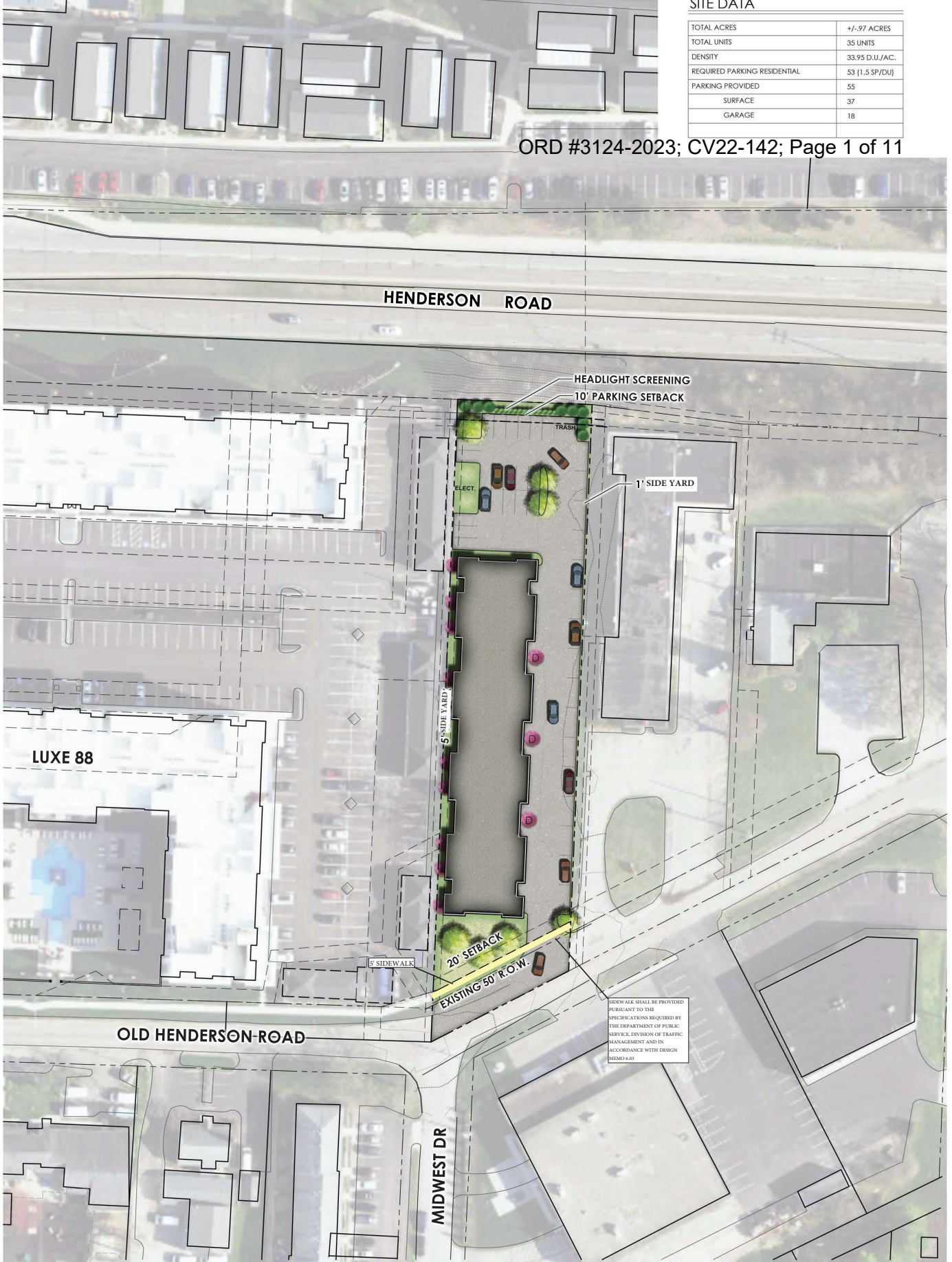


SITE DATA

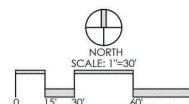
TOTAL ACRES	+/- .97 ACRES
TOTAL UNITS	35 UNITS
DENSITY	33.95 D.U./AC.
REQUIRED PARKING RESIDENTIAL	53 (1.5 SP/DU)
PARKING PROVIDED	55
SURFACE	37
GARAGE	18

ORD #3124-2023; CV22-142; Page 1 of 11



ILLUSTRATIVE DEVELOPMENT PLAN

980 OLD HENDERSON *5.4 Sept 10.18.23*
 PREPARED FOR PREFERRED LIVING
 DATE: 9.18.23



Faris Planning & Design

LAND PLANNING LANDSCAPE ARCHITECTURE
 4874 Cemetery Hilliard, OH 43026
 p (614) 487-1764 www.farisplanninganddesign.com

CONCEPTUAL



1 Front Elevation
3/8" = 1'-0"



2 Rear Elevation
3/8" = 1'-0"



3 Side A Elevation
3/8" = 1'-0"



4 Side B Elevation
3/8" = 1'-0"

SULLIVAN BRUCK ARCHITECTS
 5 South Main Avenue
 Columbus, Ohio 43215
 Tel: 614.443.9920
 Fax: 614.443.9926
 www.sullivanbruck.com

Old Henderson Road Apartments

980 Old Henderson Road, Columbus, Ohio

PREFERRED LIVING
 LIVE WELL

Date of 9/27/2023
 Issued
 Owner Review
 Revision History

PRELIMINA NOT FOR CONSTRUCTION

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Project 21010.000
 Elevations
 A2-01

5.14 SAT 10-18-23

STATEMENT OF HARDSHIP

Columbus City Code Section 3307.10 - Variances by City Council.

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):

Please see attached.

Signature of Applicant

David Hodge

Date 11.22.22

CV22-142

STATEMENT IN SUPPORT

Application No.: CV22-142
Location: 980 OLD HENDERSON ROAD (43220), located east of Kenny Road and south of West Henderson Road (010-129821); Northwest Civic Association. (+/-0.97 acres)
Existing Zoning: C-2
Proposed Zoning: AR-2
Proposed Height: H-60
Request: Variances concurrent with rezoning to accommodate planned redevelopment with site plan and architectural commitments.
Proposal: Multi-unit residential redevelopment
Applicant(s): Old Henderson Holdings LLC
Attorney/Agent: David Hodge, Underhill and Hodge LLC
Property Owner(s): Applicant
Date of Text: November 1, 2023

The Applicant submits this Statement of Hardship in support of its companion Council Variance Application.

The site is located east of Kenny Road and south of West Henderson Road (010-129821). The site is bordered by City property zoned M-1 on the east and south across Old Henderson Road and AR-2 on the west. The site is situated within the boundary of the Northwest Civic Association. The Site is also within the boundary of the Olentangy West Area Plan which recommends Community Mixed Use.

The Applicant proposes development of this property with a multi-unit residential development with 35 dwelling units. The adjacent multifamily development to the west is under the same ownership umbrella as this proposed development. As a result, this development will utilize complimentary design and function and is not negatively impacted by the requested variances.

The Applicant respectfully request the following variances to develop the property as proposed:

1. Section 3312.21(A) – Interior parking lot landscaping. One interior parking lot tree shall be provided for every ten surface parking spaces. The Applicant requests a variance to reduce the minimum number of required interior parking lot trees from 4 to 2.
2. Section 3312.21(B) (3) – Perimeter parking lot landscaping. The perimeter of parking lots located within 80 feet of residentially zoned property shall be screened on the perimeter affecting the same. The Applicant requests a variance to waive the perimeter parking lot screening from residential district along the west parking lot perimeter.
3. Section 3312.27 – Parking setback line. Where a required building setback line is 25 feet or greater, the parking setback line shall be 25 feet from the street right-of-way line. The Applicant

requests a variance to reduce the minimum parking setback line from Henderson Road right-of-way (rear of lot) from 25 feet to 10 feet.

5. Section 3333.18 – Building lines. The minimum building line along right-of-way which is not on the Columbus Thoroughfare Plan is 25 feet. The Applicant requests a variance to reduce the minimum building line from Old Henderson Road from 25 feet to 20 feet. Henderson Road is on the Columbus Thoroughfare Plan and has a right-of-way width of 120 feet. The Applicant requests a variance to reduce the minimum building line from Henderson Road from 120 feet to 10 feet. The Applicant also requests a variance from this section to allow above ground hot box/water vault within the building setback.

6. Section 3333.22, Maximum side yard required. The sum of the widths of each side yard shall equal or exceed 20 percent of the width of the lot, provided that no more than 16 feet need be so devoted. The Applicant requests a variance to reduce the maximum side yard required from 16 feet to 6 feet.

8. Section 3323.23(d), Minimum side yard permitted. A building which exceeds two and one-half stories in height shall provide a minimum side yard not less than one-sixth the height of the building. The building has a height of 44 feet. The Applicant requests a variance to reduce the minimum side yard on the west side of the lot from 7.33 feet to 5 feet and to reduce the minimum side yard on the east side of the lot from 7.33 feet to 1 foot.

The Applicant submits that the requested variances are the result of unusual and practical difficulties due to an irregular shape of lot, having two right-of-way frontages, and other conditions and that such variances will not seriously affect any adjoining property or the general welfare.

The requested variances are a result of the property's unique shape. The site is a long and narrow property. As a result, many of the zoning classification's underlying development standards greatly reduce its developable area. The unique shape of the lot reduces the developable area of the lot and affects the size of side yards, setbacks, and parking areas. However, the requested variance are not substantial deviations from the code considering context of the site. Also, the requested variances will not substantially alter the character of the neighborhood nor cause adjoining properties any detriment.

Henderson is a major thoroughfare that currently has a right-of-way width of approximately 140 feet. However, there is approximately 35 feet of right-of-way between this site and the curb of Henderson Road. This area naturally screens the development due to its mature trees and natural vegetation. It is for this reason that reduction of parking setback from Henderson Road and waiving parking lot screening requirements from Henderson Road are not substantial deviations and will not cause any detriment. The purpose of waiving the screening requirement is so that the 4 foot wide area between the parking lot and the Henderson Road right-of-way can be utilized as a walking path around the parking lot, ensuring safe pedestrian circulation.

The request to waive the west parking lot perimeter screening will also not cause any serious detriment. First, the property on the west is Luxe 88, which this applicant developed. Therefore, any detriment that could result from the variance would only affect the Applicant itself. Also, the

adjacent property to the west has a garage along this west parking perimeter. That garage serves as a screen and additional hedge screening would be redundant. Lastly, the walking path around the parking lot occupies the available area for hedge screening.

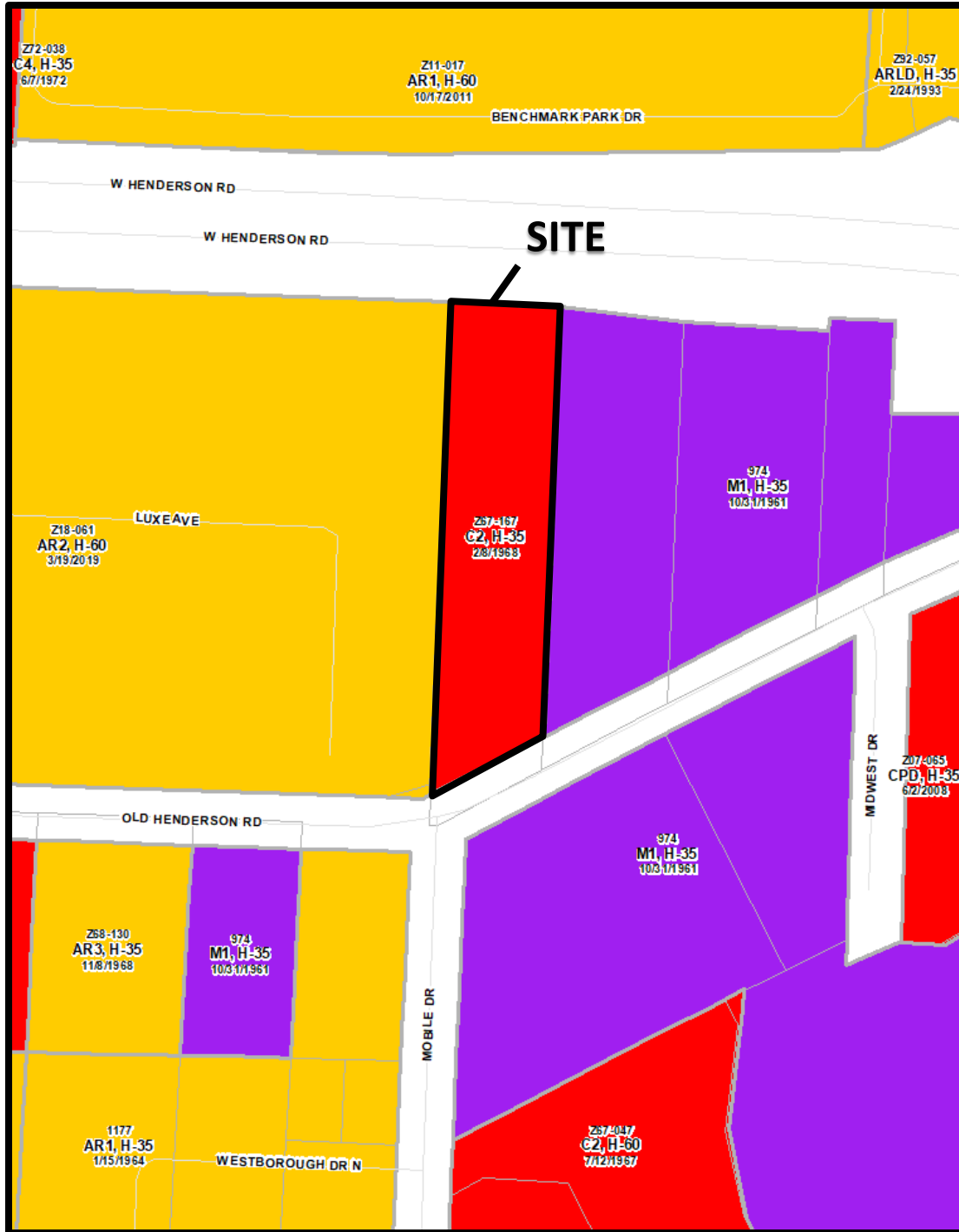
The request to reduce yards and setbacks are related to the request to reduce minimum vehicle parking. The Applicant has maximized the developable area of the site and reducing the yards and setbacks will ensure that the site may provide as much parking as possible. The requested building line reduction is a small deviation of 5 feet from the minimum requirement. The side yard reductions are requested to allow parallel parking spaces along the east perimeter, as shown on the plan. With these variances the plan may provide 55 of the code required 60 parking spaces. With these yard and setback reductions, the Applicant is able to provide a parking ratio of 1.375 parking spaces per dwelling unit, which is a small deviation from the code requirement of 1.5 parking spaces per dwelling unit.

The Applicant's goal is to redevelop the site in a manner that is consistent with the Plan's development standards. The unusual and practical difficulty in carrying out the zoning district's development standards warrant approval of variances concurrent to the rezoning request. Further, the requested variance is not substantial, nor will it cause substantial detriment to the neighborhood nor adjoining properties. The variance will not adversely affect the delivery of governmental services. Applicant respectfully submits that the intent behind the zoning requirements would be observed and substantial justice done by granting the requested variances.

Respectfully Submitted,

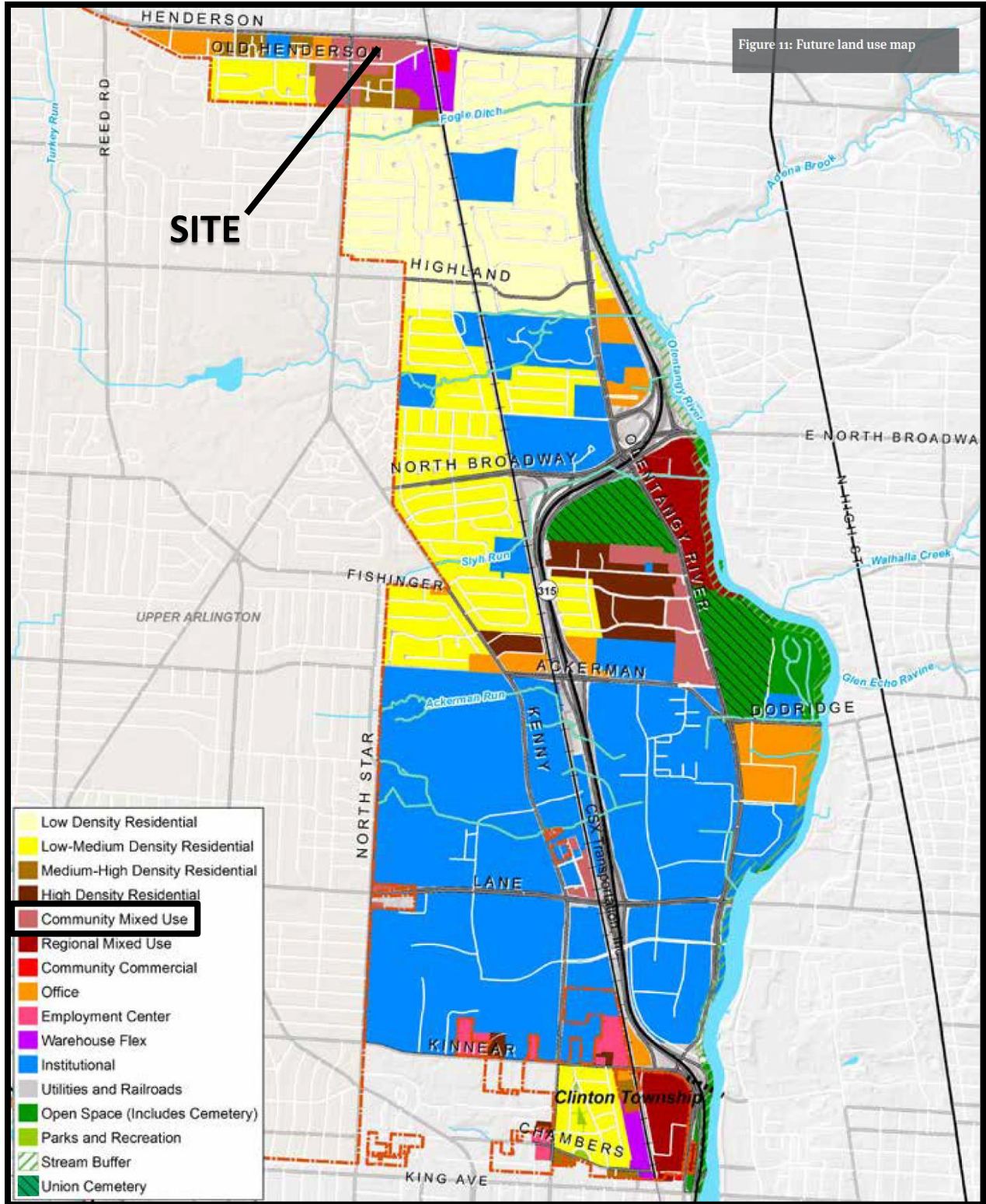


David Hodge
Attorney for Applicant



Z22-094
980 Old Henderson Rd.
Approximately 0.97 acres
C-2 to AR-3

Olentangy West Area Plan (2013)



Z22-094
980 Old Henderson Rd.
Approximately 0.97 acres
C-2 to AR-3



Z22-094
980 Old Henderson Rd.
Approximately 0.97 acres
C-2 to AR-3

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

Case Number Z22-094 & CV22-142

Address 980 Old Henderson Road

Group Name Northwest Civic Association

Meeting Date 4 October 2023

Specify Case Type

- BZA Variance / Special Permit
- Council Variance
- Rezoning
- Graphics Variance / Plan / Special Permit

Recommendation Approval
(Check only one) Disapproval

LIST BASIS FOR RECOMMENDATION:

Both the rezoning and the council variance passed with a 4-3 vote in support of recommendation contingent upon the language of the Council Variance precluding the "decorative" open flames at the entry to the community.

- * NWCA has concerns about the lack of pedestrian connection to the sister development at 919 Old Henderson Road (especially considering that the on-site amenities are located there).
- * NWCA supports bringing additional housing units to the area and is pleased to see that there will be 3-bedroom units but is disappointed by the inclusion of so many 1 bedroom units, the minimal green space and the dramatically reduced setbacks and side yards.
- * NWCA hopes that we are included in the discussion as the developer finalizes details such as tree selection, lighting, and signage.
- * Community input did not indicate any preference between the 2 affordability options or pay-in-lieu.

Vote 3-3 in support; President broke tie for 4-3 in support

Signature of Authorized Representative Monica Tuttle
Digitally signed by Monica Tuttle
DN: cn=Monica Tuttle, o=Northwest Civic Association, ou, email=NWCAZoning@gmail.com, c=US
Date: 2023.10.10 21:34:23 -0400

Recommending Group Title Northwest Civic Association

Daytime Phone Number 614-565-2407

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

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

PROJECT DISCLOSURE STATEMENT

APPLICATION #: _____

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. Old Henderson Holdings LLC 750 Communications Pkwy., Ste. 200 Columbus, OH 43214 (0 employees)</p>	<p>2. Preferred Living 750 Communications Pkwy., Ste. 200 Columbus, OH 43214 (85 employees)</p>
<p>3.</p>	<p>4.</p>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT 

Sworn to before me and signed in my presence this 2nd day of November in the year 2023


SIGNATURE OF NOTARY PUBLIC

1-11-2026
My Commission Expires

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.