

SITE DATA

TOTAL ACRES	+/- 2.066ACRES
TOTAL UNITS	69 UNITS
DENSITY	+/- 33.4 D.U./AC.
REQUIRED PARKING RESIDENTIAL	105 (1.5 SP/UNIT)
PARKING PROVIDED	113 (1.64 SP/UNIT)
SURFACE	77
GARAGE	36
BICYCLE SPACES	6 (5 REQUIRED)



ILLUSTRATIVE DEVELOPMENT PLAN

FINAL SITE PLAN RECEIVED 10.18.23 Sheet 1 of 1 CV23-088

919 OLD HENDERSON RD

PREPARED FOR PREFERRED LIVING

DATE: 8.3.23

Site Plan 10-18-23



NORTH
SCALE: 1"=20'

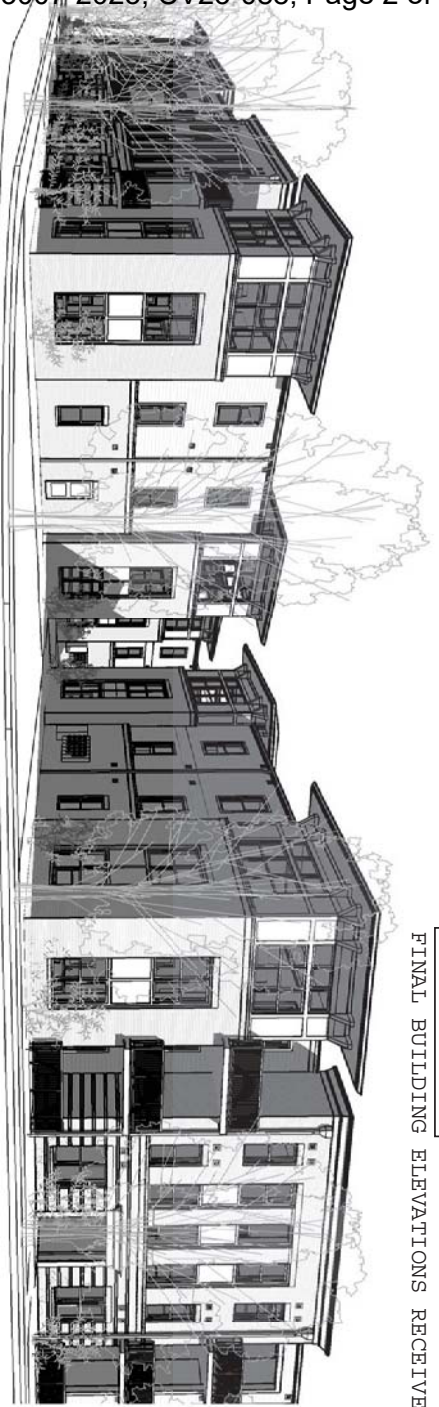


Faris Planning & Design

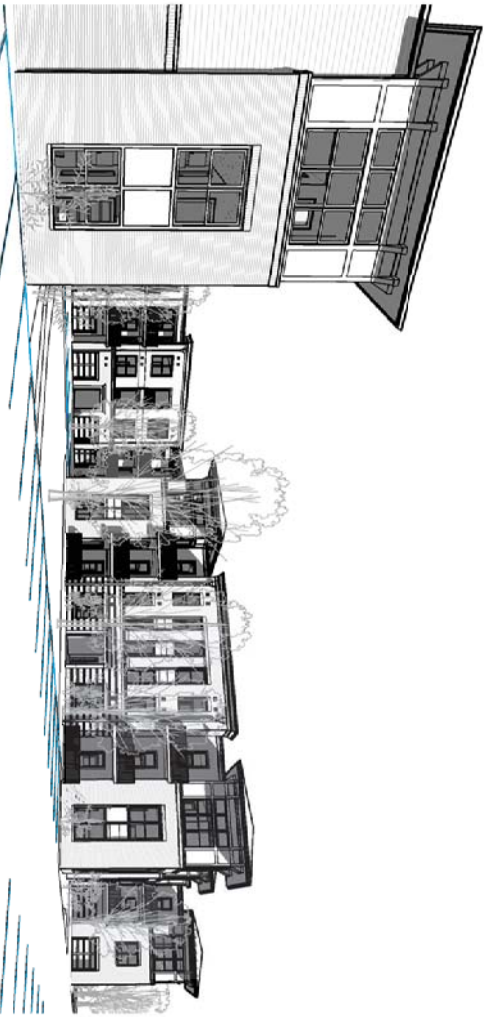
LAND PLANNING LANDSCAPE ARCHITECTURE
4874 Cemetery Hilliard, OH 43024
p (614) 487-1164 www.farisplanninganddesign.com

CONCEPTUAL

FINAL BUILDING ELEVATIONS RECEIVED 10.18.23 Sheet 1 of 1 CV23-088



Corner View to Southeast



View to Northwest



View to Southeast

S. Bruck
10.18.23



PREFERRED LIVING
LIVE WELL

Depot Apartments
919 Old Henderson Road, Columbus, Ohio

05/21/2023



SULLIVAN BRUCK
ARCHITECTS

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STATEMENT IN SUPPORT

Application No.: CV23-088
Location: 919 OLD HENDERSON ROAD (43220), located east of Kenny Road and south of West Henderson Road (010-129788); Northwest Civic Association. (+/-2.066 acres)
Existing Zoning: CPD
Proposed Zoning: AR-1
Proposed Height: H-35
Request: Variances concurrent with rezoning to accommodate planned redevelopment with site plan and architectural commitments.
Proposal: Multi-family residential redevelopment
Applicant(s): Preferred Living
Attorney/Agent: David Hodge, Underhill & Hodge, LLC
Property Owner(s): Infodepot, LLC
Date of Text: September 5, 2023

The Applicant submits this statement in support of its companion council variance application. The site is located east of Kenny Road, south of West Henderson Road, and at the dead end of Old Henderson Road. The site is bordered by City property zoned M-1 on the north across Old Henderson Road, on the west across Midwest Drive, and on the south. The site is bordered on the east by a rail road track.

The site is situated within the boundary of the Northwest Civic Association. The Site is also within the boundary of the Olentangy West Area Plan which recommends warehouse flex uses.

The Applicant proposes development of this property with a multifamily apartment with 69 dwelling units, pool with residential amenity space, and surface and garage parking. The Applicant developed the nearby multifamily residential development known as Luxe 88 and has submitted an application to develop the site adjacent to Luxe 88. Both of those sites are generally located across the street from this proposed site. The intent is to develop all of these sites with complimentary design and amenities.

1. 3333.18 – Building lines – The Applicant requests a variance to reduce the minimum building line from 25 feet to the following: 5 feet from Midwest Drive right of way and 10 feet from the Old Henderson Road right of way. The Applicant also requests a variance from this section to allow above ground hot box/water vault within the building line.
2. 3333.255 – Perimeter yard – The Applicant requests a variance to reduce the minimum perimeter yard from 25 feet to the following: 7 feet along the northwest perimeter, 8 feet along the north perimeter, 2 feet along the east perimeter, and 2 feet along the south perimeter.
3. 3312.27(2) – Parking setback - The Applicant requests a variance to reduce the minimum Old Henderson Road parking setback from 25 feet to 7 feet.

3312.29 – Parking Space. The Applicant requests a variance to reduce the minimum parking space size from 9' x 18' to 9' x 16' for the 15 spaces located along the south perimeter of the site.

The Applicant submits that the requested variances are the result of unusual and practical difficulties due to an irregular shape of lot and other conditions and that such variances will not seriously affect any adjoining property or the general welfare.

The requested variances are to alleviate a practical difficulty due to the property's unique shape. The Site does not have a traditional rectangular shape, so it was difficult to create a layout to achieve the desired density while providing important residential amenities and creating sufficient parking and internal circulation. The solution was to expand the developable area of the site by reducing building lines and perimeter yards. The requested reductions to building line, perimeter yard, and parking space size for a limited number of parking spaces are necessary to ensure that the site may be developed as proposed.

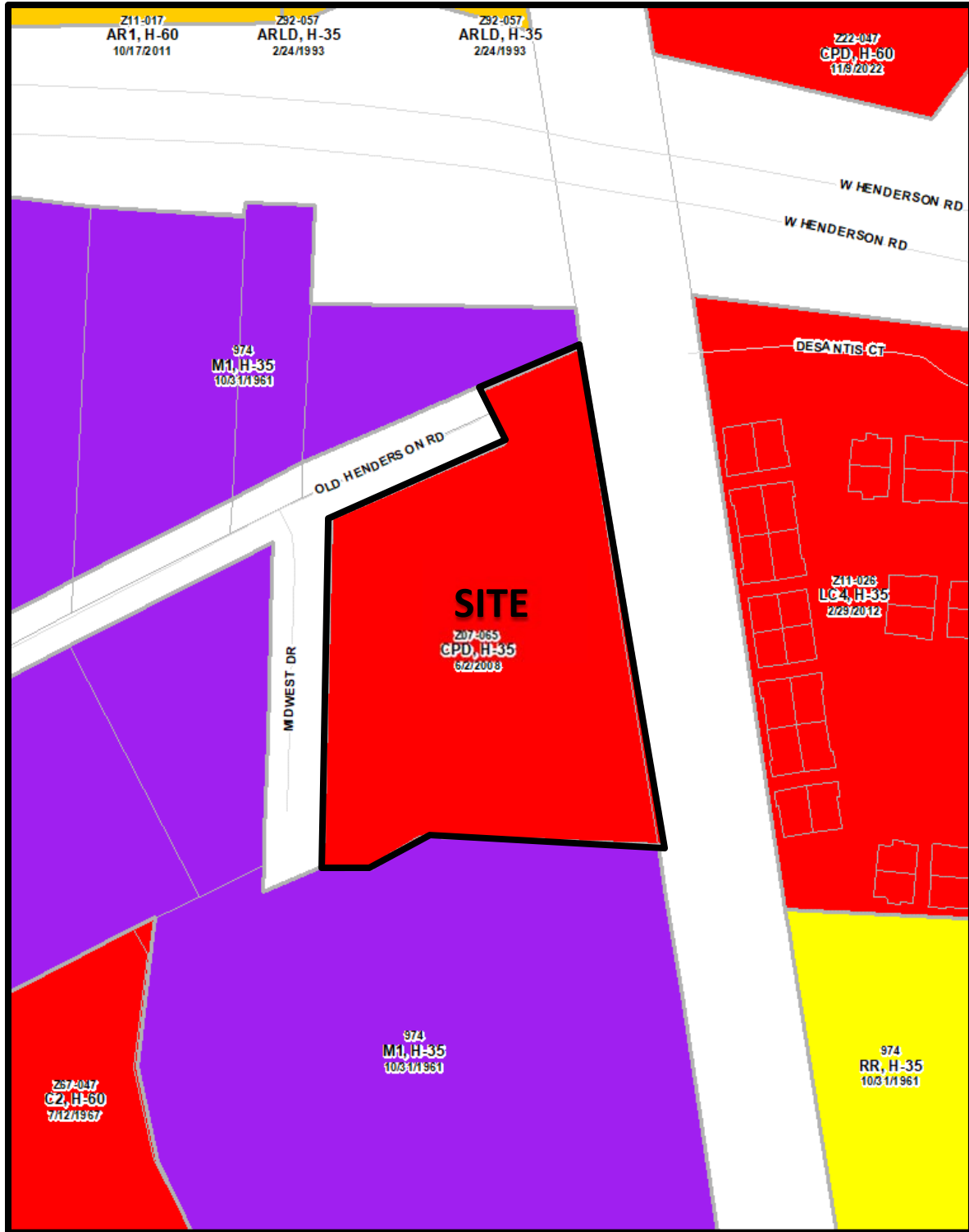
The requested reductions are not significant and are not detrimental to any adjacent properties when viewed in context of the site's surroundings. On the north is a dead end street that stubs into the site. On the west is another dead end street that stubs into the portion of the adjacent property to the south which is used for surface parking. There are no adjacent neighbors to the east because that is a railroad line. Due to these unique circumstances, there are no adjacent neighbors that would suffer any detriment resulting from the requested variances.

The Applicant's goal is to redevelop the site in a manner that is consistent with the quality described by the Plan's development standards. The unusual and practical difficulty in carrying out the zoning district provisions with respect to building line and perimeter yard is a condition which warrants approval of variance concurrent to the rezoning request. Further, the requested variances are not substantial, nor will they cause substantial detriment to the neighborhood nor adjoining properties. The variances will not adversely affect the delivery of governmental services. Applicant respectfully submits that the intent behind the zoning requirements would be observed and substantial justice done by granting the requested variances.

Respectfully Submitted,



David Hodge
Attorney for Applicant



CV23-088
919 Old Henderson Rd.
Approximately 2.07 acres



CV23-088
919 Old Henderson Rd.
Approximately 2.07 acres

Standardized Recommendation Form

DEPARTMENT OF BUILDING
AND ZONING SERVICES

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	<u>Z23-049 / CV23-088</u>
Address	<u>919 OLD HENDERSON RD</u>
Group Name	<u>NORTHWEST CIVIC ASSOCIATION</u>
Meeting Date	<u>6 September 2023</u>
Specify Case Type	<input type="checkbox"/> BZA Variance / Special Permit <input checked="" type="checkbox"/> Council Variance <input checked="" 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:

Both the rezoning and the council variance passed with a 5-1 vote in support of recommendation with the specific requirement that the language of the Council Variance preclude the "decorative" open flames at the entry to the community.

The Trustees did not feel that this was the ideal development for this property but are supportive of additional housing units in the area and are encouraged by the developer's willingness to include 3-bedroom units in the plan.

The Trustees continue to have ongoing concerns about sewer and storm-water overload, specifically in the Knolls neighborhood.

We strongly encourage the developer to keep NWCA apprised of details as final decisions are made.

Vote	<u>5-1 in support</u>
Signature of Authorized Representative	<u>Monica Tuttle</u> <small>Digitally signed by Monica Tuttle DN: cn=Monica Tuttle, o=Northwest Civic Association, ou, email=NWCAZoning@gmail.com, c=US Date: 2023.10.06 15:39:07 -0400</small>
Recommending Group Title	<u>Northwest Civic Association (NWCA)</u>
Daytime Phone Number	<u>614-565-2407</u>

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.

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 #: CV23-088_____

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. Infodepot LLC 919 Old Henderson Road Columbus, Ohio 43220</p>	<p>2. Preferred Living 750 Communications Parkway, Suite 200 Columbus, Ohio 43214</p>
<p>3.</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 4th day of August, in the year 2023

SIGNATURE OF NOTARY PUBLIC *[Signature]* 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 the date of notarization.