

SITE INFORMATION
 PROPOSED ADDRESS: 1138-1156 CHAMBERS ROAD
 AR-3, H-70
 ZONING: ZXX-XXX (CV22-XXX)

SITE STATISTICS TABLE

TOTAL SITE AREA:	1,975 AC
NET AREA LESS EX R/W:	1,688 AC
SITE DISTURBED AREA:	0.00 AC
OFF-SITE DISTURBED AREA:	0.00 AC
R/W DISTURBED AREA:	0.20 AC
TOTAL DISTURBED AREA:	1.90 AC
POST-DEVELOPED INFLOW:	1.48 AC
PRE-DEVELOPED LOT COVERAGE:	85.4% AC
POST-DEVELOPED LOT COVERAGE:	87.2%

SANITARY SEWER NOTE
 SANITARY SERVICES ARE SHOWN ON THIS PLAN FOR REFERENCE ONLY. APPROVAL OF THIS PLAN DOES NOT CONSTITUTE AN ENDORSEMENT OR GUARANTEE OF SERVICE APPROVAL. CONTACT THE DPW PERMIT OFFICE AT 111 N. FRONT STREET FOR SANITARY SERVICE APPROVAL.
 CONTACT SEWER PERMIT OFFICE 111 N. FRONT STREET, 1ST FLOOR, 614-645-7490 FOR ANY WORK INVOLVING THE EXISTING SANITARY SERVICE LATERALS OUTSIDE OF THE BUILDINGS, AND IF ANY NEW CONNECTIONS TO THE SANITARY SEWER MAINLINE ARE REQUIRED.
 PRIOR TO DEMOLITION PERMIT, A PERMIT FOR SANITARY LATERALS TO BE CAPPED OFF MUST BE OBTAINED FROM 111 N. FRONT STREET, 1ST FLOOR, 614-645-7490.

GENERAL NOTES
 ALL PROPOSED ASPECTS OF THIS DEVELOPMENT SHALL CONFORM TO THE CITY OF COLUMBUS ZONING CODE.
 ALL SITE ROADS, DRIVES, RADI AND MEANS OF ACCESS SHALL CONFORM TO THE RULES AND REGULATIONS OF THE DIVISION OF FIRE PUBLISHED NOVEMBER 21, 1992.
 SIGNAGE AND GRAPHICS SHALL CONFORM TO CITY OF COLUMBUS ZONING CODE
 ALL DIMENSIONS ARE TO EDGE OF PAVEMENT OR FACE OF BUILDING UNLESS OTHERWISE NOTED.

SITE PLAN REQUIREMENTS

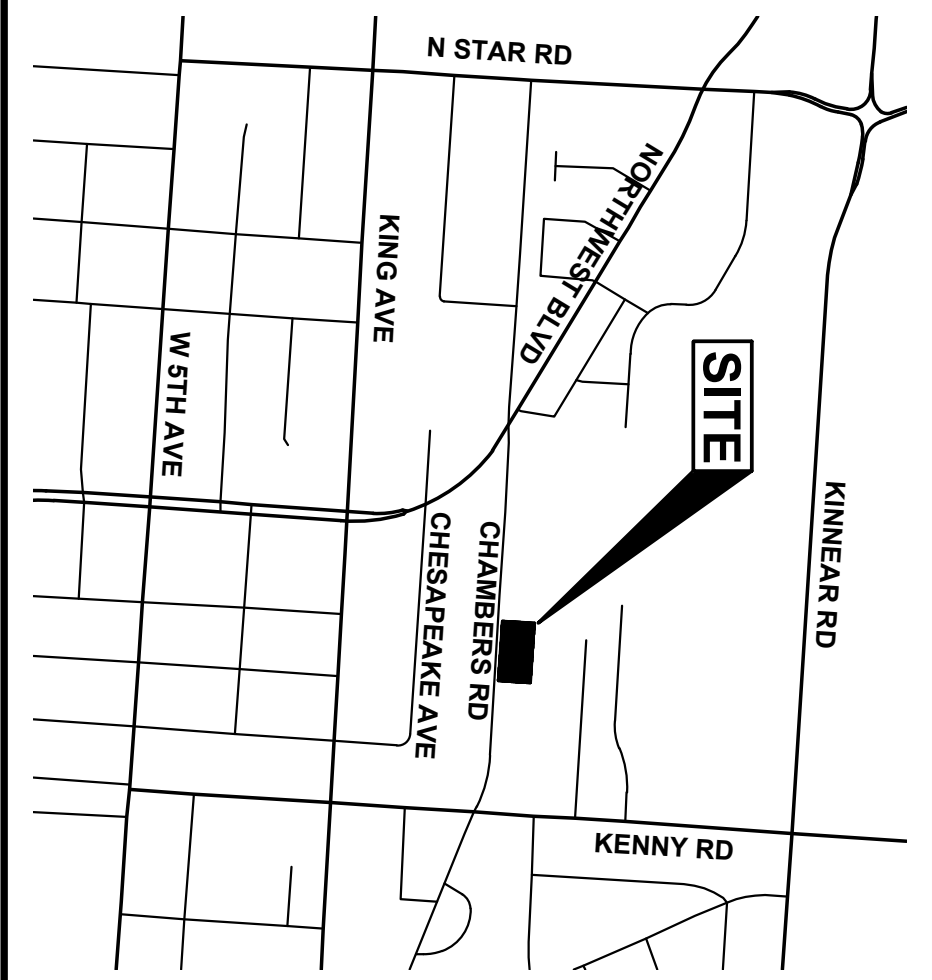
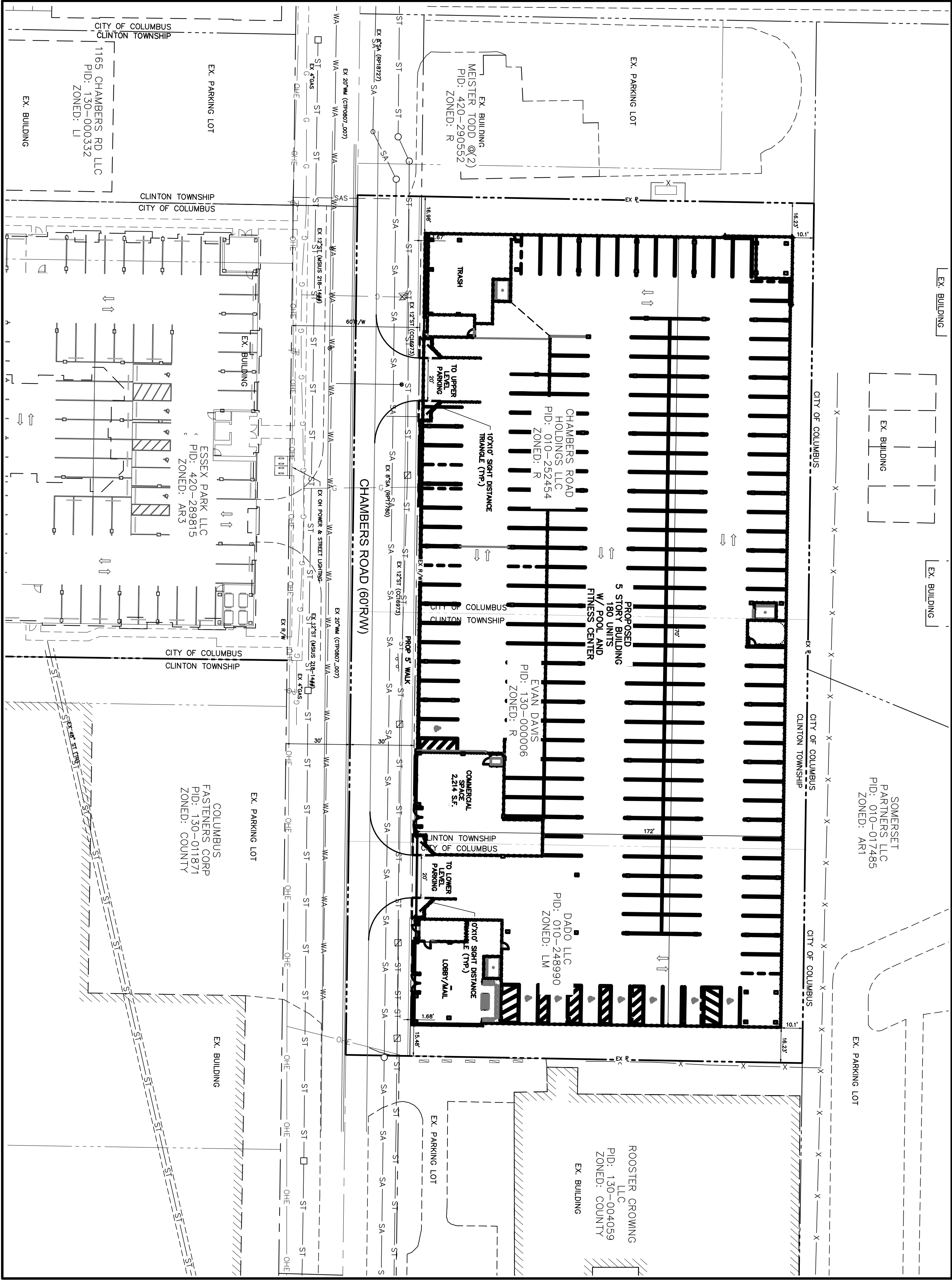
- A. SITE PLAN, DRAWN AND PLOTTED TO A STANDARD ENGINEERING SCALE. REFERENCE THIS SHEET
- B. SITE LOCATION MAP. REFERENCE THIS SHEET
- C. ZONING DISTRICT OF THE SUBJECT SITE. SITE ZONING: AR-3, H-70 (CV22-XXX)
- D. CURRENT ZONING TEXT: Z22-XXX (CV22-XXX)
- E. TOTAL AREA OF THE SITE IN SQUARE FEET, OR FOR RESIDENTIAL PROJECTS, LIST THE SITE AREA IN ACRES AND DENSITY IN UNITS PER ACRE. 1,688 AC / 2,995 SF DENSITY 180 UNITS/1,688 AC = 106 UNITS/AC
- F. SQUARE FOOTAGE BREAKDOWN FOR EACH USE AND THE REQUIRED AND PROVIDED PARKING BREAKDOWN, WHERE PROVIDED PARKING CONTAINS TEN (10) OR MORE SPACES, INDICATE THE REQUIRED AND PROVIDED NUMBER OF SHADE TREES.
- G. REQUIRED PARKING @ 1.50 SPACE/UNIT = 270 SPACES (180 UNITS)
- H. TOTAL SPACES REQUIRED: 279 SPACES (2214 SF - COMMERCIAL)
- I. TOTAL SPACES PROVIDED: 304 SPACES (8 W/ H.C. ACCESS)
- J. SHADE TREES SHALL CONFORM TO CITY OF COLUMBUS ZONING CODE, SECTION 3312.21.
- K. 1 SHADE TREE PER 10 EXTERIOR PARKING SPACES.
- L. SHADE TREES REQUIRED: 0
- M. SHADE TREES PROVIDED: 0
- N. UNIT TREES SHALL CONFORM TO 1 UNIT TREE PER 10 DWELLING UNITS.
- O. UNIT TREES PROVIDED: 18
- P. BICYCLE PARKING AT 2 SPACES FOR 1ST 20 SPACES + 1 SPACE / 20 ADDITIONAL SPACES
- Q. BICYCLE PARKING PROVIDED: 17 (PROVIDED INSIDE THE BUILDING)
- R. HEIGHT OF BUILDINGS AND/OR STRUCTURES (S)
- S. FLOOD DESIGNATION, MAP NUMBER AND EFFECTIVE DATE, AND, WHERE THEY OCCUR ON THE SITE, SHOW THE PROPERTIES ARE LOCATED WITHIN ZONE "X" ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE MAP 430403030R (EFFECTIVE DATE: 6/17/2009).
- T. H.C. DIMENSION SCREENING DETAILS. NOT APPLICABLE.
- U. A NOTE THAT THE PROPOSED PROJECT WILL COMPLY WITH SECTIONS 3312.21, SCREENING; 3312.39 STRIPING/MARKING; 3312.43 SURFACE; 3312.45 WHEEL STOPS/CURBS; CHAPTER 3321, AND SECTIONS 3322 AND 3323 OF THE CITY OF COLUMBUS ZONING CODE. SCREENING AND STRIPING SHALL BE SHOWN ON THIS SHEET. PARKING STRIPING/MARKING SHALL CONFORM TO CITY OF COLUMBUS ZONING CODE, SECTION 3312.39. PAVEMENT STRIPING SHALL CONFORM TO CITY OF COLUMBUS ZONING CODE, SECTION 3312.43. WHEEL STOPS AND CURB SHALL CONFORM TO CITY OF COLUMBUS ZONING CODE 3312.45. VISION SCREENING SHALL CONFORM TO CITY OF COLUMBUS ZONING CODE, SECTION 3312.41.
- V. ALL APPLICABLE REZONING LIMITATION TEXT, CPD OR PUD TEXT, AND/OR VARIANCE TEXT PRINTED ON THE SITE PLAN SHEET. VARIANCE TEXT WILL BE INCLUDED WITH FOSP SUBMITTAL.
- W. ILLUSTRATIONS OF ALL BUILDING FACADE MATERIALS AND TREATMENT, LANDSCAPING DETAILS AND/OR LIGHTING DETAILS REQUIRED BY ALL APPLICABLE CERTIFICATES OF APPROPRIATENESS, REZONING, VARIANCE, OR OTHER ORDINANCE. REFERENCE THIS PLAN SET FOR ARCHITECTURAL ELEVATIONS, AND LANDSCAPE DETAILS.
- X. ATTACH ARCHITECTURAL REVIEW, HISTORIC RESOURCES OR DOWNTOWN COMMISSION'S CERTIFICATE OF APPROPRIATENESS LETTER TO EACH (ZONING CLEARANCE) SITE PLAN SET. ALL SHEETS STAMPED AS PART OF ARCHITECTURAL REVIEW. HISTORIC RESOURCES OR DOWNTOWN COMMISSION'S CERTIFICATE NOT APPLICABLE.
- Y. FOR PROJECTS WITHIN THE UNIVERSITY PLANNING OVERLAY AREA - LIST AND CERTIFY ALL REQUIRED NOT APPLICABLE.
- Z. FOR PROJECTS WITHIN ANY OTHER PLANNING OVERLAY AREA INCLUDING AN URBAN COMMERCIAL REZONING AREA - SHOW HOW AND CERTIFY THAT THE PROPOSED PROJECT WILL MEET THE OVERLAY NOT APPLICABLE.
- AA. VERRIFICATION FROM THE RECREATION AND PARKS DEPARTMENT THAT THE REQUIREMENTS OF THE PARKLAND DEDICATION ORDINANCE REQUIREMENTS WILL BE MET.
- AB. ENGINEER OR ARCHITECT'S SEAL AND SIGNATURE MUST APPEAR ON EACH (ZONING CLEARANCE) SITE PLAN SHEET. THE FORMER MUST BE REZONING LIMITATION TEXT OR CPD TEXT. THIS SHEET AND SHEETS TO BE SUBMITTED TO THE CITY OF COLUMBUS SHALL BE STAMPED WITH THE SEAL AND SIGNATURE OF THE ENGINEER OR ARCHITECT. THE BUILDING AND SITE PLANS WILL ALL BE STAMPED AND SIGNED.
- AC. ALL REQUIRED TEXT STANDARDS AND SHEETS SHALL BE REFERENCED TO THE BUILDING AND SITE PLANS WITHIN THE PLAN SET.
- AD. FOR THE DIVISION OF REUSE COLLECTION.
- AE. REQUIRED LOOSE CAPACITY = (180 UNITS X 1/2 CU. YDS.) = 90 CU. YDS.
- AF. REQUIRED COMPACTOR CAPACITY = (180 UNITS X 1/2 CU. YDS. X 1/4) = 22.5 CU. YDS.
- AG. PROVIDED CAPACITY (6-4 CU.YD. (COMPACTED) EMPTIED TWICE WEEKLY) = 24 CU. YDS.
- AH. PROPERTY OWNER NAME: PREFERRED LIVING
- AI. PROPERTY OWNER E-MAIL ADDRESS: JELIOTT@PREFERRED.COM
- AJ. I VOLUNTARILY CHOOSE TO OPT OUT OF THE REQUIREMENTS OF SUBSECTION 1309.02 OF COLUMBUS CITY CODES, TITLE 13, REUSE COLLECTION CODE, BY ACQUIRING A PRIVATE COLLECTION SERVICE FOR ALL ACCEPTABLE WASTE FOR SAID PROPERTY. BY OPTING OUT, THE IDENTIFIED PARCELS(S) WILL NO LONGER BE ELIGIBLE FOR ANY FUTURE REUSE COLLECTION SERVICES WITH THE CITY OF COLUMBUS.

PRELIMINARY COMMERCIAL SITE PLAN

FOR

1138-1156 CHAMBERS ROAD

2022



SITE LOCATION MAP
 NOT TO SCALE
 ENGINEER - APPLICANT
ADVANCED CIVIL DESIGN, INC.
 781 SCIENCE BOULEVARD, SUITE 100
 GAHANN, OH 43230
 PHONE: (614) 428-7750
 FAX: (614) 428-7755
 CONTACT: THOMAS M. WARNER, P.E.
 EMAIL: THARNER@ADVANCEDCIVILDESIGN.COM

APPLICANT - DEVELOPER - CONSTRUCTION MANAGER
PREFERRED LIVING
 750 COMMUNICATIONS PARKWAY
 COLUMBUS, OHIO 43214
 PHONE: (614) 901-2400
 CONTACT: JIM ELLIOTT
 EMAIL: JELIOTT@PREFERRED.COM

FOR THE DIVISION OF POWER
 THE DIVISION OF POWER (DOP) MAY HAVE OVERHEAD AND UNDERGROUND PRIMARY, SECONDARY, AND STREET LIGHTING AT THIS WORK LOCATION. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE DOP PRIOR TO CONDUCTING ANY ACTIVITY WITHIN THE CONSTRUCTION AREA.
 ANY REQUIRED RELOCATION, SUPPORT, PROTECTION, OR ANY OTHER ACTIVITY CONCERNED WITH THE CITY'S ELECTRICAL FACILITIES IN THE CONSTRUCTION AREA IS TO BE COMPLETED PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF ALL RELOCATION AND MATERIAL AT THE EXPENSE OF THE PROJECT. DOP SHALL MAKE ALL FINAL CONNECTIONS TO THE PROJECT'S EXISTING ELECTRICAL SYSTEM AT THE EXPENSE OF THE PROJECT. THE CONTRACTOR SHALL USE MATERIAL AND MAKE REPAIRS TO A CITY OF COLUMBUS ELECTRICAL SYSTEM THAT MEETS THE CITY OF COLUMBUS CONSTRUCTION AND MATERIAL SPECIFICATIONS (CONS). ANY NEW OR RE-INSTALLED UNDERGROUND STREETLIGHT SYSTEM SHALL REQUIRE TESTING AS REFERRED TO IN SECTION 1000.18 OF THE CMSC MANUAL. THE CONTRACTOR SHALL CONFORM TO THE CITY OF COLUMBUS STREET LIGHT LOG (SLL) AND THE CITY OF COLUMBUS CONSTRUCTION AND MATERIAL SPECIFICATIONS (CONS). COPIES OF WHICH ARE AVAILABLE FROM THE CITY OF COLUMBUS. (DOP) PROCEDURES, MS-1, COPIES OF WHICH ARE AVAILABLE FROM THE CITY OF COLUMBUS.

FOR THE DIVISION OF FIRE
 IF ANY ELECTRICAL FACILITY BELONGING TO DOP IS DAMAGED IN ANY MANNER BY THE CONTRACTOR, ITS AGENTS, SERVANTS, OR EMPLOYEES, AND REQUIRES EMERGENCY REPAIRS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF SUCH REPAIRS AND OTHER RELATED COSTS SHALL BE PAID BY THE CONTRACTOR TO THE DIVISION OF POWER, CITY OF COLUMBUS, OHIO.

FOR THE DIVISION OF FIRE
 FIRE DEPARTMENT CONNECTION (FDC):
 -LOOKING FDC CAPS (KNOX BRAND) ARE REQUIRED.
 -SIGNS REQUIRED ABOVE FDC THAT STATE "FDC", WHAT IT SERVES, AND DESIGN OPERATING PRESSURES.
 EMERGENCY RESPONDER RADIO COVERAGE:
 ALL NEW BUILDINGS SHALL HAVE APPROVED RADIO COVERAGE FOR EMERGENCY RESPONDERS WITHIN THE BUILDING BASED UPON THE EXISTING COVERAGE LEVELS OF THE BUILDING. THE TEST IS DONE BY A 3RD PARTY, OTC 150
 EMERGENCY TESTING REQUIRED AND RESULTS TO BE SENT TO CDFERS@COLUMBUS.GOV
 A REPEATER WILL HAVE TO BE INSTALLED.
 AT THE ENTRANCE OF EACH BUILDING,
 THE FIRE DEPARTMENT RAPID KEY ENTRY SYSTEM (KNOX BOX) IS REQUIRED
 CONTACT PLAN REVIEW OFFICE AT 614-645-7441 EXT. 75608
 FOR ADDITIONAL INFORMATION.

FINAL SITE COMPLIANCE PLAN 21345-950

NO DPS IMPROVEMENTS IN THE RIGHT-OF-WAY	NO DPS IMPROVEMENTS IN THE RIGHT-OF-WAY
DPS IMPROVEMENTS IN THE RIGHT-OF-WAY	DPS IMPROVEMENTS IN THE RIGHT-OF-WAY
WSP#XXXX	OTHER ASSOCIATED PLANS
CC-STORM	

LEGEND
 TRAFFIC FLOW ARROW
 PROPOSED PARKING COUNT

GRAPHIC SCALE
 1 inch = 30 feet

CITY OF COLUMBUS, OHIO
PRELIMINARY COMMERCIAL SITE PLAN
FOR
1138-1156 CHAMBERS ROAD

PLAN PREPARED BY:
ADVANCED CIVIL DESIGN
 ENGINEERS
 781 Science Boulevard, Suite 100
 Gahanna, Ohio 43230
 PH: 614.428.7750
 FX: 614.428.7755

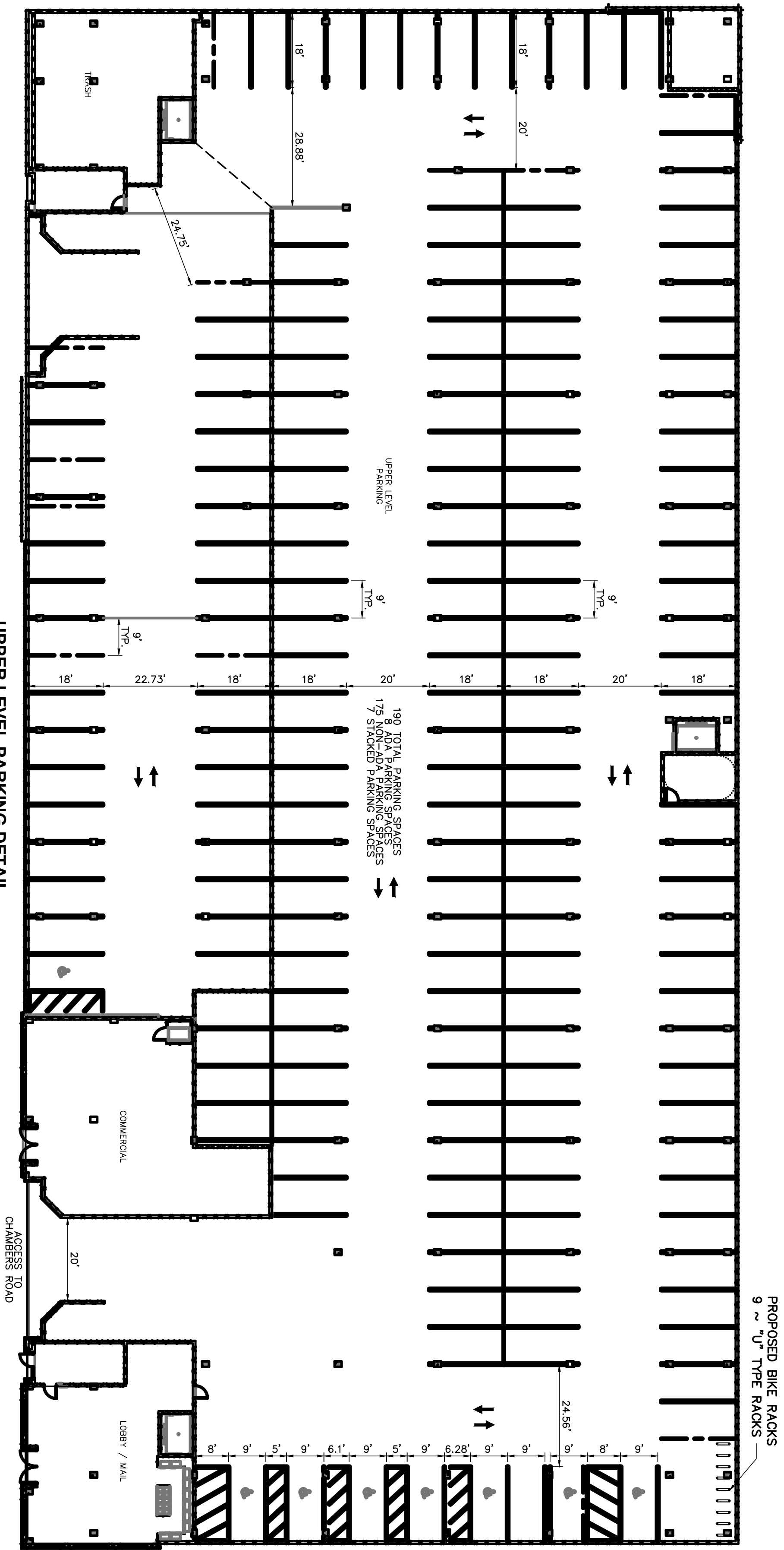
SCALE: 1" = 30'
 DATE: 08/17/2022
 SHEET 1 / 3

PRELIMINARY SITE COMPLIANCE PLAN:
 22601-XXXX
 22345-XXXX
 WSP#XXXX
 XXXX
 CC-STORM
 TBD

FINAL SITE COMPLIANCE PLAN:
 22601-XXXX
 22345-XXXX
 WSP#XXXX
 XXXX
 CC-STORM
 TBD

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REGISTERED ENGINEER
 NUMBER

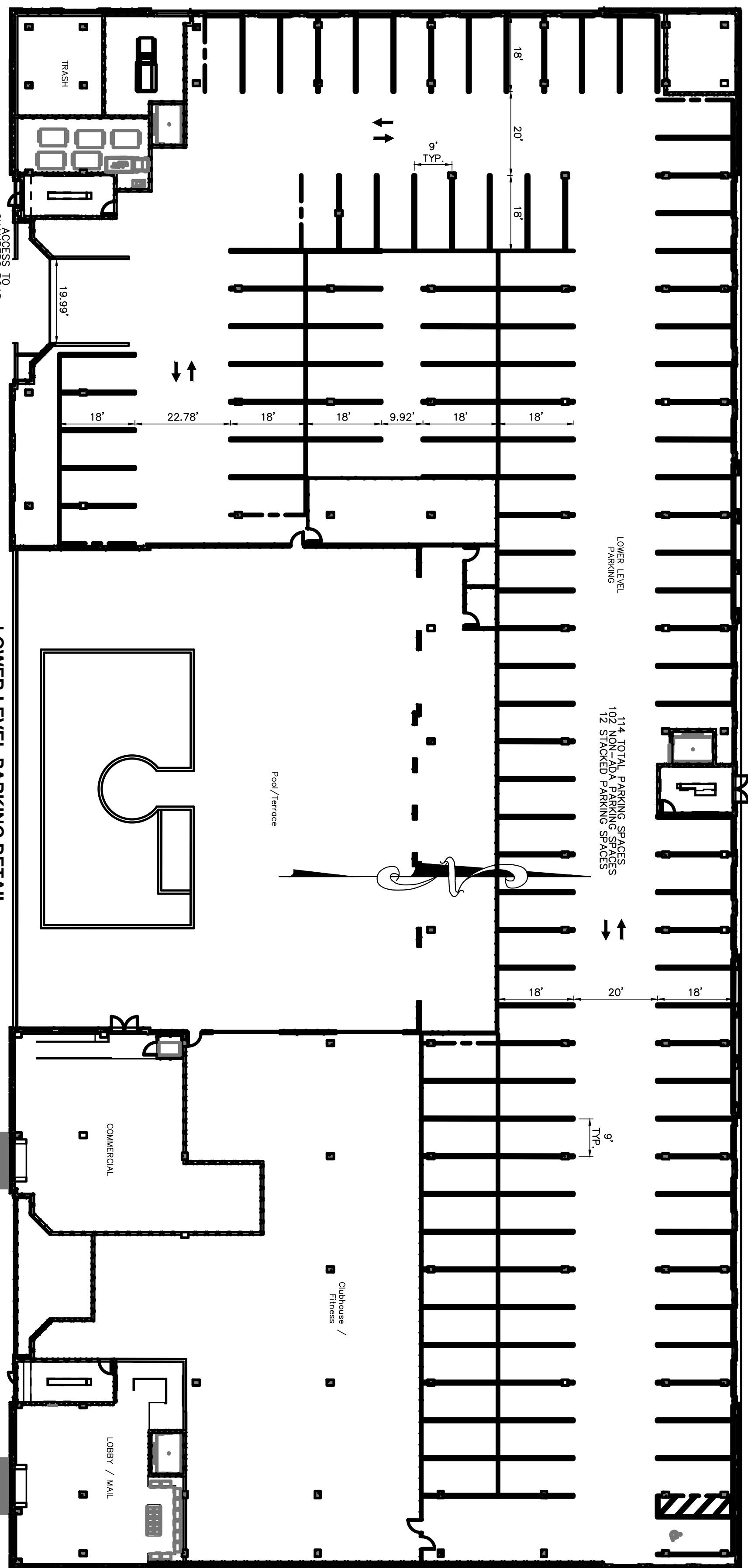


UPPER LEVEL PARKING DETAIL

SCALE: 1" = 20'

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Handwritten signature and date: 8-28-22



LOWER LEVEL PARKING DETAIL

SCALE: 1" = 20'



CITY OF COLUMBUS, OHIO
PRELIMINARY COMMERCIAL SITE PLAN
FOR
1138-1156 CHAMBERS ROAD

PLAN PREPARED BY:

ADVANCED CIVIL DESIGN ENGINEERS SURVEYORS

781 Science Boulevard, Suite 100
Columbus, Ohio 43230
PH 614.428.7750
FX 614.428.7755

SCALE: 1" = 20'
DATE: 08/17/2022

SHEET 2 / 3

FOR ANY TREES DESIGNED FOR REMOVAL THAT MAY BE POTENTIAL BAT HABITAT THE CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING AND MARKING THESE TREES WITH A SURVEY FRAME. A SURVEY MUST BE CONDUCTED ACCORDING TO THE UNITED STATES FISH AND WILDLIFE SERVICES AND BY A BIOLOGIST WITH ALL REQUIRED FEDERAL AND/OR STATE COLLECTION PERMITS TO DETERMINE THE PRESENCE OF BATS AND THE SPECIES OF BATS. THE SURVEY MUST BE CONDUCTED IN ACCORDANCE WITH THE REGULATORY AUTHORITY REQUIREMENTS. IF NO BATS ARE PRESENT THE TREE SHALL BE REMOVED WITHIN 24 HOURS OF THE SURVEY BEING CONDUCTED. IF BATS ARE PRESENT THE TREE SHALL BE MARKED AS BAT HABITAT AND A PROTECTION AND ENHANCEMENT PLAN WILL BE REQUIRED.

PUBLIC TREE PRESERVATION NOTE

ALL PUBLIC TREES AND THE GROUND BELOW THEIR RESPECTIVE DRIP LINES, WHETHER SHOWN OR NOT SHOWN ON THE PLANS, ARE TO BE PRESERVED UNLESS APPROVAL TO REMOVE OR PRUNE IS GIVEN IN WRITING BY COLUMBUS RECREATION & PARKS (CRP)/CITY FORESTER OR IF THE PUBLIC TREE PRESERVATION PLAN IS APPROVED FOR REMOVAL BY EITHER OF THE CRP/CITY FORESTER SHALL BE PAID FOR UNDER CASC ITEM 201, CLEARING AND RUBBERING, UNLESS OTHERWISE PROVIDED FOR BY UNIT PRICE BID UNDER ITEM 201. THE CONTRACTOR SHALL PROTECT TREES NEAR OR ADJACENT TO THE WORK AREA TO AVOID DAMAGE TO ALL TREES THAT ARE TO REMAIN. ALL TREES REMOVED SHALL INCLUDE STUMP REMOVAL TO A DEPTH OF 8" INCHES BELOW GRADE—WHETHER THE STUMP REMAINS OR NOT. ALL REMOVED TREES SHALL BE RIGHT-OF-WAY, OR ANY CITY OF COLUMBUS PROPERTY SHALL BE REMOVED AND DISPOSED OF BY THE CONTRACTOR, HEAVY EQUIPMENT WILL NOT BE ALLOWED TO COMPACT THE SOIL OVER THE ROOT ZONE OF EXISTING PUBLIC TREES. RESTRICTED EQUIPMENT ACCESS ROUTES SHALL BE COORDINATED WITH CRP. INSPECTOR, BETH WALK, AT (614) 645-2864 OR KALONJACK@COLUMBUS.GOV. SPREADER SHALL BE USED TO REMOVE RUBBERING. RUBBERING SHALL BE REMOVED OR RUBBER MATTING, SPREAD OVER THE ROOT ZONE OF PUBLIC TREES MAY BE REQUIRED TO PREVENT COMPACTON. IF A PUBLIC TREE NEEDS TO BE REMOVED, THE CONTRACTOR SHALL PROVIDE A TREE MITIGATION PLAN TO JIM LONG AT (614) 645-2864 OR KALONJACK@COLUMBUS.GOV AND EMAIL AND REFER TO THE CRP TREE MITIGATION PLAN GUIDANCE, ANSI A300 AND/OR CITY OF COLUMBUS EXECUTIVE ORDER 2015-01 FOR TREE REPLACEMENT STANDARDS.

PUBLIC TREE PROTECTION NOTE

A TREE PROTECTION PLAN WITH A DRAWING OF ANY WORK LOCATED WITHIN THE DRIP LINE OF A PUBLIC TREE SHALL BE INCLUDED IN THE APPROVED FINAL SITE COMPLIANCE PLAN (FSCP). REFER TO CRP STANDARD DRAWING FOR TREE PROTECTION CONSTRUCTION MATERIALS, EXCAVATION DEBRIS, PILE, EQUIPMENT PROTECTION, AND STAKE MARKERS. THE DRIP LINE OF PUBLIC TREES SHALL BE MARKED WITH DRIVE STAKES TO BRANCHES, TRUNKS, OR ROOTS FROM CONSTRUCTION AND EXCAVATION, AS DESCRIBED IN THE BEST MANAGEMENT PRACTICES - MAINTAINING TREES DURING CONSTRUCTION - A COMPANION PRACTICE TO THE BEST MANAGEMENT PRACTICES - MAINTAINING TREES OR NOT NEEDS TO BE PROTECTED. THE CONTRACTOR MUST CONTACT THE CITY FORESTRY REPRESENTATIVE, JIM LONG AT (614) 645-2864 OR KALONJACK@COLUMBUS.GOV. FAILURE TO CONTACT THE CITY FORESTRY REPRESENTATIVE IN ADVANCE OF CONSTRUCTION WILL RESULT IN THE CONTRACTOR REIMBURSING CITY FORESTRY FOR THE COST OF ANY AND ALL DAMAGE AS DETERMINED BY THE CURRENT ANSI A300/CITY OF COLUMBUS EXECUTIVE ORDER 2015-01 FOR TREE PROTECTION AND REPLACEMENT.

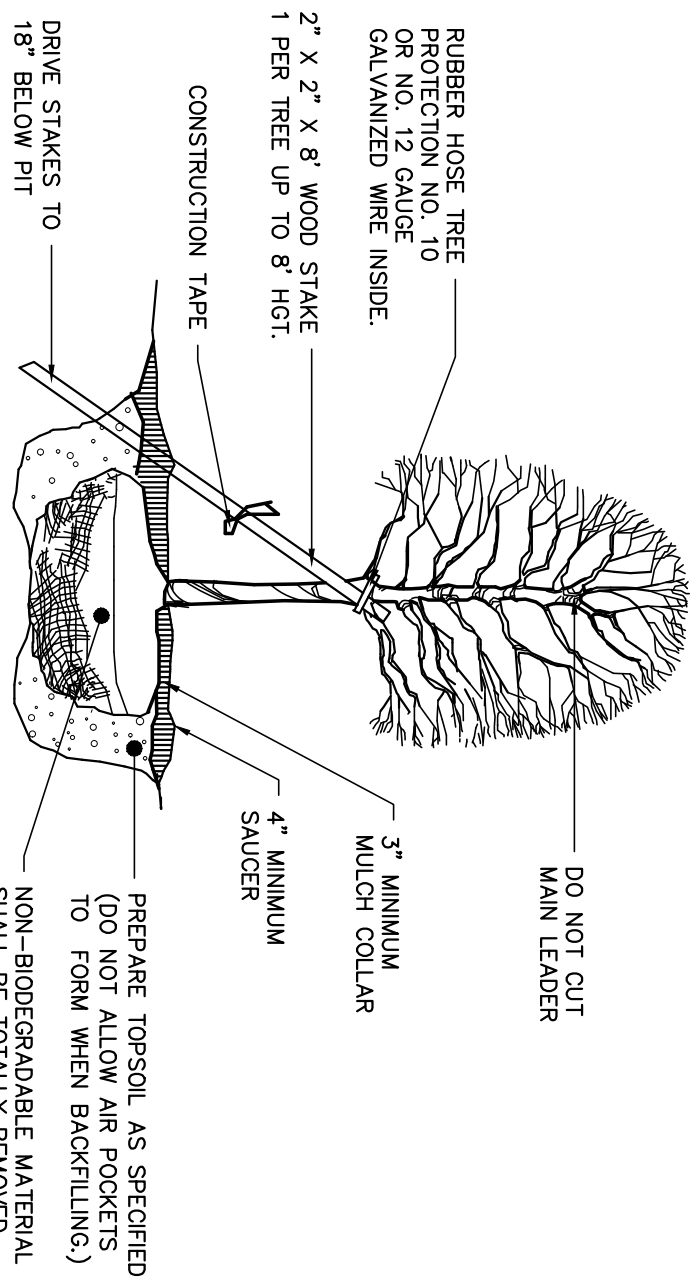
STREAM CORRIDOR PROTECTION ZONE (SCPZ) NOTE

IT SHALL BE UNLAWFUL FOR ANY PERSON TO BREAK, DEFACE, INJURE, MUTILATE, KILL, OR DESTROY ANY TREE, SHRUB, OR EVERGREEN IN THE STREAM CORRIDOR PROTECTION ZONE (SCPZ) IN THE CITY OF COLUMBUS, UNLESS THAT PERSON'S ACTION IS NECESSARY TO CONDUCT A LEGAL ACT. ANY PERSON WHOSE ACTION RESULTS IN DAMAGE TO THE SCPZ MUST MINIMIZE ALTERATIONS OF THE SCPZ, KEEP NEW AND TEMPORARY STRUCTURES OUT OF THE SCPZ, AND MAINTAIN A RIPARIAN CORRIDOR ALONG THE STREAM TO MINIMIZE STREAMBANK EROSION AND TO PROTECT THE STREAM HABITAT.

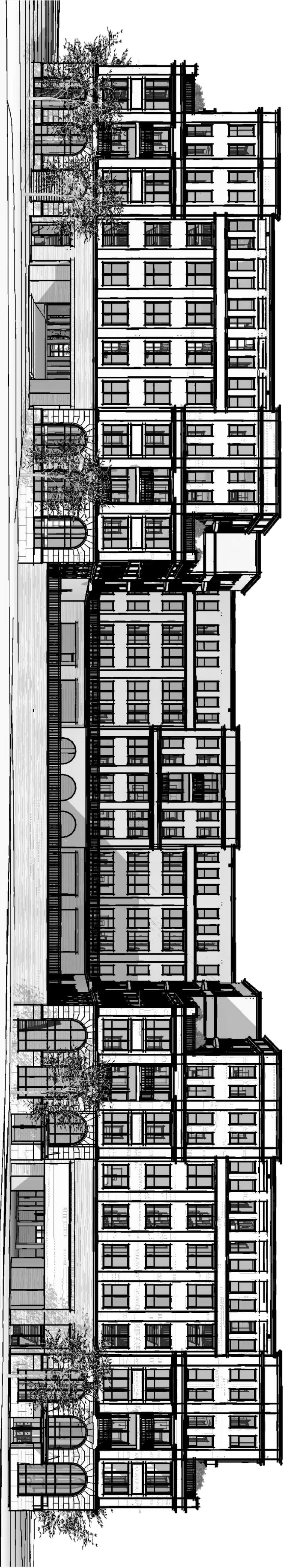
THE SCPZ SHALL BE KEPT IN AS NATURAL STATE AS POSSIBLE SUCH THAT ITS CHARACTERISTICS WHERETHEVER PROTECTION, FOOD HABITAT, AND WILDLIFE HABITAT ARE NOT DISTURBED. ALL MEASURES TO NOT DISTURB THE SCPZ IN ANY WAY IN ORDER TO ENSURE THE PROTECTION OF THE SCPZ IF A DISTURBANCE IS UNAVOIDABLE. ALL DISTURBANCES MUST BE MITIGATED THROUGH RE-FORESTATION AND RE-VEGETATION.

IF A DISTURBANCE TO THE SCPZ IS UNAVOIDABLE, THE CONSULTANT OR CONTRACTOR SHALL PREPARE A STREAMBANK RESTORATION PLAN, THE PLAN SHALL BE APPROVED BY THE CITY FORESTRY REPRESENTATIVE AND APPROVAL BY THE RECREATION AND PARKS DEPARTMENT / CITY FORESTER (ENTER CONTACT) PRIOR TO FINAL CONSTRUCTION PLAN/FINAL SITE COMPLIANCE APPROVAL.

NOTE: TREE AND SHRUB TRIMMING IS LIMITED TO 1/3 OF ANY BRANCH WHEN PRUNING UNLESS BRANCHES ARE DEAD OR INJURED FROM TRANSPLANTING. TREES, SHRUBS & EVERGREENS ARE TO BE PLANTED AT THE SAME GRADE AS SHOWN IN NURSERY.



DECIDUOUS TREE UNDER 3" CALIPER DETAIL
NO SCALE



FRONT BUILDING ELEVATION

SCALE: NO SCALE

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Handwritten signature and date: [Signature] 8-28-22

CITY OF COLUMBUS, OHIO
PRELIMINARY COMMERCIAL SITE PLAN
FOR
1138-1156 CHAMBERS ROAD

PLAN PREPARED BY:

ADVANCED CIVIL DESIGN ENGINEERS
761 Science Boulevard, Suite 100
Columbus, Ohio 43230
PH 614.428.7750
FAX 614.428.7755

SCALE: AS NOTED
DATE: 08/17/2022
SHEET 3 / 3

STATEMENT IN SUPPORT OF VARIANCES

APPLICATION:

ADDRESS: 1138 Chambers Road

PARCEL: 010-252454, 130-000006, 010-248990

OWNER: Chambers Road Holdings LLC and two others

APPLICANT: Preferred Living

ATTORNEY: David Hodge, Underhill and Hodge

DATE: August 29, 2022

This site is located on the north side of Chambers Road and east of Northwest Boulevard. The site is currently three parcels. The west parcel is zoned Rural and was annexed from Clinton Township to Columbus in 2000. The center parcel is in Clinton Township and in the process of being annexed to Columbus. The east parcel is zoned Limited Manufacturing. The Applicant proposes annexing the center parcel and rezoning the site to Apartment Residential 3 to allow the construction of a mixed-use development.

The site is no within a commercial overlay, planning overlay, nor is it a historic site. The site is within the boundary of 5th X Northwest Area Commission and the 5th X Northwest Area Plan. The site is located within the “Tech District” of the Plan and recommends multifamily residential uses.

The Applicant proposes a mixed use development which provides approximately 2,2,214 square feet of commercial use and 180 multifamily residential dwelling units. The proposed development will promote the Plan Recommendation Principles by contributing to a vibrant mix of uses and increase the range of housing options for the neighborhood. Applicant is committing to the Site Plan submitted with this Council Variance Application.

To permit the development as proposed, the Applicant requests the following use and area variances:

1. 3309.14 – Height district. The Applicant requests a variance to increase the maximum building height from 60 feet to 70 feet.
2. 3312.25 – Maneuvering. The Applicant requests a variance to allow maneuvering through stacked parking spaces.
3. 3312.29 – Parking space. The Applicant requests a variance to allow stacked parking spaces in an apartment residential district and to allow those spaces to count toward the minimum number of provided parking spaces. The pair of stacked spaces shall be assigned to the same residential unit.
4. 3312.49(A)(1) – Bicycle parking visibility. The Applicant requests a variance to allow bicycle parking within the structure and not visible from the public right-of-way.
6. 3333.03 – Permitted uses. The Applicant requests a use variance to allow commercial use in an apartment residential district.
7. 3333.15(c) – Building coverage. The Applicant requests a variance to increase the maximum permitted building coverage from 50 percent of the total lot area to 88 percent of the total lot area. This is based on post-right-of-way dedication total lot area of +/- 1.698 acres.

8. 3333.18 – Building lines. The Applicant requests a variance to reduce the minimum building line from 25 feet to zero feet. This is based on post-right-of-way dedication Chambers Road right-of-way.

9. 3333.24 – Rear yard. The Applicant requests a variance to reduce the minimum permitted rear yard from 25 percent of the total lot area to 5 percent of the total lot area. This is based on post-right-of-way dedication total lot area of +/- 1.698 acres.

The Applicant's goal is to redevelop the site with a high-quality product and in a manner which will contribute to a vibrant mix of uses and increase the range of housing options for the neighborhood.

The Applicant requests a use variance to allow a commercial use in the proposed apartment residential district. City Council may 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 it is satisfied that the granting of such variance will alleviate some hardship or difficulty which warrants a variance from the comprehensive plan.

The proposed commercial use will not adversely affect the surrounding property or surrounding neighborhood. This portion of Chambers Avenue is a mixed-use corridor. There are surrounding residential, office, retail, restaurant, and light manufacturing uses in the neighborhood. Indeed, part of the site is currently zoned under the limited manufacturing district. The inclusion of a commercial use within the residential development will help integrate the property within the mixed use neighborhood and contribute to the vitality of the corridor. The proposed commercial use will not adversely affect surrounding properties or the surrounding neighborhood and granting of the variance will alleviate the difficulty experienced by the Application.

The Applicant requests a number of area variances to allow construction of the development as proposed. City Council may permit a variation 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 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.

There are unusual difficulties carrying out the underlying development standards due to the shape of the lot and other conditions such as a lack of a rear alley. This is an area with limited off-site parking options, so it was very important that the development provided sufficient onsite parking and many of the requested area variance are requested to accommodate that goal. The development proposes two levels of parking garage and this increased the height of the building. Accordingly, the Applicant requests a variance to increase the maximum building height by 10 feet.

All of the proposed parking spaces are within the structure. This allows the development to maximize the levels of internal garage parking. Consequently, this also increased the building's footprint. As a result, the Applicant requests a variance to allow reduced building line, increased building coverage percentage, and reduced rear yard percentage. The lack of rear alley reduced the potential for alternative access points. As a result, the two proposed access points are accessed from Chambers Road. With the proposed footprint and the necessity to access from Chambers

Road, it was necessary to reduce the proposed clear vision triangles for those access points. However, these area variances will not seriously affect any adjoining property or the general welfare of the neighborhood.

The Applicant commits that the proposed stacked parking spaces shall be assigned to the same residential unit. Also, there shall be signage posted which restricts southbound left turns at the western proposed access point to Chambers Road.

The requested area variances are not substantial and they will not substantially alter the essential character of the neighborhood. Chambers Road is a uniquely mixed corridor. The proposed development will promote the Plan Recommendation Principles by contributing to a vibrant mix of uses and increase the range of housing options for the neighborhood. The proposed development will both complement existing developments and promote activity with the neighborhood commercial uses. The requested variances are not substantial but they will allow the property to be developed as proposed and contribute to the vibrancy of the neighborhood.

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.

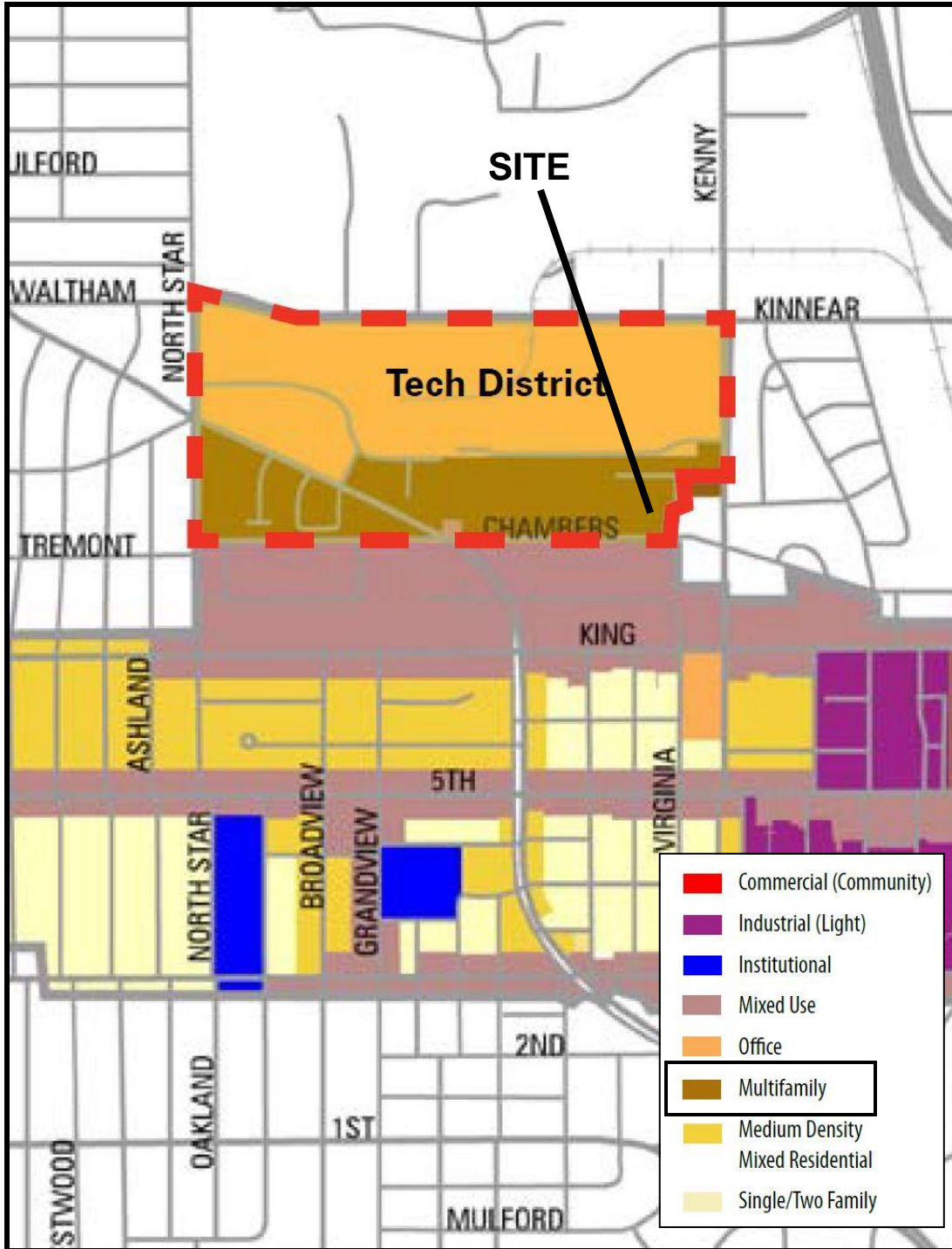
Respectfully submitted,



David Hodge
Attorney for the Applicant



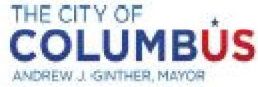
CV22-039
1138 Chambers Rd.
Approximately 1.9 acres



CV22-039
1138 Chambers Road
Approximately 1.9 Acres



CV22-039
1138 Chambers Rd.
Approximately 1.9 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	Z22-030; CV22-039
Address	1138 CHAMBERS RD
Group Name	5TH X NORTHWEST AREA COMMISSION
Meeting Date	
Specify Case Type	<input type="checkbox"/> BZA Variance / Special Permit <input checked="" type="checkbox"/> Council Variance <input checked="" type="checkbox"/> Rezoning <input type="checkbox"/> Graphics Variance / Plan / Special Permit
Recommendation (Check only one)	<input checked="" type="checkbox"/> Approval <input type="checkbox"/> Disapproval

LIST BASIS FOR RECOMMENDATION:

Fifth by Northwest AC recommends approval of both rezoning and council variance requests

Vote	3-1 recommend approval
Signature of Authorized Representative	 <small>Digitally signed by Justin Shaw Date: 2022.07.21 11:05:30 -04'00'</small>
Recommending Group Title	Fifth by Northwest AC
Daytime Phone Number	215-740-2835

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

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PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV22-039

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. Chambers Road Holdings LLC 750 Communications Pkwy., Ste. 200 Columbus, OH 43214</p>	<p>2. Evan Davis 247 E. Kelso Columbus, OH 43202</p>
<p>3. Dado LLC 1140 Chambers Road Columbus, OH 43212</p>	<p>4. Chambers Road Holdings LLC 750 Communications Parkway Columbus, OH 43214</p>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT 

Sworn to before me and signed in my presence this 20th day of April, in the year 2022

 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.