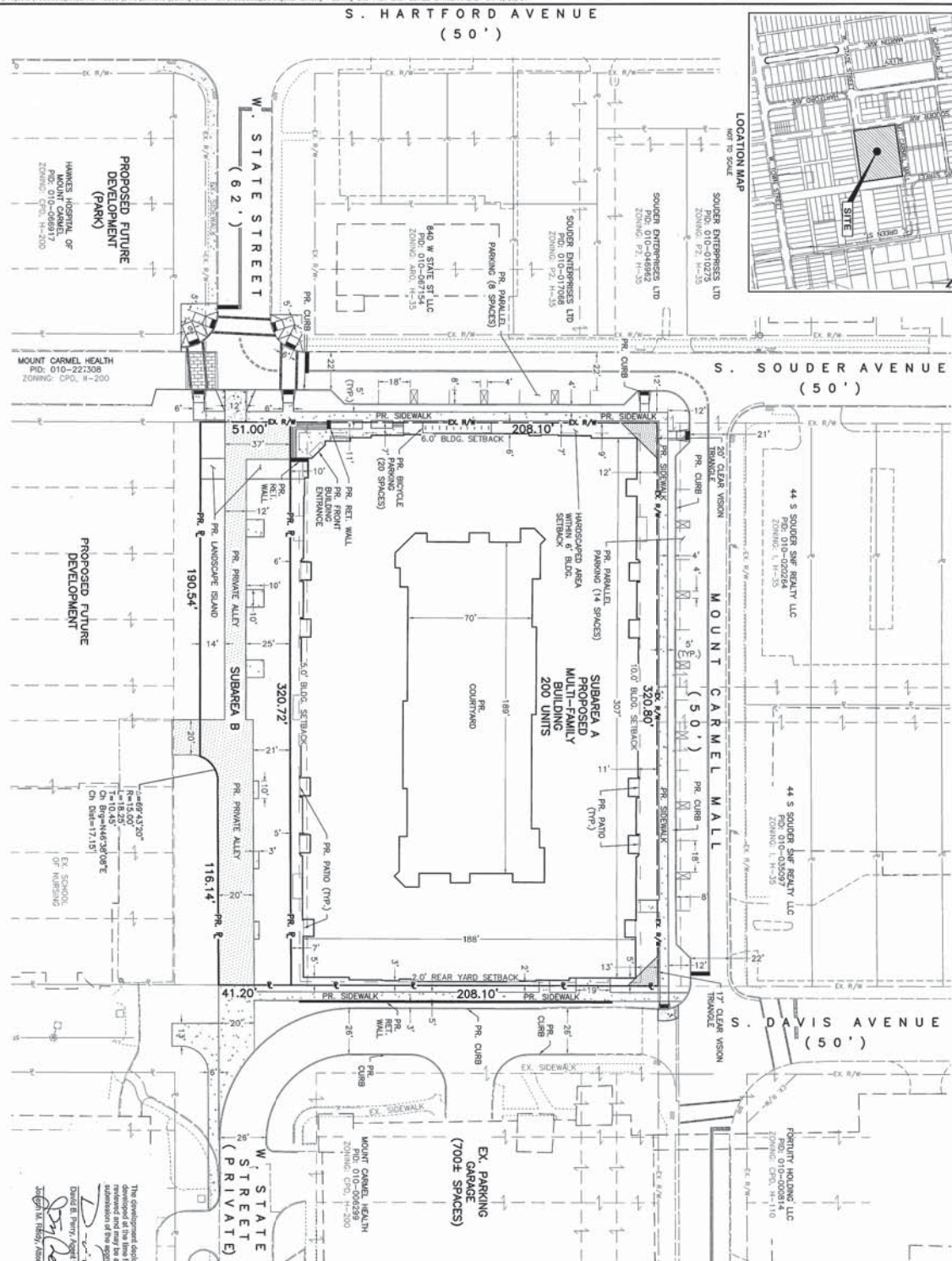


C:\Users\jvanderwerf\Desktop\Projects\1025034_MtCarmelPhase2\DWG\Exhibit\ zoning Site Plan\1025034_zoningSitePlan.dwg -- zoning Site Plan LAST EDITED: BY:GAMHRET ON: 3/23/21



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 CONSULTING ENGINEERS AND ARCHITECTS
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 (614) 298-2899 (FAX)
 WWW.EPFFERRIS.COM

CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO
MOUNT CARMEL DEVELOPMENT
 THRIVE COMPANIES

FINAL SITE PLAN RECEIVED 6/21/21 CV20-069

DESIGNED BY	10/00 GJB
CHECKED BY	WJW
APPROVED BY	GJB
DATE	06/21/2021

ZONING SITE PLAN
 85 S. SOUDER AVENUE
 CV20-069

The development depicted on this drawing may be slightly adjusted to indicate engineering, topographical or other data developed at the time final development plans are completed. Any slight adjustment to the development shall be submitted to the zoning department for review and approval. The zoning department is not responsible for the design or construction of the project.

David E. Perry, Architect for Applicant
 Date: 06/21/2021
 Date: 06/21/2021

SITE & BUILDING INFORMATION	
ADDRESS:	85 S. SOUDER AVENUE
PID:	010-066952 (PARCEL TO BE SPLIT)
ACREAGE:	1.932 AC (66,734 S.F.) (333 S.F./D.U.)
SUBAREA A:	0.347 AC (15,115 S.F.)
SUBAREA B:	1.585 AC (68,619 S.F.)
EXISTING ZONING:	CO-2, COMMERCIAL PLANNED DEVELOPMENT, H-200
PROPOSED ZONING:	Z20-063 A33 - APARTMENT RESIDENTIAL
PROPOSED HEIGHT:	DISTRICT H-60
COUNCIL VARIANCE:	(CV20-069)
BUILDING HEIGHT:	60' (MAX)
PROPOSED USE:	MULTIFAMILY RESIDENTIAL
SUBAREA A:	PRIVATE ALLEY
DENSITY:	130 UNIT/ACRE
SUBAREA B:	NO DWELLING UNITS
PARKING:	USE AREAS
RESIDENTIAL:	200 UNITS (MAX)
TOTAL REQUIRED PARKING SPACES:	13
13/0/0/0	
TOTAL PROVIDED PARKING SPACES:	300 SPACES REQUIRED
0 SPACES PROVIDED, ON-SITE	
TOTAL REQUIRED ACCESSIBLE PARKING SPACES:	240 SPACES PROVIDED, OFF-SITE PARKING GARAGE (PID: 010-066959)
VA/VD/TOTAL:	2/8 SPACES REQUIRED
TOTAL PROVIDED ACCESSIBLE PARKING SPACES:	2/8 SPACES PROVIDED, OFF-SITE PARKING GARAGE (0 SPACES ON-SITE)
BICYCLE PARKING SPACES REQUIRED:	17 SPACES
BICYCLE PARKING SPACES PROVIDED:	20 SPACES (ON-SITE)
SETBACKS:	AS SHOWN
REAR YARD:	0.822E
LOT COVERAGE:	85% BUILDING COVERAGE
DWELLING UNIT TREES:	22 REQUIRED (CV20-069)
FLOOD ZONE:	10 PROVIDED
PANEL NO.:	3004800309K (06/17/2008)



Exhibit B
Statement of Hardship CV20-069
793 W. State Street, Columbus, OH 43222

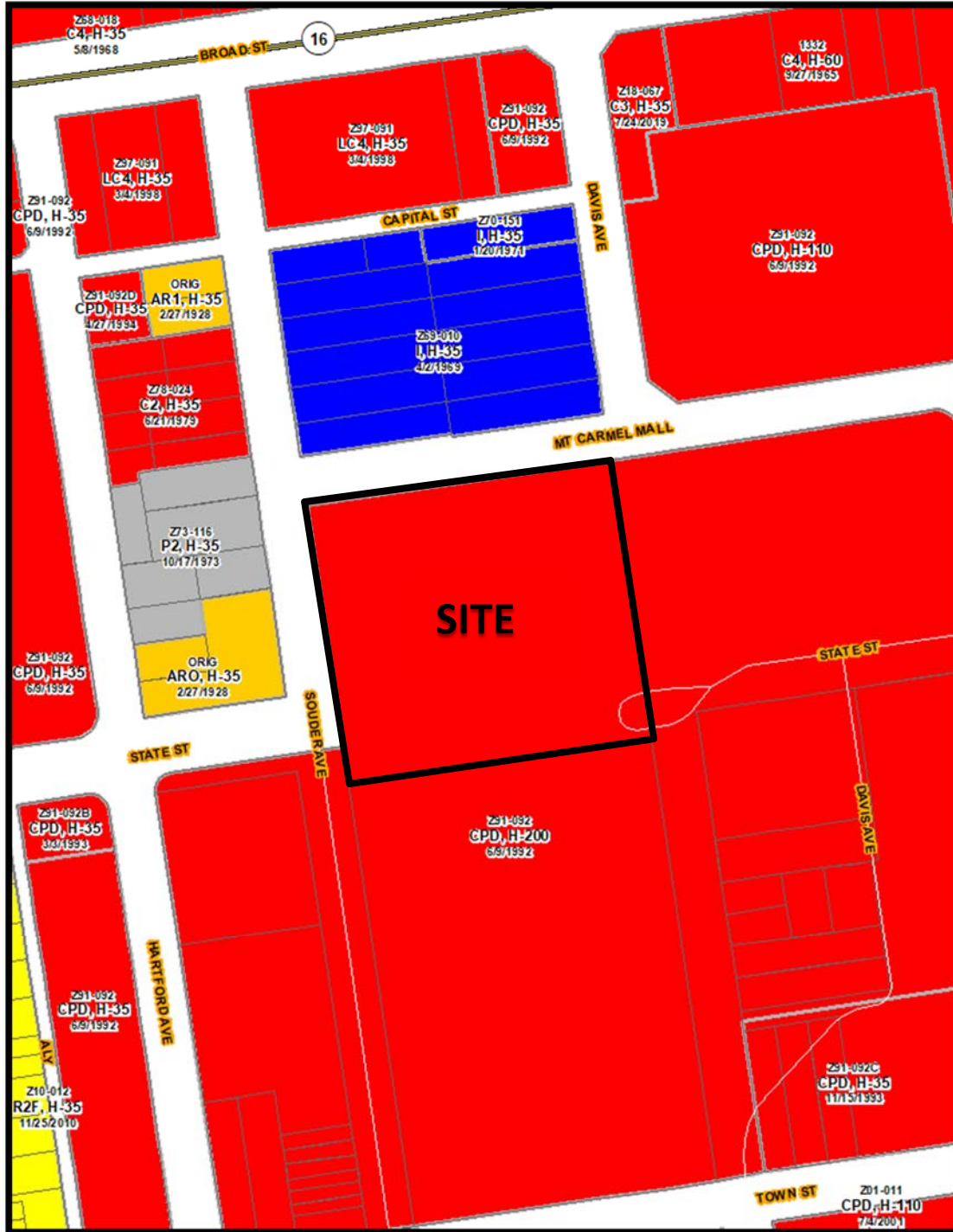
The 1.879 +/- acre site is located at the terminus of W. State Street (west side of parcel), east side of S. Souder Avenue and south side of Mount Carmel Mall. The 1.879 +/- acres is the north end of PID: 010-066952. As is most of the Mount Carmel West Hospital campus, the site is zoned CPD, Commercial Planned Development (Z91-092). Applicant has submitted an application (Z20-063) to rezone the site to the AR-3, Apartment Residential District for multi-family development. Development of this site is the next phase of Thrive Companies redevelopment of the Mount Carmel West campus and follows the single family and townhouse development on S Hartford Avenue approved July 20, 2020 by Columbus City Council (Ord. 1622-2020, Z19-050 and Ord. 1623-2020, CV19-069). By rezoning application Z20-063 and CV20-069, applicant proposes to develop the site with a 200 dwelling unit 4 story apartment building. The building will engage the perimeter streets with close setbacks, have a large interior courtyard and private a landscaped alley on the south side of the building to engage outside activity including food trucks, social activities, open space and other functions. The front entrance to the building will be at S. Souder and W. State Street (southwest corner of building) adjacent to the private alley activity area. The site will be split from PID: 010-066952 and the 1.879 acres will also be split to form Subarea A (1.532 acres) for the apartment building and Subarea B (0.347 acres) for the private alley. The private alley area (Subarea B, 0.347 acres) will be owned by the Mount Carmel Community Authority (“Authority”) as part of other Authority property with the redevelopment for ownership and maintenance purposes.

A parking garage with over 700 parking spaces abuts the site to the east (PID: 010-006299). A minimum of 240 parking spaces in the parking garage will be available for the 200 unit apartment building. Applicant shall demonstrate control of 240 parking spaces in the parking garage in conjunction with the final Site Compliance Plan (SCP) for the 200 unit apartment building. Control of 240 parking spaces in the abutting parking garage shall run with the 200 unit apartment building.

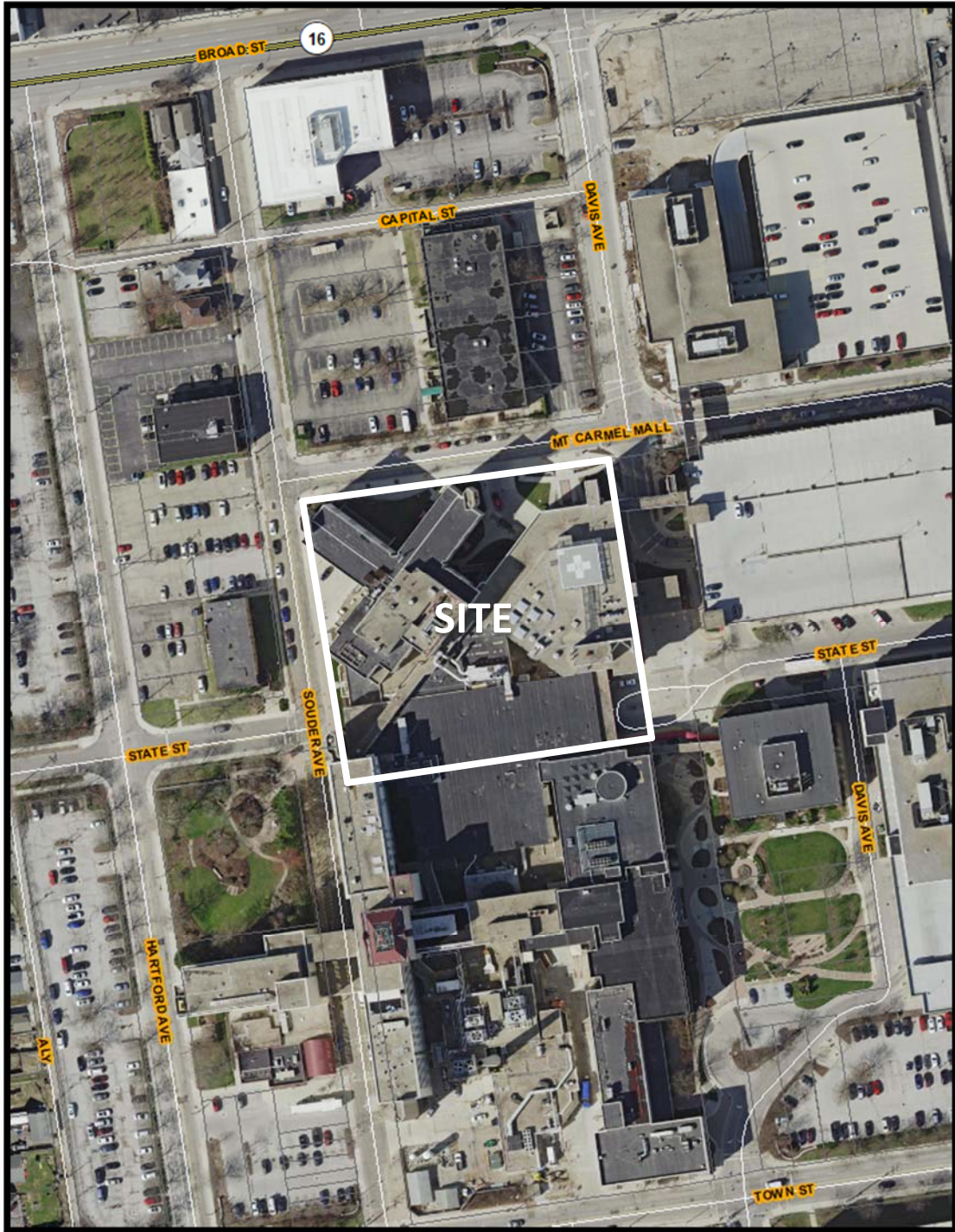
Applicant has a hardship as well as a practical difficulty with compliance with the referenced code sections. This is the next phase of the redevelopment of the Mount Carmel West hospital campus. Mount Carmel West Hospital has relocated to Grove City, OH. Rezoning application Z20-063 proposes rezoning to an appropriate zoning district (AR-3) for use and density. Variances are required for the proposed apartment building to be built in an urban environment. Many urban developments have had similar variances. The requested variances are not substantial, will not alter the essential character of the neighborhood, will not affect the delivery of government services, the variances are required for reasonable use of the property and are consistent with the spirit of the zoning requirement.

Applicant requests the following variances:

- 1). Section 3333.03, AR-3, Apartment Residential District Use, to permit the use of Subarea B (0.347 ac) as a private alley as a primary use for outside activity including food trucks, social activities, open space and other functions.
- 2). Section 3312.49, Minimum Numbers of Parking Spaces Required, to reduce on-site parking from 300 spaces to 0, subject to a minimum of 240 parking spaces being provided in perpetuity in the abutting parking garage to the east (PID: 010-006299). Control of 240 parking spaces in the parking garage for the 200 unit apartment building shall be demonstrated with the final Site Compliance Plan and providing 240 spaces in the parking garage shall be a condition of this variance and the final Site Compliance Plan.
- 3). Section 3321.05(B)(2), Vision Clearance, to reduce the 30'x30' clear vision triangle at the intersection of S. Souder Avenue and Mount Carmel Mall from 30'x30' to 20'x20'.
- 4). Section 3321.07(B), Landscaping, to reduce on-site dwelling unit trees from 1 per 10 DU or 20 trees to 10 trees on-site in the courtyard.
- 5). Section 3333.18, Building Lines, to reduce the S. Souder Avenue building setback line from 25 feet to six (6) feet.
- 6). Section 3333.24, Rear Yard, to reduce Rear Yard (Subarea A, east side of building) from 25% (0.383 +/- ac., 16,683 SF) of lot area (1.532 +/- ac., 66,734 SF) to 0.009 +/- acre (412 +/- SF).

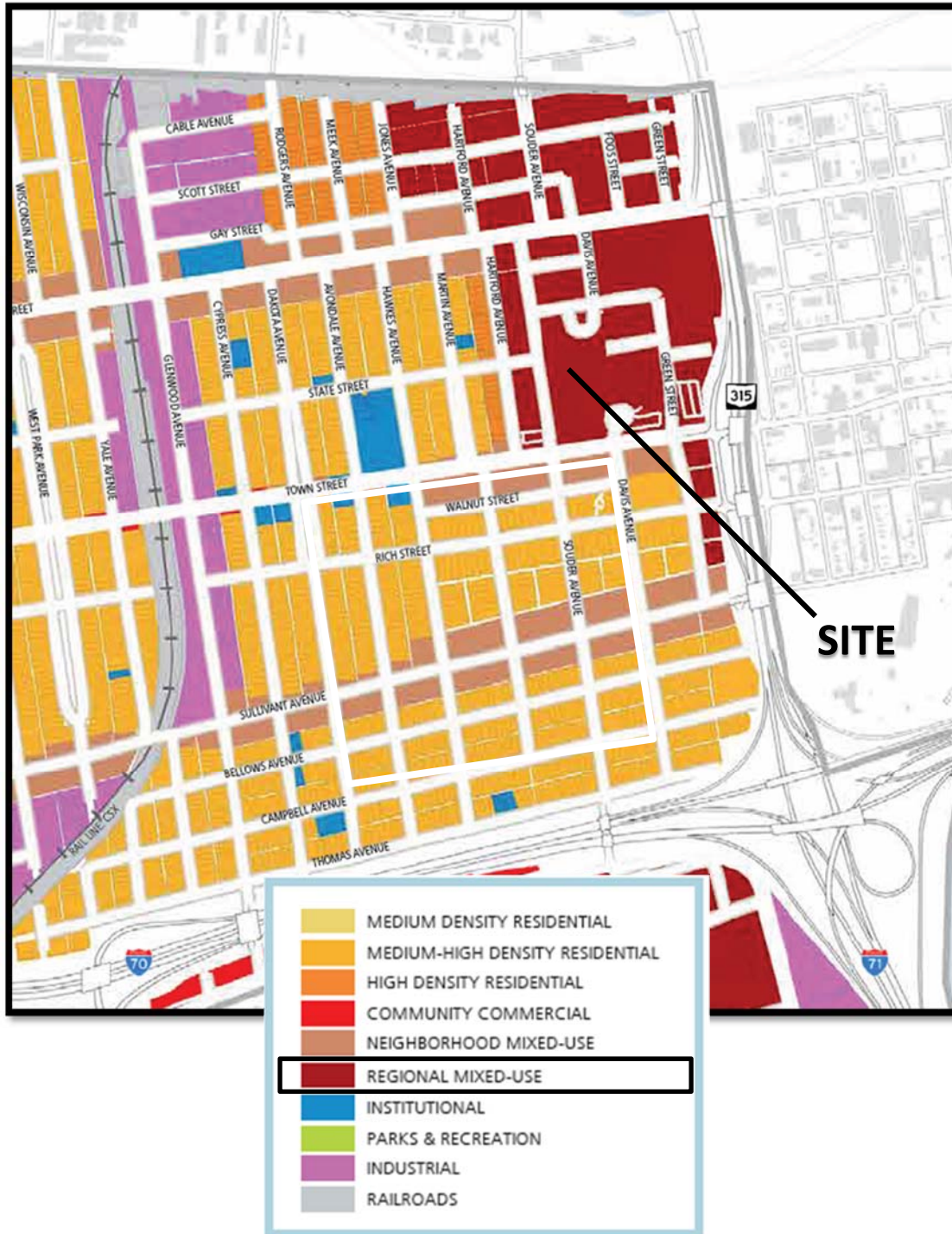


CV20-069
793 W. State St.
Approximately 1.88 acres



CV20-069
793 W. State St.
Approximately 1.88 acres

West Franklinton Plan (2014)



CV20-069
793 W. State St.
Approximately 1.88 acres



DEPARTMENT OF BUILDING AND ZONING SERVICES

Standardized Recommendation Form

111 N. Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • www.columbus.gov/bzs • zoninginfo@columbus.gov

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW (PLEASE PRINT)

Case Number: Z20-063 / CV20-069

Address: 793 W State Street

Group Name: Franklinton Area Commission

Meeting Date: September 8, 2020

Specify Case Type: [] BZA Variance / Special Permit [x] Council Variance [x] Rezoning [] Graphics Variance / Plan / Special Permit

Recommendation: (Check only one and list basis for recommendation below) [x] Approval [] Disapproval

NOTES:

Vote: 15 Yea 0-NO 0-ABSTAIN

Signature of Authorized Representative: William B Warner

Zoning Chair RECOMMENDING GROUP TITLE

614-581-6419 DAYTIME PHONE NUMBER

Please e-mail this form to the assigned planner within 48 hours of your meeting day; or FAX to Zoning at 614-645-2463; or MAIL to: Assigned Planner, City of Columbus, Department of Building & Zoning Services, 111 N. Front St, Columbus, OH 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 #: CV20-069

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) Joseph M. Reidy, Attorney
of (COMPLETE ADDRESS) Thrive Companies, 842 North 4th Street, Suite 200, 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 (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. Thrive Companies, 842 N 4th St, Ste 200, Columbus, OH 43215; # Cols based emps: 49 Contact: Joseph M. Reidy, (614) 721-0682	2. Mount Carmel Health System, 6150 E Broad St, Columbus, OH 43213; # Cols based emps: 6,000 Contact: Thomas Luba, (614) 546-3478
3. -----	4. -----

Check here, if listing additional parties on a separate page.

SIGNATURE OF AFFIANT *Joseph M. Reidy*

Sworn to before me and signed in my presence this 27th day of January, in the year 2021

MaryAlice Wolf
SIGNATURE OF NOTARY PUBLIC

Notary Seal Here
My Commission Expires _____



MaryAlice Wolf
Notary Public, State of Ohio
My Commission Expires October 24, 2023

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