

- SHEET INDEX**
- TITLE SHEET
 - GENERAL NOTES
 - GENERAL CONDITIONS & EXPLANATION PLAN
 - SITE DETAILS
 - SITE PLAN
 - SITE PLAN
 - UTILITY PLAN

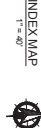
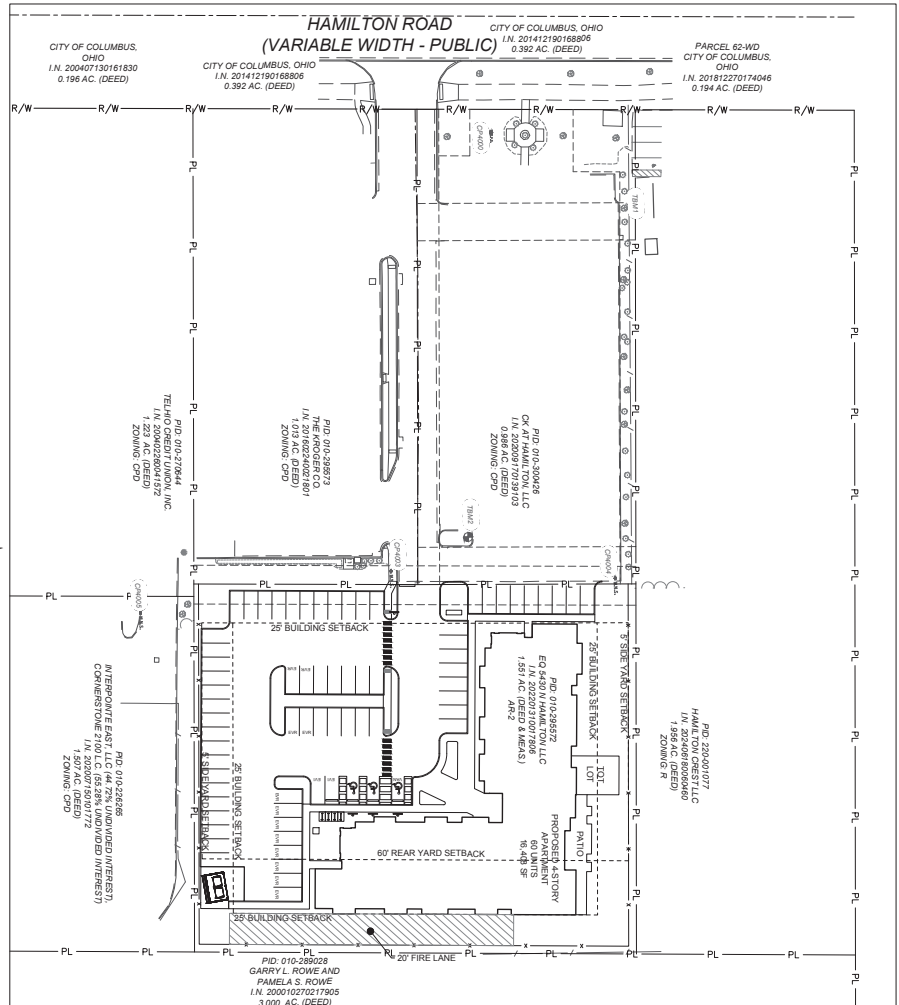
ZONING:	PARCEL ID: 010-295572	PARCEL 62-WD
	ZONING PER 24-021: AR-2	CITY OF COLUMBUS, OHIO
SITE LAYOUT DATA:	EXISTING SITE AREA: 1.199 AC	IN: 201812270174046
	PROPOSED SITE AREA: 1.199 AC	0.194 AC (DEED)
BUILDING SETBACK (SECTION 333.18)	LOT WIDTH: 285'	
	REAR YARD SETBACK: 333.18'	
REAR YARD SETBACK (SECTION 333.24)	REAR YARD SETBACK: 333.24'	
	REAR YARD SETBACK: 333.24'	
SIDE YARD SETBACK (SECTION 333.21)	REAR YARD SETBACK: 333.21'	
	REAR YARD SETBACK: 333.21'	
MAXIMUM BUILDING HEIGHT PER 24-021: 36'	REAR YARD SETBACK: 333.21'	
	REAR YARD SETBACK: 333.21'	
STANDARD PARKING STALL DIMENSIONS (SECTION 1878)	REAR YARD SETBACK: 333.21'	
	REAR YARD SETBACK: 333.21'	
ADA PARKING STALL DIMENSIONS (SECTION 1878)	REAR YARD SETBACK: 333.21'	
	REAR YARD SETBACK: 333.21'	
REQUIRED PARKING PER 24-021: 60	REAR YARD SETBACK: 333.21'	
	REAR YARD SETBACK: 333.21'	
ADA REQUIRED PARKING: 3	REAR YARD SETBACK: 333.21'	
	REAR YARD SETBACK: 333.21'	
ELECTRIC VEHICLE REQUIRED PARKING (SECTION 1878)	REAR YARD SETBACK: 333.21'	
	REAR YARD SETBACK: 333.21'	
ADA PROVIDED PARKING: 3	REAR YARD SETBACK: 333.21'	
	REAR YARD SETBACK: 333.21'	
REQUIRED RETAIL PARKING (SECTION 1878)	REAR YARD SETBACK: 333.21'	
	REAR YARD SETBACK: 333.21'	
TOTAL UNITS:	REAR YARD SETBACK: 333.21'	
	REAR YARD SETBACK: 333.21'	
BUILDING HEIGHT:	REAR YARD SETBACK: 333.21'	
	REAR YARD SETBACK: 333.21'	
LANDSCAPE PLAN:	REAR YARD SETBACK: 333.21'	
	REAR YARD SETBACK: 333.21'	
REAR YARD SETBACK CALCULATION:	REAR YARD SETBACK: 333.21'	
	REAR YARD SETBACK: 333.21'	
TOTAL SITE AREA: 1.199 AC	REAR YARD SETBACK: 333.21'	
	REAR YARD SETBACK: 333.21'	
25% TOTAL SITE AREA: 0.299 AC	REAR YARD SETBACK: 333.21'	
	REAR YARD SETBACK: 333.21'	
25% TOTAL SITE AREA: 0.299 AC	REAR YARD SETBACK: 333.21'	
	REAR YARD SETBACK: 333.21'	
REQUIRED REAR YARD SETBACK (77) 60'	REAR YARD SETBACK: 333.21'	
	REAR YARD SETBACK: 333.21'	

BASIS OF BEARINGS	
BEARINGS SHOWN HEREON ARE MEASURED FROM THE NORTH, REFERENCED TO THE OHIO STATE PLANE COORDINATE SYSTEM, ZONE 18N, AND ARE BASED ON THE NORTH ARCTIC DATUM OF 1983. BEARINGS ARE GIVEN AS STRAIGHT LINES, AND ARE NOT ADJUSTED FOR CURVATURE OF THE EARTH OR FOR REFRACTION.	
TO OBTAIN GROUND COORDINATES:	
COORDINATES ARE BASED ON OHIO STATE PLANE COORDINATE SYSTEM, ZONE 18N, NORTH ARCTIC DATUM OF 1983. BEARINGS ARE GIVEN AS STRAIGHT LINES, AND ARE NOT ADJUSTED FOR CURVATURE OF THE EARTH OR FOR REFRACTION.	
TO OBTAIN GROUND COORDINATES:	
COORDINATES ARE BASED ON OHIO STATE PLANE COORDINATE SYSTEM, ZONE 18N, NORTH ARCTIC DATUM OF 1983. BEARINGS ARE GIVEN AS STRAIGHT LINES, AND ARE NOT ADJUSTED FOR CURVATURE OF THE EARTH OR FOR REFRACTION.	

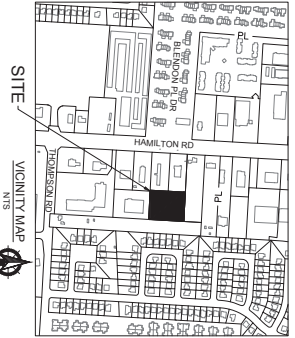
HORIZONTAL CONTROL	
COORDINATES ARE BASED ON OHIO STATE PLANE COORDINATE SYSTEM, ZONE 18N, NORTH ARCTIC DATUM OF 1983. BEARINGS ARE GIVEN AS STRAIGHT LINES, AND ARE NOT ADJUSTED FOR CURVATURE OF THE EARTH OR FOR REFRACTION.	
TO OBTAIN GROUND COORDINATES:	
COORDINATES ARE BASED ON OHIO STATE PLANE COORDINATE SYSTEM, ZONE 18N, NORTH ARCTIC DATUM OF 1983. BEARINGS ARE GIVEN AS STRAIGHT LINES, AND ARE NOT ADJUSTED FOR CURVATURE OF THE EARTH OR FOR REFRACTION.	
TO OBTAIN GROUND COORDINATES:	
COORDINATES ARE BASED ON OHIO STATE PLANE COORDINATE SYSTEM, ZONE 18N, NORTH ARCTIC DATUM OF 1983. BEARINGS ARE GIVEN AS STRAIGHT LINES, AND ARE NOT ADJUSTED FOR CURVATURE OF THE EARTH OR FOR REFRACTION.	

VERTICAL CONTROL	
ELEVATIONS ARE REFERENCED TO THE NORTH ARCTIC DATUM OF 1983. AS DERIVED FROM OBSERVATIONS REFERENCED TO THE NORTH ARCTIC DATUM OF 1983. ELEVATIONS ARE GIVEN AS STRAIGHT LINES, AND ARE NOT ADJUSTED FOR CURVATURE OF THE EARTH OR FOR REFRACTION.	
TO OBTAIN GROUND COORDINATES:	
COORDINATES ARE BASED ON OHIO STATE PLANE COORDINATE SYSTEM, ZONE 18N, NORTH ARCTIC DATUM OF 1983. BEARINGS ARE GIVEN AS STRAIGHT LINES, AND ARE NOT ADJUSTED FOR CURVATURE OF THE EARTH OR FOR REFRACTION.	
TO OBTAIN GROUND COORDINATES:	
COORDINATES ARE BASED ON OHIO STATE PLANE COORDINATE SYSTEM, ZONE 18N, NORTH ARCTIC DATUM OF 1983. BEARINGS ARE GIVEN AS STRAIGHT LINES, AND ARE NOT ADJUSTED FOR CURVATURE OF THE EARTH OR FOR REFRACTION.	

80% OHFA PLANS FOR
HAMILTON PLACE
5432 N HAMILTON RD
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO



One-Stop Planning Service
Call 813
before you dig



ENGINEER
NATHANIEL J. ROSE
2550 CORPORATE EXCHANGE DRIVE, SUITE 300
COLUMBUS, OHIO 43219
PHONE: (614) 864-4233
EMAIL: NROSE@STRUCTUREPOINT.COM

ARCHITECT
REBEKAH ROSE, LLC
3441 ASH ROAD
COLUMBUS, OHIO 43219
PHONE: (614) 221-1110
EMAIL: MROSE@REBEKAHROSE.COM

REGISTERED ENGINEER
ANDREW W. ONG, E-89028, P.E.
DATE: _____

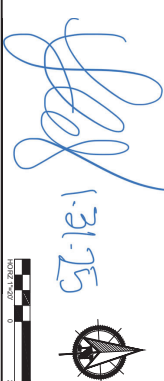
1/7

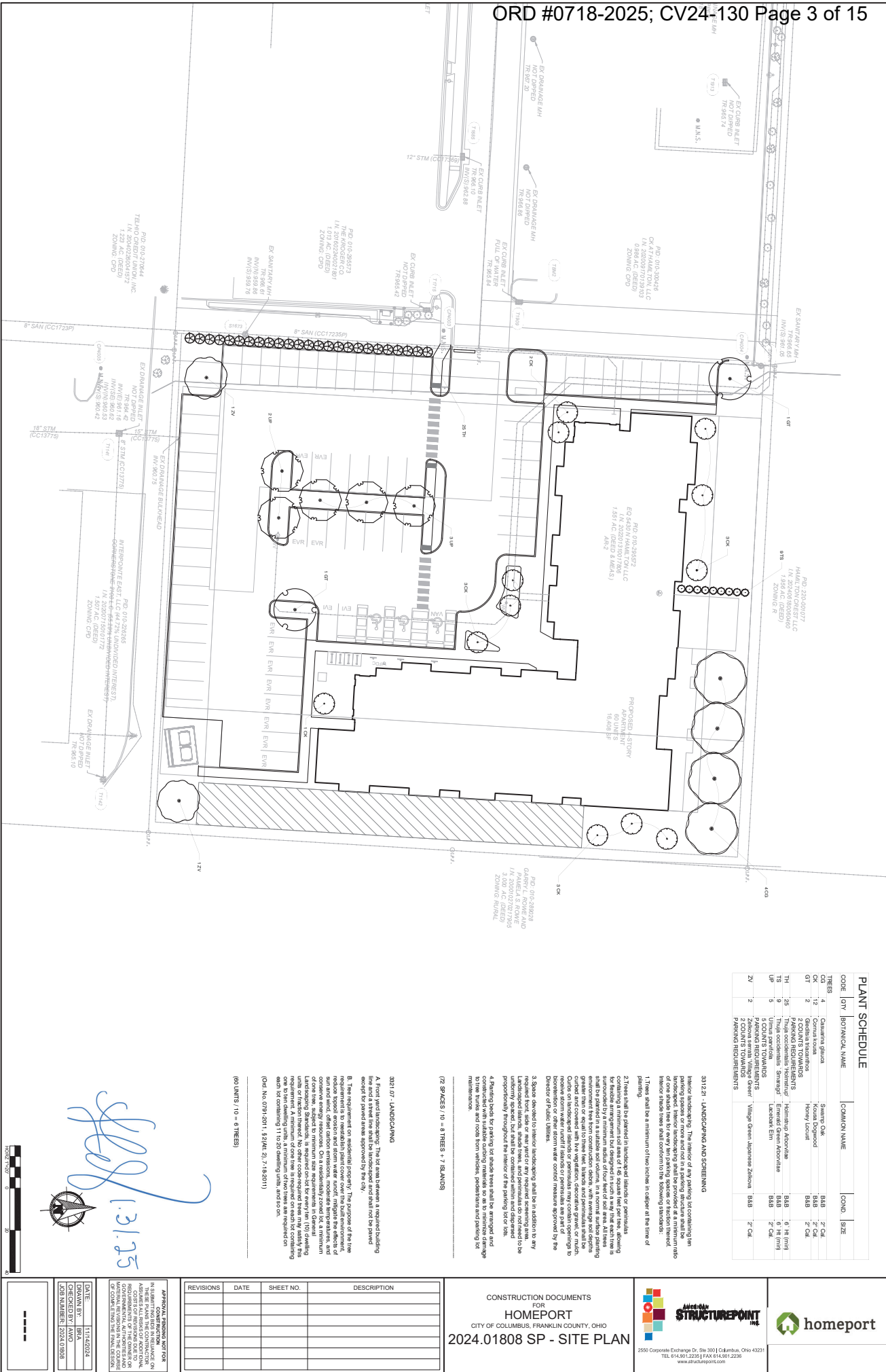
80% OHFA SET FOR
HAMILTON PLACE
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO
TITLE SHEET

homeport

STRUCTUREPOINT

2550 Corporate Exchange Dr., Ste. 300 Columbus, Ohio 43219
TEL: (614) 864-4233 FAX: (614) 864-4238
www.structurepoint.com





PLANT SCHEDULE			
CODE	LOT	BOTANICAL NAME	COMMON NAME
1	1	Quercus grisea	Swamp Oak
2	2	Quercus laevis	Kentucky Yellow
3	3	Quercus bicolor	White Oak
4	4	Quercus prinus	Prickly Pear
5	5	Quercus macrocarpa	Shingle Oak
6	6	Quercus coccinea	Scarlet Oak
7	7	Quercus rubra	Red Oak
8	8	Quercus falcata	White Oak
9	9	Quercus lyrata	White Oak
10	10	Quercus prinus	Prickly Pear
11	11	Quercus macrocarpa	Shingle Oak
12	12	Quercus coccinea	Scarlet Oak
13	13	Quercus rubra	Red Oak
14	14	Quercus falcata	White Oak
15	15	Quercus lyrata	White Oak
16	16	Quercus prinus	Prickly Pear
17	17	Quercus macrocarpa	Shingle Oak
18	18	Quercus coccinea	Scarlet Oak
19	19	Quercus rubra	Red Oak
20	20	Quercus falcata	White Oak
21	21	Quercus lyrata	White Oak
22	22	Quercus prinus	Prickly Pear
23	23	Quercus macrocarpa	Shingle Oak
24	24	Quercus coccinea	Scarlet Oak
25	25	Quercus rubra	Red Oak
26	26	Quercus falcata	White Oak
27	27	Quercus lyrata	White Oak
28	28	Quercus prinus	Prickly Pear
29	29	Quercus macrocarpa	Shingle Oak
30	30	Quercus coccinea	Scarlet Oak
31	31	Quercus rubra	Red Oak
32	32	Quercus falcata	White Oak
33	33	Quercus lyrata	White Oak
34	34	Quercus prinus	Prickly Pear
35	35	Quercus macrocarpa	Shingle Oak
36	36	Quercus coccinea	Scarlet Oak
37	37	Quercus rubra	Red Oak
38	38	Quercus falcata	White Oak
39	39	Quercus lyrata	White Oak
40	40	Quercus prinus	Prickly Pear
41	41	Quercus macrocarpa	Shingle Oak
42	42	Quercus coccinea	Scarlet Oak
43	43	Quercus rubra	Red Oak
44	44	Quercus falcata	White Oak
45	45	Quercus lyrata	White Oak
46	46	Quercus prinus	Prickly Pear
47	47	Quercus macrocarpa	Shingle Oak
48	48	Quercus coccinea	Scarlet Oak
49	49	Quercus rubra	Red Oak
50	50	Quercus falcata	White Oak
51	51	Quercus lyrata	White Oak
52	52	Quercus prinus	Prickly Pear
53	53	Quercus macrocarpa	Shingle Oak
54	54	Quercus coccinea	Scarlet Oak
55	55	Quercus rubra	Red Oak
56	56	Quercus falcata	White Oak
57	57	Quercus lyrata	White Oak
58	58	Quercus prinus	Prickly Pear
59	59	Quercus macrocarpa	Shingle Oak
60	60	Quercus coccinea	Scarlet Oak
61	61	Quercus rubra	Red Oak
62	62	Quercus falcata	White Oak
63	63	Quercus lyrata	White Oak
64	64	Quercus prinus	Prickly Pear
65	65	Quercus macrocarpa	Shingle Oak
66	66	Quercus coccinea	Scarlet Oak
67	67	Quercus rubra	Red Oak
68	68	Quercus falcata	White Oak
69	69	Quercus lyrata	White Oak
70	70	Quercus prinus	Prickly Pear
71	71	Quercus macrocarpa	Shingle Oak
72	72	Quercus coccinea	Scarlet Oak
73	73	Quercus rubra	Red Oak
74	74	Quercus falcata	White Oak
75	75	Quercus lyrata	White Oak
76	76	Quercus prinus	Prickly Pear
77	77	Quercus macrocarpa	Shingle Oak
78	78	Quercus coccinea	Scarlet Oak
79	79	Quercus rubra	Red Oak
80	80	Quercus falcata	White Oak
81	81	Quercus lyrata	White Oak
82	82	Quercus prinus	Prickly Pear
83	83	Quercus macrocarpa	Shingle Oak
84	84	Quercus coccinea	Scarlet Oak
85	85	Quercus rubra	Red Oak
86	86	Quercus falcata	White Oak
87	87	Quercus lyrata	White Oak
88	88	Quercus prinus	Prickly Pear
89	89	Quercus macrocarpa	Shingle Oak
90	90	Quercus coccinea	Scarlet Oak
91	91	Quercus rubra	Red Oak
92	92	Quercus falcata	White Oak
93	93	Quercus lyrata	White Oak
94	94	Quercus prinus	Prickly Pear
95	95	Quercus macrocarpa	Shingle Oak
96	96	Quercus coccinea	Scarlet Oak
97	97	Quercus rubra	Red Oak
98	98	Quercus falcata	White Oak
99	99	Quercus lyrata	White Oak
100	100	Quercus prinus	Prickly Pear

38127 LANDSCAPING AND SCREENING

Interior landscaping: The interior of any parking lot containing ten or more parking spaces shall be landscaped with a minimum of one shade tree for every ten parking spaces or fraction thereof. Interior trees shall be planted at a minimum of 10 feet from the building and 10 feet from the parking lot edge.

1. Trees shall be a minimum of two inches in caliper at the time of planting.

2. Trees shall be planted in landscaped islands or perimeters of parking spaces. The interior of any parking lot containing ten or more parking spaces shall be landscaped with a minimum of one shade tree for every ten parking spaces or fraction thereof. Interior trees shall be planted at a minimum of 10 feet from the building and 10 feet from the parking lot edge.

3. Spaces devoted to interior landscaping shall be in addition to any required front, side or rear yard or any required screening wall. The interior of any parking lot containing ten or more parking spaces shall be landscaped with a minimum of one shade tree for every ten parking spaces or fraction thereof. Interior trees shall be planted at a minimum of 10 feet from the building and 10 feet from the parking lot edge.

(2) SPACES / 10 = 8 TREES + 7 ISLANDS

3801 07 LANDSCAPING

A. Final yard landscaping: The lot area between a required building line and a street line shall be landscaped and shall not be paved except for paved areas approved by the city.

B. Tree requirement on residential property: The purpose of the tree requirement is to maintain a buffer over the built environment, and to provide shade, reduce air pollution, moderate temperatures, and conserve energy resources. On a residential lot, a minimum of one shade tree for every ten parking spaces or fraction thereof shall be planted. The tree shall be a minimum of two inches in caliper at the time of planting. No other code required trees may satisfy this one to ten dwelling units, a minimum of two trees are required on each lot containing 11 to 20 dwelling units, and so on.

(Ord. No. 0791-2011, § 94(A) (2), 7/18/2011)

(60) UNITS / 10 = 6 TREES

CONSTRUCTION DOCUMENTS
FOR
HOMEPORT
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO
2024.01808 SP - SITE PLAN

APPROVAL, PRINTING AND FOR
IN SUBMITTAL TO THE CITY OF COLUMBUS
THESE PLANS ARE THE PROPERTY OF
STRUCTUREPOINT AND ARE NOT TO BE
REPRODUCED OR COPIED IN ANY MANNER
WITHOUT THE WRITTEN PERMISSION OF
STRUCTUREPOINT. THE FINAL DESIGN
IS THE PROPERTY OF STRUCTUREPOINT.

DATE: 11/14/2024
DRAWN BY: BNA
CHECKED BY: AMO
JOB NUMBER: 2024.01808

11/14/2024
BNA
AMO
2024.01808

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

APPLICATION: CV24-130
Location: 5438 N. HAMILTON RD. (43054), being 1.55± acres located 300± feet east of North Hamilton Road, and 760± feet north of Thompson Road (010-295572; Northland Community Council).
Pending Zoning: AR-2, Apartment Residential District.
Proposed Use: Apartment building.
Applicant(s): Hamilton Place Homes LLC; c/o Laura M. Comek, Atty.; Comek Law; 17 S. High St., Suite 100; Columbus, OH 43026.
Property Owner(s): Hamilton Place Homes LLC; c/o Laura M. Comek, Atty.; Comek Law; 17 S. High St., Suite 100; Columbus, OH 43026.
Planner: Alyssa Saltzman; 614-645-9625; ADSaltzman@columbus.gov

BACKGROUND:

- The 1.55± acre site consists of one undeveloped parcel in the CPD, Commercial Planned Development District. The site is pending zoning to the the AR-2, Apartment Residential District to allow a multi-unit residential development.
- The requested Council variance will allow reduced development standards for a 60-unit affordable apartment building. Variances include increased building height from 35 to 50 feet, reduced parking lot trees which will instead be planted in the perimeter, reduced maneuvering area, reduced required parking from 90 to 72 spaces, no frontage on a public street, and reduced side and rear yards.
- To the north is a single-unit dwelling in Plain Township. To the east is a single-unit dwelling in the R, Rural District. To the south is commercial development in the CPD, Commercial Planned Development District. To the west is a bank and a gas station in the CPD, Commercial Planned Development District.
- The site is located within the planning area of the *Northland Plan – Volume II* (2002), which recommends “Preserve District” land uses at this location.
- The site is located within the boundaries of the Northland Community Council, whose recommendation is for disapproval.
- The *Columbus Multimodal Thoroughfare Plan* (2018) identifies this portion of North Hamilton Road as a Suburban Commuter Corridor requiring 120 feet of right-of-way.
- Staff recognizes that there are practical difficulties with variances included in the request.

CITY DEPARTMENTS’ RECOMMENDATION: Approval

The requested variances reflect the existing building patterns of the area and provide quality site design. Additionally, the *Northland Plan – Volume II* recommends that in smaller lots, trees may be on the periphery of the lot. Doing so has also mitigated the setback reduction and loss of parking lot shade trees.

Council Variance Application

111 N Front Street, Columbus, Ohio 43215
Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

STATEMENT OF HARDSHIP

5432

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

To date, location, access & "remnant" type of parcel has been difficult to develop within the given code standards.

2. Whether the variance is substantial.

☐ Yes ☒ No

This application is consistent with others for multi-family residential. Also, given the unique location & surroundings, these variances

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. *make the project better!*

☐ Yes ☒ No

This project is Planning 101, and reflects an almost academic transition of intensity of use from commercial to the adjacent residential areas.



DEPARTMENT OF BUILDING
AND ZONING SERVICES

Council Variance Application

111 N Front Street, Columbus, Ohio 43215

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

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

☐ Yes ☒ No

No effects to services

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

☒ Yes ☐ No

Yes, this site's challenges were also known.

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

☐ Yes ☒ No

The site is odd in location, layout, size.

The variances sought are intended to minimize other variances & give priority to other important items.

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

☒ Yes ☐ No

Absolutely. Planning 101. Community development of the Northland Plan encourage these efforts.

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):

See Statement attached.

[Signature]

COUNCIL VARIANCE STATEMENT OF HARDSHIP

Applicant: Hamilton Place Homes, LLC
 c/o Laura MacGregor Comek, Esq.
 17 S. High Street, Ste. 700
 Columbus, Ohio 43215
laura@comeklaw.com
 614.560.1488

Owner: Hamilton Place Homes, LLC
 Address: 5432 N Hamilton Rd.
 Parcel Nos.: 010-295572
 Current Zoning: CPD, Commercial Planned District
 Proposed Zoning: AR2, Apartment Residential District
 Date: January 31, 2025
 Case No.: CV24 - 130

This Statement is submitted in support of the Applicant's Council Variance Application (CV24-130) and companion Rezoning Application (Z24-002).

The Site is 1.55 +/- acres and being Franklin County Auditor Tax Parcel 010-295572 located on the east side of Hamilton Road, north of Morse Road, in the City's northeast side. The Site is currently zoned CPD, Commercial Planned Development (Ordinance 1800-2022, eff. August 22, 2022, Z21-106) and has been undeveloped as yet.

The Site is uniquely situated for a traditional "step down" location with a transition of uses and intensity. To the west is the North Hamilton Road commercial corridor, to the east is a densely wooded lot (more than 100 feet in width), and further to the east is a single family subdivision. The Applicant proposes affordable multifamily housing in this location. This multi-family residential use would provide the transition from intense commercial activity to the single family to the east.

The Applicant has completed STEP ONE of the city's zoning process for affordable housing proposals. The Applicant obtained a prior CV for a maximum 60 units and reduction in the parking requirements from 1.5 spaces per unit, to 1 space per unit (60 spaces).

Because this proposal provides much needed affordable housing within a booming market rate environment, the application was awarded funding. The Applicant now seeks STEP TWO of the process, which is a rezoning to the AR2, Apartment Residential District and companion Council Variance for the development standards.

The following approvals/variances are requested, individually and in the aggregate:

From CCC 3312.49 - to reduce required parking for apartment residential developments from 1.5 spaces per unit to 1.2 spaces per unit.

From CCC 3312.25 – to allow parking spaces within the maneuvering setback/reduce setback for maneuvering and parking to zero (0).

From CCC 3312.21(A) - to eliminate interior parking lot trees and islands to zero. The 8 required trees to be redistributed throughout the perimeter of the Site.

From CCC 3333.16 Fronting. The building (lot) does not front on a public street.

From CCC 3333.24 – To reduce the rear yard from 25% of the lot area to 10% of the lot area.

From CCC 3333.23(D) – to reduce the Minimum side yard permitted from (1/6 x 49 ft = ±8.2 ft) 8.2 feet to 5 feet for the side yard from the south property line. 3309.14 - to increase building height to fifty feet, the current building height being at or about 48' 3 5/8" +/-.

The variances sought are not significant given the intensity of current commercial use already permitted and surrounding the Site, as compared to the infill multifamily housing as proposed. Furthermore, the Site location, surrounding areas, as well as the significant existing buffers and screening that occur naturally serve to more easily allow variances to City minimum standards.

The Northland II plan supports this request, with recommendations toward use compatibilities and continuation of residential east of Hamilton Road and South of Old SR 161. To the extent that larger tract developments are encouraged toward mixed use developments, this CV accomplishes that goal, as the final lot within two existing commercial lots from this planned development.

There are no adverse effects to adjacent landowners – if anything the development of a Site that has sat vacant for many years since being zoned meets a significant housing need in the area. There are significant amenities within a one mile radius for residents. There is no effect on the delivery of governmental services. The Site has excellent access to major roadways/freeways and local job centers.

For these reasons, the Applicant respectfully requests approval of these variances.

Respectfully submitted,

/s/ 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 Applicant

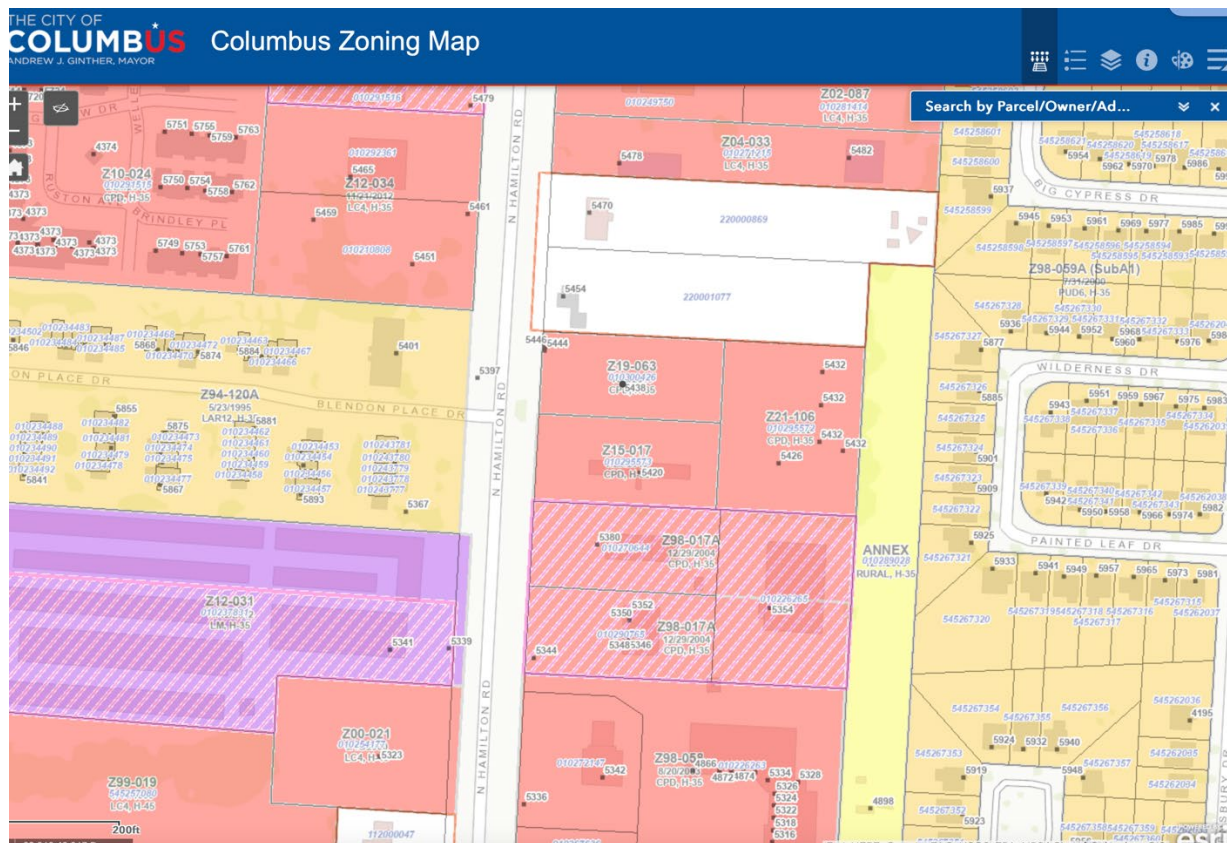
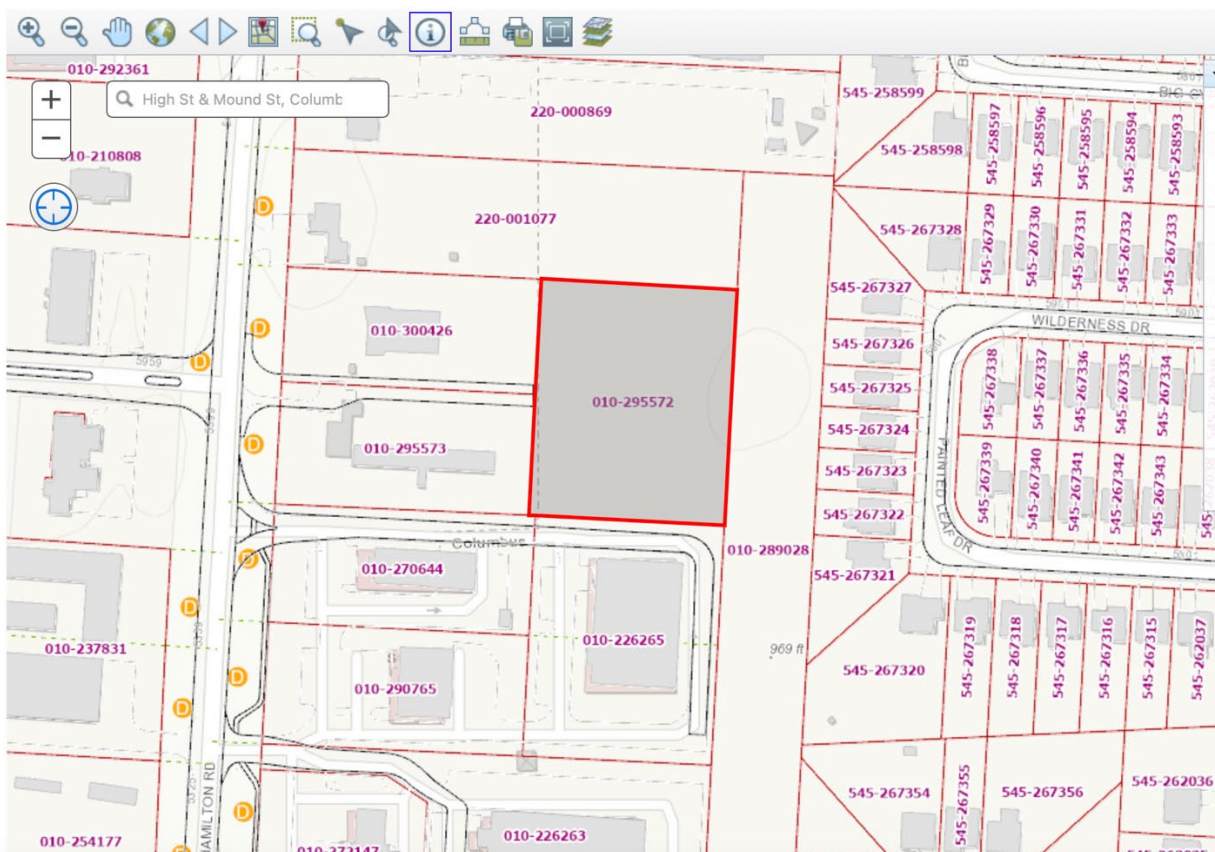
Enclosures:

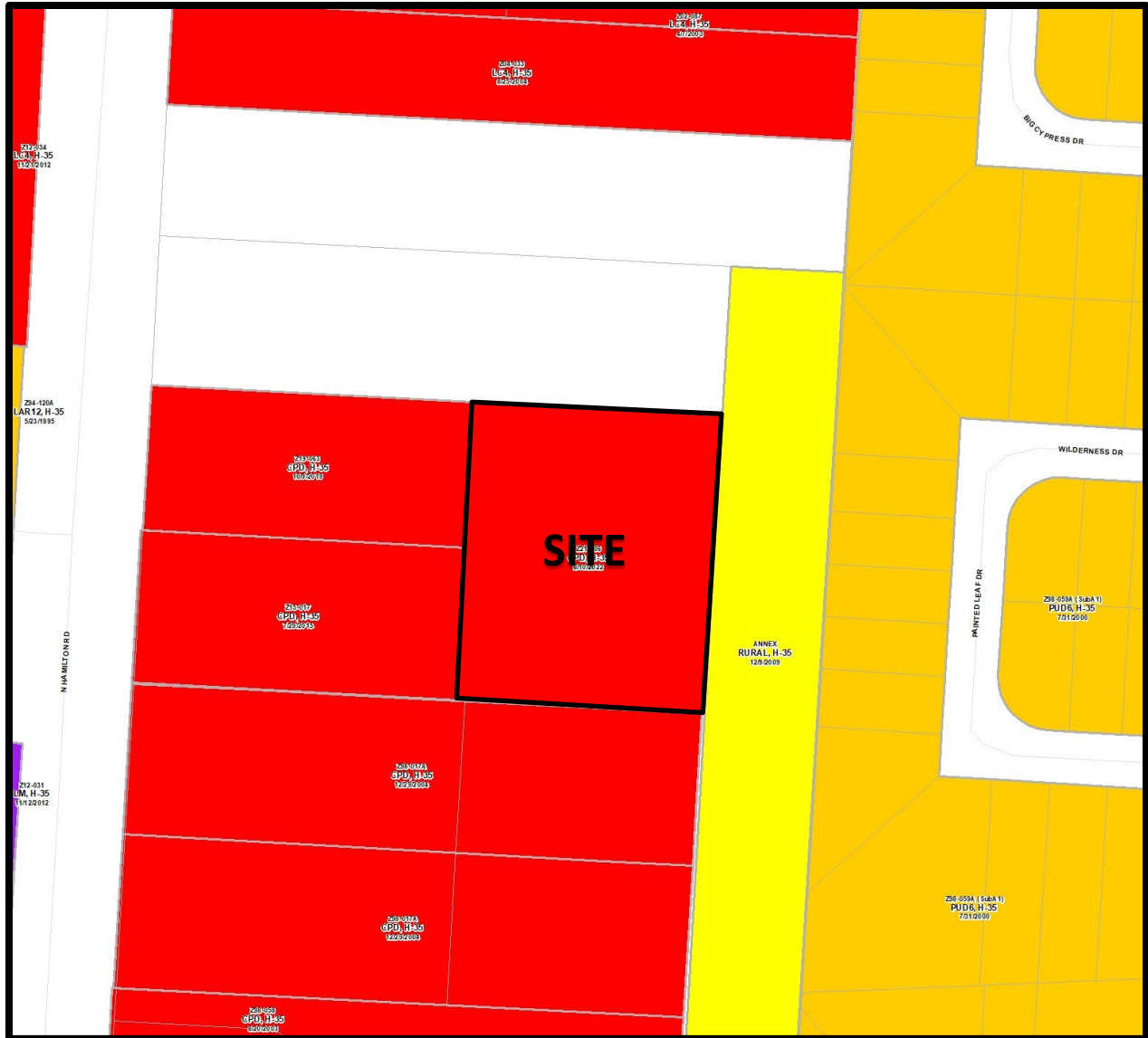
City Zoning Map

Auditor map

The following approvals/variances are requested, individually and in the aggregate:

1. 3309.14 - to increase building height to fifty feet, the current building height being at or about 48' 3 5/8" +/-.
2. 3312.21(A) - to eliminate interior parking lot trees and islands to zero. The 8 required trees to be redistributed throughout the perimeter of the Site.
3. 3312.25 – to allow parking spaces within the maneuvering setback/reduce setback for maneuvering and parking to zero (0).
4. 3312.49 - to reduce required parking for apartment residential developments from 1.5 spaces per unit to 1.2 spaces per unit.
5. 3333.16 Fronting. The building (lot) does not front on a public street.
6. 3333.23(D) – to reduce the Minimum side yard permitted from (1/6 x 49 ft = ±8.2 ft) 8.2 feet to 5 feet for the side yard from the south property line.
7. 3333.24 – To reduce the rear yard from 25% of the lot area to 10% of the lot area.





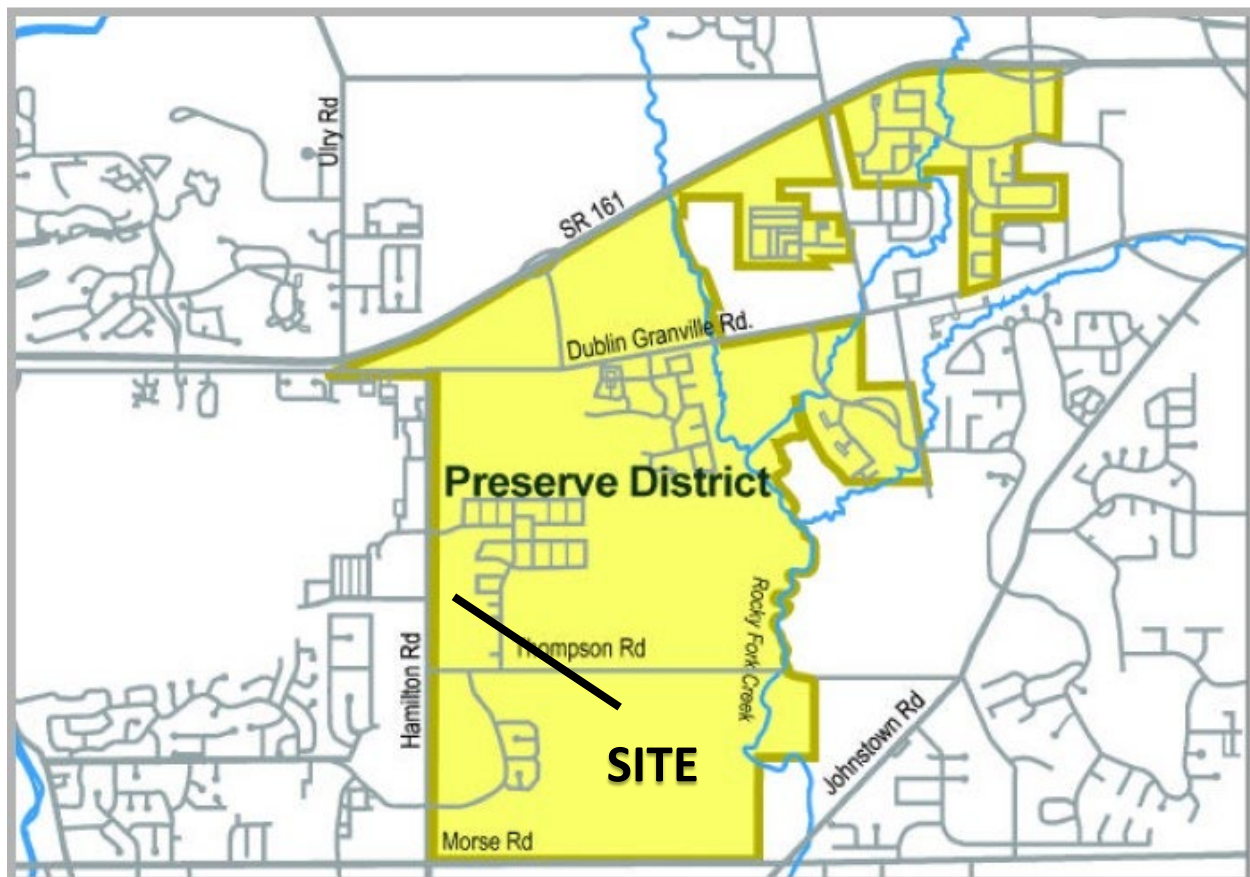
Z24-002 & CV24-130
5438 N. Hamilton Rd.
Approximately 1.55 acres
CPD to AR-2

Preserve District

This district is located east of Hamilton Road, north of Morse Road and follows the Columbus city limits east to the village of New Albany. A significant portion of this district is undeveloped, however, almost the entire district has previously been annexed and zoned in the city of Columbus.

The largest single zoning in the district is the Preserve Master Plan, a nearly 1,000-acre development east of Hamilton Road. This plan will incorporate single and multi-family residences, provisions for open space, portions of a golf course, and some commercial uses. Hamilton Road will eventually be extended in the northwest corner of this district. There is commercial and multi-family zoning in place where this road will be located.

Zoning on several parcels near SR-161, north of Dublin-Granville Road, ranges from LM2, limited manufacturing, to LC4, limited commercial. Preliminary private sector plans for these parcels call for a mixed-use development with retail, single and multi-family residential, and office uses.



Preserve District

Z24-002 & CV24-130
5438 N. Hamilton Rd.
Approximately 1.55 acres
CPD to AR-2





Z24-002 & CV24-130
5438 N. Hamilton Rd.
Approximately 1.55 acres
CPD to AR-2



Northland Community Council
Development Committee

Report

October 30, 2024 6:00 PM
Columbus Metropolitan Library
5590 Karl Road (43229)

Meeting Called to Order: 6:00 pm by co-chairs Dave Paul and Bill Logan

Members represented:

Voting: (16): Albany Park (APHA), Blendon Chase (BCCA), Clinton Estates (CECA), Devonshire (DCA), Elevate Northland (EN), Forest Park (FPCA), Karmel/Woodward Park (KWPCA), Lee/Ulry (LUCA), Maize Morse Tri-Area (MMTACA), North Village (NVHA), Northland Alliance (NA), Northland Area Business Association (NABA), Preston Commons (PCHA), Salem (SCA), Sharon Woods (SWCA), Westerwood (WRA).

Case #1

Application #Z24-042 (Rezone 19.80 AC± from LC-4 to L-AR-1 to construct an apartment complex ("The Langham at Chestnut Hill") consisting of 23 2- and 3-story buildings containing a total of 368 units and accessory uses with a planned density of 18.58 du/AC and a 45' mean building height in a 60' height district; *Look-see September 2024*) Ashear

Sean Mentel/Kooperman Mentel &
Matt Canterbury/The Daimler Group *representing*
The Daimler Group, Inc. (applicant)/Lurie Family LP (owner)
5295 N Hamilton Rd, 43230 (PID 545-257080)

- *The Committee approved (16-0) a motion (by APHA, second by NVHA) to **RECOMMEND APPROVAL WITH ONE (1) CONDITION:***
 - That the applicant will attempt to engage with a majority of the adjacent residential property owners along the west perimeter of the site to explore mutually-agreeable options to install a fence, both for screening and to limit pedestrian traffic on to and off of the site via those properties; said engagement to be facilitated by and/or with the Asbury Ridge of New Albany HOA.

Case #2

Application #Z24-043 (Rezone 10.8 AC± from LC-4 to L-ARLD to construct an apartment complex ("Langham at Chestnut Hill Annex") consisting of 17 2- and 3-story buildings containing a total of 188 units and accessory uses with a planned density of 17.4 du/AC and a 45' mean building height in a 60' height district; *Look-see September 2024*) Saltzman

Sean Mentel/Kooperman Mentel &
Matt Canterbury/The Daimler Group *representing*
The Daimler Group, Inc. (applicant)/C Krisiewicz, Trustee (owner)
5097 N Hamilton Rd, 43230 (PID 600-298791, 545-187777)

- *The Committee approved (16-0) a motion (by APHA, second by PCHA) to **RECOMMEND APPROVAL** of the application.*

Next and final meeting of 2024: Wednesday, December 4, 2024

First meeting of 2025: Wednesday, January 29, 2025

- Case #3** Application #Z24-002/CV24-130 (Rezone 1.55± AC from CPD to AR2 to construct up to 60 multifamily affordable housing units in a 4-story building at a density of 38.7 du/AC and a 50' height district; concurrent CV to vary from §3312.49 (parking reduction to 1 space/du), 3312.25 (reduce parking setback to 0; §3312.21(A) (eliminate parking lot island/tree requirements); §3333.24 and 3333.255 (reduce side and rear yard setbacks; reduce perimeter yard to 0); §3333.26 increase mean building height to 50'); The Committee *did not support CV23-131 in December 2023 prior to OHFA funding*) Saltzman
- Laura M. Comek/Comek Law and Aaron Wasserman/Homeport
representing
Homeport
5432 N Hamilton Rd, 43230 (PID 010-295572)
- *The Committee approved (15-0 w/ 1 abstention) a motion (by NVHA, second by PCHA) to **RECOMMEND DISAPPROVAL** of the application.*¹

- Case #4** Application #BZA24-132 (Public presentation concerning the proposed operation of an Adult-Use Cannabis retail dispensary under the Ohio Medical Marijuana Control Program (OMMCP) as required under §3389.151 to qualify for a BZA special permit for such operation) Friesse
- Jacob Hicks/Tenax Strategies and Daniel Kessler/RC Retail 2
representing
RC Retail 2/Riviera Creek
(West Albany Crossing Lot 2) 6500-6550 N Hamilton Rd, 43081 (PID 010-298433)
- *The applicant provided a presentation to the Committee and guests that fulfilled the requirements of §3389.151.*²

Executive Session

8:20 pm

Meeting Adjourned

8:40 pm

¹ While the Committee recognized improvements to the current application and site plan versus those presented for CV23.131 (of which it recommended disapproval), particularly with regard to parking, and recognized the need for affordable/attainable housing in the area, the Committee felt that the proposed density of this project at 38.7 du/AC was still much too high to be compatible with this parcel and its location.

² The Committee's primary concerns about this application pertained not to the use, but to traffic impact and issues connected with the roundabout planned to be constructed on North Hamilton Road immediately adjacent to the site. The applicant acknowledged their understanding of this and confirmed that they continue to discuss with the City.

PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV24-130

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)

of (COMPLETE ADDRESS)

Laura MacGregor Comek, Esq

17 S. High St., Ste 700 Cols, Oh 43215

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. <u>Hamilton Place Homes LLC</u> <u>3443 Agler Rd</u> <u>Cols., Oh 43219</u> <u>0 ees</u>	2. <u>Homeport</u> <u>3443 Agler Rd</u> <u>Cols., Oh 43219</u> <u>35 ees</u>
3.	4.

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

SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this 7th day of February, in the year 2025

SIGNATURE OF NOTARY PUBLIC

My Commission Expires 6/08/2025

Notary Seal Here



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