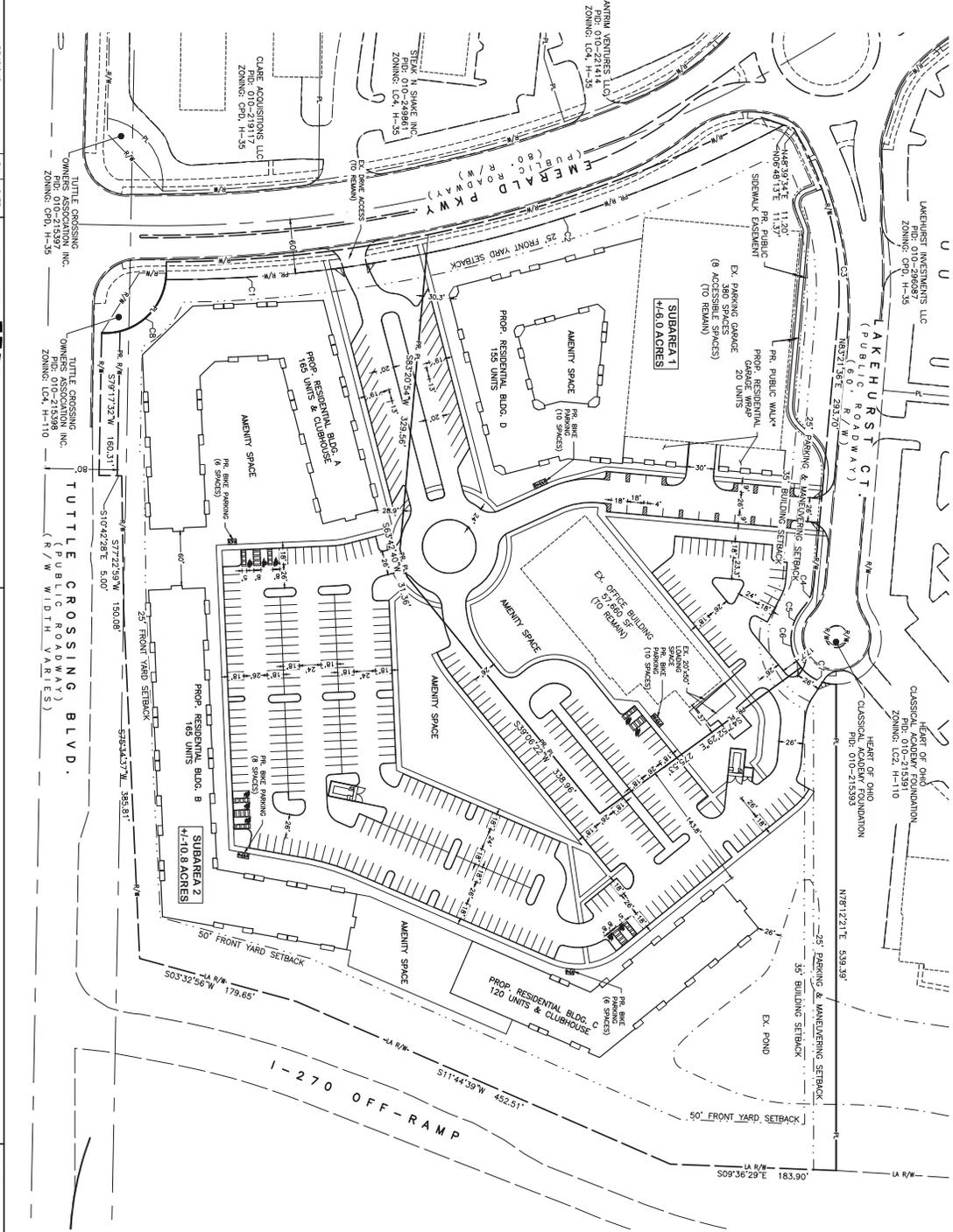


M:\1094016_TuttleReDevelopment\DWG\Zoning\Vision Tuttle Zoning Site Plan_2025 Updated.dwg --Zoning Site Plan PLOTTED BYDOSHREMSHOCK ON 01/17/2025 09:02



CURVE TABLE				
NO.	LENGTH	RADIUS	DELTA	CHORD BEARING
C1	291.10'	1460.00'	011°25'26"	290.62' N17°34'55"W
C2	422.28'	1460.00'	016°34'19"	420.81' N31°34'47"W
C3	208.95'	345.00'	034°42'04"	205.27' N68°00'35"E
C4	32.18'	50.00'	026°52'43"	31.63' S78°12'18"E
C5	32.18'	50.00'	046°07'19"	38.37' N61°59'28"E
C6	39.38'	50.00'	051°20'25"	43.32' N13°45'58"E
C7	44.80'	50.00'	051°20'25"	43.32' N13°45'58"E
C8	81.11'	67.50'	068°50'59"	76.32' N60°09'29"W

LEGEND
 10'-0" CLEAR WISDOM DIMENSIONS PER C.C. 3231.05

NOTE:
 * THE PROPOSED WALK IS SCHEDULED IN ACCORDANCE WITH THE CITY OF COLUMBUS ZONING ORDINANCE FOR THE DEVELOPMENT.



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

2100 QUINCY TRAILS DR.
 COLUMBUS, OHIO 43228
 (614) 289-2899
 www.epferris.com

CITY OF COLUMBUS, OHIO
TUTTLE REDEVELOPMENT
 VISION COMPANIES

JOB NO.	1094016
DESIGNED BY:	DAS
DRAWN BY:	DAS
CHECKED BY:	CLP
APPROVED BY:	
DATE:	1/17/2025

ZONING SITE PLAN

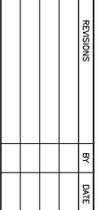
SCALE:	1" = 60'
SHEET NO.:	01
TOTAL SHEETS:	02

E.P. Ferris
 12-16-24

E.P. FERRIS & ASSOCIATES, INC.

SITE & BUILDING INFORMATION (SUBAREA 1)	
ADDRESS:	4600 LAKEURST CT.
PID:	010-215390
PARCEL AREA:	16.84 AC.
SITE AREA (SUBAREA 1):	6.04 AC.
EXISTING ZONING:	Z90-104A, LC2, LC4, COMMERCIAL
PROPOSED ZONING:	A-RO (APARTMENT RESIDENTIAL)
EXISTING HEIGHT DISTRICT:	H-110
PROPOSED VARIANCE:	CV24-139
BUILDING HEIGHT DISTRICT:	H-110
PROPOSED USE:	MULTIFAMILY, 175 UNITS
DENSITY:	29.2 UNITS/ACRE RESIDENTIAL
PARKING:	
USE AREAS	PARKING PER UNIT REQUIRED
RESIDENTIAL	175 UNITS 1.50 PER UNIT 263 SPACES
OFFICE	57,660 S.F. 1/450 S.F. 129 SPACES
TOTAL REQUIRED SPACES:	392 SPACES
TOTAL PROVIDED SPACES:	479 SPACES TOTAL
ACCESSIBLE PARKING SPACES REQUIRED:	9 SPACES
ACCESSIBLE PARKING SPACES PROVIDED:	10 SPACES (8 GARAGE, 2 SURFACE)
BICYCLE PARKING SPACES REQUIRED:	20 SPACES
BICYCLE PARKING SPACES PROVIDED:	20 SPACES
PARKING LOT SHADE TREES REQUIRED:	10 TREES
PARKING LOT SHADE TREES PROVIDED:	10 TREES
SETBACKS:	AS NOTED.
LOT COVERAGE:	37.8% BUILDING COVERAGE
FIG20 ZONE:	"R"
PANEL NO.:	30049C0134K (06/17/2008)

SITE & BUILDING INFORMATION (SUBAREA 2)	
ADDRESS:	4600 LAKEURST CT.
PID:	010-215390
PARCEL AREA:	16.84 AC.
SITE AREA (SUBAREA 2):	10.84 AC.
EXISTING ZONING:	Z90-104A, LC2, LC4, COMMERCIAL
PROPOSED ZONING:	A-RO (APARTMENT RESIDENTIAL)
EXISTING HEIGHT DISTRICT:	H-110
PROPOSED VARIANCE:	CV24-139
BUILDING HEIGHT DISTRICT:	H-110
PROPOSED USE:	MULTIFAMILY, 450 UNITS
DENSITY:	41.7 UNITS/ACRE RESIDENTIAL
PARKING:	
USE AREAS	PARKING PER UNIT REQUIRED
RESIDENTIAL	450 UNITS 1.50 PER UNIT 675 SPACES
TOTAL REQUIRED SPACES:	675 SPACES
TOTAL PROVIDED SPACES:	355 SPACES TOTAL
ACCESSIBLE PARKING SPACES REQUIRED:	8 SPACES
ACCESSIBLE PARKING SPACES PROVIDED:	8 SPACES
BICYCLE PARKING SPACES REQUIRED:	20 SPACES
BICYCLE PARKING SPACES PROVIDED:	20 SPACES
PARKING LOT SHADE TREES REQUIRED:	36 TREES
PARKING LOT SHADE TREES PROVIDED:	36 TREES
SETBACKS:	AS NOTED.
LOT COVERAGE:	19.2% BUILDING COVERAGE
FIG20 ZONE:	"R"
PANEL NO.:	30049C0134K (06/17/2008)

		2100 QUINCY TRAILS DR. COLUMBUS, OHIO 43228 (614) 299-2929 www.epferris.com	
CONSULTING CIVIL ENGINEERS AND SURVEYORS		CITY OF COLUMBUS, OHIO TUTTLE REDEVELOPMENT VISION DEVELOPMENT	
JOB NO.: 1084316 DESIGNED BY: DMS DRAWN BY: DMS CHECKED BY: CLP APPROVED BY: --- DATE: 1/17/2025	ZONING SITE PLAN DATA TABLES		SCALE: 1" = 60' SHEET NO. 2 OF 2

E. P. Ferris
12-16-24

Building A Elevations



A. J. [Signature]
12-16-24

Building A Elevations



ORD #1180-2025; CV24-139A, Page 4 of 18

BUILDING A - SOUTH ELEVATION



BUILDING A - NORTH ELEVATION

A. J. [Signature]
12-16-24

Building B Elevations



A. J. [Signature]
 12-16-24

Building B Elevations

ORD # 180-2025; CV24-139A Page 6 of 18



BUILDING B - NORTH ELEVATION



BUILDING B - WEST ELEVATION



BUILDING B - SOUTH ELEVATION

Handwritten signature and date: 12-16-24

Building D Elevations

ORD #1180-2025; CV24-139A, Page 7 of 18



A. J. [Signature]
 12-16-24

Building D Elevations



BUILDING D - EAST ELEVATION



BUILDING D - SOUTH ELEVATION

ORD #

180-2025; CV24-139A, Page 8 of 18



BUILDING D - WEST ELEVATION

H. J. [Signature]
12-16-24

**CITY COUNCIL – ZONING COMMITTEE
STAFF REPORT
COUNCIL VARIANCE**

APPLICATION: CV24-139
Location: 4600 LAKEHURST CT. (43016), being 17.2± acres located on the southeast corner of Lakehurst Court and Emerald Parkway (010-215390; Hayden Run Civic Association).
Requested Zoning: AR-O, Apartment Office District.
Proposed Use: Mixed-use development.
Applicant(s): Vision Development, c/o Pete LaRose, Agent; 3300 Riverside Drive, Suite 100; Columbus, OH 43221, and David Hodge, Atty.; 8000 Walton Parkway, Suite 260; New Albany, OH 43054.
Property Owner(s): Galaxy Ohio LP; 700 Dresher Road, Suite 150; Horsham, PA 19044.
Planner: Alyssa Saltzman; 614-645-9625; ADSaltzman@columbus.gov

BACKGROUND:

- The 17.2± acre site consists of one parcel developed with an office park and a parking garage in the L-C-2 and L-C-4, Limited Commercial Districts. The requested Council variances will allow for a reduction of building lines, required parking, aisle widths, parking lot screening, parking lot maneuvering, parking space dimensions, and commits to a site plan and conceptual building elevations.
- The requested variances for the site are distinguished into two subareas, Subarea 1 and Subarea 2. With the intent to split the site into two parcels.
- To the north is an office building that is being converted into a K-6 charter school in the CPD, Commercial Planned Development District. To the east is Interstate 270. To the south is a commercial center in the L-C-4, Limited Commercial District and CPD, Commercial Planned Development District. To the west is a commercial plaza in the L-C-4, Limited Commercial District and CPD, Commercial Planned Development District
- The site is not within the boundary of an adopted area plan; therefore, there is no land use recommendation at this location. However, the site is subject to early adoption of *Columbus Citywide Planning Policies (C2P2)*.
- The site is located within the boundaries of the Hayden Run West Civic Association, whose recommendation is for approval.
- The *Columbus Multimodal Thoroughfare Plan (2019)* identifies this portion of Tuttle Crossing Blvd. as a Suburban Community Corridor requiring 160 feet of right-of-way.
- Staff recognizes that there are practical difficulties with the reduction of building lines, required parking, aisle widths, parking lot screening, parking lot maneuvering, and parking space dimensions included in the request.

CITY DEPARTMENTS' RECOMMENDATION: Approval

The requested Council variance will support the City's objective of creating more housing and is compatible with *Columbus Citywide Planning Policies (C2P2)* design guidelines as the proposed site plan shows connections from the site to Emerald Parkway. The proposal's reduced setbacks allow buildings to front and orient public streets with parking to the rear consistent with C2P2 Design Guidelines. Staff also note the use of the existing parking garage as a mitigating factor for the parking variance.

STATEMENT IN SUPPORT

Application No.: CV24- 139
Location: 4600 LAKEHURST COURT. (43016). (010-215390; Hayden Run West Civic Association).
Existing Zoning: L-C2 and L-C4, Commercial, H-110
Proposed Zoning: AR-O, Apartment Office, H-110
Proposal: Development of site with apartment and office uses in two subareas. The Applicant requests certain variances to allow a lot split along subarea lines.
Applicant(s): Vision Acquisitions LLC
2935 Kenny Road
Columbus, Ohio 43221
Attorney/Agent: David Hodge, Esq., Underhill and Hodge, LLC
8000 Walton Parkway, Suite 120
New Albany, Ohio 43054
Property Owner(s): Galaxy OH LP
700 Dresher Road, Suite 150
Horsham, PA 19044
Date of Text: January 23, 2024

The Applicant submits this statement in support of its companion council variance application.

This site is approximately +/- 17.2 acres in area and located north-west of the intersection of Tuttle Crossing Boulevard and Interstate-270. The site is within the boundary of the Hayden Run West Civic Association but not a specific area plan.

Ordinance 3024-90 (Z90-104), passed on December 10, 1990, rezoned +/- 66.02 acres to the L-AR-12, Limited Apartment Residential, L-C-2 and L-C-4, Limited Commercial Districts to permit multi-family, office, and retail commercial uses in five sub-areas. The site which is subject to this rezoning application is comprised of Subareas 11 and 12 of that ordinance. The site was subsequently developed with four office buildings and a parking garage through the 1990's.

The market in Columbus has changed since 1990. There is less of a need for office space and more of a need for housing to accommodate Columbus growing population. Old office parks create an excellent opportunity for residential redevelopment because they have the existing public infrastructure that can support both office and apartment uses. That is what the Applicant proposes here.

The development plan includes preservation of one of the existing office buildings and the parking garage, demolition of the remaining three office buildings, and construction of four new apartment buildings. The site will provide a total of approximately 57,660 square feet of office use and 625 dwelling units with various amenity spaces and a pool.

The Applicant also proposes a lot split. This is necessary because there are multiple ownership stakes in the proposed development. The result is that there will be an invisible parcel which will

split the site into two subareas, Subarea 1 and Subarea 2 . However, this is just a technicality for purposes of development standards. For all intents and purposes, this will be a cohesive development and the variances requested to permit the lot split are technical in nature.

Therefore, the develop the site as proposed, the Applicant respectfully requests the following variances:

Subarea 1

1. Section 3333.18 – Building lines. The Applicant requests a variance to reduce the minimum building line from Britton Parkway from 60 feet to 25 feet.

Subarea 2

1. Section 3312.49 – Required parking. The Applicant requests a variance to reduce the minimum number of required parking spaces from 675 to 355.

2. Section 3333.18 – Building lines. The Applicant requests a variance to reduce the minimum building line from Britton Parkway from 60 feet to 25 feet and from Tuttle Crossing Boulevard from 80 feet to 25 feet.

Both Subareas

1. Section 3312.09 – Aisle. The Applicant requests a variance to reduce the minimum aisle width from 20 feet to zero feet along the internal boundary line between Subarea 1 and Subarea 2.

2. Section 3312.21(D)(1) – Parking lot screening. The Applicant requests a variance to not require parking lot perimeter screening along the internal boundary line between Subarea 1 and Subarea 2.

3. Section 3312.25 – Maneuvering. The Applicant requests a variance to allow maneuvering across along the internal boundary line between Subarea 1 and Subarea 2.

3. Section 3312.29 – Parking space. The Applicant requests a variance to reduce the minimum parking space size for angled parking between 30° and 50° from 19’x13’ to 9.5’x13’ for parking spaces along the internal boundary line between Subarea 1 and Subarea 2.

4. Section 3333.255 – Perimeter yard. The Applicant requests a variance to reduce the minimum perimeter yard from 25 feet to zero feet along the internal boundary line between Subarea 1 and Subarea 2.

City Council may permit a variation in the yard, height or parking requirements of any district in conjunction with a rezoning where there are unusual and practical difficulties in the carrying out of the zoning district providing such variance will not seriously affect any adjoining property or the general welfare.

The Applicant is requesting certain variances to (1) reduce the minimum number of required parking, (2) reduce the building line, (3) various technical variances to allow the proposed lot split. The Applicant submits that the requested variances will not seriously affect any adjoining property or the general welfare and are warranted to alleviate the Applicant's practical difficulty.

With respect to the requested parking reduction, the Applicant requests a variance to reduce the minimum number of parking spaces required for Subarea 2 from 675 to 355. However, it is significant to note that Subarea 1 provides a parking surplus of 87. The development as a whole requires 1,067 parking spaces and provides 834 total parking spaces.

The Applicant prepared a parking analysis based on Urban Land Institute Parking Policy. This policy recognizes actual parking demand based on specific uses rather than relying on a baseline 1.5 parking spaces per dwelling unit. For example, one-bedroom dwelling units are less likely to need multiple parking spaces than a two-bedroom dwelling unit. This development proposes 344 one-bedroom dwelling units and 282 two-bedroom dwelling units, so the Zoning Code's requirement of 1.5 parking spaces per dwelling unit is not representative of this development's actual parking need and is over-demanding.

It is also significant that this development will utilize shared parking between the residential and office uses. This site's office does not have much parking demand between the hours of 7pm and 7am and those empty parking spaces will provide an abundance of overnight parking spaces for the residents of this development. Utilizing the Urban Land Institute Parking Policy, it was determined that 770 parking spaces are sufficient to accommodate this site's mix of uses and shared parking demand.

With respect to the building line reduction, the Applicant designed the site with thought and consideration toward the C2P2 guidelines. These guidelines recommend that multi-unit developments should face public streets and that parking lots should be placed behind buildings. The site is designed so that buildings front the public roads and frame the centrally located surface parking areas. The requested building line reduction will ensure that the parking area is as large as possible while still obstructed from public view. This variance will not negatively impact the character of the neighborhood because the site's existing buildings are nonconforming reduced building lines.

With respect to the lot split, these are technical variances which will not cause adjacent property owners or the neighborhood any detriment. As stated above, this proposed development has multiple ownership stakes and this cannot be avoided. As a result, it is necessary to split the property between two subareas.

The Applicant requests a number of technical variances for development standards which concern the internal boundary line between Subarea 1 and Subarea 2. It is significant to note that, as a practical matter, full parking spaces, drive aisles, and maneuverability will be available between the two subareas but technically on separate parcels. These variances will not cause adjacent property owners any detriment because the Applicant is the only entity affected by this internal boundary line. If these variances are granted, the development will exist as a cohesive project.

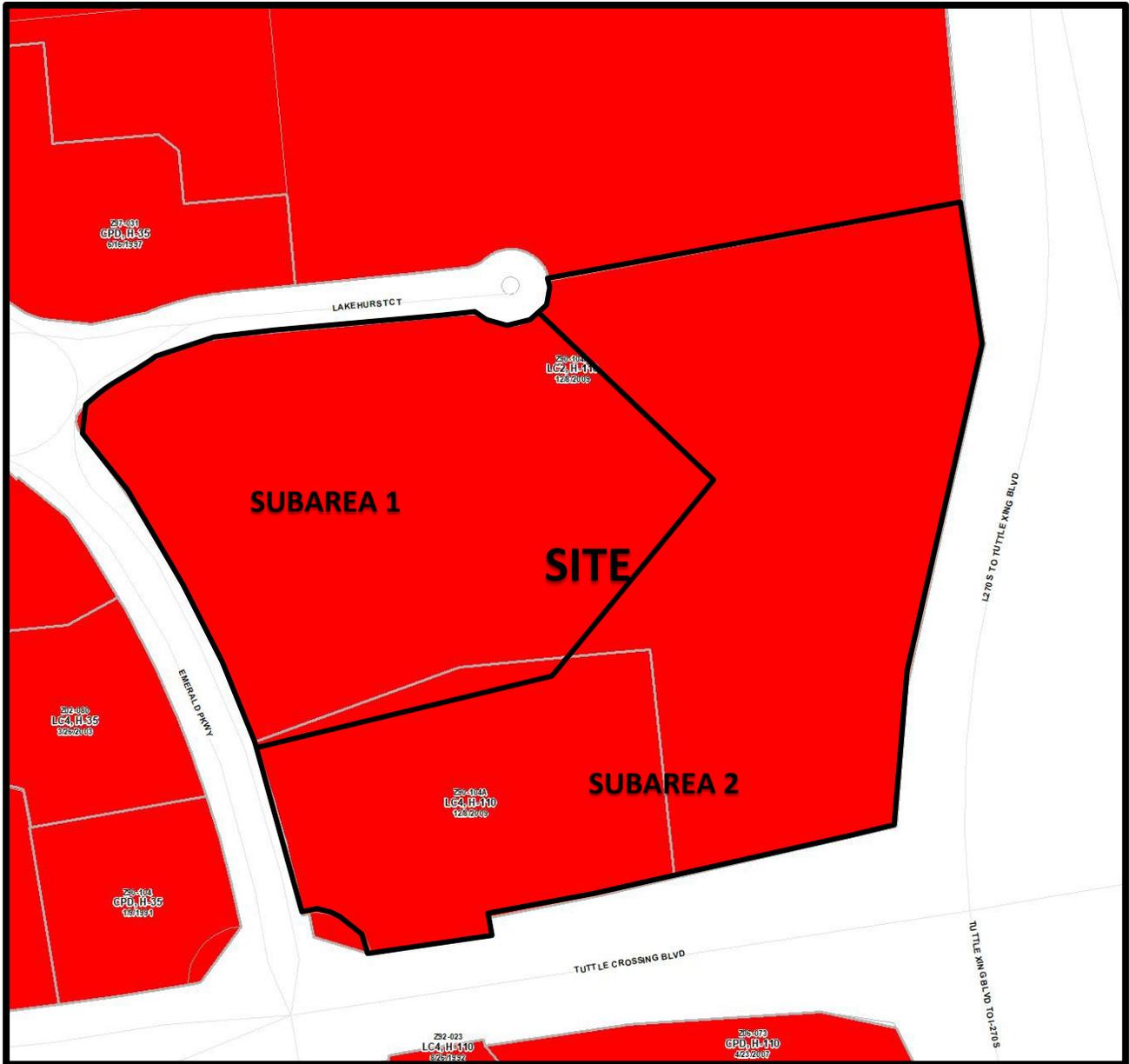
The requested variances will not affect the delivery of governmental services.

The Applicant respectfully requests that City Council weigh these factors in its consideration, determine that they are within the spirit and intent behind the zoning code, and grant the requested variances.

Respectfully submitted,



David Hodge, Attorney for Applicant



CV24-139
4600 Lakehurst Ct.
Approximately 17.2 acres



CV24-139
4600 Lakehurst Ct.
Approximately 17.2 acres

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 Z24-057 and CV24-139

Address 4600 Lakehurst Court

Group Name Hayden Run West Civic Association

Meeting Date January 8, 2024

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:

APPROVED AS PRESENTED TO THE GROUP.

Vote 3-0

Signature of Authorized Representative Ann Gates

Recommending Group Title Hayden Run West Civic Assoc.

Daytime Phone Number 614-530-0653

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 #: CV24-139

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 they are 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:

For Example: Name of Business or individual
 Contact name and number
 Business or individual's address; City, State, Zip Code
 Number of Columbus-based employees

<p>1. Galaxy OH LP 700 Dresher Road, Suite 150 Horsham, PA 19044 (Zero Columbus-based employees)</p>	<p>2. Vision Acquisitions, LLC 2935 Kenny Road Columbus, Ohio 43221 (5 Columbus-based employees)</p>
<p>3.</p>	<p>4.</p>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

[Handwritten Signature]

Sworn to before me and signed in my presence this 4th day of Nov, in the year 2024

SIGNATURE OF NOTARY PUBLIC

[Handwritten Signature]

My Commission Expires _____

Notary Seal Here



Justin M. Fox
Attorney At Law
Notary Public, State of Ohio
My Commission Does Not Expire
Sec. 147.03 R.C.

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