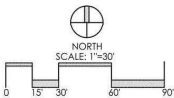




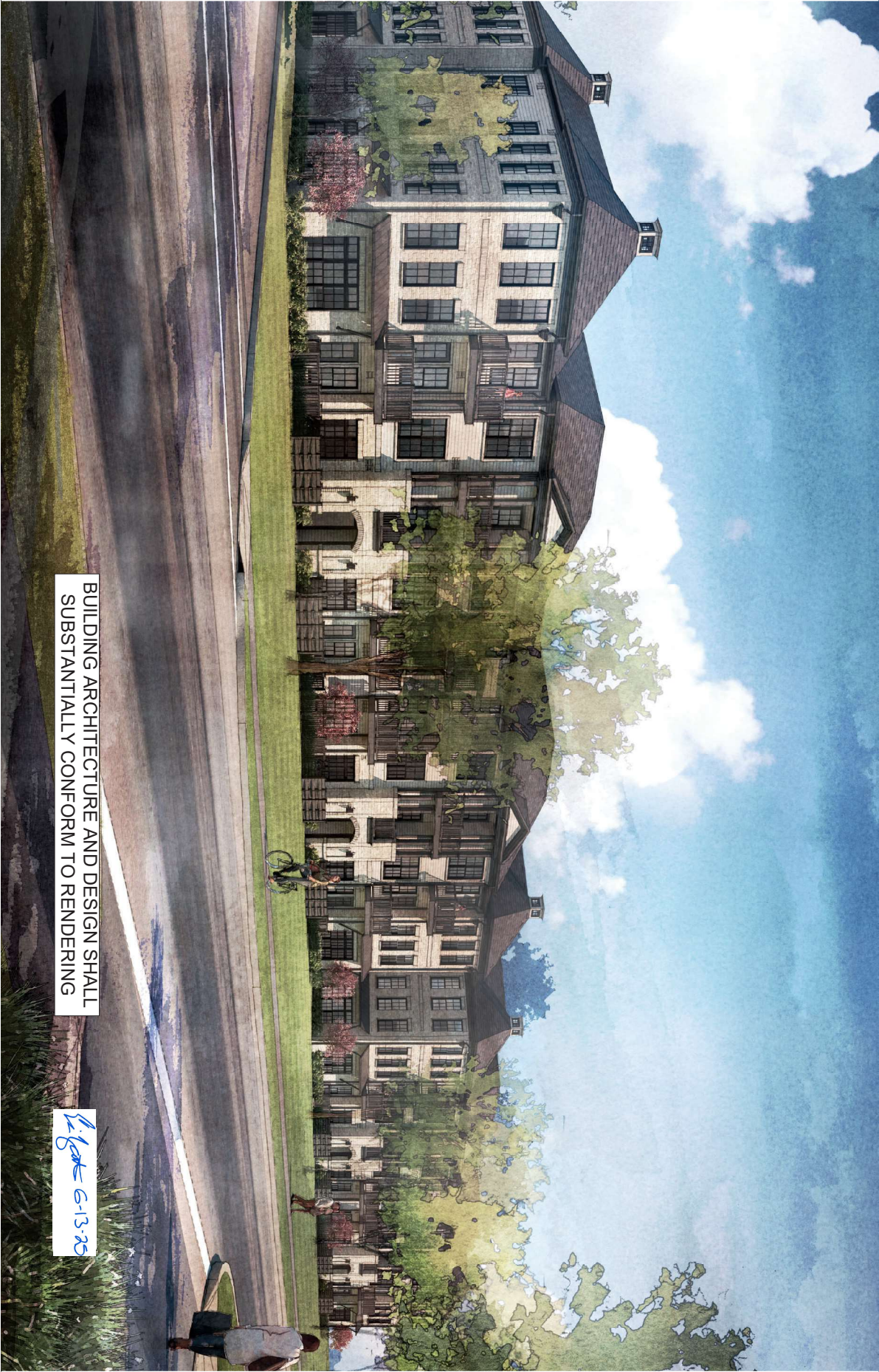
SITE PLAN

SQUARE AT JOHNNIES
PREPARED FOR PREFERRED LIVING
DATE: 5.2.25



Faris Planning & Design
LAND PLANNING LANDSCAPE ARCHITECTURE
4876 Cemetery Road Hilliard, OH 43026
P: 614-487-1164 www.farisplanninganddesign.com

6-13-25



BUILDING ARCHITECTURE AND DESIGN SHALL
SUBSTANTIALLY CONFORM TO RENDERING

1/1/25
6-13-25

BUILDING ELEVATION

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

APPLICATION: CV25-022
Location: 3459 TRABUE RD. (43204), being 4.7± acres located on the south side of Trabue Road, 915± feet west of McKinley Avenue (146-298089 and four others; West Scioto Area Commission).
Pending Zoning: AR-1, Apartment Residential District (H-35).
Proposed Use: Apartment complex.
Applicant(s): Preferred Living; c/o David Hodge, Atty.; 8000 Walton Parkway, Suite 120, New Albany, OH 43054.
Property Owner(s): Angelo Dallas; 6173 Sunny Vale Drive; Columbus, OH 43228.
Planner: Alyssa Saltzman; 614-645-9625; ADSaltzman@columbus.gov

BACKGROUND:

- The Applicant has received a recommendation of approval from Staff and from the Development Commission for a concurrent rezoning request (Z25-010) to the AR-1, Apartment Residential District. The applicant proposes a 126-unit apartment complex. Variances are requested to conform the existing monopole located on the site, and to reduce the width of parking lot screening from four feet to one foot, reduce the required building setback line from 60 feet to five feet, and reduce the width of the required perimeter yard from 25 feet to between one to ten feet. Commitments to develop the site in accordance with the submitted site plan and building elevations are also included in this request.
- North of the site is a self-storage facility in the L-M, Limited Manufacturing District, and single-unit dwellings in the R, Rural district of Norwich Township. East of the site are a proposed multi-unit residential development in the AR-1, Apartment Residential District and a multi-unit residential development in the L-AR-1, Limited Apartment Residential District. West of the site is a single-unit dwelling and a bar in the R, Rural District of Norwich Township.
- The site is within the planning boundaries of the *Trabue Roberts Area Plan* (2011), which recommends “Mixed Use Neighborhood” land uses at this location. The site is also subject to early adoption of *Columbus Citywide Planning Policies* (C2P2) Design Guidelines (2019).
- The site is located within the boundaries of the West Scioto Area Commission, whose recommendation is for approval.
- Staff recognizes that there are practical difficulties with the reduction in the parking lot screening, and the reduction in the building setback and perimeter yard with this request as it is viewed as an expansion of the adjacent apartment complex to the east.

CITY DEPARTMENTS’ RECOMMENDATION: Approval

The proposed 126-unit apartment complex is a continuation of the apartment complex development directly to the east that was approved by Ordinance #3577-2024 (Z23-012) and Ordinance #3570-2024 (CV23-019), respectively. The requested reduction to building setback

and perimeter yard are consistent with the design guidelines in the *Trabue Robert Area Plan* that encourage commercial overlay standards, including reduced building setbacks, aimed at creating a development in a less suburban context.

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

Without the requested variances, the property cannot be efficiently developed as a multi-family residential community, which aligns with the surrounding land uses. The current zoning and setback requirements create impractical site constraints that would significantly reduce the number of viable units, limiting the property's economic potential and beneficial use.

2. Whether the variance is substantial.

Yes No

While the variances involve reductions in building setbacks, perimeter yards, and landscaping requirements, they are not substantial in the context of the surrounding land uses. The proposed adjustments are consistent with the adjacent multi-family developments and are necessary to create a cohesive and functional residential community without negatively impacting neighboring properties.

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

The essential character of the neighborhood will not be substantially altered, as the proposed development is a continuation of the adjacent apartment complex to the east. Additionally, the variances will not cause a substantial detriment to adjoining properties, as the site is bordered by a railroad and a bar to the west and other multi-family developments to the east and south.

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

Yes No

The variances will not adversely affect the delivery of governmental services, as the proposed development will be designed to comply with all applicable infrastructure requirements. Water, sewer, and refuse services will be adequately provided, and no disruptions to public utilities are anticipated.

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

Yes No

The property owner was aware of the existing zoning restrictions at the time of purchase but seeks the variances to facilitate a development that aligns with the surrounding multi-family residential uses. The requested adjustments are necessary to make efficient use of the site while maintaining compatibility with neighboring properties.

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

Yes No

The property owner's predicament cannot be feasibly resolved without the requested variances, as strict adherence to the zoning requirements would severely limit the developable area and reduce the project's viability. The variances allow for a logical site layout that is consistent with adjacent developments while maximizing the property's residential potential.

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

Yes No

Granting the variances aligns with the spirit and intent of the zoning requirements by promoting efficient land use and supporting compatible residential development. Substantial justice will be done, as the variances enable a logical and cohesive extension of the existing multi-family community without causing harm to neighboring properties or the public interest.

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 OF VARIANCES

APPLICATION: CV25-022

Location: 3459 Trabue Road (43204), being 4.7± acres located on the south side of Trabue Road and west of McKinley Avenue (146-298089 and four other parcels; West Scioto Area Commission).

Existing Zoning: CPD (H-60).

Requested Zoning: AR-1 (H-35)

Request: The Applicant proposes development of the site with an apartment complex. The Applicant requests certain companion area variances to allow development of the site with multi-unit residential uses.

Applicant(s): Preferred Living, c/o David Hodge, Atty.; 8000 Walton Parkway, Suite 120; New Albany, OH 43054.

Property Owner(s): Angelo Dallas; 6173 Sunny Vale Drive; Columbus, OH 43228.

Planner: Alyssa Saltzman

Date: May 19, 2025

This statement is submitted in support of the Applicant's request for companion area variances to reduce the minimum building line and minimum perimeter yard.

The 5-parcel property is approximately 4.7 acres in area. The site was rezoned to CPD in 2018, but it has remained undeveloped. The site is currently used for 5 single family residences on bowling alley lots.

The property is located within the boundary of the West Scioto Area Commission. The property is also located within the boundary of the Trabue Robers Area Plan (2011) which recommends Mixed Use (Neighborhood) uses.

The Applicant proposes rezoning the site to the AR-1 zoning district to allow development of the site with multi-unit residential uses. Specifically, the Applicant proposes construction of several apartment buildings and providing approximately 126 dwelling units. The development will also share residential amenities like a club house, pool, and limited garage parking with its sister development adjacent to the east.

The property is impacted by a number of constraints, including the site's irregular shape, which prohibits a typical apartment complex layout. In order to permit development of the property in light of these practical difficulties, the Applicant respectfully requests the following variances:

1. Section 3312.21 - Landscaping and Screening: Reduction of the minimum parking lot perimeter screening landscaped area width from four feet to one foot.
2. Section 3333.18 - Building Lines: Reduction of the minimum building line from 60 feet to five feet.

3. Section 3333.255 - Perimeter Yard: Reduction of the minimum perimeter yard from 25 feet to one foot from the west and south-west property line, five feet from the south property line, and ten feet from the east property line.

4. Section 3333.02 – Permitted use: The Applicant requests a use variance to conform the existing monopole telecommunication antenna use.

City Council may permit a variation in the yard, height or parking requirements of any district only in conjunction with a change in zoning 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.

The proposed development is compatible with existing land uses in the area. To the east and south are multi-family apartment complexes developed by the Applicant, which share a similar character and design. The proposed apartment complex will integrate seamlessly with its sister development, ensuring continuity in architectural style and community amenities.

The requested reduction in the parking lot perimeter screening landscape area is justified as the adjacent property to the west is a railroad. The presence of the railroad eliminates the need for extensive perimeter landscaping, as there are no residential neighbors or sensitive uses that require additional buffering.

The reduction in the minimum building line from 60 feet to five feet aligns with the setback of the sister apartment complex to the east, maintaining a consistent streetscape and development pattern.

The reduced perimeter yard is reasonable given the surrounding land uses. The property to the west contains a bar and a railroad, neither of which require significant setbacks for compatibility. To the south, there are no immediately adjacent residential buildings that would be negatively impacted by a reduced perimeter yard. The east side of the property directly abuts the sister apartment complex, creating a cohesive multi-family residential environment with shared amenities and infrastructure.

The proposed variances will not adversely affect the delivery of governmental services, including water, sewer, and refuse collection. The project will be designed to comply with all applicable service requirements.

The proposed development is consistent with the spirit and intent of the zoning requirements by promoting efficient land use and supporting residential growth in an appropriate location. The variances requested will allow for a well-integrated residential community without causing harm to adjacent properties or public welfare.

Granting these variances will alleviate practical difficulties associated with the existing site constraints. The irregular shape and positioning of the property, combined with the adjacent railroad and bar, limit feasible development options without variances. The requested adjustments allow for an efficient and functional layout while maintaining compatibility with the surrounding

uses. The variances ensure that the project can provide adequate housing density in an area already characterized by multi-family developments, maximizing the site's potential while avoiding unnecessary hardship on the applicant.

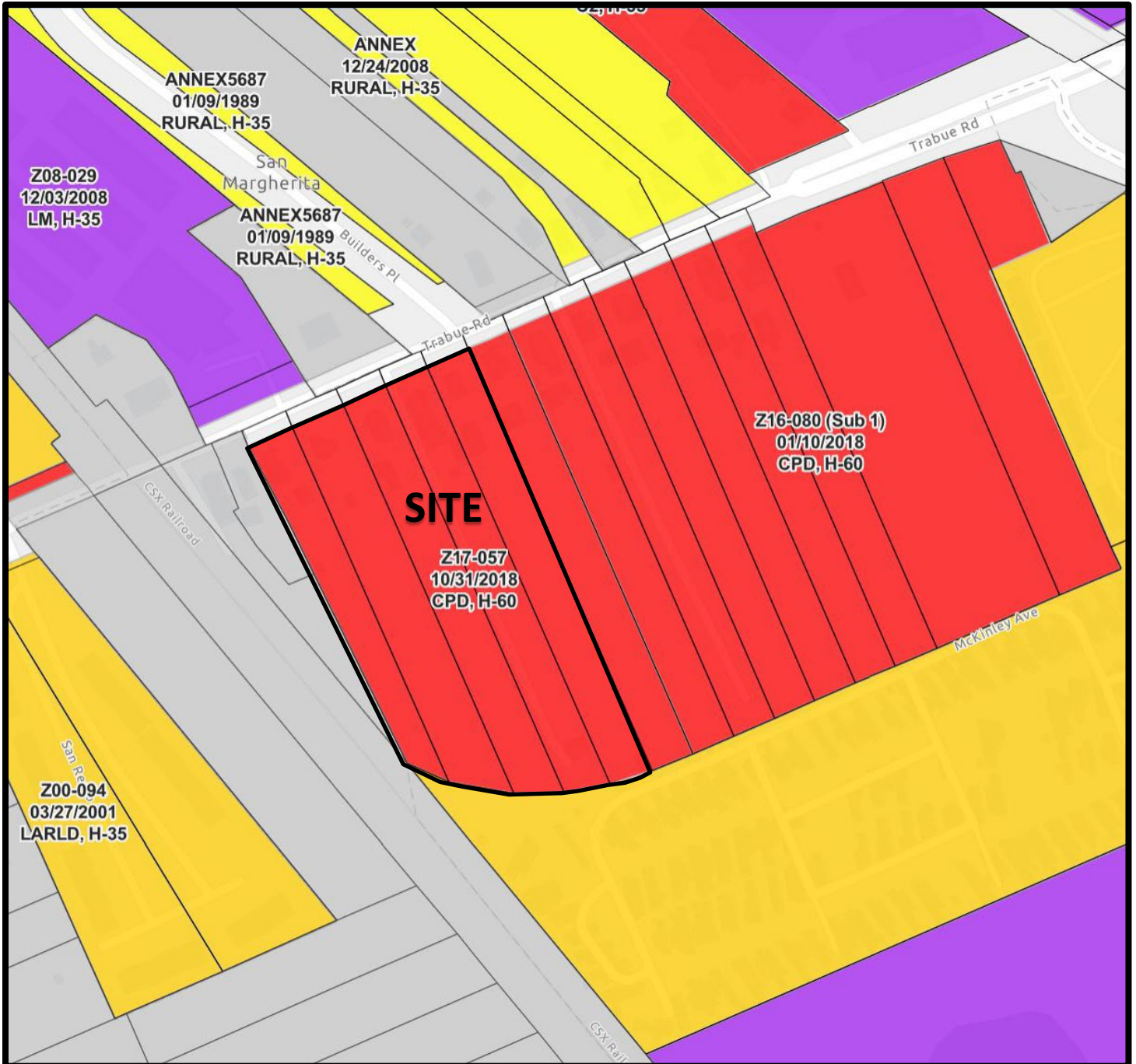
The requested variances are essential to the successful development of the proposed apartment complex and will allow for an efficient and compatible residential community. The variances will not result in substantial detriment to adjacent properties, will not impair public safety or welfare, and will align with the character of the surrounding area. Approval of the variances will facilitate the highest and best use of the site, ensuring that the property is developed in a manner that benefits both future residents and the broader community.

In light of these considerations, the Applicant respectfully requests approval of the variances to enable the construction of a thoughtfully designed residential development that balances regulatory compliance with the practical challenges of the site.

Respectfully submitted,



David Hodge, Attorney for Applicant



CV25-022
3459 TRABUE ROAD (43204)
Approximately 4.7 acres



CV25-022
3459 TRABUE ROAD (43204)
Approximately 4.7 acres

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 / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW
 (PLEASE PRINT)

Case Number Z25-010 and CV25-022

Address 3459 Trabue Road

Group Name West Scioto Area Commission

Meeting Date May 15, 2025

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:

These applications were approved by a vote of 5-3-0. There was a lot of discussion surrounding traffic both volume and pattern. There is still much disappointment that developers have not worked with displaced businesses to keep them in the area and that the projects will not have any retail in them as first suggested. It is, however, noted that two of the businesses that remain in this corridor will both be staying but that the developers developing these projects will own them. Johnnys is already owned by this developer and another developer has reached an agreement with the current owner of Fairweathers that she will be permitted to operate it once it is rebuilt as part of their project. I note, however, businesses where the owner intended to continue to own and operate their business were pushed out of the area, had to find another location (out of the area) and, unfortunately recently discontinued its business operations (ie. Sparanos pizza).

PLEASE SEE PAGE TWO FOR ADDITIONAL COMMENT

Vote 5-3-0

Signature of Authorized Representative Kristen E. McKinley Digitally signed by Kristen E. McKinley
Date: 2025.05.19 11:40:07 -04'00'

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.

Z25-010 and CV 25-022, City recommendation form, page two

The city has been asked repeatedly to help find essential services and other businesses for the West Scioto Area via their networking and connections with developers and business leaders. Unfortunately, the commission has been patently ignored in this matter, and all that we have received is more and more apartments that rely only on the use of cars for residents to access any necessary services or to live in that area.

Lastly, there was concern about whether there will be a roundabout at Trabue and Hague. It was requested that this application be approved with the contingency that city, state, and county agencies provide assurances that there will be no roundabout at this intersection. There will also need to be right in and right out access from this property.

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 #: CV25-022

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. Angelo Dallas 6173 Sunny Vale Drive Columbus, Ohio, 43228 (Zero Columbus-based employees)	2. Preferred Living 750 Communications Parkway, Suite 200 Columbus, Ohio 43214 (70 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 14th day of March, 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.