

Final Site Plan Received 3.27.23 Sheet 1 of 2 CV22-138

3.27.23

3.27.23

NOTES

1. APPROVED WATER SUPPLY FOR FIRE PROTECTION SHALL BE MADE AVAILABLE AS SOON AS COMBUSTIBLE MATERIAL ARRIVES ON THE SITE. OTC-3312.

2. PLANS SUBJECT TO FINAL ENGINEERING AND MAY BE MODIFIED BY THE DIRECTION OF BUILDING AND ZONING SERVICES AND/OR FISHER DESIGNER.

SECTION 3121.1 - INTERIOR LANDSCAPE	
PROVIDE ONE TREE FOR EVERY TEN PARKING SPACES.	
SECTION 3121.2 - SITE TRIANGLE	
AREAS INDICATED ON PLANS ARE UNOBSERVED.	
SECTION 3121.3 - AMUSEMENT	
ONE TREE REQUIRED FOR EVERY 100 DWELLING UNITS.	
SECTION 3121.4 - PARKING LOT SCREENING	

SITE LEGEND

- PL - PROPERTY LINE
- R/W - RIGHT-OF-WAY
- STRAIGHT CURB
- CURB AND GUTTER

SITE DATA

SITE AREA: 4.167 ACRES
 CERTIFIED ADDRESS: 2809 ALUM CREEK DR
 TAX PARCEL ID: 010-257629
 DENSITY: 9.80 DU/AC

BUILDING DATA

EACH # OF UNITS: 28
 FOOTPRINT # OF UNITS: 12
 TOTAL UNITS: 40 UNITS

PARKING DATA

TOTAL REQUIRED SPACES: 60 SPACES
 TOTAL PROVIDED SPACES: 64 SPACES
 REGULAR SPACES (8'X12' MIN): 50 SPACES
 ADA SPACES: 4 SPACES (1 VAN)
 BICYCLE PARKING: 2 SPACES (1 SPACES PROVIDED)

DATE:	1/23/2023
DRAWN BY:	PAW
CHECKED BY:	JBP
DEN NUMBER:	20227049

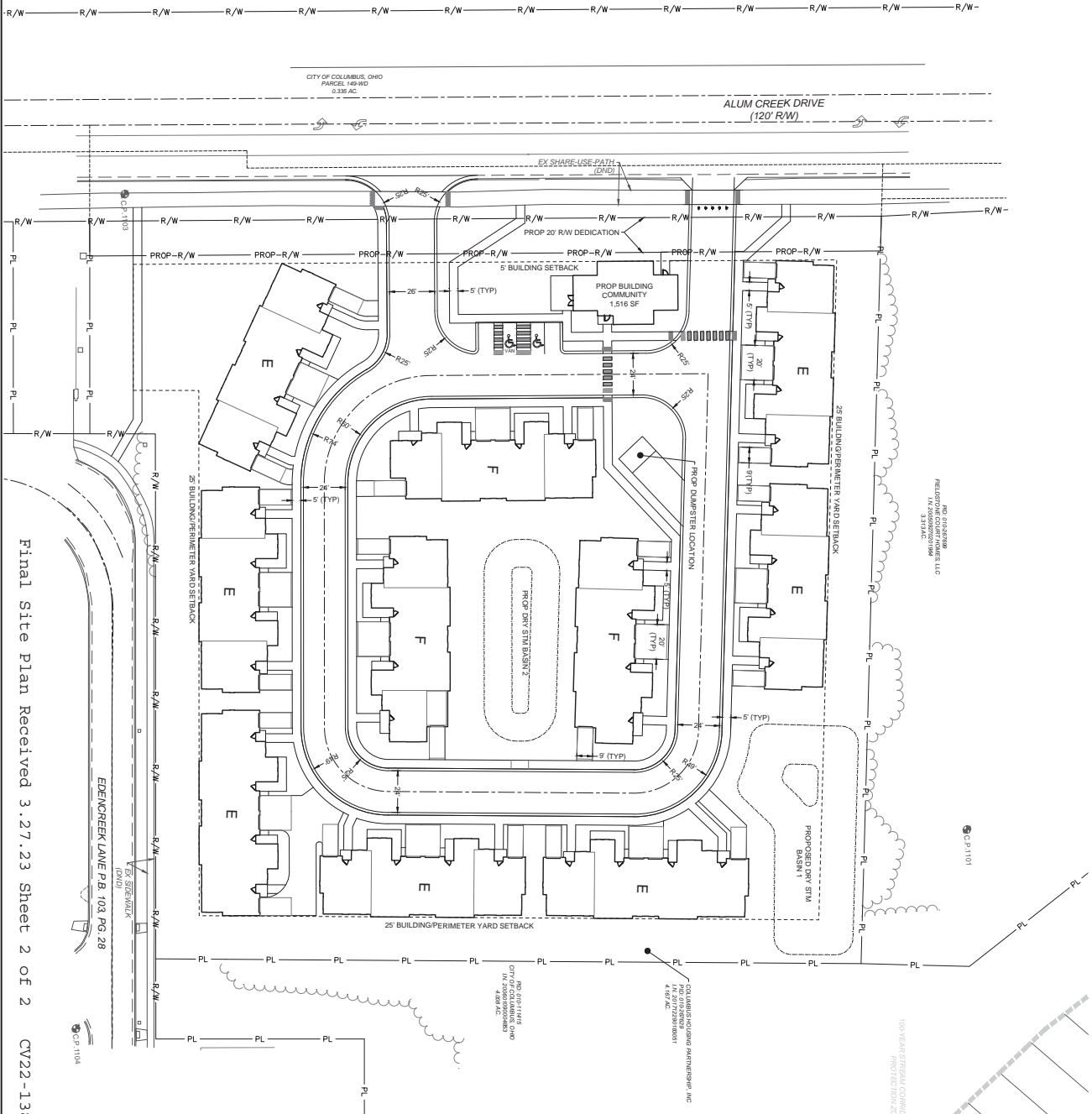
REGISTERED ENGINEER

DATE

SITE COMPLIANCE PLAN
FOR
FIELDSTONE COTTAGES
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO

SITE PLAN

2550 Corporate Exchange Drive | Suite 300
 Columbus, Ohio 43221
 TEL 614.961.2255 | FAX 614.961.2256
 www.structurepoint.com



Final Site Plan Received 3.27.23 Sheet 2 of 2 CV22-138

NOTICE
 AN APPROVED WATER SUPPLY FOR FIRE PROTECTION SHALL BE MADE AVAILABLE AS SOON AS COMBUSTIBLE MATERIAL ARRIVES ON THE SITE. OTC-3312
 PLANS SUBJECT TO FINAL ENGINEERING AND MAY BE MODIFIED BY THE DIRECTION OF BUILDING AND ZONING SERVICES AND/OR FISHER DESIGNER.

GENERALIZATION
 TO THE BEST OF MY KNOWLEDGE, THE PLANS DEPICTED HEREIN COMPLY WITH ALL REQUIRED ZONING TEXT STANDARDS

JRP
 3.27.23
 REGISTERED ENGINEER
 DATE

SECTION 312.11 - UTILITY LAYOUTS
 PROVIDE ONE TREE FOR EVERY TEN PARKING SPACES.
 SECTION 312.12 - FIRE PROTECTION
 AREAS INDICATED ON PLANS ARE UNOBSERVED.
 SECTION 312.13 - AMBULANCE
 ONE TREE REQUIRED FOR EVERY 100 DWELLING UNITS.
 SECTION 312.14 - PARKING LOT SCREENING

FIELDSTONE COTTAGES PARTNERSHIP, INC
 112.2023000000
 4.167 AC

FIELDSTONE COTTAGES PARTNERSHIP, INC
 112.2023000000
 4.167 AC

FIELDSTONE COTTAGES PARTNERSHIP, INC
 112.2023000000
 4.167 AC

FIELDSTONE COTTAGES PARTNERSHIP, INC
 112.2023000000
 4.167 AC

FIELDSTONE COTTAGES PARTNERSHIP, INC
 112.2023000000
 4.167 AC

FIELDSTONE COTTAGES PARTNERSHIP, INC
 112.2023000000
 4.167 AC

SITE DATA

SITE AREA: 4.167 ACRES
 CERTIFIED ADDRESS: 2809 ALUM CREEK DR
 TAX PARCEL ID: 010-257629
 DENSITY: 9.80 DU/AC

BUILDING DATA

EACH # OF UNITS: 28
 FOOTPRINT # OF UNITS: 12
 TOTAL UNITS: 40 UNITS

PARKING DATA

TOTAL REQUIRED SPACES: 60 SPACES
 TOTAL PROVIDED SPACES: 64 SPACES
 REGULAR SPACES (8'x18' MIN): 50 SPACES
 ADA SPACES: 4 SPACES (1 VAN)
 BICYCLE PARKING: 2 SPACES (1 SPACES PROVIDED)

SITE LEGEND

- PL - PROPERTY LINE
- R/W - RIGHT-OF-WAY
- STRAIGHT CURB
- CURB AND GUTTER

SCALE
 0 10 20 30 40

DATE
 3/23/23

C100

DATE: 1/23/2023
 DRAWN BY: PAT
 CHECKED BY: JRP
 JOB NUMBER: 20220169

SITE COMPLIANCE PLAN
 FOR
FIELDSTONE COTTAGES
 CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO
SITE PLAN

STRUCTUREPOINT INC
 2550 Corporate Exchange Drive | Suite 300
 Columbus, Ohio 43221
 TEL 614.961.2255 | FAX 614.961.2256
 www.structurepoint.com

homeport

STATEMENT OF HARDSHIP

Applicant: Columbus Housing Partnership dba Homeport
 c/o Laura MacGregor Comek, Esq.
 17 S. High Street, Ste. 700
 Columbus, Ohio 43215
laura@comeklaw.com
 614.560.1488

Owner: Columbus Housing Partnership dba Homeport
 3443 Agler Rd.
 Columbus, Ohio 43219

Address: 2870 Alum Creek Dr.
 Parcel Nos.: 010-267629
 Zoning Districts: AR12 (companion legislation)
 Date: March 27, 2023
 Application No.: CV22-138

This Statement is provided in support of the Applicant's Council Variance Application, which is companion to a Rezoning Application (Z22-001) for the same project.

The subject property ("Site") is comprised of 4.167 +/- acres located along the east side of Alum Creek Drive, across from and just south and east of the Alum Crest neighborhood. The Site was previously zoned PUD 8 back in 2003 as part of a larger residential development called "Field Stone," and amended later that same year. This particular 4.167-acre subarea from the original 2003 zoning was approved for 54 "townhomes," and then reduced to 40 "townhomes" in the later 2003 amendment (Ord. 0677-03). The definition of "townhomes" in the City of Columbus Code requires platted lots on a public street. Homeport seeks to build private streets without the platted lots – but no other change of substance is being made with this rezoning.

This CV is necessary to retain the prior site design and maintain the established building line. Prior zoning included an approved at a 25-foot building setback from Alum Creek Drive (i.e., a variance/reduction from the former 60-foot building setback). This CV allows for the original setback with approval by the City of Columbus, Department of Public Service, Traffic Management Division exemption of additional right of way deduction, or, in the alternative a 5-foot building setback and variance/reduction from the new 80-foot building setback, required by Code per the Columbus Multimodal Thoroughfare Plan for this roadway.

This variance is not significant – in fact it is the same variance for the entire Field Stone Development, as already built. This being a small 'sub area' from the entire development, the site design and roadway network/access are contemplated to work throughout the development – there is no way to feasibly obviate the setback and still retain the remaining features of the plan, as approved. There is no effect on the delivery of governmental services – in fact this request eliminates the need for public road maintenance. The essential character of the development and immediate area has a significant residential character – which will be retained. To the extent this rezoning and CV are needed for a technical change in wording from 'townhome' to 'attached units' there is no other change and no real effect to the adjacent Field Stone residents or neighbors in this area.

For these reasons, the Applicant respectfully requests approval of this variance.

Respectfully submitted,

Laura MacGregor Comek, Esq.

Laura MacGregor Comek, Esq.

17 S. High St., Ste 700

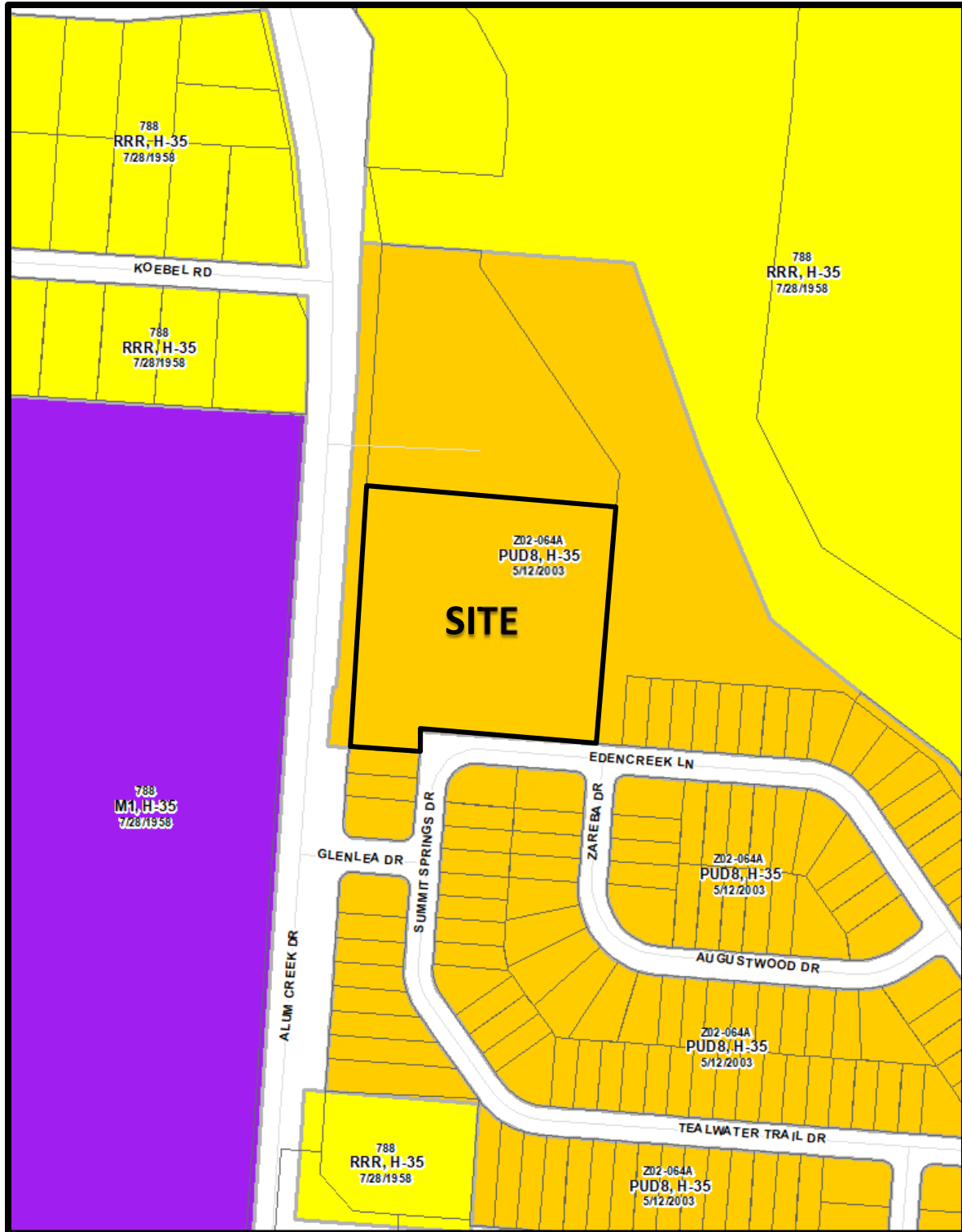
Columbus, Ohio 43215

Phone: 614.560.1488

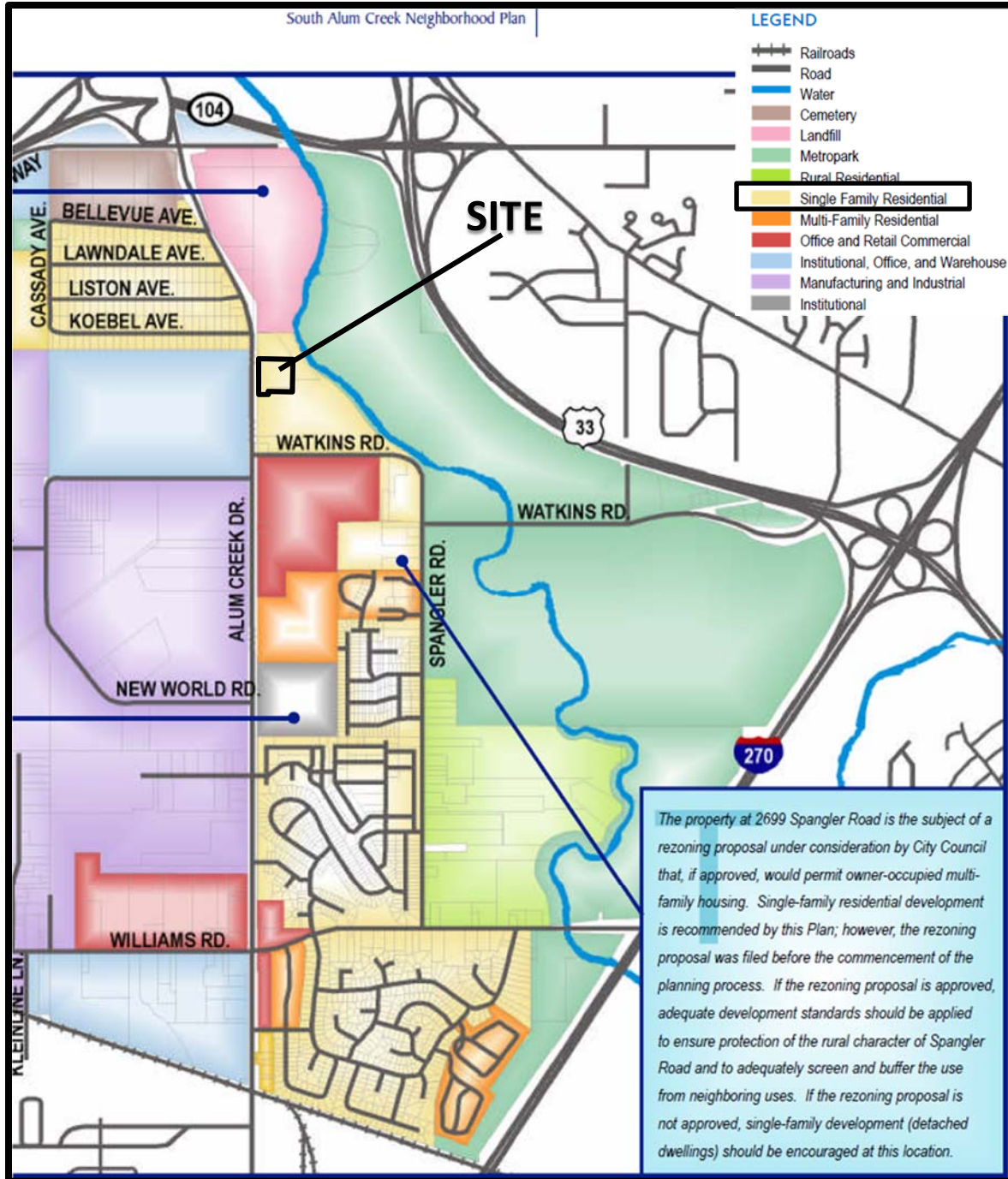
Laura@comeklaw.com

Counsel for Owner/Applicant Columbus Housing Partnership

dba Homeport



CV22-138
2870 Alum Creek Rd.
Approximately 4.17 acres



CV22-138
 2870 Alum Creek Rd.
 Approximately 4.17 acres



CV22-138
2870 Alum Creek Rd.
Approximately 4.17 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 _____

Address _____

Group Name _____

Meeting Date _____

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:

Vote _____

Signature of Authorized Representative Michael D. Walker, Sr

Recommending Group Title _____

Daytime Phone Number _____

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 #: CV22-138

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) Laura MacGregor Comek, Esq
of (COMPLETE ADDRESS) 17 S. High St, Ste 700 Cols., Oh ~~43204~~ 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 (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)

1. <u>Columbus Housing Partnership</u> <u>dba. Homeport</u> <u>3443 Agler Rd., Cols., Oh 43219</u> <u>employees 40</u>	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT [Signature]

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

[Signature]

N/A

Notary Seal Here

SIGNATURE OF NOTARY PUBLIC

My Commission Expires



Kristen Lee Sours, Attorney At Law
NOTARY PUBLIC - STATE OF OHIO
My commission has no expiration date
Sec. 147.03 R.C.

This Project Disclosure Statement expires six (6) months after date of notarization.