

**SITE DEVELOPMENT DATA**

ADDRESS: 8886 LYRA DRIVE, COLUMBUS, OH 43240  
 PFC: 4531491013700, 4531491013700 (P&T)  
 ABER: 21.153-4-ADRES  
 ZONING: I-C(4) LIMITED COMMERCIAL (275-180)  
 HEIGHT: H-11-0  
 VARIANCE: CV15-021 (PENDING, SEE VARIANCE LIST)  
 PROPOSED USE: RETAIL, OFFICE, RESTAURANT AND APARTMENTS,  
 INCLUDING GROUND FLOOR RESIDENTIAL USE  
 FLOOD PLAIN: ZONE X, 380K/00000K, EFFECTIVE 08/17/2008

# 8886 LYRA DRIVE DEVELOPMENT COLUMBUS, OH 43240 ZONING VARIANCE

THE 21.1-4-ADRES ZONING, VARIANCE SPENDING ZONING, I-C(4) LIMITED COMMERCIAL, RESTAURANT, OFFICE, APARTMENTS, INCLUDING GROUND FLOOR RESIDENTIAL USE, AND PROPOSED USE, SHALL BE DEVELOPED IN AT LEAST TWO (2) PHASES, PHASE 1 DEVELOPMENT REQUIRED, PHASE 2 DEVELOPMENT REQUIRED, WHICH MAY BE MORE THAN ONE PHASE IS EXPECTED TO SHOW THE TOTAL DEVELOPMENT AREA, BUT WITHOUT A SPECIFIC PORTION OF DEVELOPMENT, IN THIS ORDER, THERE WILL BE LOT SIZES OF THE SITE. CODE REQUIRED PARKING SHALL BE CALCULATED BASED ON USES ON THE 21.1-4-ADRES, NOT INDIVIDUAL PARCELS CREATED WITHIN THE 21.1-4-ADRES.

**VARIANCES**

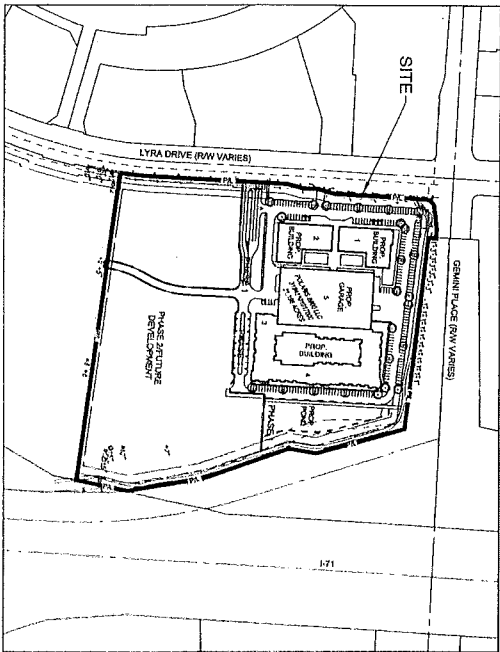
- 1) 335.03, I-C(4) PERMITTED USES, TO PERMIT GROUND LEVEL RESIDENTIAL USE FOR TWO (2) APARTMENT BUILDINGS.
- 2) 335.04, I-C(4) PERMITTED USES, TO PERMIT GROUND LEVEL RESIDENTIAL USE FOR TWO (2) APARTMENT BUILDINGS.
- 3) 332.13, PARKING SPACE, TO PERMIT DRIVEWAYS TO BE DIVIDED BY PROPERTY LINES, SUBJECT TO APPLICABLE TOTAL CODE REQUIRED DRIVEWAY WIDTH BEING PROVIDED.
- 4) 332.13, PARKING SPACE, TO PERMIT DRIVEWAYS TO BE DIVIDED BY PROPERTY LINES, SUBJECT TO APPLICABLE TOTAL CODE REQUIRED DRIVEWAY WIDTH BEING PROVIDED.
- 5) 332.13, PARKING SPACE, TO PERMIT DRIVEWAYS TO BE DIVIDED BY PROPERTY LINES, SUBJECT TO APPLICABLE TOTAL CODE REQUIRED DRIVEWAY WIDTH BEING PROVIDED.
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- 14) 332.13, PARKING SPACE, TO PERMIT DRIVEWAYS TO BE DIVIDED BY PROPERTY LINES, SUBJECT TO APPLICABLE TOTAL CODE REQUIRED DRIVEWAY WIDTH BEING PROVIDED.
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- 18) 332.13, PARKING SPACE, TO PERMIT DRIVEWAYS TO BE DIVIDED BY PROPERTY LINES, SUBJECT TO APPLICABLE TOTAL CODE REQUIRED DRIVEWAY WIDTH BEING PROVIDED.
- 19) 332.13, PARKING SPACE, TO PERMIT DRIVEWAYS TO BE DIVIDED BY PROPERTY LINES, SUBJECT TO APPLICABLE TOTAL CODE REQUIRED DRIVEWAY WIDTH BEING PROVIDED.
- 20) 332.13, PARKING SPACE, TO PERMIT DRIVEWAYS TO BE DIVIDED BY PROPERTY LINES, SUBJECT TO APPLICABLE TOTAL CODE REQUIRED DRIVEWAY WIDTH BEING PROVIDED.

This Site Plan may be slightly adjusted to reflect engineering, topographical, or other site data requirements of the site. The Site Plan, including all engineering plans and specifications, shall be prepared by a Professional Engineer and approved by the Director of the Building and Zoning Services Department or his designee upon submission of the appropriate data regarding the proposed project.

*Donald Frank* Director  
 Donald Frank, Attorney



www.kleingers.com  
 30 Montgomery Ave. # 200  
 Columbus, OH 43215  
 614.444.4444



INDEX MAP  
 SCALE: 1" = 50'

**INDEX OF SHEETS**

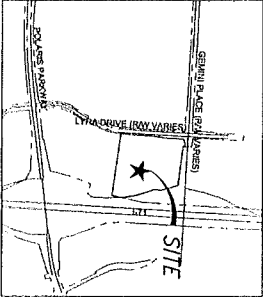
- 1 - TITLE SHEET
- 2 - VARIANCE SITE PLAN
- 3 - VARIANCE SITE PLAN

**SITE ENGINEER**

THE KLEINGERS GROUP  
 30 MONTGOMERY AVE. # 200  
 COLUMBUS, OH 43215  
 PHONE: (614) 444-4444  
 FAX: (614) 444-4444  
 EMAIL: info@kleingers.com  
 WWW.KLEINGERS.COM

**DEVELOPER**

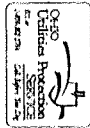
WATERGATE REAL ESTATE LLC  
 777 WASHINGTON AVENUE, SUITE 200  
 COLUMBUS, OH 43215  
 PHONE: (614) 800-0700  
 FAX: (614) 800-0700  
 EMAIL: info@watergate.com  
 WWW.WATERGATEREALTY.COM



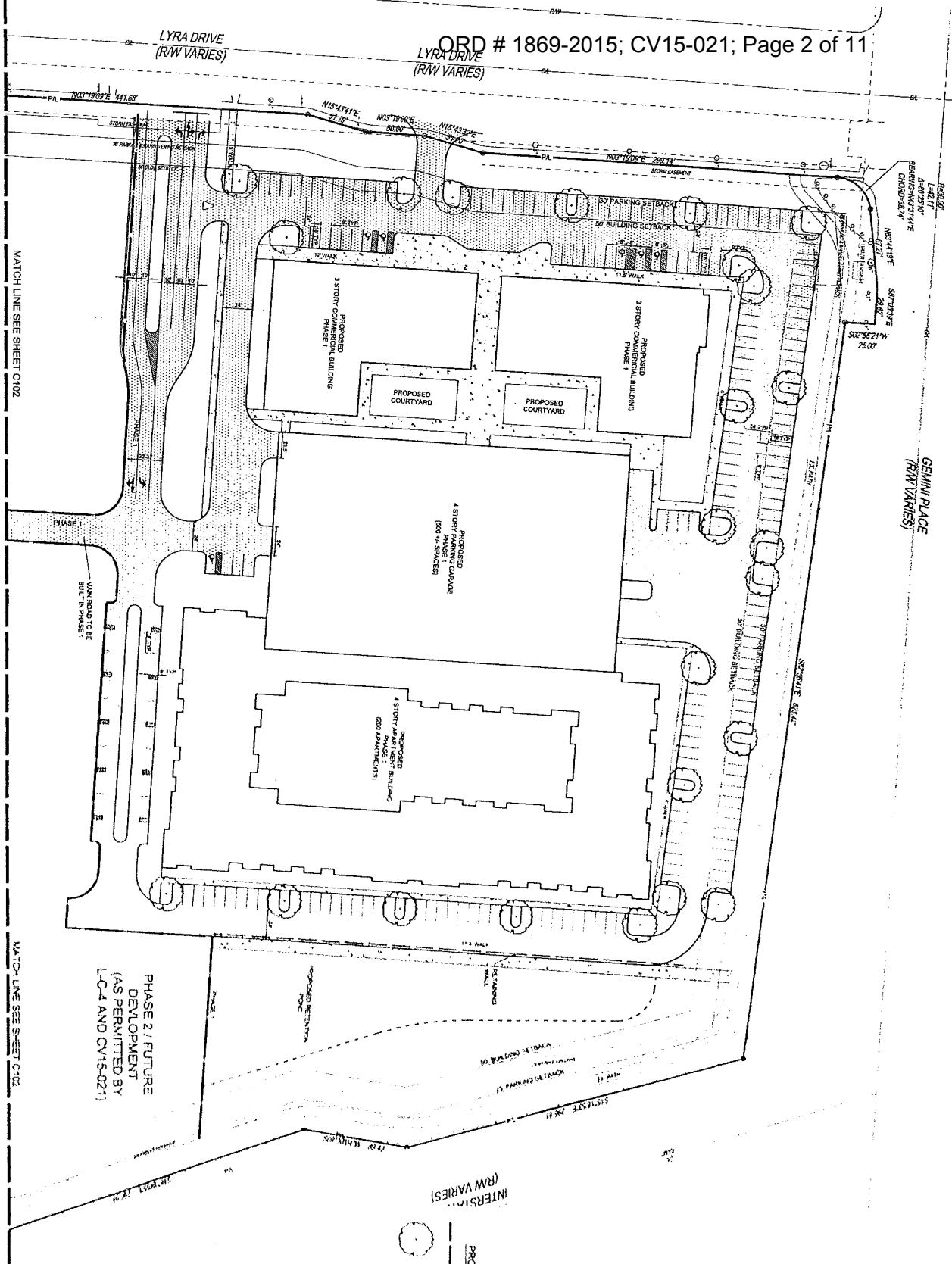
VICINITY MAP  
 SCALE: 1" = 500'

<p>THE KLEINGERS GROUP                  30 MONTGOMERY AVE. # 200                  COLUMBUS, OH 43215                  (614) 444-4444                  www.kleingers.com</p>	<p>DATE: 10/29/15                  SHEET: 1/3</p>
<p><b>VARIANCE SITE PLAN</b></p>	
<p><b>TITLE SHEET</b></p>	
<p><b>1/3</b></p>	

CV15-021  
 Final Rec'd 10/29/15  
 1043



CV15-021



MATCH LINE SEE SHEET C102

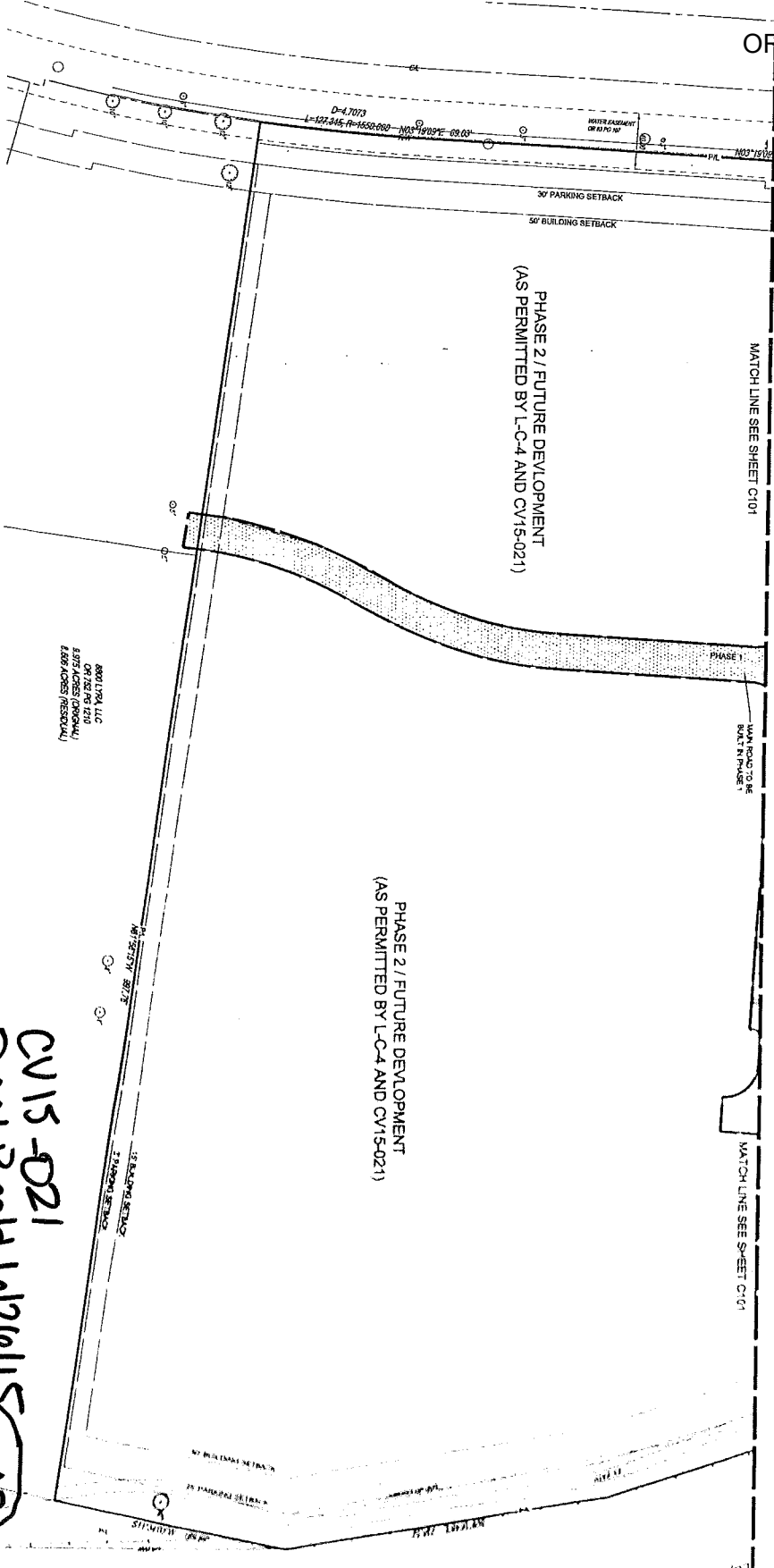
MATCH LINE SEE SHEET C102

PHASE 2 / FUTURE DEVELOPMENT (AS PERMITTED BY L-04 AND CV15-021)



CV15-021  
 Final Dec'd 6/20/15  
 2 of 3

<p>THE KLEINGERS GROUP          1000 N. GARDEN AVENUE, SUITE 100          DENVER, CO 80202          (303) 733-1100          WWW.KLEINGERSGROUP.COM</p>	<p>VARIANCE SITE PLAN</p>	<p>2/3</p>
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PROPOSED LEGEND  
 PHASE LINE

CV15-021  
 Final Rech 6/12/2015  
 (3 of 3)



<p>VARIANCE SITE PLAN</p>	<p>VARIANCE SITE PLAN</p>	<p>VARIANCE SITE PLAN</p>	<p>VARIANCE SITE PLAN</p>	<p>VARIANCE SITE PLAN</p>	<p>VARIANCE SITE PLAN</p>
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Council Variance Application

DEPARTMENT OF BUILDING AND ZONING SERVICES

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

STATEMENT OF HARDSHIP

CV15-021

Chapter 3307 of the Columbus Zoning Code

Section 3307.10 Variances by City Council

A. Permit a variance in the yard, height, or parking requirements of any district only in conjunction with a change in zoning or a use variance and only where there are unusual and practical difficulties or unusual hardships in the carrying out of the zoning district provisions due to an irregular shape of lot, topography, or other conditions, providing such variance will not seriously affect any adjoining property or the general welfare.

B. Permit a use of the property not permitted by the Zoning District established on the property if such use will not adversely affect the surrounding property or surrounding neighborhood and if Council is satisfied that the granting of such variance will alleviate some hardship or difficulty which warrants a variance from the Comprehensive Plan.

Before authorizing any variance from the Zoning Code in a specific case, City Council shall first determine that such variance will not impair an adequate supply of light and air to the adjacent property, 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.

In granting a variance pursuant to this section, Council may impose such requirements and conditions regarding the location, character, duration, and other features of the variance proposal as Council deems necessary to carry out the intent and purpose of this Zoning Code and to otherwise safeguard the public safety and welfare.

I have read the foregoing and believe my application for relief from the requirements of the Zoning Code contains the necessary hardship, will not adversely affect surrounding property owners and will comply with the variance requested as detailed below:

See Exhibit B

Signature of Applicant Donald Hank

Date 3/29/15

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

## Exhibit B

### Statement of Hardship

#### CV15-021

#### 8886 Lyra Drive, Columbus, OH 43240

The development site consists of 21.2 +/- acres generally located at the southeast quadrant of Lyra Drive and Gemini Place. The site is zoned L-C-4, Limited Commercial (Z91-018C, H-110). Applicant's development concept for the site includes a broad range of commercial uses, including retail, office, hotel and restaurant uses, all as permitted under the current L-C-4 zoning, and, additionally, residential use. Applicant proposes two apartment buildings, including ground level dwelling units. The C-4 district permits dwelling units when located over a ground level commercial use, but not ground level dwelling units per se. Applicant also proposes two (2) parking structures totaling over 1,000 parking spaces, in addition to surface parking. The first phase of site development will be on the north end of the site adjacent to Gemini Place and proceed south. A multi-year build-out is expected. Lot splits will be necessary for construction phases, individual buildings and the parking structures. It is not anticipated that parcels for construction phases and/or individual building sites will individually comply with certain development standards, such as code required parking located in full on each parcel within the 21.2 +/- acres, but total code required parking for the sum of all uses on the 21.196 acres shall be within 85% of code required parking (See variance # 6). Applicant's proposed range of uses provide a synergy with applicable parking demand. Parking spaces or aisles, for example, divided by property lines will comply in overall dimensions across property lines. The site plan referenced in the variance ordinance depicts the planned development of Phase 1 of the project. Site work for Phase 1 is anticipated to start in fall 2015. Phase 2 will be later. The Phase 2 area will be developed with commercial uses, a second apartment building of approximately 200 - 250 dwelling units, including ground level residential use and a parking structure. All commercial uses are permitted under existing zoning, as is residential use other than ground floor residential use. This variance permits ground level residential use for two (2) apartment buildings and permits standards variances related to there being multiple parcels within the 21.2 +/- acres. No variance is requested to perimeter (Lyra Drive, Gemini Place, I-71) building or parking setbacks.

Variations are requested as follows:

- 1) 3356.03, C-4, Permitted Uses, to permit ground level residential use for two (2) apartment buildings.
- 2) 3312.09, Aisle, to permit aisles to be divided by property lines, subject to applicable total code required aisle width being provided.
- 3) 3312.13, Driveway, to permit driveways to be divided by property lines, subject to applicable total code required driveway width being provided.

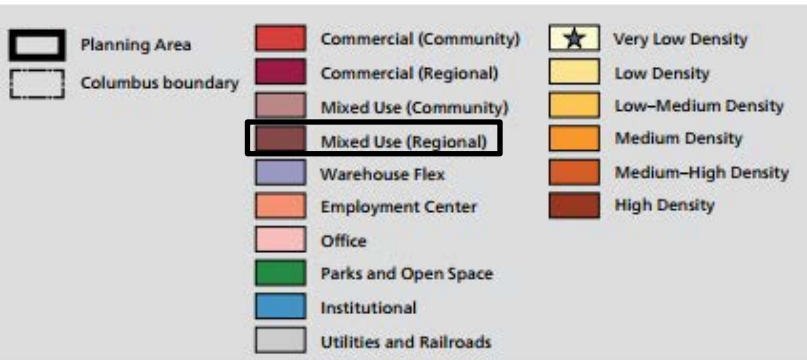
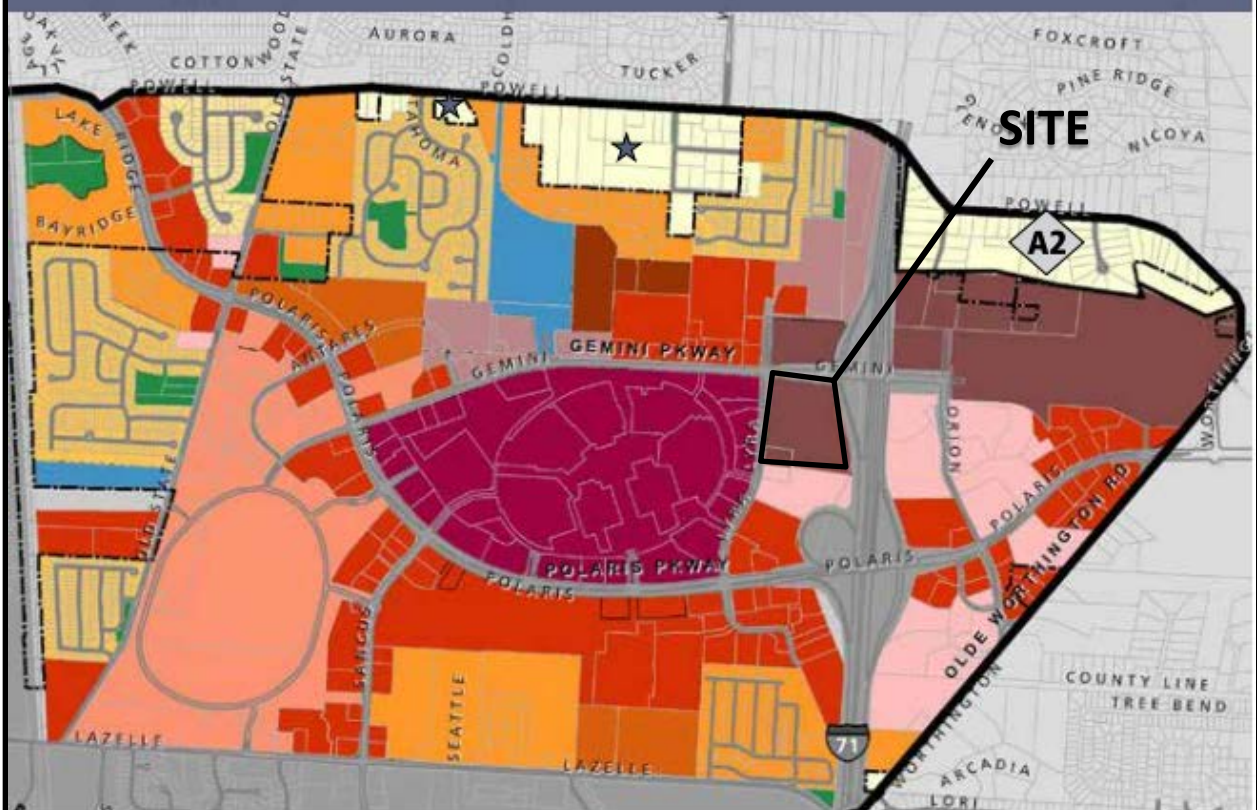
- 4) 3312.25, Maneuvering, to permit maneuvering areas to be divided by property lines, subject to applicable total code required maneuvering being provided for parking spaces, but not for loading spaces (See #7).
- 5) 3312.29, Parking Space, to permit parking spaces to be divided by property lines, subject to applicable total code required parking space dimensions being provided.
- 6) 3312.49, Minimum Numbers of Parking Spaces Required, to reduce total code required parking for the 21.2 +/- acre site by 15% and to reduce on-site parking for individual parcels/uses/buildings on separate parcels within the 21.2 +/- acres to zero (0), with all parcels/uses/buildings being part of the overall 21.2 +/- acre development and having access to the parking structures and surface parking off-site of individual parcels within the development. Compliance with parking shall be based on the sum of all required parking for all uses and provided parking being a minimum of 85% of code required parking.
- 7) 3312.51, Loading Space, to not provide any loading space meeting the dimensions of this section (12'x15'x50' plus applicable code required maneuvering area), while service areas as needed will be designed for each building.
- 8) 3312.53, Minimum Number of Loading Spaces Required, to reduce required loading spaces to zero (0).
- 9) 3321.01, Dumpster Area, to permit maneuvering area for access to dumpsters, compactors and refuse areas inside buildings to be divided by property lines, subject to applicable total area being provided, including across property lines.

Applicant has a hardship and practical difficulty with compliance with the referenced code sections. Many variances have been granted for ground level residential use in the C-4 district and a similar ground level residential use is permitted as an "extended stay hotel". The requested standards variances are due to the need on a development of this size to divide phases and/or individual buildings for construction and financing purposes while meeting the intent of the code. Centralized parking with parking structures prevents provision of on-site parking completely on-site of individual buildings/uses.

06-26-2015-A



Figure 16: Polaris Subarea



Refer to page 55 for supporting text for site A2.

Refer to page 43 for supporting text.

CV15-021  
 8886 Lyra Drive  
 Approximately 21.20 acres  
 Far North Area Plan (2014)





CV15-021  
8886 Lyra Drive  
Approximately 21.20 acres



# STANDARDIZED RECOMMENDATION FORM

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

**FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW**

Case Number CV15-021

Address 8886 Lyre Dr.

Group Name Far North Columbus Communities Coalition

Meeting Date June 2, 2015

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

- Recommendation (Check only one)
- Approval
  - Disapproval

**NOTES:** \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Vote 12-0 in favor

Signature of Authorized Representative James G. Palmisano

SIGNATURE James G. Palmisano  
RECOMMENDING GROUP TITLE President - FNCCC

DAYTIME PHONE NUMBER 614-430-7840

Please FAX this form to Zoning at (614) 645-2463 within 48 hours of your meeting day; OR MAIL to: Zoning, City of Columbus, Department of Building & Zoning Services, 757 Carolyn Avenue, Columbus, Ohio 43224.

*ECThrush@columbus.gov*



# Council Variance Application

DEPARTMENT OF BUILDING AND ZONING SERVICES

757 Carolyn Avenue, Columbus, Ohio 43224  
Phone: 614-645-7433 • www.bzs.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 # CV15-021

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Donald Plank  
of (COMPLETE ADDRESS) Plank Law Firm, 145 E. Rich Street, FL 3, 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

1. Polaris 8900, LLC 8800 Lyra Drive, Suite 550 Columbus, OH 43240 # Columbus based employees: 0 Contact: Franz Geiger (614) 841-1000	2. Polaris AL, LLC 8800 Lyra Drive, Suite 550 Columbus, OH 43240 # Columbus based employees: 0 Contact: Franz Geiger (614) 841-1000
3. VanTrust Real Estate, LLC 775 Yard Street, Suite 300 Columbus, OH 43212 # Columbus based employees: 0 Contact: Raif Webster (614) 745-0613	4. _____

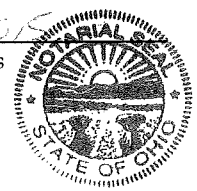
Check here if listing additional property owners on a separate page.

SIGNATURE OF AFFIANT Donald Plank

Sworn to before me and signed in my presence this 30th day of March, in the year 2015

Barbara A. Painter  
SIGNATURE OF NOTARY PUBLIC

AUGUST 3, 2015  
My Commission Expires



Notary Seal Here  
BARBARA A. PAINTER  
Notary Public, State of Ohio  
My Commission Expires AUGUST 3, 2015

**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