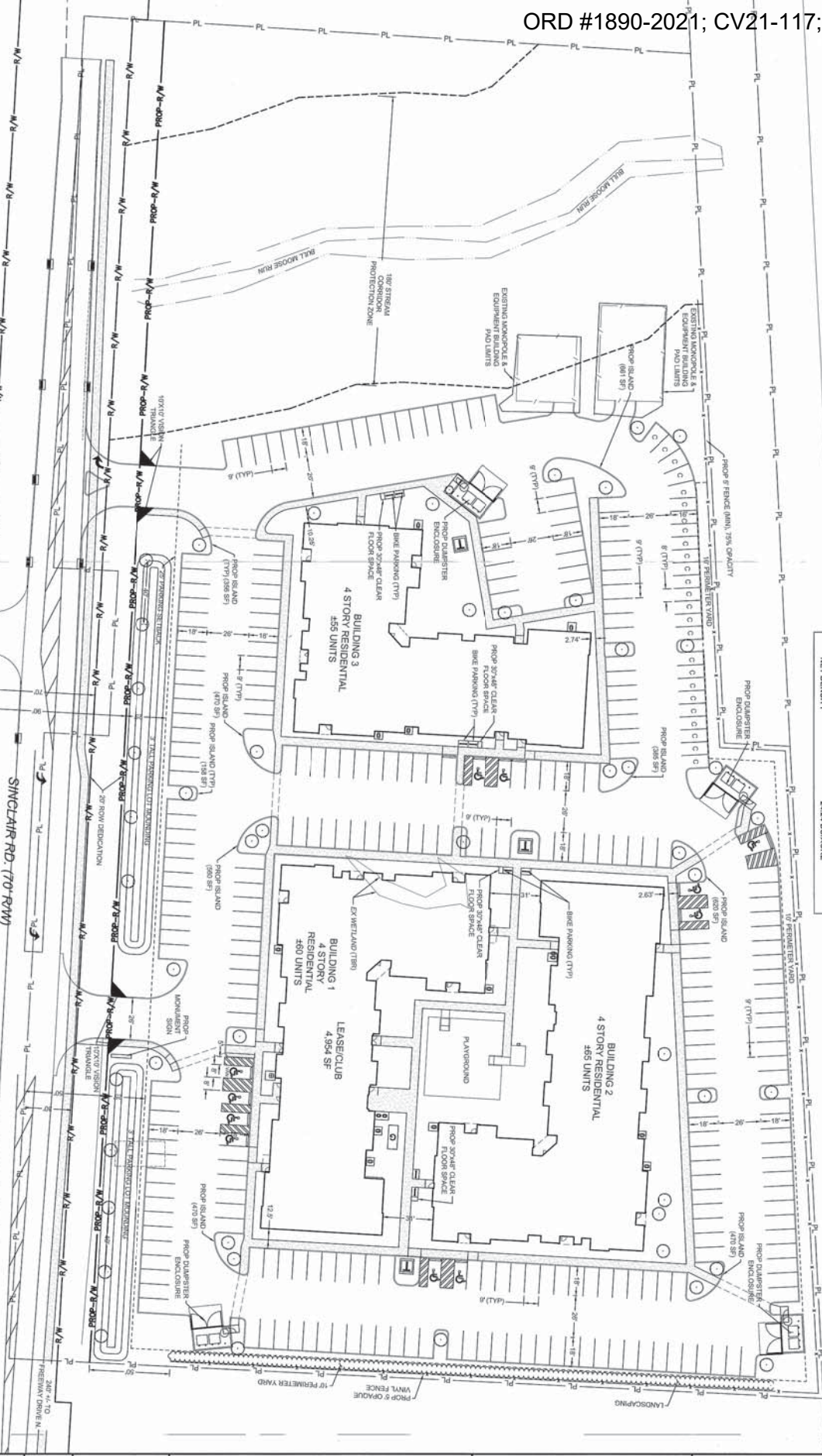


FINAL SITE PLAN "SITE PLAN A" RECEIVED 6/9/2021

CV20-117

CV20-117

(SITE PLAN A)



PARKING CALCULATIONS

REQUIRED PARKING PROVIDED	270 SPACES (1.86 SF/UNIT)
PROVIDED PARKING	312 SPACES (1.73 SF/UNIT)
REQUIRED BIKE PARKING	23 SPACES
PROVIDED BIKE PARKING	11 SPACES
REQUIRED BICYCLE PARKING	16 SPACES (1 SF/20 PARKING)
PROVIDED BICYCLE PARKING	18 SPACES

REQUIRED SITE LANDSCAPE

PARKING LOT SHADE TREES PROVIDED	22 TREES	(1 TREE / 10 SPACES)
DWELLING UNIT TREES PROVIDED	18 TREES	(1 TREE / 10 UNITS)

SITE DATA

ADDRESS	5055 SINCLAIR ROAD
PLANNING ZONING	CV20-117
ZONING VARIANCE	CV20-117
TOTAL UNITS	180 UNITS
GROSS ACREAGE	7.81 ACRES
HEIGHT DISTRICT	H-35
MAX BUILDING HEIGHT	60 FEET
SINCLAIR ROAD R/W (110')	23.8 ACRES
NET DENSITY	24.24 DW/ACRE

This document is prepared as the drawing may be subject to change without notice. It is intended for the use of the applicant and may be approved by the Director of the Building and Zoning Division of the City of Columbus. It is not intended to be used for any other purpose without the express written consent of the City of Columbus. The City of Columbus is not responsible for any errors or omissions in this document. The City of Columbus is not responsible for any damages, including consequential damages, arising from the use of this document. The City of Columbus is not responsible for any claims, including consequential claims, arising from the use of this document. The City of Columbus is not responsible for any claims, including consequential claims, arising from the use of this document.

David B. Patten, Director of Building and Zoning Division
 Date: 6/9/21 12:11
 Date: 6/9/21 12:11



C100

DATE	BY	REVISION
6/9/21	AALDS	ISSUED
6/9/21	AALDS	CHECKED BY
6/9/21	AALDS	FOR NUMBER

(SITE PLAN A)
 ZONING PLAN
 FOR
 5055/5065/5075 SINCLAIR RD.
 CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO

AMERICAN STRUCTUREPOINT

2950 Corporate Exchange Dr., Ste 200 | Columbus, Ohio 43221
 TEL: 614.307.2382 | FAX: 614.307.2208
 www.structurepoint.com



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

Chapter 3307 of the Columbus Zoning Code

CV20-117

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 NRP Properties, LLC by David B. Perry, Agent

Date 11-22-2020

Signature of Attorney Donald Ward

Date 11/22/2020

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 CV20-117, 5055 Sinclair Road

The site is 7.58 +/- acres consisting of Franklin County Auditor Tax Parcels 010-061517 and 010-109761, located on the west side of Sinclair Road beginning 400 +/- feet north of the intersection of Sinclair Road and Freeway Drive South. The site is zoned M, Manufacturing and is presently developed with a music performance venue and truck parking lot. By Ordinance 1462-2020, passed July 23, 2020 (CV20-031) Columbus City Council approved a 180 dwelling unit apartment complex in the M, Manufacturing District. Rezoning application Z20-049 is pending to rezone the property to the AR-1, Apartment Residential District. This variance application is submitted for applicable variances to the AR-1 District for the same 180 dwelling unit apartment complex permitted by CV20-031. Applicant proposes to redevelop the site with an affordable housing apartment complex with a maximum of 180 dwelling units. Application CV20-031 for variance to the M, Manufacturing District was permitted to proceed pending applicant securing financing for the affordable housing project. The apartment complex will provide housing targeted a residents with income at approximately 30% - 70% of Area Median Income (AMI). Applicant has secured financing and is proceeding with the development.

The proposed site development is the same as proposed with CV20-031 with one change. Applicant hasn't been able to secure approval to relocate the private driveway easement for the existing monopole antennas, so two site plans (Site Plan A, Site Plan B) are included to provide for the antenna driveway relocation (Site Plan A) and for the current, existing location (Site Plan B). With the zoning district proposed to change to the AR-1 district, different zoning variances are applicable than applicable with the M, Manufacturing District as cited in CV20-131. The development project is consistent with City Council approval of Ordinance 1462-2020 / CV20-031. This request will not impair an adequate supply of light and air to adjacent properties, unreasonably increase congestion on public streets, increase the risk of fire, nor endanger the public health, safety or welfare of the inhabitants of the City of Columbus. The multi-family development will provide needed affordable housing consistent with City of Columbus objectives for development of affordable housing.

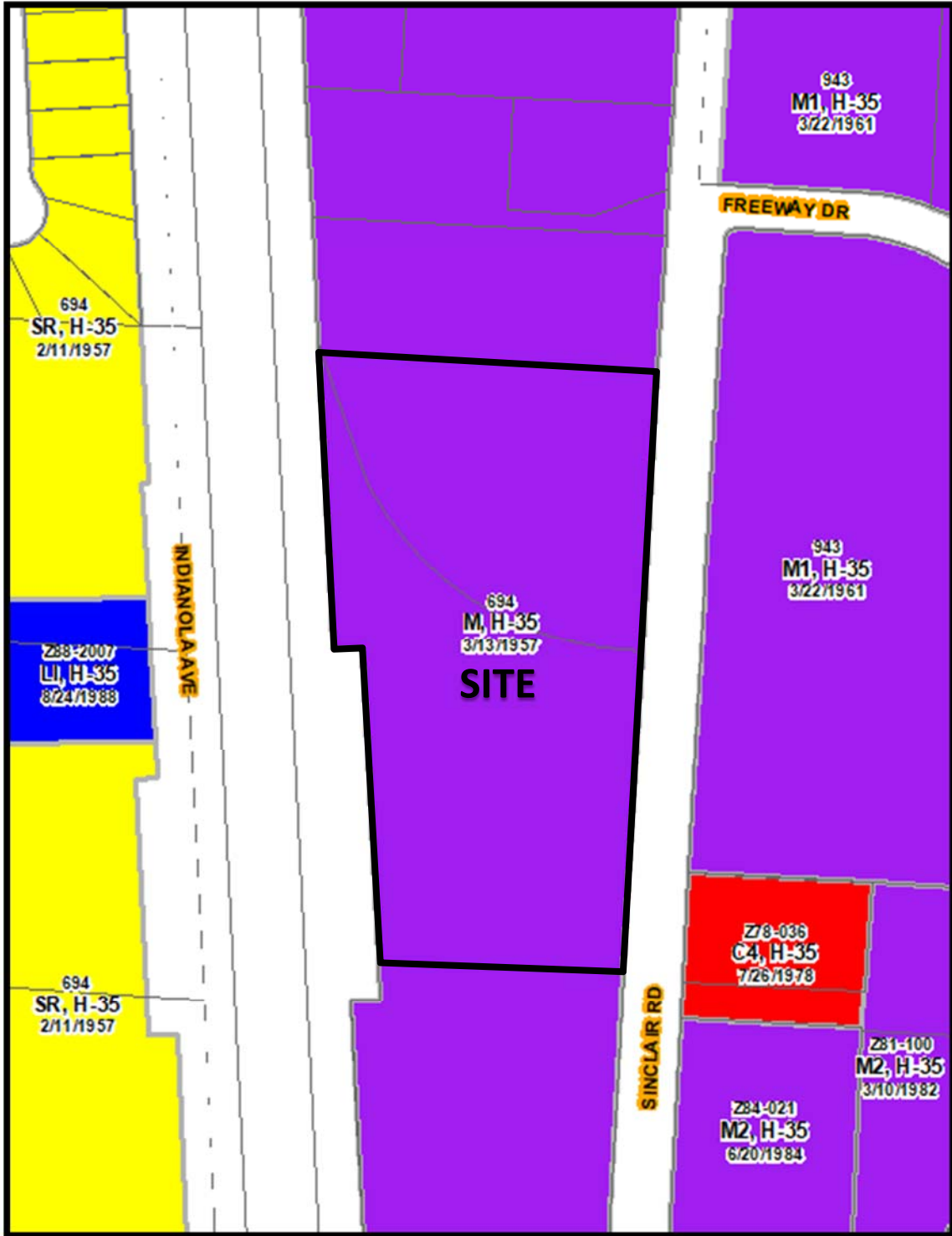
Applicant requests the following variances:

- 1). Section 3333.02, AR-12, ARLD and AR-1 Apartment Residential District Use, to permit the monopole telecommunications antenna and related equipment built in the M, Manufacturing District, as depicted on the submitted Site Plan.
- 2). Section 3312.21, Landscaping and Screening, to not provide headlight screening on the south 40' +/- of the Sinclair Road parking setback, south of the south curbcut, due to the existing driveway to monopole facilities on the property (Site Plan B).

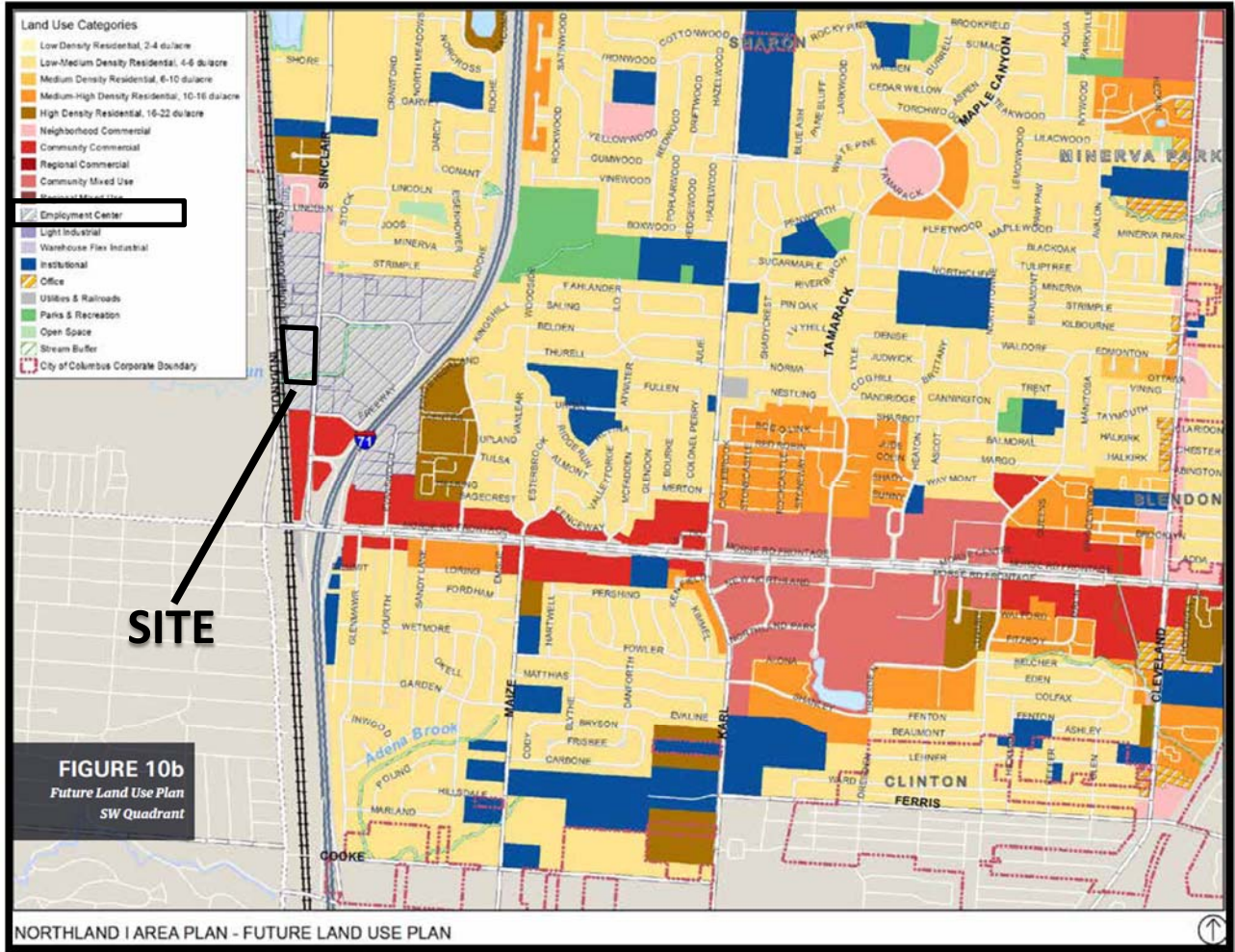
- 3). Section 3312.27, Parking Setback Line, to reduce the south 40' +/- of the Sinclair Road parking setback, south of the south curbcut, from 25' to 0' for the existing driveway to monopole facilities on the property (Site Plan B).

- 4). Section 3312.29, Parking Space, to reduce parking space dimensions of 9' x 18' feet for 90 degree parking spaces to 8' x 16' for 25 (Site Plan A) and 19 (Site Plan B) non-code required parking spaces to be designated as "compact spaces" at the site, and as depicted on the Site Plans.

- 5). Section 3333.255, Perimeter Yard, to reduce the Perimeter Yard from 25 feet to 10 feet along the north and west property lines.



CV20-117
5055 Sinclair Rd.
Approximately 7.42



CV20-117
5055 Sinclair Rd.
Approximately 7.42



CV20-117
5055 Sinclair Rd.
Approximately 7.42



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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 #: CV20 - 117

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Donald Plank
of (COMPLETE ADDRESS) Plank Law Firm, 411 East Town Street, Floor 2, 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 (include contact name and number)
Business or individual's address; City, State Zip Code
Number of Columbus based employees
(Limited to 3 lines per box)

Table with 2 columns and 2 rows. Row 1: 1. NRP Properties, LLC; 1228 Euclid Ave, 4th Fl, Cleveland, OH 44115; # Cols based Emps: 15 Contact: Aaron Pechota, (216) 584-0601. 2. DRJ Family, LLC; 7223 Silver Lake Ct, Westerville, OH 43082; # Columbus based Employees: Three (3) Contact: Diana Colasante, (614) 203-5331. Row 2: 3. 4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT Donald Plank

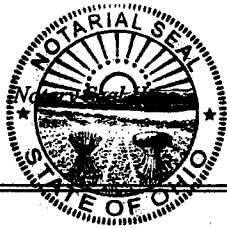
Subscribed to me in my presence and before me this 23rd day of June, in the year 2021

SIGNATURE OF NOTARY PUBLIC MaryAlice Wolf

My Commission Expires:

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

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



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