

Council Variance Application

DEPARTMENT OF BUILDING
AND ZONING SERVICES

111 N Front Street, Columbus, Ohio 43215
Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

OFFICE USE ONLY

Application Number: CV22-104 Date Received: 09/27/2022
Application Accepted by: Timothy Dietrich Fee: \$2775
Assigned Planner: Tim Dietrich; tedietch@columbus.gov; 614-645-6665

LOCATION AND ZONING REQUEST:

Existing Address or Zoning Number: _____ Zip: _____

Is this application being annexed into the City of Columbus? YES NO (select one)
If the site is currently pending annexation, the Applicant must show documentation of County Commissioner's adoption of the annexation petition.

Parcel Number for Address or Zoning Number: _____

Check here if listing additional parcel numbers on a separate page.

Current Zoning District(s): _____ Acreage: _____

Neighborhood Group: _____

Proposed Use or reason for request: _____

(Elaborate in Statement of Hardship)

APPLICANT:

Applicant Name: _____ Phone Number: _____ Ext.: _____

Address: _____ City/State: _____ Zip: _____

Email Address: _____

PROPERTY OWNER(S): *Check here if listing additional property owners on a separate page*

Name: _____ Phone Number: _____ Ext.: _____

Address: _____ City/State: _____ Zip: _____

Email Address: _____

ATTORNEY / AGENT: *(Check one if applicable)* Attorney Agent

Name: _____ Phone Number: _____ Ext.: _____

Address: _____ City/State: _____ Zip: _____

Email Address: _____

SIGNATURES:

APPLICANT SIGNATURE David Hodge _____

PROPERTY OWNER SIGNATURE David Hodge _____

ATTORNEY / AGENT SIGNATURE David Hodge _____

My signature attests to the fact that the attached application package is complete and accurate to the best of my knowledge. I understand that the City staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me/my firm/etc. may delay the review of this application.

Property Owners

Steelton Holdings LLC
2050 South High Street
Columbus, OH 43207

Steelton Holdings II LLC
2050 South High Street
Columbus, OH 43207

Broadleigh Properties LLC
2050 South High Street
Columbus, OH 43207

Consolidated Electrical Distributors, Inc.
1920 Westridge Drive
Irving, TX 75038-2901

Applicant

Steelton Holdings LLC
2050 South High Street
Columbus, OH 43207

Attorney

David Hodge, Underhill and Hodge
8000 Walton Parkway, Suite 260
New Albany, Ohio 43054

Parcel List:

010-008499
010-113129
010-112126
010-112349
010-112264
010-055272
010-025710
010-028706
010-037423

Council Variance Application

STATEMENT OF HARDSHIP

Columbus City Code Section 3307.10 - Variances by City Council.

CV22-104

City council may grant the following zoning variances:

- A.** Permit a variation 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 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 established property values within the surrounding area, or in any other respect impair the public health, safety, comfort, morals or welfare of the inhabitants of the city.

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 not included, a new application (and applicable fees) 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):

Signature of Applicant David Hodge Date _____

STATEMENT IN SUPPORT OF VARIANCES

APPLICATION: CV22- 104
ADDRESS: 2050 South High Street
PARCELS: 010-112264 (and 8 others)
OWNERS: Steelton Holdings LLC (and 3 others)
APPLICANT: Katz Development
ATTORNEY: David Hodge, Underhill and Hodge
DATE: September 27, 2022

The Applicant Katz Development proposes development the site (“Steelton Village”) with a residentially-focused mixed used project inspired by tenets of New Urbanism and conforming to principles of the City of Columbus Strategic Plan. The specific details of the site plan are conceptual but it is expected that upon completion the site will provide approximately 1,100 apartment units and 75,000 square feet of commercial space. Through planning, unique physical attributes including a High Street address with direct connections to Central Ohio’s bike and running paths, and ample green space within the site will provide its community with a healthy, vital, pedestrian friendly lifestyle.

Steelton Village will be a complete and integrated community which includes housing, shops, workplaces, green space and amenities essential to the daily life of its residents. The development will provide housing, jobs, and amenity-driven and activities are within easy walking distance of each other. The community will have a central core that combines civic, commercial, cultural and recreational uses.

The site is a 36 acre brownfield located on the west side of South High Street and north of SR-104. The site is currently zoned M-Manufacturing and has a number of uses including brewery, warehouse, dog training facility, and retail. A large portion of the site is also vacant.

The site is bordered by property zoned M-Manufacturing on the north and south. The site is bordered on the west by property zoned for excavation and quarrying. The site is bordered on the east by a railroad and South High Street. The site is not within a historic district, commercial overlay, or planning overlay. The site is within the boundaries of the Columbus Southside Area Commission and the Southside Plan, which recommends industrial uses.

The Applicant proposes rezoning the site from the M-Manufacturing district to the L-C4-Commercial district. To develop the site as proposed, the Applicant respectfully requests the following use and area variances:

1. 3356.03 – C-4 permitted uses. The Applicant requests a use variance to allow (1) ground floor residential and residential accessory uses and residential units located above uses which are not commercial uses and (2) distilleries and breweries of alcohol and warehouse, wholesale, and distribution of alcohol.
2. 3356.11 – C-4 district setback lines. The Applicant requests a variance to reduce the minimum building setback from 50 feet to 10 feet.

3. 3312.27 – Parking setback line. The Applicant requests a variance to reduce the minimum parking setback from 25 feet to 10 feet.

4. 3312.49 – Minimum number of parking spaces required. The Applicant requests a variance to reduce the minimum number of required parking to the following reduced parking ratio: (1) 1 vehicular parking space per dwelling unit, (2) all other vehicular parking requirements reduced by 50%.

The requested use variance to permit residential uses and alcohol production/distribution will not adversely affect the surround properties or surrounding neighborhood and is warranted to alleviate a difficulty. Nor will this use variance impair adequate supply of light and air to the adjacent properties, 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.

Residential use is an essential component to the revitalization of this site. Not only will this development become an economic driver for the south side of Columbus, but this mixed-use development will become the Steelton Village community. Incorporating residential uses among commercial uses achieves tenets of New Urbanism and conforms to principles of the City of Columbus Strategic Plan.

Alcohol production and distribution is an existing use on the site and permitted under the site's existing M-Manufacturing district. The plan calls for expansion of the existing alcohol production facility and for that facility to be a central attraction to Steelton Village. However, rezoning the site from M to L-C4 will eliminate alcohol production from the site's permitted uses. The site is so large that only the residents within Steelton Village will be affected by the alcohol production/distribution and they will have full knowledge of that fact before choosing to move into the community.

The South Side Plan recognizes that, for neighborhoods to be sustainable over the long term, it is important that a mix of uses are provided. This means that people can live in a neighborhood, can locally purchase the goods and services they need, and may even be employed in their neighborhood. This mix of uses provides for a stable economic and residential base. It also supports walking and biking as options to driving, provided densities are sufficient to support such transportation options.

Principle 1 of the South Side Plan states that neighborhoods should have a mix of land uses. Specifically, mixed use development should be common along primary corridors and should include multifamily housing, retail, office, and other services that contribute to a walkable urban environment. The proposed project is a mixed-use development which will follow the principles of the South Side Plan and contribute to a mixed-use environment and encourage a walkable live-work environment.

The variances with respect to setback and parking requirements are requested in conjunction with the requested rezoning from M to L-C4. The variances are requested to alleviate a practical

difficulty in carrying out the L-C4 zoning district and will not seriously affect any adjoining property or the general welfare of the neighborhood.

Reduced vehicular parking requirements are warranted due to the inclusive live, work, play character of Steelton Village. In conjunction with the employment opportunities created by Fort rehabilitation project across North High Street, the pathway connections to parks, and walkable options for retail and restaurants, many of the employees and customers are expected to arrive by foot from within Steelton Village. Public transit options are available with a COTA bus stop along North High Street. Additionally, the necessity for parking spots pursuant to the zoning code are excessive with less personal vehicles and the explosion of ride-share options.

The Applicant submits that the spirit and intent behind the zoning requirements would be observed and substantial justice done by granting the requested variances. The Applicant respectfully requests that the Columbus City Council weigh these factors in its consideration and find that this Applicant suffers from a practical difficulty. The variances will not adversely affect the delivery of governmental services. Further, the spirit and intent behind the zoning requirements would be observed and substantial justice done by granting the requested variances.

Respectfully submitted



David Hodge

Council Variance Application

DEPARTMENT OF BUILDING
AND ZONING SERVICES

111 N Front Street, Columbus, Ohio 43215
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AFFIDAVIT

CV22-104

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Eric Zartman

of (1) MAILING ADDRESS 8000 Walton Parkway, Suite 260, New Albany, Ohio 43054

deposes and states that (he/she) is the applicant, agent, or duly authorized attorney for same and the following is a list of the name(s) and mailing address(es) of all the owners of record of the property located at

(2) per PROPERTY ADDRESS or ZONING NUMBER 2025 South High Street

for which application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services

SUBJECT PROPERTY OWNER'S NAME

(3) Steelton Holdings LLC

AND MAILING ADDRESS

2050 South High Street

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

Columbus, Ohio, 43207

APPLICANT'S NAME AND PHONE #

Katz Development

(same as listed on front application)

614.461.1717

NEIGHBORHOOD GROUP

(4) Columbus Southside Area Commission

ZONING CHAIR OR CONTACT PERSON

Curtis Davis - Zoning Chair

AND EMAIL ADDRESS

cdavis@team-icsc.com

and that the attached document (5) is a list of the **names** and **complete mailing addresses**, including **zip codes**, as shown on the **County Auditor's Current Tax List or the County Treasurer's Mailing List**, of all the **owners of record of property within 125 feet** of the exterior boundaries of the property for which the application was filed, **and** all of the owners of any property within 125 feet of the applicant's or owner's property in the event the applicant or the property owner owns the property contiguous to the subject property.

SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this 27th day of September in the year 2022

(6) SIGNATURE OF NOTARY PUBLIC

My Commission Expires 1-11-2026

Notary Seal Here



KIMBERLY R. GRAYSON
Notary Public, State of Ohio
My Commission Expires
01-11-2026

This Affidavit expires six (6) months after date of notarization.

APPLICANT:

Steelton Holdings LLC
2050 South High Street
Columbus, OH 43207

CV22-104

PROPERTY OWNER(S):

Steelton Holdings LLC
2050 South High Street
Columbus, OH 43207

Steelton Holdings II LLC
2050 South High Street
Columbus, OH 43207

Broadleigh Properties LLC
2050 South High Street
Columbus, OH 43207

SFG Columbus Parsons LLC
3280 Peachtree Road NE, Suite 2770
Atlanta, GA 30305

Consolidated Electrical Distributors,
Inc.
1920 Westridge Drive
Irving, TX 75038-2901

ATTORNEY:

David Hodge
Underhill & Hodge LLC
8000 Walton Parkway, Suite 260
New Albany, OH 43054

AREA COMMISSION/CIVIC ASSOCIATION:

Columbus Southside Area Commission
C/O Curtis Davis
175 S 3rd St, Ste 340
Columbus, OH 43215

SURROUNDING PROPERTY OWNERS:

Columbus & Southern Ohio
Electric Co. 99 Yr Lease
1623-A Cass Lake Road
Keego Harbor, MI 48320

1915 South High LLC
1950 South High Street
Columbus, OH 43207

TSR 1895 LLC
or current occupant
1895 South High Street
Columbus, OH 43207

Anderson Concrete Corp.
400 Frank Road
Columbus, OH 43216

2140 South High LLC
7650 Rivers Edge Drive, Suite 101
Columbus, OH 43235

Jones Family Reality LP
or current occupant
350 Frank Road
Columbus, OH 43207

KDL Properties LLC
2050 South High Street
Columbus, OH 43207

ESKR Holdings LLC
2117 South High Street
Columbus, OH 43207

7K Enterprises LLC
2117 S. High Street
Columbus, OH 43207

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PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV22-104

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 FRANKLIN

Being first duly cautioned and sworn (NAME) Eric Zartman
of (COMPLETE ADDRESS) 8000 Walton Parkway, Suite 260, New Albany, Ohio 43054
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 (including contact name and number)
Business or individual's address; City, State, Zip Code
Number of Columbus-based employees
(Limited to 3 lines per box)

<p>1. Steelton Holdings LLC 2050 South High Street Columbus, Ohio, 43207</p>	<p>2. Katz Development 1201 Dublin Road Columbus, Ohio 43215</p>
<p>3.</p>	<p>4.</p>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT *[Signature]*

Sworn to before me and signed in my presence this 27th day of September, in the year 2022

SIGNATURE OF NOTARY PUBLIC *[Signature]*

My Commission Expires 1-11-2026 Notary Seal Here



KIMBERLY R. GRAYSON
Notary Public, State of Ohio
My Commission Expires
01-11-2026

This Project Disclosure Statement expires six (6) months after date of notarization.

Property Owners

Steelton Holdings LLC
2050 South High Street
Columbus, OH 43207

CV22-104

Steelton Holdings II LLC
2050 South High Street
Columbus, OH 43207

Broadleigh Properties LLC
2050 South High Street
Columbus, OH 43207

Consolidated Electrical Distributors, Inc.
1920 Westridge Drive
Irving, TX 75038-2901

Applicant

Steelton Holdings LLC
2050 South High Street
Columbus, OH 43207

Attorney

David Hodge, Underhill and Hodge
8000 Walton Parkway, Suite 260
New Albany, Ohio 43054

LEGAL DESCRIPTION

Containing 27.96 Acres

Situated in the City of Columbus, County of Franklin, State of Ohio, being all of that property conveyed to CONSOLIDATED ELECTRICAL by Deed 27964 B03 (Parcel #010-113129), STEELTON HOLDINGS II LLC by Instrument #202001020000674 (Parcel 010-112126 & 010-055272), BROADLEIGH PROPERTIES LLC by Instrument #201809100121942 (Parcel #010-112349, 010-013541, 010-037423, 010-028706 and 010-025710), and STEELTON HOLDINGS II LLC by Instrument #202001020000673 (Parcel #010-112264 & 010-008499), being more fully described as follows:

Commencing at the southeast corner of said CONSOLIDATED ELECTRICAL (Parcel #010-113129), said corner also being the **TRUE PLACE OF BEGINNING** of the parcel herein described.

Thence along the perimeter of the aforementioned parcels the following 20 courses;

N 85°29'45" W, 567.31'

N 01°37'00" W, 336.28'

N85°35'01"W 396.26'

N02°39'08"W 251.05'

N02°39'08"W 85.61'

S85°51'22"E 25.00'

N02°39'08"W 40.00'

N85°51'22"W 47.08'

N03°32'58"W 704.24'

N86°45'15"W 50.00'

N02°53'14"W 438.95'

N88°11'46"E 358.17'

S17°02'14"E 498.90'

S86°45'15"E 74.35'

S26°40'15"E 577.82'

S86°16'43"E 118.05'

S44°29'43"E 122.40'

S00°19'43"E 509.40'

S85°35'01"E 63.88'

S00°17'31"W, 337.62 feet to the **TRUE PLACE OF BEGINNING** and containing **27.96 acres**, more or less.

This description is not intended for conveyance.

CESO, Inc.



Steven W. Clutter
9/26/2022
Steven W. Clutter, PS
Registered Surveyor No. 7655
Date



VICINITY MAP - NOT TO SCALE

LAT / LONG: 39.921068° / -82.997306°

CV22-104

BLDG	PROGRAM / USE
A	-EXISTING RETAIL
B	-RETAIL
C	-APARTMENTS -COMMERCIAL
D	-RESTAURANT
E	-EXISTING RETAIL
F	-APARTMENTS -GARAGE
G	-APARTMENTS -GARAGE
H	-APARTMENTS -GARAGE
I	-APARTMENTS -GARAGE
K	-APARTMENTS
L	-APARTMENTS

PHASE 1

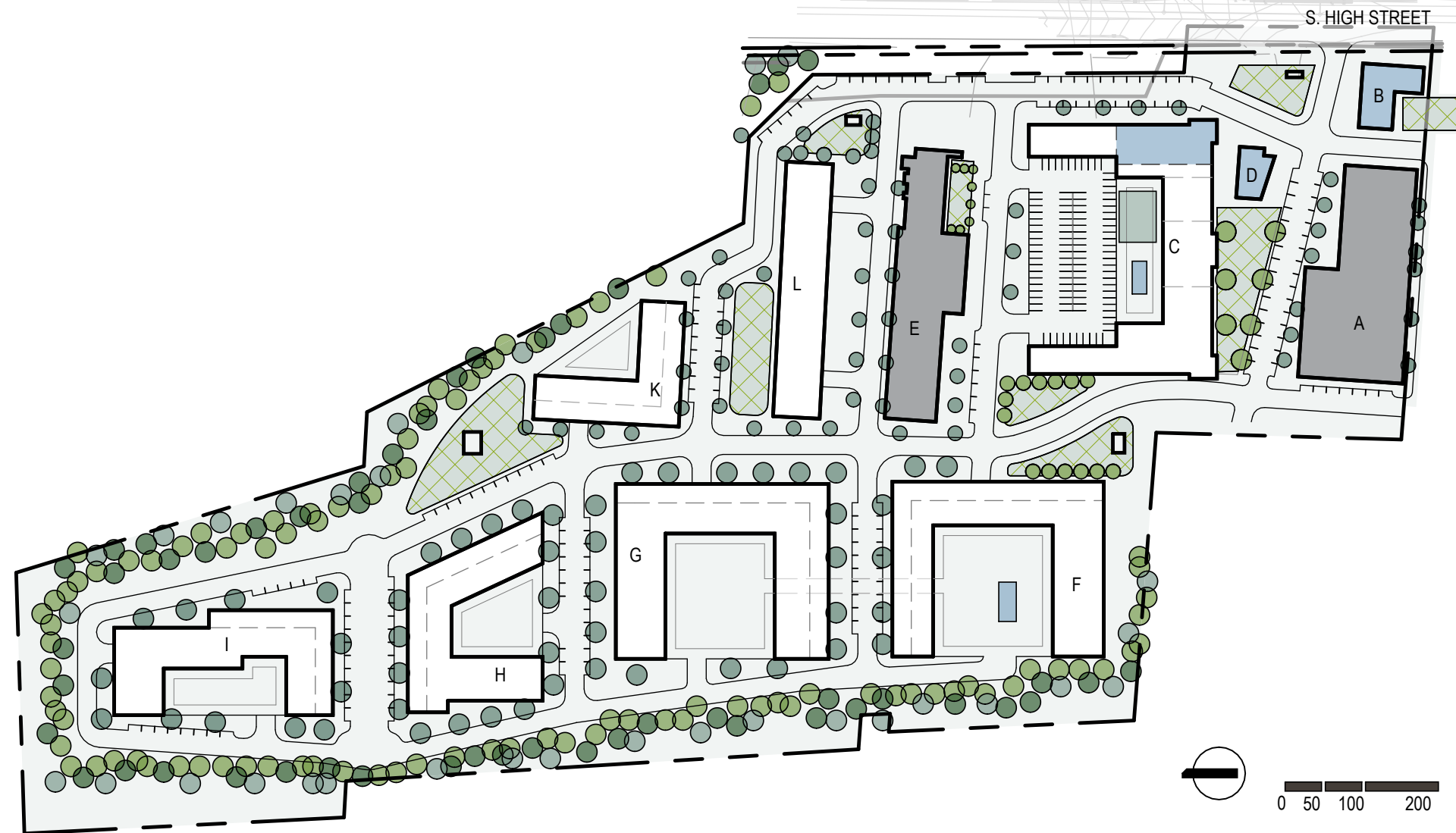
PHASE 2

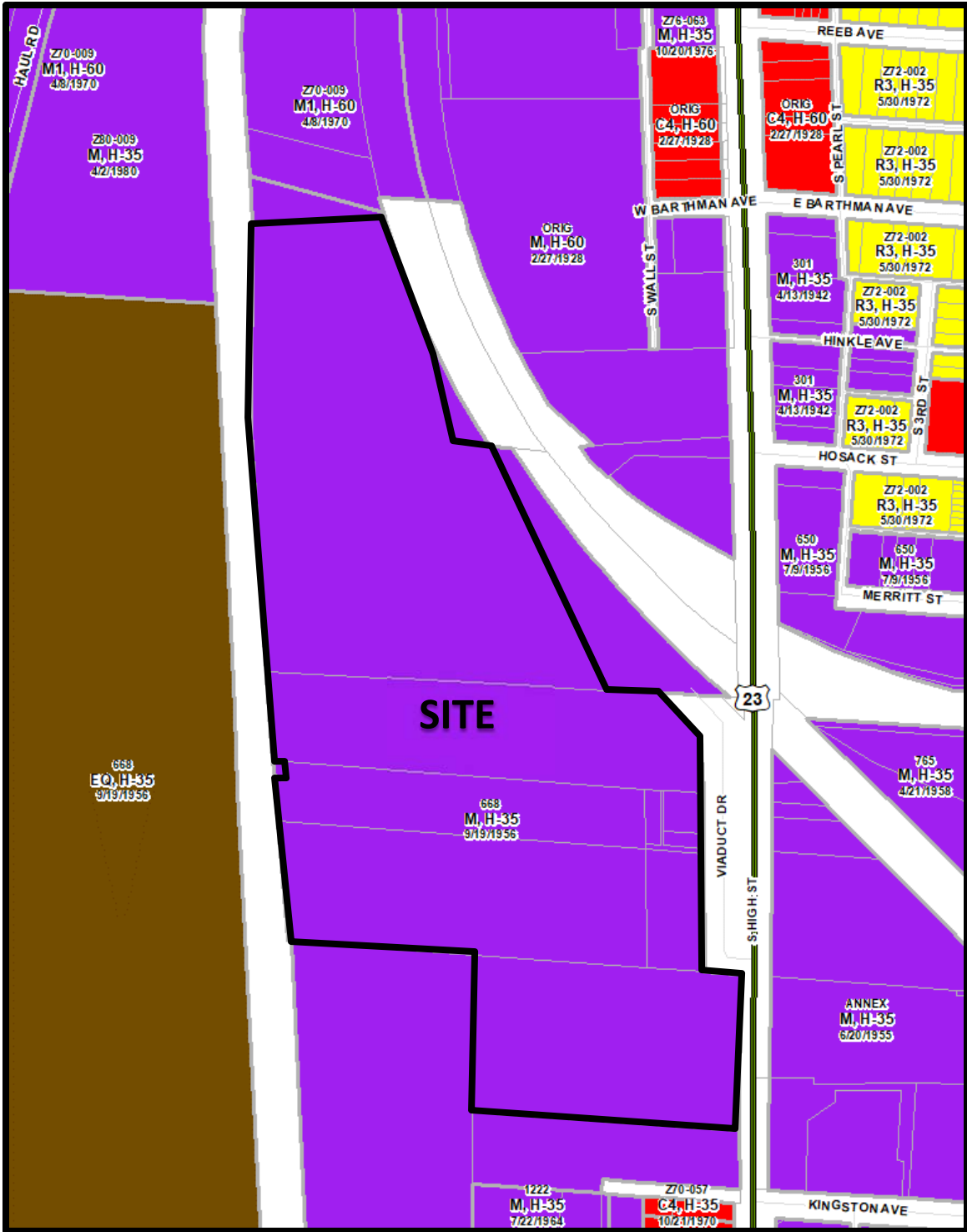
SITE DATA TABLE

ADDRESS: 2025 SOUTH HIGH STREET
 PARCELS: 010-037423, 010-008499,
 010-113129, 010-112126, 010-112349,
 010-112264, 010-055272, 010-025710,
 010-028706
 OWNER: STEELTON HOLDINGS LLC
 AND 3 OTHERS
 CURRENT ZONING: M AND L-C4
 PROPOSED ZONING: L-C4
 PROPOSED HEIGHT: H-60
 AREA: +/- 27.96 ACRES

CONCEPTUAL USES AND PARKING

1,100 DWELLING UNITS
 75,000 SF COMMERCIAL
 1,300 STRUCTURED/LOT PARKING
 SPACES



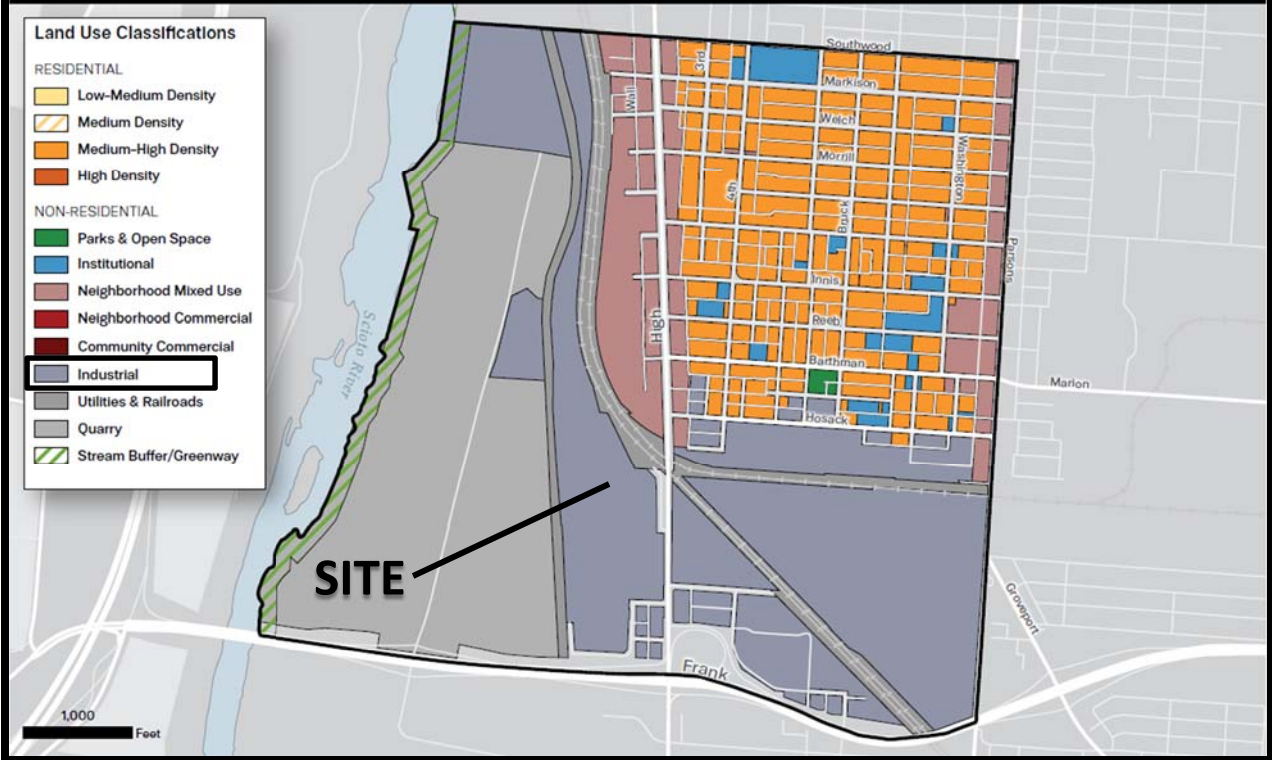


CV22-104
 2025 S. High St.
 Approximately 27.96 acres



CV22-104
2025 S. High St.
Approximately 27.96 acres

FIGURE 10: FUTURE LAND USE PLAN: QUADRANT 2



CV22-104
2025 S. High St.
Approximately 27.96 acres



CV22-104
2025 S. High St.
Approximately 27.96 acres