

ACC OP - LANE AVENUE

50 WEST LANE AVENUE ARCHITECTURAL SITE PLAN 1" = 30'-0"

50 West Lane Avenue, 1.489 Acres (64,854 SF)
 Current Zoning: AR4 & R2F
 Proposed Zoning: AR3 (Not part of proposed CPD at 2195 North High St
 University Area District (UC) Overlay

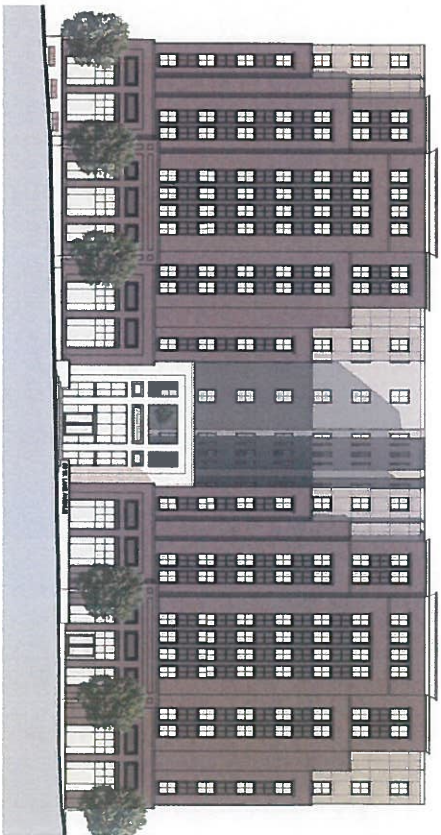
Maximum Retail Space - 2,614 SF
 Multi-Family Residential - 599 Beds

*Approved for
 May 31, 2023*

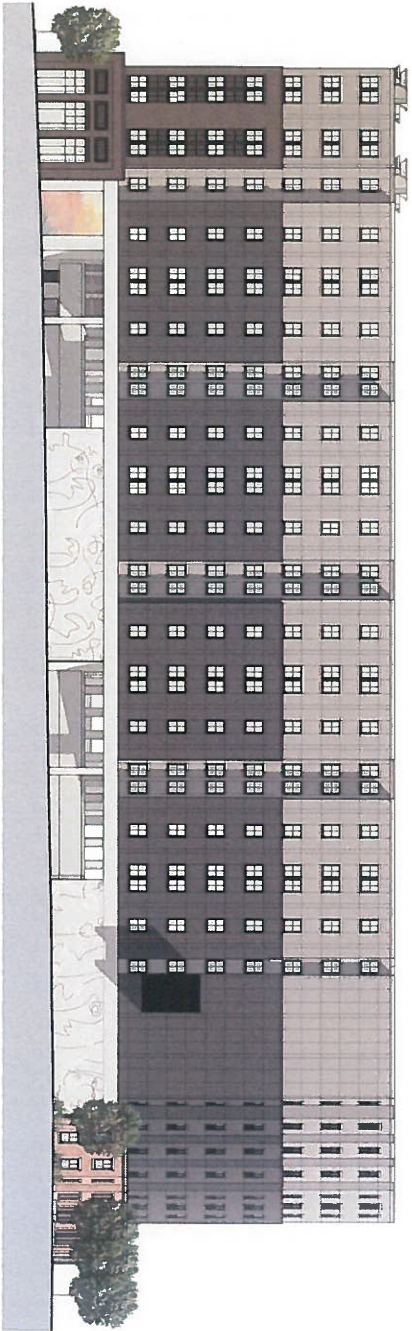




West - Shared Prop. with Newman Center
1/16" = 1'-0"
2



South - Lane Avenue
1/16" = 1'-0"
1



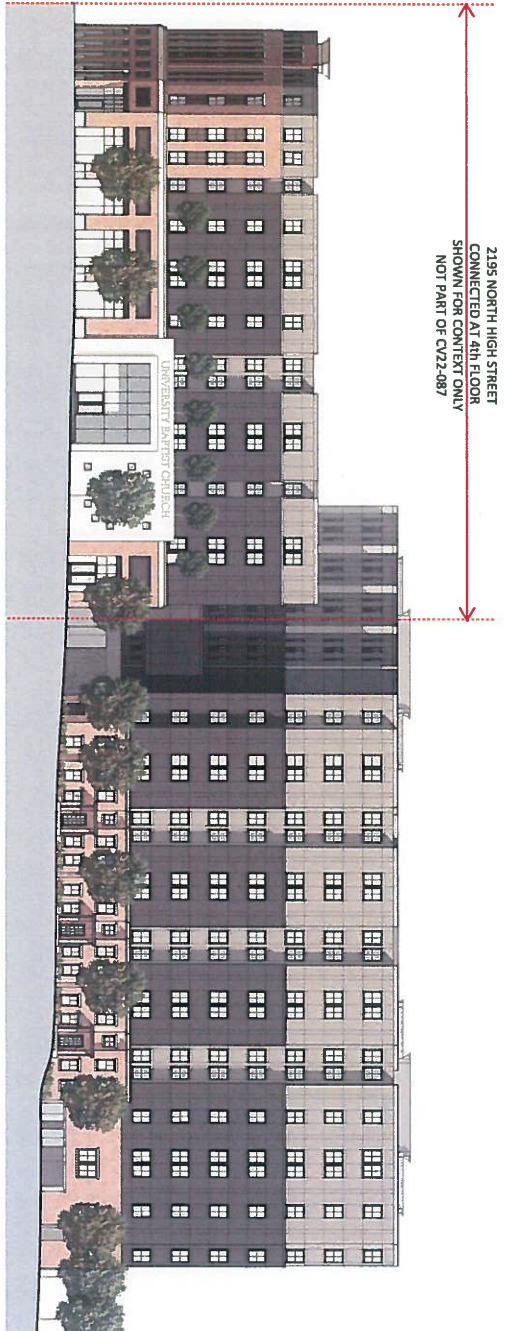
East - Along Alley
1/16" = 1'-0"
3

Approved
March 31
2023

ACC OP - LANE AVENUE

Exterior Elevations

0' 4' 8' 12' 16' 20' 24' 28' 32'



North - Norwich Avenue

1

John R. ...
May 31, 2023

ACC OP - LANE AVENUE

Exterior Elevations

Final Building Elevations Received Sheet 2 of 2 CV22-087

ACOOCK
ASSOCIATE
ARCHITECTS

0 5 10 15 20 25 30 35 40 45 50

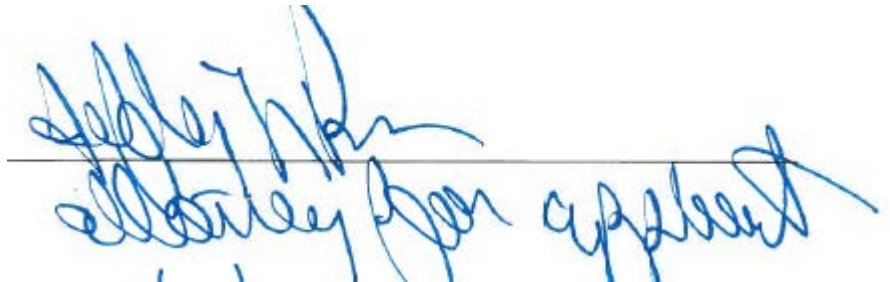
Hardship Statement

The applicant wants to do a mixed use development on two parcels which are separated by an alley which runs parallel to North High Street. The portion of the site to the west of the alley is a residential development which includes townhouses that front on West Norwich Avenue along with a small amount of commercial space that faces Lane Avenue. The portion of the site east of the alley is a mixed use building. The parking for this building will be on the parcel to the west which is being zoned to AR-3.

The applicant is requesting a variance to Section 3325.323 Building Height Standards to increase the height from 72 to 100 feet, to Section 3333.03 AR-3 Apartment District to allow parking for non-residential uses and to permit commercial uses on this parcel, Section 3333.24 Rear Yard to reduce the rear yard from 25% of the lot area to zero, and Section 3325.281 Parking and Circulation: to reduce the required parking ratio from 0.5 spaces per bed to 0.375 spaces per bed. This reduction only applies to the Lane Avenue building. The increase in height along Lane Avenue allows the building to step back from West Norwich Avenue to better relate to the buildings on the northside of West Norwich Avenue. The commercial uses in the building would be compatible with the mixture of housing and commercial uses along the north side of Lane Avenue. The reduction in parking is in line with other student housing developments and complies with the University Design Guidelines. This parking variance is only for the Lane Avenue building. The parking for the development on the east side of the alley is being provided on this parcel. Part of that parking would be for a non-residential use. The building covers most of the site which requires a reduction in the rear yard. This type of lot coverage is typical for student housing developments in the area.

The surrounding area along North High Street is developed with commercial uses; to the south across Lane Avenue University residential housing, to the west Newmen Center and to the north across West Norwich Street multi-family.

Given the development pattern in the area these variances will not adversely affect the adjoining properties or the general welfare. The granting of these variances will not impair an adequate supply of light and air to the adjacent property, nor unreasonably increase the congestion of public streets, nor increase the danger of fires, nor endanger the public safety, nor 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.



Council Variance for 50 West Lane Avenue

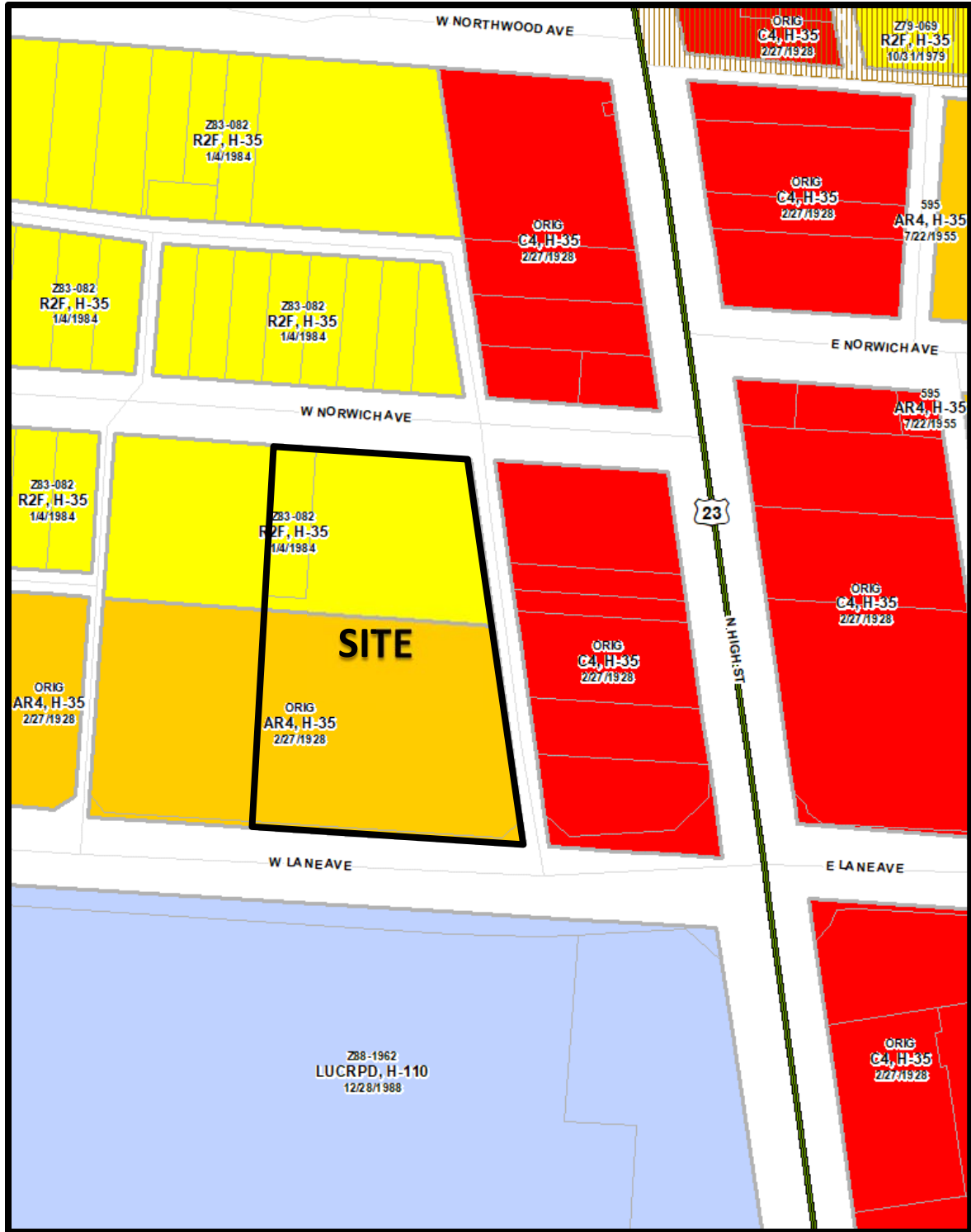
Section 3333.03 AR-3 Apartment District: to permit parking for non-residential uses and to permit commercial uses on this parcel.

Section 3333.24 Rear Yard: to reduce the rear yard from 25% of the lot area to zero.

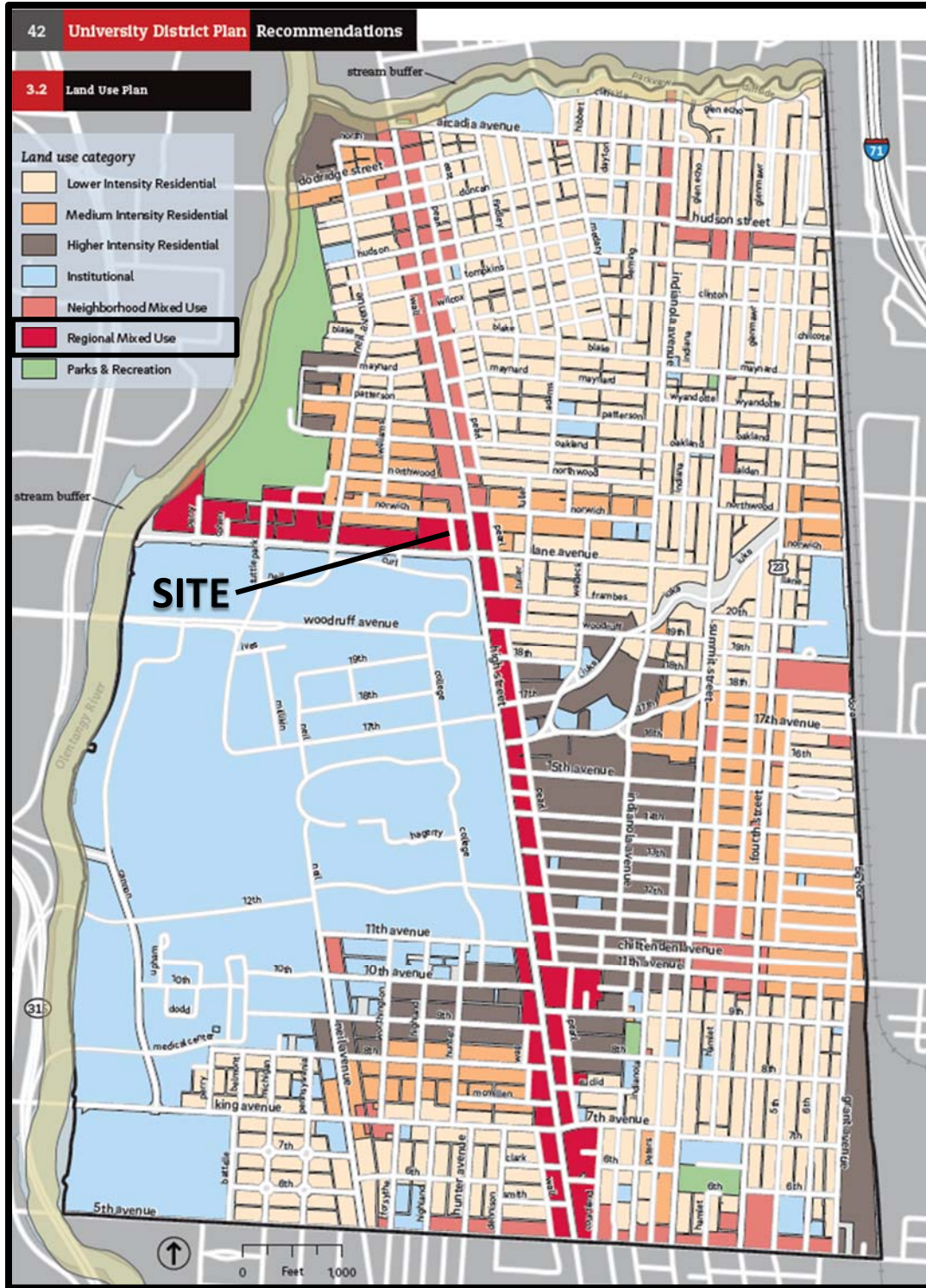
Section 3325.281 Parking and Circulation: to reduce the required parking ratio from 0.5 spaces per bed to 0.375 spaces per bed. This reduction only applies to the Lane Avenue building.

Section 3325.323 Building Height Standards: to increase the building height from 72 to 100 feet.

american-campus-var.lst (nct)
4/24/23 S:Docs



CV22-087
50 W. Lane Ave.
Approximately 1.4 acres



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50 W. Lane Ave.
Approximately 1.4 acres



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Approximately 1.4 acres

THE CITY OF
COLUMBUS
ANDREW J. GINTHER, MAYOR

Standardized Recommendation Form

DEPARTMENT OF BUILDING
AND ZONING SERVICES

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

FOR USE BY: AREA COMMISSION / NEIGHBORHOOD GROUP
(PLEASE PRINT)

Case Number CV22-87
Address 50 W. Lane Ave
Group Name Acock Assoc. Architects
Meeting Date 5-17-2023

Specify Case Type
 BZA Variance / Special Permit
 Council Variance
 Rezoning
 Graphics Variance / Plan / Special Permit

Recommendation (Check only one)
 Approval
 Disapproval

LIST BASIS FOR RECOMMENDATION:

The No Vote was due to ongoing concerns of density and parking. There was quite a bit of public comment against the project due to Blackstone is the parent company of the Applicant. Nobody from the public spoke in favor.

* The Commission voted on the Aerial Easement to connect the 2 buildings with a pedestrian bridge over the Alley. 8-yes 7-No. Easement passed was approved.

Vote 3325, 281

14-NO 1-yes

Signature of Authorized Representative

Seth B. Golding

Recommending Group Title

University Area Comm. Zoning Chair

Daytime Phone Number

614-375-0872

Please e-mail this form to the assigned planner within 48 hours of meeting day; OR FAX to Zoning at (614) 645-2463; OR MAIL to: Zoning, City of Columbus, Department of Building & Zoning Services, 111 N Front Street, Columbus, Ohio 43215.

Council Variance Application

DEPARTMENT OF BUILDING
AND ZONING SERVICES

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

PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV22-087

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) Jeffrey L. Brown
of (COMPLETE ADDRESS) 37 West Broad Street, Suite 460, 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 (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. American Campus Communities Sam Newman 12700 Hill County Blvd. #T-200 Austin, TX 78738 512-732-1000 Zero Columbus based employees</p>	<p>2. FIMOK LLC Isabella Grayer 4128 Sundbrook Sq. W., New Albany, OH 43054-9650 614-440-4211 Zero Columbus based employees</p>
<p>3. University Baptist Church of Columbus Ohio c/o James Maniace Taft Law 64 East State Street, Suite 1000 Columbus, OH 43215 614-334-6171 2 Columbus based employees</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 25th day of May, in the year 2023

[Signature]
SIGNATURE OF NOTARY PUBLIC

9/4/2025
My Commission Expires

Notary Seal Here



Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2025

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