

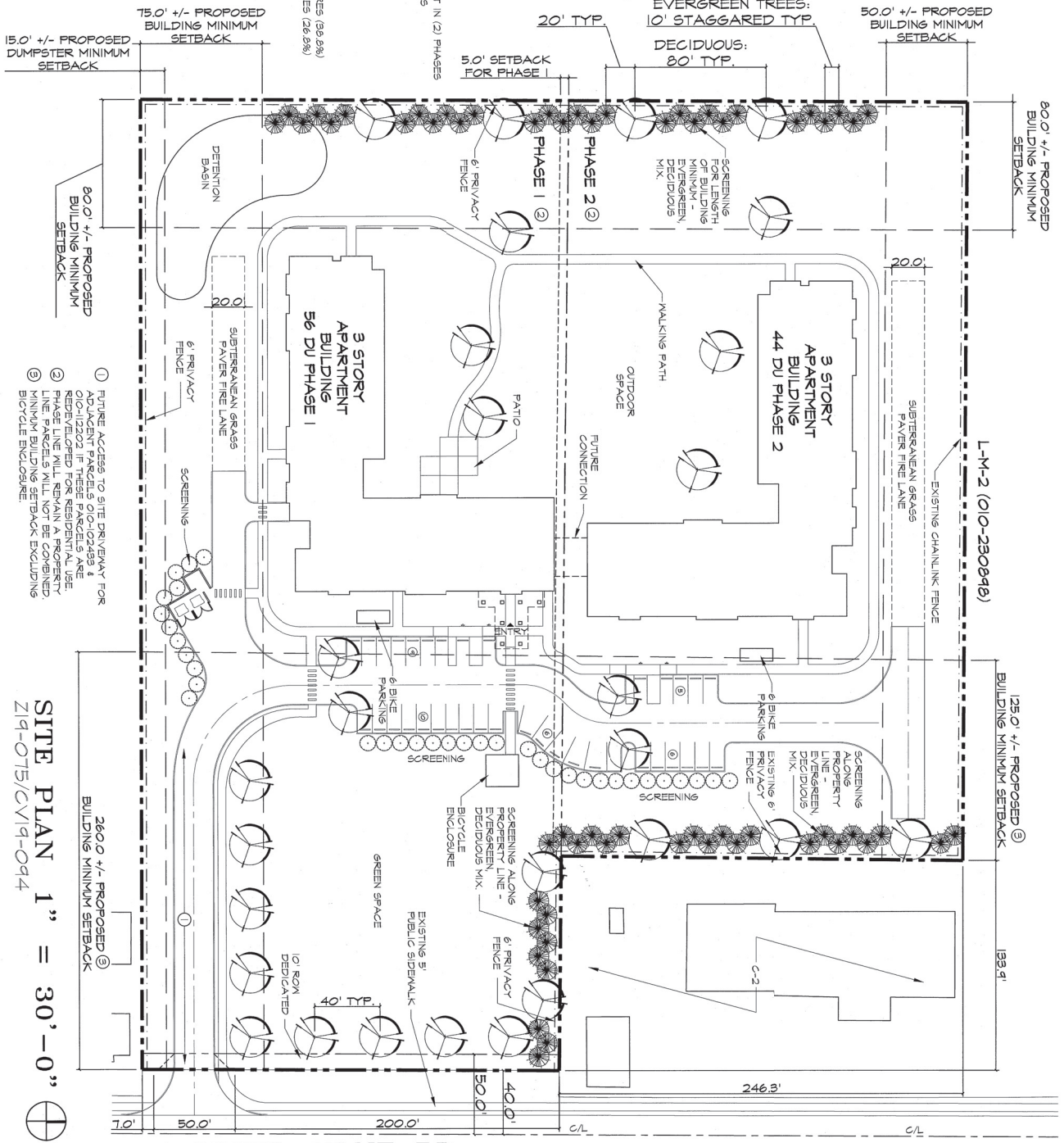
The Site Plan must be fully defined to reflect engineering, topographical, or other site data developed at the time of development and engineering plans are completed. Any significant adjustments to the Site Plan that are not reflected in the approved data shall be subject to the approval of the Director of Public Works. The Director of Public Works may require the applicant to submit additional data regarding the proposed adjustment.

**David B. Perry, Consultant** Date: 1-10-2020  
**David B. Perry** Date: 1/10/2020  
 Daniel R. Ward Date: 1/10/2020  
 Daniel R. Ward, Attorney

**SITE DEVELOPMENT SUMMARY**

ADDRESS:	2665 LOCKBOURNE ROAD
FID:	COLUMBUS, OH 43207
HEIGHT DISTRICT:	01C-11204, 01C-1284
AREA:	H-35
NET AREA:	6,371 +/- ACRES GROSS
REAR YARD:	01C +/- ACRES
ZONING:	L-4-R-1, APARTMENT RESIDENTIAL
PROPOSED USE:	160 DWELLING UNITS (MAX), TO BE BUILT IN (2) PHASES
PHASE 1:	56 DU / AC (2194 SF/DU), BOTH PHASES
PHASE 2:	56 DU / AC (2194 SF/DU), BOTH PHASES
REAR YARD:	224 +/- SF/DU, 16.4 +/- DU/AC
PHASE 1:	236 FEET/DEPT. ACTUAL 0.91 +/- ACRES (99.8%)
PHASE 2:	236 FEET/DEPT. ACTUAL 1.09 +/- ACRES (126.8%)
LOT COVERAGES:	15% (BUILDING)
PHASE 1:	15% (BUILDING)
PHASE 2:	15% (BUILDING)
PARKING (CARS):	56 (INCLUDING 4 HC)
PHASE 1:	20 (INCLUDING 2 HC)
PHASE 2:	12
PARKING (BIKES):	12
PHASE 1:	REQUIRED 6 / PROVIDED 6
PHASE 2:	REQUIRED 6 / PROVIDED 6
REUSE:	PRIVATE HAULER
PARKING TREES:	4 (1100 PARKING SPACES)
SITE TREES:	10 (1100 DWELLING UNITS)
STREET TREES:	5 PROVIDED AT 40' O.C.
SCREENING TREES:	6 HIGH MIN.
EVERGREEN:	2' CALIPERS MIN.
DECIDUOUS:	

THE BUILDING FOOTPRINT IS ILLUSTRATIVE AND SUBJECT TO CHANGE



**SITE PLAN 1" = 30'-0"**  
 Z19-075/CV19-044

FINAL SITE PLAN RECEIVED 1.10.20

Z19-075 & CV19-094

**BERARDI+**

11000 BROADVIEW AVENUE, SUITE 200  
 CLEVELAND, OHIO 44130  
 # 414.221.1110 berardiplus.com

**ZONING SUBMISSION**

DATE:	1/10/20
PROJECT #:	19371
CORPORATE:	2020
ISSUE DATE:	1/10/20
REVISED:	

**Community Housing Network Touchstone Field Place**  
 Lockbourne Rd  
 Columbus, OH 43207

**APPROVED 1-10-2020**  
 David B. Perry, Consultant  
 Daniel R. Ward, Attorney

**REVISIONS:**

1. THE CLIENT REQUESTED THE DEVELOPMENT OF A 30' SETBACK FROM THE PROPERTY LINE TO THE EAST SIDE OF THE BUILDING FOOTPRINT. THIS SETBACK IS SHOWN IN THE ATTACHED SITE PLAN.
2. THE CLIENT REQUESTED THE DEVELOPMENT OF A 30' SETBACK FROM THE PROPERTY LINE TO THE WEST SIDE OF THE BUILDING FOOTPRINT. THIS SETBACK IS SHOWN IN THE ATTACHED SITE PLAN.
3. THE CLIENT REQUESTED THE DEVELOPMENT OF A 30' SETBACK FROM THE PROPERTY LINE TO THE SOUTH SIDE OF THE BUILDING FOOTPRINT. THIS SETBACK IS SHOWN IN THE ATTACHED SITE PLAN.
4. THE CLIENT REQUESTED THE DEVELOPMENT OF A 30' SETBACK FROM THE PROPERTY LINE TO THE NORTH SIDE OF THE BUILDING FOOTPRINT. THIS SETBACK IS SHOWN IN THE ATTACHED SITE PLAN.
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12. THE CLIENT REQUESTED THE DEVELOPMENT OF A 30' SETBACK FROM THE PROPERTY LINE TO THE NORTH SIDE OF THE BUILDING FOOTPRINT. THIS SETBACK IS SHOWN IN THE ATTACHED SITE PLAN.

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
JANUARY 9, 2020**

- 6. APPLICATION: Z19-075**  
**Location:** **2565 LOCKBOURNE RD. (43207)**, being 6.28± acres located on the west side of Lockbourne Road, 850± feet south of State Route 104 (010-112094 & 010-112364; Far South Columbus Area Commission).  
**Existing Zoning:** L-M-2, Limited Manufacturing District.  
**Request:** L-AR-1, Limited Apartment Residential District (H-35).  
**Proposed Use:** Multi-unit residential development.  
**Applicant(s):** Community Housing Network; c/o Dave Perry, Agent; David Perry Company, Inc.; 411 East Town Street, 1st Floor; Columbus, OH 43215; and Donald Plank, Atty.; 411 East Town Street, 2nd Floor; Columbus, OH 43215.  
**Property Owner(s):** 2561 Lockbourne Property, LLC, c/o Sean Mirfendereski; 30 Orange Hill Circle; Chagrin Falls, OH 44022.  
**Planner:** Tim Dietrich; 614-645-6665; [tedietrich@columbus.gov](mailto:tedietrich@columbus.gov)

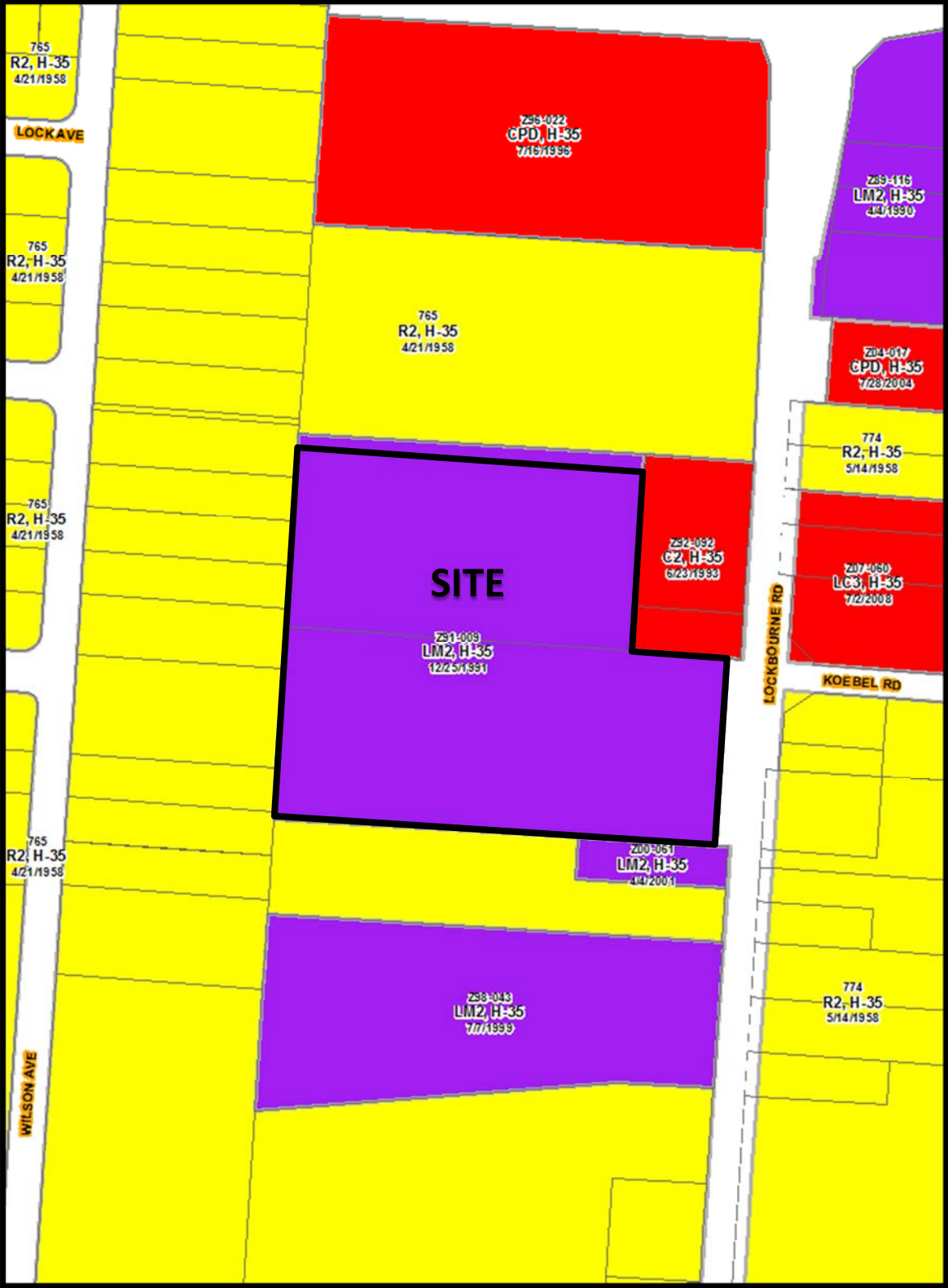
**BACKGROUND:**

- This request was considered at the December 2019 Development Commission meeting and was tabled by the Commission. The site consists of two undeveloped parcels in the L-M-2, Limited Manufacturing District. The applicant has revised their request to the L-AR-1, Limited Apartment Residential District to permit a multi-unit residential development with a maximum of 100 dwelling units. The proposal will be constructed in two phases and will maintain two separate parcels on site.
- North of the site is a religious facility in the R-2, Residential District. South of the site are single-unit dwellings in the R-2, Residential and L-M-2, Limited Manufacturing districts. East of the site are an office building in the C-2, Commercial District, and single-unit dwellings in the R-2, Residential District. West of the site are single-unit dwellings in the R-2, Residential District.
- Concurrent CV19-094 has been filed to reduce the minimum number of parking spaces required, reduce the required minimum side yard permitted, and eliminate fronting requirements for Phase 2 since the site will be maintain as two separate parcels. That request will be heard by City Council and will not be considered at this Development Commission meeting.
- The site is within the planning boundaries of the *TriSouth Neighborhood Plan (2003)*, which recommends mixed-use land uses at this location.
- The site is located within the boundaries of the Far South Columbus Area Commission, whose recommendation is for disapproval. Additionally, the Marion-Franklin Civic Association’s recommendation is for disapproval.

- The limitation text establishes use restrictions and supplemental development standards that address the maximum number of dwelling units permitted, minimum building setbacks, vehicular access, pedestrian access, fencing, street trees, building materials, and parking lot lighting. Additionally, a submitted site plan has been committed to in the text.
- The *Columbus Multimodal Thoroughfare Plan* identifies this portion of Lockbourne Road as a Suburban Community Connector requiring 100 feet of right-of-way.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval.

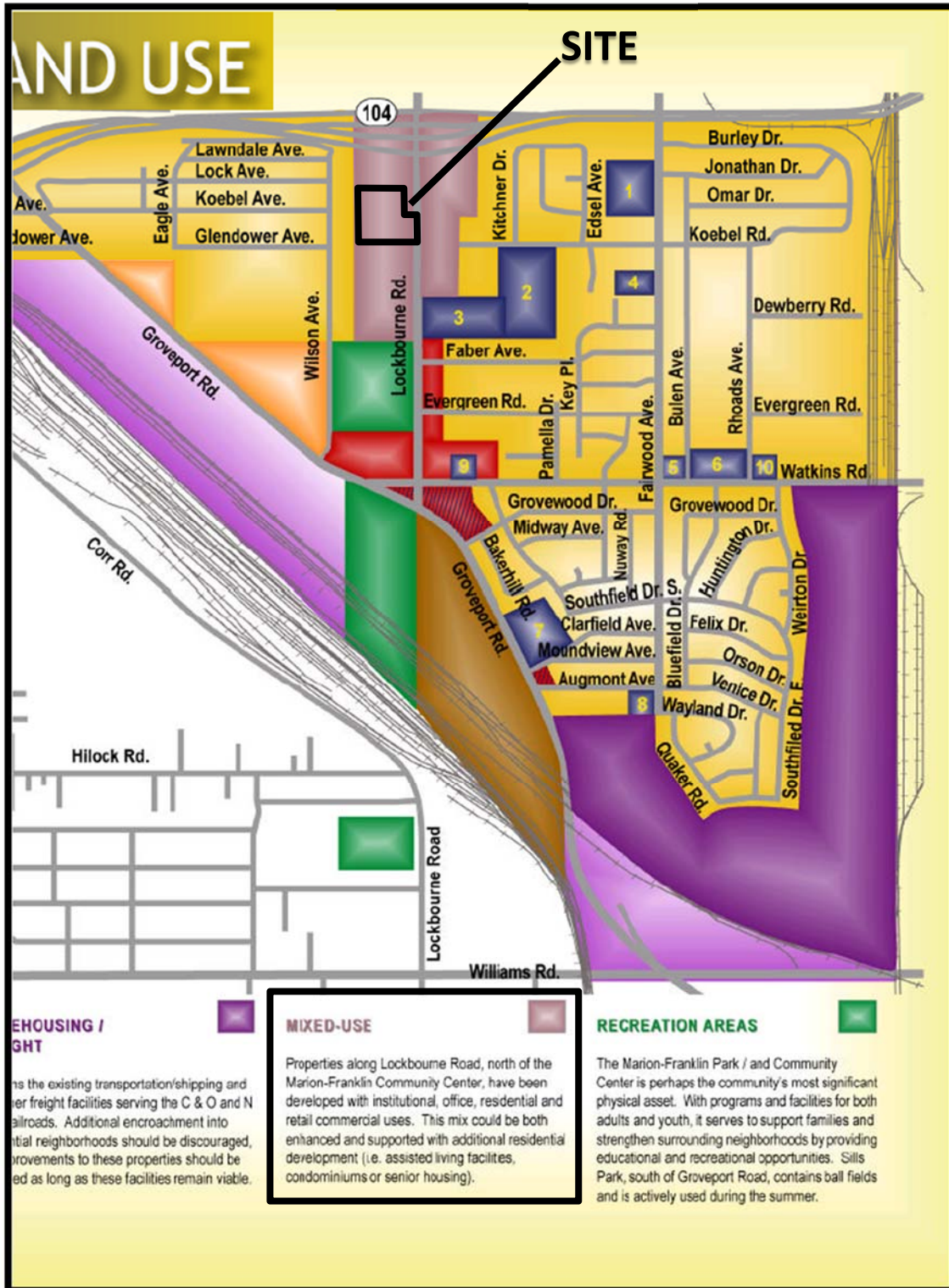
The proposed L-AR-1, Limited Apartment Residential district permits a multi-unit residential development, in two phases, containing a maximum of 100 dwelling units, which represents a 20-unit reduction from the previous proposal. The limitation text establishes appropriate use restrictions and development standards that demonstrate sufficient buffering and landscaping from neighboring uses, commitments to building materials, and contains a site plan. The requested zoning district is compatible with the *TriSouth Neighborhood Plan* land use recommendation for mixed-use development along this portion of Lockbourne road. This rezoning request does not represent an introduction of an incompatible use to the surrounding neighborhood.



Z19-075  
2565 Lockbourne Rd.  
Approximately 6.38 acres  
L-M-2 to L-AR-1



TriSouth Neighborhood Plan (2003)



Z19-075  
 2565 Lockbourne Rd.  
 Approximately 6.38 acres  
 L-M-2 to L-AR-1



Z19-075  
2565 Lockbourne Rd.  
Approximately 6.38 acres  
L-M-2 to L-AR-1



**Standardized Recommendation Form**

111 North Front Street, Columbus, Ohio 43215

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

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

(PLEASE PRINT)

Case Number:

Z19-075 / CU19-094

Address:

2565 Lockbourne RD

Group Name:

Far South Cols Area Commission

Meeting Date:

Dec 5, 2019

Specify Case Type:

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

Recommendation:

(Check only one and list basis for recommendation below)

- Approval
- Disapproval

**NOTES:**

The FSCAC found the Marion Franklin Civic Assoc. voted 54-0 met in favor of the Rezoning and Council Variance. We attended a facility visit, and had 61 residents attend our zoning meeting.

Vote:

12 in attendance 2-yes/09-no/1-obst

Signature of Authorized Representative:

Becky Walcott

SIGNATURE

FSCAC

RECOMMENDING GROUP TITLE

614-927-7040

DAYTIME PHONE NUMBER

Please e-mail this form to the assigned planner within 48 hours of your meeting day; or FAX to Zoning at 614-645-2463; or MAIL to: Assigned Planner, City of Columbus, Department of Building & Zoning Services, 111 N. Front St., Columbus, OH 43215.

#6

Date: January 9, 2020

Application # Z19-075		Requested: L-AR-1 (H-35)			Address: 2565 LOCKBOURNE RD (43207)			
		Length of Testimony: 7:04 →			Staff <input checked="" type="checkbox"/> Approval <input type="checkbox"/> Disapproval Position: <input type="checkbox"/> Conditional Approval			
① # Speakers ③ Support: Opposition:		Development Commission Vote: ③ Yes ② No ① Abstain			Area Comm/ <input checked="" type="checkbox"/> Approval <input type="checkbox"/> Disapproval Civic Assoc: <input type="checkbox"/> Conditional Approval			
Position Y=Yes N=No (write out ABSENT≡ or ABSTAIN≡)		Y Fitzpatrick	Y Ingwersen	No Anderson		Y Conroy	No Onwukwe	ABSENT Golden
+ = Positive or Proper - = Negative or Improper		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Land Use		+		+		+	+	
Use Controls								
Density or Number of Units		+		-		-	+	
Lot Size								
Scale				-			+	
Environmental Considerations		+					++	
Emissions								
Landscaping or Site Plans		++					+	
Buffering or Setbacks		++					++	
Traffic Related Commitments								
Other Infrastructure Commitments								
Compliance with City Plans								
Timeliness of Text Submission								
Area or Civic Assoc. Recommendation		-		-	-		-	
Governmental or Public Input				-				
MEMBER COMMENTS:								
FITZPATRICK: APPROPRIATE USE AND MUCH IMPROVED FROM ORIGINAL PLAN. YET STILL SOMEWHAT OF AN INTRUSION INTO THE EXISTING NEIGHBORHOOD. "GOOD NEIGHBOR" AGREEMENT WOULD BE VERY IMPORTANT								
INGWERSEN: APPROPRIATE REZONING - DESIGN & SITE PLAN HAVE EVOLVED AND PROVIDE ADEQUATE BUFFERING FROM NEIGHBORS. DEVELOPMENT ALONG THE LOCKBOURNE CORRIDOR WILL BE WELCOMED								
ANDERSON: strong neighborhood opposition -- this is a major change to this neighborhood.								
CONROY: Has the potential to be a great neighbor - appropriate use.								
ONWUKWE: Appropriate land use. Need to pay attention to neighborhood concerns.								
GOLDEN:								





DEPARTMENT OF BUILDING AND ZONING SERVICES

Rezoning 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 #: 219-075

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Donald Plank
of (COMPLETE ADDRESS) Plank Law Firm, 411 East Town Street, Floor 2, Columbus, Ohio 43215
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 containing project details: 1. Community Housing Network, 1680 Watermark Dr, Columbus, OH 43215; # of Columbus based Emps: 93; Contact: Laurie Sutherland, 614-487-6750. 2. 2561 Lockbourne Property, LLC; 1266 E Livingston Avenue, Columbus, OH 43205; # of Columbus based Emps: Zero (0); Contact: Sean Mirfendereski, 614-560-9590.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Donald Plank

Subscribed to me in my presence and before me this 20th day of September, in the year 2019

SIGNATURE OF NOTARY PUBLIC

MaryAlice Wolf

My Commission Expires:

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

Notary Seal Here



MaryAlice Wolf
Notary Public, State of Ohio
My Commission Expires October 24, 2023

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