

1 SITE PLAN
A0.01 1/16" = 1'-0"

9-8-22

CV22-013; Final Received 9/15/2022; Page 1 of 4

NEW PROPOSED MULTI-FAMILY DEVELOPMENT

BUILDING FOOTPRINT: 11,637 SF
 10 MODULES, 26' x 42'
 48 UNITS: UNIT MIX (10) 2BD [1 TYPE A], (20) 1B, (18) S
 53 PARKING SPACES

GENERAL NOTES

1. ALL DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT. WHO RESERVES COPYRIGHT WITH RESPECT TO THIS DOCUMENT. THIS DOCUMENT SHALL NOT BE DUPLICATED, USED OR CIRCULATED FOR ANY OTHER PURPOSE THAN THAT FOR WHICH IT IS ISSUED.
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4. ALL UNIT WALLS TO BE W2 LINO DIMENSIONS ARE FROM FACE OF SHEATHING ON EXTERIOR WALL. FACE OF FRAMING ON INTERIOR WALLS AND CENTER LINE OF STRUCTURE UNLESS OTHERWISE NOTED. MASONRY DIMENSIONS INDICATE ROUGH OPENINGS.
5. REFER TO RCP DRAWINGS AND ELECTRICAL DRAWINGS FOR LIGHT FIXTURE LOCATION AND TYPE.
6. REFER TO SHEETS G1.10 FOR WALL TYPES AND PARTITION TYPES.
7. REFER TO SHEETS G1.10 FOR U.F. ASSEMBLIES.
8. PROVIDE SOUND BATT INSULATION AT ALL CLASSROOM, RESTROOMS, CORRIDORS, AND PROVIDE 5/8" MOISTURE RESISTANT GWB AT ALL WET WALL LOCATIONS.
9. COMPANY WITH MANUFACTURER'S INSTRUCTIONS FOR INSTALLATION OF BUILDING MATERIALS AND FRAME.
10. GC TO FIELD VERIFY SIZE AND LOCATION OF PENETRATIONS OF FIRE RATED ASSEMBLIES. ALL NEW DOORS TO BE 4" FROM DIMMING WALL U.N.O.
11. CONDENSERS WILL SIT ON PREFAB HOUSEKEEPING PADS. SEE MEP.
- 12.
- 13.
- 14.

PROGRESS DRAWING

THIS DRAWING IS PRELIMINARY AND NOT INTENDED TO BE USED FOR CONSTRUCTION. ALL CONTENT SUBJECT TO CHANGE.

DISCLAIMER

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PROJECT NAME:

TAYLOR AVENUE

50% CONSTRUCTION DOCUMENTS

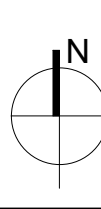
ISSUE DATE: 09.13.2022



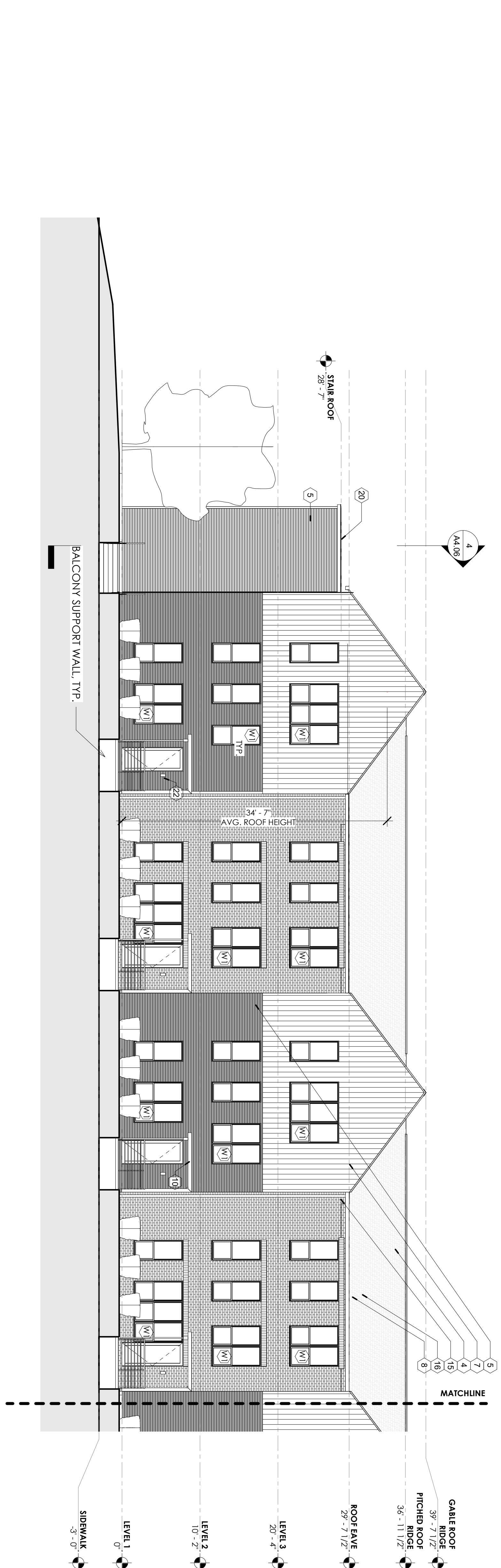
Jonathan Barnes
 Architecture and Design
 241 N 5th Street, Suite 202
 Columbus, OH 43215
 614.228.2111
 www.jbadao.com

ARCHITECTURAL SITE PLAN

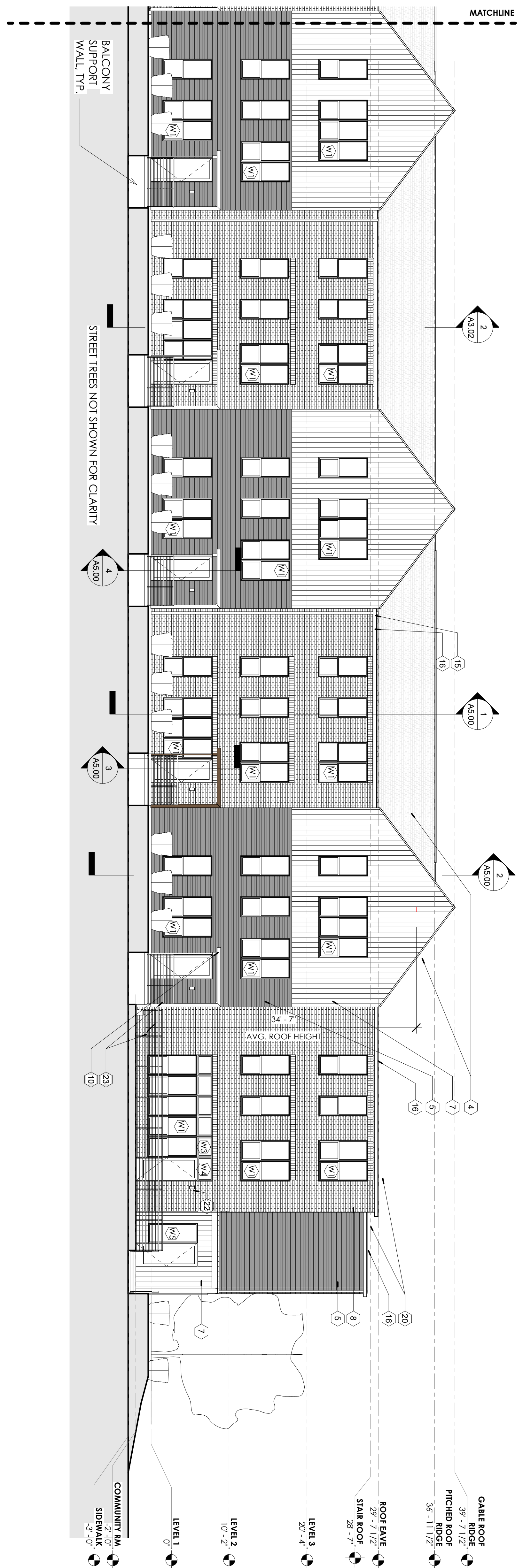
A0.01



9/8/22



1 WEST ELEVATION - NORTH END
A2.01 / 1/8" = 1'-0"



2 WEST ELEVATION - SOUTH END
A2.01 / 1/8" = 1'-0"

- EXTERIOR ELEVATION CODED NOTES
1. ALIGN
 2. WOOD FENCE: CEDAR
 3. GABLE ROOF
 4. CERAMIC TILE ROOF
 5. COLOR TBD - DARK GRAY
 6. COLOR TBD - LIGHT GRAY
 7. CERAMIC TILE ROOF BOARD AND BATTEN
 8. CERAMIC TILE ROOF BOARD AND BATTEN
 9. BRACKET METAL PARAPET CAP - COLOR TBD
 10. WOOD CANOPY
 11. EXTERIOR LIGHTING FIXTURE
 12. CONDENSER, REFER TO MECH DWGS.
 13. PRACTICE LOCATION
 14. PRE-FINISHED METAL 5" DIAMETER DOWNSPOUT COLOR TBD
 15. PRE-FINISHED METAL GUTTER COLOR TBD
 16. PRE-FINISHED METAL OVERFLOW SCUPPER COLOR TBD
 17. ELECTRICAL METERS LOCATION REF: MEP
 18. NOT USED
 19. TPO MEMBRANE ROOF
 20. METAL RAILING
 21. EXTERIOR WALL SCOFF
 22. 42" TALL GUARDRAIL
 - 23.

PROGRESS DRAWING
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DISCLAIMER
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PROJECT NAME:
TAYLOR AVENUE

25% CONSTRUCTION DOCUMENTS

ISSUE DATE: 09.06.2022



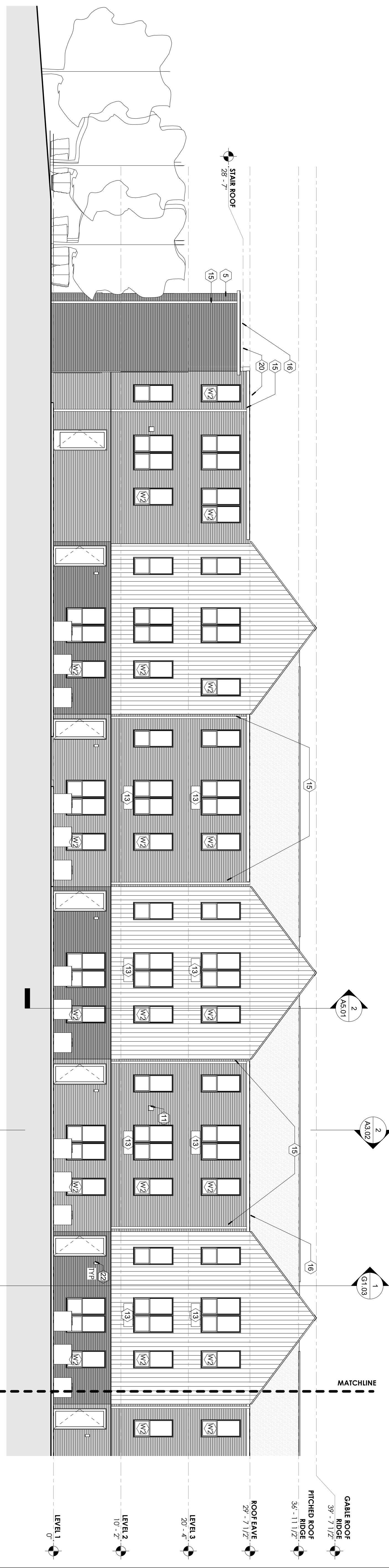
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BUILDING ELEVATIONS - WEST

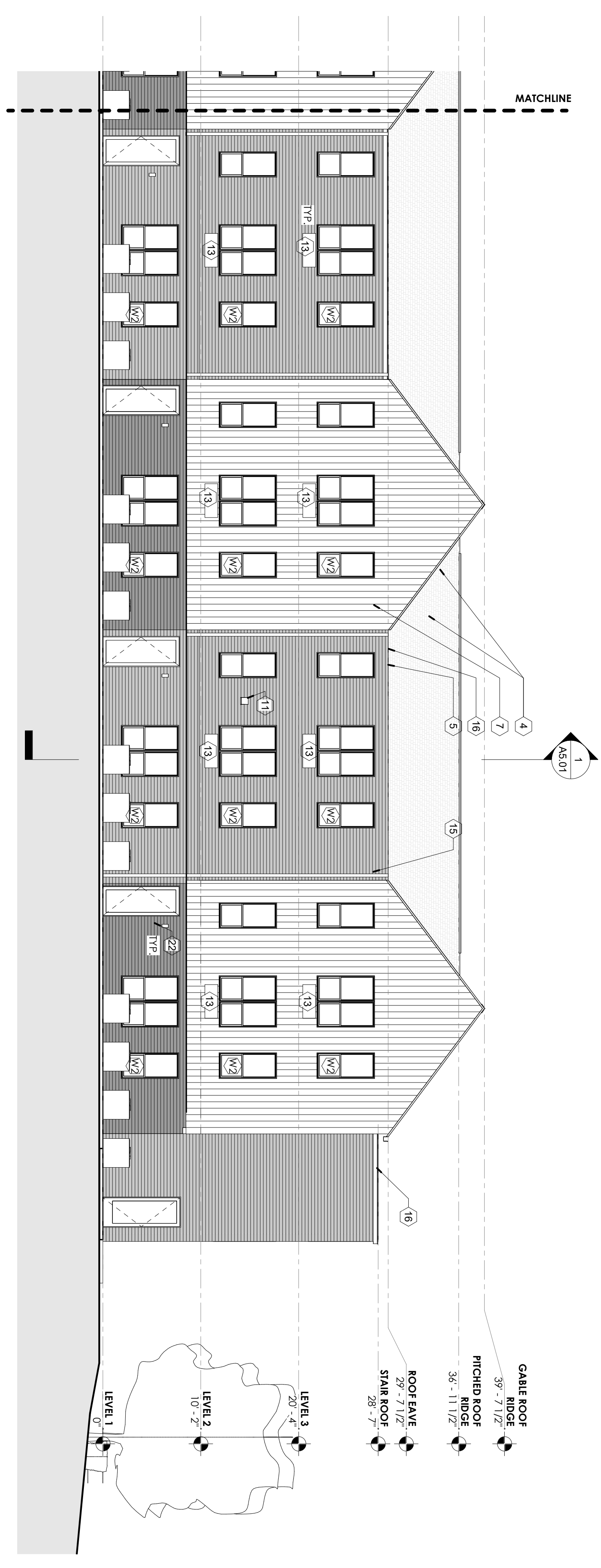
A2.01

Handwritten: 9/8/22

2 EAST ELEVATION - SOUTH END
A2.02 1/8" = 1'-0"



1 EAST ELEVATION - NORTH END
A2.02 1/8" = 1'-0"



EXTERIOR ELEVATION CODED NOTES

1. ALIGN
2. WOOD FENCE, CEDAR
3. GABLE
4. SHINGLE ROOF
5. CERAMIC TILE VINYL HORIZONTAL SIDING 1
6. COLOR TBD - DARK GRAY
7. CERAMIC TILE VINYL HORIZONTAL SIDING 2
8. COLOR TBD - LIGHT GRAY
9. CERAMIC TILE VINYL BOARD AND BATTEN
10. COLOR TBD OR SIM BRCK. BRANDYVINE
11. CERAMIC TILE VINYL BOARD AND BATTEN
12. BRAKE METAL PARAPET CAP. COLOR TBD
13. WOOD CANOPY
14. EXTERIOR LIGHTING FIXTURE
15. CONDENSER, REFER TO MECH DWGS.
16. PAC UNIT LOCATION
17. PREFINISHED METAL 5" DIAMETER
18. DOWNSPOUT COLOR TBD
19. PREFINISHED METAL GUTTER COLOR TBD
20. COLOR TBD
21. ELECTRICAL METERS LOCATION REF-MEP
22. NOT SHOWN
23. TPO MEMBRANE ROOF
24. METAL RAILING
25. EXTERIOR WALL SCONCE
26. 42" TALL GUARDRAIL

PROGRESS DRAWING

THIS DRAWING IS PRELIMINARY AND NOT INTENDED TO BE USED FOR CONSTRUCTION. ALL COMMENTS SUBJECT TO CHANGE.

DISCLAIMER

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PROJECT NAME:

TAYLOR AVENUE

25% CONSTRUCTION DOCUMENTS

ISSUE DATE: 09.06.2022



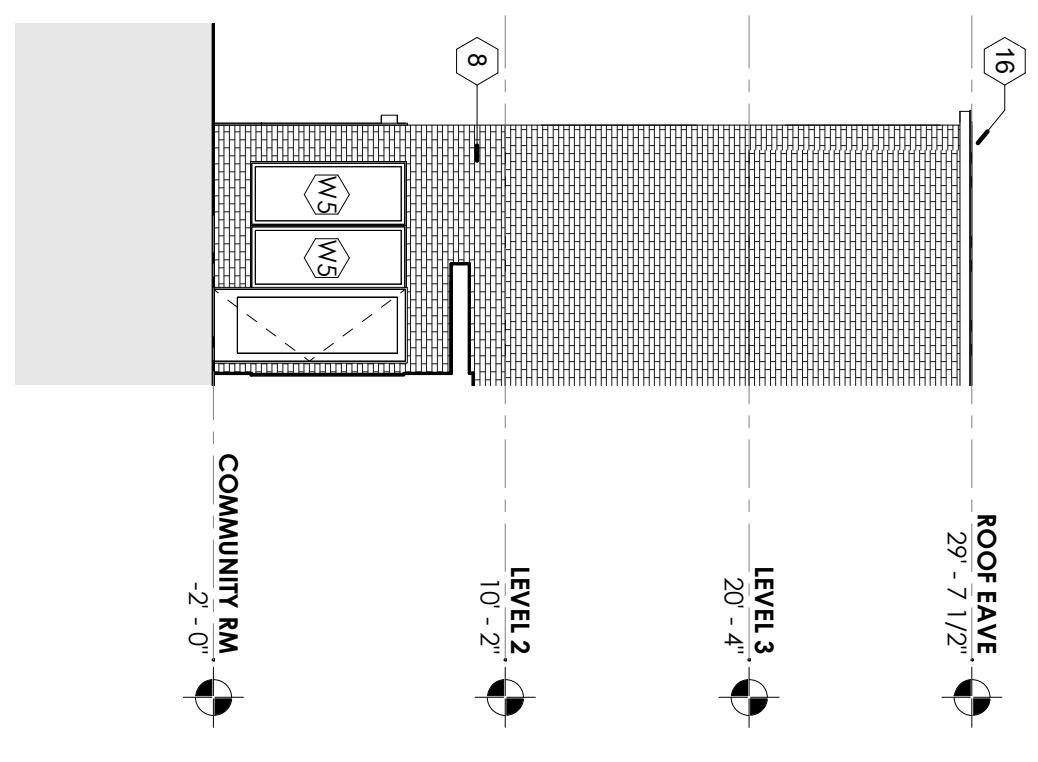
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BUILDING ELEVATIONS - EAST

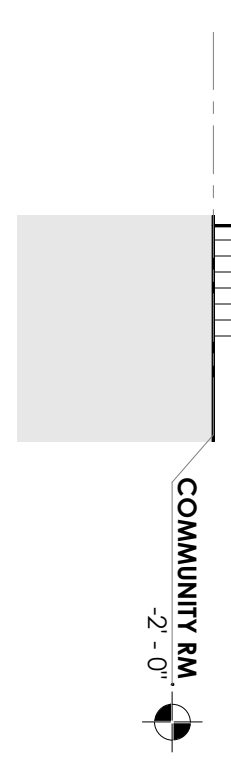
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Sheet 9-8-22

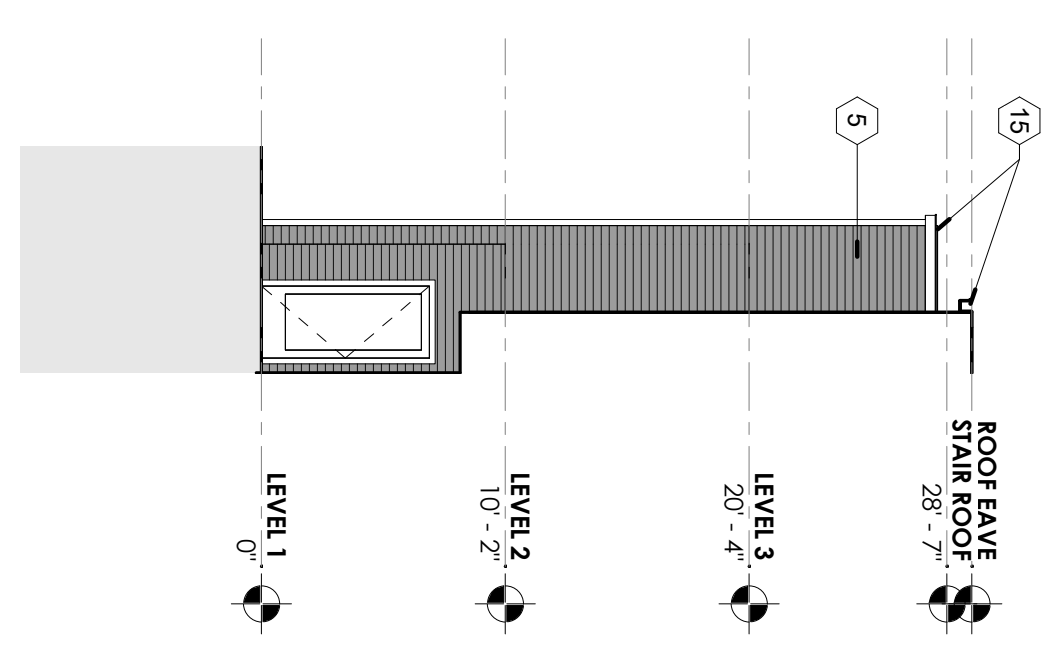
5 SOUTH ELEVATION - COMMUNITY ROOM
A2.03 1/8" = 1'-0"



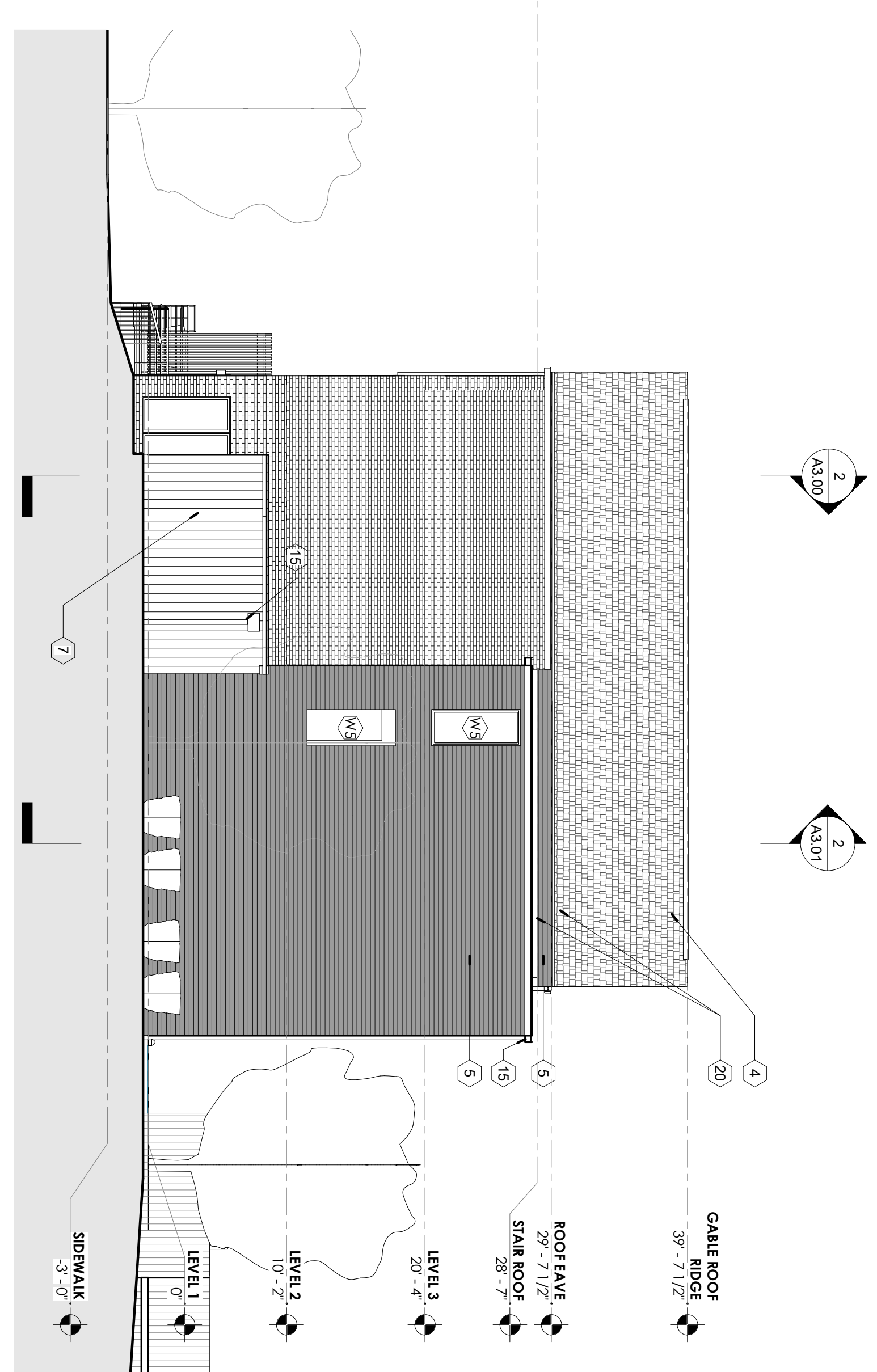
4 NORTH ELEVATION - VESTIBULE
A2.03 1/8" = 1'-0"



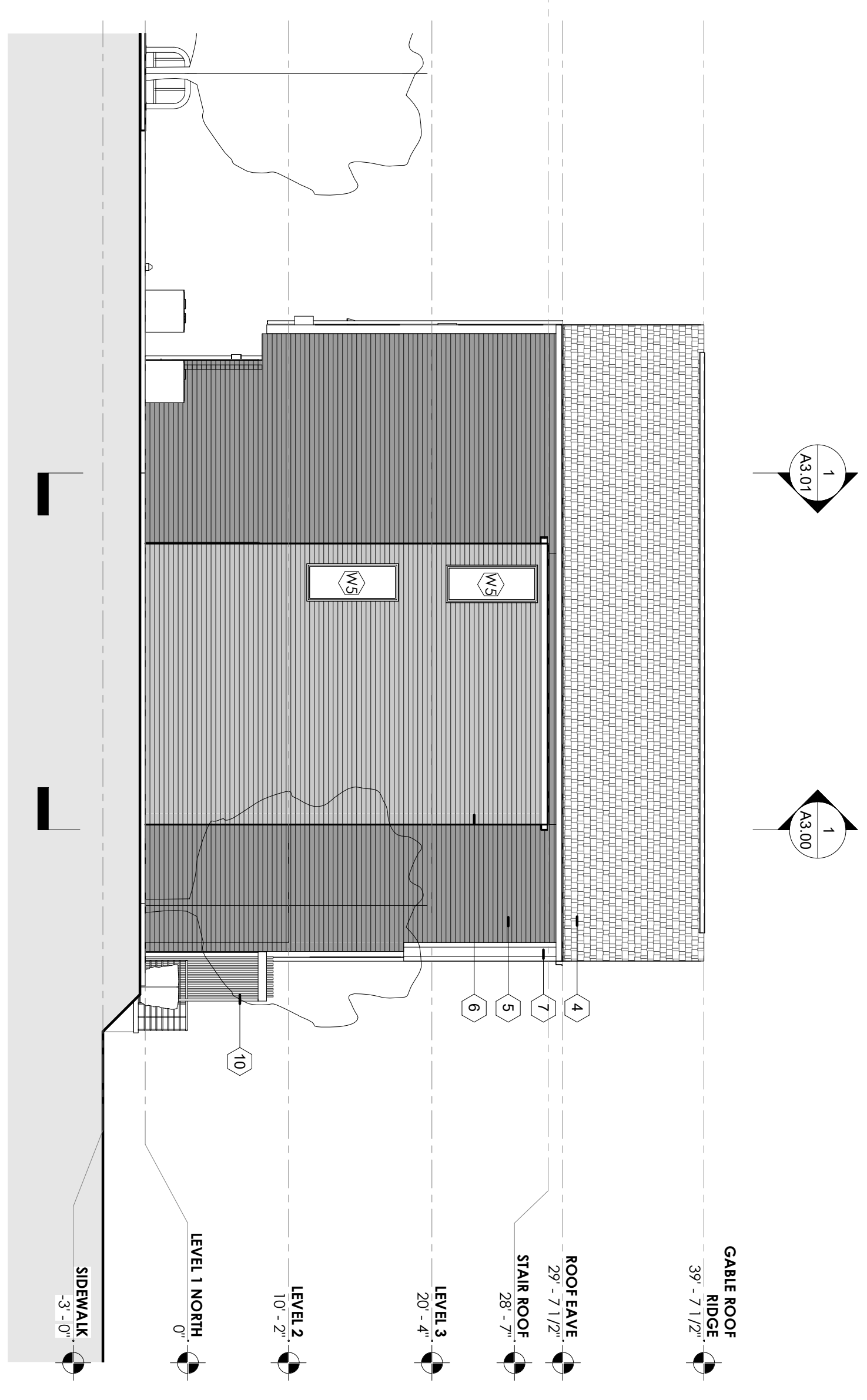
3 NORTH ELEVATION - SOUTH STAIR WALL
A2.03 1/8" = 1'-0"



2 SOUTH ELEVATION
A2.03 1/8" = 1'-0"



1 NORTH ELEVATION
A2.03 1/8" = 1'-0"



EXTERIOR ELEVATION CODED NOTES

1. ALIGN
2. WOOD FENCE: CEDAR
3. GABLE ROOF
4. CERTANITE VINYL HORIZONTAL SIDING 1
5. COLOR TBD - DARK GRAY
6. CERTANITE VINYL HORIZONTAL SIDING 2
7. COLOR TBD - LIGHT GRAY
8. CERTANITE VINYL BOARD AND BATTEN
9. COLOR TBD OR SIM BRICK BRANDYVINE
10. SOURCE: REDDING ROCK COLUMBUS COAL AND TIME
11. BRAKE METAL PARAPET CAP - COLOR TBD
12. WOOD CANOPY
13. EXTERIOR LIGHTING FIXTURE
14. CONDENSER, REFER TO MECH DWGS.
15. COLLECTING RAIN WATER
16. PREFINISHED METAL 5" DIAMETER
17. DOWNSPOUT COLOR TBD
18. PREFINISHED METAL GUTTER COLOR TBD
19. COLOR TBD
20. PREFINISHED METAL OVERFLOW SCUPPER
21. DECORATIVE METERS LOCATION REF: MEP NOT USED
22. TPO MEMBRANE ROOF
23. METAL RAILING
- 42' TALL GUARDRAIL

PROGRESS DRAWING

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DISCLAIMER

NO GUARANTEE IS MADE BY A2.03 IN ACCORDANCE WITH THE PROFESSIONAL RESPONSIBILITY FOR VESTING IN ITS ACCRACK.

PROJECT NAME:

TAYLOR AVENUE

25% CONSTRUCTION DOCUMENTS

ISSUE DATE: 09.06.2022



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BUILDING ELEVATIONS - NORTH AND SOUTH

A2.03

STATEMENT IN SUPPORT OF VARIANCES

APPLICATION: CV22-013
ADDRESS: 514 Taylor Avenue
PARCEL: 010-023277 and six other parcels
OWNER: Central Ohio Community Improvement Corp.
APPLICANT: NK Development Partners LLC
ATTORNEY: David Hodge, Underhill and Hodge
DATE: September 9, 2022

This site is located on the east side of Taylor avenue, just south of Leonard Avenue and Interstate 670. The site is comprised of seven vacant parcels which will be combined as part of this development.

The property is currently zoned R-3. Properties to the north, south, west, and east are also zoned R-3. There is property across Taylor Avenue zoned CPD for a medical center and its expanded parking lot.

The site is not a historic site and it is not located within a commercial overlay. The site is within the boundary of the Near East Area Commission and the Near East Area Plan. The Plan's development strategy for this Taylor Avenue corridor recommends lower and medium density residential uses. Taylor Avenue serves as a visible edge of the adjacent neighborhoods and will spur further revitalization. Consideration may be given to rowhouses or other market-rate multifamily and some neighborhood based retail at some locations. Future development should reflect the existing new and renovated Taylor Homes housing and/or the housing design guidelines presented in the Plan.

The development shall include the addition of a mural on the north facing façade, subject to review and approval by Partners Achieving Community Transformation (PACT)

The Applicant proposes rezoning the site from R-3 to AR-2 to allow the construction of a market-rate multifamily residential development. The development will provide approximately 48 studio, one-, and two-dwelling units. The Applicant is committed to the submitted Site Plan and building design which is substantially similar to the submitted Elevations.

The permit the development as proposed, the Applicant requests the following companion area variances:

1. 3312.21(A)(1) – Number of interior parking lot landscaping trees. The Applicant requests a variance to reduce the minimum number of interior parking lot landscaping trees from 6 to 5.
2. 3312.21(D)(1) – Parking lot headlight screening. The Applicant requests a variance to eliminate the requirement that headlight screening be provided on a landscaped area at least 4 feet in width.
3. 3312.49 – Minimum number of parking spaces required. The Applicant requests a variance to reduce the minimum number of parking spaces required from 72 to 53.

4. 3333.18 – Building lines. The Applicant requests a variance to reduce the minimum building line from 25 feet to 5 feet from the Taylor Avenue right-of-way.

The proposed development promotes policies and strategies set forth by the Near East Area Plan. In particular, this development will promote revitalization of a residential area by filling vacant land with a residential use. The Applicant utilized a strategy set forth by the Near East Area Plan to work with the City's Land Bank to secure vacant land for redevelopment. Another strategy set forth by the Near East Area Plan is to focus the development of higher density apartments within and adjacent to commercial districts. This development promotes that strategy because property across Taylor Road is zoned CPD. While the development proposes a density that is higher than recommended by the Plan, this density is appropriate with the evolving housing market and consideration should be given to the incorporation of Near East Area Plan design standards.

The Applicant requests these area variances in conjunction with a request to rezone the property from R-3 to AR-2. The Applicant suffers from unusual and practical difficulties in the carrying out of the AR-2 district due to conditions of the lot. The requested area variances will not seriously affect any adjoining property owner or the general welfare. Rather, allowing the property to develop as proposed will improve the adjoining property and the general welfare by developing a desired use for the neighborhood.

The property will not yield a reasonable return without the requested variances. The site is wide but not particularly deep. The property needs to be developed as proposed to yield a reasonable return. However, in order to develop the property as proposed, certain area and landscaping variances are necessary to make the best use of the property.

The requested variances are not substantial. The reduction of interior one interior parking lot landscaping tree is necessary to provide as much on-site parking as possible but this landscaping elements will be accommodated elsewhere on the site or just off the property line. The request to reduce the building is also not substantial because the development will still provide a substantial front yard in addition to multiple community green spaces along Taylor Road. The request to reduce the landscaped area for headlight screening is not substantial and will not cause detriment to any adjoining neighbors. The Applicant proposes providing a fence along the parking lot perimeter which will screen headlights. A 4-foot wide strip of landscaped area is not needed to provide headlight screening for a fence. The proposed fence will be located along the property line so the spirit of this screening requirement will be met without the necessity of a wide landscaped area.

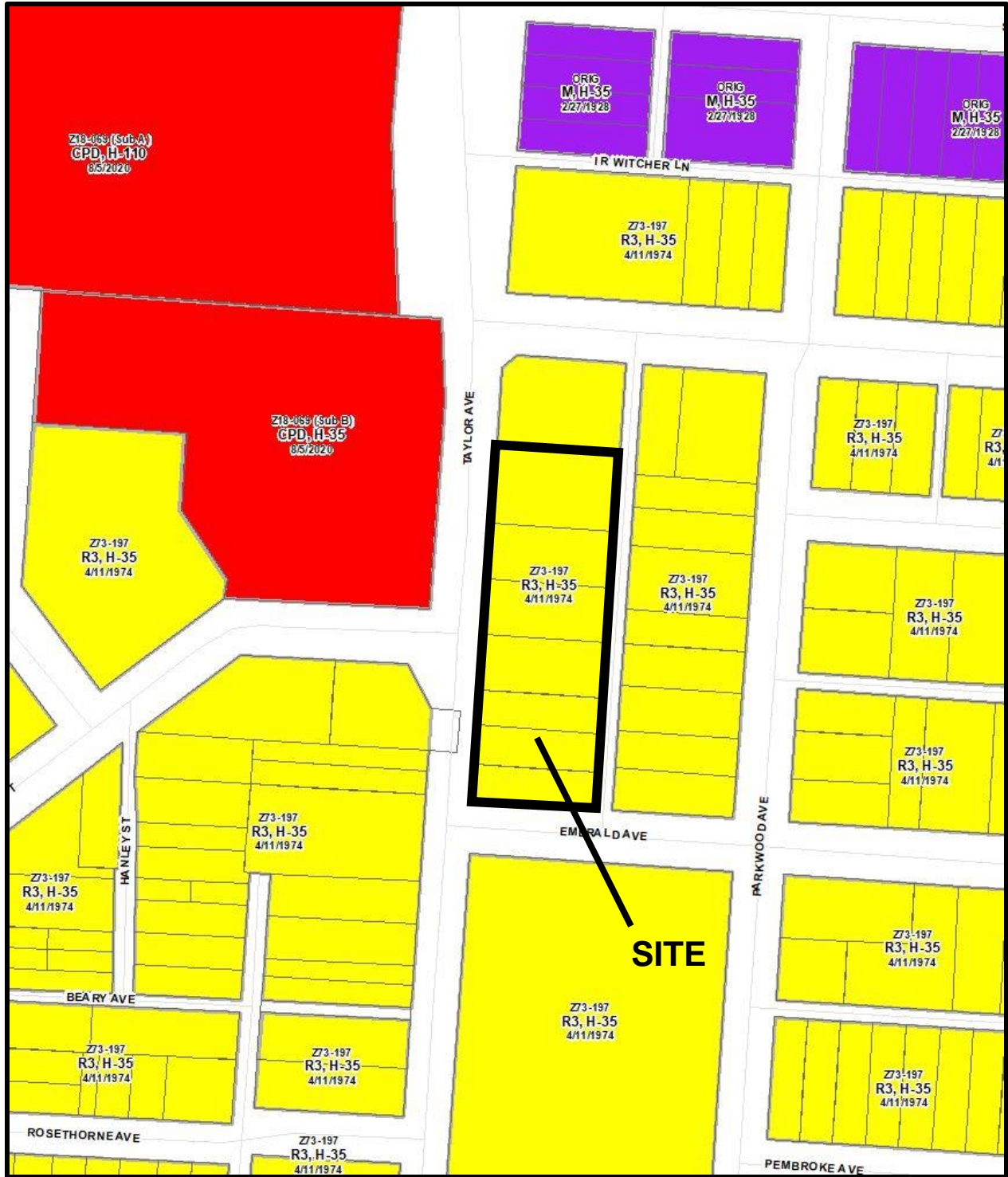
The requested variances allowing the development as proposed will not substantially alter the essential character of the neighborhood nor cause adjoining properties substantial detriment. The neighborhood is predominantly residential in character. There are some commercial and manufacturing properties and a school within a couple of blocks from the site.

The requested variances will not adversely affect the delivery of governmental services. The Applicant submits that the spirit and intent behind the zoning requirements would be observed and substantial justice done by granting the requested variances.

Respectfully submitted,

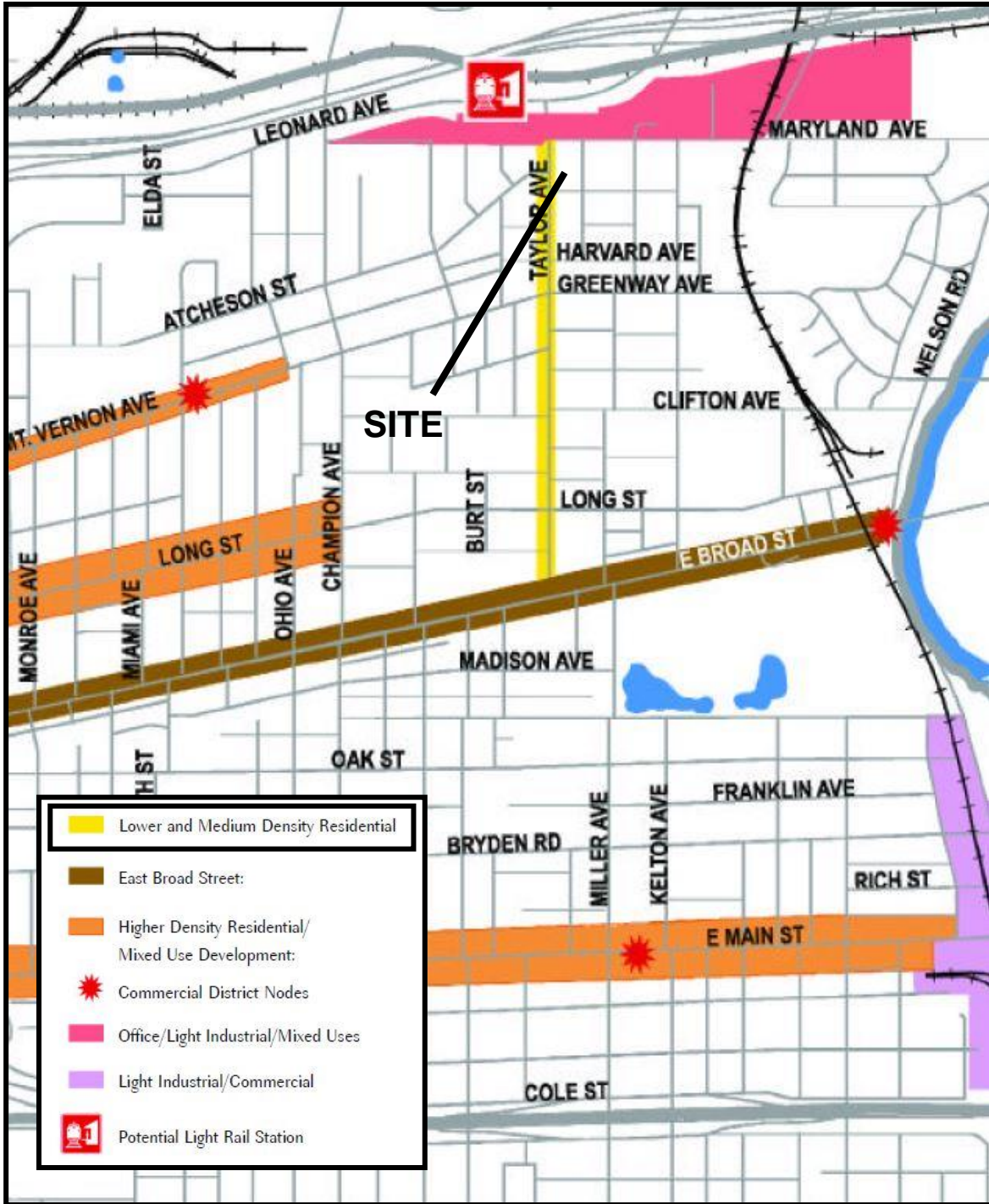
A handwritten signature in blue ink that reads "David Hodge". The signature is written in a cursive style with a large, stylized 'D' and 'H'.

David Hodge
Attorney for the Applicant



CV22-013
514 Taylor Ave.
Approximately 0.88 Acres

NEAR EAST AREA PLAN (2005)



CV22-013
514 Taylor Ave.
Approximately 0.88 Acres



CV22-013
514 Taylor Ave.
Approximately 0.88 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 / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW
(PLEASE PRINT)

Case Number 2022-013

Address SW Taylor Avenue

Group Name Near East Area Commission

Meeting Date 05/12/2022

Specify Case Type
 BZA Variance / Special Permit
 Council Variance
 Rezoning
 Graphics Variance / Plan / Special Permit

Recommendation (Check only one)
 Approval
 Disapproval

LIST BASIS FOR RECOMMENDATION:

Commission has requested developers:
1) Check with OSU to see if residents can use OSU parking since this is not fully packed
2) Speak with COTA to help devise feasibility & proximity of a bus stop to assist residents who depend on public transit

Vote 6-23
Signature of Authorized Representative [Signature]
Recommending Group Title Commission Chair
Daytime Phone Number 614 403-2225

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

CV22-013

APPLICATION #:

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) David Hodge
of (COMPLETE ADDRESS) Underhill & Hodge LLC, 8000 Walton Parkway, Suite 260, New Albany, OH 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. NK Development Partners LLC 752 Forest Street Columbus, Ohio 43206</p>	<p>2. Central Ohio Community Improvement Corp. 845 Parsons Avenue Columbus, OH 43206</p>
<p>3. City of Columbus Ohio 845 Parsons Avenue Columbus, OH 43206</p>	<p>4.</p>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this 12th day of September in the year 2022

SIGNATURE OF NOTARY PUBLIC

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 date of notarization.