

### SITE STATISTICS TABLE

TOTAL SITE AREA:	24.48 AC (NOT INCLUDING RW)
AREA OF SITE EXCLUDED FROM TOTAL SITE AREA:	0.19 AC
TOTAL SITE AREA:	24.29 AC
TOTAL DESIRED AREA:	16.83 AC
TOTAL EXCLUDED AREA:	0.00 AC
POST-DECLARED IMPROVEMENTS:	7.74 AC
POST-DECLARED LOT COVERAGE:	3.18%

**GENERAL NOTES**

ALL PROPERTY LINES OF THIS DEVELOPMENT SHALL CONFORM TO THE CITY OF COLUMBUS ZONING AND ORDINANCES. ALL DIMENSIONS ARE TO EDGE OF PAVEMENT ON FACE OF BUILDING UNLESS OTHERWISE NOTED.

**POST-DECLARED IMPROVEMENTS:**

A. SITE PLAN, GRADUAL AND PLOTTED TO A STANDARD ENGINEERING SCALE.

B. REFERENCE THIS SHEET TO THE CITY OF COLUMBUS ZONING CODE.

C. ZONING DISTRICT OF THE SUBJECT SITE.

D. TOTAL AREA OF THE SITE IN SQUARE FEET OR FOR RESIDENTIAL PRODUCTS, LIST THE SITE AREA IN ACRES AND DECENT IN UNITS PER ACRE. (ONE-TENTH OF 1279 SQ/AC)

E. SQUARE FOOTAGE REQUIRED FOR EACH USE AND THE REQUIRED AND PROVIDED AMOUNT. RESIDENTIAL PRODUCTS SHOULD BE LISTED WITH THE REQUIRED AND PROVIDED SQUARE FEET. INDICATE THE REQUIRED AND PROVIDED SQUARE FEET.

F. TOTAL HANDICAPPED SPACES REQUIRED: 448 SPACES (3 VAN ACCESSIBLE)

G. TOTAL PARKING SPACES REQUIRED: 599 SPACES

H. HANDICAPPED SPACES REQUIRED: 44 SPACES

I. HANDICAPPED VEHICLES REQUIRED: 15 SPACES

J. TOTAL BIKE SPACES REQUIRED: 44 SPACES

K. TOTAL BIKE SHEDS REQUIRED: 44 SHEDS

L. TOTAL BIKE STALLS REQUIRED: 44 STALLS

M. TOTAL BIKE LOCKERS REQUIRED: 44 LOCKERS

N. TOTAL BIKE REPAIR STATIONS REQUIRED: 44 STATIONS

O. TOTAL BIKE STORAGE SPACES REQUIRED: 44 SPACES

P. TOTAL BIKE STORAGE BAYS REQUIRED: 44 BAYS

Q. TOTAL BIKE STORAGE STALLS REQUIRED: 44 STALLS

### SITE PLAN REQUIREMENTS

A. TOTAL AREA OF THE SITE IN SQUARE FEET OR FOR RESIDENTIAL PRODUCTS, LIST THE SITE AREA IN ACRES AND DECENT IN UNITS PER ACRE. (ONE-TENTH OF 1279 SQ/AC)	24.48 AC
B. TOTAL AREA OF THE SITE IN SQUARE FEET OR FOR RESIDENTIAL PRODUCTS, LIST THE SITE AREA IN ACRES AND DECENT IN UNITS PER ACRE. (ONE-TENTH OF 1279 SQ/AC)	24.29 AC
C. ZONING DISTRICT OF THE SUBJECT SITE	R-100
D. TOTAL AREA OF THE SITE IN SQUARE FEET OR FOR RESIDENTIAL PRODUCTS, LIST THE SITE AREA IN ACRES AND DECENT IN UNITS PER ACRE. (ONE-TENTH OF 1279 SQ/AC)	24.48 AC
E. SQUARE FOOTAGE REQUIRED FOR EACH USE AND THE REQUIRED AND PROVIDED AMOUNT. RESIDENTIAL PRODUCTS SHOULD BE LISTED WITH THE REQUIRED AND PROVIDED SQUARE FEET. INDICATE THE REQUIRED AND PROVIDED SQUARE FEET.	16,830 SQ FT
F. TOTAL HANDICAPPED SPACES REQUIRED: 448 SPACES (3 VAN ACCESSIBLE)	448 SPACES
G. TOTAL PARKING SPACES REQUIRED: 599 SPACES	599 SPACES
H. HANDICAPPED SPACES REQUIRED: 44 SPACES	44 SPACES
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**GENERAL NOTES (continued)**

R. ALL APPLICABLE ZONING LIMITATION TEXT, CIP OR PD TEXT, AND/OR VARIANCE TEXT PRINTED ON THE SUBJECT SHEET SHALL BE OBTAINED BY THE APPLICANT FROM THE CITY OF COLUMBUS ZONING CODE, SECTION 3122.01.

S. THE CITY OF COLUMBUS ZONING CODE, SECTION 3122.01, IS THE APPLICABLE ZONING CODE FOR THIS PROJECT.

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**GENERAL NOTES (continued)**

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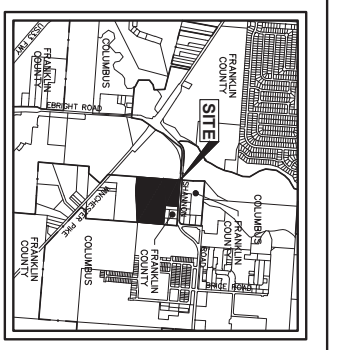
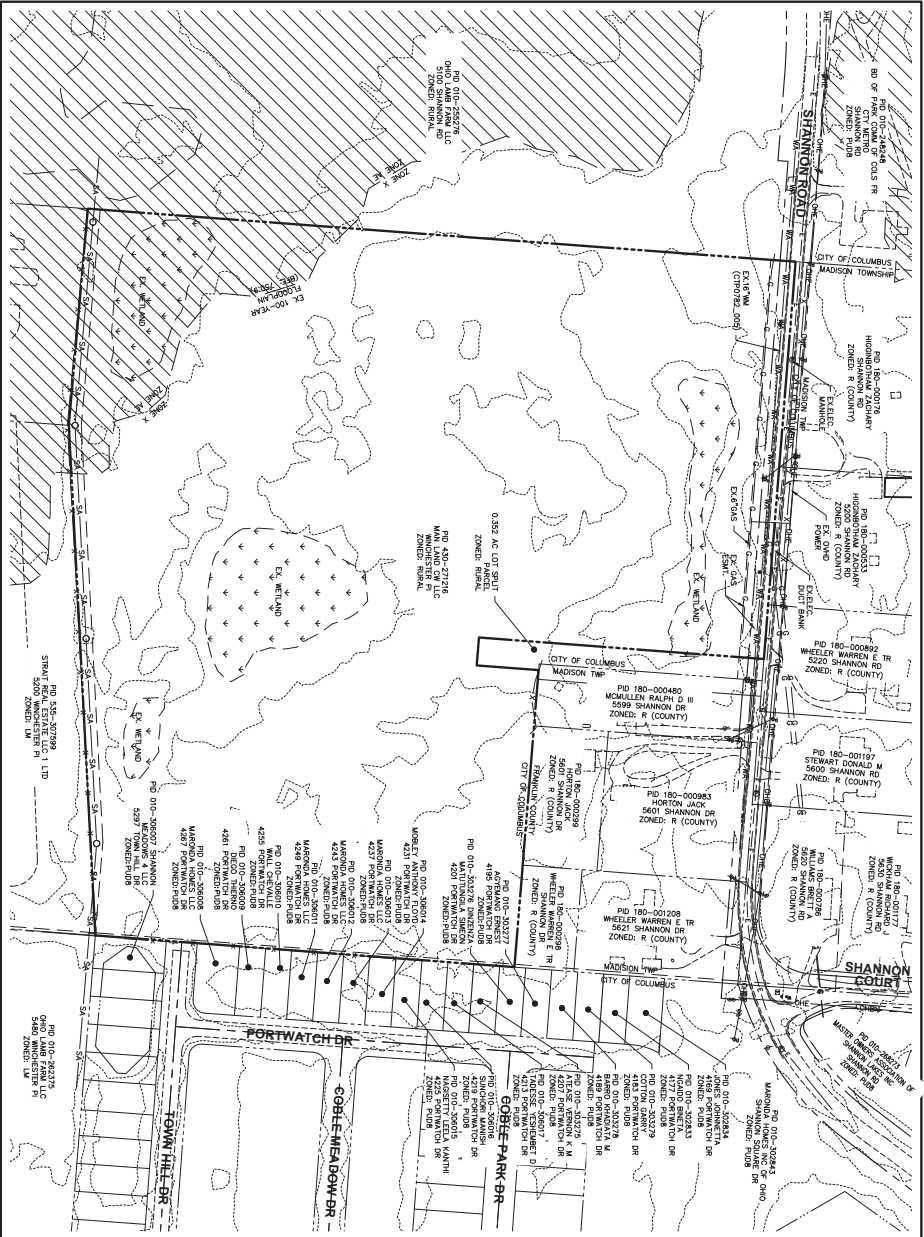
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# ZONING SITE PLAN FOR GREENWAY VISTA APARTMENTS 2024



**FOR THE DIVISION OF ZONING:**

ADVANCED CIVIL DESIGN, INC.  
781 SCIENCE BOULEVARD, SUITE 100  
COLUMBUS, OH 43230  
PHONE: 614.553.9700  
FAX: 614.428-7755

CONTACT: THOMAS M. WANKER, P.E.  
E-MAIL: TWANKER@ADVANCEDCIVILDESIGN.COM

APPPLICANT: GREENWAY VISTA APARTMENTS, MEMBER OF  
2844 PEACOCK ROAD, SUITE 585  
COLUMBUS, OH 43230  
PHONE: 614.553.9700  
FAX: 614.428-7755  
CONTACT: SCOTT HANLEY

**FOR THE DIVISION OF ENGINEERING:**

ADVANCED CIVIL DESIGN, INC.  
781 SCIENCE BOULEVARD, SUITE 100  
COLUMBUS, OH 43230  
PHONE: 614.553.9700  
FAX: 614.428-7755

CONTACT: THOMAS M. WANKER, P.E.  
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CONTACT: SCOTT HANLEY

**FOR THE DIVISION OF FIRE:**

ADVANCED CIVIL DESIGN, INC.  
781 SCIENCE BOULEVARD, SUITE 100  
COLUMBUS, OH 43230  
PHONE: 614.553.9700  
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**GRAPHIC SCALE**

1 inch = 100 feet

**GRAPHIC SCALE**

1 inch = 100 feet

**ADVANCED CIVIL DESIGN, INC.**

781 Science Boulevard, Suite 100  
Columbus, Ohio 43230  
Phone: 614.553.9700  
Fax: 614.428.7755  
www.advancedcivil.com

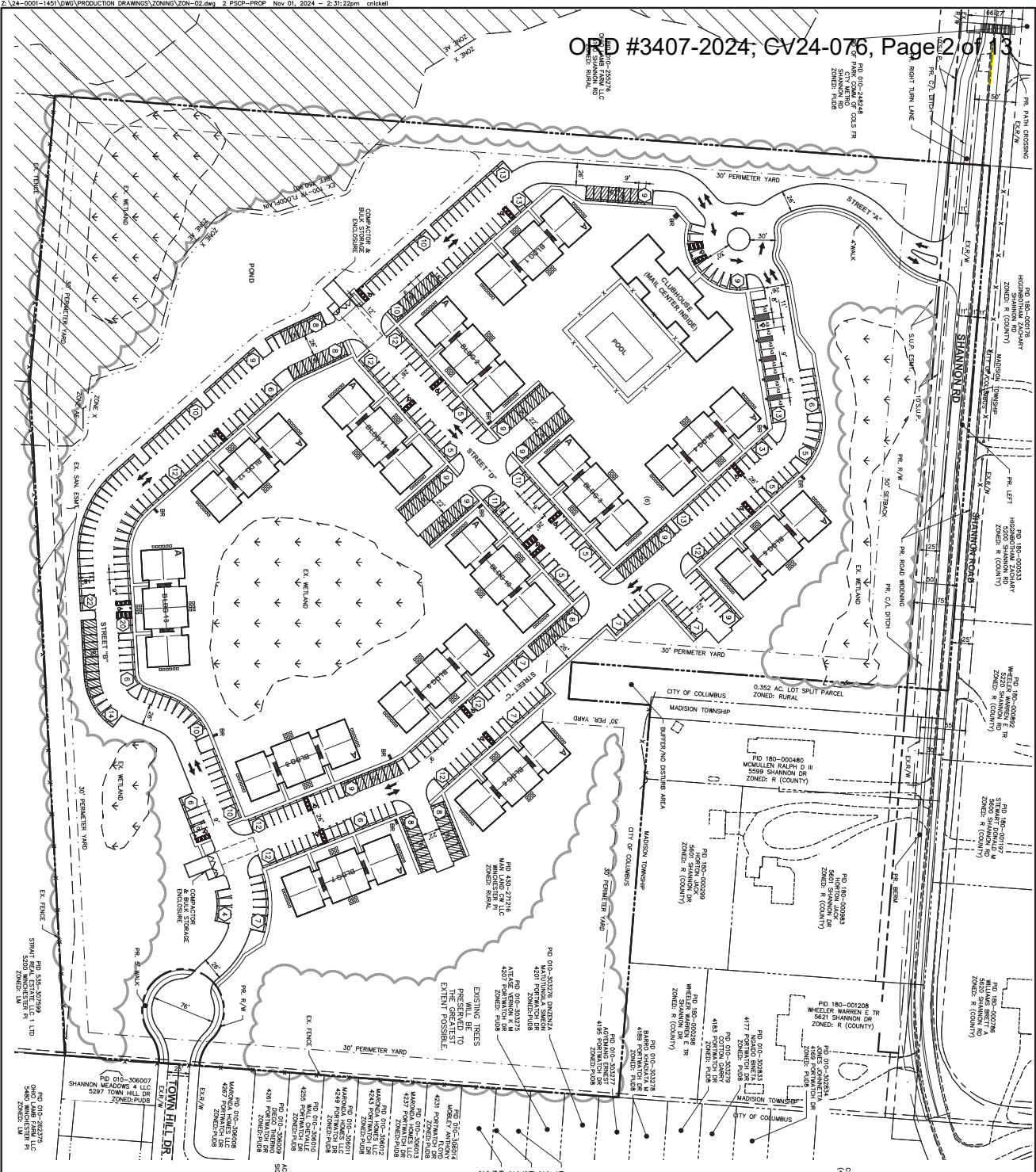
**CITY OF COLUMBUS, OHIO  
ZONING SITE PLAN  
FOR  
GREENWAY VISTA APARTMENTS**

PLAN NUMBER: 871

SCALE: 1/2" = 10'-0"

SHEET: 1 / 2

DATE: 10-15-24



**TYPICAL BOLLARD ACCESSIBLE SIGN DETAIL**

**EV CHARGING STATION TYPICAL LAYOUT**

**EV CHARGING STATION TYPICAL LAYOUT**

**LEGEND**

- IMPACT COLUMN ARROW
- PROPOSED PARKING COUNT
- BIKE RACK LOCATION
- OUTLINE EV CHARGING SPACES
- THEIR PRESERVATION AREA

**GRAPHIC SCALE**

**SIDEWALK CONCRETE SECTION**

**ADVANCED GREENWAY VISTA APARTMENTS**

PLAN NUMBER: 01

CITY OF COLUMBUS, OHIO

FOR GREENWAY VISTA APARTMENTS

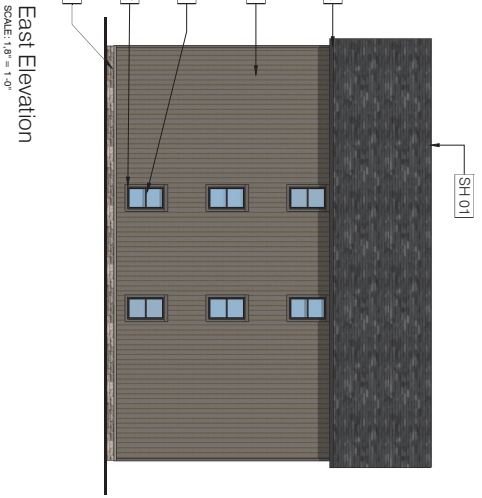
SCALE: 1" = 100'

SHEET 2 / 2

*10-15-24*



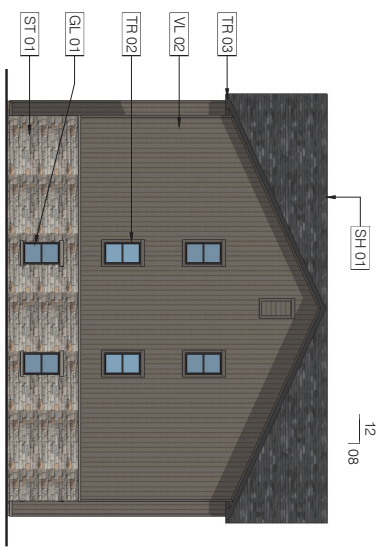
View // Streetscape 4



East Elevation  
SCALE: 1/8" = 1'-0"



North Elevation  
SCALE: 1/8" = 1'-0"



West Elevation  
SCALE: 1/8" = 1'-0"



South Elevation  
SCALE: 1/8" = 1'-0"

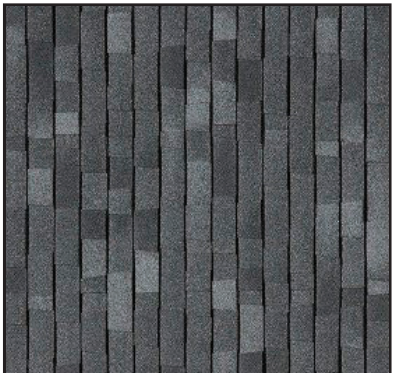
- T.O. ROOF
- 144'-4"
- EAVE
- 1'-0'-0"
- LEVEL 03
- 122'-0"
- LEVEL 02
- 111'-0"
- LEVEL 01
- 100'-0"

- T.O. ROOF
- 144'-4"
- EAVE
- 1'-0'-0"
- LEVEL 03
- 122'-0"
- LEVEL 02
- 111'-0"
- LEVEL 01
- 100'-0"

*10-15-24*



**ST 01**  
 MATERIAL PRODUCT COLOR INSTALL  
 STONE PROVA OTTAWA DRY STACK



**SH 01**  
 MATERIAL PRODUCT COLOR INSTALL  
 ASPHALT SHINGLE DARK



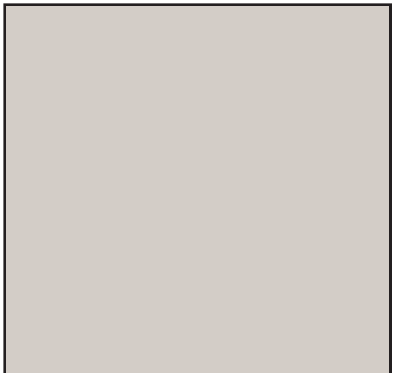
**VL 01**  
 MATERIAL PRODUCT COLOR INSTALL  
 VINYL LIGHT BROWN HORIZONTAL LAP



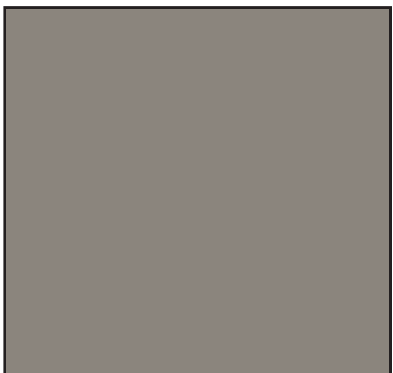
**VL 02**  
 MATERIAL PRODUCT COLOR INSTALL  
 VINYL DARK BROWN BOARD & BATTEN



**GL 01**  
 MATERIAL PRODUCT COLOR INSTALL  
 VINYL DARK SINGLE-HUNG (OPERABLE)



**TR 01**  
 MATERIAL PRODUCT COLOR INSTALL  
 VINYL LIGHT BROWN TRIM



**TR 02**  
 MATERIAL PRODUCT COLOR INSTALL  
 VINYL DARK BROWN TRIM



**TR 03**  
 MATERIAL PRODUCT COLOR INSTALL  
 VINYL DARK ROOF TRIM

*10-15-24*

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

**APPLICATION:** CV24-076  
**Location:** 5551 SHANNON RD. (43110), being 24.808± acres located on the south side of Shannon Road 1675± feet northeast of Winchester Pike (430-271216; Greater Southeast Area Commission).  
**Requested Zoning:** ARLD, Apartment Residential District.  
**Proposed Use:** Apartment complex  
**Applicant(s):** Vista Residential Partners, c/o David Hodge, Atty; 8000 Walton Parkway, Suite 260, New Albany, OH 43054.  
**Property Owner(s):** Man Land CW LLC; 77 W 2<sup>nd</sup> Ave., Columbus, OH 43201.  
**Planner:** Alyssa Saltzman; 614-645-9625; [ADSaltzman@columbus.gov](mailto:ADSaltzman@columbus.gov)

**BACKGROUND:**

- The 24.808± acre site consists of one undeveloped parcel in the R, Rural District. The requested Council variances will allow for a reduction in the minimum required lot area in the R, Rural district, and reduce the required perimeter yard.
- To the north there are single-unit dwellings in the R, Rural District of Madison Township. To the south is a truss manufacturer in the M, Manufacturing District. East of the site are single-unit dwellings in the PUD-8, Planned Unit Development District. To the west is farmland in the R, Rural District.
- The site is within the planning boundaries of the *South East Land Use Plan* (2018), which recommends “Low-Medium Density Residential” and “Private Open Space” land uses at this location. The Plan also includes complete adoption of the *Columbus Citywide Planning Policies* (C2P2) Design Guidelines (2018).
- The site is located within the boundaries of the Greater Southeast Area Commission, whose recommendation is for approval.
- The *Columbus Multimodal Thoroughfare Plan* (2019) identifies Shannon Road as an Urban Community Connector requiring 80 feet of right-of-way from centerline.
- Staff recognizes that there are practical difficulties with the reduction in the R, Rural District lot area requirements 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 the *South East Land Use Plan’s* (2018) recommendation of “Low-Medium Density Residential” and “Private Open Space” at this site. Additionally the site conforms to the *Columbus Citywide Planning Policies* (C2P2) Design Guidelines in regards to proposed materials, and conservation of natural features. Staff’s approval is conditioned upon traffic commitments incorporation into the Ordinances.

## STATEMENT IN SUPPORT

APPLICATION: CV24- 076  
 Location: 5551 SHANNON ROAD (43110), being 24.808± acres located on the south side of Shannon Road, 1500± feet east of Winchester Pike (430-271216; Greater South East Area Commission).  
 Existing Zoning: R, Rural Residential District.  
 Request: ARLD, Apartment Residential District and R, Rural Residential District (H-35).  
 Proposed Use: Companion area variances to permit a lot split.  
 Applicant(s): Vista Residential Partners; c/o Scott Hartley; 2964 Peachtree Road, Suite 585; Atlanta, Georgia 30305; and David Hodge, Atty.; 8000 Walton Parkway, Suite 260; New Albany, OH 43054.  
 Owner(s): Man Land CW LLC; 77 West 2<sup>nd</sup> Avenue; Columbus, Ohio 43201.  
 Date of Text: July 2, 2024

The Applicant submits this statement in support of its companion council variance application. The Applicant submitted a rezoning application which requests to rezone 24.456 acres of this 24.808 acre site from R. Rural Residential District to ARLD, Apartment Residential District. Specifically, the Applicant proposes development of 24.456 acre tract with an apartment complex providing 312 dwelling units with a pool, clubhouse, and residential amenities. The purpose of this application is to reduce certain area development standards to permit a lot split of the remaining 0.352 acre tract which is located at the north-east corner of the property and fronting Shannon Road. This 0.352 acre tract will remain within its current zoning classification of R, Rural Residential District.

To permit the proposed lot split, the Applicant respectfully requests the following companion area variances:

1. 3332.06 – R-rural area district requirements. The Applicant requests a variance to reduce the minim lot area from 5 acres to .352± acres in the R district.
2. 3333.255 – Perimeter yard. The Applicant requests a variance to reduce the minimum perimeter yard along the proposed lot split line from 25 feet to zero feet.
3. 3312.21 – Perimeter parking lot screening. The Applicant requests a variance to reduce the screening requirement for the proposed parking lot adjacent to the proposed lot split from a 5-foot high, 4-foot wide landscaped buffer to zero and to not provide screening.

City council may permit a variation in the yard, height or parking requirements of any district in conjunction with a change in zoning 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 and providing such variance will not seriously affect any adjoining property or the general welfare.

The Applicant requests these area variances to allow a lot split which will promote the general welfare and benefit the adjoining property to the east. The purpose of this lot split is to create a permanent buffer between the Applicant's proposed apartment complex and the adjacent property to the east. The 0.352 acre tract will remain in the R, Rural district and will effectively be undevelopable after the split. Therefore, it will serve as a permanent wooded buffer between the proposed apartment complex and the adjacent existing single family residence to the east.

The requested variances 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.

The Applicant respectfully requests that City Council weigh these factors, determine that the proposed lot split is for the benefit of the adjacent property, and grant the requested variances.

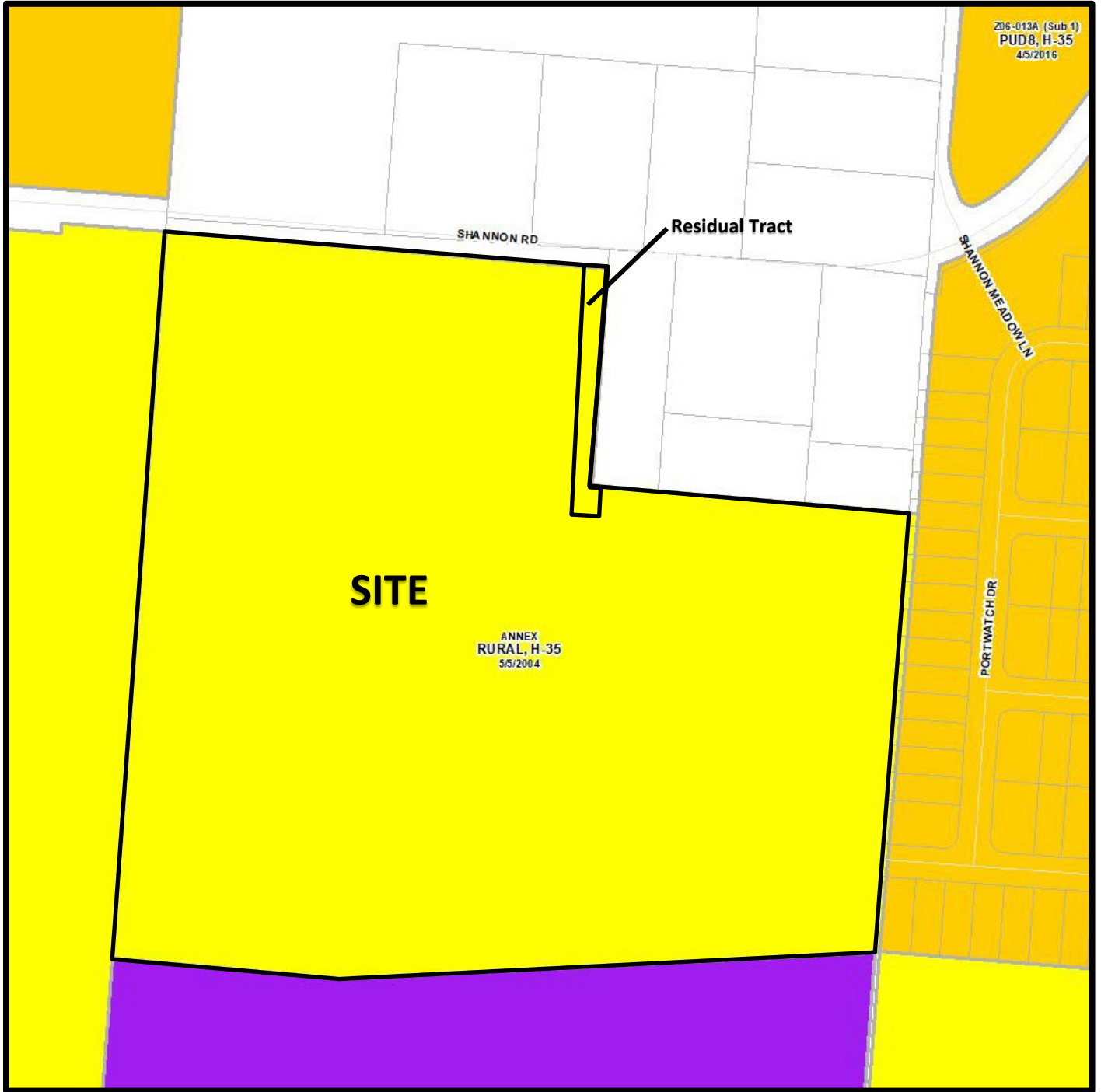
Respectfully submitted,



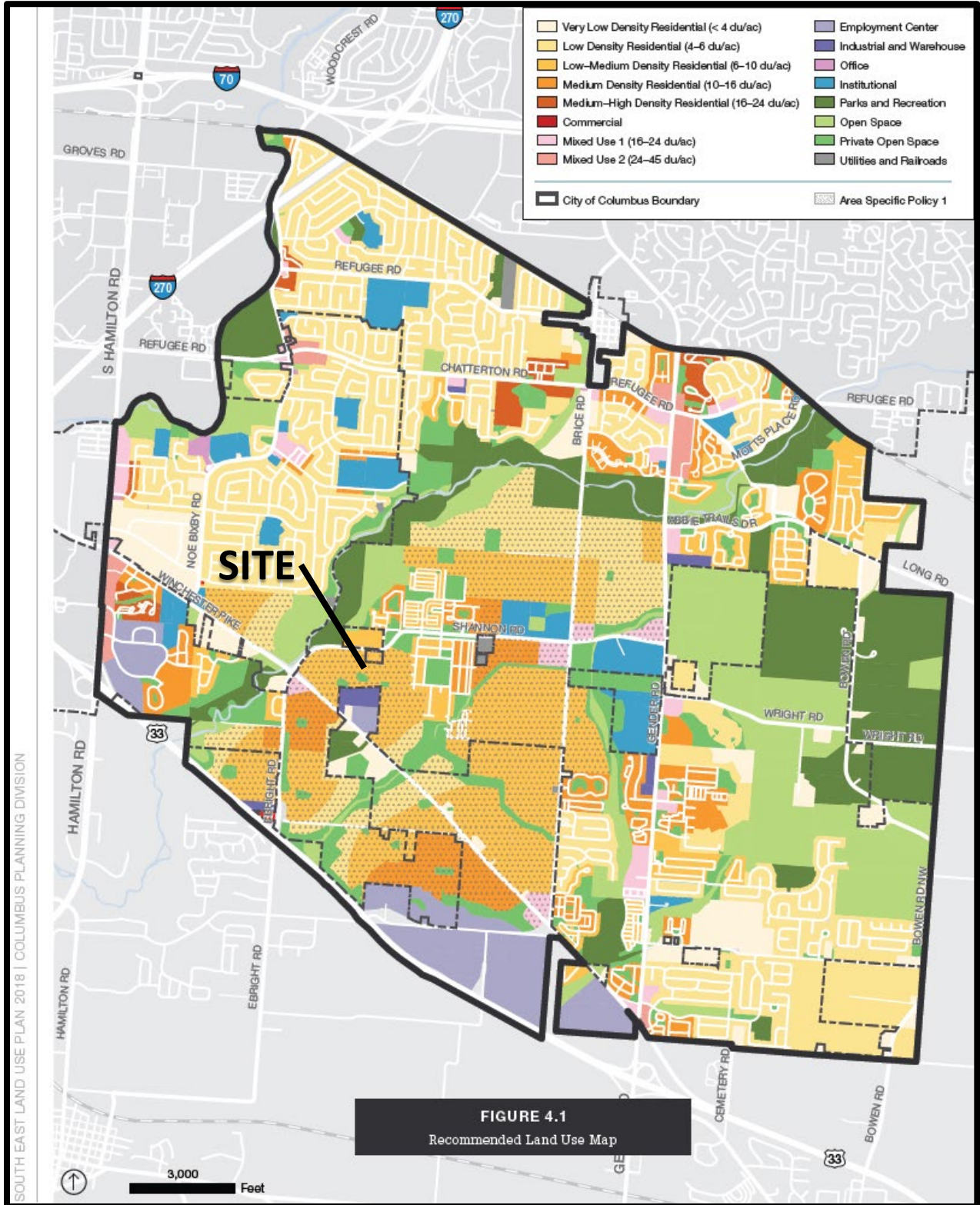
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David Hodge, Esq.





CV24-076  
5551 SHANNON RD  
Approximately 24.81 acres



**FIGURE 4.1**  
Recommended Land Use Map

CV24-076  
5551 SHANNON RD  
Approximately 24.81 acres



CV24-076  
5551 SHANNON RD  
Approximately 24.81 acres

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

**Case Number** \_\_\_\_\_

**Address** \_\_\_\_\_

**Group Name** \_\_\_\_\_

**Meeting Date** \_\_\_\_\_

**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:**

**Vote** \_\_\_\_\_

**Signature of Authorized Representative** *Mark Harper* \_\_\_\_\_

**Recommending Group Title** \_\_\_\_\_

**Daytime Phone Number** \_\_\_\_\_

Please e-mail this form to the assigned planner within 48 hours of meeting day; 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 #: CV24-076

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. Man Land CW LLC 77 West 2nd Avenue Columbus, Ohio 43201</p>	<p>2. Vista Residential Partners 2964 Peachtree Road, Suite 585 Atlanta, Georgia 30305</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 13 day of June, in the year 2024

  
SIGNATURE OF NOTARY PUBLIC

\_\_\_\_\_  
Notary Seal Here  
My Commission Expires



Justin M. Fox  
Attorney At Law  
Notary Public, State of Ohio  
Commission Expires 06/14/2025

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