


ENGINEER
 AMERICAN STRUCTUREPOINT
 2550 Corporate Exchange Dr., Suite 300
 Columbus, Ohio 43221
 CONTACT: STEVEN W. HICKS
 PHONE: 614.901.2232
 EMAIL: GARDENS@STRUCTUREPOINT.COM

OWNER/DEVELOPER
 DUNE INVESTMENT REAL ESTATE
 4691 Dublin, Ohio 43017
 CONTACT: STEVEN W. HICKS
 PHONE: 740.971.0072
 EMAIL: SHICKS@DUNECO.COM

SEMI-ANNUAL SEWER OFFSET NOTE:
 SEWER OFFSET PERMITS ARE REQUIRED PRIOR TO ISSUANCE OF EXISTING PERMITS. CONTACT THE PERMITTING AGENCY FOR THE LOCATION OF EXISTING PERMITS.
 PERMITTING OFFICE: 111 N. FRONT ST. (1544454780)

OWNER'S REPRESENTATIVE'S SIGNATURE: 

DATE: 11/13/2023

CHECKED BY: GJB

DATE: 11/13/2023

DESIGNED BY: GJB

DATE: 11/13/2023

DWG NUMBER: 2023/0004

CY22-100 Final Received 2/10/2023 Page 1 of 10

SITE NOTES

- ALL ASPECTS OF THE DEVELOPMENT SHALL CONFORM TO THE CITY OF COLUMBUS ZONING CODE.
- VISION CLEARANCE SHALL COMPLY WITH SECTION 331.02. SCREENING SHALL COMPLY WITH SECTION 331.04.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL NECESSARY PERMITS AND FEES WITH SECTION 331.01.
- THE SUBJECT PARCEL IS LOCATED WITHIN THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S (FEMA) FLOOD HAZARD ZONING MAP (FHZM) ZONED AS AN UNDESIGNATED FLOOD HAZARD AREA (UNFHA).

REGULATORY AGENCIES:

- CITY OF COLUMBUS, OHIO: DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
- CITY OF COLUMBUS, OHIO: DEPARTMENT OF PUBLIC SAFETY
- CITY OF COLUMBUS, OHIO: DEPARTMENT OF PUBLIC WORKS
- CITY OF COLUMBUS, OHIO: DEPARTMENT OF PUBLIC UTILITIES
- CITY OF COLUMBUS, OHIO: DEPARTMENT OF PUBLIC SAFETY - FIRE DEPARTMENT
- CITY OF COLUMBUS, OHIO: DEPARTMENT OF PUBLIC SAFETY - POLICE DEPARTMENT
- CITY OF COLUMBUS, OHIO: DEPARTMENT OF PUBLIC SAFETY - AIR FORCE RESERVE
- CITY OF COLUMBUS, OHIO: DEPARTMENT OF PUBLIC SAFETY - MARINE CORPS
- CITY OF COLUMBUS, OHIO: DEPARTMENT OF PUBLIC SAFETY - NAVY
- CITY OF COLUMBUS, OHIO: DEPARTMENT OF PUBLIC SAFETY - ARMY
- CITY OF COLUMBUS, OHIO: DEPARTMENT OF PUBLIC SAFETY - AIR FORCE
- CITY OF COLUMBUS, OHIO: DEPARTMENT OF PUBLIC SAFETY - NAVY
- CITY OF COLUMBUS, OHIO: DEPARTMENT OF PUBLIC SAFETY - ARMY

DEVELOPMENT DATA

PROPERTY OWNER: MOM MILL/UNILLC
 PARCEL ID: 80524238
 ADDRESS: 3755-3759 RIDGE MILL DR

SITE AREA DATA

EXISTING SITE AREA: 4.58 ACRES
 PROPOSED SITE AREA: 4.58 ACRES
 OPEN SPACE: 0.57 ACRES
 LOT COVERAGE: 99%

BUILDING DATA

PROPOSED BUILDING HEIGHT: 90 FT
 MAX ALLOWABLE BUILDING HEIGHT: 90 FT

PARKING DATA

REQUIRED: 235 DWELING UNITS @ 1.5 SPACES = 353 SPACES
 1,509 SF RETAIL SPACE @ 1 SPACE = 1,509 SPACES
 TOTAL REQUIRED: 361 SPACES

PROVIDED: 397 SPACES (INCLUDING 9 ADA SPACES)

BICYCLE PARKING DATA

REQUIRED: 10 BICYCLE SPACES ON PARKING COUNT
 PROVIDED: 0 (397 PER CODE)

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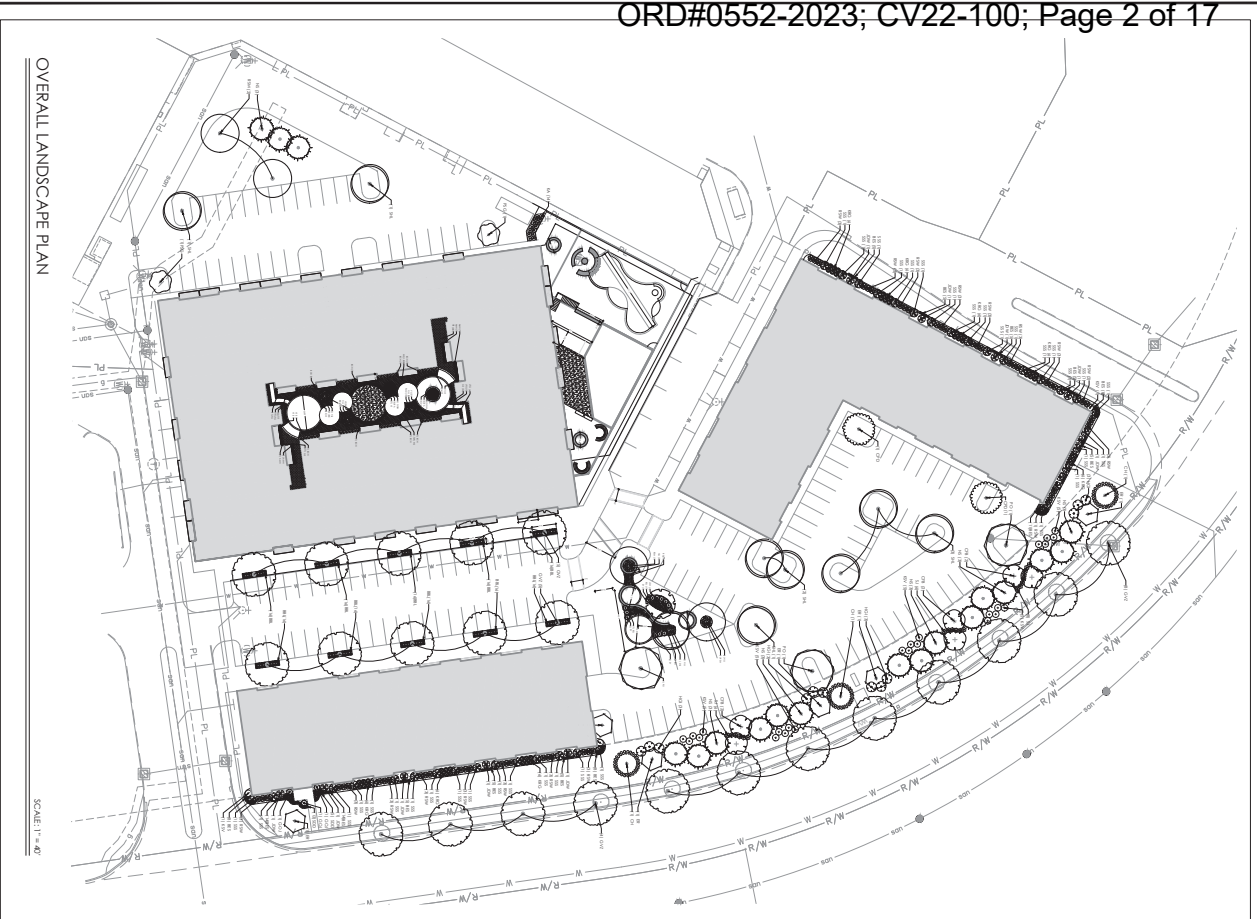


PRELIMINARY SITE COMPLIANCE PLAN
 FOR
THE GARDENS OF MILL RUN
 MIXED USE DEVELOPMENT
 CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO

LAYOUT OPTION #2




2550 Corporate Exchange Dr., Ste. 300 | Columbus, Ohio 43221
 TEL: 614.901.2232 FAX: 614.901.2216
 www.structurepoint.com



OVERALL LANDSCAPE PLAN

SCALE: 1" = 40'

PLANT SCHEDULE

PLANT SCHEDULE	PLANT SCHEDULE	PLANT SCHEDULE	PLANT SCHEDULE	PLANT SCHEDULE	PLANT SCHEDULE
PERENNIALS	PERENNIALS	PERENNIALS	PERENNIALS	PERENNIALS	PERENNIALS
1	2	3	4	5	6
...

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Handwritten signature and date: 12-13-22



OHIO
URTHINKERS' PRACTICE
LANDSCAPE ARCHITECTURE
1-800-362-2764

GARDENS OF MILL RUN
LANDSCAPE AND AMENITY PLANS

COLUMBUS
FRANKLIN COUNTY

Sheet Title
OVERALL LANDSCAPE PLAN
Project Number 22495.00
Drawing Scale 1" = 40'
Sheet Number 1100
File Number 22495

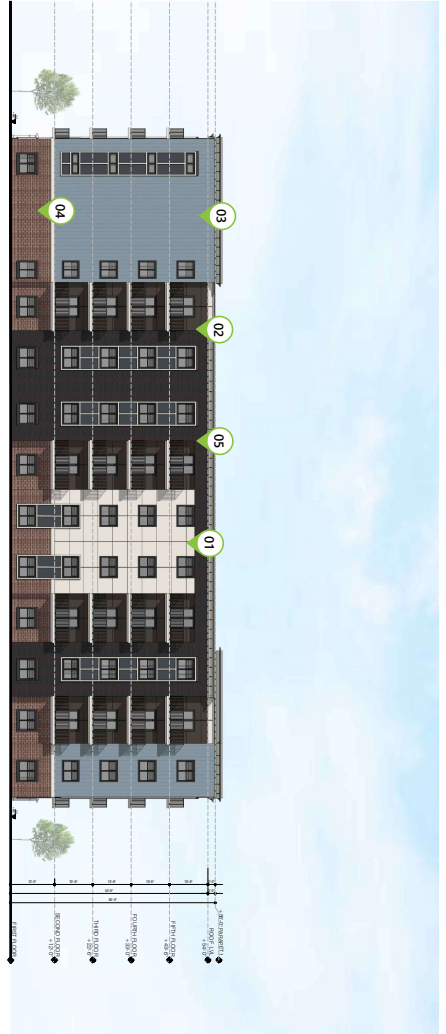
MSP DESIGN
McGill Smith Punston
2899443 Ave
Columbus, OH 43232
614.462.1418
www.mspdesign.com

Project Manager: BMG
Designer: RNS
Date: 2/28/2023

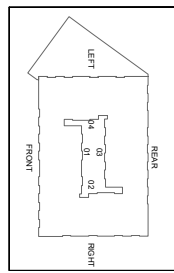
Scale: 1" = 40'

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2 RIGHT SIDE ELEVATION



LEGEND-EXTERIOR FINISHES			
NAME	FINISH	SYMBOL	SCALE
01	PAINTED ALUMINUM	[Symbol]	1/8" = 1'-0"
02	PAINTED ALUMINUM	[Symbol]	1/8" = 1'-0"
03	PAINTED ALUMINUM	[Symbol]	1/8" = 1'-0"
04	PAINTED ALUMINUM	[Symbol]	1/8" = 1'-0"
05	PAINTED ALUMINUM	[Symbol]	1/8" = 1'-0"



KEY PLAN N.T.S.

1 FRONT ELEVATION



CURRENT ISSUE:	PROGRESS SET
CURRENT ISSUE DATE:	2022.11.11
DRAWN BY:	HA
CHECKED BY:	MK
PROJECT #:	BL-258-2201
SHEET NAME:	BUILDING-A ELEVATION

SHEET NUMBER: **A-5.1**

Handwritten signature and date: 12-13-22



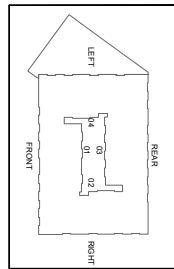
BASE4
Architects (Engineers) Designers
Base 4 2601 Oakmont Rd #114
880.971.5008 www.base4.com

OWNER: MGM PROPERTIES

PROJECT INFORMATION:
MILL RUN APARTMENTS
COLUMBUS, OH

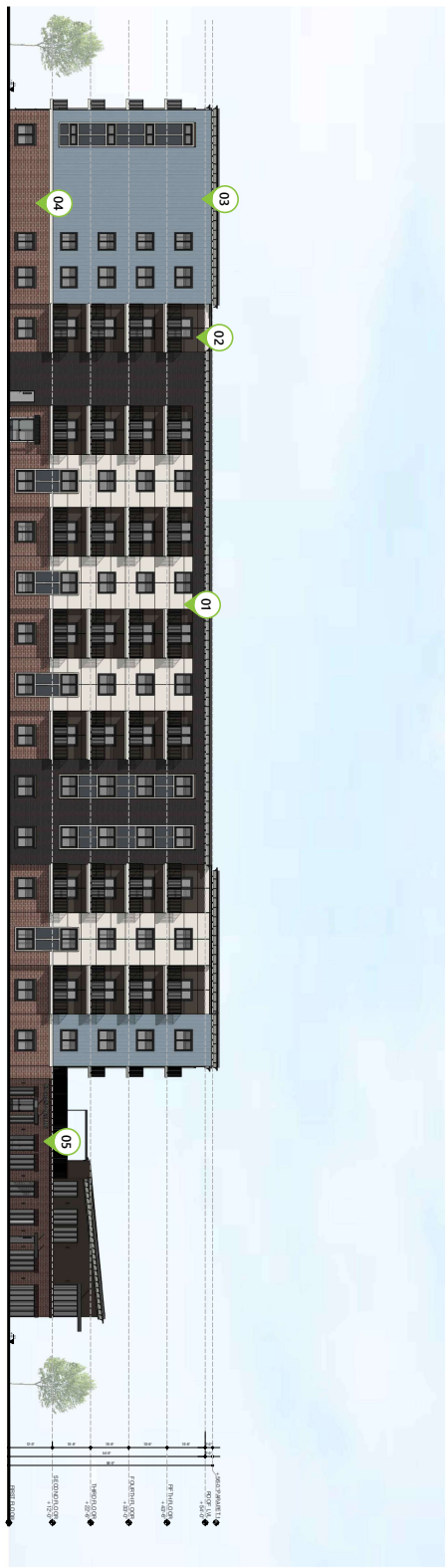
ISSUE	DATE	ISSUE DATE	DESCRIPTION

2 LEFT SIDE ELEVATION



LEGEND-EXTERIOR FINISHES			
NAME	FINISH	SYMBOL	SCALE
01	ROUSE ARCHITECTURAL	BRICK	1/8" = 1'-0"
02	ROUSE ARCHITECTURAL	SM. GR. BRICK	1/8" = 1'-0"
03	ROUSE ARCHITECTURAL	SM. GR. BRICK	1/8" = 1'-0"
04	ROUSE ARCHITECTURAL	SM. GR. BRICK	1/8" = 1'-0"
05	ROUSE ARCHITECTURAL	SM. GR. BRICK	1/8" = 1'-0"

1 REAR ELEVATION



BASE4
Architects | Engineers | Designers

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880.971.8008 www.base4.com

OWNER:
MGM PROPERTIES

PROJECT INFORMATION:
MILL RUN APARTMENTS
COLUMBUS, OH

DATE: 12-13-22

ISSUE DATE: 12-13-22

DESCRIPTION:

Handwritten signature and date: 12-13-22

PROJECT NAME: BUILDING-A ELEVATION

SHEET NUMBER: A-5.2

PROJECT #: BL-258-2201

DATE: 2022.11.11

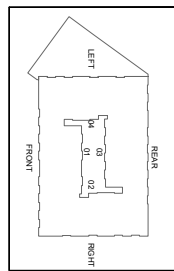
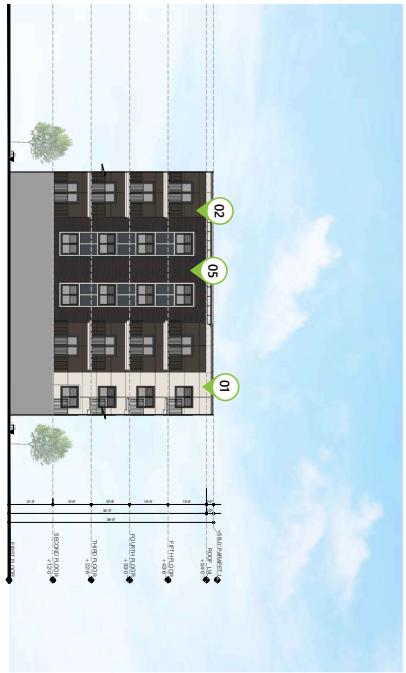
DESIGN BY: HA

CHECKED BY: MK

PROJECT #: BL-258-2201

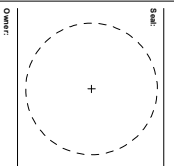
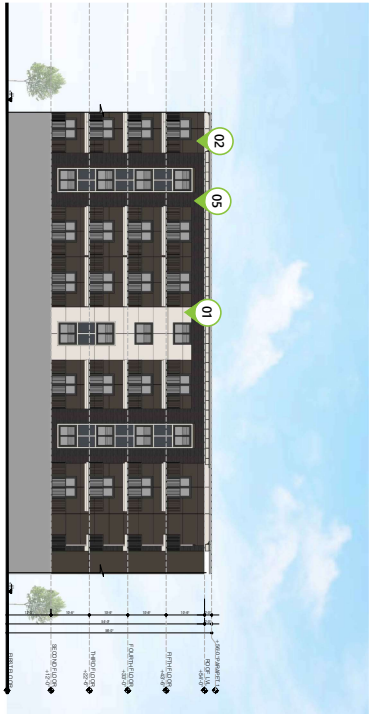
SHEET NAME: BUILDING-A ELEVATION

2 ELEVATION 02
1/16/2022



LEGEND-EXTERIOR FINISHES			
NO.	FINISH	DESCRIPTION	MARK
01	PAINT	PAINT	PAINT
02	PAINT	PAINT	PAINT
03	PAINT	PAINT	PAINT
04	PAINT	PAINT	PAINT
05	PAINT	PAINT	PAINT

1 ELEVATION 01
1/16/2022



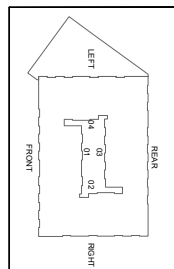
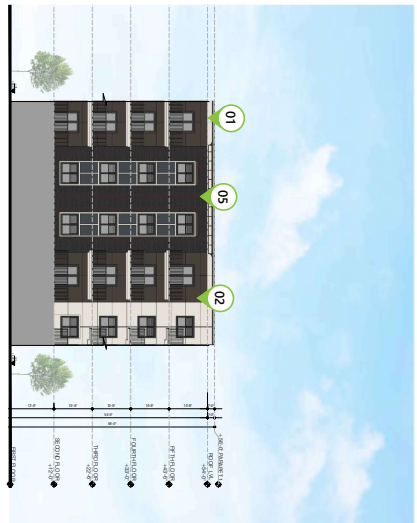
LEGEND-EXTERIOR FINISHES			
NO.	FINISH	DESCRIPTION	MARK
01	PAINT	PAINT	PAINT
02	PAINT	PAINT	PAINT
03	PAINT	PAINT	PAINT
04	PAINT	PAINT	PAINT
05	PAINT	PAINT	PAINT

CURRENT ISSUE: **PROGRESS SET**
 CURRENT ISSUE DATE: 2022.11.11
 DRAWN BY: HA
 CHECKED BY: MK
 PROJECT #: BL-258-2201
 SHEET NAME: BUILDING-A ELEVATION

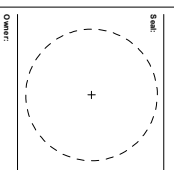
SHEET NUMBER: **A-5.3**

Handwritten signature and date: 12-13-22

2 ELEVATIONS



LEGEND-EXTERIOR FINISHES			
MARK	LINE SYMBOL	FINISH COLOR	MATERIAL
01	SOLID	WHITE	PAINTED CONCRETE
02	DASHED	BLACK	PAINTED METAL
03	DASHED	BROWN	PAINTED METAL
04	DASHED	BLACK	PAINTED METAL
05	DASHED	BROWN	PAINTED METAL



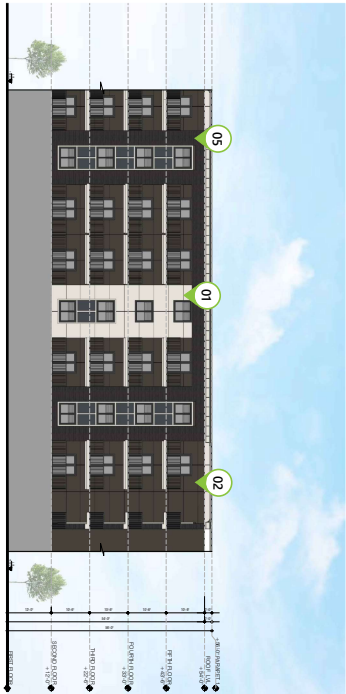
Owner: **MGM PROPERTIES**

Project Information: **MILL RUN APARTMENTS COLUMBUS, OH**

BASE4
Architects | Engineers | Designers

Base 4 2601 Oaklawn Rd #114
880.971.5008 www.base4.com

1 ELEVATIONS



Handwritten signature and date: 12-13-22

Sheet Number: **A-5.4**

Project Name: **BUILDING-A ELEVATION**

Project #: **BL-258-2201**

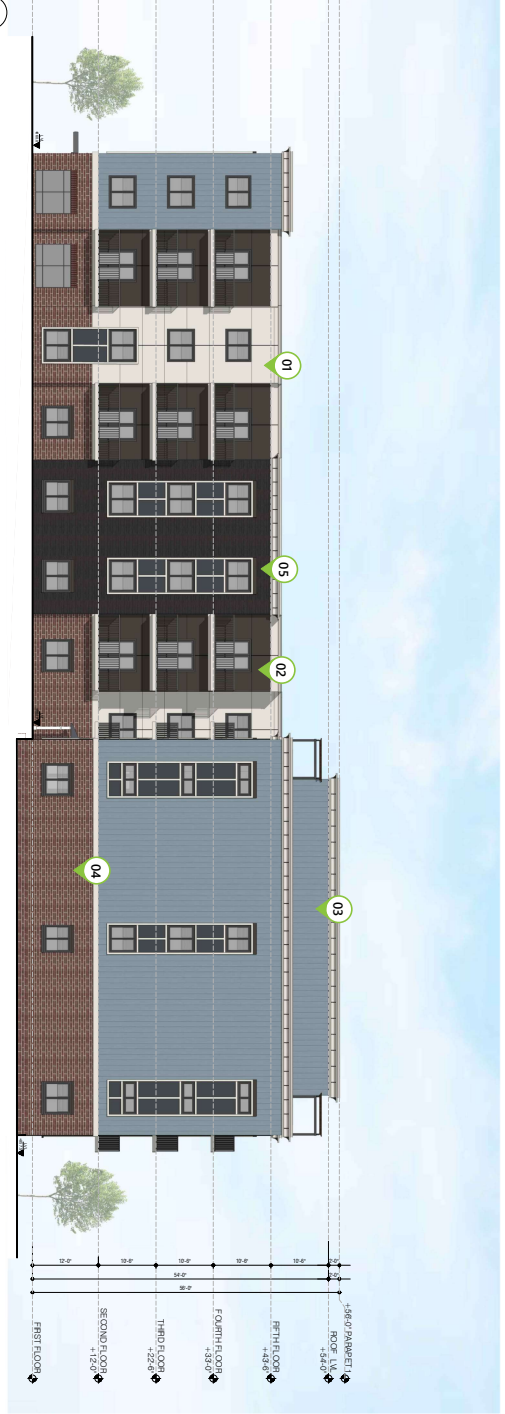
Checked By: **HA**

Drawn By: **HA**

Current Issue Date: **2022.11.11**

Current Issue: **PROGRESS SET**

2 RIGHT SIDE ELEVATION



LEGEND-EXTERIOR FINISHES			
MARK	DESCRIPTION	FINISH CODE OR NAME	IMAGE
01	PAINTED ALUMINUM PANEL	PAINTED ALUMINUM	
02	PAINTED ALUMINUM PANEL	PAINTED ALUMINUM	
03	PAINTED BRICK VERTICAL	PAINTED BRICK	
04	PAINTED BRICK VERTICAL	PAINTED BRICK	
05	PAINTED BRICK VERTICAL	PAINTED BRICK	

1 FRONT ELEVATION



Architects | Engineers | Designers
 Base 4 2601 Oakwood Rd #114
 880.971.8208 www.base4.com

OWNER:
 MGM PROPERTIES

PROJECT INFORMATION:
 MILL RUN APARTMENTS
 COLUMBUS, OH

ISSUE	DATE	ISSUE DATE	DESCRIPTION

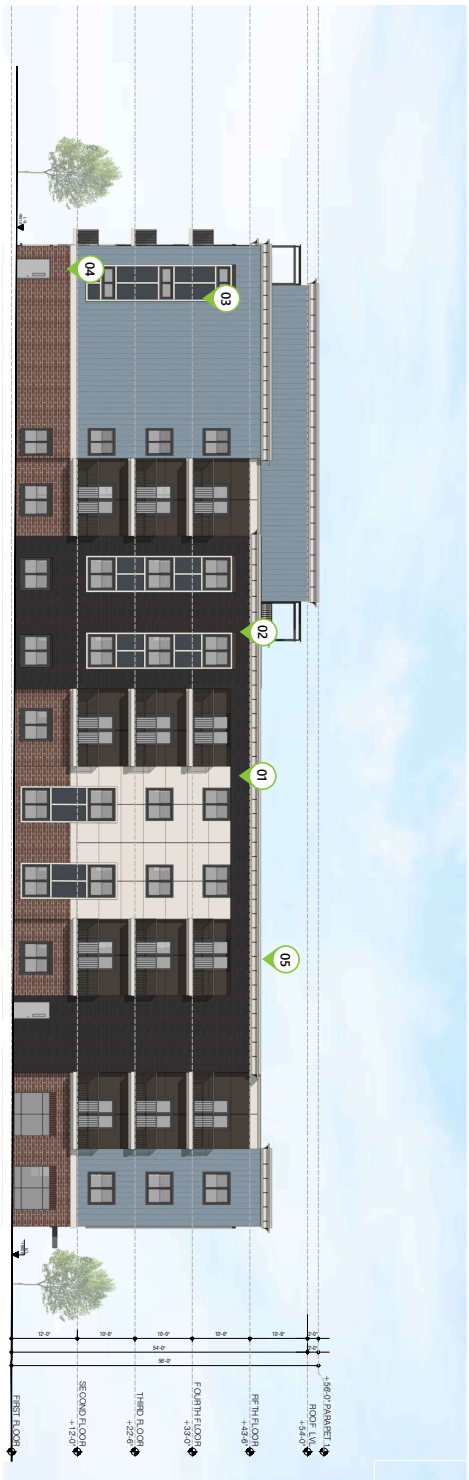
CURRENT ISSUE:
PROGRESS SET

CURRENT ISSUE DATE: 2022.11.11
 DRAWN BY: HA
 CHECKED BY: MK
 PROJECT #: BL-258-2201
 SHEET NAME: BUILDING-B ELEVATION

SHEET NUMBER:
A-5.5

Handwritten signature and date: 12-13-22

2 LEFT SIDE ELEVATION
3/8" = 1' = 0"



LEGEND-EXTERIOR FINISHES	
SYMBOL	DESCRIPTION
[Symbol]	01 BRICK ARCHITECTURAL
[Symbol]	02 BRICK ARCHITECTURAL
[Symbol]	03 BRICK PANEL VERTICAL
[Symbol]	04 BRICK CLADDING
[Symbol]	05 BRICK CLADDING

1 REAR ELEVATION
3/8" = 1' = 0"



CV22-100 Final Received 12-13-2022 Page 8 of 10

Handwritten signature and date: [Signature] 12-13-22

BASE4
Architects | Engineers | Designers
Base 4 2601 Oakwood Rd #114
880.501.5008 www.base4.com

Scale:

Owner: **MGW PROPERTIES**

Project Information: **MILL RUN APARTMENTS COLUMBUS, OH**

RS&P DATA ISSUE DATE DESCRIPTION

Current Issue: **PROGRESS SET**

Current Issue Date: 2022.11.11

Drawn By: HA

Checked By: MK

Project #: BL-258-2201

Sheet Name: **BUILDING-B ELEVATIONS**

Sheet Number: **A-5.6**

2 RIGHT SIDE ELEVATION



LEGEND-EXTERIOR FINISHES			
MARK	DESCRIPTION	FINISH/COLOR	USAGE
01	PAVING ARCHITECTURAL	SLATE	ROOF
02	PAVING ARCHITECTURAL	SLATE	ROOF
03	PAVING PAVEL VERTICAL	PAVEL VERTICAL	ROOF
04	PAVEL VERTICAL	PAVEL VERTICAL	ROOF
05	PAVEL VERTICAL	PAVEL VERTICAL	ROOF

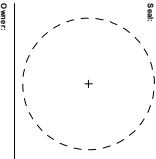
1 FRONT ELEVATION



Handwritten signature and date: 12-13-22



BASE4
Architects (Engineers) Designers
Base 4 2601 Oak/Moore Rd #114
880.971.8008 www.base4.com



OWNERS:
MGM PROPERTIES

PROJECT INFORMATION:
MILL RUN APARTMENTS
COLUMBUS, OH

ISSUE NO.	DATE	ISSUE DATE	DESCRIPTION

CURRENT ISSUE:
PROGRESS SET

CURRENT ISSUE DATE: 2022.11.11
DRAWN BY: HA
CHECKED BY: MK
PROJECT #: BL-258-2201
SHEET NAME: BUILDING-C ELEVATION

SHEET NUMBER:
A-5.7

2 LEFT SIDE ELEVATION



LEGEND-EXTERIOR	
FINISHES	
01	PAVING
02	CONCRETE
03	BRICK
04	WOOD
05	GLASS

1 REAR ELEVATION



Handwritten signature and date: 12-13-22

BASE4 ENGINEERS

Base 4 2901 Oaklawn Rd #114
880.971.8008 www.base4.com

Architects/Engineers/Designers

Base 4 2901 Oaklawn Rd #114
880.971.8008 www.base4.com

PROJECT INFORMATION:

MGM PROPERTIES

MILL RUN APARTMENTS
COLUMBUS, OH

OWNER:

DATE:

CURRENT ISSUE:

PROGRESS SET

CURRENT ISSUE DATE: 2022.11.11

DRAWN BY: HA

CHECKED BY: MK

PROJECT #: BL-258-2/01

SHEET NAME:

SHEET NUMBER:

A-5.8

BUILDING-C
ELEVATION

Statement in Support

Application: CV22-100
Address: 3755-3799 Ridge Mill Drive
Parcel(s): 560-294238
Owner: MGM Millrun LLC
Applicant: MGM Properties, c/o Steven Hicks
Attorney: David Hodge, Underhill and Hodge LLC
Date: December 14, 2022

The Applicant submits this statement in support of its requested council variance. The site is located within Subarea 6 of a larger +/- 197.60-acre Mill Run Project entitled by Ord. 0752-90, Z90-09. This larger rezoning established both CPD and L-AR-12 zoning districts and set forth specific development and design standards. This property was zoned CPD. The Applicant requests a council variance to allow ground floor residential uses within this CPD district.

The site is bordered by Columbus property zoned CPD on the east (contiguous), west (across Ridge Mill Drive), and south (contiguous) and by Columbus property zoned PUD 6 on the north (across Ridge Mill Drive). The site is not within a commercial overlay or planning overlay and it is not a historic property or within a historic district. The site is within the boundary of the West Scioto Area Commission and the Mill Run Subarea of the Trabue/Roberts Area Plan (2011). The Plan recommends Mixed Use (Community).

The Applicant proposes redevelopment of the site with a mixed use development providing retail and residential uses. The proposed site plan complies with the development and design standards set forth by the underlying CPD district. To allow development of the site as proposed, the Applicant requests the following use variance:

1. Section 3356.05(F)(1) and (2) – C-4 district development limitations. The Applicant requests a variance to waive the requirements that parking garages need to be connected to a commercial use and that commercial uses must occupy the entire length of the Ridge Mill Drive frontage. The Applicant proposes dwelling units above parking garages that are not adjoining commercial uses and a mix of first floor commercial, residential, and parking garage uses which occupy the Mill Street Frontage rather than an entire commercial frontage.
2. Section 3361.02, CPD Permitted uses – The Applicant requests a variance to allow first floor residential and accessory residential uses in the commercial planned development district.
3. 3361.03 – Development plan. The Applicant requests a variance from this section to vary the underlying commercial planned development plan to allow ground floor residential and accessory residential uses.

City Council may grant a use variance if the use will not adversely affect the surrounding property or surrounding neighborhood and if granting of such variance will alleviate a difficulty which warrants a variance.

Columbus' demographics are rapidly changing and there is a need provide more housing for the growing population. Over the last 30 years, when this site was originally zoned for commercial

use, planning strategies have developed to recognize that mixed uses can foster a symbiotic relationship. Indeed, The Trabue/Roberts Area Plan recommends the mixed use classification for this site. Many of the properties around this property are developed solely with commercial uses. The requested use variance will not adversely affect these surrounding properties and neighborhood. Rather, this development will introduce a mixed use component to the larger commercial area consistent with planning strategies and it will bring new customers and patrons to support neighboring businesses.

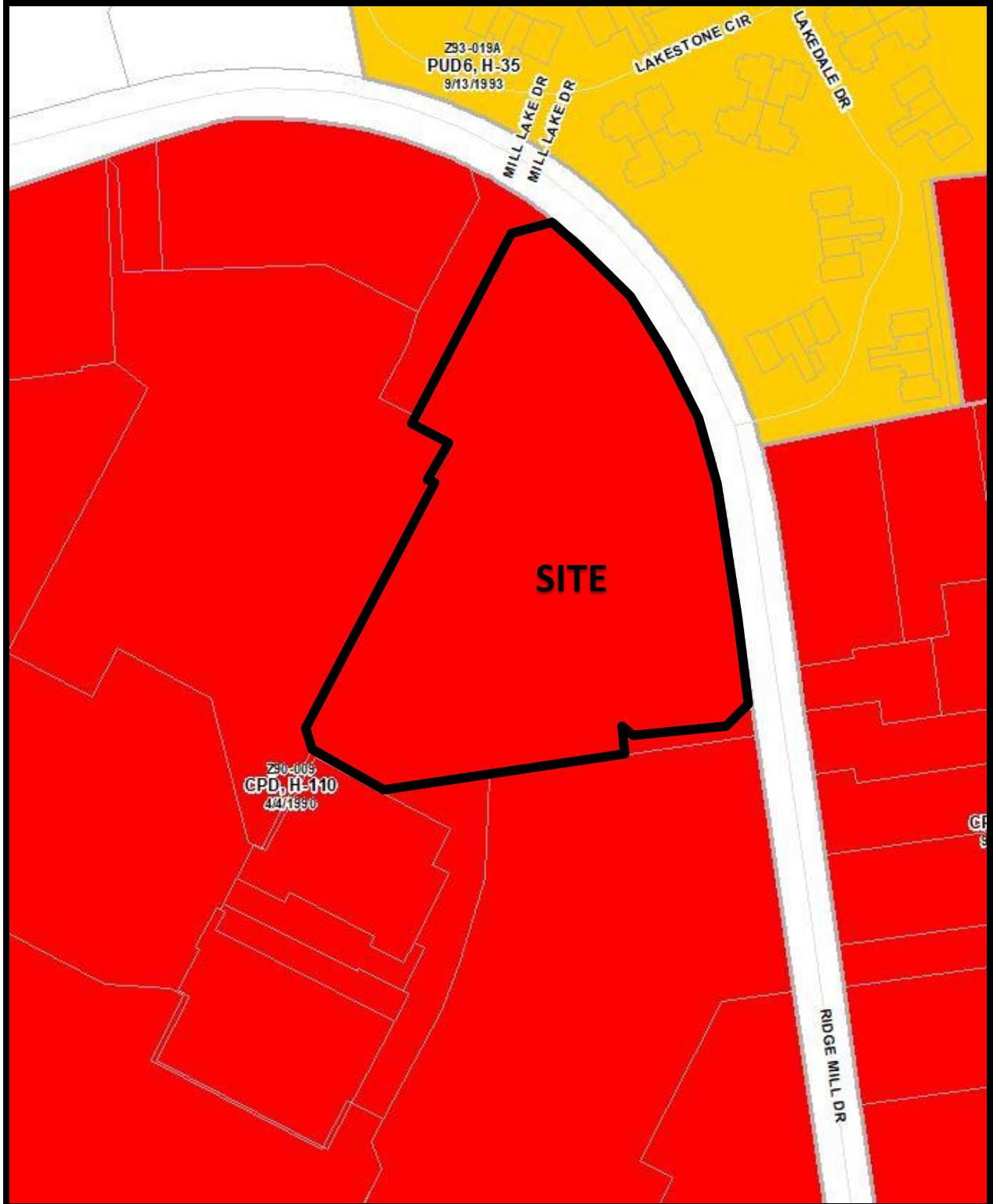
Another benefit of the proposed development and requested council variance is that the underlying development and design standards set forth in the CPD district will be preserved. This means that the development will complement the character of the surrounding properties which were developed with the same CPD development and design standards. The development also proposes the installation of a sidewalk and enhanced landscaping elements along Ridge Mill Drive.

The Applicant respectfully requests that City Council weigh these factors in its consideration and grant the requested use variance.

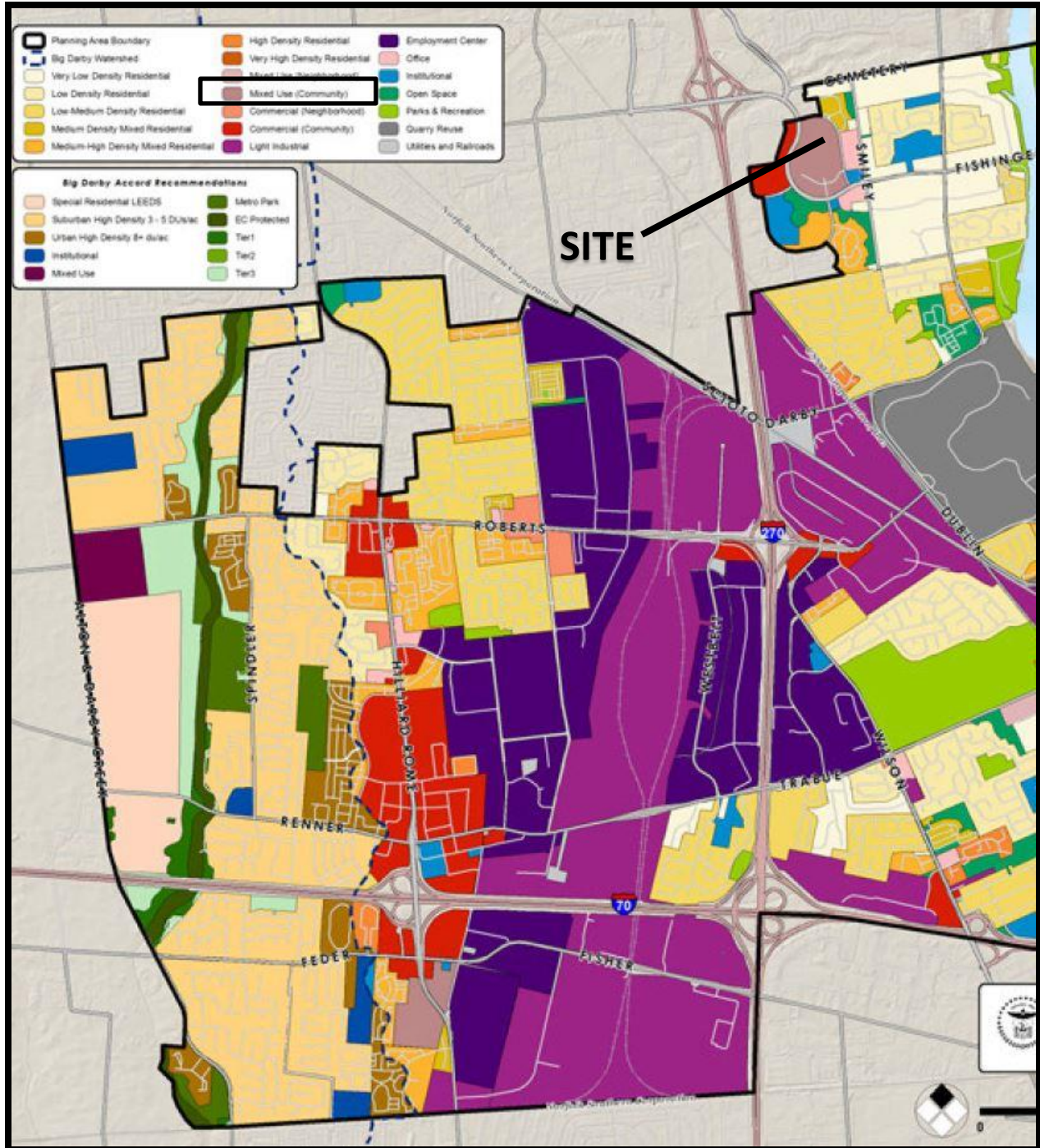
Respectfully submitted,



David Hodge, Attorney for Applicant



CV22-100
3755-3799 Ridge Mill Dr.
Approximately 5.20 acres



CV22-100
3755-3799 Ridge Mill Dr.
Approximately 5.20 acres



CV22-100
3755-3799 Ridge Mill Dr.
Approximately 5.20 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	CV22-100
Address	3755-3799 Ridge Mill Dr
Group Name	West Scioto Area Commission
Meeting Date	December 15, 2022
Specify Case Type	<input type="checkbox"/> BZA Variance / Special Permit <input checked="" type="checkbox"/> Council Variance <input type="checkbox"/> Rezoning <input type="checkbox"/> Graphics Variance / Plan / Special Permit
Recommendation (Check only one)	<input checked="" type="checkbox"/> Approval <input type="checkbox"/> Disapproval

LIST BASIS FOR RECOMMENDATION:

The West Scioto Area Commission approved this application unanimously with the following conditions agreed to by the applicant:

1. No right turn at building B
2. Signage that provides no right turn on the south side of building B
3. Ongoing dialog with city on conversion access pt to n and s of property to right in right out lane (with the city and adjacent property owners consent)
4. Commitment that prohibits an extended stay hotel on this property.

Applicant agreed to place all of these items into its application as the West Scioto Area Commission approval is contingent upon all of the above items being added to the application that goes to the development commission and city council.

Vote	7-0-0
Signature of Authorized Representative	Kristen E. McKinley <small>Digitally signed by Kristen E. McKinley Date: 2022.12.21 17:40:03 -0500</small>
Recommending Group Title	West Scioto Area Commission
Daytime Phone Number	614-404-9220

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

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AND ZONING SERVICES

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PROJECT DISCLOSURE STATEMENT

APPLICATION #: _____

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

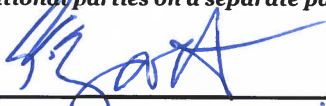
Being first duly cautioned and sworn (NAME) Eric Zartman
of (COMPLETE ADDRESS) 8000 Walton Parkway, Suite 260, New Albany, Ohio 43054

deposes and states that (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 (including contact name and number)
Business or individual's address; City, State, Zip Code
Number of Columbus-based employees
(Limited to 3 lines per box)

<p>1. MGM Millrun LLC 485 Metro Place South, Suite 450 Dublin, Ohio, 43017</p>	<p>2. MGM Properties 485 Metro Place South, Suite 450 Dublin, Ohio, 43017</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 21st day of September in the year 2022


SIGNATURE OF NOTARY PUBLIC

My Commission Expires 1-11-2026 Notary Seal Here



KIMBERLY R. GRAYSON
Notary Public, State of Ohio
My Commission Expires
01-11-2026

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