

STATEMENT OF HARDSHIP

Applicant: MI Homes of Central Ohio
Pulte Group
Homewood Corp
c/o Laura MacGregor Comek, Esq.
Address: 5372 Central College Rd.
Parcel Nos.: 010-237999, et al.
Zoning Districts: NE, NG, NC
Date: November 13, 2015

This Statement is provided in support of the Applicant's rezoning submitted contemporaneous herewith. The rezoning seeks to substitute single-family neighborhood edge lots for the existing single family, alley loaded, neighborhood general lots.

This Council Variance is being sought to vary certain development standards within the TND Code (regulating plan stage):

CCC Sections:

3320.17(b)(8) – to eliminate the code requirement for 1 tot-lot per district.

3320.19(B) (19) and (20) – to eliminate the requirement for garages to be recessed and to allow garages to project a maximum 10 feet forward of the building façade on a maximum 40% of the units built within the site and no homes with garage-forward designs shall be located either on a corner lot or next to another home (side by side) with a garage-forward design. Each home with a garage-forward design shall have a minimum 100 square foot front porch. For garage-forward designs that project less than 6 feet forward of the front façade AND in which the front edge of the porch is at the same plane or forward of the garage, having met the spirit of the TND code, shall have a minimum 70 square foot porch.

3320.19(B)(8) - to increase the percentage of garage frontage /house width permitted on from 40% to 43%.

In addition to the above variances, and with the possibility to be separate in applicability, 3320.19(B) (19) and (20) – all Neighborhood Edge Lots a minimum of 50 feet in width or greater shall require the garage to be setback no more than two feet from the front façade of the building.

Section 3320.13(A)(13), to allow more than fifty (50) percent of any TND project area to be allocated to the Neighborhood Edge District.

The premise of the first variance request is based on the concept for development. MI Homes has developed the Upper Albany West subdivision to the immediate adjacent west of the current Site. This Site is contemplated as an extension of that development, which already contained a large percentage of the alley loaded neighborhood general lots. The market does not support continued development of those lots, but rather, the traditional edge lots. The MI development already has a tot lot within walking distance.

This reality allows for the MI community to extend to this sub area, allowing for more joint uses of the designated green space among the existing TND developments and within the relatively small neighborhood setting.

Contemplated relatively between these developments and the existing large scale TND development immediately south of Central College Road, west of Hamilton Road, there remains a diverse housing stock.

Similarly, the requested variances for development standards are sought to allow for varied housing stock, within the very strict TND confines. These variances have been routinely granted for TND developments. There is no "actual" change to the look for feel of the developments. The variances on standards exist throughout the Upper Albany West development and the Hayden's Crossing subdivisions, and are necessary only to tweak the rigid TND standards.

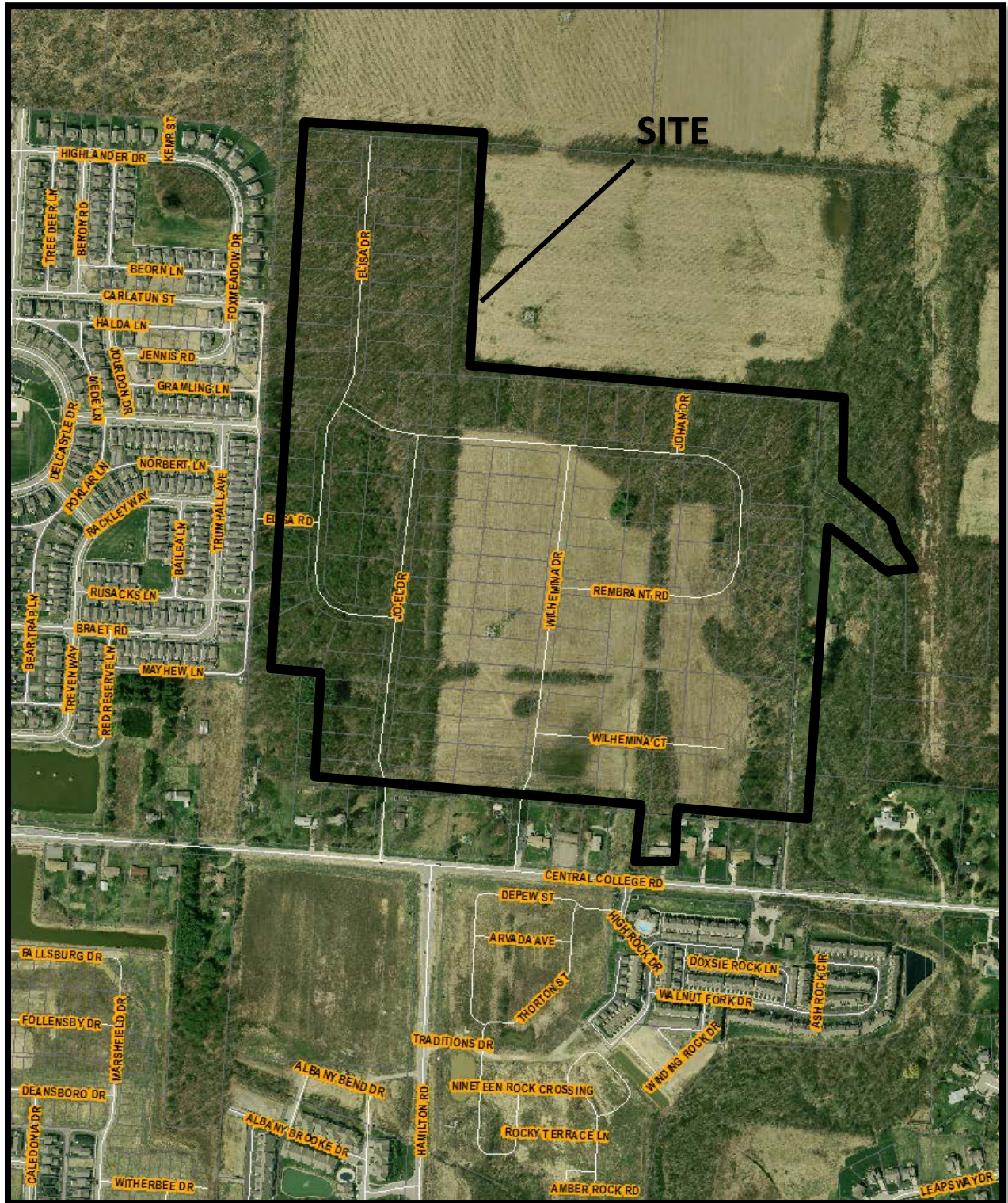
The essential character of this corridor is TND residential. The commercial components of TND are to the south, concentrated around Hamilton Road south of central college. The uses proposed are residential, which is very compatible and reflect diversity of housing stock. The request is in keeping with the general character of the area, has no effect on the delivery of governmental services. There are many parks and greens as civic spaces. As the two developments exist together, having an additional tot lot

For these reasons, the Applicants respectfully request approval of these variances.

Respectfully submitted,



Laura MacGregor Comek, Esq.
300 E Broad St., Ste 450
Columbus, Ohio 43215



.....7J15-03-
5372 Central College Road
Approximately 85.4 acres

RECORD OF PROCEEDINGS

August 20, 2015

6:00 PM
New Albany Village Hall
99 West Main Street, New Albany

I. Call to Order

Meeting opened at approximately 6:13 pm at New Albany Village Hall with the following members present: Steven Studenmund, Dave Paul, Kasey Kist, Dean Swartz, Meera Parthasarathy, Jay Herskowitz, and Mike Chappellear. Mike Chappellear chaired the meeting. Staff members present were Stephen Mayer, City of New Albany; Ben Collins, Plain Township; and Christopher Lohr, City of Columbus.

II. Organization

Mr. Chappellear welcomed the new members, Mr. Studenmund and Mr. Herskowitz, and asked that they introduce themselves to the panel.

Mr. Studenmund introduced himself and his work experience with the Columbus and Franklin County Metroparks.

Mr. Herskowitz introduced himself and his work experience as a municipal engineer.

Mr. Herskowitz made a motion to nominate Mr. Chappellear for the Plain Township co-chair position, seconded by Mr. Kist. The motion passed 7-0.

Mr. Paul made a motion to nominate Ms. Burton for the Columbus co-chair position, seconded by Mr. Swartz. The motion passed 7-0.

Ms. Parthasarathy made a motion to nominate Mr. Swartz for the New Albany co-chair position, seconded by Mr. Kist. The motion passed 7-0.

III. Record of Proceedings

Mr. Swartz made a motion for approval of the June 25, 2015 minutes, seconded by Mr. Paul. Motion passed 4-0-3, with Mr. Studenmund, Ms. Parthasarathy, and Mr. Herskowitz abstaining due to not being present at the June meeting.

IV. Old Business

Mr. Chappellear started discussion about the project at 161 and Hamilton reviewed by the panel in February and March of 2015. The panel in March voted against recommending approval of the rezoning presented. Mr. Chappellear asked for clarification of whether the rezoning had been approved, Mr. Lohr confirmed that the rezoning had passed City Council. Mr. Chappellear asked for confirmation that there had been no speakers at City Council present, besides the applicant. Mr. Lohr confirmed that it was his

understanding that no speakers were present, and Mr. Paul, who was in attendance for the vote confirmed.

V. New Business

5372 Central College Road (Z15-034 & CV15-039):

Review and Action regarding a Columbus application to reconfigure the existing combination of Traditional Neighborhood Development (TND) zoning districts on an 89.4 acre tract located on the north side of Central College Road at Hamilton Road.

<i>Acreage:</i>	85.49 ac
<i>Current Zoning:</i>	Neighborhood Edge (NE), Neighborhood General (NG), Neighborhood Center (NC)
<i>RFBA District:</i>	West Village Neighborhood Center & Neighborhood Center Commercial
<i>Proposed Use/Zoning:</i>	Single Family Residential (NE) & Multifamily (NC)
<i>Applicant(s):</i>	MI Homes of Central Ohio c/o Laura MacGregor Comek
<i>Property Owner(s):</i>	Homewood Corp.

Discussion intentionally deleted to save space

MOTION: To recommend this application for approval.

MOTION BY: Mr. Swartz, seconded by Mr. Paul.

RESULT: Approved 4-3, (Swartz, Parthasarathy, Herskowitz)

VI. Adjournment

With there being no further business, the meeting was adjourned at approximately 7:07 pm.

Council Variance Application

757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.columbus.gov

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PROJECT DISCLOSURE STATEMENT

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.

APPLICATION # CV15-039

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Laura MacGregor Comele, Esq
of (COMPLETE ADDRESS) 200 E Broad St. STE 450 COLS 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
Business or individual's address
Address of corporate headquarters
City, State, Zip
Number of Columbus based employees
Contact name and number

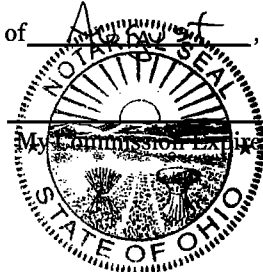
1. <u>M1 Homes of Central Ohio LLC</u> <u>3 Eastern Oval STE 310</u> <u>Columbus, Ohio 43219</u> <u># 70</u>	2. <u>Pulte Group</u> <u>4900 Tuttle Crossing</u> <u>Dublin, Ohio 43016</u> <u># 2025</u>
3. <u>Homewood Corp.</u> <u>2700 E. Dublin Grove Rd</u> <u>Cols, Oh 43231</u> <u>14</u>	4.

Check here if listing additional property owners on a separate page.

SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this 20th day of August, in the year 2015

Marian R. Geer
SIGNATURE OF NOTARY PUBLIC



Notary Seal Here
Marian R. Geer
Notary Public, State of Ohio
My Commission Expires 11-02-18

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

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 checks payable to the Columbus City Treasurer