

M:\1005039_QuarryTrailsPhase2\DWG\Production Drawings\Zoning Plan- Phase 2\ZP_Title and Plan Sheets.dwg ~ZP_Title LAST EDITED BYJCUNNINGHAM ON 7/14/22

OWNER/DEVELOPER INFORMATION:

MARBLE CLIFF CANYON, LLC
842 N 4TH STREET SUITE #200
COLUMBUS, OHIO 43215
CONTACT: JOE REDDY
PH: (614) 721-0682
EMAIL: jredy@mcgco.com

ARCHITECT INFORMATION:

NEW AVENUE ARCHITECTS & ENGINEERS
4740 REED ROAD, SUITE 201
UPPER ARLINGTON, OHIO 43220
CONTACT: BRENT RACER
PH: (614) 884-8888
EMAIL: bracer@new-avenue.net

CIVIL ENGINEER INFORMATION:

E.P. FERRIS & ASSOCIATES
880 KING AVENUE
COLUMBUS, OHIO 43212
CONTACT: CHAD BUCKLEY
PH: (614) 299-2999
FAX: (614) 299-2992
EMAIL: cbuckley@epferris.com

ZONING INFORMATION:

EXISTING ZONING: M, MANUFACTURING/CV19-023
PROPOSED ZONING: Z21-011/CV21-016
PARCEL ID NUMBER: 560-298029, 560-301805, 560-301804, 560-301458,
560-302546, 560-301899, 560-301900, 560-301898, 560-301901, 560-302567,
560-298027, 560-301457, 560-302565, 560-302566
ZONING ADDRESS: 2400 OLD DUBLIN ROAD

SUBAREA	SITE DATA					
	A	B	C	D	E	F
AREA (ACRES)	41.58	7.41	10.89	3.03	1.56	5.72
ZONING	M / CV19-023	M / CV19-023	M / CV19-023	M / CV19-023	M / CV19-023	M / CV19-023
ZONING (PENDING)	Z21-011/ CV21-016	Z21-011/ CV21-016	Z21-011/ CV21-016	Z21-011/ CV21-016	Z21-011/ CV21-016	Z21-011/ CV21-016
LAND USE	DETACHED SINGLE FAMILY DWELLINGS ¹	MULTI-FAMILY ^{1,2}	MULTI-FAMILY ^{1,2}	COMMERCIAL: OFFICE, RETAIL, RESTAURANT	COMMUNITY CENTER, POOL	MULTI-FAMILY ²
ZONING DISTRICT	R-3	AR-3	AR-3	CPD	AR-3	AR-3
HEIGHT DISTRICT	H-35	H-60	H-60	H-60	H-60	H-60
HEIGHT	< 35 FEET	45 FEET (TOWNHOUSES) 60 FEET (FLATS)	60 FEET	60 FEET	60 FEET	60 FEET
DWELLING UNITS ³	320	280	300	N/A	N/A	500
PARKING REQUIRED (MAXIMUM UNITS AND COMMERCIAL SQ. FT.)	SPACES/DWELLING UNIT ² 10,000 SF CLUBHOUSE	SPACES/DWELLING UNIT ^{1,5}	SPACES/DWELLING UNIT ^{1,5}	47,000 SF GENERAL OFFICE	10,000 SF RESTAURANT (MULTIPLE USES) 3,500 SF RESTAURANT/PATIO 10,000 SF RETAIL/FITNESS	1.5 SPACES/DWELLING UNIT 7,500 SF CLUBHOUSE (ACCESSORY) 4,000 SF COMMERCIAL (RESTAURANT) 1,000 SF RESTAURANT/PATIO
PARKING PROVIDED ⁴	680 SPACES TOTAL	420 SPACES TOTAL	450 SPACES TOTAL	303 SPACES TOTAL	54 SPACES + SHARED PARKING (SUBAREA C)	49 SPACES TOTAL
BUILDING SETBACK (FRONT) ⁵	3' (MIN.)	3' (MIN.)	0'-3' (MIN.)	0' (MIN.)	3' (MIN.)	0' (MIN.)
PARKING SETBACK ⁶	3' (MIN.)	3' (MIN.)	3' (MIN.)	3' (MIN.)	N/A	3' (MIN.)
SIDE YARD	3' (MIN.)	3' (MIN.)	3' (MIN.)	N/A	N/A	N/A
REAR YARD	0' (MIN.)	0' (MIN.)	N/A	N/A	N/A	N/A
PERIMETER YARD	3'	3'	3'	N/A	N/A	N/A
LOT COVERAGE ⁹	52%	< 50%	< 50%	N/A	N/A	62%
LANDSCAPING	ONE (1) TREE PER DWELLING UNIT ⁸	ONE (1) TREE PER 10 DWELLING UNITS ⁸	ONE (1) TREE PER 10 DWELLING UNITS ⁸	ONE (1) INTERIOR PARKING LOT TREE PER 20 PARKING SPACES ⁸	ONE (1) INTERIOR PARKING LOT TREE PER 20 PARKING SPACES ⁸	ONE (1) TREE PER 10 DWELLING UNIT

- 1 - DETACHED SINGLE FAMILY DWELLINGS (CONDOMINIUMS), NOT ON SEPARATE PARCELS OR PLATTED LOTS.
- 2 - FORM OF MULTI-FAMILY MAY BE TOWNHOUSE AND/OR FLATS.
- 3 - MAXIMUM NUMBER OF DWELLING UNITS.
- 4 - PARKING INCLUDES PARKING ON THE PRIVATE STREET/ALLEY PARCELS/EASEMENT WITHIN THE SUBAREA. PROPERTY LINES OF PRIVATE STREET PARCELS SHALL BE DISREGARDED FOR PURPOSES OF PARKING SPACES AND TOTAL PARKING SPACE COUNTS.
- 5 - ALL ON-SITE STREETS AND ALLEYS ARE NON-DEDICATED PRIVATE STREETS/ALLEYS. FRONT SETBACK AND PARKING SETBACK IS MEASURED FROM THE PRIVATE STREET PARCEL/EASEMENT. OPEN PORCHES ARE PERMITTED IN THE MINIMUM BUILDING SETBACK.
- 6 - ALL DETACHED SINGLE FAMILY DWELLING CONDOMINIUMS SHALL HAVE A MINIMUM OF THREE (3) FEET, TOTAL, BETWEEN DWELLING UNITS.
- 7 - ATTACHED TOWNHOUSES SHALL HAVE ZERO (0) SIDE YARD ALONG PARTY WALLS. MINIMUM OF TEN (10) FEET BETWEEN BUILDINGS.
- 8 - TREE CALIPER, MINIMUM 2".
- 9 - LOT COVERAGE IS CALCULATED BY SUBAREA, NOT INDIVIDUAL PARCELS.

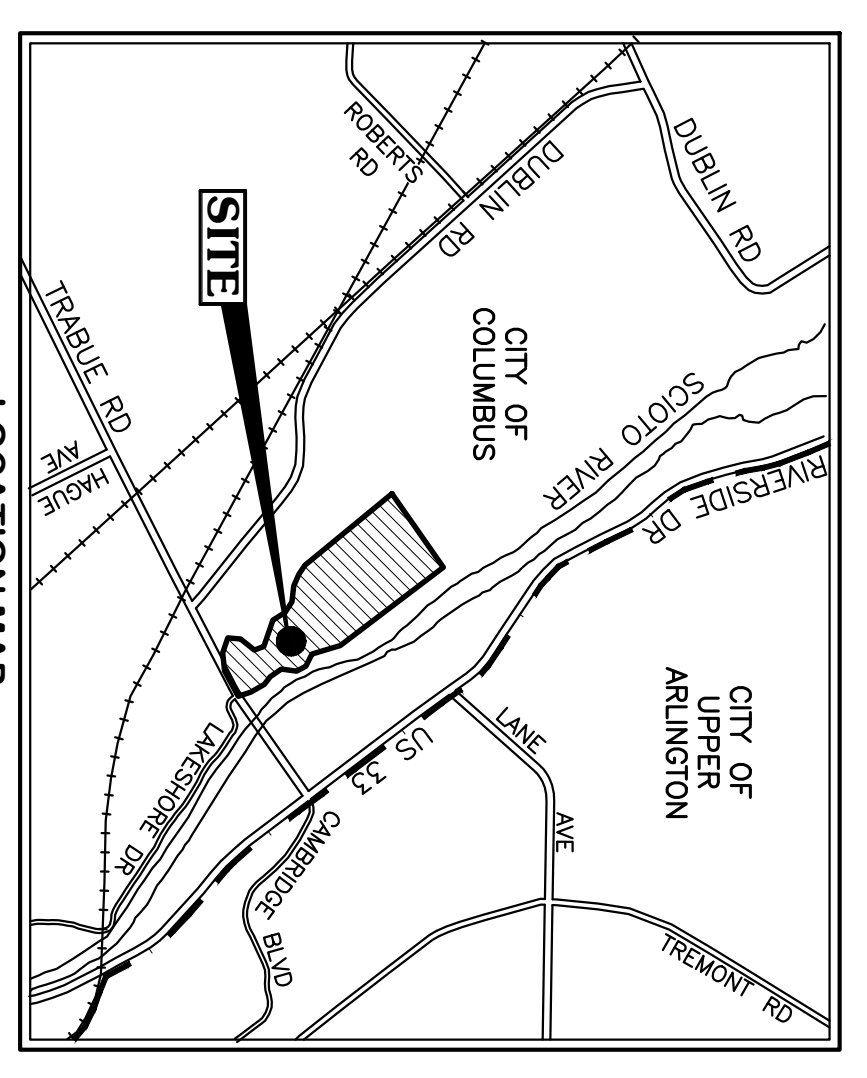
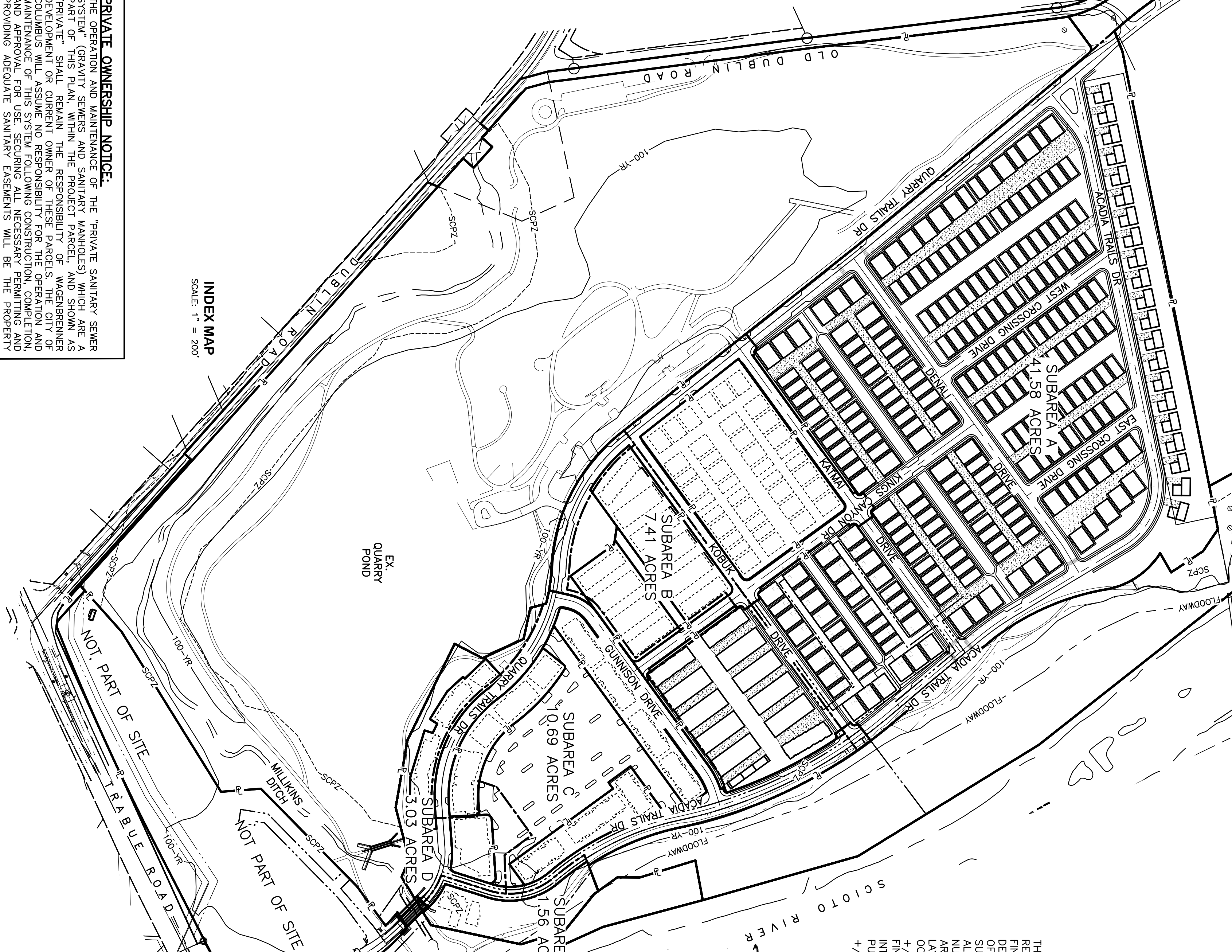
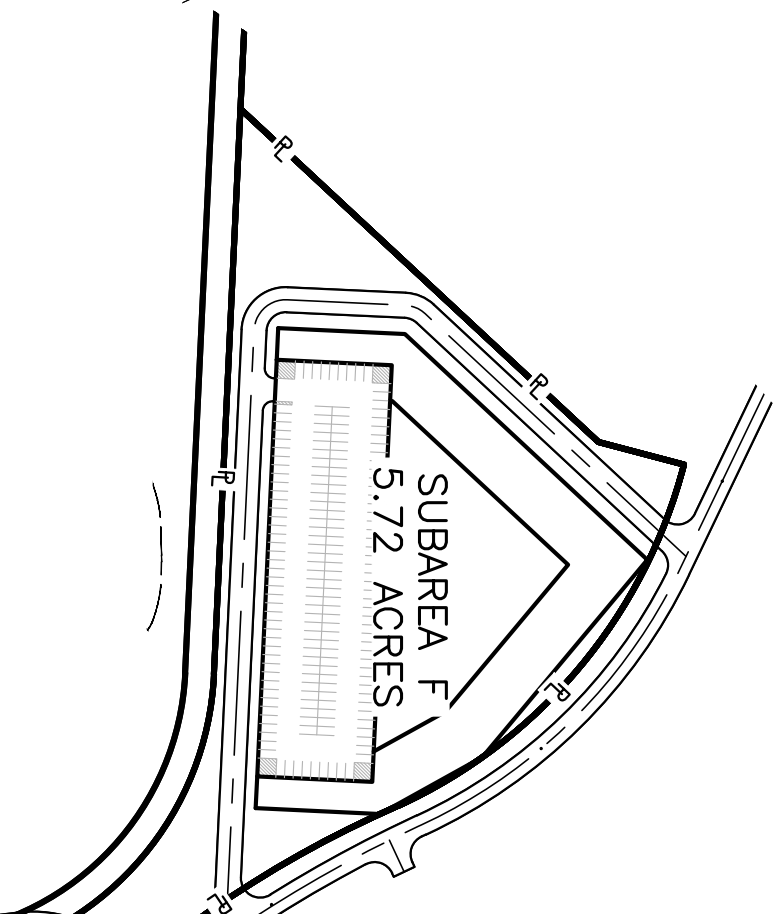
PROJECT# 1005_039

E. P. FERRIS AND ASSOCIATES

880 KING AVENUE
COLUMBUS, OHIO 43212
(614) 299-2999 (PH)
(614) 299-2992 (FAX)
WWW.EPFERRIS.COM

ZONING PLAN
QUARRY TRAILS 2
CITY OF COLUMBUS, OHIO

Note: Subarea D (CPD) site plan is not included in C21-016, but is provided for informational purposes only.



THE DEVELOPMENT DEPICTED ON THIS DRAWING MAY BE SLIGHTLY ADJUSTED TO REFLECT ENGINEERING, TOPOGRAPHICAL OR OTHER DATA DEVELOPED AT THE TIME FINAL DEVELOPMENT PLANS ARE COMPLETED. ANY SLIGHT ADJUSTMENT TO THE DEVELOPMENT SHALL BE REVIEWED AND MAY BE APPROVED BY THE DIRECTOR OF THE BUILDING AND ZONING SERVICES DEPARTMENT OR HIS DESIGNEE UPON SUBMISSION OF THE APPROPRIATE DATA REGARDING THE PROPOSED ADJUSTMENT. ALL BUILDING FOOTPRINTS ARE ILLUSTRATIVE AND SUBJECT TO CHANGE. THE NUMBER OF DWELLING UNITS AND THE SQUARE FOOTAGE OF COMMERCIAL USES ARE THE MAXIMUM PERMITTED AND MAY BE REVISED, MODIFICATIONS TO THE LAYOUT DEPICTED HEREON MAY BE NEEDED AS BUILD-OUT OF THE SITE OCCURS. THE QUARRY TRAILS DEVELOPMENT AREA DEPICTED HEREIN AS 69.99 +/- ACRES. LOT SPLITS TO CREATE SMALLER PARCELS FOR DEVELOPMENT, FINANCING AND OWNERSHIP WILL OCCUR OVER TIME. PROPERTY LINES CREATED INTERNAL TO THE 69.99 +/- ACRE SITE SHALL BE DISREGARDED FOR PURPOSES OF ZONING COMPLIANCE. ALL STREETS AND ALLEYS IN THE 69.99 +/- ACRES ARE PRIVATE.

David B. Perry, Agent for Applicant
Date: 06/27/2022

Charles Campagna, Attorney for Applicant
Date: 06/27/2022

CV21-016 Final Received 6/27/2022

Page 1 of 5

PRIVATE OWNERSHIP NOTICE:
THE OPERATION AND MAINTENANCE OF THE "PRIVATE SANITARY SEWER SYSTEM" (GRAVITY SEWERS AND SANITARY MANHOLES) WHICH ARE A PART OF THIS PLAN, WITHIN THE PROJECT PARCEL, AND SHOWN AS "PRIVATE" SHALL REMAIN THE RESPONSIBILITY OF WAGENBRENNER DEVELOPMENT OR CURRENT OWNER OF THESE PARCELS. THE CITY OF COLUMBUS WILL ASSUME NO RESPONSIBILITY FOR THE OPERATION AND MAINTENANCE OF THIS SYSTEM FOLLOWING CONSTRUCTION, COMPLETION, AND APPROVAL OF THIS SYSTEM. NECESSARY PERMITTING AND FINANCING FOR USE, SECURING ALL NECESSARY EASEMENTS AND FINANCING FOR SANITARY EASEMENTS WILL BE THE PROPERTY OWNERS' RESPONSIBILITY.

NOTE: ALL BUILDING FOOTPRINTS DEPICTED HEREIN ARE ILLUSTRATIVE AND SHALL NOT BE A CONDITION OF APPROVAL.

INDEX MAP
SCALE: 1" = 200'

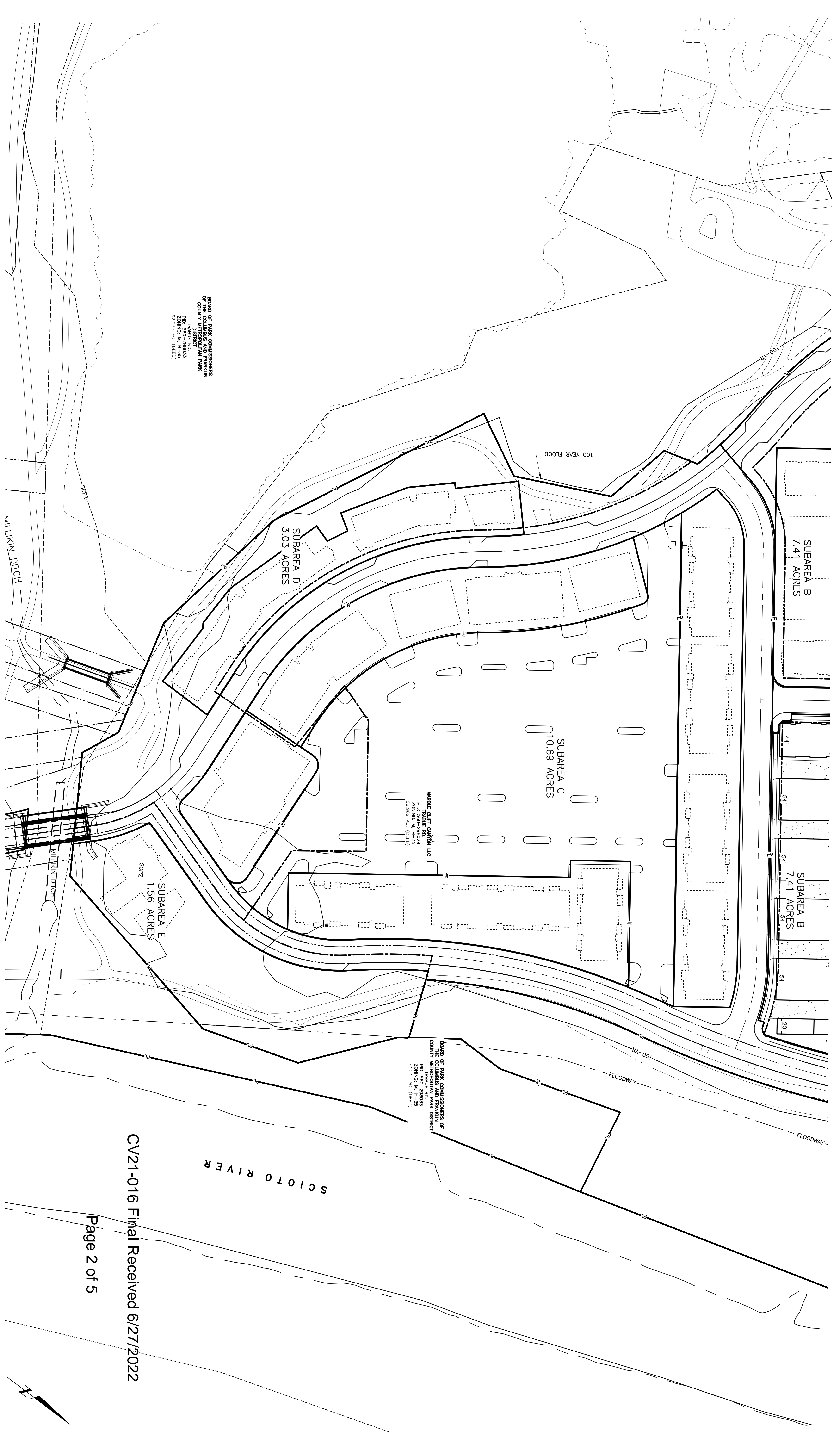
0 200 400
SCALE IN FEET

Z21-011/CV21-016

SHEET INDEX
TITLE: 1
ZONING PLAN 2-6

SHEET NO. 1 OF 5
6/27/2022

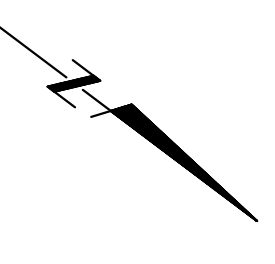
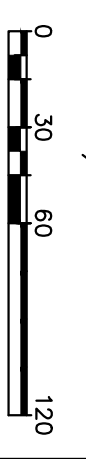
M:\1005039_QuarryTrailsPhase2\DWG\Production Drawings\Zoning Plan- Phase 2\ZP_Title and Plan Sheets_new.dwg ~ZP_Site Plan LAST EDITED BYJCUNNINGHAM ON 6/27/22



BOARD OF PARK COMMISSIONERS
OF COLUMBUS AND FRANKLIN
COUNTY METROPOLITAN PARK DISTRICT
TABLE NO. 1
P.O. 560-288023
FRANKLIN, OHIO 43102
621035 AC. (DEED)

MARBLE CLIFF CANYON LLC
TABLE NO. 1
P.O. 560-288023
FRANKLIN, OHIO 43102
69489 AC. (DEED)

BOARD OF PARK COMMISSIONERS OF
COUNTY METROPOLITAN PARK DISTRICT
TABLE NO. 1
P.O. 560-288023
FRANKLIN, OHIO 43102
621035 AC. (DEED)



CV21-016 Final Received 6/27/2022

Page 2 of 5

REVISIONS	DATE	BY	CHK

E. P. FERRIS
AND
ASSOCIATES
INC.
Consulting Civil Engineers and Surveyors

880 KING AVENUE
COLUMBUS, OHIO 43212
(614) 299-2999
(614) 299-2992 (Fax)
www.EPFERRIS.com

CITY OF COLUMBUS, OHIO
QUARRY TRAILS 2
MARBLE CLIFF CANYON LLC

JOB NO.	1005.039
DESIGNED BY:	JLC
DRAWN BY:	JLC
CHECKED BY:	CJB
APPROVED BY:	CJB
DATE:	6/27/2022

SCALE: 1" = 60'	
SHEET NO.	2
OF	5

M:\1005039_QuarryTrailsPhase2\DWG\Production Drawings\Zoning Plan- Phase 2\ZP_Title and Plan Sheets_new.dwg ~ZP_Site Plan (2) LAST EDITED BYJCUNNINGHAM ON 6/27/22

E.P. FERRIS & ASSOCIATES INC

REVISIONS	DATE	BY	CHK

E. P. FERRIS
AND
ASSOCIATES
INC

880 KING AVENUE
COLUMBUS, OHIO 43212
(614) 299-2999
(614) 299-2992 (Fax)
www.EPFERRIS.com
Consulting Civil Engineers and Surveyors

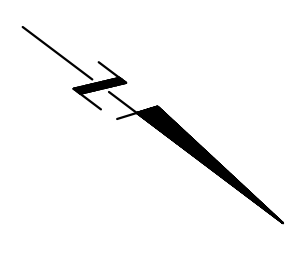
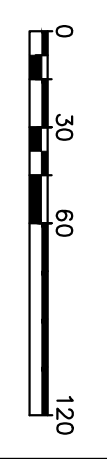
CITY OF COLUMBUS, OHIO
QUARRY TRAILS 2
MARBLE CLIFF CANYON LLC

JOB NO.	1005.013
DESIGNED BY:	JLC
DRAWN BY:	JLC
CHECKED BY:	CJB
APPROVED BY:	CJB
DATE:	6/27/2022

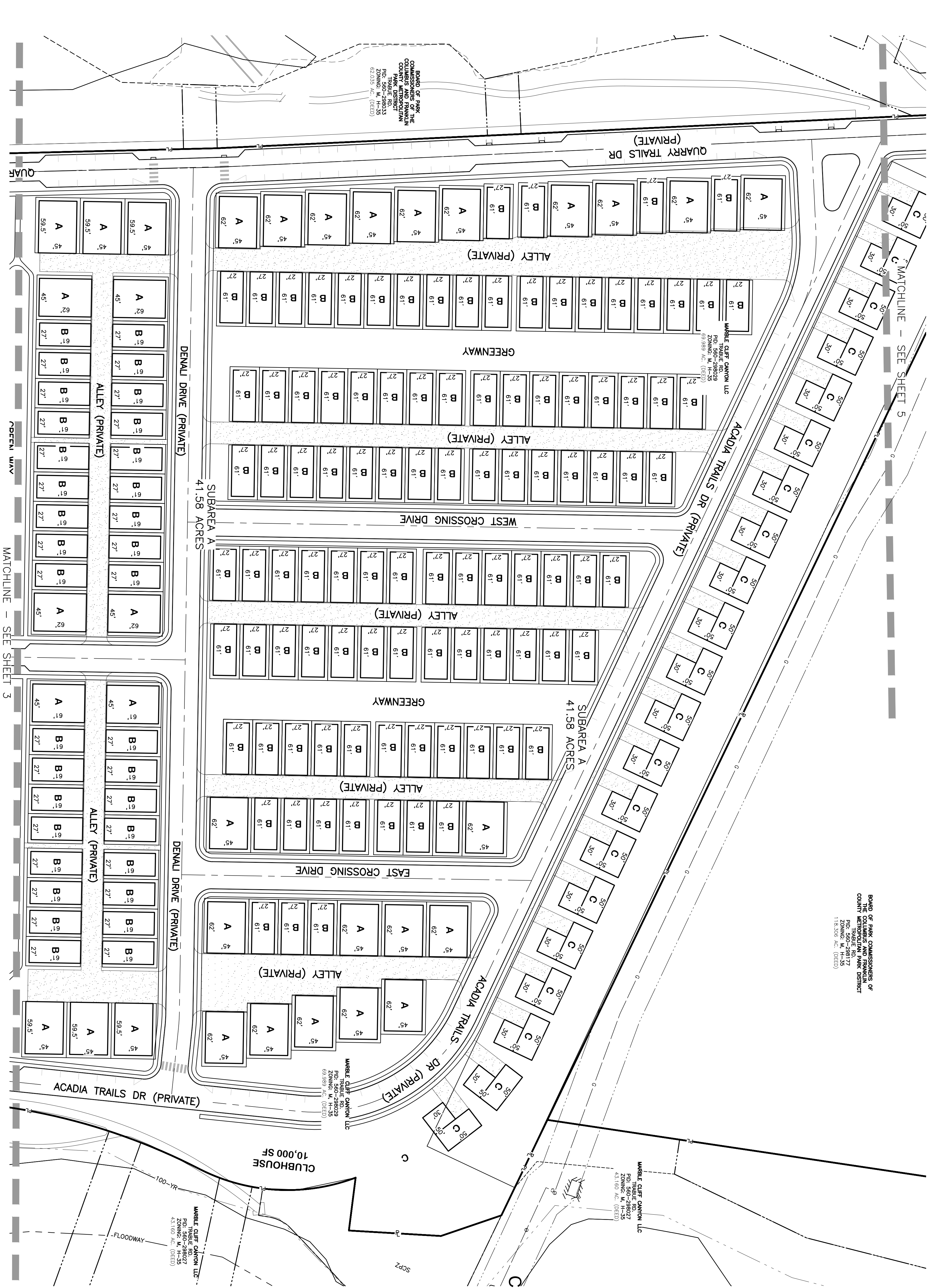
Z21-011/CV21-016
ZONING PLAN

SCALE:
1" = 60'

SHEET NO. 3 OF 5



M:\1005039_QuarryTrailsPhase2\DWG\Production Drawings\Zoning Plan- Phase 2\ZP_Title and Plan Sheets_new.dwg ~ZP_Site Plan (3) LAST EDITED BYJCUNNINGHAM ON 6/27/22



BOARD OF PARK COMMISSIONERS OF THE COLUMBUS AND FRANKLIN COUNTY METROPOLITAN PARK DISTRICT
 P.O. BOX 298027
 COLUMBUS, OHIO 43221
 PHONE: 614-392-1177
 FAX: 614-392-1178
 WWW.MPDISTRICT.COM

BOARD OF PARK COMMISSIONERS OF THE COLUMBUS AND FRANKLIN COUNTY METROPOLITAN PARK DISTRICT
 P.O. BOX 298027
 COLUMBUS, OHIO 43221
 PHONE: 614-392-1177
 FAX: 614-392-1178
 WWW.MPDISTRICT.COM

MARBLE CLIFF CANYON LLC
 P.O. BOX 298027
 COLUMBUS, OHIO 43221
 PHONE: 614-392-1177
 FAX: 614-392-1178
 WWW.MARBLECLIFFCANYON.COM

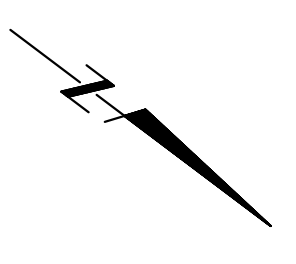
MARBLE CLIFF CANYON LLC
 P.O. BOX 298027
 COLUMBUS, OHIO 43221
 PHONE: 614-392-1177
 FAX: 614-392-1178
 WWW.MARBLECLIFFCANYON.COM

MARBLE CLIFF CANYON LLC
 P.O. BOX 298027
 COLUMBUS, OHIO 43221
 PHONE: 614-392-1177
 FAX: 614-392-1178
 WWW.MARBLECLIFFCANYON.COM

CV21-016 Final Received 6/27/2022

Page 4 of 5

NOTE:
 BUILDING MODEL FOOTPRINTS (A, B, C, D, E) ARE SOLELY ILLUSTRATIVE.

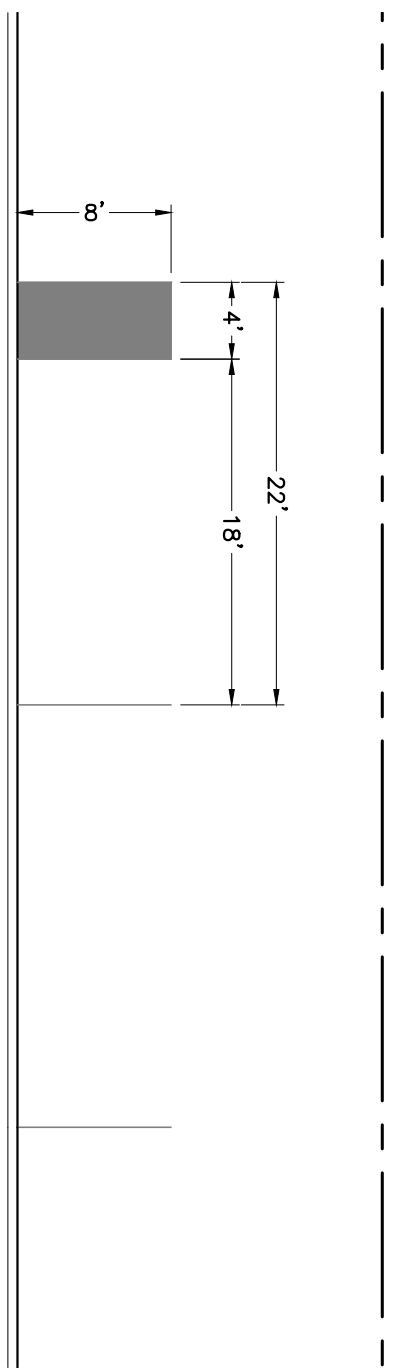
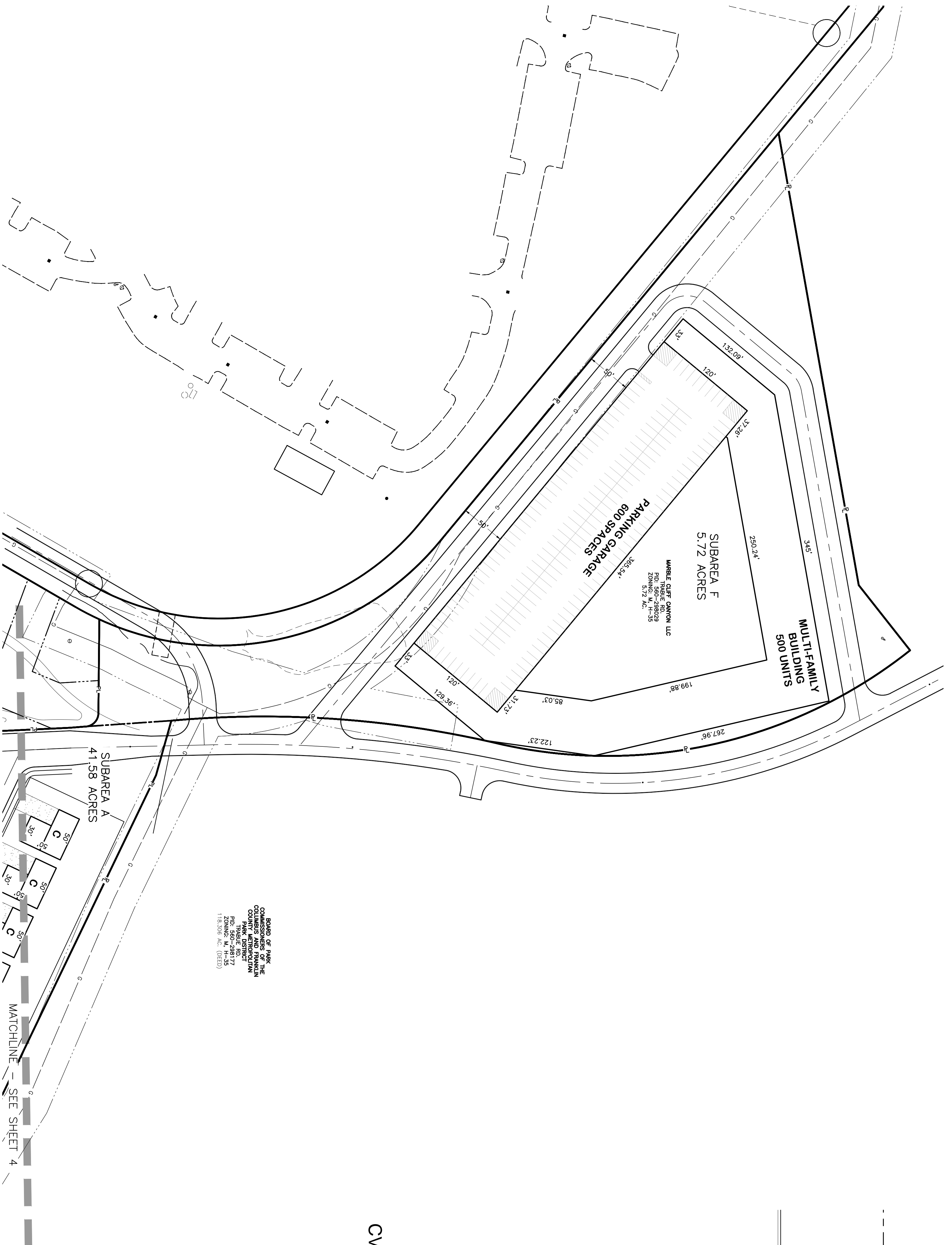


REVISIONS	DATE	BY	CHK

E. P. FERRIS AND ASSOCIATES INC. Consulting Civil Engineers and Surveyors		880 KING AVENUE COLUMBUS, OHIO 43212 (614) 299-2999 (614) 299-2992 (Fax) WWW.EPFERRIS.COM
CITY OF COLUMBUS, OHIO QUARRY TRAILS 2 MARBLE CLIFF CANYON LLC		JOB NO. 1005.039 DESIGNED BY: JLC DRAWN BY: JLC CHECKED BY: CJB APPROVED BY: CJB DATE: 6/27/2022
SCALE: 1" = 60'		SHEET NO. 4 OF 5

E.P. FERRIS & ASSOCIATES INC

M:\1005039_QuarryTrailsPhase2\DWG\Production Drawings\Zoning Plan- Phase 2\ZP_Title and Plan Sheets_new.dwg ~ZP_Site Plan (4) LAST EDITED BY:JCUNNINGHAM ON 6/27/22



NOTE:
BUILDING FOOTPRINTS FOR AREA "F" ARE
ILLUSTRATIVE.

CV21-016 Final Received 6/27/2022

Page 5 of 5

REVISIONS	DATE	BY	CHK

E. P. FERRIS
AND
ASSOCIATES
INC.
Consulting Civil Engineers and Surveyors

880 KING AVENUE
COLUMBUS, OHIO 43212
(614) 299-2999
(614) 299-2992 (Fax)
www.EPFERRIS.com

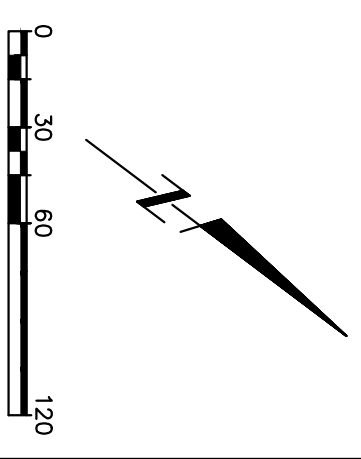
CITY OF COLUMBUS, OHIO
QUARRY TRAILS 2
MARBLE CLIFF CANYON LLC

JOB NO.	1005.039
DESIGNED BY:	JLC
DRAWN BY:	JLC
CHECKED BY:	CJB
APPROVED BY:	CJB
DATE:	6/27/2022

Z21-011/CV21-016
ZONING PLAN

SCALE:
1" = 60'

SHEET NO. 5 OF 5



Site Data Enlarged

SITE DATA						
SUBAREA	A	B	C	D	E	F
AREA (ACRES)	41.58	7.41	10.69	3.03	1.56	5.72
ZONING	M / CV19-023	M / CV19-023	M / CV19-023	M / CV19-023	M / CV19-023	M / CV19-023
ZONING (PENDING)	Z21-011/ CV21-016	Z21-011/ CV21-016	Z21-011/ CV21-016	Z21-011/ CV21-016	Z21-011/ CV21-016	Z21-011/ CV21-016
LAND USE	DETACHED SINGLE FAMILY DWELLINGS ¹	MULTI-FAMILY ^{1,2}	MULTI-FAMILY ^{1,2}	COMMERCIAL: OFFICE, RETAIL, RESTAURANT	COMMUNITY CENTER, POOL	MULTI-FAMILY ²
ZONING DISTRICT	R-3	AR-3	AR-3	CPD	AR-3	AR-3
HEIGHT DISTRICT	H-35	H-60	H-60	H-60	H-60	H-60
HEIGHT	< 35 FEET	45 FEET (TOWNHOUSES) 60 FEET (FLATS)	60 FEET	60 FEET	60 FEET	60 FEET
DWELLING UNITS ³	320	280	300	N/A	N/A	500
PARKING REQUIRED (MAXIMUM UNITS AND COMMERCIAL SQ. FT.)	2 SPACES/DWELLING UNIT 10,000 SF CLUBHOUSE 680 SPACES TOTAL	1.5 SPACES/DWELLING UNIT 420 SPACES TOTAL	1.5 SPACES/DWELLING UNIT 450 SPACES TOTAL	47,000 SF GENERAL OFFICE 10,000 SF RESTAURANT (MULTIPLE USES) 3,500 SF RESTAURANT PATIO 10,000 SF RETAIL/FITNESS 303 SPACES TOTAL	4,500 SF @ 1 SPACE/500 SF=9 POOL 2,000 SF @ 1 SPACE/50 SF=40 49 SPACES TOTAL	1.5 SPACES / DWELLING UNIT 7,500 SF CLUBHOUSE (ACCESSORY) 4,000 SF COMMERCIAL (RESTAURANT) 1,000 SF RESTAURANT/PATIO 811 SPACES TOTAL
PARKING PROVIDED ⁴	728 SPACES (>2/DU)	412 SPACES (1.45/DU)	561 SPACES (1.8/DU)	54 SPACES + SHARED PARKING (SUBAREA C)	12 SPACES	600 SPACES
BUILDING SETBACK (FRONT) ⁵	3' (MIN.)	3' (MIN.)	0'-3' (MIN.)	0' (MIN.)	0' (MIN.)	0' (MIN.)
PARKING SETBACK ⁶	3' (MIN.)	3' (MIN.)	3' (MIN.)	3' (MIN.)	3' (MIN.)	3' (MIN.)
SIDE YARD	3' (MIN.) [*]	3' (MIN.) ^{**}	3' (MIN.) ^{**}	N/A	N/A	N/A
REAR YARD	0' (MIN.) [*]	0' (MIN.) [*]	N/A	N/A	N/A	N/A
PERIMETER YARD	N/A	3'	3'	N/A	N/A	N/A
LOT COVERAGE ⁹	52%	< 50%	< 50%	N/A	62%	<50%
LANDSCAPING	ONE (1) TREE PER DWELLING UNIT [*]	ONE (1) TREE PER 10 DWELLING UNITS [*]	ONE (1) TREE PER 10 DWELLING UNITS [*]	ONE (1) INTERIOR PARKING LOT TREE PER 20 PARKING SPACES [*]	ONE (1) INTERIOR PARKING LOT TREE PER 20 PARKING SPACES [*]	ONE (1) TREE, PER 10 DWELLING UNIT

¹ - DETACHED SINGLE FAMILY DWELLINGS (CONDOMINIUMS), NOT ON SEPARATE PARCELS OR PLATTED LOTS.

² - FORM OF MULTI-FAMILY MAY BE TOWNHOUSE AND/OR FLATS.

³ - MAXIMUM NUMBER OF DWELLING UNITS.

⁴ - PARKING INCLUDES PARKING ON THE PRIVATE STREET/ALLEY PARCELS/EASEMENT WITHIN THE SUBAREA. PROPERTY LINES OF PRIVATE STREET PARCELS SHALL BE DISREGARDED FOR PURPOSES OF PARKING SPACES AND TOTAL PARKING SPACE COUNTS.

⁵ - ALL ON-SITE STREETS AND ALLEYS ARE NON-DEDICATED PRIVATE STREETS/ALLEYS. FRONT SETBACK AND PARKING SETBACK IS MEASURED FROM THE PRIVATE STREET PARCEL/EASEMENT. OPEN PORCHES ARE PERMITTED IN THE MINIMUM BUILDING SETBACK.

⁶ - ALL DETACHED SINGLE FAMILY DWELLING CONDOMINIUMS SHALL HAVE A MINIMUM OF THREE (3) FEET, TOTAL, BETWEEN DWELLING UNITS.

⁷ - ATTACHED TOWNHOUSES SHALL HAVE ZERO (0) SIDE YARD ALONG PARTY WALLS. MINIMUM OF TEN (10) FEET BETWEEN BUILDINGS.

^{*} - TREE CALIPER, MINIMUM 2".

⁹ - LOT COVERAGE IS CALCULATED BY SUBAREA, NOT INDIVIDUAL PARCELS.

Exhibit B**Statement of Hardship****CV21-016, 2400 Old Dublin Road**

By Ordinance 2277-2019, passed September 23, 2019 (CV19-023), Columbus City Council approved residential and commercial uses of the 70 acre site. Phase 1, as identified in Ordinance 2277-2019, is presently under development. The 70 acres is part of a larger redevelopment of the 600 +/- acre Marble Cliff Quarry ("Quarry"), northeast of Trabue Road and Dublin Road, which will include large areas of public park with Columbus and Franklin County Metro Parks ("Metro Parks") locating a new metro park on 180 acres as part of the initial phases of site development along with the first phase of the proposed mixed use development on 70 acres to be accessed from the extension of Lake Shore Drive north of Trabue Road and connection to Old Dublin Road. Pursuant to its Development Agreement with Metro Parks, applicant will be donating 43-acres of land along the Scioto River to be preserved as greenspace and provide for a 2-mile extension of the Scioto Greenways Trail. Tax Increment Financing proceeds tied to the completion of the development project will be used to fund \$2,000,000 for the new trail.

By rezoning application Z21-011, applicant has applied for rezoning of the 70 acres to the R-3, AR-3 and CPD zoning districts for Subareas A – F, inclusive, as depicted on the site plan titled "Zoning Plan – Quarry Trails", dated 06/20/2022, hereafter "Site Plan". This variance application is submitted as a companion variance application to Z21-011 for applicable variances related to the zoning districts and development of each Subarea, with Subareas, land uses and development standards as depicted on the "Site Plan". Residential use includes detached and attached dwelling units planned for sale as condominium units (not on individual parcels), apartments, a community center, including a gym and pool, and commercial uses consisting of office, retail and restaurant uses. All streets within the development will be private streets, including the extension of Lakeshore Drive, north of Trabue Road.

The unique nature of the former quarry site, the use of private streets and condominium form of ownership creates a hardship for applicant with the proposed zoning districts to reflect applicable land uses necessitating variances. This variance request will not impair an adequate supply of light and air to adjacent properties, unreasonably increase congestion on public streets, increase the risk of fire, nor endanger the public health, safety or welfare of the inhabitants of the City of Columbus. The uses are appropriate given the location and master plan for the Quarry site.

Traffic related commitments:

1. At the intersection of Dublin Road and Quarry Site Drive 4, the developer shall install a westbound left turn lane with a length of 235 feet (inclusive of diverging taper length of 60 feet) and an eastbound right turn lane with a length of 225 feet (inclusive of diverging taper length of 50 feet).

2. The developer shall be responsible for a contribution of \$450,000 to the Department of Public Service to be applied toward future roadway improvements at the intersection of Dublin Road and Dunlavin Glen Road/Scioto Darby Creek Road.
3. At the intersection of Dublin Road and Roberts Road/Quarry Site Drive 3, the developer shall install an eastbound left turn lane with a length of 475 feet (inclusive of diverging taper length of 60 feet) and a westbound left turn lane with a length of 225 feet (inclusive of diverging taper length of 60 feet).
4. At the intersection of Dublin Road and Old Dublin Road, the developer shall install a traffic signal at this intersection, as approved by the Department of Public Service.
5. At the intersection of Trabue Road and North Hague Avenue/Mapleway Drive, the developer is responsible to enter into an agreement with the Franklin County Transportation Improvement District (FCTID) to contribute towards the Franklin County Engineer's Office future project at this intersection. This contribution will be based on a cost estimate and schematic, as approved by the Franklin County Engineer. The developer will be responsible for their 10.1% site percentage through the intersection. The developer shall provide a letter of credit within 60 days of City Council approval for a not to exceed amount of \$404,000 (10.1% of \$4,000,000). After the final FCTID contribution amount is approved by the Franklin County Engineer's Office, the letter of credit can be adjusted to that amount.
6. The developer shall be responsible for a contribution of \$3,859,655.44 to the Department of Public Service to be applied toward the Dublin Road River Crossing to Riverside Drive and the Dublin Road & Builders Place/Dublin Road Realignment or other regional improvements defined within the limits east of North Hague Avenue in the Renner Road-Trabue Road-McKinley Avenue Corridor (RTMC) Mobility Study.
7. The developer shall be responsible for a contribution of \$210,300 to the Department of Public Service to be applied toward future roadway improvements at the intersection of McKinley Avenue and West Fifth Avenue.
8. At the intersection of Trabue Road and Lake Shore Drive/Quarry Trails Drive, the developer shall be responsible for the installation of a westbound right turn lane with the maximum length feasible or an approximate length of 175 feet (inclusive of diverging taper length of 50 feet).
9. The developer shall be responsible for the construction of a second eastbound left turn lane and a westbound left turn lane at the intersection of Riverside Drive and Trabue Road/Cambridge Boulevard, as approved by the City of Upper Arlington.
10. Developer commitments identified in Item 2, Item 6 and Item 7 to particular contribution amounts and the required developer improvements shall only be required once a determination has been made by the Department of Public Service that a particular improvement is necessary based on the Renner Road-Trabue Road-McKinley Avenue Corridor (RTMC) Mobility Study. Further, developer monetary contributions are an "up to" maximum. For improvement commitments in Item 2 and Item 7, the developer contribution shall be reduced if the identified contribution amount is greater than fifteen percent (15%) of the actual costs for improvements. For improvement commitments in Item 6, the developer contribution shall be reduced if the identified contribution amount is greater than 7.7125 percent (7.7125%) of the actual costs for improvements.

11. With regards to Items 1 through 4 and Items 6 through 8 above, these requirements may be modified or amended with the approval of the Director of the Department of Public Service without requiring City Council approval.

Applicant requests the following variances:

Subarea A: (R-3, detached single family condominium dwellings, 41.58 acres)

Section 3312.25, Maneuvering, to reduce maneuvering area for garage parking spaces to zero (0) subject to a minimum of 20 feet of maneuvering being provided on private alleys adjacent to the garage parking.

Section 3312.29, Parking Space, to reduce the width of parallel parking spaces from 9 feet to 8 feet for parallel parking spaces located on the private streets.

Section 3332.05, Area District Lot Width Requirements, to not have individual lots for the single family dwellings. Every dwelling will be a condominium unit of Quarry Trails.

Section 3332.13, R-3 Area District Requirements, to permit single family dwellings not located on 5,000 SF lots.

Section 3332.19, Fronting, to permit single family dwellings to not front on a public street with each dwelling fronting on private streets within Quarry Trails.

Section 3332.27, Rear Yard, to reduce required Rear Yard from 25% of lot area to no % of lot area because the single family dwelling won't be on individual lots (condominiums).

Subarea B: (AR-3, multi-family, 7.41 acres):

Section 3312.29, Parking Space, to reduce the width of parallel parking spaces from 9 feet to 8 feet for parallel parking spaces located on the private streets.

Section 3312.49, Minimum Numbers of Parking Spaces Required, to reduce parking for the apartments from 420 spaces to 412 spaces.

Section 3333.16, Fronting, to permit apartment buildings to not front on a public street with each building fronting on private streets within Quarry Trails.

Section 3333.255, Perimeter Yard, to reduce perimeter yard from 25 feet to zero (0) feet with private streets abutting all sides.

Subarea C: (AR-3, multi-family, 10.69 acres):

Section 3333.03, AR-3 Apartment Residential District Use, to permit a parking lot with the 564 space parking lot to be shared with multi-family uses in Subarea A, commercial uses in Subarea D and the community center in Subarea E.

Section 3312.09, Aisle, to reduce the width of parking lot aisles from 20 feet to 0 feet to permit division of aisles by property lines in Subarea C and D, subject to a 20 foot wide aisle being provided across the Subarea and property lines.

Section 3312.21(A), Landscaping and Screening, to reduce parking lot trees from one (1) per 10 parking spaces to one (1) per 20 parking spaces.

Section 3312.25, Maneuvering, to reduce maneuvering area for surface parking spaces from 20 feet to zero (0) feet due to property lines of Subarea D in the parking lot, subject to applicable total code required maneuvering being provided across subarea and/or property lines.

Section 3312.29, Parking Space, to reduce the width of parallel parking spaces from 9 feet to 8 feet for parallel parking spaces located on the private streets and to reduce the length and/or width of parking spaces with subarea and/or property lines, subject to the total code required width being provided across subarea and/or property lines.

Section 3333.16, Fronting, to permit apartment buildings to not front on a public street with each building fronting on private streets within Quarry Trails.

Section 3333.255, Perimeter Yard, to reduce perimeter yard from 25 feet to five (5) feet.

Subarea D: (CPD. See Z21-011).

Subarea E: (AR-3, Community Center, 1.56 acres):

Section 3333.03, AR-3, Apartment Residential District Use doesn't permit a commercial community center and pool, while a commercial community center and pool is proposed.

Section 3312.49, Minimum Numbers of Parking Spaces Required, to reduce parking for the commercial community center and pool from 49 spaces to 12 spaces.

Section 3332.27, Rear Yard, to reduce required Rear Yard from 25% of lot area to 10% of lot area.

Section 3312.29, Parking Space, to reduce the width of parallel parking spaces from 9 feet to 8 feet for parallel parking spaces located on the private streets.

Subarea F: (AR-3, multi-family, 5.72 acres):

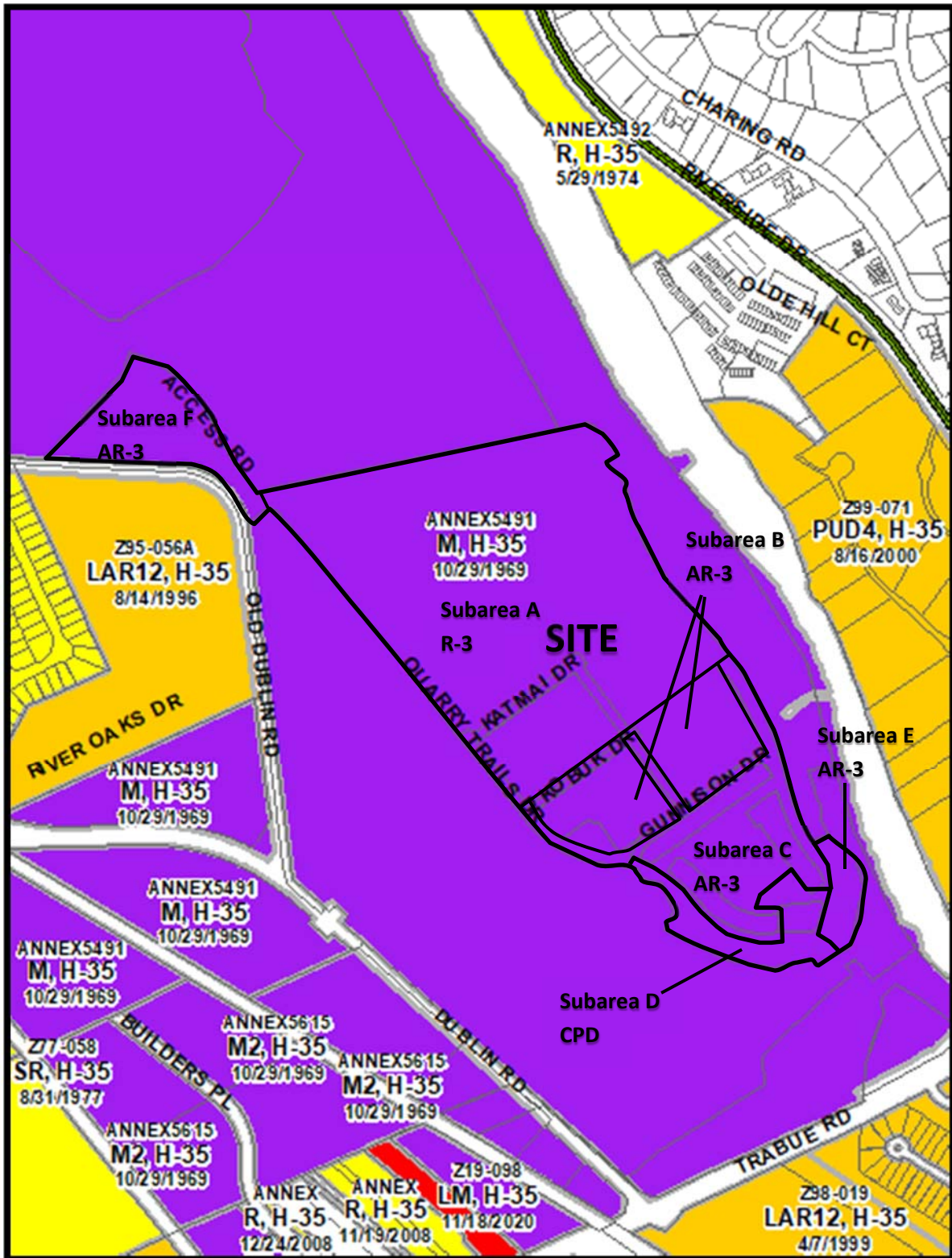
Section 3333.03, AR-3, Apartment Residential District Use, to permit up to 4,000 SF of restaurant and 1,000 SF of seasonal restaurant patio.

Section 3312.29, Parking Space, to reduce the width of parallel parking spaces from 9 feet to 8 feet for parallel parking spaces located on the private streets.

Section 3312.49, Minimum Number of Parking Spaces Required, to reduce parking for 500 dwelling units, 4,000 SF of restaurant and 1,000 SF of restaurant patio from 811 parking spaces to 600 parking spaces.

Section 3333.16, Fronting, to permit apartment buildings to not front on a public street with each building fronting on private streets within Quarry Trails.

Section 3333.255, Perimeter Yard, to reduce perimeter yard from 25 feet to ten (10) feet.



CV21-016*
2400 Old Dublin Rd.
Approximately 66.96 acres
*CV not applicable to CPD District



CV21-016*
2400 Old Dublin Rd.
Approximately 66.96 acres
*CV not applicable to CPD District

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW
(PLEASE PRINT)

Case Number CV21-016

Address 2400 Dublin Road

Group Name West Scioto Area Commission

Meeting Date April 15, 2021

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:

The WSAC met on April 15, 2021 and unanimously approved this application

Vote 8-0

Signature of Authorized Representative Kristen E. McKinley Digitally signed by Kristen E. McKinley
Date: 2021.04.19 12:19:41 -04'00'

Recommending Group Title WSAC

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.

THE CITY OF
COLUMBUS
ANDREW J. GINTHER, MAYOR

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 #: CV21-016

Parties having a 5% or more interest in the project that is the subject of this application.

PAGE 1 OF 2

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) Charles Campisano

of (COMPLETE ADDRESS) Thrive Companies, 842 North 4th Street, Suite 200, Columbus, OH 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 (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)

1. Marble Cliff Canyon, LLC; 842 N 4th St, Ste 200, Columbus, OH 43215; # Cols-based emps: Zero (0) Contact: Charles Campisano, (614) 496-8275	2. Thrive Companies; 842 N 4th St, Ste 200, Columbus, OH 43215; # Cols-based emps: 49 Contact: Charles Campisano, (614) 496-8275
3. QT TH & Flats I, LLC; 842 N 4th St, Ste 200, Columbus, OH 43215; # Cols-based emps: Zero (0) Contact: Charles Campisano, (614) 496-8275	4. QT Apartments 1, LLC; 842 N 4th St, Ste 200, Columbus, OH 43215; # Cols-based emps: Zero (0) Contact: Charles Campisano, (614) 496-8275

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT [Signature]

Sworn to before me and signed in my presence this 30 day of June, in the year 2022

SIGNATURE OF NOTARY PUBLIC [Signature]

My Commission Expires 10/5/25

Notary Seal Here



Leah M. Flanagan
Notary Public, State of Ohio
My Commission Expires 10-05-25

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

THE CITY OF
COLUMBUS
ANDREW J. GINTHER, MAYOR

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 #: CV21-016

Parties having a 5% or more interest in the project that is the subject of this application.

PAGE 2 of 2

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) Charles Campisano

of (COMPLETE ADDRESS) Thrive Companies, 842 North 4th Street, Suite 200, Columbus, OH 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 (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. QT Office I, LLC; 842 N 4th St, Ste 200, Columbus, OH 43215; # Cols-based emps: Zero (0) Contact: Charles Campisano, (614) 496-8275</p>	<p>2. Marble Cliff Community Auth; 842 N 4th St., Ste 200, Col, OH 43215; # Cols based emps: 0, Contact: Charles Campisano, (614) 496-8275</p>
<p>3. QT Homes I, LLC; 842 N 4th St, Ste 200, Columbus, OH 43215; # Cols-based emps: Zero (0) Contact: Charles Campisano, (614) 496-8275</p>	<p>4. -----</p>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT [Signature]

Sworn to before me and signed in my presence this 30 day of June, in the year 2022

SIGNATURE OF NOTARY PUBLIC [Signature]

My Commission Expires 10/5/25



Notary Seal Here
Leah M. Flanagan
Notary Public, State of Ohio
My Commission Expires 10-05-25

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