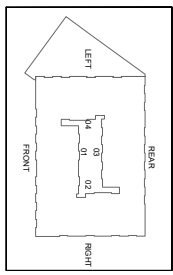


2 RIGHT SIDE ELEVATION



1 FRONT ELEVATION

LEGEND-EXTERIOR FINISHES			
NAME	FINISH	FINISH CODE	SCALE
01	PAINT	PAINT	1/8" = 1'-0"
02	BRICK	BRICK	1/8" = 1'-0"
03	CONCRETE	CONCRETE	1/8" = 1'-0"
04	GLASS	GLASS	1/8" = 1'-0"
05	WOOD	WOOD	1/8" = 1'-0"

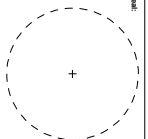


KEY PLAN N.T.S.



BASE4
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Base 4 2601 Oak Grove Rd #114
888.971.8208 www.base4.com



OWNER: MGM PROPERTIES

PROJECT INFORMATION:

MILL RUN APARTMENTS
COLUMBUS, OH

ISSUE	DATE	ISSUE DATE	DESCRIPTION

CURRENT ISSUE:
PROGRESS SET

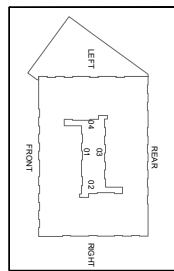
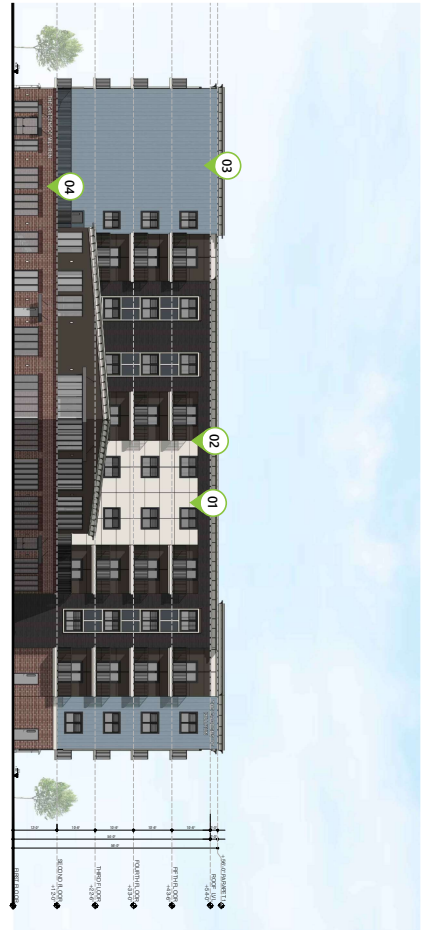
CURRENT ISSUE DATE: 2022.11.11
DRAWN BY: HA
CHECKED BY: MK
PROJECT #: BL-258-2201
SHEET NAME:

BUILDING-A
ELEVATION

SHEET NUMBER:
A-5.1

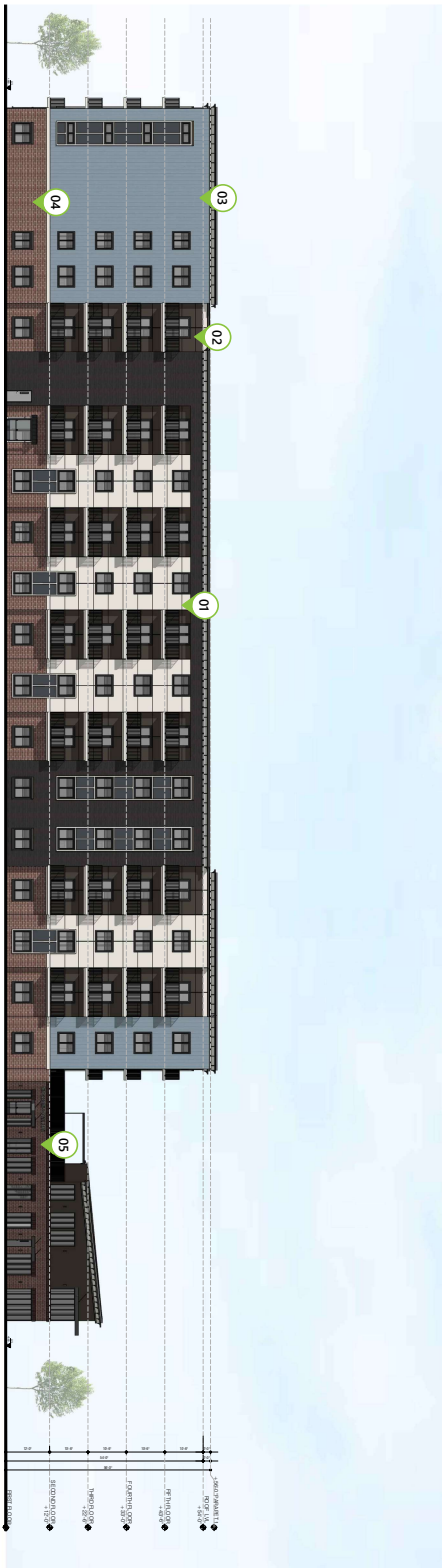
Handwritten signature and date: 12-13-22

2 LEFT SIDE ELEVATION



LEGEND-EXTERIOR FINISHES			
NAME	FINISH	SYMBOL	SCALE
01	BRICK ARCHITECTURAL	[Symbol]	1/8" = 1'-0"
02	SMOKE PAINT ARCHITECTURAL	[Symbol]	1/8" = 1'-0"
03	SMOKE PAINT ARCHITECTURAL	[Symbol]	1/8" = 1'-0"
04	SMOKE PAINT ARCHITECTURAL	[Symbol]	1/8" = 1'-0"
05	SMOKE PAINT ARCHITECTURAL	[Symbol]	1/8" = 1'-0"

1 REAR ELEVATION



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OWNER:
MGM PROPERTIES

PROJECT INFORMATION:
MILL RUN APARTMENTS
COLUMBUS, OH

DATE: 12-13-22

ISSUE DATE: 12-13-22

DESCRIPTION:

PROJECT #: BL-258-2201
SHEET NAME: BUILDING-A ELEVATION

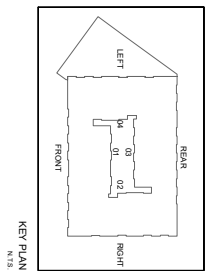
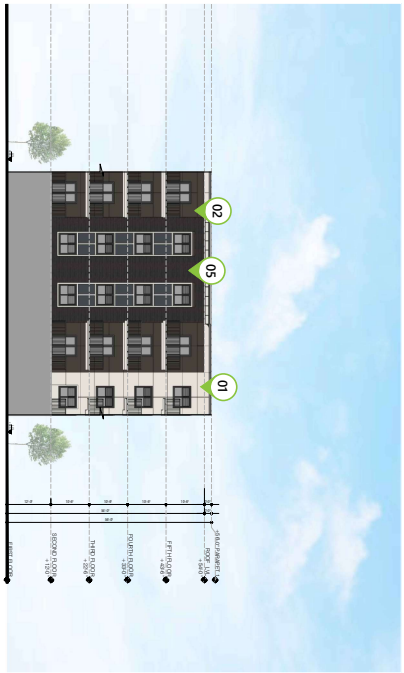
DATE: 2022.11.11
DESIGNED BY: HA
CHECKED BY: MK

PROJECT #: BL-258-2201
SHEET NAME: BUILDING-A ELEVATION

SHEET NUMBER: A-5.2

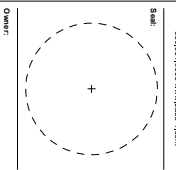
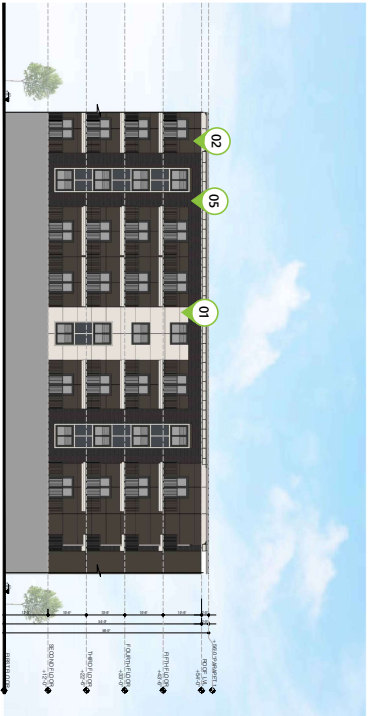
Handwritten signature and date: 12-13-22

2 ELEVATION 02
R.F. 1/19



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

1 ELEVATION 01
R.F. 1/19



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Owner: **MGH PROPERTIES**

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

ISSUE	DATE	ISSUE DATE	DESCRIPTION

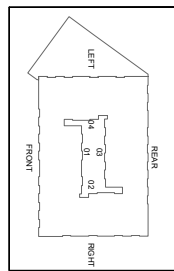
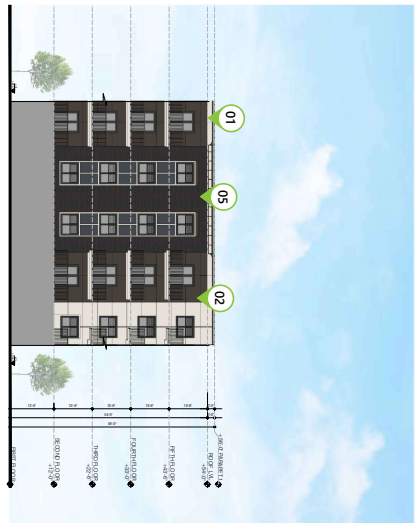
Current Issue: **PROGRESS SET**

Current Issue Date: 2022.11.11
 Drawn by: HA
 Checked by: MK
 Project #: BL-258-2201
 Sheet Name: BUILDING-A ELEVATION

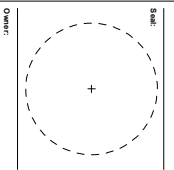
Sheet Number: **A-5.3**

Handwritten signature and date: 12-13-22

2 ELEVATIONS



LEGEND-EXTERIOR FINISHES			
NO.	FINISH	FINISH CODE	MADE
01	PAINTED METAL PANEL	PAINTED METAL	MADE
02	PAINTED METAL PANEL	PAINTED METAL	MADE
03	PAINTED METAL PANEL	PAINTED METAL	MADE
04	PAINTED METAL PANEL	PAINTED METAL	MADE
05	PAINTED METAL PANEL	PAINTED METAL	MADE

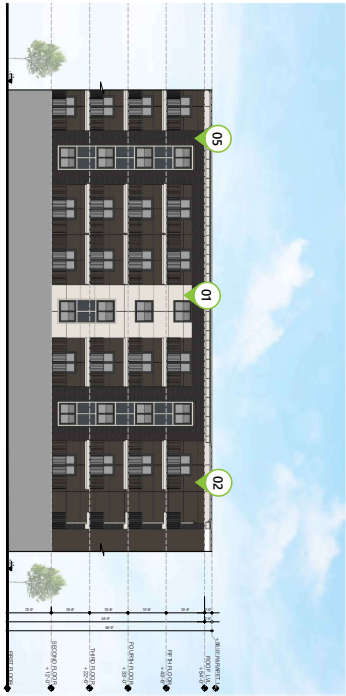


Owner: **MGM PROPERTIES**

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

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Base 4 2601 Oakwood 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/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



CV22-100 Final Received 12-13-2022 Page 9 of 10

Handwritten signature and date: 12-13-22

Architects | Engineers | Designers
 Base 4 2601 Oak Moore Rd #114
 880.501.5008 www.base4.com

Scale:

Owner: MGM PROPERTIES

Project Information: MILL RUN APARTMENTS COLUMBUS, OH

RS&P DESIGN ISSUE DATE DESCRIPTION

Current Issue: **PROGRESS SET**

Current Issue Date: 2022.11.11

Drawn By: HA

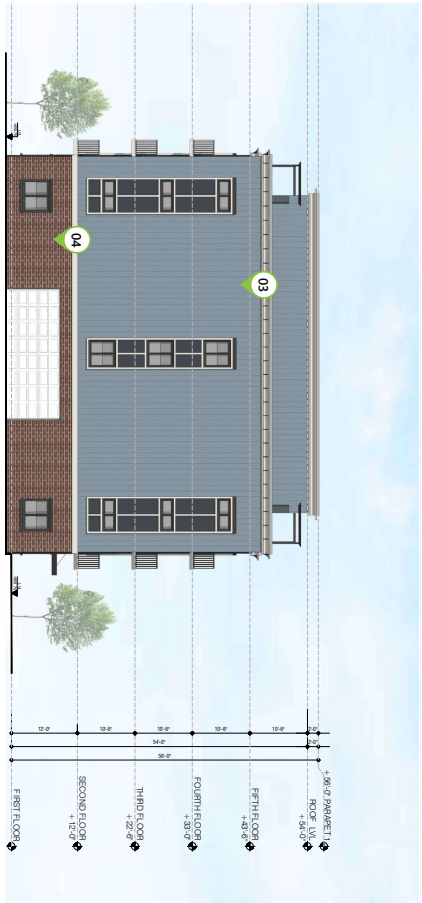
Checked By: MK

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
Architects | Engineers | Designers
Base 4 2901 Oaklawn Rd #114
880.971.8008 www.base4.com

OWNER: **MGM PROPERTIES**

PROJECT INFORMATION: **MILL RUN APARTMENTS COLUMBUS, OH**

ISSUE: **ISSUE DATE DESCRIPTION**

CURRENT ISSUE: **PROGRESS SET**

CURRENT ISSUE DATE: 2022.11.11

DRAWN BY: HA

CHECKED BY: MK

PROJECT #: BL-258-2/01

SHEET NAME: BUILDING-C ELEVATION

SHEET NUMBER: **A-5.8**

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.

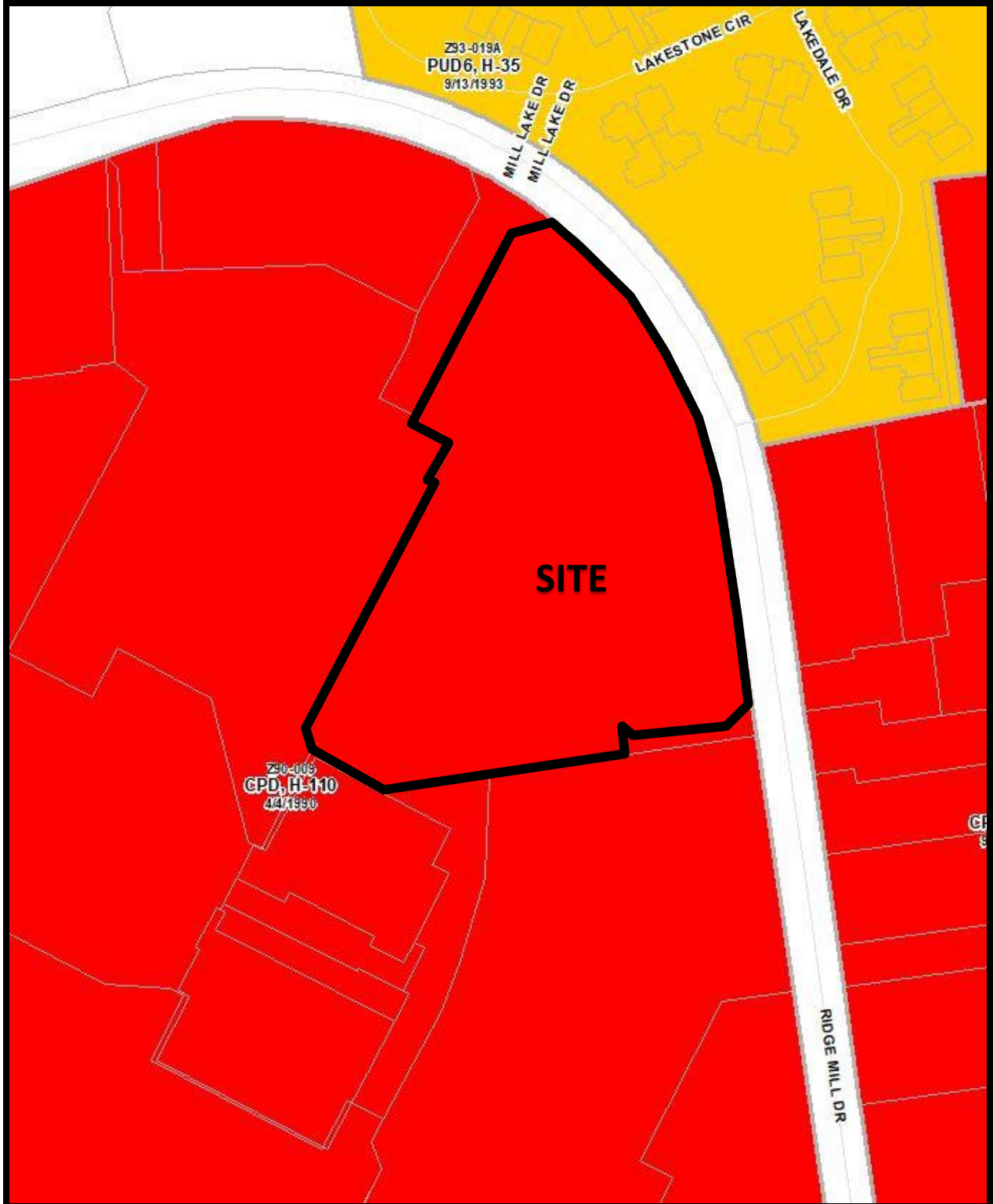
Another benefit of the proposed development and requested council variance is that the underlying development and design standards set forth in the CPD district will be preserved. This means that the development will complement the character of the surrounding properties which were developed with the 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.

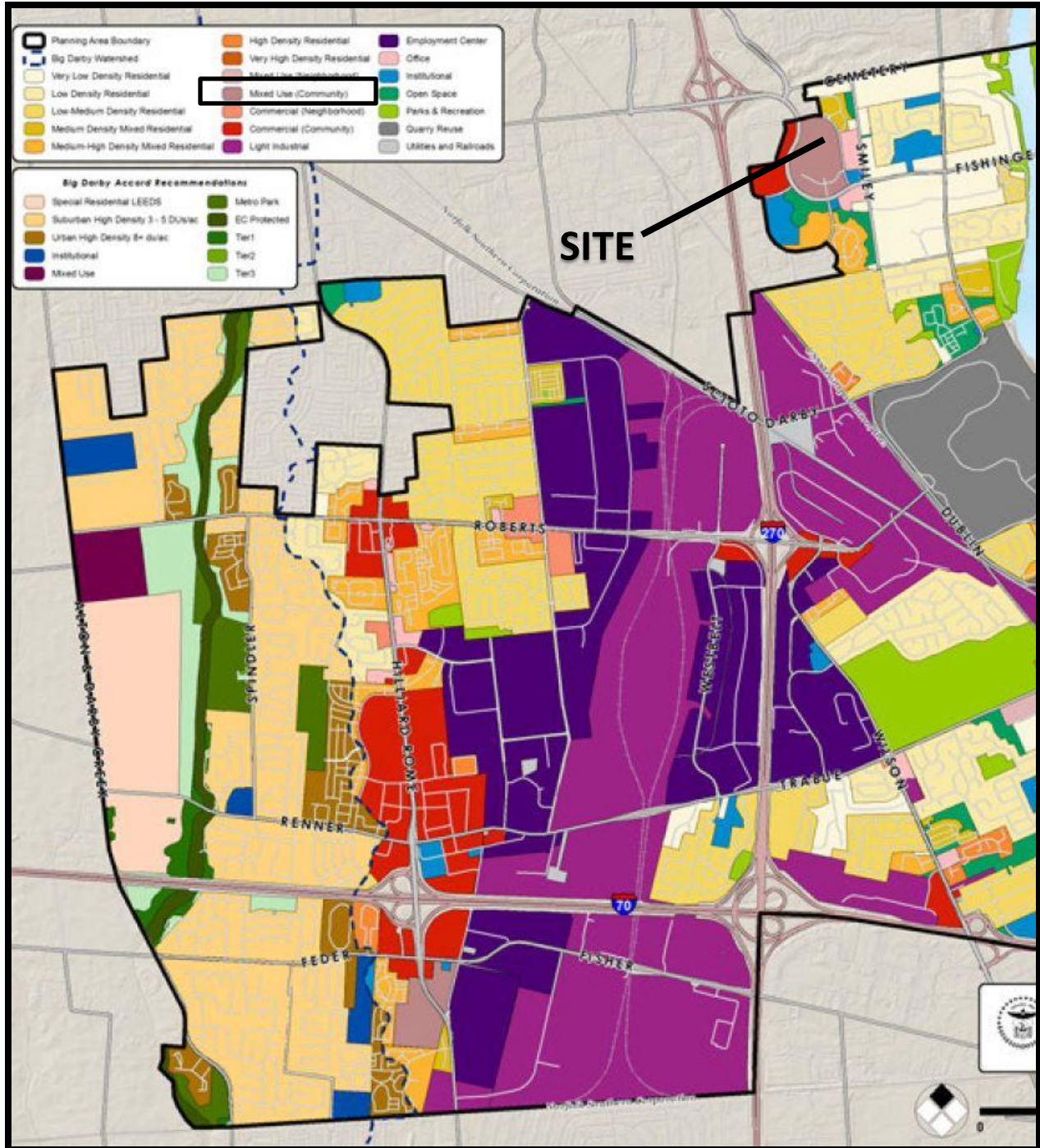
Respectfully submitted,



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



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/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.

From: [Kristen McKinley](#)
To: [Rose, Joseph M.](#)
Cc: [Eric Russell](#); [R Cabral](#); [Leyila Cabus](#); [Larry Weber](#); [Eli Bohnert](#); [vschera.wsac@gmail.com](#); [Deborah boyd](#)
Subject: [EXTERNAL] Fwd: Ridge Mill
Date: Tuesday, February 21, 2023 12:34:37 PM

Please see below

----- Forwarded message -----

From: **Kristen McKinley** <mckinleywsac@gmail.com>
Date: Tue, Feb 21, 2023, 12:32 PM
Subject: Re: Ridge Mill
To: David Hodge <david@uhlfirm.com>
Cc: Steven Hicks <shicks@duneco.com>, Deeds, Rebecca <REDeeds@columbus.gov>, Townsend, Averi J. <AJTownsend@columbus.gov>

A motion was made and passed to accept the city recommended action regarding conditions 1 and 2 of WSAC's previously approved form submitted to the city.

This was based on your email that relayed the city's suggested language/plan regarding this traffic concern.

On Fri, Feb 17, 2023, 1:02 PM David Hodge <david@uhlfirm.com> wrote:

Hi Ms. McKinley-

How did the meeting go last night? Please let us know.

Have a great weekend.

Thanks!

David Hodge
Underhill & Hodge LLC
(614) 306-4649
Sent from iPhone
Please excuse tipos

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 #: _____

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

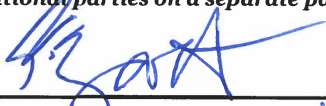
Being first duly cautioned and sworn (NAME) Eric Zartman
of (COMPLETE ADDRESS) 8000 Walton Parkway, Suite 260, New Albany, Ohio 43054

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.