

MA:\1094016_TuttleRedevelopment\DWG\Zoning\Vision Tuttle Zoning Site Plan_2025 Updated_SubAreaSplit.dwg ~Zoning Site Plan PLOTTED BY:RAY ON 05/17/2025 12:11

REVISIONS

BY	DATE

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CITY OF COLUMBUS, OHIO
TUTTLE REDEVELOPMENT
VISION COMPANIES

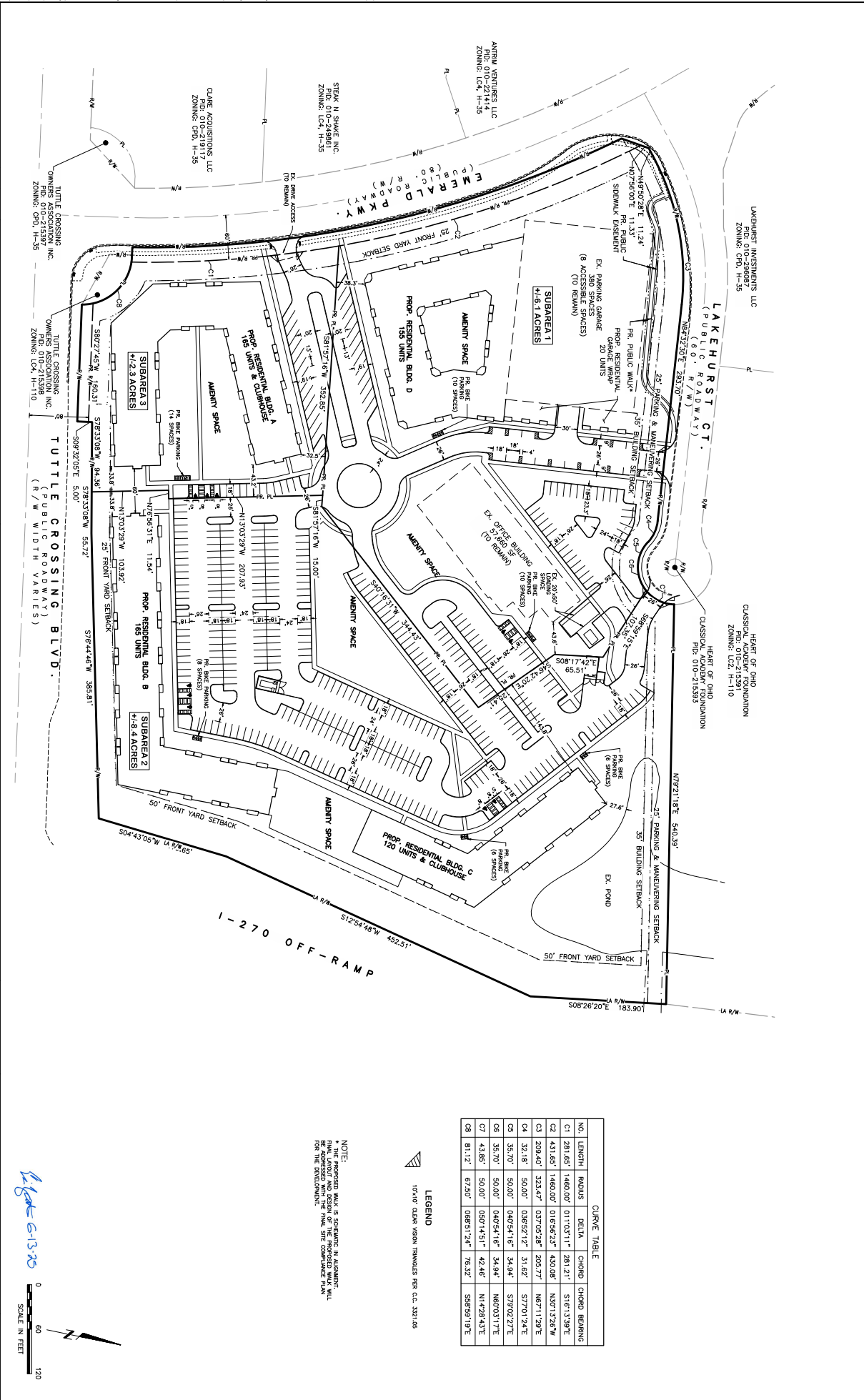
DESIGNED BY:	DATE:
DAS	05/15/25

CHECKED BY:	DATE:
DAS	05/15/25

APPROVED BY:	DATE:
---	5/7/2025

SCALE:
1" = 60'

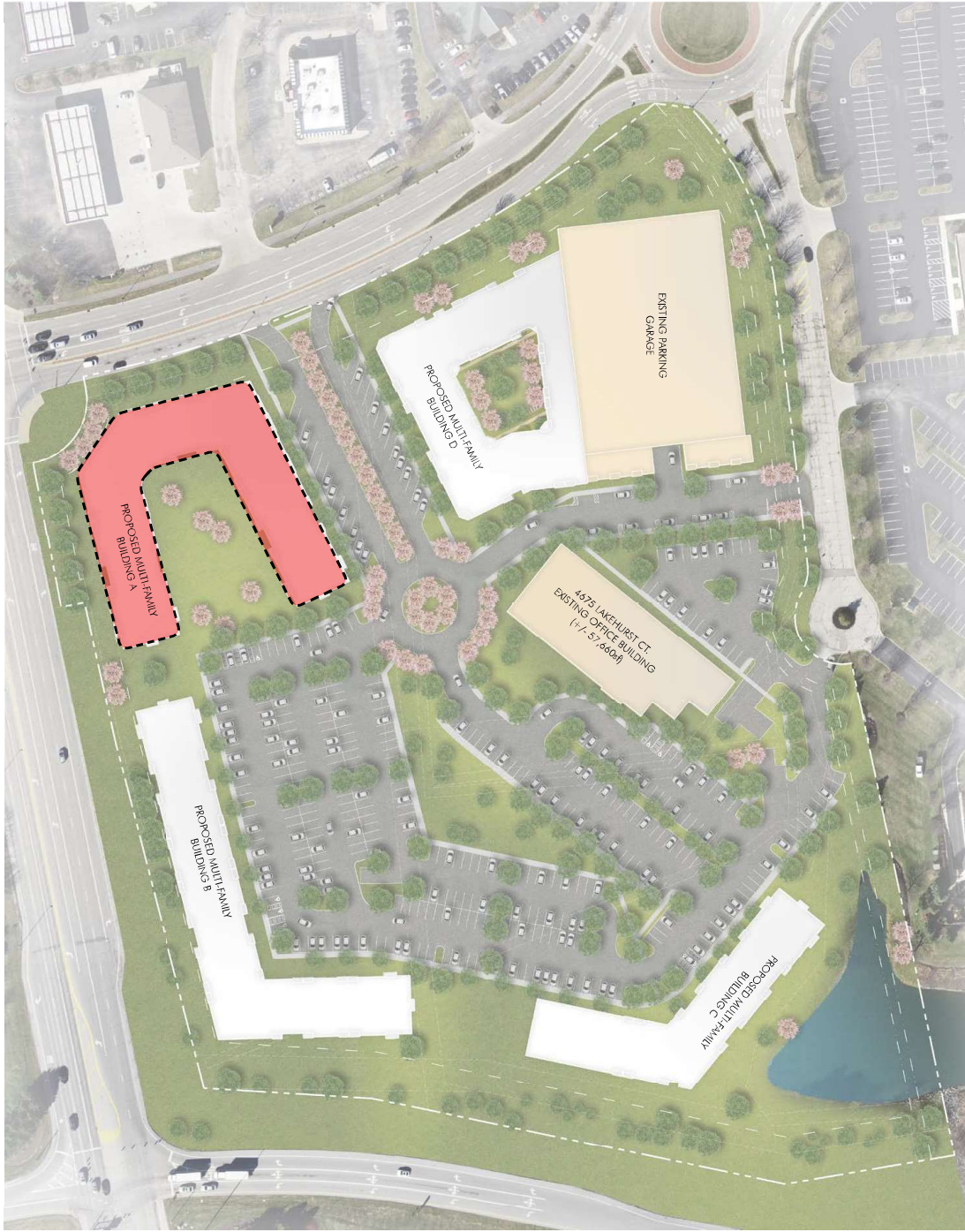
SHEET NO. 1 OF 2



SITE & BUILDING INFORMATION (SUBAREA 3)		
ADDRESS: 4600 LAMHURST CT.		
PID: 010-215390		
PARCEL AREA: 16.84 AC.		
SITE AREA (SUBAREA 2): 2.34 AC.		
EXISTING ZONING: Z90-1004, L22, L24, COMMERCIAL		
PROPOSED ZONING: A-R0 (APARTMENT RESIDENTIAL)		
EXISTING HEIGHT DISTRICT: H-110		
PROPOSED VARIANCE: CV24-139		
BUILDING HEIGHT DISTRICT: H-110		
PROPOSED USE: MULTIFAMILY, 165 UNITS		
DENSITY: 71.7 UNITS/ACRE RESIDENTIAL		
PARKING: USE AREAS		
RESIDENTIAL	165 UNITS	PARKING PER UNIT REQUIRED 1:30 PER UNIT 247 SPACES
TOTAL REQUIRED SPACES: 247 SPACES		
TOTAL PROVIDED SPACES: 29 SPACES TOTAL		
ACCESSIBLE PARKING SPACES REQUIRED: 2 SPACES		
ACCESSIBLE PARKING SPACES PROVIDED: 2 SPACES		
BICYCLE PARKING SPACES REQUIRED: 14 SPACES		
BICYCLE PARKING SPACES PROVIDED: 14 SPACES		
PARKING LOT SHADE TREES REQUIRED: 3 TREES		
PARKING LOT SHADE TREES PROVIDED: 3 TREES		
SETBACKS: AS NOTED.		
LOT COVERAGE: 32.6% BUILDING COVERAGE		
FLOOD ZONE: "X"		
PANEL NO.: 3904980134K (06/17/2008)		

6-13-20

Building A Elevations



05/25/25 (CV24-139B)

11:42 6-13-25

Building A Elevations

CV24-139B



BUILDING A - SOUTH ELEVATION



BUILDING A - NORTH ELEVATION

11.1.25 6-13-25

Building B Elevations



CV24-139B (04/18/24)

11/13/25 6:13:25

Building B Elevations

05/24/25 (CV24-139B)



BUILDING B - NORTH ELEVATION



BUILDING B - WEST ELEVATION



BUILDING B - SOUTH ELEVATION

11/13/25 6-13-25

Building D Elevations



07/25/25 (CV24-139B)

11/13/25 6:13:25

Building D Elevations

CV24-139B



BUILDING D - EAST ELEVATION



BUILDING D - SOUTH ELEVATION



BUILDING D - WEST ELEVATION

11/10/25 6-13-25

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

APPLICATION: **CV24-139B**
Location: **4600 LAKEHURST CT. (43016)**, being 16.8± 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 16.8± acre site consists of one parcel developed with an office park and a parking garage in the AR-O, Apartment Residential Office. Ordinances #0256-2025 and #0257-2025, passed February 10, 2025 (Z24-057 and CV24-139, respectively), allowed four new apartment buildings totaling 625 units, 57,660 square feet of existing office space, and an existing parking garage retained from the former office park on two subareas, with reduced development standards in the AR-O, Apartment Office District on property located at 4600 Lakehurst Court. This Council variance will allow the same mixed-use development, but updates the site plan to establish three subareas, Subarea 1, Subarea 2, and Subarea 3, which will be split into three separate parcels. Subarea 1 proposes 175 new apartment units attached to an existing parking garage, and retains an existing office building. Subarea 2 proposes 285 new apartment units in two buildings. Subarea 3 proposes 165 new apartment units in one building. 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 three subareas, Subarea 1, Subarea 2, and Subarea 3. With the intent to split the site into three 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 variances will support the City's objective of creating more housing and is compatible with *Columbus Citywide Planning Policies (C2P2)* design guidelines (2018) 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 the Plan's design guidelines. Staff also note the use of the existing parking garage as a mitigating factor for the parking variance.

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.

The following factors shall be used in determining whether the applicant has encountered practical difficulties in the use of the property. Respond to the following statements:

1. Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without a variance.

Yes No

2. Whether the variance is substantial.

Yes No

3. Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer a substantial detriment as a result of the variance.

Yes No

4. Whether the variance would adversely affect the delivery of governmental services (e.g., water, sewer, refuse service).

Yes No

5. Whether the property owner purchased the property with knowledge of the zoning restriction.

Yes No

6. Whether the property owner's predicament feasibly can be obviated through some method other than a variance.

Yes No

7. Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance.

Yes No

List all sections of Code to be varied and explain your reasoning as to why this request should be granted.

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):

Signature of Applicant

David Hodge

Date

STATEMENT IN SUPPORT

APPLICATION: CV25-045
Location: 4600 LAKEHURST CT. (43016), being 16.8± acres located on the southeast corner of Lakehurst Court and Emerald Parkway (010-215390; Hayden Run Civic Association).
Existing Zoning: AR-O, Apartment Office District (H-110).
Proposed Use: Mixed-use development.
Applicant(s): Vision Development, c/o Pete LaRose, Agent; 2935 Kenny Road; Columbus, OH 43221, and David Hodge, Atty.; 8000 Walton Parkway, Suite 120; New Albany, OH 43054.
Property Owner(s): Vision Development; 2935 Kenny Road; Columbus, OH 43221.
Planner: Alyssa Saltzman
Date of Text: June 11, 2025

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

This site is approximately +/- 16.8 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.

This site was recently rezoned from L-C-2 and L-C-4 to AR-O by Ordinance 0256-2025 (Z24-057). The development plan for that ordinance proposed 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.

That rezoning ordinance had companion council variance Ordinance 0257-2025 (CV24-139) to serve the following purpose. First, to reduce the permitted building setback from Britton Parkway/Emerald Parkway and from Tuttle Crossing Boulevard. Second, to reduce the minimum number of required parking spaces for the whole site. Third, to grant a number of technical area variances which would allow the property to be split into two parcels.

The proposed lot split of the property into two parcels was necessary because two separate entities had ownership interest in the development at the time it was proposed. However, over the last few months, a third entity has acquired a third and separate ownership interest in the development. Therefore, this application is submitted to amend 0257-2025 (CV24-139) to reflect the change from two ownership interests to three and to allow the property to be split into three lots.

There are no other changes proposed to this development from what was already committed by the developer and approved by City Council. The development will still operate as one cohesive site. However, there will now be one more invisible property line running through the site so that there will be a total of three individual parcels. For purpose of clarity, the already approved variances will be restated in this request along with the new variances to allow the proposed lot splits.

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/Emerald Parkway from 60 feet to 25 feet.
2. Section 3333.255 – Perimeter yard. The Applicant requests a variance to allow Subarea 1 to use perimeter yard development standard in lieu of side and rear yard development standards.

Subarea 2

3. Section 3312.49 – Required parking. The Applicant requests a variance to reduce the minimum number of required parking spaces from 428 to 326.
4. Section 3333.18 – Building lines. The Applicant requests a variance to reduce the minimum building line from Tuttle Crossing Boulevard from 80 feet to 25 feet.

Subarea 3

5. Section 3312.49 – Required parking. The Applicant requests a variance to reduce the minimum number of required parking spaces from 247 to 29.
6. Section 3333.18 – Building lines. The Applicant requests a variance to reduce the minimum building line from Britton Parkway/Emerald Parkway from 60 feet to 25 feet and from Tuttle Crossing Boulevard from 80 feet to 25 feet.

All Subareas

7. 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 lines between the subareas.
8. Section 3312.21(D)(1) – Parking lot screening. The Applicant requests a variance to not require parking lot perimeter screening along the internal boundary lines between the subareas.
9. Section 3312.25 – Maneuvering. The Applicant requests a variance to allow maneuvering across the internal boundary lines between the subareas.
10. 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 lines between the subareas.
11. 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 lines between the subareas.

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 the requested parking reduction, the Applicant requests a variance to reduce the minimum number of parking spaces required for Subarea 2 from 428 to 326 and for Subarea 3 from 247 to 29. 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. This is the exact same number of reduced parking spaces for the site as a whole which was approved by Ordinance 0257-2025, the only difference being that now there are three subareas as opposed to two.

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 three subareas.

The Applicant requests a number of technical variances for development standards which concern the internal boundary lines between the subareas. It is significant to note that, as a practical matter, full parking spaces, drive aisles, and maneuverability will be available between the three 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.

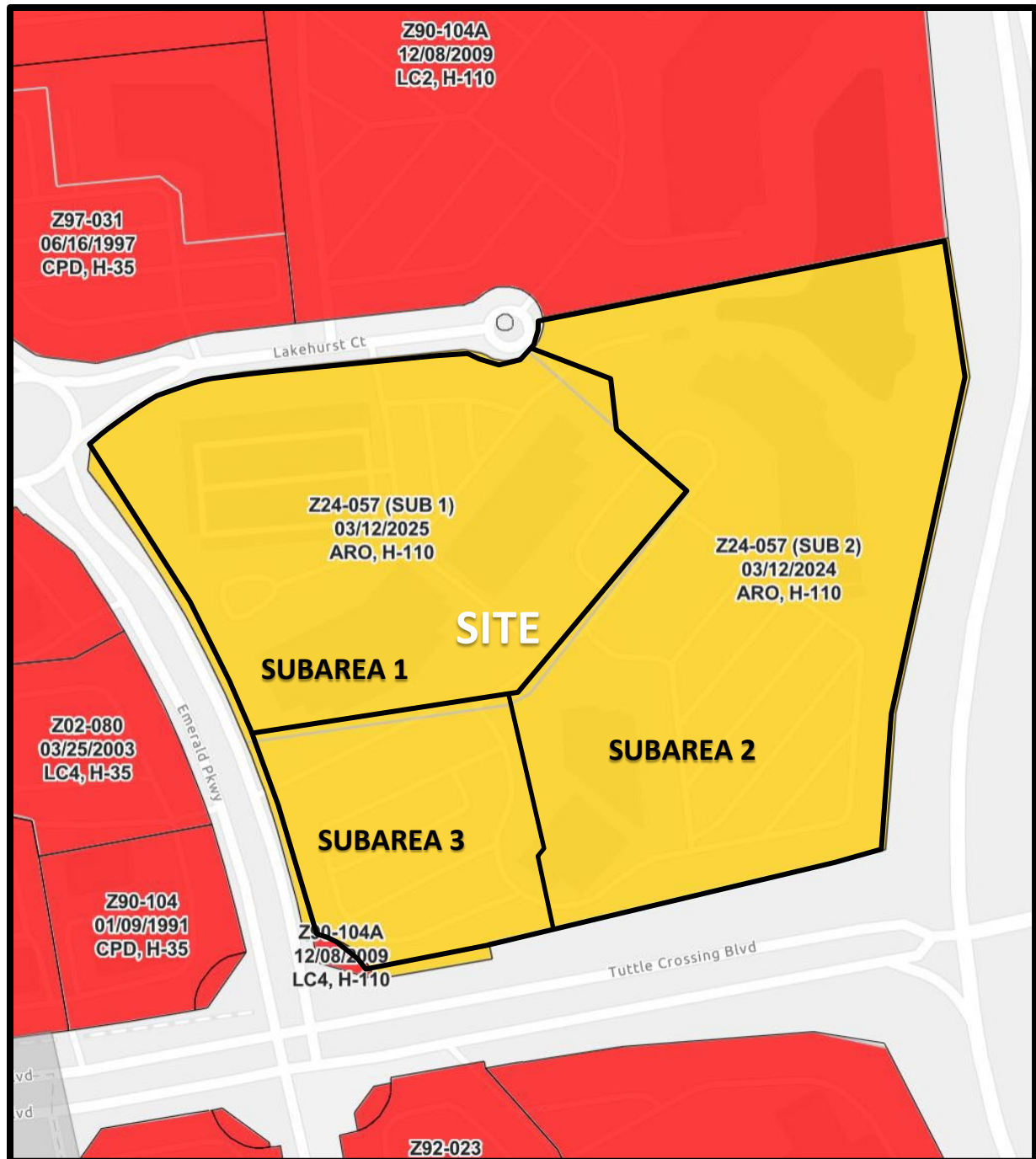
The requested variances will not affect the delivery of governmental services.

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.

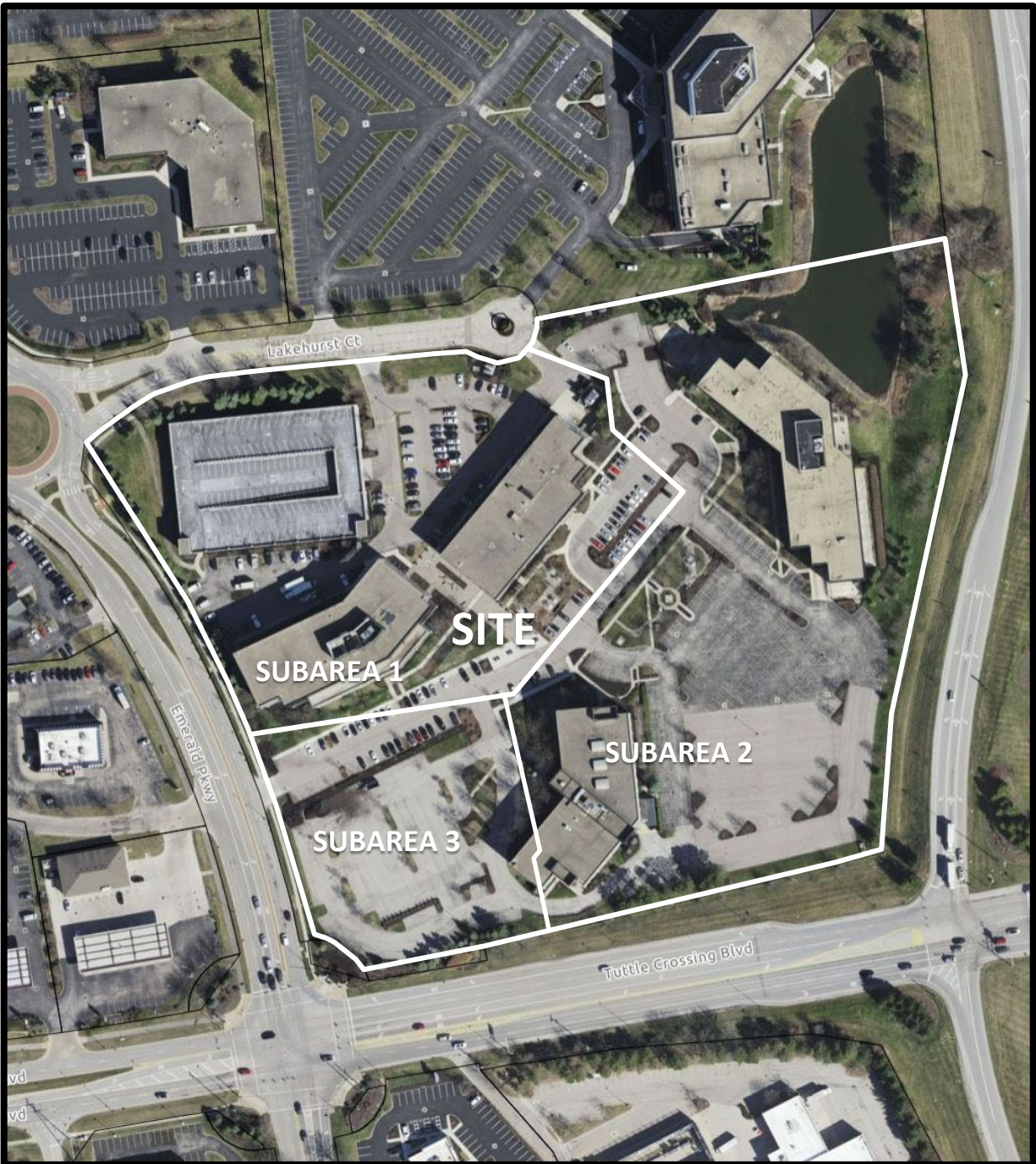
Respectfully submitted,



David Hodge, Attorney for Applicant



CV25-045 (CV24-139B)
4600 Lakehurst Court
Approximately 16.8 acres



CV25-045 (CV24-139B)
4600 Lakehurst Court
Approximately 16.8 acres



THE CITY OF
COLUMBUS
ANDREW J. GINTHER, MAYOR

DEPARTMENT OF
NEIGHBORHOODS

248 E. 11th Avenue
Columbus, OH 43201

Direct: 614.724.5566

Cell: 614.813.7999

www.columbus.gov/neighborhoods



DEPARTMENT OF BUILDING
AND ZONING SERVICES

Standardized Recommendation Form

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

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

Case Number CV25-045 (CV24-139B)
Address 4600 LAKEHURST COURT
Group Name HAYDEN RUN WEST CIVIC ORG.
Meeting Date _____
Specify Case Type
☐ BZA Variance / Special Permit
☒ Council Variance
☐ Rezoning
☐ Graphics Variance / Plan / Special Permit
Recommendation (Check only one)
☒ Approval
☐ Disapproval

LIST BASIS FOR RECOMMENDATION:

Vote

Signature of Authorized Representative

Recommending Group Title

Daytime Phone Number

Unanimous 2-0
Harriet Ann Glatos
Hayden Run West Civic Association
614-530-0653

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

111 N Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV25-045 (CV24-139B)

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 120 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

1. Galaxy OH LP 700 Drescher Road, Suite 150 Horsham, PA 19044 (Zero Columbus-based employees)	2. Vision Development 2935 Kenny Road Columbus, Ohio 43221 (5 Columbus-based employees)
3.	4.

☐ Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT 

Sworn to before me and signed in my presence this 20 day of May, in the year 2025


SIGNATURE OF NOTARY PUBLIC

1-26-30
My Commission Expires

Notary Seal Here



ELIZABETH CARON
Notary Public, State of Ohio
My Commission Expires
January 26, 2030

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