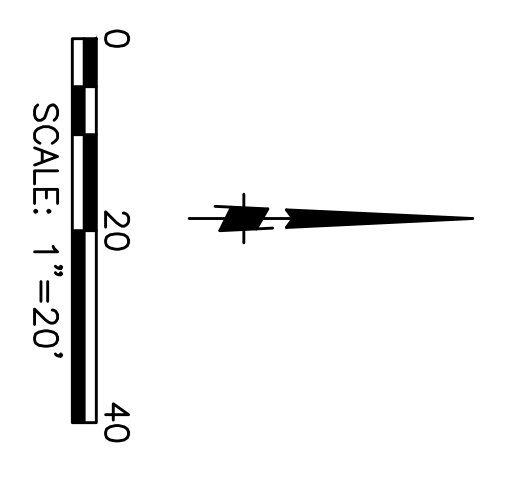


LEGEND
 PROPOSED BUILDING

CV20-051 Final Received 8/13/2020

PROJECT ZONING INFORMATION

- Project:** Post Oak Station
- Certified Site Address:** 3570 Odonnell Ct, Columbus, OH 43228
- Owner:** Columbus Metropolitan Housing Authority
- Owner Contact:** Mike Wagner, Vice President of Design and Construction, (614) 421-6102, mwagner@cmhnet.com
- A. SITE PLAN:** As Shown
- B. SITE LOCATION MAP:** As Shown
- C. ZONING DISTRICT:** Z671-3B, Multi-Family, ARLD effective 3/8/1968, Height District H-3B
- D. SITE AREA:** 7.997 Acres
- E. SETBACKS:** Building Setback - Set by existing building line
- F. AREA PER USE:** Residential Apartments - 4 Dwelling units or more (8,717 SF) Early Childhood Education Center (14,159 SF)
- G. BUILDING HEIGHT:** Proposed Residential Apartment Buildings - 19'-0" Proposed Early Childhood Education Center - 27'-2"
- H. FLOOD DESIGNATION:** This site is NOT located within a special flood hazard area per the Federal Emergency Management Agency's Flood Insurance Rate Map, No. 39049C03112, June 17, 2008.
- I. DUMPSTER SCREENS:** Existing
- J. THE PROPOSED PROJECT WILL COMPLY WITH THE FOLLOWING SECTIONS OF THE CITY OF COLUMBUS CODES:**
 - 3321.01 Landscaper
 - 3321.07 Dumpster
 - 3321.03 Lighting
 - 3312.21 Screens
 - 3312.39 Striping/markings
 - 3312.43 Surface
 - 3312.45 Wheel stops/curbs
- K. BUILDING FACADE/LANDSCAPING/LIGHTING:** See included sheet.
- L. DOWNTOWN COMMISSION:** Does Not Apply.
- M. AREA COMMISSION:** Greater Hilltop Area Commission
- N. PARKLAND DEDICATION ORDINANCE:** Does Not Apply



LOCATION MAP
NO SCALE

PARKING DATA

PARKING REQUIREMENTS PER CITY OF COLUMBUS CODE SECTION 3312

PARKING REQUIRED
 EXISTING UNITS 72 UNITS @ 1.5 SPACES/UNIT = 108 SPACES
 PROPOSED 8 UNITS @ 1.5 SPACES/UNIT = 12 SPACES
 PROPOSED ELC 14,159SF @ 1/500SF = 29 SPACES
TOTAL = 149 SPACES
 EXISTING = 124 SPACES
 PARKING PROVIDED = 135 SPACES

SITE DATA TABLE

TOTAL SITE AREA: 348,349 S.F. = 7.997 ACRES
 TOTAL DISTURBED AREA: 58,773 S.F. = 1.35 ACRES
 PRE-DEVELOPED IMPERVIOUS: 21,629 S.F. = 0.50 ACRES
 POST-DEVELOPED IMPERVIOUS: 55,850 S.F. = 1.28 ACRES

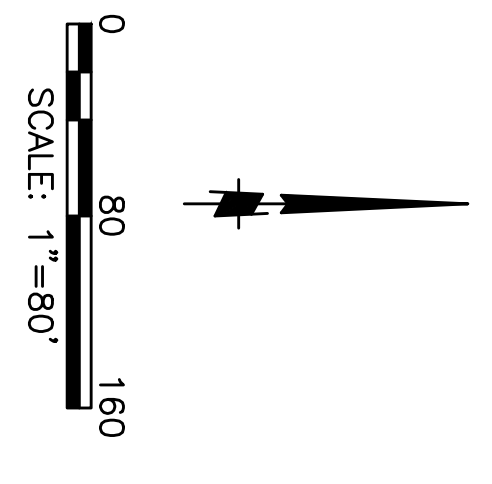
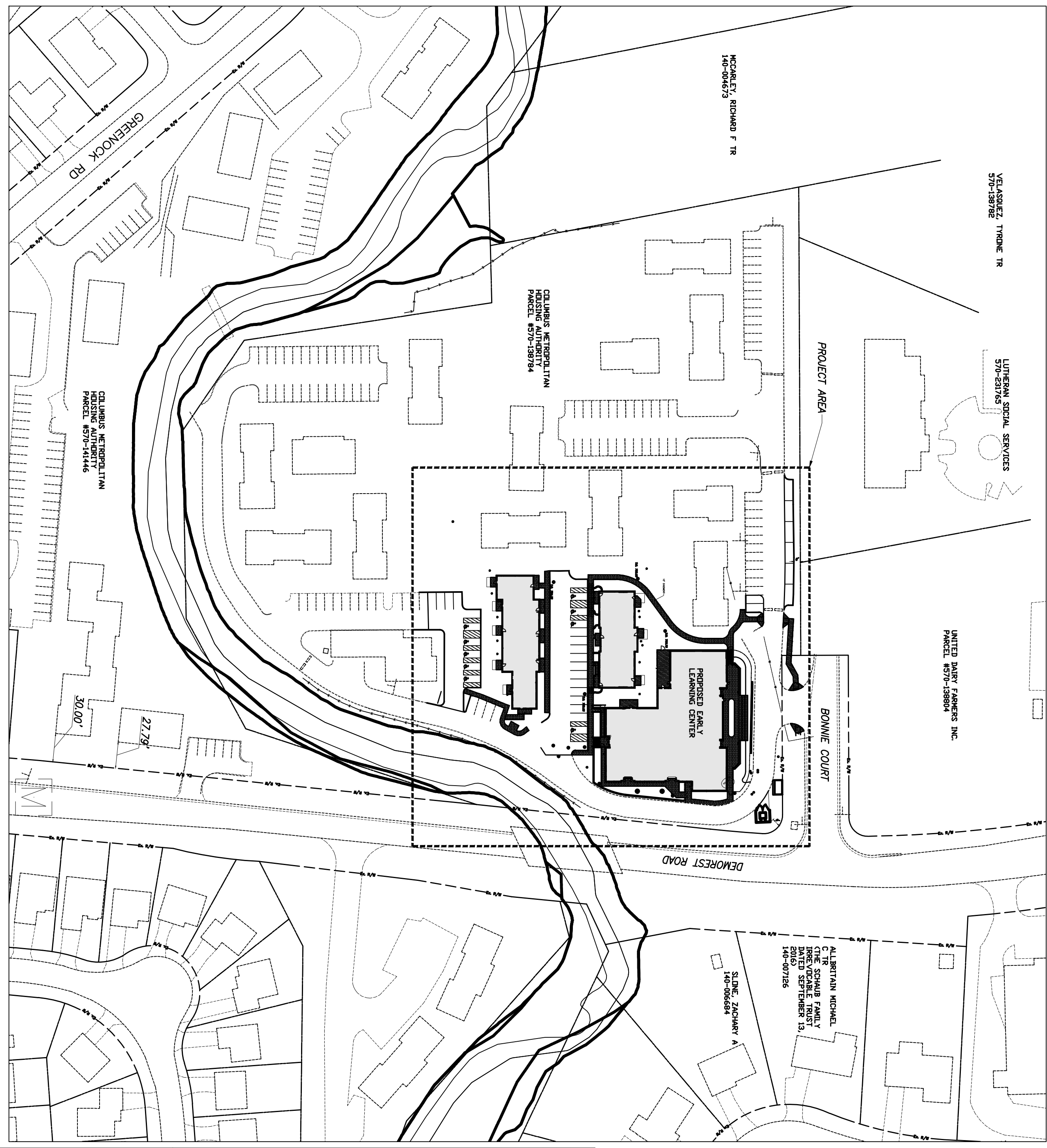
ARLD DENSITY CALCULATION

72 EXISTING RESIDENTIAL UNITS @ 2500 S.F. PER UNIT = 200,000 S.F. REQUIRED
 80 UNITS @ 2500 S.F. PER UNIT = 348,349 S.F.
TOTAL SITE AREA = 348,349 S.F.

PROPERTY PARCELS

570-138784

OVERALL PARCEL MAP



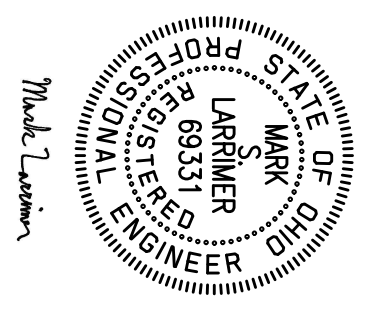
#	DATE	CHANGE DESCRIPTION

POST OAK STATION EARLY LEARNING CENTER
 COLUMBIANS METROPOLITAN HOUSING AUTHORITY
 1983 VIDU WAY COLUMBUS, OHIO 43228

MOODY ENGINEERING
 300 SPRUCE STREET SUITE 200 COLUMBUS, OHIO 43215
 P: 614.280.8999
 MOODY-ENG.COM

SITE PLAN

07/29/2020
 19007
 C101
 SCHEMATIC DESIGN



STATEMENT OF HARDSHIP

CV20-051

Chapter 3307 of the Columbus Zoning Code

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 Attached

Signature of Applicant



Date

5/26/20

Statement of Hardship

The Columbus Metropolitan Housing Authority is seeking to construct a new Early Learning Center to serve the childcare and early childhood education needs of the Southwest Columbus Area. A lack of these types of facilities has been indicated as an issue for the residents of this part of Columbus. The project will allow CMHA to leverage area on their existing property to serve this community need. The property currently is developed as an apartment complex with 72 residential units. Following the construction of 8 additional ADA accessible apartment units and the Early Learning Center the site will have a total of 80 residential units as well as the Early Learning Center. The site is currently zoned ARLD Multifamily Residential and the council variance is being sought to allow a daycare/early child education use on the site. The Early Learning Center will support the child care needs of both the on-site residents and the surrounding community helping serve an area that is underserved by child care. An additional parking variance will be required as well as additional landscaping to address existing nonconformities.

The list of variances being applied for this development are as follows:

3312.21 (A) INTERIOR LANDSCAPING

-TO REMOVE REQUIREMENT FOR INTERIOR LOT LANDSCAPING FOR 135 SPACES.

The site has 124 existing parking spaces do not meet the current interior lot landscaping requirement and a variance is sought to bring this into compliance without losing any additional spaces as well as maximize the added spaces to account for the ELC.

3312.49 MINIMUM NUMBER OF PARKING SPACES REQUIRED

-TO REDUCE THE REQUIRED NUMBER OF PARKING SPACES FROM 149 SPACES to 135 SPACES

Zoning requires 29 spaces for the ELC but in reality, parking will only be needed for 12 staff member and 6 drop off spaces for parents.

3333.02 AR-12, ARLD, and AR1 APARTMENT RESIDENTIAL DISTRICT PERMITTED USES

-TO ALLOW A CHILD DAY CARE CENTER USE IN AN ARLD DISTRICT

Due to the regional need for child care CMHA seeks a variance to allow this use within the ARLD zoned property.

3333.18 BUILDING LINE

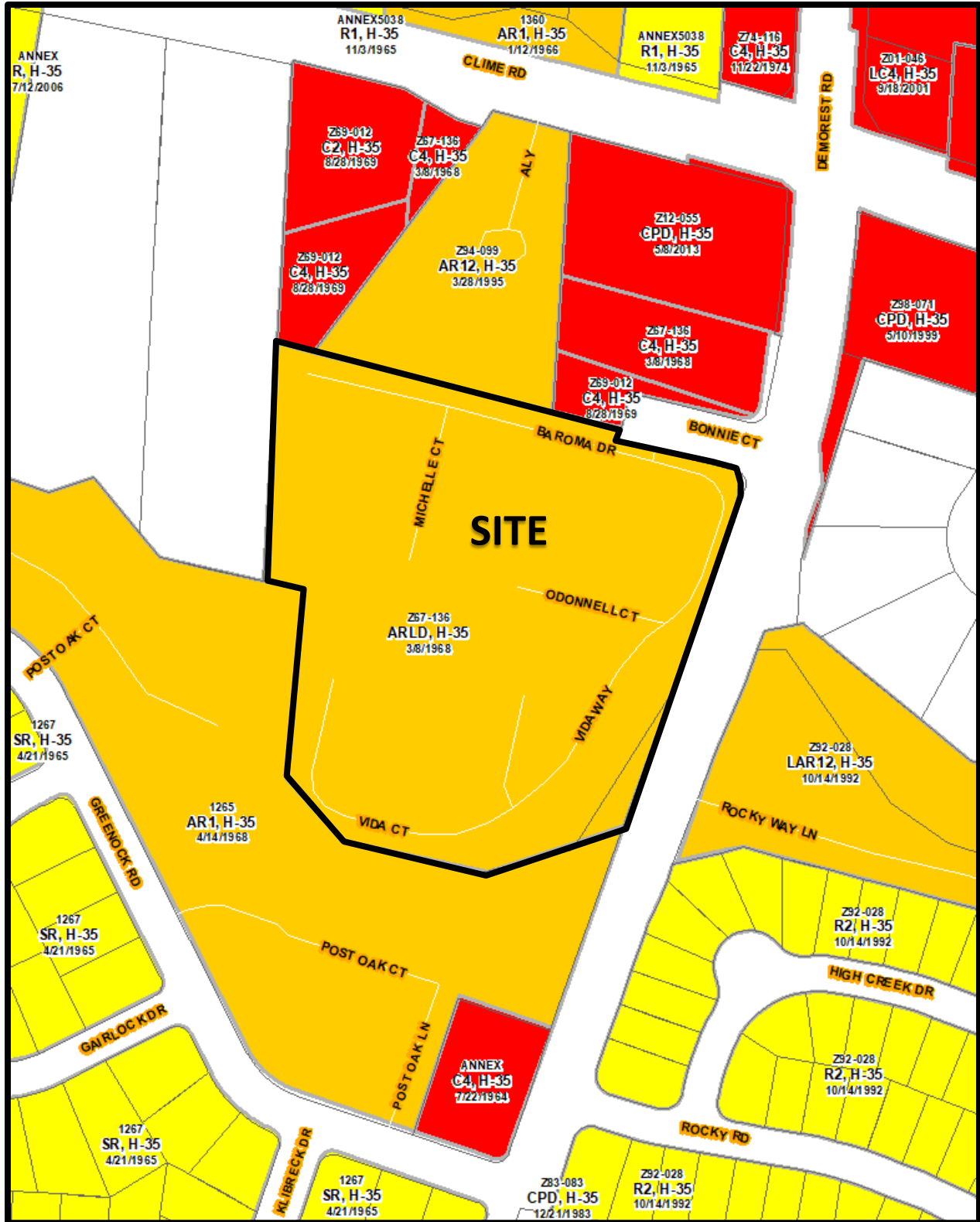
-TO REDUCE THE BUILDING LINE FROM 40' TO 9'

In order to provide a serviceable dumpster dedicated to the ELC a building line variance will be required for the screening wall.

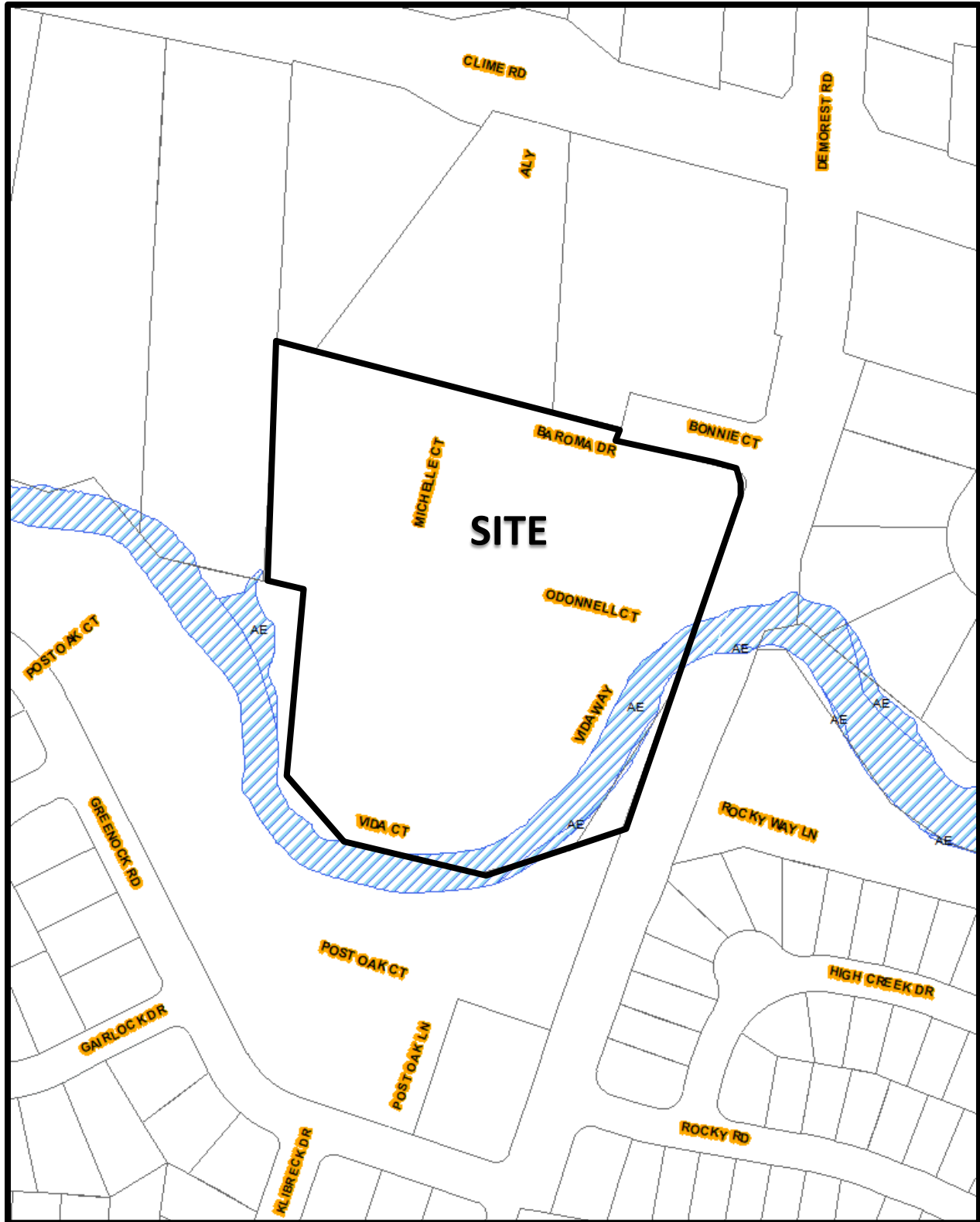
3333.255 PERIMETER YARD

-TO REDUCE THE PERIMETER YARD TO 6'

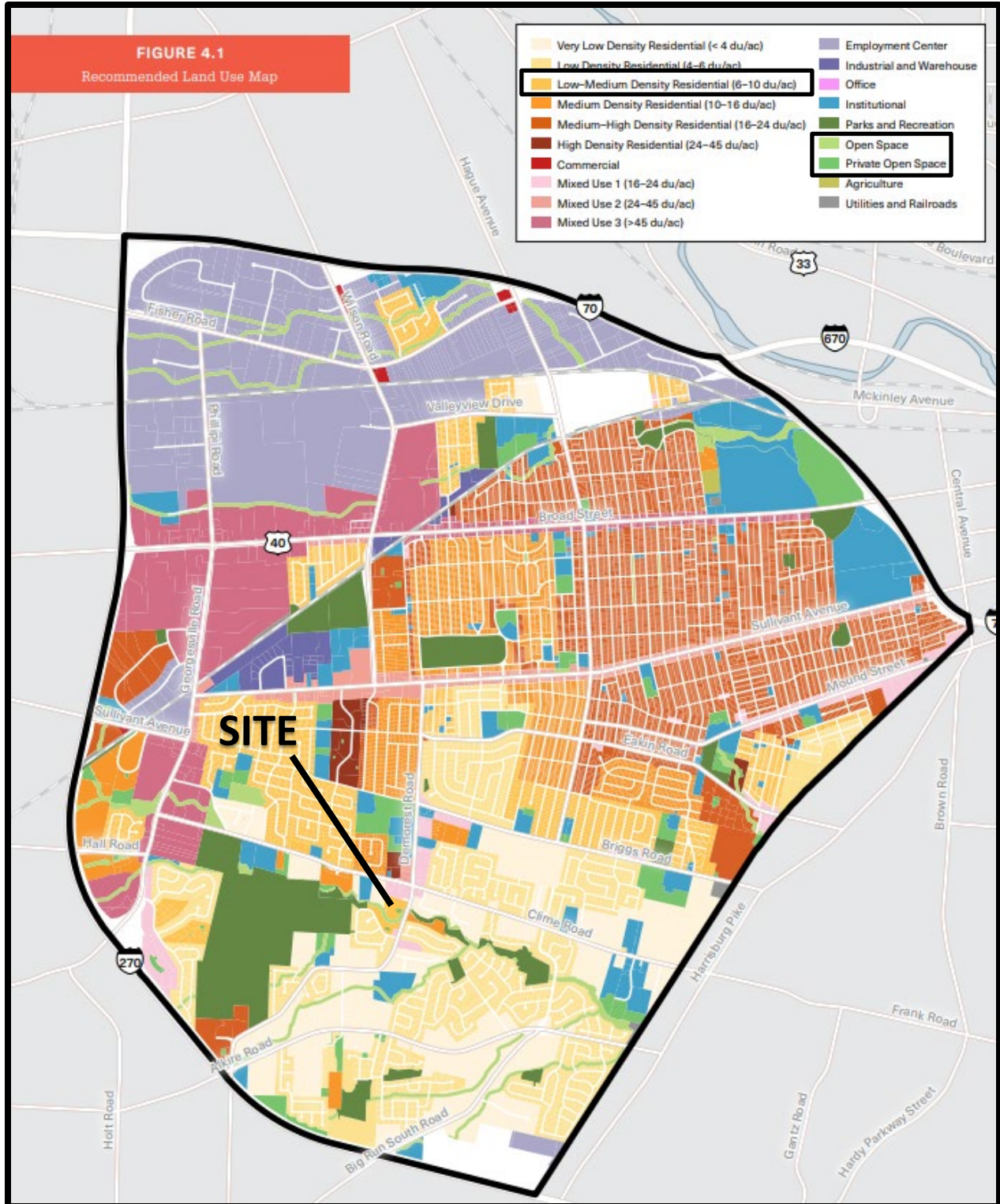
In order to reduce the impact of the parking variance additional parallel parking is being provided on the north side of Baroma Drive requiring a reduction in the perimeter yard.



CV20-051
1383 Vida Way
Approximately 8.0 acres



CV20-051
1383 Vida Way
Approximately 8.0 acres



CV20-051
1383 Vida Way
Approximately 8.0 acres



CV20-051
1383 Vida Way
Approximately 8.0 acres

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW

CV20-051

Case Number

Address

Group Name

Meeting Date

Specify Case Type

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

Recommendation
(Check only one)

- Approval
 Disapproval

NOTES:

The biggest issue was again parking variance changes to reduce parking capacity and some concerns over the right of way as you leave the complex.

Vote

8 yeas, 5 nay, 1 abstain

Signature of Authorized Representative

Scott Stockman

Recommending Group Title

Greater Hilltop Area Commission

Daytime Phone Number

614 327 3772

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.

PLEASE NOTE: Incomplete information will result in the rejection of this submittal.
Applications must be submitted by appointment. Call 614-645-4522 to schedule.



DEPARTMENT OF BUILDING AND ZONING SERVICES

Council Variance Application

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 #: CV20-051

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Mike Wagner
of (COMPLETE ADDRESS) 880 East 11th Avenue, Columbus Ohio 43211
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 for listing parties with interest in the project.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Handwritten signature of Mike Wagner

Subscribed to me in my presence and before me this 20th day of May, in the year 2020

SIGNATURE OF NOTARY PUBLIC

Handwritten signature of Stephanie L. Northrop

My Commission Expires:

November 1, 2021

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



STEPHANIE L. NORTROP
NOTARY PUBLIC
STATE OF OHIO
Recorded in

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 all checks payable to the Columbus City Treasurer