

500-557 Fin Review 11/17/06 in Progress - JMS

Middle High
 11/17/06

EMHET
 ENGINEERING, ARCHITECTURE & DESIGN
 2000 W. 10th Street, Suite 100
 Lincoln, NE 68502
 Phone: 402.441.1111
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 Website: www.emhet.com

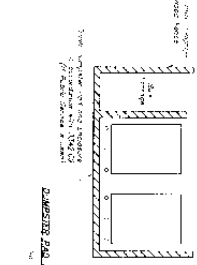
MOUNT CARMEL NURSES HOUSING
 ENGINEERING ARCHITECTURE DESIGN
 SITE PLAN

Date: 11/17/06
 Scale: AS SHOWN

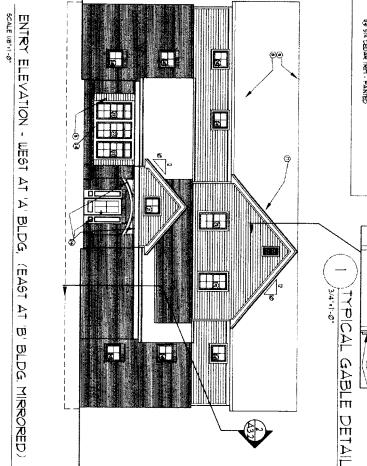
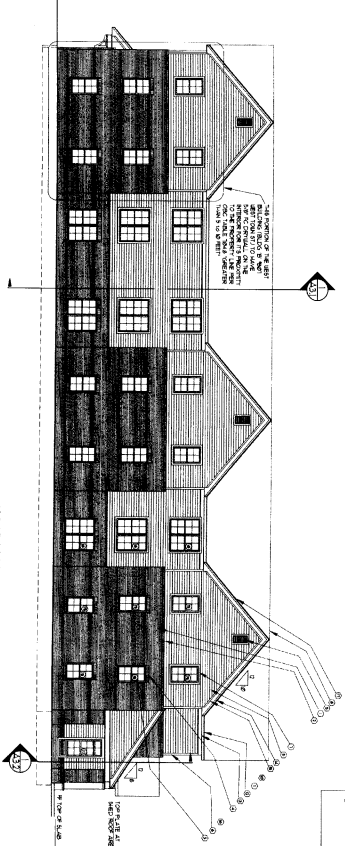
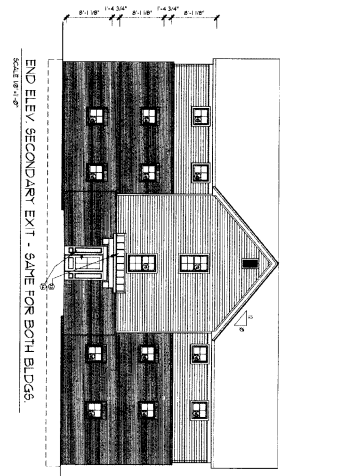
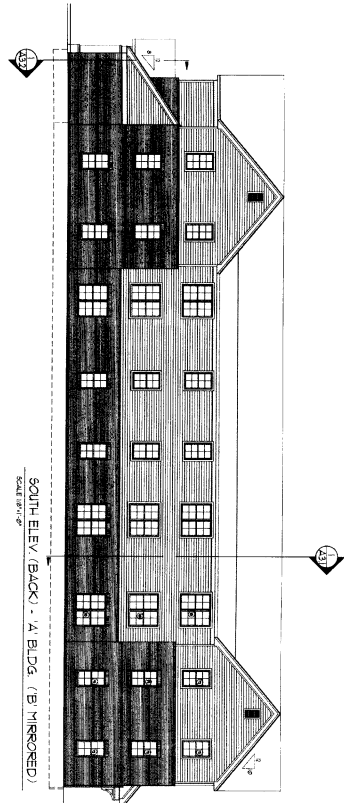


GENERAL NOTES
 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF LINCOLN ZONING ORDINANCES AND THE LINCOLN SUBDIVISION ACT.
 2. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF LINCOLN.
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DIMENSIONS AND SPACING DETAILS
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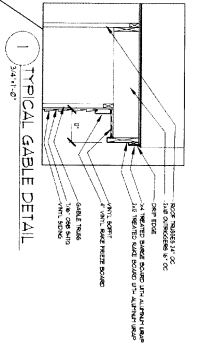


MISCELLANEOUS ELEVATION NOTES

- 1. FINISHES TO BE IDENTIFIED BY THE ARCHITECT.
- 2. MATERIALS TO BE IDENTIFIED BY THE ARCHITECT.
- 3. ALL MATERIALS TO BE IDENTIFIED BY THE ARCHITECT.
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ELEVATION SYMBOLS

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David L. Hood
11/17/06

2 of 2 CV06-057 Final Received 11/17/06 by *framoff*

Michael Kinnick School Apartments
803 & 807 East Town St.
Columbus, Ohio 43222

DATE: 10/17/06
SHEET # 423

Statement of Hardship

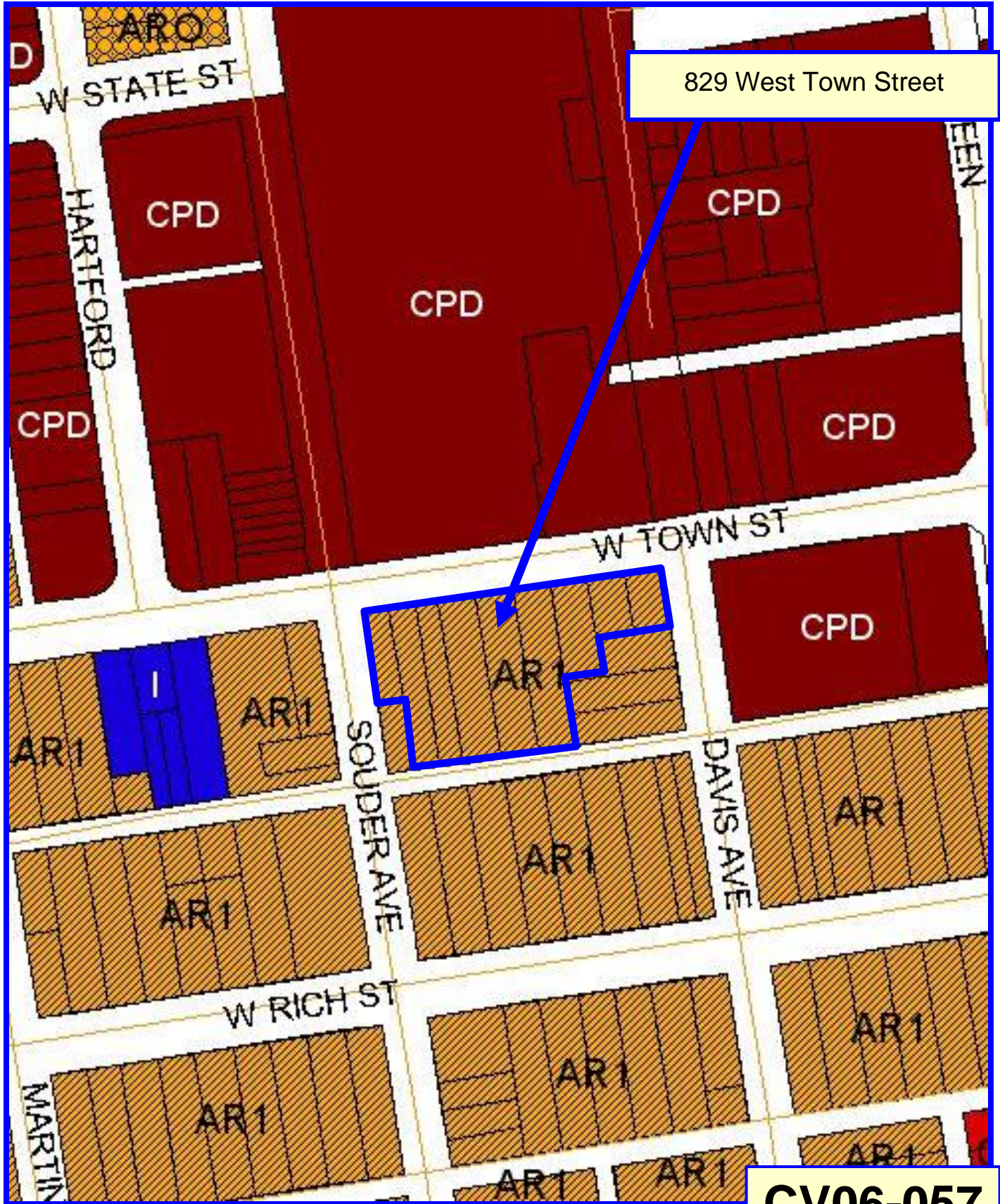
829 West Town Street

Mount Carmel College of Nursing seeks to develop the subject property with two (2) apartment houses to be used for dwelling units for its nursing students. The property is zoned AR-1, Apartment Residential District, which does not permit an apartment complex to be comprised of less than three (3) apartment houses. Columbus City Code Section 3333.02, AR-12, ARLD and AR-1 apartment residential district use, allows one (1) apartment house, or three (3) or more apartment houses (an apartment complex), while the applicant is requesting to develop the property with two (2) apartment houses. Columbus City Code Section 3342.28, Minimum number of parking spaces required, requires the provision of two (2) parking spaces per dwelling unit; the development will be comprised of thirty-six (36) dwelling units that require seventy-two (72) parking spaces, while the applicant is proposing three (3) parking spaces. The property directly to the east is developed with a parking garage in which parking spaces will be provided for occupants of the apartment complex. Columbus City Code Section 3333.18, Building lines, requires a minimum building line of thirty (30') feet, while the applicant is requesting a minimum building line of nineteen (19') feet. The requested variances will not impair an adequate supply of light and air to adjacent properties, unreasonably increase the congestion of public streets, increase the danger of fires, endanger the public safety, unreasonably diminish or impair the public health, safety, comfort, morals, or welfare of the inhabitants of the City of Columbus.

Signature of Applicant: By: David L. Hogg
Donald W. Kelley Assoc.

Date: 11/20/06

Code Sections Varied: 3333.02, AR-12, ARLD and AR-1 apartment residential district use.
3342.28, Minimum number of parking spaces required.
3333.18 Building lines



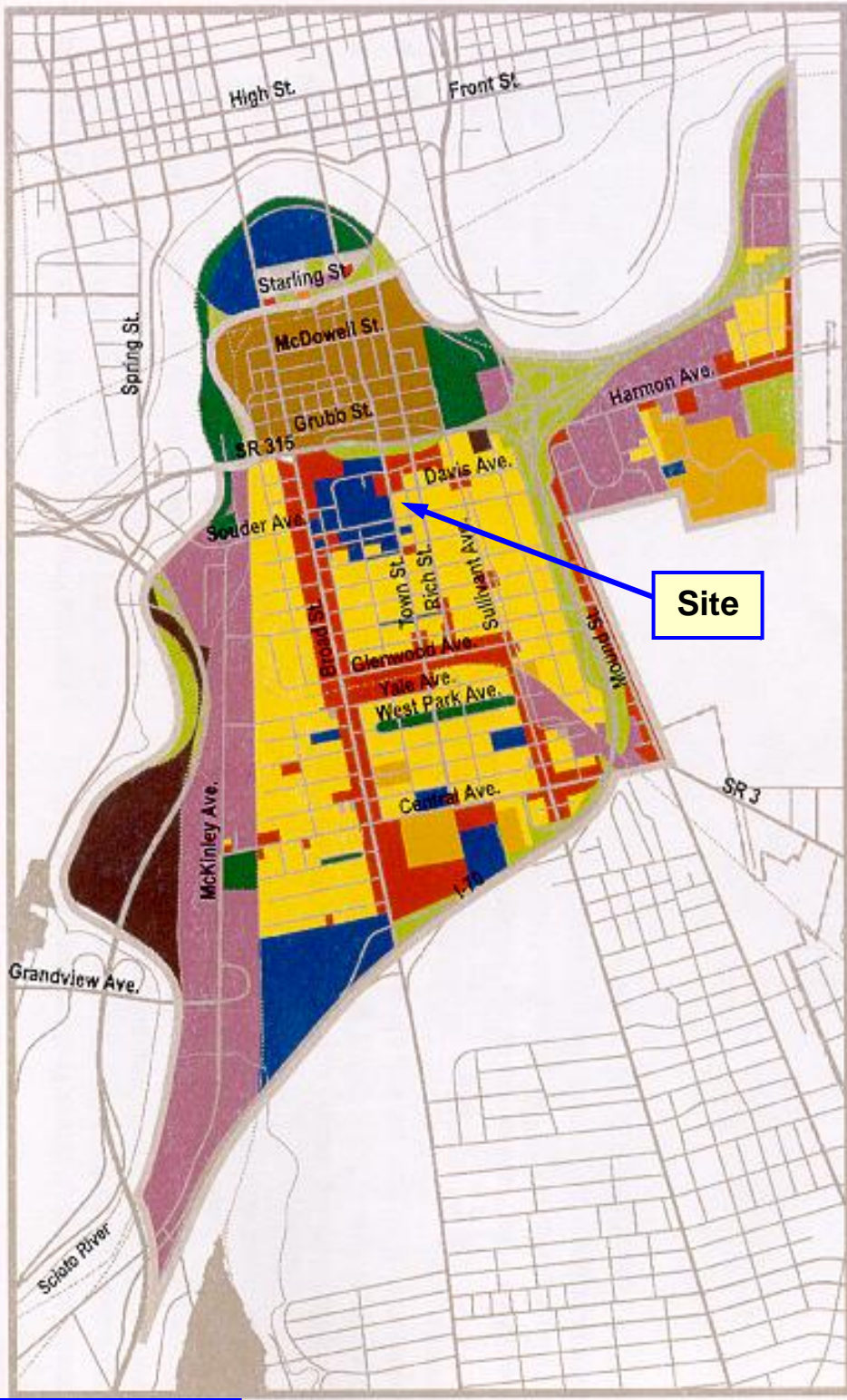
CV06-057



829 West Town Street

CV06-057

LAND USE AND ZONING PROPOSED LAND USE



- Excavation/Quarrying
- Parking
- Mixed Use
- Park/Green Space
- Vacant Land
- Commercial
- Manufacturing
- Institutional
- Single-Family Residential
- Multi-family Residential
- Apartment/Office

PROPOSED LAND USE

CV06-057

LAND USE AND ZONING ISSUES/POLICES/RECOMMENDATIONS

ISSUE
The future growth of Mount Carmel West Medical Center and related facilities.

POLICY
The city and community supports the planned growth of Mount Carmel West Medical Center provided that it is within the agreed-upon boundaries and complements the adjacent neighborhood.

STRATEGIES

- ▶ Support future growth within the boundaries agreed to by Mount Carmel West Medical Center and the Franklinton Area Commission: West Broad Street on the north; Sullivant Avenue on the south; SR 315 on the east; and the first alley west of Hartford Avenue on the west.
- ▶ Screen and landscape parking lots that about existing housing.

ISSUE
Columbus zoning regulations do not require new development/ redevelopment to maintain or replicate the character and land use patterns of the Franklinton community.

POLICY
Apply the concept of traditional neighborhood development to East Franklinton as well as any large redevelopment site within the community.

STRATEGIES

- ▶ Develop a planning overlay for East Franklinton that establishes additional development standards for residential and commercial development.
- ▶ Support development that provides a greater mix of land uses in East Franklinton.
- ▶ Foster collaboration between Columbus Metropolitan Housing Authority, City of Columbus and Franklinton Area Commission on redevelopment of any CMHA site to ensure that it reflects the character and land use patterns within Franklinton.

The Franklinton Plan (2003)

October 16, 2006

Michael D. Holmes
Vice President, Operations
Mount Carmel West
793 West State Street
Columbus, Ohio 43222

Dear Mike:

The Franklinton Area Commission voted on Tuesday, October 10, 2006, to support the Mount Carmel College of Nursing request for a parking variance for student housing to be built .

The FAC motion is as follows:

The Mount Carmel College of Nursing, represented by Smith and Hale, requested support for their variance application on property 829 W. Town St. These variances are in connection with the planned construction of dorm housing for the students at the College of Nursing. Motion made by Adrienne Corbett to support variances as follows:

City Code Section 3342.28 reducing the required number of parking spaces from 72 to 3 parking spaces.

City Code Section 3333.18 reducing the set back on side facing Town St. from 30 ft. to 19 ft.

City Code Section 3333.16 to allow no door access into buildings from Town St.

City Code Section 3333.10 to reduce rear yard set back requirement to what is shown on the plan.

And that Mt. Carmel Hospital provide a letter to the Franklinton Area Commission stating their commitment to provide 60 parking spaces in the Town and Green St. Garage for dorm residents.

Phil Johnson seconded the motion. Motion passed with 11 commissioners voting in favor of the motion. Mike Holmes abstained from voting.

Carol J. Stewart, Chairperson
Franklinton Area Commission
192 South Princeton Avenue
Columbus, Ohio 43223
614-279-9382
cjestewart@aol.com



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.

STATE OF OHIO
 COUNTY OF FRANKLIN

APPLICATION # CV06-057

Being first duly cautioned and sworn (NAME) David L. Hodge / Smith & Hale
 of (COMPLETE ADDRESS) 37 West Broad St., Suite 725, 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
- Business or individual's address
- Address of corporate headquarters
- City, State, Zip
- Number of Columbus based employees
- Contact name and number

If applicable, check here if listing additional parties on a separate page (REQUIRED)

1. Donald W. Kelley Assoc. 250 E. Broad St., Suite 100 Columbus, OH 43215 3 Columbus based employees	2. Mount Carmel College of Nursing 6150 E. Broad St., 3rd Floor Columbus, OH 43215 86 Columbus based employees
3.	4.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 4th day of October, in the year 2006

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

This Project Disclosure Statement expires six months after date of

Notary Seal Here

David L. Hodge
Paula V. Price



PAULA V. PRICE
 Notary Public, State of Ohio
 My Commission Expires 07-13-07