

SITE PLAN
FOR
Lockbourne Road
CITY OF COLUMBUS

Final Received Site Plan 03/28/2025, Sheet 1 of 2

LOCATION MAP



SITE DATA TABLE

EXISTING ZONING: R2 RESIDENTIAL
PROPOSED ZONING: AR-1
HEIGHT DISTRICT: H-35
ZONING ADDRESS: 0 LOCKBOURNE ROAD
PARCEL ID: 010-000242-00
SITE AREA: 1.46 AC. (63,438 S.F.)
ROW DEDICATION: 0.00 AC. (0 SF)
NET SITE AREA LESS ROW: 1.46 AC. (63,438 S.F.)
OPEN SPACE: 0.35 ACRES
OF BUILDINGS: 4 BUILDINGS
TOTAL UNITS: 35 UNITS
DENSITY: 23.9 UNITS/AC.

PARKING CALCULATIONS

TOTAL # OF UNITS: 35
TOTAL SPACES REQUIRED: 53
TOTAL SPACES PROVIDED: 70

THE PROJECT COMPLIES WITH THE FOLLOWING SECTIONS OF THE COLUMBUS ZONING CODES:

3312.12 SCREENS
3312.29 STRIPING/MARKING
3312.43 SURFACE
3312.45 WHEEL STOPS/CURB
3321.01 DUMPSTER
3321.07 LANDSCAPE
3321.03 LIGHTING

NOTES

- 1) All bump-outs, over-hangs, etc. will fit inside the building lines
- 2) Each unit will have an individual Dumpster with Private Service pick-up.
- 3) Sidewalks as shown on site plan will be installed flush with the pavement.
- 4) Roadways within this development will not have curbed streets unless required in some areas by the City or for engineering reasons.
- 5) Developer will install a new asphalt or concrete driveway apron at the Entrance Drive within the R/W of the Fisher Property at time of roadway construction.

SETBACKS

NORTH PROP. LINE: 10' BUILDING, 10' PMNT.
EAST PROP. LINE: 20' BUILDING, 3' PMNT.
SOUTH PROP. LINE: 5' BUILDING, 30' PMNT.
WEST PROP. LINE: 0' BUILDING

ENGINEER - SURVEYOR

verdantas

1555 W Main Street,
Newark, OH 43055
Ph: (614) 793-8777

DEVELOPER - APPLICANT

Mustafa Ekinoglu
4 Center Court,
East Hanover, NJ 07936

ATTORNEY

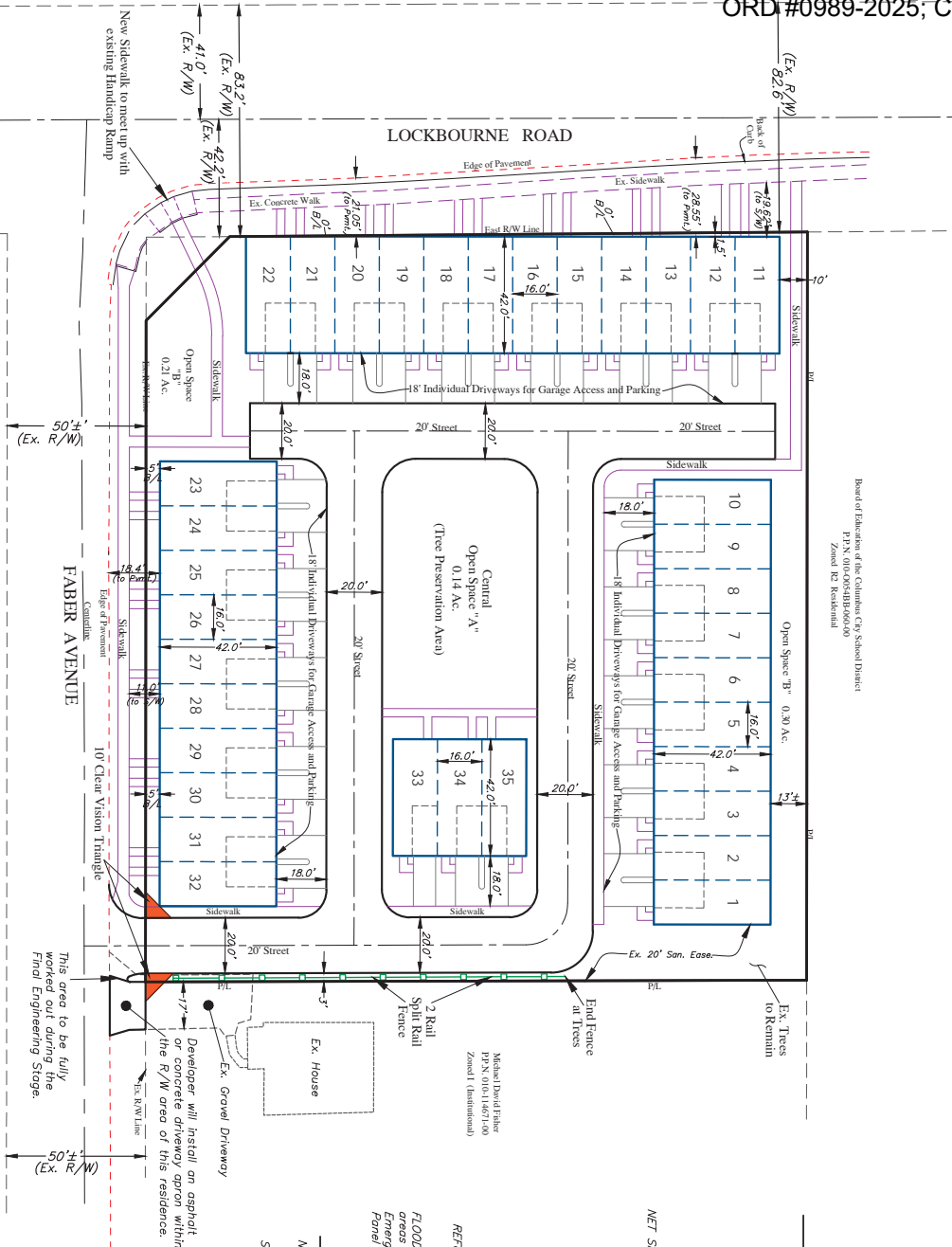
Underhill & Hodge
8000 New Albany Road, 260
New Albany, OH 43054
Tel: 614-355-9328

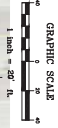
ARCHITECT

ADAVEStudio
New Albany, OH 43054
Tel: 419-504-9811

DATE: APRIL 1, 2025

Handwritten signature and date: 3/25/25





Lockbourne Road

CITY OF COLUMBUS

COLOR SITE PLAN

FOR:

Mustafa Ekingen
Center for Urban
East Columbus, OH 43236

Final Received Site Plan 03/28/2025; Sheet 2 of 2; AXG

DEVELOPER - APPLICANT

ENGINEER - SURVEYOR

verdantas

1555 W 44th Street
Newark, OH 43055
Ph: (614) 793-8777

ATTORNEY

Underhill & Hodges
8000 Montgomery Road, Suite 200
Newark, OH 43054
Tel: 614-335-9328

ARCHITECT

AdamsStudio
4400 W. 12th Avenue, Suite 404
Newark, OH 43054
Tel: 419-254-8811



SITE DATA TABLE

EXISTING ZONING: R2 RESIDENTIAL
PROPOSED ZONING: AR-1
HEIGHT DISTRICT: H-35
ZONING ADDRESS: 0 LOCKBOURNE ROAD
PARCEL ID: 010-000242-00

SITE AREA: 1.48 AC. (63,438 S.F.)
ROW DEDICATION: 0.00 AC. (0 SF)
NET SITE AREA LESS ROW: 1.48 AC. (63,438 S.F.)
OPEN SPACE: 0.35 ACRES
OF BUILDINGS: 4 BUILDINGS
TOTAL UNITS: 35 UNITS
DENSITY: 23.9 UNITS/AC.

TYPICAL UNIT SIZE: 16' W x 40' D
(3-story building)

PARKING SPACES: 70 SPACES, 16'x30' (7'x9')
(1 in garage, 1 in driveway)
REFUSE: Private Refuse Pick Up with individual
Dumpsters at each unit kept in garages
FLOOD PLAIN: This site is located in flood zone
X-1, which is a flood hazard area of the
Federal Emergency Management Agency (FEMA).
Community Panel Number 390490033K dated
June 17, 2008.

SETBACKS

NORTH PROP. LINE: 10' BUILDING, 10' PAVT.
EAST PROP. LINE: 20' BUILDING, 3' PAVT.
SOUTH PROP. LINE: 5' BUILDING, 30' PAVT.
WEST PROP. LINE: 0' BUILDING

PARKING CALCULATIONS

TOTAL # OF UNITS: 35
TOTAL SPACES REQUIRED: 53
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THE PROJECT COMPARES WITH THE FOLLOWING SECTIONS OF THE COLUMBUS ZONING CODES:

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3312.39 STRIPING/PARKING
3312.43 SURFACE
3312.45 WHEEL STOPS/CURB
3321.01 DUMPSTER
3321.07 LANDSCAPE
3321.03 LIGHTING

NOTES

- 1) All bump-outs, overhangs, etc. will fit inside the building lines
- 2) Each Unit will have an individual Dumpster with Private Service Pick-Up
- 3) Sidewalks as shown on site plan will be installed flush with the pavement.
- 4) Roadways within this development will not have cutback streets unless required in some cases by the City or for engineering reasons.
- 5) Developer will install a new asphalt or concrete driveway apron at the Entrance Drive within the R/W of the Faber Property at time of roadway construction.

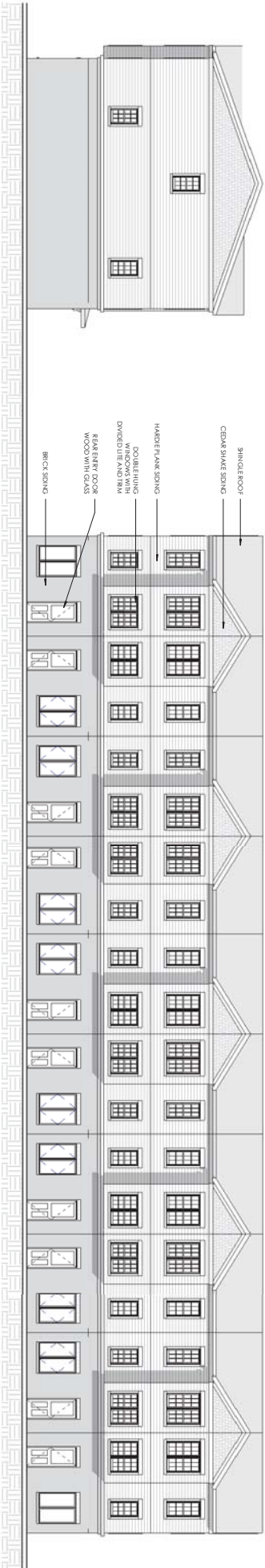
5/26/25

DATE: APRIL 1, 2025

PROPOSED ELEVATIONS 1 of 2



3 INTERIOR SITE ELEVATION
1/8" = 1'-0"



2 FABER AVE ELEVATION
1/8" = 1'-0"

006

LOCKBOURNE RD TOWNHOMES
COLUMBUS OHIO

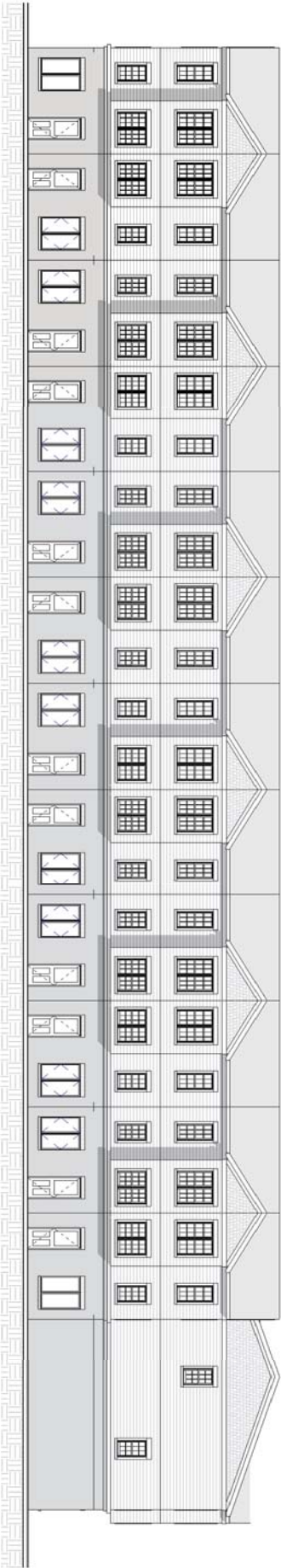
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PROPOSED ELEVATIONS 2 of 2

Final Received Elevations 03/28/2025; Sheet 6 of 2; 10X6 E1 G



2 INTERIOR SITE ELEVATION 2
1/8" = 1'-0"



1 LOCKBOURNE RD ELEVATION
1/8" = 1'-0"

007

LOCKBOURNE RD TOWNHOMES
COLUMBUS OHIO

Handwritten signature and date: 5.15.25

**CITY COUNCIL – ZONING COMMITTEE
STAFF REPORT
COUNCIL VARIANCE**

APPLICATION: CV24-149
Location: 2700 LOCKBOURNE RD. (43207), being 1.46± acres located on the northeast corner of Lockbourne Road and Faber Avenue (010-000242); Far South Columbus Area Commission.
Existing Zoning: R-2, Residential District.
Pending Zoning: AR-1, Apartment Residential District (H-35).
Proposed Use: Multi-unit residential development.
Applicant(s): Preferred Living, c/o David Hodge, Atty.; 8000 Walton Parkway, Suite 120; New Albany, OH 43054.
Property Owner(s): Mustafa Ekingen; 4 Center Court; East Hanover, NJ 07936.
Planner: Dane Kirk; 614-645-7973; DEKirk@Columbus.gov

BACKGROUND:

- The 1.46± acre site consists of one undeveloped parcel pending zoning to the AR-1, Apartment Residential District (Z24-060) to allow a multi-unit residential development of a 35-unit townhouse apartment complex.
- The requested Council variance proposes a 35-unit apartment complex, as demonstrated with the submitted site plan and building elevations. Variances are included for reduced building setback lines from 50 feet to zero feet along Lockbourne Road, and from 25 feet to five feet along Faber Avenue, with utility enclosures and water meter vaults within the reduced building setback area, and a reduced perimeter yard from 25 feet to 10 feet along the northern property line, and three feet along the eastern property line.
- North of the site is a Columbus Metropolitan Library branch in the R-2, Residential District. South of the site is an undeveloped parcel in the R-2, Residential District. East of the site are single-unit dwellings in the I, Institutional District and R-2, Residential District. West of the site is a community recreation center in the R-2, Residential District.
- The site is within the planning boundaries of the *Tri-South Neighborhood Plan* (2003), which recommends “Retail Commercial” land uses at this location. The site is also subject to early adoption of *Columbus Citywide Planning Policies* (C2P2) Design Guidelines (2018).
- The site is located within the boundaries of the Far South Columbus Area Commission, whose recommendation is for approval.
- Staff concurs with the applicant’s analysis of the seven practical difficulties in achieving this proposed development.

CITY DEPARTMENTS’ RECOMMENDATION: Approval

Staff is supportive of the requested building line variance as it permits buildings to front Lockbourne Road opposite Marion Franklin Park and Faber Avenue, consistent with *Columbus Citywide Planning Policies* (C2P2) Design Guidelines (2018). Staff is similarly supportive of the requested perimeter yard variance, as the site design includes preserving existing trees in a central open space area as well as tree islands between the paved garage accesses of the dwelling units.

STATEMENT OF HARDSHIP

Columbus City Code Section 3307.10 - Variances by City Council.

City council may grant the following zoning variances:

- A.** 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.
- 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 established property values within the surrounding area, or in any other respect impair the public health, safety, comfort, morals or welfare of the inhabitants of the city.

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.

The following factors shall be used in determining whether the applicant has encountered practical difficulties in the use of the property. Respond to the following statements:

1. Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without a variance.

Yes No

2. Whether the variance is substantial.

Yes No

3. Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer a substantial detriment as a result of the variance.

Yes No

4. Whether the variance would adversely affect the delivery of governmental services (e.g., water, sewer, refuse service).

Yes No

5. Whether the property owner purchased the property with knowledge of the zoning restriction.

Yes No

6. Whether the property owner's predicament feasibly can be obviated through some method other than a variance.

Yes No

7. Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance.

Yes No

List all sections of Code to be varied and explain your reasoning as to why this request should be granted.

NOTE: It is the applicant's responsibility to identify all variances required for the project. If any necessary variances are not included, a new application (and applicable fees) will be required.

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(s) requested as detailed below (use separate page if needed or desired):

Signature of Applicant

David Hodge

Date

STATEMENT IN SUPPORT

Application No.: CV24- 142
Location: 2700 LOCKBOURNE ROAD. (43207), located on the east side of Lockbourne Road and north of Faber Avenue. (010-000242; Far South Columbus Area Commission).
Proposed Zoning: AR-1, Apartment Residential
Proposal: To develop the site with multi-unit development.
Applicant(s): Mustafa Ekingen
 4 Center Court
 East Hanover, NJ 07936
Attorney/Agent: David Hodge, Esq., Underhill and Hodge, LLC
 8000 Walton Parkway, Suite 260
 New Albany, Ohio 43054
Property Owner(s): Mustafa Ekingen
 4 Center Court
 East Hanover, NJ 07936
Date of Text: March 28, 2024

The Applicant submits this statement in support of its companion council variance application.

This property is located north-east of the intersection of Lockbourne Road and Faber Avenue in the Marion-Franklin neighborhood. The site is approximately 1.46 acres in area and is vacant.

The site currently maintains its original zoning classification of R2, Residential, established in 1958. The neighborhood is a mix of residential and institutional uses. The adjacent property to the north is developed with the Marion-Franklin branch of the Columbus Metropolitan Library. Adjacent to the library is the Marion-Franklin High School. The properties to the east along Farber Avenue are developed with single-family residential uses. The properties to the west, across Lockbourne Avenue are developed with public recreation areas including the Marion-Franklin community recreation facility, swimming pool, basketball/tennis/pickleball courts, and a baseball and soccer field. The property to the south is vacant and owned by the Columbus Metropolitan Library.

The site is within the boundaries of the Far South Columbus Area Commission and the TriSouth Neighborhood Plan. The Plan recommends retail commercial uses for this site and the properties to the south, institutional uses for the property to the north, single-family residential uses to the east, and recreation areas to the west.

The Applicant proposes development of the site with townhome-style development providing 35 dwelling units. This development will be comprised of four structures which provide between three and twelve townhome units with garage parking, and a central open space. The Applicant is committed to develop the site with quality architectural design and materials, as exhibited by the submitted elevations and renderings.

To develop the site as proposed, the Applicant respectfully requests the following variances:

1. Section 3333.18 - Building lines. The Applicant requests a variance to reduce the minimum building line from Lockbourne Road from 50 feet to 0 feet and from Faber Avenue from 25 feet to 5 feet and to allow hotbox/water vault within the building setback.

2. Perimeter yard - Section 3333.255 The Applicant requests a variance to reduce the minimum perimeter yard from 25 feet to 10 feet from the north perimeter and 3 feet from the east perimeter.

The Applicant proposes a townhome-style development which is rather unique in Columbus. This development will provide a density comparable to the three-story, breeze-way apartment complex which is all too common. However, this townhome-style development is a higher-quality and more attractive choice for Marion-Franklin residents and will provide an increased sense of living space autonomy (without sharing ceilings and floors) as well as private garage space. This development will be comprised of four structures which provide between three and twelve townhome units with garage parking, and a central open space

The Applicant also requests a number of area variances. City Council may permit a variation in the yard, height or parking requirements of any district only in conjunction with a use variance and only where there are unusual and practical difficulties in the carrying out of the zoning district providing such variance will not seriously affect any adjoining property or the general welfare.

The requested variances are warranted to alleviate 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.

The Applicant is utilizing the site's developable area to its greatest extent. The proposed layout is also driven by planning strategies where the structures frame the property and ensure centralized circulation, parking, and open space. The result is residential development the Applicant believes is unique with quality design, architecture, and attractive to residents and the neighborhood.

The requested building line and perimeter yard reductions are not substantial nor detrimental in context of the surrounding properties and the site's limitations. Without these variances, the code required building setbacks would be so substantial that site could only be developed with a big central apartment building with surrounding surface parking. Alternatively, the requested building line reduction will allow the townhome design which is far superior because it is attractive and provides unique housing options for the neighborhood.

With respect to the requested perimeter yard reductions, the property to the north is a large institutional use. Therefore, there are no immediate neighbors to the north which will be affected by the reduced north perimeter yard. The reduced perimeter yard to the east is just to allow pavement for the Faber Avenue driveway. But this reduction would not result in structures being located any closer to the east property line than the required 25 feet, as shown on the site plan.

The proposed development will not substantially alter the essential character of the neighborhood or cause adjoining properties to suffer substantial detriment. The requested variances will not affect the delivery of governmental services.

The Applicant respectfully requests that City Council weigh these factors in its consideration, determine that they are within the spirit and intent behind the zoning code, and grant the requested variances.

Respectfully submitted,

A handwritten signature in blue ink that reads "David Hodge". The signature is written in a cursive, slightly slanted style.

David Hodge, Attorney for Applicant



CV24-142
2700 Lockbourne Rd. (43207)
Approximately 1.46 acres



CV24-142
2700 Lockbourne Rd. (43207)
Approximately 1.46 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 _____

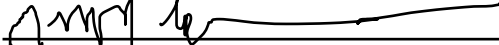
Meeting Date _____

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  _____

Recommending Group Title _____

Daytime Phone Number _____

Please **e-mail** this form to **the assigned planner within 48 hours of meeting day**; 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 #: CV24-142

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 they are 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:

For Example: Name of Business or individual
 Contact name and number
 Business or individual's address; City, State, Zip Code
 Number of Columbus-based employees

1. Mustafa Ekingen 4 Center Court East Hanover, NJ 07936 (Zero employees)	2.
3.	4.

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

SIGNATURE OF AFFIANT *Eric Zartman*

Sworn to before me and signed in my presence this 11th day of Nov, in the year 2024

David L. Hodge
 SIGNATURE OF NOTARY PUBLIC

Notary Seal Here

no expiration
 My Commission Expires



DAVID L. HODGE, Esq.
 Attorney at Law
 Notary Public, State of Ohio
 My Comm. Has No Exp. Date
 R.C. Sec. 147.03

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