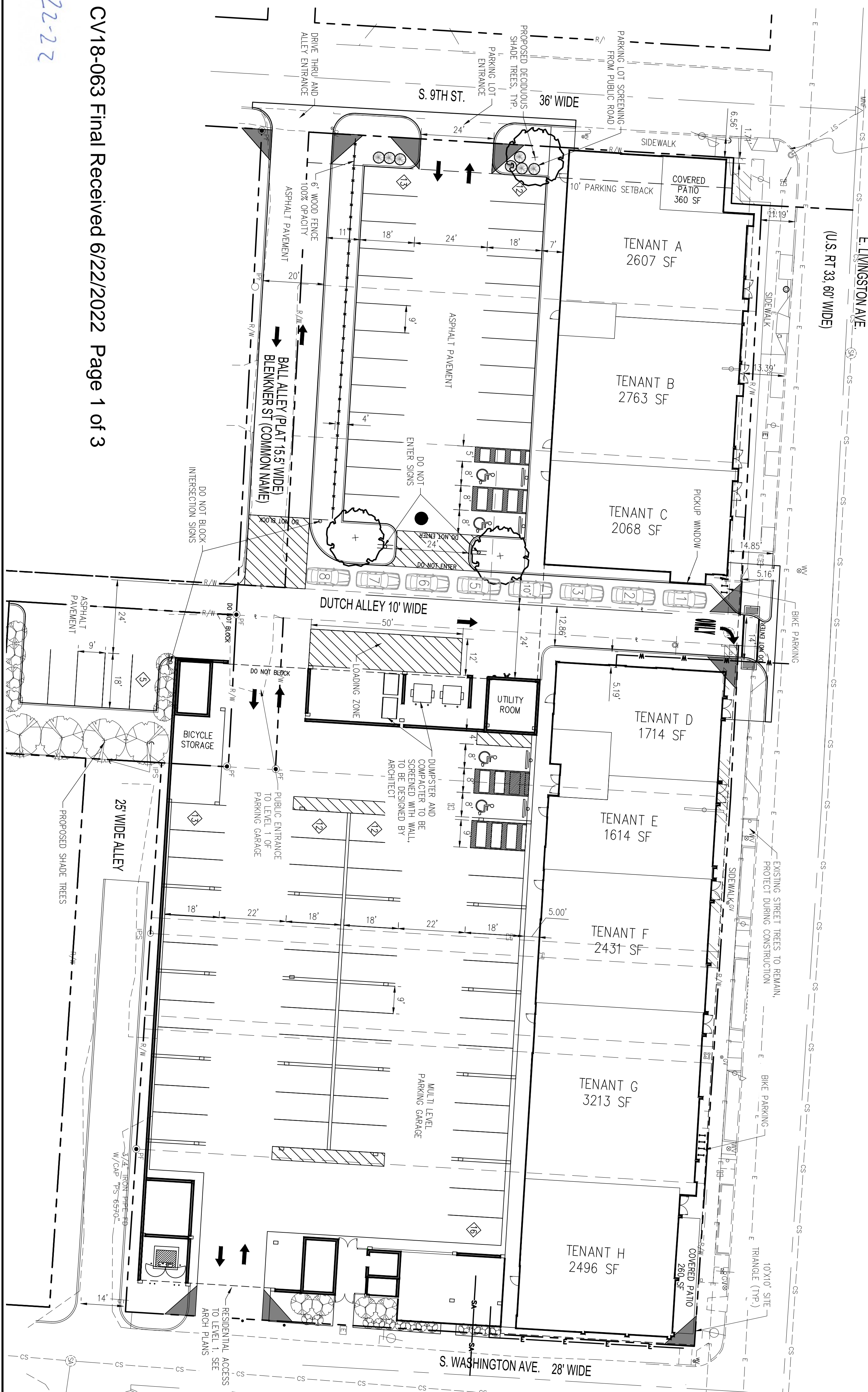


W:\Projects\Projects P-TS\7950001\CAD\SHEETS\Zoning Review\57950001 - Shanes Corner Zoning Site Plan.dwg Last saved 6/22/2022 5:28 PM by AFowler, plotted 6/22/2022 2:07 PM

AFowler
6-22-22

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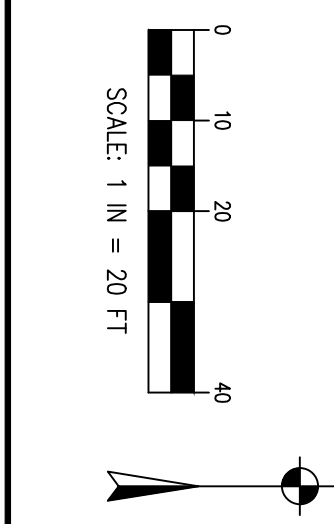
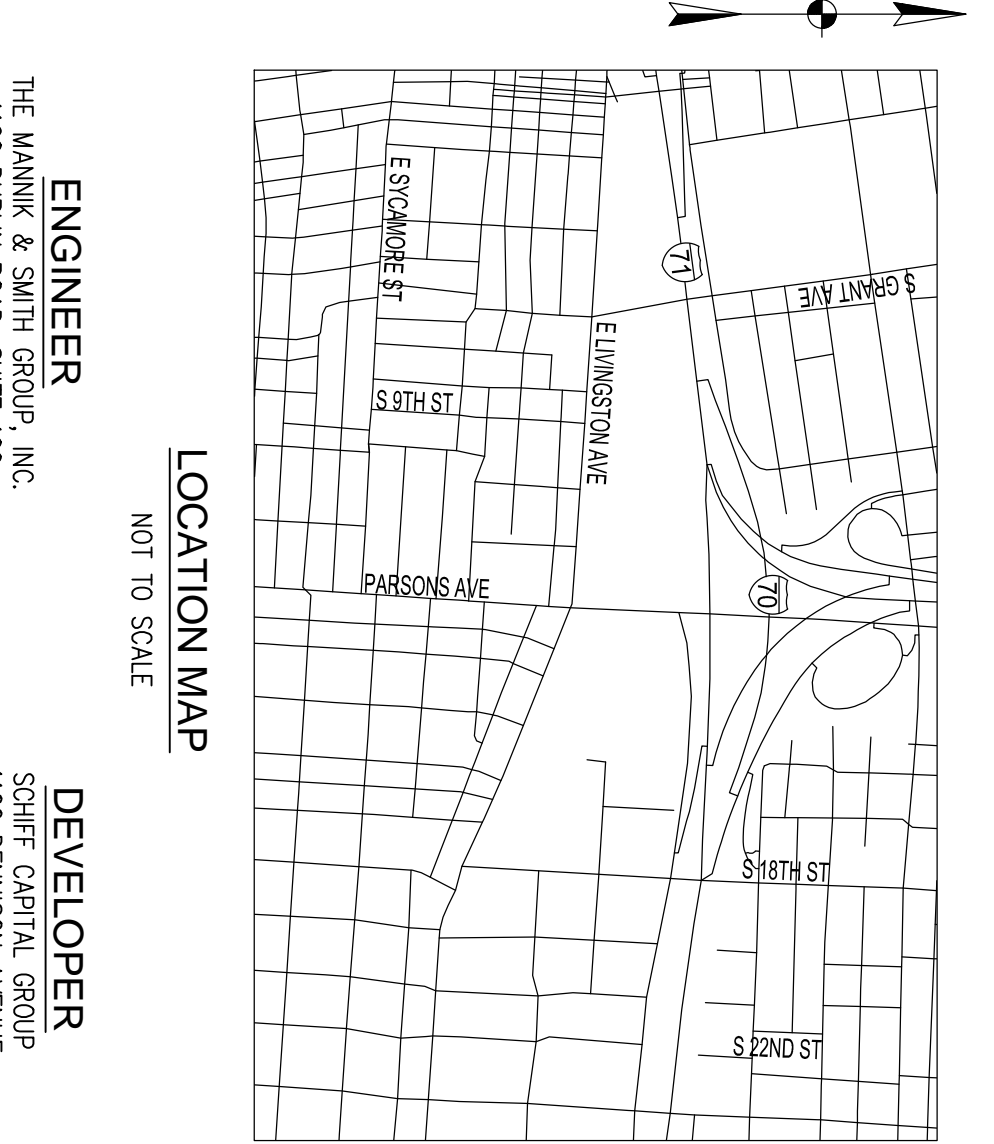
SITE DATA
 ADDRESS: 485 E. LIVINGSTON AVE
 PID: 010034597, 010002131, 010004828, 010001333, 010033497, 010249653, AND 010298417
 ADJACENT ZONING: THE PARCEL TO THE WEST IS ZONED C4, TO THE EAST C5, TO THE NORTH CRD, AND TO THE SOUTH R2F.
 LIGHTING: LIGHT FIXTURES SHOULD NOT EXCEED 28' IN HEIGHT.
 LANDSCAPE: SHADE TREES: 1/10 -25 PARKING SPACES/10 = 3 TREES
 SCREENING: ANY PORTION OF PARKING LOT WITHIN 80' OF RESIDENTIALLY ZONED PROPERTY SHALL BE SCREENED (4' WIDE AREA WITH FENCE, LANDSCAPE MOUND, OR COMBINATION AT 5' HEIGHT) AS WELL AS ANY PORTION OF A PARKING LOT ABUTTING A PUBLIC STREET (3' HEIGHT).
 CHAPTER 3321 WILL BE MET.

BUILDING DATA + PARKING REQUIRED
 TOTAL SITE AREA: 1.62 AC
 TOTAL GROSS FLOOR AREA: 252,909 SF
 ZONING: C4 - COMMERCIAL
 ALLOWABLE HEIGHT: H-35
 BUILDING HEIGHT: 65'-0" (TOP OF PARAPET)
 DENSITY: 104.9 UNITS / AC
 TOTAL PARKING REQUIRED: 170 UNITS
 RESIDENTIAL (3312.49): 256 SPACES
 COMMERCIAL (3312.49): 19,268 SF TOTAL
 1 SPACE / 75 SF RESTAURANT W/O DRIVE-THRU
 1 SPACE / 150 SF RESTAURANT PATIO (50% PRIMARY REQ)
 1 SPACE / 115 SF RESTAURANT W/ DRIVE-THRU
 1 SPACE / 250 SF RETAIL
 TOTAL PARKING PROVIDED: 199 SPACES
 REGULAR SPACES (09' x 18' MIN): 199 SPACES
 ADA SPACES: 002 SPACES
 TOTAL PARKING PROVIDED: 207 SPACES
 BICYCLE PARKING PROVIDED (3312.49): 14 SPACES PROVIDED
 11 SPACES REQUIRED

PROJECT SCOPE OF WORK
 PROPOSED 1ST STORY RESTAURANT/RETAIL USE WITH SURFACE PARKING AND 5 STORES OF RESIDENTIAL APARTMENTS ABOVE. PARKING GARAGE, COURTYARD, AND REQUIRED UTILITY AND PAVING IMPROVEMENTS.
FLOOD ZONE
 THE PROPERTY LIES WITHIN ZONE X IN ACCORDANCE WITH THE FEMA FLOOD INSURANCE RATE MAPS #3904900328K REVISED JUNE 17, 2008.
RIGHT-OF-WAY ENCROACHMENT NOTE:
 NO PRIVATE ELEMENTS ARE PERMITTED TO ENCROACH INTO THE RIGHT-OF-WAY INCLUDING, BUT NOT LIMITED TO STAKES, RAILINGS, FOUNDATIONS, DOORS, OVERHEAD ELEMENTS OR WALLS.
NOTE:
 THE PROPOSED PROJECT WILL COMPLY WITH THE FOLLOWING SECTIONS OF COLUMBUS CITY CODE:
 3312.21 LANDSCAPING AND SCREENING
 3312.19 & 3321.03 LIGHTING
 3312.39 STRIPING AND MARKING
 3312.43 REQUIRED SURFACE FOR PARKING
 3312.45 WHEEL STOP DEVICE
 3321.05 VISION CLEARANCE

ENGINEER
 THE MANNIK & SMITH GROUP, INC.
 1160 DUBLIN ROAD, SUITE 100
 COLUMBUS, OHIO 43215
 PHONE: 614-641-4222
 EMAIL: AFOWLER@MANNIKSMITHGROUP.COM

DEVELOPER
 SCHIFF CAPITAL GROUP
 1700 DENNISON AVENUE
 COLUMBUS, OH 43215
 NORTHSTAR REALTY, LLC
 387 LIVINGSTON AVENUE
 COLUMBUS, OH 43215
 CONTACT: TOM BRIGGON
 PHONE: 614-205-3667
 EMAIL: TBRIGDON@NSREALTY.NET



1 / 2	ZONING SITE PLAN	SITE IMPROVEMENT PLAN FOR	PREPARED FOR:	<p>1160 DUBLIN ROAD SUITE 100 COLUMBUS, OH 43215 TEL: 614.441.4222 FAX: 888.488.7340</p> <p>PROJECT DATE: 01/07/2022 PROJECT NO: S7950001 DRAWN BY: AAF CHECKED BY: MAM</p>	NO.	DATE	BY	DESCRIPTION
		SHANE'S SITE	SCHIFF CAPITAL GROUP AND NORTHSTAR REALTY, LLC		<p>PRELIMINARY NOT FOR CONSTRUCTION</p>			
		485 E. LIVINGSTON AVE COLUMBUS, OHIO						



N north building elevation // livingston ave
scale : 3/32" = 1'-0"

- roof level 65'-0"
- level 05 // residential floor 54'-0"
- level 04 // residential floor 43'-0"
- level 03 // residential floor 32'-0"
- level 02 // podium level 21'-0"
- level 01.5 // garage level 10'-0"
- level 01 // ground level 00'-0"
- level LL // lower garage -10'-0"



E east building elevation // s. washington ave
scale : 3/32" = 1'-0"



W west building elevation // s. ninth street
scale : 3/32" = 1'-0"

- roof level 65'-0"
- level 05 // residential floor 54'-0"
- level 04 // residential floor 43'-0"
- level 03 // residential floor 32'-0"
- level 02 // podium level 21'-0"
- level 01.5 // garage level 10'-0"
- level 01 // ground level 00'-0"
- level LL // lower garage -10'-0"



S south building elevation // _____
scale : 3/32" = 1'-0"

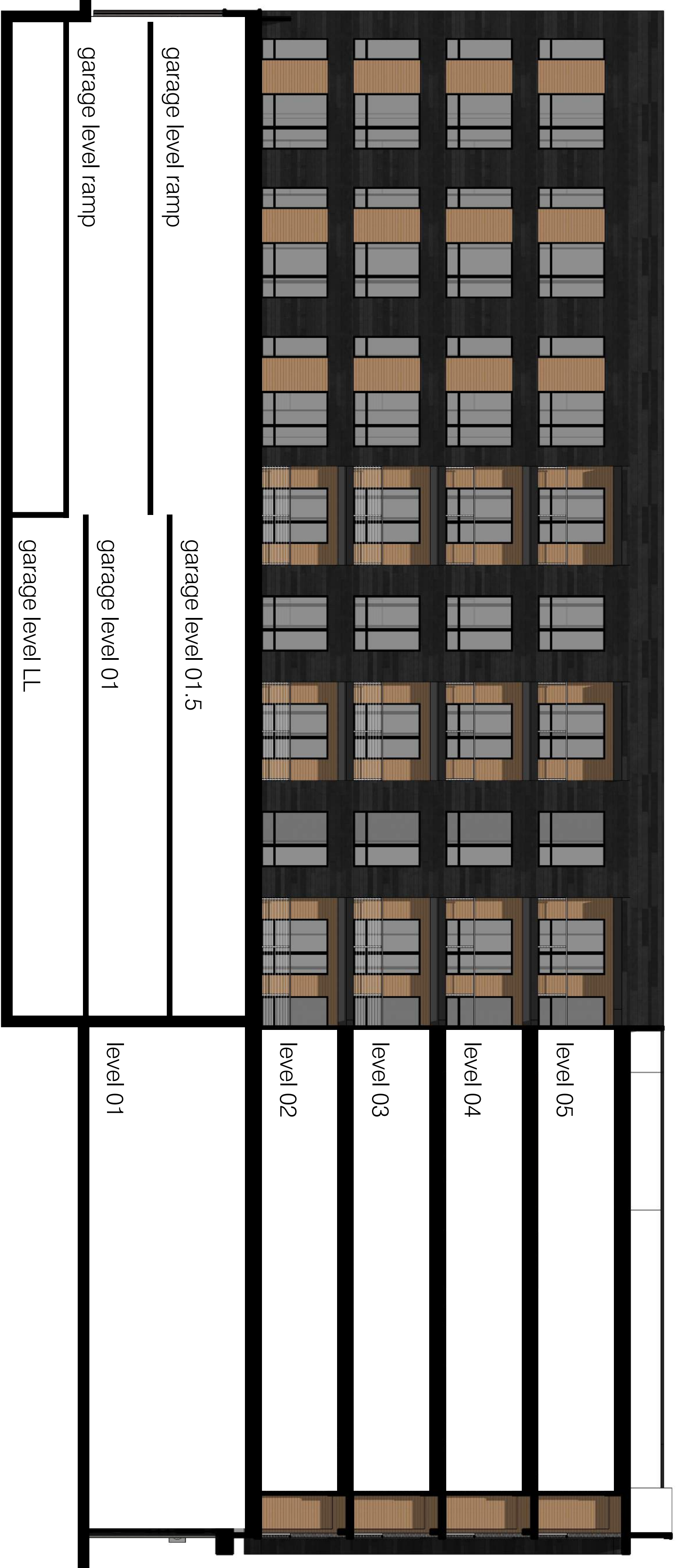


- roof level 65'-0"
- level 05 // residential floor 54'-0"
- level 04 // residential floor 43'-0"
- level 03 // residential floor 32'-0"
- level 02 // podium level 21'-0"
- level 01.5 // garage level 10'-0"
- level 01 // ground level 00'-0"
- level LL // lower garage -10'-0"

Handwritten signature and date: 6-22-22

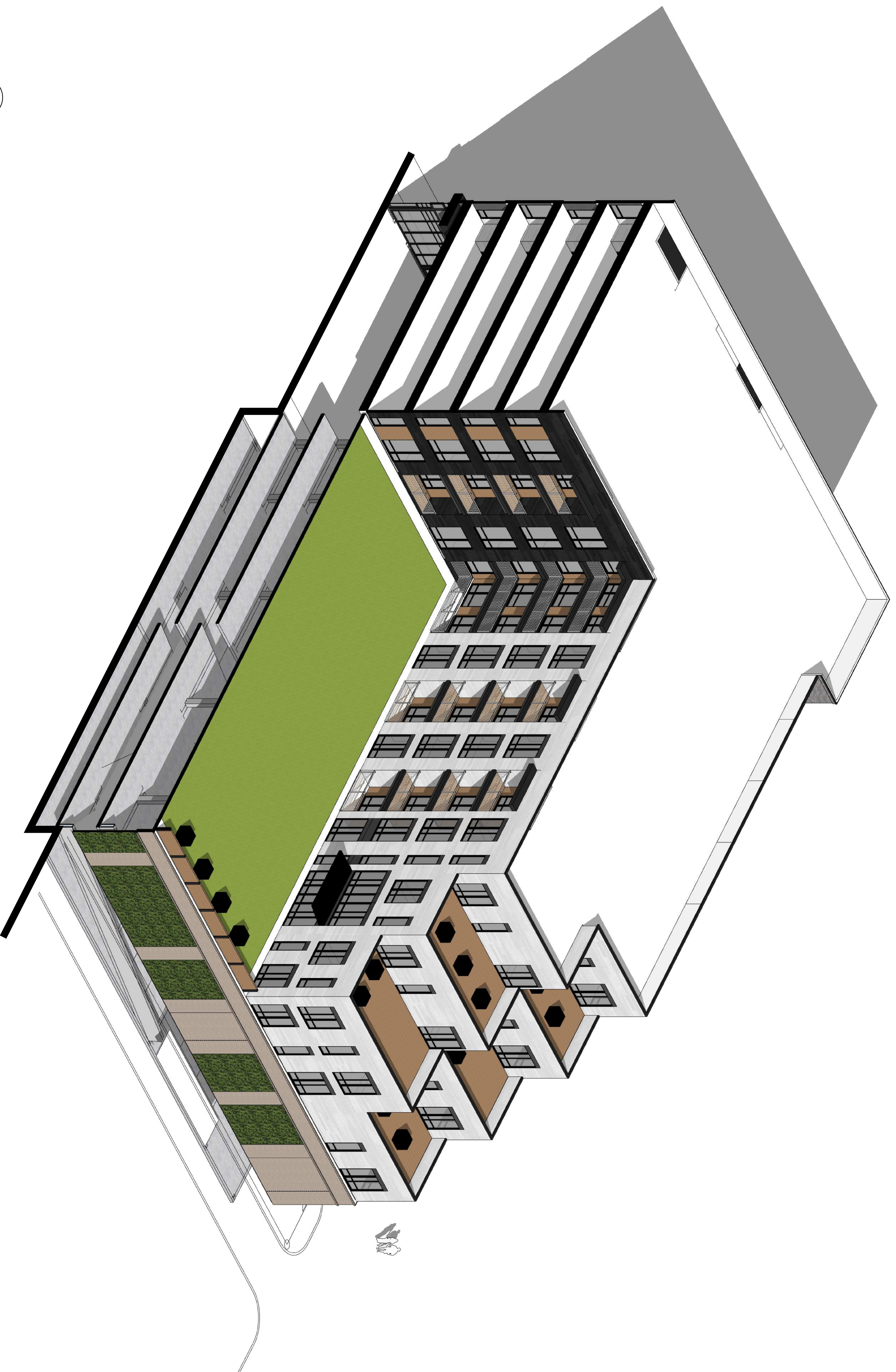


EC east courtyard building elevation // scale : 3/32" = 1'-0"



WC west courtyard building elevation // scale : 3/32" = 1'-0"

- roof level 65'-0"
- level 05 // residential floor 54'-0"
- level 04 // residential floor 43'-0"
- level 03 // residential floor 32'-0"
- level 02 // podium level 21'-0"
- level 01.5 // garage level 10'-0"
- level 01 // ground level 00'-0"
- level LL // lower garage -10'-0"



SW southwest section perspective // scale : 3/32" = 1'-0"

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Handwritten signature and date: 6-22-22

SHEET 2

livingston avenue
PRELIMINARY BUILDING ELEVATIONS | APRIL 14, 2022

NORTHSTAR REALTY

SCHIFF
CAPITAL GROUP

archall

STATEMENT IN SUPPORT OF VARIANCES

APPLICATION: CV18-063

Location: 459 EAST LIVINGSTON AVENUE (43215), being 1.53± acres located at the southeast corner of East Livingston Avenue and South Ninth Street (010-034597 and 6 others; Columbus Southside Area Commission).

Existing Zoning: C-4, Commercial District and R-2F, Residential District.

Proposed Use: Mixed-use development.

Applicant(s): North Star Realty; c/o Michael Shannon, Atty.; 8000 Walton Parkway, Suite 260, New Albany, Ohio 43054.

Property Owner(s): Charles Corner II LLC, et al.; 447 East Livingston Avenue; Columbus, OH 43215.

Date: July 7, 2022

The Applicant previously filed a council variance application for this property in July of 2018. That application proposed a mixed-use development and requested a use variance to allow townhomes in the commercial district and also requested a number of area variances. The Applicant revised the proposed development and now submits this revised application.

The Applicant submits this statement in support of its request for use and area variances. The property consists of seven parcels located on the south side of East Livingston Avenue, across from Nationwide Children's Hospital. The property is currently zone C-4 and R-2F. The property is not located within a historic district, commercial overlay, nor planning overlay.

The property is located within the boundary of the Columbus Southside Area Commission and the Columbus Southside Plan. The Plan recommends community commercial uses. The Community Commercial classification supports retail, office, hotel, or institutional uses that serve multiple neighborhoods, but generally do not attract residents from outside the area.

This revised development will provide approximately 6,282 square feet of retail space, 10,349 square feet of restaurant space without pickup unit, 2,017 square feet of restaurant space with pickup unit, 620 square feet of restaurant patio space, and 170 dwelling units. To develop the property as proposed, the application requests the following variances:

1. Section 3332.037 - R-2 F Residential District permitted uses. To allow vehicle maneuvering and parking for commercial uses on a residential district.
2. Section 3356.03 – C-4 permitted uses. To allow ground floor residential and residential accessory uses.
3. Section 3356.11 - Building Setback. To reduce the required setback along E. Livingston Avenue (50' to 0'), S. 9th Street (25' to 0'), and S. Washington Avenue (25' to 0').
4. Section 3356.05 (F) (1) - C-4 Development Limitations. To allow dwelling units above a use that does not qualify as a C-4 use on the first floor.

5. Section 3312.21 – Interior parking lot landscaping. To allow allow parking lot tree islands or peninsulas containing a reduced minimum soil area of 125 square feet.
6. Secion 3312.49 (A)(1) – Bicycle Parking Space Visibility. To allow bicycle parking inside the parking garage and in an area which is not highly visible from the Livingston Avenue.
7. Section 3312.49 (C) - Parking Space Requirement. To reduce the number of parking spaces from 434 to 207, a reduction of 227
8. Section 3309.14 - Height. To increase the permitted height from 35' to 65' (an increase of 30').

The requested use variance to allow ground floor residential uses will not adversely affect the surrounding property or surrounding neighborhood and granting of such variance will alleviate a difficulty which warrants a variance from the comprehensive plan. The Applicant proposes a mixed-use development and the first floor is almost entirely commercial uses in compliance with the underlying C-4 zoning district. However, the Applicant proposes two townhomes on the south-east corner of the site. The residential neighborhood to the south of this site is zoned R2-F. These townhomes will positively affect the surrounding neighborhood to the south because the proposed townhomes will buffer the residential neighborhood from this development's proposed commercial uses and the commercial corridor along East Livingston Avenue.

The requested use variance is not substantial because it will only allow the two proposed townhomes. The remainder of the first floor of the property will be used for commercial uses in accordance with the zoning district and as recommended by the Plan. These two townhomes in the rear of the property will not change the commercial nature of the ground floor.

The Applicant also requests a number of area variances due to practical difficulties in the carrying out of the provisions of the district resulting from the irregular shape of the lot and other conditions.

The requested variances for reduced building line, reduced parking line, and increased height are not substantial and will not cause neighbors substantial detriment. East Livingston Avenue is a commercial corridor and reduced setbacks and increased height is a common condition. Many of the properties along the south side of East Livingston Avenue have setbacks when have been reduced to zero and this proposed development will complement those existing buildings. Also, this property is across the street from Nationwide Children's Hospital which has a height district of 200 feet. Therefore, this development's proposed height of 71 feet will be in character with this commercial corridor.

The requested variances for reduced parking and locating bicycle parking within the parking garage are also not substantial and will not cause neighbors substantial detriment. Our relationship with automobile ownership has changed and it is increasingly common to rely on public transportation and rideshare options rather than automobile ownership. It is becoming the industry standard to provide one parking space per dwelling unit in neighborhoods which are this close to downtown metropolitan areas and this ratio has proven sufficient. East Livingston Avenue is walkable from High Street to Parsons Avenue and this property is also located along a major bus line. There is less of a need for vehicles in downtown commercial corridors and the parking

required by the zoning code greatly exceed this development's practical need. The proposed parking spaces to be provided are sufficient for this proposed development. The bicycle parking must be located in an area that is not highly visible because of the proposed layout of the property. The reduced building lines and the size of the parking provided do not leave an area for highly visible bicycle parking. The proposed bicycle parking in the garage will be publicly accessible and easy to locate.

The Applicant respectfully requests the Columbus City Council weigh these factors in its consideration and find that this Applicant suffers from a practical difficulty. The variances will not seriously affect any adjoining property or the general welfare. Further, the spirit and intent behind the zoning requirements would be observed and substantial justice done by granting the requested variances.

Respectfully submitted,

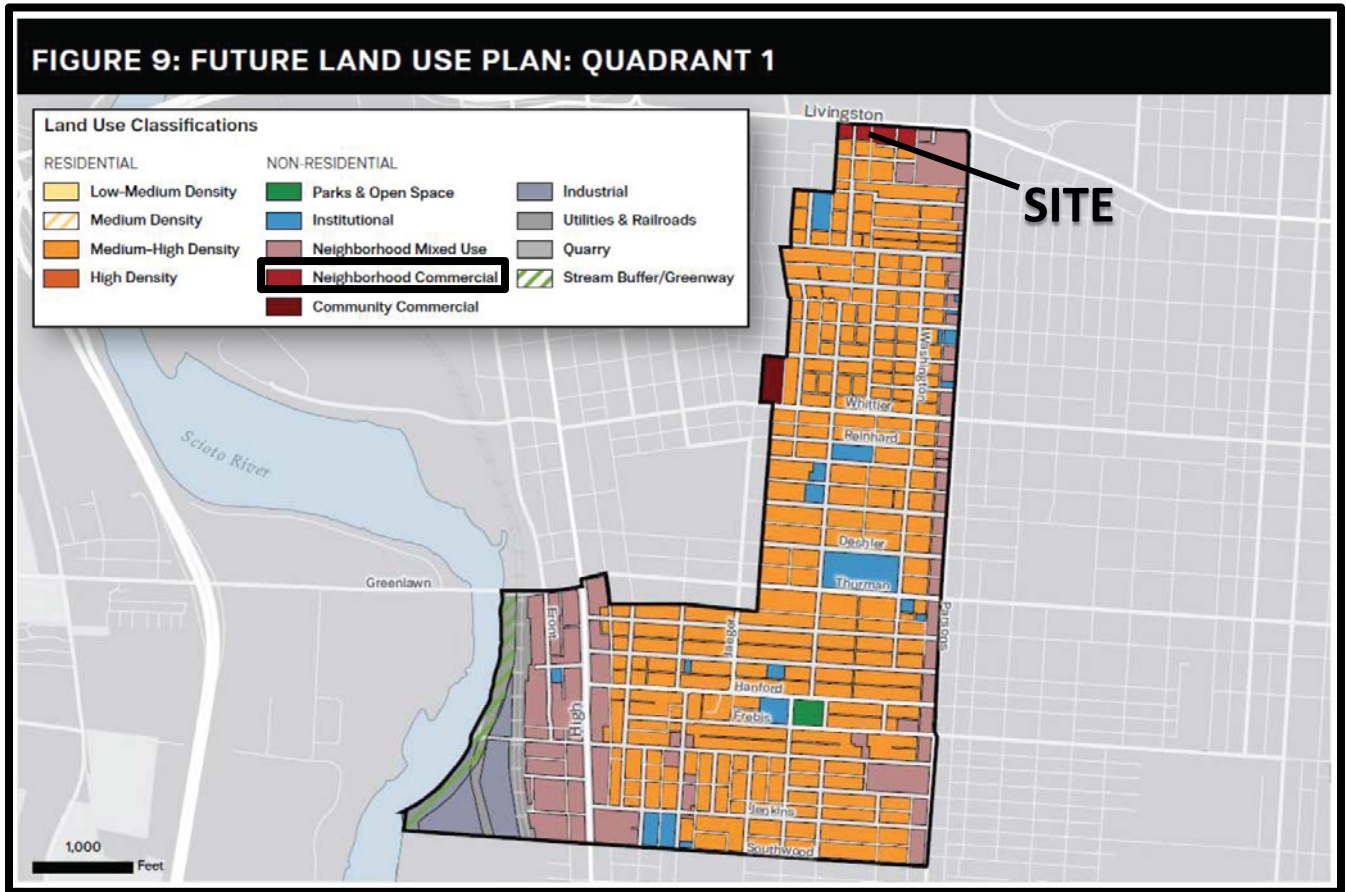


Michael Shannon



CV18-063
459 E. Livingston Ave.
Approximately 1.53 acres

South Side Plan (2014)



CV18-063
459 E. Livingston Ave.
Approximately 1.53 acres



CV18-063
459 E. Livingston Ave.
Approximately 1.53 acres

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW
(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 **Approval**
(Check only one) **Disapproval**

LIST BASIS FOR RECOMMENDATION:

Vote _____

Signature of Authorized Representative _____

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 #: CV18-063

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) Eric Zartman
of (COMPLETE ADDRESS) 8000 Walton Parkway, Suite 260, New Albany, Ohio 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. Northstar Realty 150 East Gay Street, 19th Floor Columbus, Ohio, 43215</p>	<p>2. Charlies Corner II, LLC 447 East Livingston Avenue Columbus, Ohio 43215</p>
<p>3. Charlies Corner 485, LLC 485 East Livingston Avenue Columbus, Ohio 43215</p>	<p>4. 475 Livingston LLC 475 East Livingston Avenue Columbus, Ohio 43215</p>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT *[Signature]*

Sworn to before me and signed in my presence this 23rd day of June, in the year 2022

[Signature]
SIGNATURE OF NOTARY PUBLIC

1-11-2026
My Commission Expires

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 notarization.