

STATEMENT OF HARDSHIP

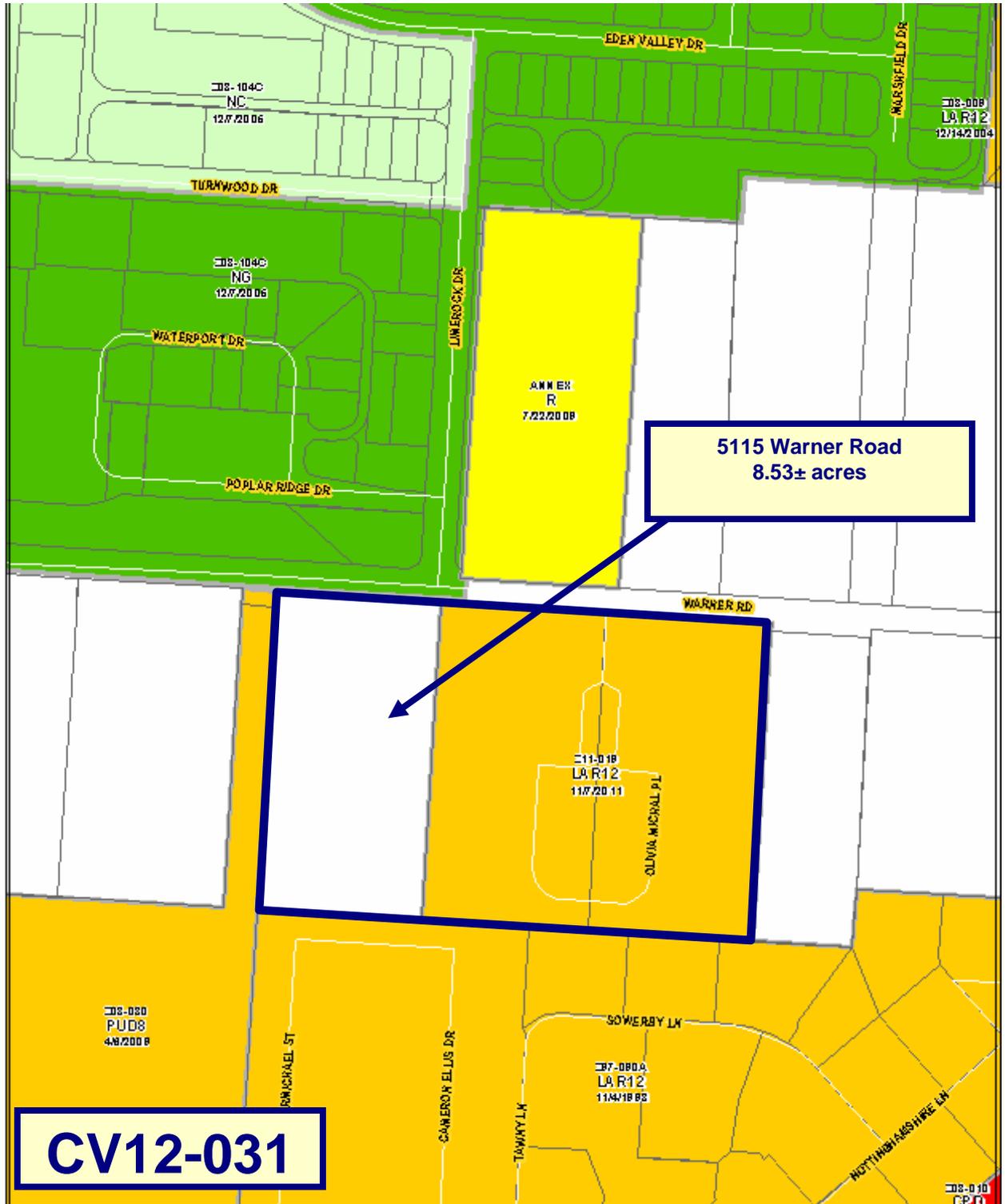
Property Address: 5081, 5115 and 5047 Warner Road

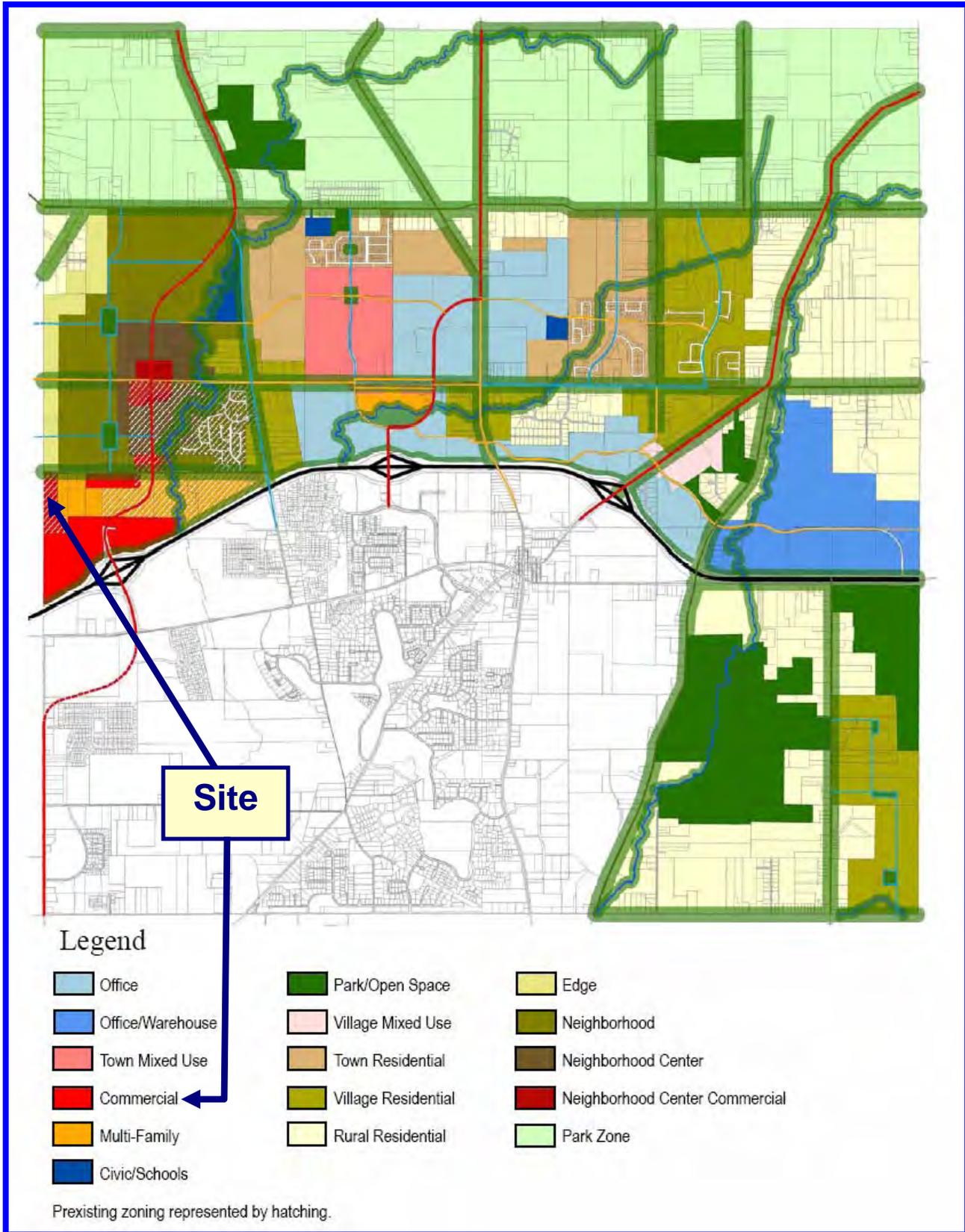
Applicant: Hudson Square LLC / Michael and Mary Adkins

The subject site is 8.53 +/- acres on Warner Road west of Hamilton Road, which is being rezoned by the Applicant to L-AR-12 for use as a multi-family development (Application No. ~~V12-03~~). The Applicants have submitted a site plan as part of the rezoning request. The site plan shows the south side yard set-back as ten (10) feet, as opposed to the twenty-five (25) feet for a perimeter yard required in the AR-12 district.

The Applicants purposely moved all proposed buildings south in order to create a large setback from Warner Road with significant landscaping and in order to provide a large tree preservation area on the west side of the site. The property to the south of the site is owned by one of the Applicants and is zoned L-AR-12 for multi-family use. The proposed development on the subject site is very compatible with the neighboring development. Even with the reduction in the setback, there will still be at least thirty-five (35) feet between the buildings on the subject site and the buildings on the neighboring multi-family development.

The grant of the above variance will not be injurious to the neighboring properties nor have any negative impact on city services.





THE ROCKY FORK-BLACKLICK ACCORD
STAFF REPORT
September 20, 2012

6127 Harlem Road

Review and Action regarding a Columbus rezoning application to develop 5.2 acres located near the northwest corner of Harlem and Warner Roads.

Request: Rezone from PUD 4 (Planned Residential) to LI (Limited Institutional)

Proposed Use: Senior residential facility

Applicant: Otterbein Skilled Nursing and Rehab Neighborhood

INTRODUCTION/PROPOSAL SUMMARY:

The 5.2 acre property is located on the west side of Harlem Road just north of Warner Road. The site was zoned PUD in 2011 to accommodate 11 single family lots. No development has taken place at the site since then.

The proposed application includes five single story houses served by a private internal driveway, in a configuration similar to that of the current PUD site plan. There are no attached or detached garages. Each house includes common living and kitchen/dining area and resident rooms. Each house will accommodate ten residents and a combination of medical and housekeeping staff.

The setback on Harlem road is 50'. The setbacks from north and south are 25' and setback from west is 50'. Open space is in the form of the setback along Harlem, central gazebo area and setbacks along all other sides. (48% total open space).

A sidewalk is proposed along Harlem Road. Another sidewalk loops around the private driveway. Visitor/ staff parking is provided on two lots at the northwest and southwest portions of the site.

Existing trees along western edge of the property will be preserved.

CONSIDERATIONS:

The Accord designates this site as Village Residential. Existing uses in the area include single-family to the west, north and south as well as multi-family to the east. Single-family residential at up to two units per acre is the recommended land use for this district, however there is precedent for higher density as reflected by the attached condominium development immediately to the east. Guidelines for the Village Residential district also include a maximum building height of two and one-half stories and minimum setback of 30 feet.

***SPECIAL NOTE:** This review is based on the proposed application's conformance or lack thereof to the Rocky Fork-Blacklick Accord. Nothing noted in this review is intended to speak to the application's conformance with other city zoning requirements and policies.*

STAFF COMMENTS:

The proposed facility is unlike other retirement or assisted living facilities in scale and operation, with a site plan more similar to a small subdivision than an institutional use. Staff considers the project's scale, elevations, landscaping and signage to be compatible with the surrounding area and accord standards.

***SPECIAL NOTE:** This review is based on the proposed application's conformance or lack thereof to the Rocky Fork-Blacklick Accord. Nothing noted in this review is intended to speak to the application's conformance with other city zoning requirements and policies.*



COUNCIL VARIANCE APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

PROJECT DISCLOSURE STATEMENT

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.

APPLICATION # CV12-031

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn [NAME] Jill Tangeman, Esq.

Of [COMPLETE ADDRESS] 52 East Gay Street, Columbus, OH 43216

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 formats

Name of business or individual
Business or individual's address
Address of corporate headquarters
City, State, Zip
Number of Columbus based employees
Contact name and number

1. Hudson Square LLC 470 Olde Worthington Road Westerville, OH 43082 c/o Jill Tangeman, ESq. #614-464-5608 0 Columbus Employees	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 26 day of June, in the year 2012

SIGNATURE OF NOTARY PUBLIC

Michelle L. Parmenter

My Commission Expires: _____

Notary Seal Here



MICHELLE L. PARMENTER
Notary Public, State of Ohio
My Commission Expires
October 16, 2012

This Project Disclosure Statement is filed after date of notarization.

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