

SITE DATA

Gross Site Area: ± 34.4 ac.
 Right-of-way Dedication: ± 0.6 ac.
 Net Site Area: ± 33.8 ac.
 Total Residential: 410 d.u.
 Total Commercial: 20,000 sq ft. min; 30,000 sq ft. max.
 Gross Density: ± 11.9 du/ac.
 Total Open Space: ± 8.3 ac (24.1%)

Subarea A: Multifamily Residential
 Site Area: ± 15.0 ac.
 Open Space: ± 3.0 ac.
 Multifamily Residential: 274 du.
 Net Density: ± 17.1 du/ac.

Parking Provided: 411 spaces

*Includes surface, private on-street, unit garages, and unit garage stacking spaces
 Shared Commercial/ Residential Parking Areas: 103 spaces

Subarea B: CPD
 Site Area: ± 1.3 ac.
 Open Space: ± 0.0 ac.
 Restaurant: 5,000 sq ft. min.
 Multifamily Residential: 38 units

Parking Provided: 20 spaces

*103 parking spaces to be shared within Subarea A surface and private on-street. Shared parking areas shall be designated with signage (see typical control sign samples on sheet)

Subarea C: CPD
 Site Area: ± 4.0 ac.
 Open Space: ± 1.1 ac.
 Multifamily Residential: 16 du

Building A: Restaurant: 5,469 sq ft.
 Office/Gym/Retail: 6,349 sq ft.
 Building B: Patio: 1,645 sq ft.
 Retail: 3,000 sq ft.

Parking Provided: 78 spaces

Subarea D: Residential
 Site Area: ± 13.1 ac.
 Open Space: ± 4.2 ac.
 Attached Single Family: 82 units
 Net Density: ± 6.3 du/ac.

Parking Provided: 164 spaces
 Residential Garage Spaces: 164 spaces
 On Street Parking: 238 spaces
 Total Provided: 238 spaces

NOTE FOR SUBAREAS A & D
 FOR BUILDING FRONTS ALONG PRIVATE STREETS, A BUILD TO LINE SHALL BE 15' FROM A PARKING LANE CURB, OR 23' FROM A DRIVE LANE CURB. SEE CONCEPTUAL SECTIONS FOR MORE DETAIL.
 ATTACHED RESIDENTIAL UNITS SHALL BE PERMITTED TO STEP BACK FROM THE BUILD TO LINE IN INCREMENTS OF 5' UP TO A MAXIMUM OF 10'.



TYPICAL PARKING CONTROL SIGNAGE FOR DISTRICT A AND B SHARED PARKING AREAS AND REAR PARKING COURTS. N.T.S.



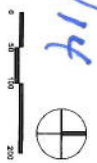
PRELIMINARY DEVELOPMENT PLAN

West New Albany Road and Central College Road | COLUMBUS, OHIO

FOR MASTER PLANNING PURPOSES ONLY. MAY CHANGE WITH FINAL ENGINEERING.

Michael J. Danner 4/14/14

213-055 + CV13-039
 Final Received 4/14/14



DOFC

**STATEMENT OF HARDSHIP
6106 CENTRAL COLLEGE ROAD**

This Statement of Hardship is submitted in support of Applicant's Council Variance Application. The variances are necessary for the residential and commercial development of 6106 Central College Road. Applicant herein requests the following variances:

-Subarea A:

Development standard variance from CCC § 3333.255 (perimeter yard) to reduce the minimum perimeter yard between Subarea A and Subarea B to zero feet should those subareas develop as separate lots/parcels.

Development standard variance from CCC § 3333.18 (building lines and parking setback 3312.27) to allow a reduction of the building and parking setbacks from New Albany Road West to 0 feet.

Development standard variance from 3312.25 to permit parking lot maneuverability over property line.

Development standard variance of CCC §3312.29 to reduce parallel parking size to 8 ft. by 22 ft.

-Subarea B:

Use variance from CCC § 3356.03 (C-4 district use) to allow the development of ground floor dwelling units.

-Subarea C:

Use variance from CCC § 3356.03 (C-4 district use) to allow the development of ground floor dwelling units.

The subject property site ("Site") is located at the north-west and north-east corners of the intersection of Central College Road and New Albany Road West. All of the parcels are currently zoned CPD, Commercial Planned Development. The site is located within the Rocky Fork-Blacklick Accord

The Site is 34.5 +/- acres. Subarea A is 16.8 +/- acres and is vacant. Subarea B is 1.3 +/- acres and contains a single family residence and an accessory structure. Subarea C is 4.0 +/- acres and is vacant. Subarea D is 13.1 +/- acres and contains a single family residence.

Applicant is seeking to rezone the Site to allow the development of multi-family residential in

Subarea A, mixed use (neighborhood commercial and multi-family residential) in Subarea B, mixed use (neighborhood commercial and multi-family residential) in Subarea C, and attached single-family residential in Subarea D.

Applicant is requesting a use variance from CCC § 3356.03 (C-4 district use) in Subarea B and Subarea C to allow the development of ground floor dwelling units. In order to promote a truly mixed commercial and residential development, the Applicant will need the flexibility to develop dwelling units on the ground floor. This will make the project stand out as a unique mixed-use development consistent with the development goals of the Rocky Fork-Blacklick Accord.

Applicant is requesting a development standard variance from CCC § 3333.255 (perimeter yard) in Subarea A to reduce the minimum perimeter yard on the east boundary, between Subarea A and Subarea B, to 0 feet. The perimeter yard variance is necessary to allow the Applicant the flexibility to develop Subarea A and Subarea B as separate lots/parcels.

Applicant is requesting a development standard variance from CCC § 3333.18 (building lines) to allow a reduction of the building and parking setbacks from New Albany Road West to 0 feet. The reduced setback from New Albany Road will allow Subarea A's setback to closely align with the setbacks of Subarea B and Subarea C along the New Albany Road West corridor and promote uniformity.

The Applicant is requesting a parking maneuvering variance to CCC§ 3312.25 in Subarea A to permit maneuverability over property lines.

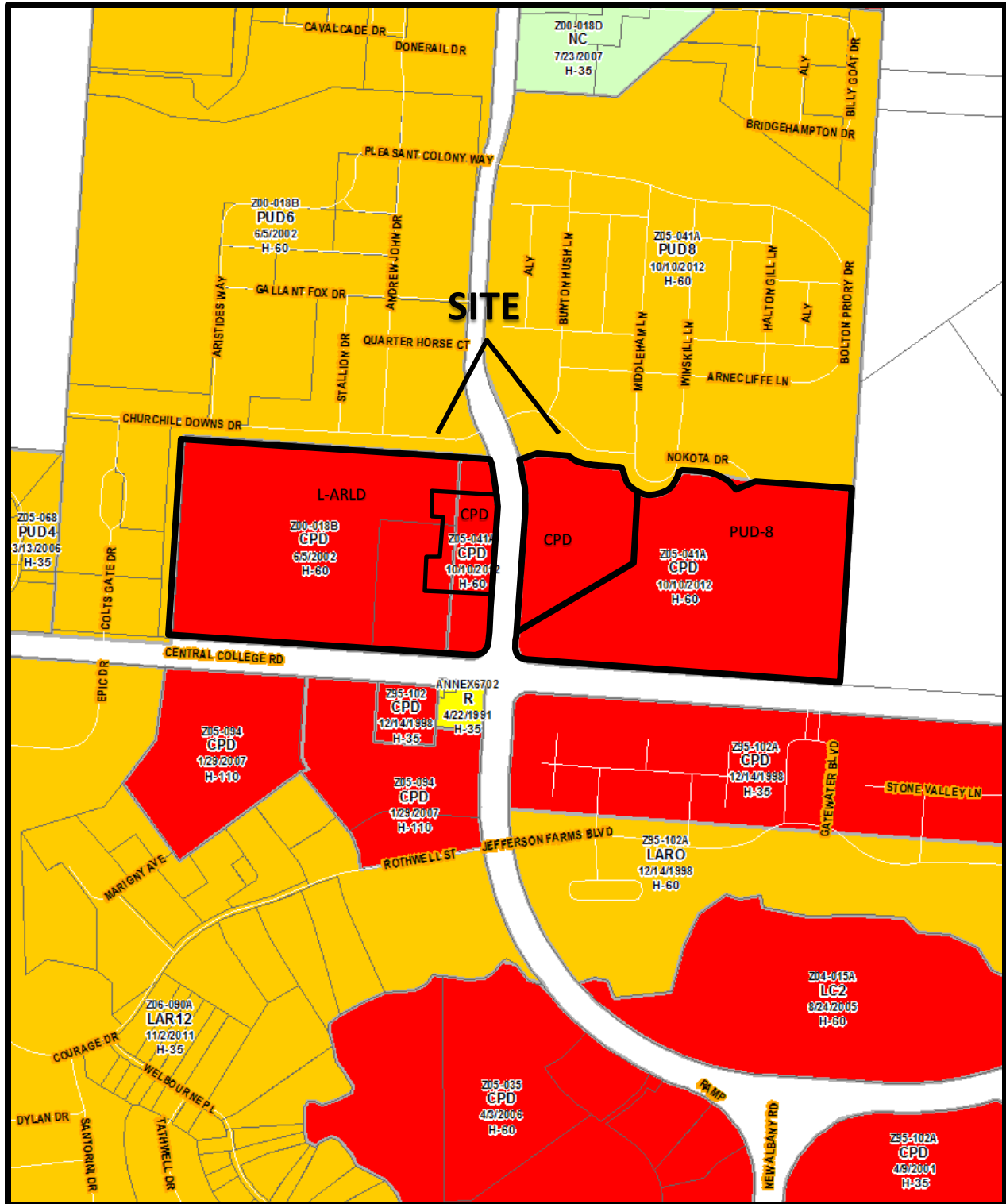
Finally Applicant is requesting a parking space size variance to CCC § 3312.29 to permit parallel parking spaces on private streets to be 8 ft. by 22 ft. for Subareas A.

For the reasons stated above, Applicant respectfully requests approval of the requested Council Variances.

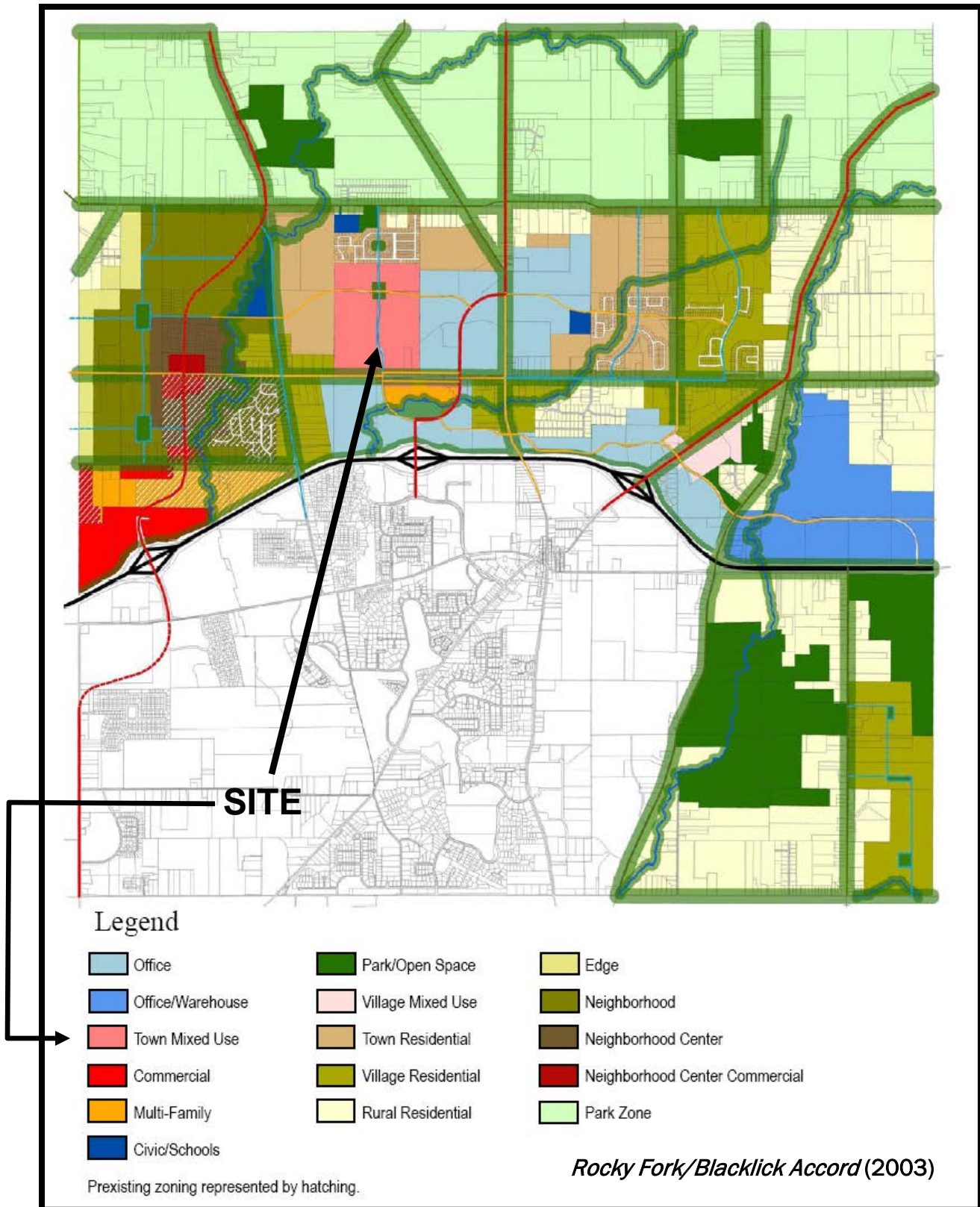
Respectfully Submitted,



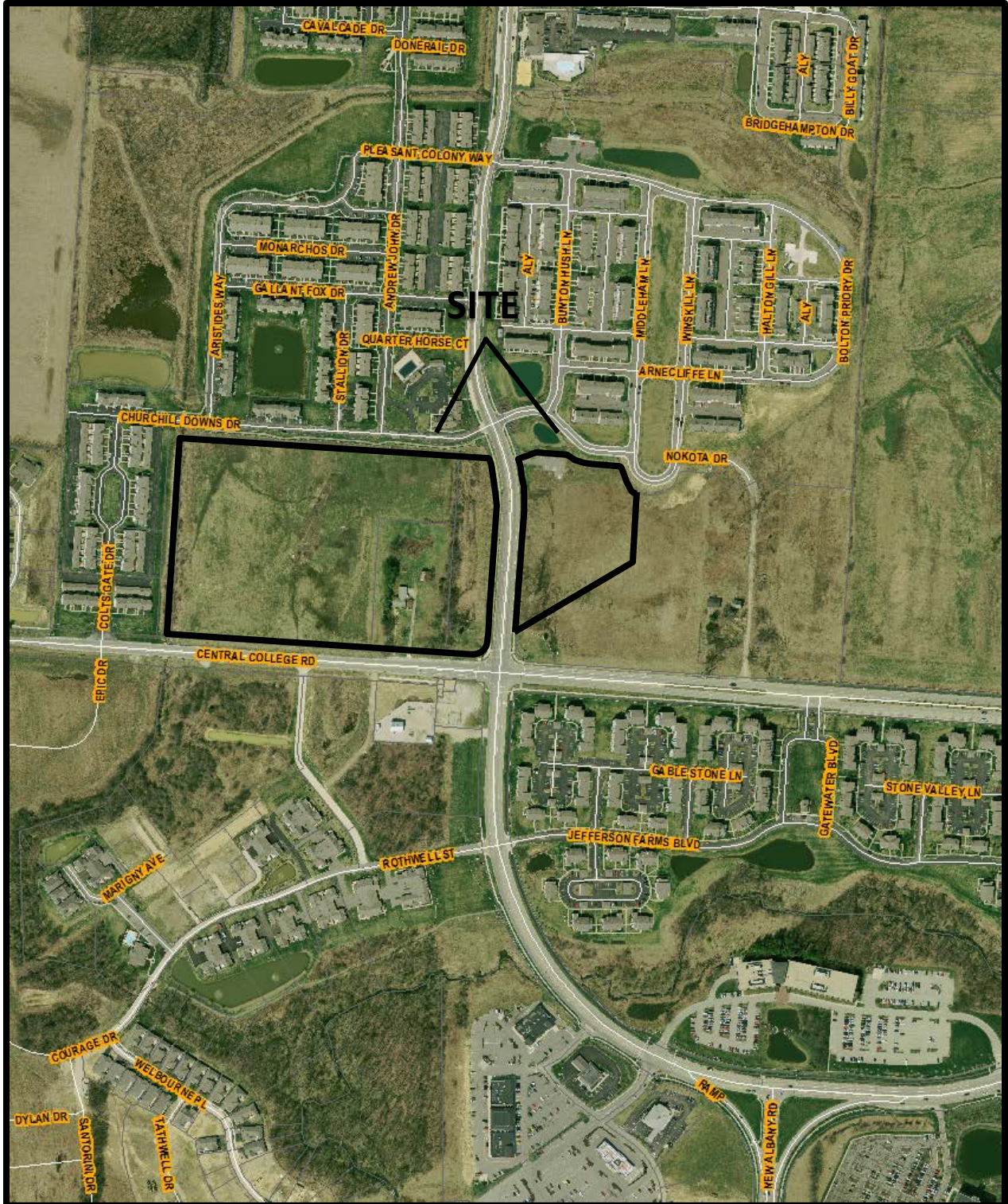
Michael T. Shannon
Attorney for Applicant



7J13-0' -
6106 Central College Road
Approximately 8.5 acres



CV13-039
6106 Central College Road
Approximately 21.3 acres



CV13-039
6106 Central College Road
Approximately 21.3 acres
Request: First-floor residential in CPD &
reduced setbacks/perimeter yard in L-ARLD

RECORD OF PROCEEDINGS

November 21, 2013

7:00 PM
 New Albany Village Hall
 99 West Main Street, New Albany

I. Call to Order

Meeting opened at approximately 7:00 pm at New Albany Village Hall with the following members present: Don Ballard, Doug Burnip (7:25), Gary Schmidt, Meera Parthasarathy, Mike Chappellear, Rich Kight and Ron Lachey. Mr. Ballard chaired the meeting. Staff members present were Christine Palmer, Stephen Mayer, Cindy Powell, and Mary Fee.

II. Record of Proceedings

MOTION: To approve the October 17, 2013 minutes.

MOTION BY: Mr. Lachey, seconded by Mr. Kight

RESULT: 4-0-2 (Mr. Schmidt and Ms. Parthasarathy Abstained, Mr. Burnip – Not present yet)

III. Old Business

IV. Cases/Public Hearings

1. Z13-055: 6106 CENTRAL COLLEGE ROAD

(northeast and northwest corners of Central College and New Albany Rd W intersection)

Review and Action regarding a Columbus application to rezone approximately 34.5 acres within the Town Mixed Use District Village from CPD to ARLD, Apartment Residential, CPD, Commercial Planned Development and PUD-8, Planned Unit Development

Proposed Use:

SUB-AREA	REQUESTED ZONING	USE TYPE
A	<i>ARLD, Apartment Residential</i>	<i>Multifamily</i>
B	<i>CPD, Commercial Planned Development</i>	<i>Neighborhood Commercial with Multifamily</i>
C	<i>CPD, Commercial Planned Development</i>	<i>Neighborhood Commercial with Multifamily</i>
D	<i>PUD-8, Planned Unit Development</i>	<i>Attached or Detached Single-Family</i>

Applicant: Lifestyle Communities; c/o Michael T Shannon, Esq. Crabbe, Brown & James, LLP

Staff Presentation: Christine Palmer presented a PowerPoint presentation with the updates to the conceptual site plan and elevations. Ms. Palmer noted that the Transportation Division has a concern about the angled parking on New Albany Rd W and would prefer parallel parking. She also noted that the applicant will present a revised park space at the northeast corner of New Albany and Central College.

Application Presentation & Panel Discussion: Mr. Michael Shannon, attorney for the applicant, provided an overview on the status of the proposal, noting that Columbus Building and Zoning Services indicated to him that the zoning text will need to be revised to be more objective, but that the panel could still vote on the proposal and add the condition that their approval is contingent on staff approval of the zoning text revisions.

Chase Miller, Lifestyles Communities representative, provided an overview of the updates to the proposal.

Mr. Kight asked the applicant about the vinyl material used in the back of the buildings. Mr. Miller indicated that it is a 6 ½" beaded vinyl plank; colors are broken up to create interest.

Mr. Lachey asked the applicant about slowing the traffic on New Albany Rd W. Mr. Miller indicated that they meetings they've had with Transportation that design will help this.

Mr. Lachey asked Ms. Palmer about the Transportation's concern about angled parking on New Albany Rd W. Ms. Palmer indicated that conflicts arising from backing out into traffic are their concern and that parallel parking improves visibility to minimize the potential for conflicts.

Mr. Miller reviewed the auto court parking configurations and landscaping. Mr. Chappellear asked the applicant about the availability of water for the trees in the court. Mr. Miller indicated that Rick Fay from OHM will go into detail about the landscaping later. Ms. Parthasarathy felt there was too much pavement and too little outdoor space. Mr. Miller indicated that they goal was to create an urban style design.

Mr. Miller presented the reconfigured park at the northeast corner of Central College and New Albany Rd W. Mr. Chappellear inquired about the 2 units that were previously taken out of the site plan by the park. Mr. Miller indicated that they provide something more vertical to focus toward versus the garages. Mr. Chappellear suggested that the applicant rotate the living space of the 2 units to eliminate some of the paving. Mr. Miller indicated they would look into rotating the living areas. Mr. Schmidt suggested that the road circling the 2 units is not needed. Mr. Miller indicated that they would look into moving the road.

Mr. Kight asked for clarification of the status of Central College Road – an arterial or collector. Mr. Chappellear asked if there should be limited access on Central College. Mr. Shannon indicated that the Transportation has requested that the applicant to do a traffic access study. Mr. Schmidt inquired about the possibility of the traffic study significantly changing the plan. Mr. Miller indicated that they don't expect the study to change the plan significantly since the roads were designed for a more intense use. Mr. Sudy indicated that the Rocky Fork – Blacklick Accord Plan historically planned that that storefronts would be fronting on Central College, therefore not creating a limited access road. The curb-cuts help to create grid pattern of streets and speeds could be lowered with the increased access points.

Mr. Kight asked about the whether the access points on Central College near New Albany Road would be right in/right out. Mr. Sudy indicated that the access study will determine this.

Mr. Ballard indicated concern about potential cut-through traffic.

Mr. Schmidt asked for clarification on the angled parking along New Albany. Mr. Sudy indicated that they could base their approval for either option (angled or parallel).

Mr. Schmidt asked for clarification on whether there will be detached units on the east site. Mr. Miller indicated that the PUD8 will allow them to be built. It's not certain if they will be built.

Mr. Chappellear recommended that the applicant make building B in Subarea C in an L-shape to better finish out the intersection streetscape.

Rick Fay of OHM provided an overview of the landscaping plan.

Mr. Schmidt indicated that irrigation will be important, especially for the auto court landscaping.

Ms. Palmer reviewed the "no's" on the checklist.

Panelist discussed how additional open space could be created on the western site. Mr. Shannon stressed the usability of the setback along Central College and suggested switching "the setback may include additional

passive recreational amenities” to “...shall include...” in the last paragraph on page 2.

MOTION: To recommend approval subject to staff’s conclusion that the traffic study does not significantly alter the site plan and subject to staff’s conclusion that the modified development text does not significantly alter the plan.

MOTION BY: Mr. Kight, seconded by Mr. Lachey

RESULT: Approval (6-1)

V. New Business

A. Elections of Chairs that will run through June 2014.

a. Columbus

MOTION: To elect Mr. Schmidt as chair.

MOTION BY: Mr. Kight, seconded by Mr. Chappellear

RESULT: Approval (6-0-1, Mr. Schmidt abstention)

b. New Albany

MOTION: To elect Mr. Swartz as chair.

MOTION BY: Mr. Ballard, seconded by Mr. Burnip

RESULT: Approval (7-0)

c. Plain Township

MOTION: To elect Mr. Lachey as chair.

MOTION BY: Mr. Ballard, seconded by Mr. Lachey

RESULT: Approval (7-0)

B. Ms. Palmer asked the panel if they would like to consider an earlier meeting time or if everyone preferred leaving the time as is.

MOTION: To recommend changing the meeting time to 6:00pm.

RESULT: Approval (7-0)

VI. Adjournment

With there being no further business, the meeting was adjourned at approximately 9:10 pm.



COUNCIL VARIANCE APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services
 757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

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 # CV13-039

STATE OF OHIO
 COUNTY OF FRANKLIN

Being first duly cautioned and sworn [NAME] Michael T. Shannon

Of [COMPLETE ADDRESS] 500 S. Front St., Ste. 1200, Columbus, Ohio 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 formats

- 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. Lifestyle Communities, Ltd. 230 West St. Columbus, Ohio 43215 250 Anthony Lococo (614.918.2000)	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Michael T. Shannon

Subscribed to me in my presence and before me this 16th day of April, in the year 2014

SIGNATURE OF NOTARY PUBLIC

Carol A. Stewart

My Commission Expires:

CAROL A. STEWART
 NOTARY PUBLIC, STATE OF OHIO
 MY COMMISSION EXPIRES 06/28/2014



This Project Disclosure Statement expires six months after 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 all checks payable to the Columbus City Treasurer