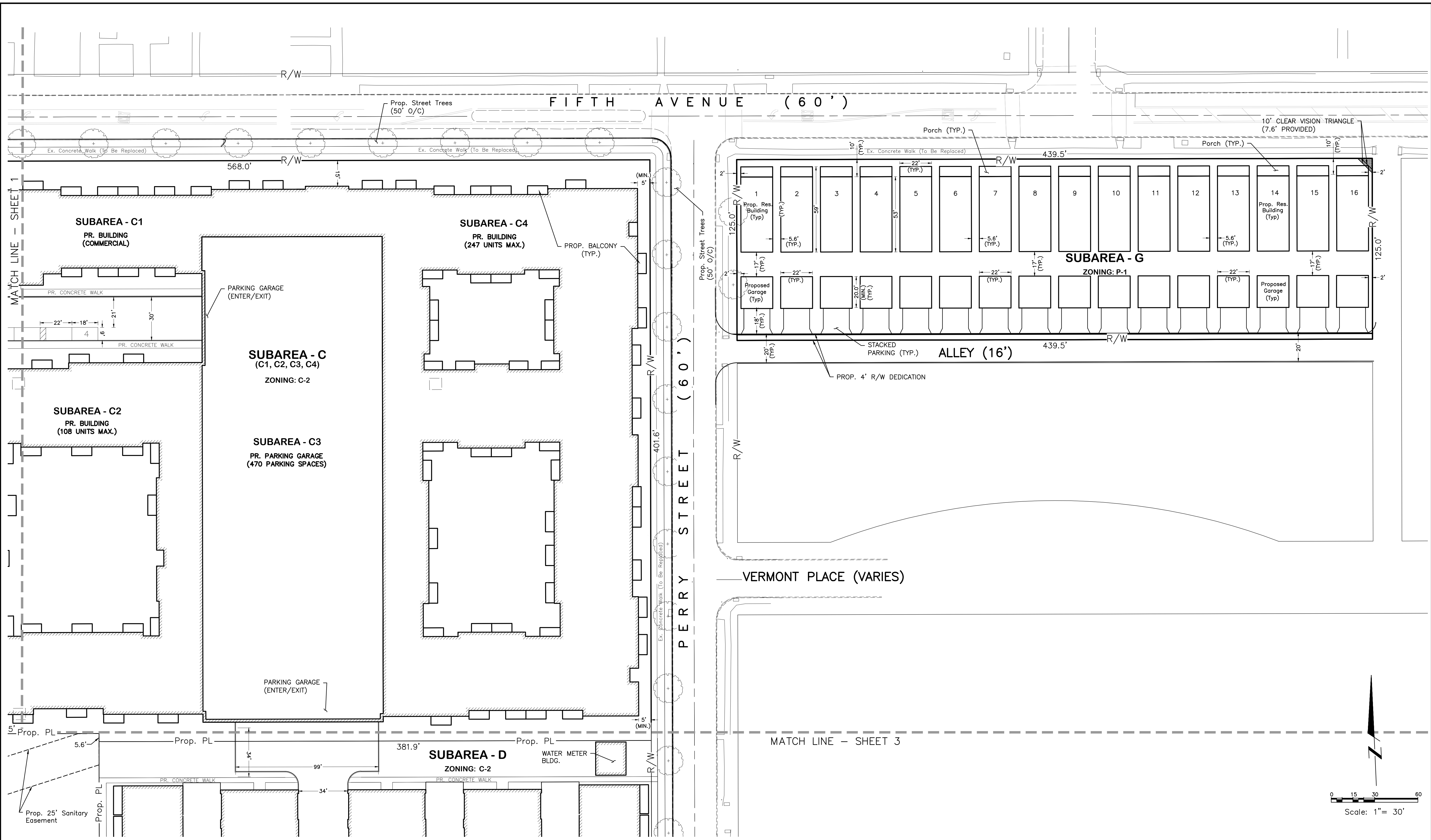
Consulting Civil Engineers and Surveyors

CITY OF COLUMBUS, OHIO  
**FOUNDERS PARK**  
PERRY STREET, LLC

JOB NO.	1005.024
DESIGNED BY:	MEF
DRAWN BY:	MEF
CHECKED BY:	CDM
APPROVED BY:	MEF
DATE:	09-07-18

**ZONING SITE PLAN**  
651 WEST FIFTH AVE.  
CV17-034

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



**E. P. FERRIS AND ASSOCIATES INC.**  
Consulting Civil Engineers and Surveyors

880 KING AVENUE  
COLUMBUS, OHIO 43212  
(614) 299-2999  
(614) 299-2992 (Fax)  
www.EPFERRIS.com

CITY OF COLUMBUS, OHIO  
**FOUNDERS PARK**  
PERRY STREET, LLC

JOB NO.	1005.024
DESIGNED BY:	MEF
DRAWN BY:	MEF
CHECKED BY:	CDM
APPROVED BY:	MEF
DATE:	09-07-18

**ZONING SITE PLAN**  
651 WEST FIFTH AVE.  
CV17-034

SHEET NO. 2 OF 4	
SCALE: 1" = 30'	

MATCH LINE - SHEET 1

MATCH LINE - SHEET 2

OLENTANGY

RIVER

SUBAREA - D  
ZONING: C-2

SUBAREA - D  
ZONING: C-2

SUBAREA - F1  
ZONING: C-2

SUBAREA - E  
ZONING: C-2

PERRY STREET (60')

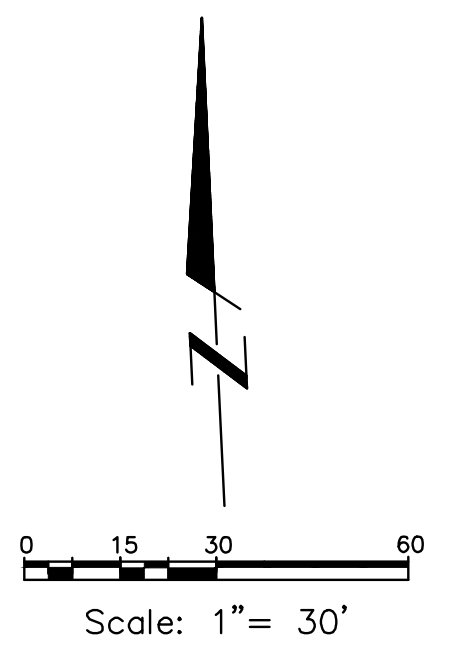
Prop. 25' Sanitary Easement

Prop. 25' Sanitary Easement

Ex. Bike Path

Ex. Path Easement

Ex. 20' Easement



MATCH LINE - SHEET 4

**E. P. FERRIS**  
AND  
**ASSOCIATES**  
INC

880 KING AVENUE  
COLUMBUS, OHIO 43212  
(614) 299-2999  
(614) 299-2992 (Fax)  
www.EPFERRIS.com

Consulting Civil Engineers and Surveyors

CITY OF COLUMBUS, OHIO  
**FOUNDERS PARK**  
PERRY STREET, LLC

JOB NO.	1005.024
DESIGNED BY:	MEF
DRAWN BY:	MEF
CHECKED BY:	CDM
APPROVED BY:	MEF
DATE:	09-07-18

**ZONING SITE PLAN**  
651 WEST FIFTH AVE.  
CV17-034

SCALE:	1" = 30'
SHEET NO.	3
OF	4

SITE & BUILDING INFORMATION	
ADDRESS:	651 W. FIFTH AVE.
PROPOSED USE:	COMMERCIAL, MULTI-FAMILY RESIDENTIAL
PID:	010-034881 (SUBAREAS A, B, C, D, E, F) 010-053212 (SUBAREA G)
TOTAL SITE AREA:	21.21± AC.
SUBAREA ACREAGE: (AREA SUBJECT TO CHANGE W/ SURVEYING)	
SUBAREA A:	2.06± AC. (89,856 S.F.)
SUBAREA B:	1.86± AC. (81,240 S.F.)
SUBAREA C:	5.20± AC. (226,374 S.F.)
SUBAREA D:	2.00± AC. (86,914 S.F.)
SUBAREA E:	2.80± AC. (122,006 S.F.)
SUBAREA F:	6.00± AC. (262,954 S.F.)
SUBAREA G:	1.26± AC. (54,937 S.F.)
SITE ZONING: M, C-2, C-4, P-1	
SUBAREA ZONING:	
SUBAREA A:	M, C-4
SUBAREA B:	M
SUBAREA C:	C-2
SUBAREA D:	C-2
SUBAREA E:	C-2
SUBAREA F:	M, C-2, C-4
SUBAREA G:	P-1
COUNCIL VARIANCE: CV17-034	
HEIGHT DISTRICT (H-35):	
SUBAREA PERMITTED HEIGHT:	
SUBAREA A:	80'
SUBAREA B:	70'
SUBAREA C:	70'
SUBAREA D:	60'
SUBAREA E:	40'
SUBAREA F:	35'
SUBAREA G:	40'
SETBACKS: PER CV17-034	
BUILDING FOOTPRINTS: BUILDING FOOTPRINTS ARE ILLUSTRATIVE	
PANEL NO.:	39049C0307 K (6.17.2008)
FLOOD ZONE:	"X"

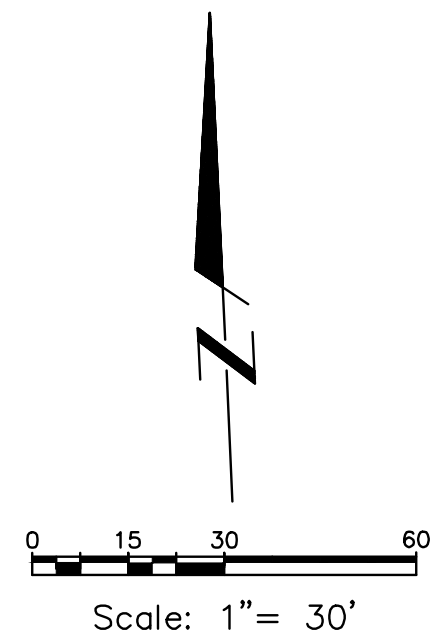
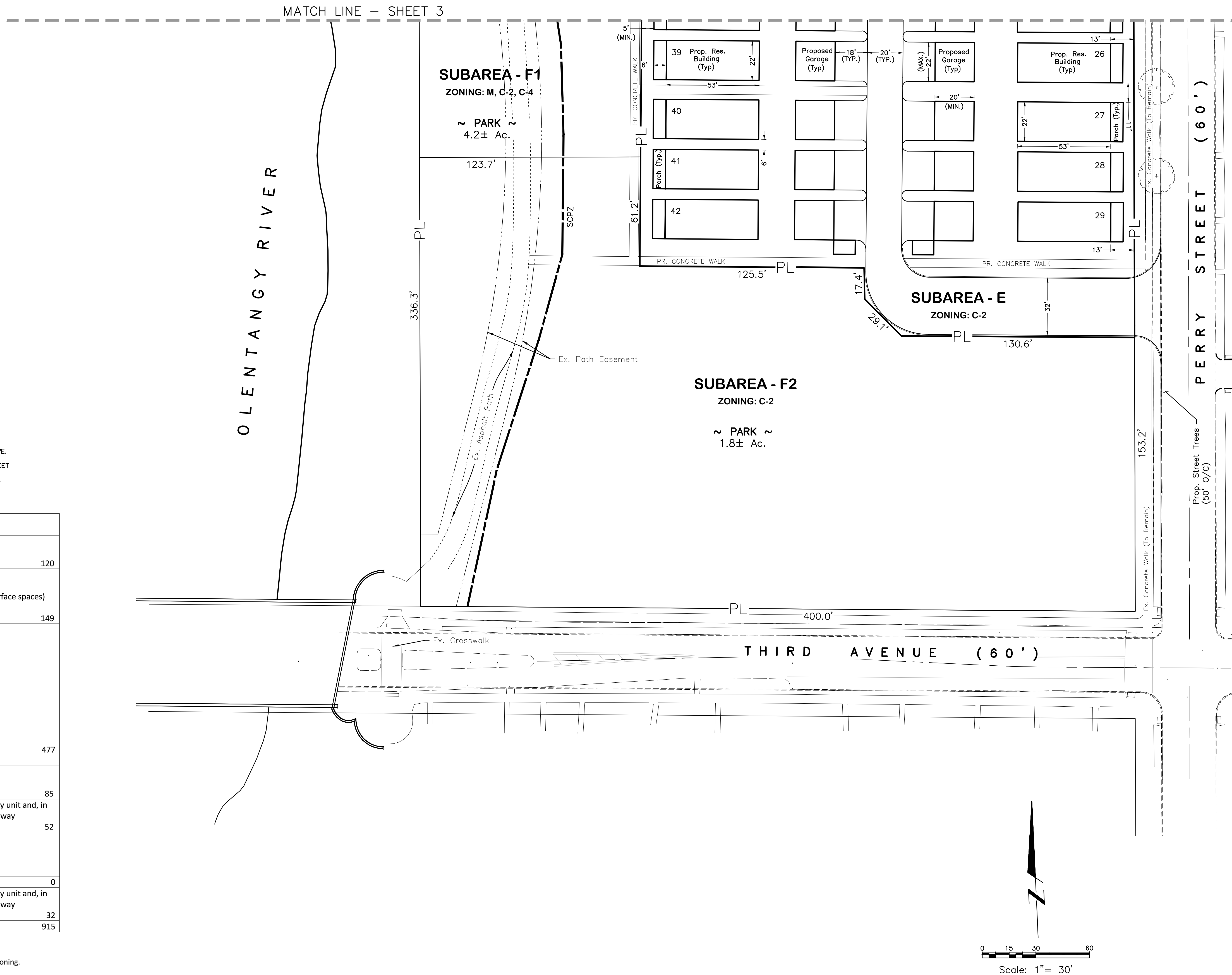
NOTE: ALL SUBAREAS WILL BE SPLIT TO FORM SEPARATE DEVELOPMENT PARCELS.

NOTE: STREET TREES IN THE CURB LAWN (R/W) OF W. FIFTH AVE. SHALL BE SMALL GROUP, SUCH AS AMUR MAPLE OR SIMILAR, AS RECOMMENDED BY RECREATION AND PARKS DEPT. EXISTING STREET TREES RETAINED IN THE RIGHT-OF-WAY OF PERRY STREET OR W. FIFTH AVENUE MAY SUBSTITUTE FOR NEW STREET TREE PLANTING.

**PARKING DATA TABLE:**

SUBAREA	USE	PARKING: Required (code)	PARKING: Provided (minimum)
A	Hotel (160 room, max.) @ 1 space/room	160	
	Subtotal:	160	120
B	Senior housing and care: Total 200 units, (1) Independent Living Units: 100 units (1.5 spaces/unit) Assisted Living/Memory Care: 100 units (0.75 spaces/unit)	150 75	137 (beneath building), 12 (surface spaces)
	Subtotal:	225	149
C	Commercial		
C1	Gym, 7,100 SF, 1 per 250 SF (3)	29	
	Restaurant, 6,400 SF, 1 per 75 SF (3)	86	
	Patio, 900 SF, 1 per 150 SF (3)	6	
	Dwelling units above ground level gym and restaurant are included		
C2	247 DU total of Subarea C4	162	
C3	Apartment building: 108 DU (max), 1.5 spaces/DU	0	470 (parking structure) (3)
C4	Parking Structure (4)	371	7 (surface spaces)
	Apartment building: 247 DU (max), 1.5 spaces/DU (includes dwelling units located above ground floor commercial uses in C1)		
	Subtotal:	654	477
D	Townhouses: 50 dwelling units (1.5 spaces/DU)	75	
	Subtotal:	75	85
E	Detached single family dwellings: 26 (condominiums) (2 space/DU)	52	2 car detached garage for every unit and, in addition, stack parking in driveway
	Subtotal:	52	52
F	Park (6.0 +/- acres total)	0	
F1	Park, 4.2 +/- acres	0	
F2	Park, 1.8 +/- acres	0	
	Subtotal:	0	0
G	Detached single family dwellings 16 (condominiums) 2 space/DU		2 car detached garage for every unit and, in addition, stack parking in driveway
	Subtotal:	32	32
<b>TOTAL</b>		<b>1,198</b>	<b>915</b>

- (1) Any mix of types of senior housing permitted subject to maximum calculated code required parking of 225 parking spaces.
- (2) The surface parking spaces are located to the east of the senior housing Subarea B on Subarea C. The spaces are divided by existing M and C-2 zoning. Twelve (12) spaces of the surface spaces shown are allocated to Subarea B.
- (3) Any mix of commercial uses, including retail and office uses, permitted subject to calculated code required parking requiring a maximum of 121 parking spaces.
- (4) The 470 space parking structure (Subarea C3) will provide parking for Subarea C (C1, C2, C4) and shared parking for Subarea B.



**E. P. FERRIS**  
AND  
**ASSOCIATES**  
INC.

880 KING AVENUE  
COLUMBUS, OHIO 43212  
(614) 299-2999  
(614) 299-2992 (Fax)  
www.EPFERRIS.com

Consulting Civil Engineers and Surveyors

CITY OF COLUMBUS, OHIO  
**FOUNDERS PARK**  
PERRY STREET, LLC

JOB NO.	1005.024
DESIGNED BY:	MEF
DRAWN BY:	MEF
CHECKED BY:	CDM
APPROVED BY:	MEF
DATE:	09-07-18

**ZONING SITE PLAN**  
651 WEST FIFTH AVE.  
CV17-034

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

## **Exhibit B**

### **Statement of Hardship**

**CV17-034**

#### **651 West Fifth Avenue, Columbus, OH 43201**

The 21.21 +/- acre site is located on the south side of West Fifth Avenue both east and west of Perry Street. The area east of Perry Street (1.26 +/- acres), fronting W. Fifth Avenue is zoned P-1, Private Parking (Z78-131) and is undeveloped. The area west of Perry Street (19.95 +/- acres), fronting W. Fifth Avenue and Perry Street, is zoned C-2, Commercial, C-4, Commercial and M, Manufacturing. The 19.95 +/- acres is developed with surface parking lots, a warehouse and a child care facility, all of which will be removed with redevelopment of the site.

Applicant proposes to redevelop the property for commercial and residential uses as depicted on the "Founders Park Zoning Site Plan, 651 West Fifth Avenue, CV17-034", hereafter "Site Plan", dated \_\_\_\_\_ and as cited in the variances. The 1.3 +/- acres east of Perry Street will be developed with sixteen (16) detached single family condominiums. The 19.9 +/- acres west of Perry Street will be developed with commercial and residential uses.

Applicant's development concept for the site includes a hotel, senior housing, gym, restaurant(s), residential uses, including multi-family, townhouse and detached single family condominium dwellings, a parking structure and parkland. The Site Plan depicts seven (7) subareas for development, corresponding to different land uses and development areas. A multi-year build-out is expected. Lot splits will be necessary for construction phases depicted as subareas on the site plan. Subareas are depicted as +/- area. Total parkland will be 6.0 +/- acres in two phases with Phase 1, being 1.8 +/- acres located generally at the northwest corner of Perry Street and W Third Avenue, and 4.2 +/- acres located along the Olentangy River. Code required parking is reduced for Subareas A, B and C. Subarea C will have a 470 space parking structure. Subareas D, E and G meet code required off-street parking. While this site is comparable to other mid-town area urban sites with the Urban Commercial Overlay (UCO), this site is not in a UCO and, therefore, parking is calculated at full code required parking. See Parking Data Table.

Applicant has a hardship and practical difficulty necessitating a variance because there is no zoning district to which this site could be rezoned without also needing variances for the proposed development. The project will be a multi-year build out necessitating variances rather than establishing exact zoning district boundaries at this time.

#### **Applicant requests the following variances:**

- 1). Section 3353.03, C-2, Permitted Uses, to permit commercial uses including restaurant(s), exercise and health facilities (commercial gym) and parking garage in Subarea C and a maximum of 431 dwelling units, including ground floor residential use, consisting of multi-family dwelling

units (Subarea C), townhouse units (Subarea D) and 26 detached single family dwellings without individual lots (Subarea E).

2). 3363.01, M, Manufacturing Districts, to permit senior housing dwelling units and senior care facility (Subarea B).

3). Section 3371.01, P-1, Private Parking District, to permit 16 detached single family dwellings (condominiums) (Subarea G), thereby permitting buildings consisting of 16 dwellings and 16 detached two-car garages, and all buildings will exceed 15 feet in height, as follows: detached dwellings – 40' and detached garages – 18', with height for detached dwellings measured as defined in Section 3303.08, Letter H, Height and height for detached garages measured to the roof ridge.

4). Section 3309.14(A), to permit building heights to exceed 35' in the H-35 Height District, by permitting the following heights by Subarea: Subarea A: 80 feet; Subarea B: 70 feet; Subarea C: 70 feet; Subarea D: 60 feet; Subarea E: 40 feet, Subarea G: 40 feet, with height for all buildings measured as defined in Section 3303.08, Letter H, Height.

5). Section 3312.21(A), Landscaping and Screening, to reduce interior parking lot trees for Subarea C surface parking (19 spaces shown, up to 24 spaces with alternate surface parking at southwest corner of building in Subarea C2) from three (3) interior trees to zero (0) interior trees.

6). Section 3312.27, Parking Setback Line, to reduce the W. Fifth Avenue parking setback line to five (5) feet (Subarea A).

7). Section 3312.49(A)(B), Minimum Numbers of Parking Spaces Required, to reduce bicycle parking to zero (0) per Subareas A, B, C, and D, subject to all code required bicycle parking for Subareas A, B, C, and D being provided within Subareas A, B, C, D and F, but not necessarily on each parcel; to reduce bicycle parking to zero (0) in Subareas E and G, and to reduce total code required vehicle parking for Subarea A from 160 spaces to 120 on-site spaces, Subarea B from 225 spaces to 149 spaces and Subarea C from 654 spaces to 477 spaces, as itemized in the Parking Data Table on the drawings titled "Founders Park" dated September \_\_\_\_\_, 2018.

8). Section 3312.53, Minimum Number of Loading Spaces Required, to reduce required loading spaces to zero (0) (Subareas A, B, C).

9). Section 3321.05(B)(1), to reduce the clear vision triangle at the intersection of W Fifth Avenue and an unnamed north/south 20 foot alley adjacent to the east side of Subarea G from 10'x10' to 7.6'x7.6'.

10). Section 3353.09, C-2 District Setback Lines, to reduce the West Fifth Avenue building setback line from 60' (Thoroughfare Plan) to fifteen (15) feet for Subareas B and C; to reduce the Perry Street building setback line from 25 feet to five (5) feet (Subareas C, D, E).

11). Section 3363.24, Building Lines in an M-Manufacturing District, to reduce the West Fifth Avenue building setback line from 60' (Thoroughfare Plan) to fifteen (15) feet for Subarea B.

12). Section 3371.02, Building Lines in Residential and Apartment Residential Districts, to reduce the W. Fifth Avenue calculated building setback line for Subarea G from 16' to ten (10) (5) feet and the Perry Street calculated building setback from ten (10) feet to two (2) feet.

Applicant will provide temporary parking spaces in the area of Subareas A, B, and/or C during site development, including parking without an improved surface and without interior landscaping. All temporary parking shall be removed prior to or at completion of site development. Parking spaces shall be delineated by parking blocks, by wire with numbered tags, painted lines or comparable parking space delineation. The following variances are solely for temporary parking.

13). Section 3312.21(A-E), Landscaping and Screening, to not provide interior landscaping/trees or headlight screening.

14). Section 3312.39, Striping and Marking, to use parking blocks, wire with numbered tags or comparable parking space delineation in lieu of paint striping on the parking lot surface.

15). Section 3312.43, Required Surface for Parking, to permit a crushed asphalt or gravel surface.

09-07-18