

PROJECT NAME:
THE WILSON
15 E LANE AVE - COLUMBUS

OWNER:
LANE AND HIGH GROUND LLC
115 E MAIN STREET - COLUMBUS OHIO

ARCHITECT:
SHREMSHOCK ARCHITECTS INC.
NEW ALBANY OHIO

PROJECT ZONING AND SITE INFORMATION

EXISTING ZONING: C4
PROPOSED ZONING: NO CHANGE - WITH VARIANCES
DISTRICT: 35' HEIGHT DISTRICT
PROPOSED USE: MIXED USE M/A2/R2/S2
PROPOSED HEIGHT: 67'
PARKING: 150 SPACES - VARIANCE REQ.
FLOOD ZONE: OUT

PARCELS (TOTAL SITE AREA)	AREA (SF)	AREA (AC)
PID - 010-007581	29524.71	0.68
PID - 010-069995	14994.64	0.34

TOTAL BUILDING AREA			
FLOOR LEVEL	UNITS	BEDS	GROSS AREA
BASEMENT	0	0	10014 SF
1ST FLOOR	0	0	10002 SF
2ND FLOOR	8	16	6545 SF
3RD FLOOR	11	21	10702 SF
4TH FLOOR	11	21	10683 SF
5TH FLOOR	11	21	10683 SF
LANE	41	79	67322 SF
BASEMENT	0	0	10014 SF
1ST FLOOR	0	0	10002 SF
PARKING LEVEL G	0	0	6545 SF
2ND FLOOR	0	0	10473 SF
3RD FLOOR	0	0	10785 SF
4TH FLOOR	0	0	10785 SF
5TH FLOOR	0	0	10785 SF
PEARL	27	60	65443 SF
UNIT COUNT / GROSS SF	68	139	130786 SF

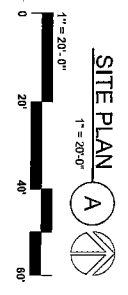
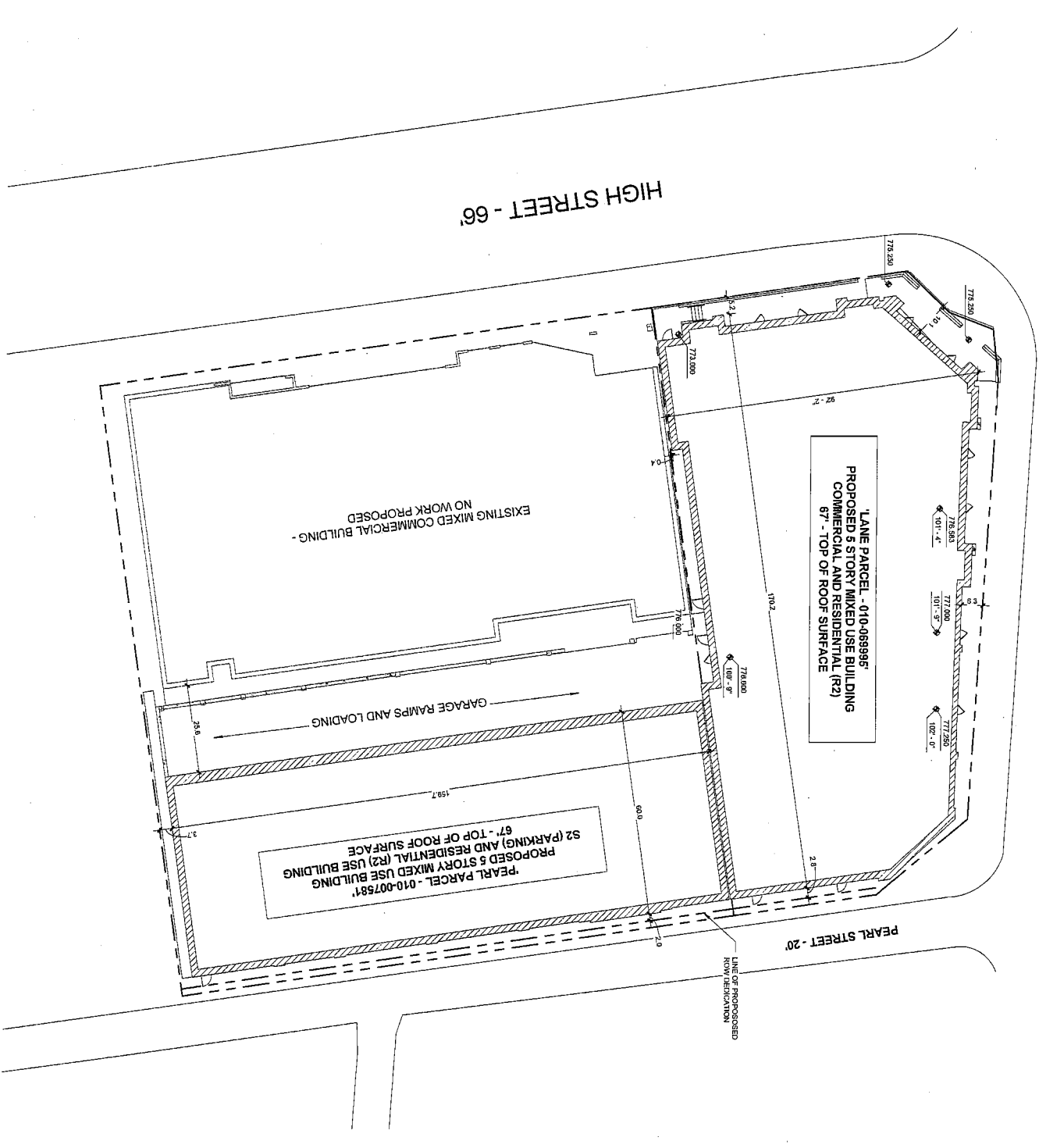
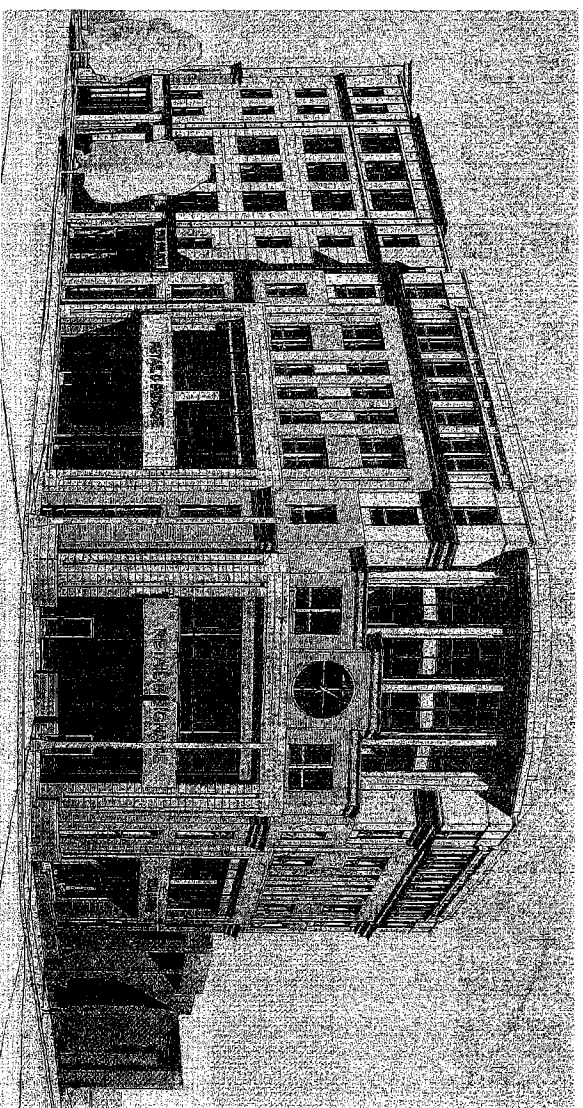
UNIT MIX BY PARCEL			
UNIT TYPE	# UNITS	# BEDS	UNIT NET AREA (NSF +/-)
1BR - 1 BA	3	3	1735
1BR - 2 BA	33	33	3372
LANE	41	79	32481
2BR - 2 BA	24	48	20313
4BR - 4 BA	3	12	3889
PEARL	27	60	24012
TOTAL UNIT COUNT AND AREA (GROSS)	68	139	59473
			55996

PARKING COUNT BY BUILDING			
TYPE	SPACE	STACKED	PEARL
1ST FLOOR	24	12	109
2ND FLOOR	9	4	7
3RD FLOOR	1	1	1
4TH FLOOR	1	1	1
5TH FLOOR	1	1	1
LANE	41	79	150
TOTAL	38	19	120

PARKING CALCULATION (LANE)			
TOTAL SQUARE FOOTAGE - EATING / DRINKING	10000 SF	PARKING REQUIRED @ 1/75 - 25%	100 SPACES REQUIRED
TOTAL SQUARE FOOTAGE - EATING / DRINKING	41 UNITS	PARKING REQUIRED @ 1/75 - 25%	62 SPACES REQUIRED
TOTAL NUMBER OF DWELLING UNITS		PARKING REQUIRED PER UNIT	142 SPACES REQUIRED
TOTAL NUMBER OF PARKING SPACES REQUIRED			41 SPACES PROVIDED
PARKING SPACES PROVIDED			

PARKING CALCULATION (PEARL)			
EXISTING PARKING TO BE REPLACED	0 SF	PARKING REQUIRED @ 1/75 - 25%	40 SPACES REQUIRED
TOTAL SQUARE FOOTAGE - EATING / DRINKING	27 UNITS	PARKING REQUIRED @ 1/75 - 25%	0 SPACES REQUIRED
TOTAL NUMBER OF DWELLING UNITS		PARKING REQUIRED PER UNIT	41 SPACES REQUIRED
TOTAL NUMBER OF PARKING SPACES REQUIRED			81 SPACES REQUIRED
PARKING SPACES PROVIDED			109 SPACES PROVIDED

COMBINED PROJECT PARKING CALCULATION			
TOTAL SQUARE FOOTAGE - EATING / DRINKING	10000 SF	PARKING REQUIRED @ 1/75 - 25%	100 SPACES REQUIRED
TOTAL SQUARE FOOTAGE - EATING / DRINKING	68 UNITS	PARKING REQUIRED @ 1/75 - 25% <td>102 SPACES REQUIRED</td>	102 SPACES REQUIRED
TOTAL NUMBER OF DWELLING UNITS		PARKING REQUIRED PER UNIT	142 SPACES REQUIRED
TOTAL NUMBER OF PARKING SPACES REQUIRED			242 SPACES REQUIRED
PARKING SPACES PROVIDED			150 SPACES PROVIDED
PARKING VARIANCE REQUIRED			92 SPACES - 38% REDUCTION



The development depicted on this Site Plan may be slightly adjusted to reflect engineering, topographical, or other site data developed at the time final development and engineering plans are completed. Any slight adjustment to the Site Plan shall be reviewed and may be approved by the Director of the Building and Zoning Services Department on his/her discretion upon submission of the appropriate data regarding the proposed adjustment.

Signature: _____ Date: _____
Attorney for Applicant

CV16-006
Final Review
3/30/16
Michael Brown 3/30/16

CV16-006, SHEET 1 OF 1

SHREMSHOCK
SHREMSHOCK ARCHITECTS, INC.
7400 West Campus Road Suite 150 New Albany, OH 43054
t 614 545 4550 f 614 545 4555 www.shremshock.com

THE WILSON
15 E LANE AVE
ZONING DRAWINGS

THE ARCHITECTURAL SITE PLAN
SCALE 1" = 20'-0"
DRAWING NUMBER: 150964 V/B
SAI #
CURRENT ISSUE: 04/09/16 ZONING DRAWINGS
DRAWING ISSUER:

A001
PLOTTED: 4/29/16 10:17:40 AM

STATEMENT OF HARDSHIP

PROPERTY ADDRESS: 15 East Lane Avenue, Columbus, Ohio 43201

APPLICANTS: C&V Lane & High LLC, and
University Gateway North, LLC, c/o
Michael T. Shannon, Esq.
CRABBE, BROWN & JAMES, LLP
500 S. Front Street, Suite 1200
Columbus, Ohio 43215
mshannon@cbjlawyers.com

DATE OF TEXT: March 30, 2016

The Site consist of two parcels: PID 010-069995 (hereinafter "Parcel A") and PID 010-007581 (hereinafter "Parcel B"). The Site is located on south-east corner at the intersection of East Lane Avenue and North High Street. The Site is currently classified C4 with a Height District of 35 feet. The Site is subject to the University Commercial Overlay, the University Area Commission, and the University/Impact Planning Overlay. Parcel A is currently vacant. Parcel B is currently used as commercial space and provides 40 parking spaces.

The Site's neighboring parcels are classified C2 across North Pearl Street on the east, C4 across Lane Avenue on the north, LUCRPD across North High Street on the west, and C4 on the south.

Applicant's proposed development is a mix of commercial, residential, and parking uses. The market indicates that Parcel A should support 20,000 square feet of commercial space on the first and second floors. The parking garage will rise two stories behind the existing commercial space on Parcel B and also include the basement of both Parcels A and B. The development will also provide residential uses on the third, fourth, and fifth floors of both Parcels A (above the new commercial space) and B (above the parking garage).

In the event that 20,000 square feet of commercial space is not viable on Parcel A, Applicant alternatively proposes 10,000 square feet of commercial space on the first floor and residential uses on the second floor and above. This alternative with less commercial use and more residential use would reduce the required number of parking spaces under the Columbus City Code. In either case, Parcel A requires a parking variance and applicant will provide 150 parking spaces combined between Parcels A and B, as depicted on the Site Plan.

Applicant requests the following variances (for both Parcels A and B, unless indicated otherwise):

1. 3309.14 – Height District- The site’s Height District is 35 feet. Applicant requests a variance to allow a maximum height of 68 feet, exclusive of decorative cornices and rooftop mechanical screening.
2. 3312.51 – Loading Space – Loading space shall have minimum dimensions of not less than 12 feet in width and 50 feet in length, exclusive of any driveway, aisle, or other circulation area and shall be located on the same lot as the use they are intended to serve. Applicant requests a variance to allow a minimum loading space dimension of 12 feet in width by 18 feet in length and to allow loading space maneuvering across lot lines.
3. 3312.29 – Parking Space – A parking space shall be a rectangular area of not less than nine feet by 18 feet and limited to one vehicle stacked parking. Applicant requests a variance to allow a minimum rectangular parking area of eight feet by 18 feet. Spaces with this dimension shall be for residential uses. Applicant also requests a variance to allow a maximum of seventeen stacked vehicles. Stacked spaces shall be assigned to individual units.
4. 3312.25 – Maneuvering- Every parking space shall have sufficient access and maneuvering area. Applicant requests a variance to allow parking spaces to have access and maneuvering over and through other parking spaces and lot lines.
5. 3312.49 – Minimum Numbers of Parking Spaces –
 - a. A minimum of two bicycle spaces shall be provided with additional bicycle parking spaces at a rate of one bicycle parking space per 20 vehicle spaces up to a maximum of 20 bicycle spaces. Bicycle parking shall be located in highly visible areas. Applicant requests a variance to allow bicycle parking located within the parking garage.
 - b. The parking requirement for residential uses with four or more dwelling units is 1.5 per unit. The parking requirement for eating/drinking commercial retail uses is 1 per 75 square feet. The parking requirement for mercantile commercial retail use is 1 per 250 square feet. Applicant requests a variance for Parcel A to allow a minimum of 41 parking spaces. As a mitigating factor, Parcel B will provide 109 parking spaces and will serve both parcels. The Site will provide a minimum total of 150 parking spaces.
6. 3356.03 – C-4 Permitted Uses – Ground floor residential uses are not permitted in the C-4 district. Applicant requests a variance for Parcel A to allow ground floor residential accessory uses such as: on onsite leasing office, a workout facility, or a computer station/study for exclusive use by the building residents.
7. 3356-05(F)(1) – C-4- District Development Limitations- Dwelling units are permitted above parking garages or parking lots only if the parking facilities are adjoining to one or more other commercial uses. Applicant requests a variance for Parcel B to allow residential uses above the proposed parking garage without adjoining commercial use.

Additionally, as it relates to traffic related commitments the Applicant agrees to dedicate two additional ft. so that Pearl Alley will have a total Right-of-Way of 22 ft. The Applicant also agrees to modifications of the intersection of Lane Avenue and Pearl Alley, consistent with the Applicant's revised traffic study, subject to the approval of the Department of Public Service.

The Applicant agrees to the modifications to Pearl Alley to provide a minimum pavement width of 20 ft. in Pearl Alley along the frontage of the subject site.

A hardship exists in that the proposed development cannot conform to the underlying Commercial zoning district established by the City's Zoning Code. The development will appreciate and enhance the existing neighborhood and, therefore, will not adversely affect the surrounding property or surrounding neighborhood. Rather, the development will alleviate a hardship for difficulty which warrants variances from C-4 Commercial Zoning Classification.

Additionally, a practical difficulty exists because the Applicant cannot meet the underlying development standards required by the City's Zoning Code. Accordingly, the above development standard variances are necessary in order for the Applicant to maintain the intended mix use development project.

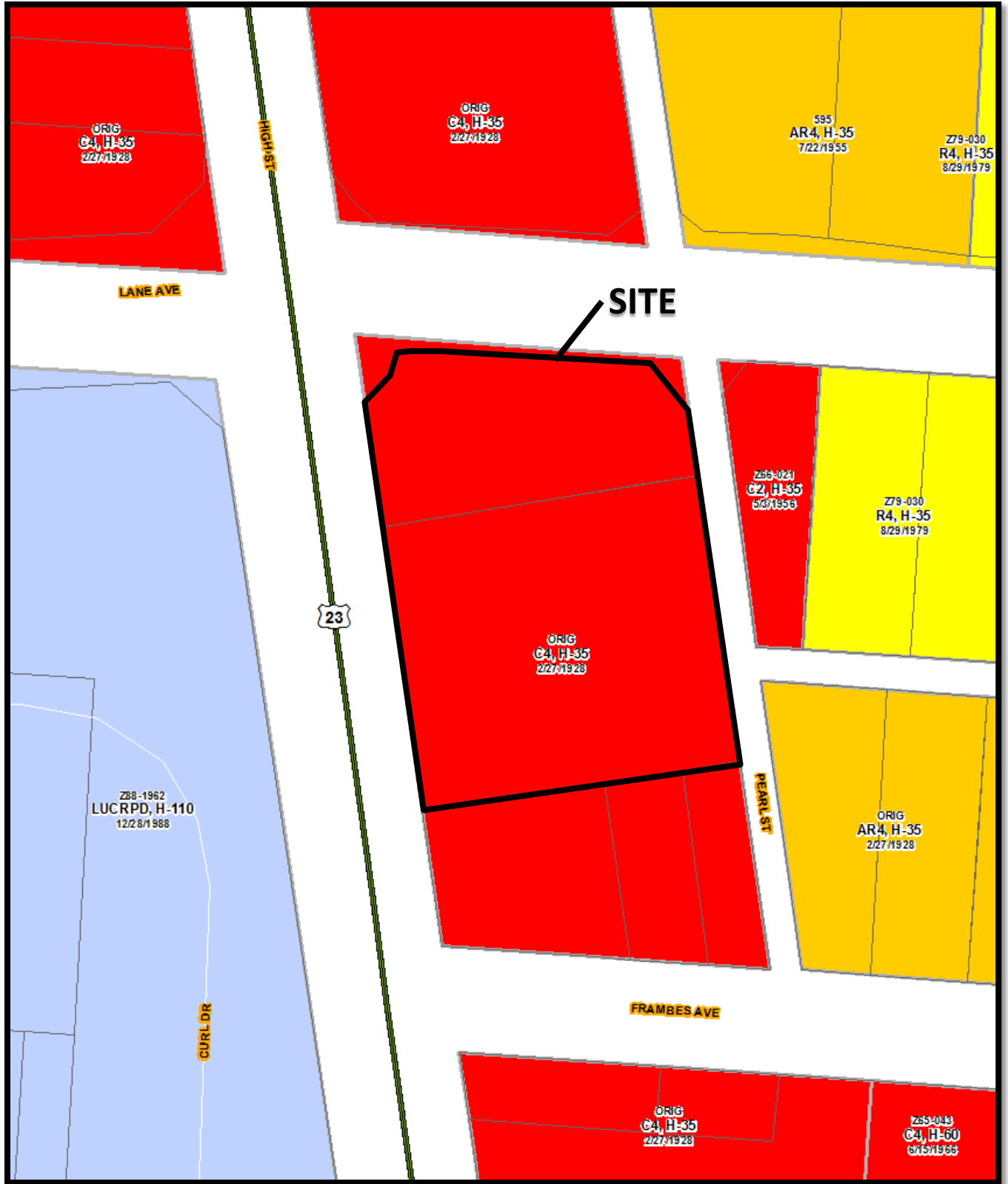
The requested variances will not impair an adequate supply of light or air to the adjacent property, unreasonably increase the congestion of public streets, increase the damage of fires, endanger the public safety, unreasonably diminish or impair established property values within the surrounding area, or in any other respect impair the public health, safety, comfort, morals or welfare of the inhabitants of the city.

For the reasons stated above, Applicant respectfully requests approval of the requested variances.

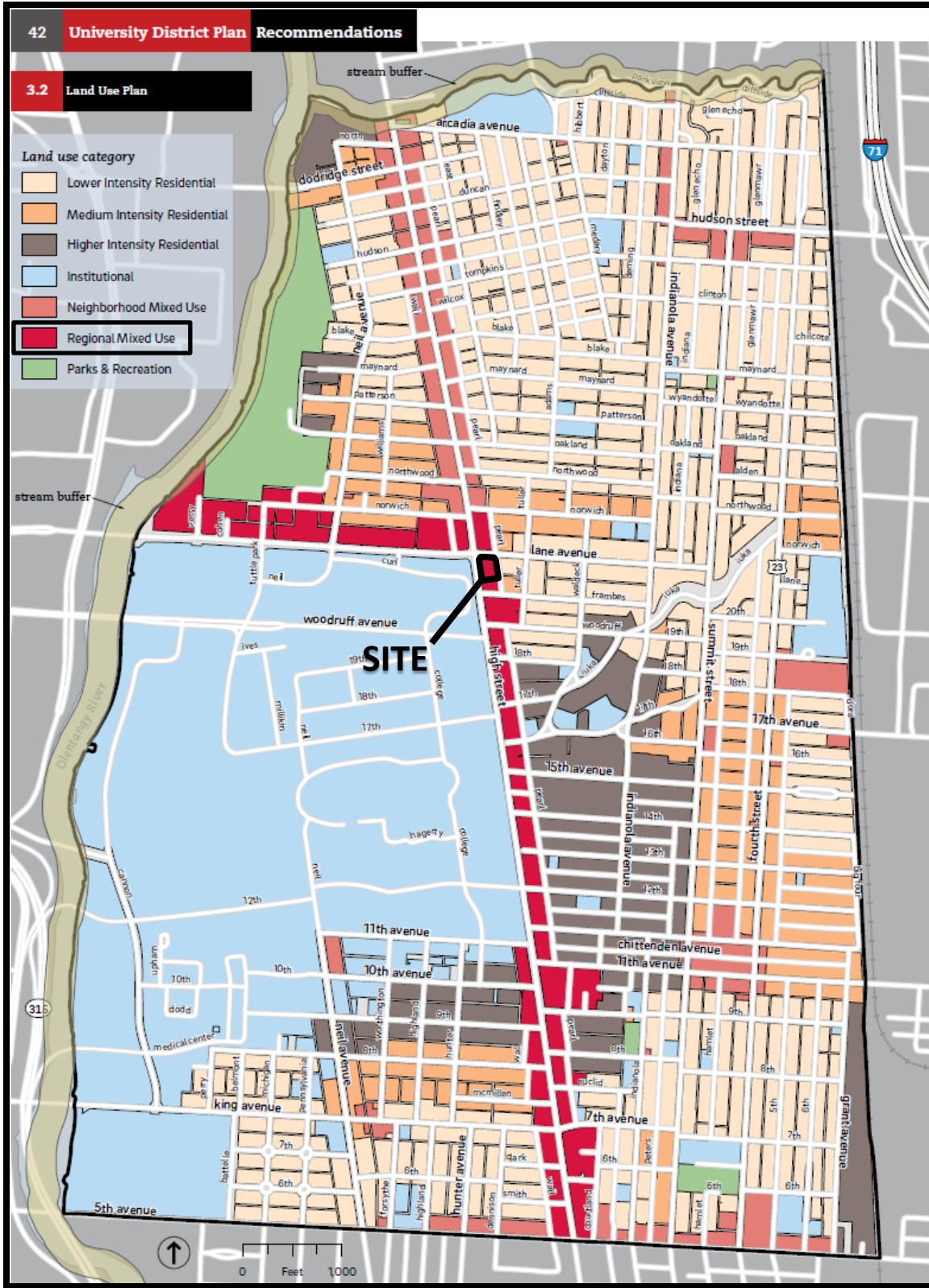
Respectfully submitted,



Michael T. Shannon, Esq.
Attorney for Applicant



CV16-006
15 East Lane Avenue
Approximately 1.02 Acres



CV16-006
15 East Lane Avenue
Approximately 1.02 Acres



CV16-006
15 East Lane Avenue
Approximately 1.02 Acres



City of Columbus
Mayor Andrew J. Ginther

University Area Commission

Northwood High Building
2231 North High Street
Columbus, Ohio 43201
(614) 441-8174
www.universityareacommission.org

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Rachael Beeman
Recording Secretary
Seth Golding*
Treasurer

TO: Shannon Pine
757 Carolyn Ave.
Columbus, OH 43224
Ph: 614-645-2208
spine@columbus.gov

May 9, 2016

RE: 15 E. Lane Avenue
CV16-006

Dear Shannon:

This letter amends and supersedes the letter from the University Area Commission dated Feb. 17, 2016. The vote of the Commission was and is still unanimous in support of the variances for the mixed use development proposed for the site located on the SE corner at the intersection of E. Lane Ave. and N. High St. The variances requested are as follows:

- 3309.14 – Height District: to permit a maximum height of **68 ft., exclusive of decorative cornices & rooftop mechanical screening**, in a 35 ft. maximum height district.
- 3312.51 – Loading Space: Loading space shall have minimum dimensions of not less than 12 feet in width and 50 feet in length, exclusive of any driveway, aisle, or other circulation area and shall be located on the same lot as the use they are intended to serve. Applicant requests a variance to allow minimum loading space dimensions of 12 feet in width by 18 feet in length and to allow loading space maneuvering across lot lines.
- 3312.29 – Parking Space: To permit a min. rectangular parking area of 8 ft. x 18 ft. rather than the code-required minimum parking space of 9 ft. x 18 ft. These spaces shall be for residential uses. And to permit a max. 8 stacked vehicles rather than the code-required minimum of 1 vehicle stacked parking space. Stacked spaces shall be assigned to individuals.
- 3312.25 – Maneuvering: to permit parking spaces to have access & maneuvering over and through other parking spaces and lot lines.
- 3312.49 – Minimum Numbers of Parking Spaces:
 - To permit bicycle parking to be located within the parking garage rather than in “highly visible areas.”
 - To reduce the required parking from **246 to 154 (92space reduction)**. (The parking requirement for residential uses with four or more dwelling units is 1.5/unit. The parking requirement for eating/drinking commercial retail uses is 1/ 75 sq. ft. The parking requirement for mercantile commercial retail use is 1/250 sq. ft. Applicant requests a variance for Parcel A to allow a minimum of 39 parking spaces. As a mitigating factor, Parcel B will provide 115 parking spaces (an excess of **38**) and will serve both parcels. The Site will provide a minimum total of 154 parking spaces.)
- 3356.03 – C-4 Permitted Uses: to permit ground floor residential use accessory use in a C-4 District. Such uses include: onsite leasing office, a workout facility, or a computer station/study for exclusive use by the buildings residents.
- 3356.05(F)(1) – C-4 District Development Limitations: to permit residential dwellings above the proposed parking garage in Parcel B without adjoining commercial use. Code allows dwelling units above parking garages or parking lots only if the parking facilities are adjoining to one or more other commercial uses.

The Commission commended the applicant for spending a great deal of time working out issues within the Zoning Committee. There was compromise and agreement over concerns with parking, overall building height, building step backs, & number of units/bedrooms. In the end, the plan, **dated Feb. 1, 2016**, addressed the conditions of this difficult site by providing a well-thought out parking scheme, **a minimum 0.60 residential parking ratio**, and stepping the building back from the adjacent residential neighborhood to the east of Pearl Street. The University Area Commission expressed overall support for the project and a planning process that helped make the proposed building appropriate for its unique setting.

The vote to approve the above variance request was unanimous: **For – 19; Against – 0; Abstentions – 0.**

Respectfully Submitted,
Susan LM Keeny
Susan Keeny
UAC Zoning Committee Chair
C: 937-479-0201

Craig Bouska*
Mario Cespedes
Joyce Hughes
Abby Kravitz
Rory Krupp*
Sam Runta
Michael Sharvin
Dan Sheehan
Deb Supelak*
Richard Talbot*
Steve Volkmann
Alex Wesaw
Tom Wildman*
Brian Williams*

*Denotes Zoning
Committee member

University Area Review Board

50 West Gay Street, Fourth Floor
Columbus, Ohio 43215-9031
(614) 645-6096 (614) 645-6675 fax

RECOMENDATION

zoning case no.	CV16-006
property address	15 EAST LANE AVENUE
hearing date	February 18, 2016
applicant	Mike Shannon (Crabbe, Brown & James), Karrick Sherrill (Schremshock Architects)
issue date	March 31, 2016

This is a recommendation to the appropriate regulatory body as identified per City Code. It is not a zoning clearance or a building permit. This document does not relieve the applicant from the responsibility of filing for and obtaining any required zoning clearance and/or building permit from the City of Columbus Department of Building & Zoning Services (645-6090 / 757 Carolyn Avenue) and following all other applicable codes and ordinances of the City of Columbus.

The University Area Review Board hereby certifies that the application for the above referenced property and a copy of this Recommendation are on file with the City of Columbus Planning Division within the Development Department. The Board has reviewed the application and taken the following action(s) in accordance with Columbus City Code 3372.580.

Variance or Zoning Change Request

- | | |
|---|---|
| <input checked="" type="checkbox"/> Rezoning | <input type="checkbox"/> Graphics |
| <input type="checkbox"/> Parking Variance | <input type="checkbox"/> Special permit |
| <input checked="" type="checkbox"/> Change of Use | <input type="checkbox"/> Setbacks |
| <input type="checkbox"/> Lot Split | <input checked="" type="checkbox"/> Other |

TYPE(S) OF ACTION(S) REQUESTED:

In a unanimous (5-0) vote the UARB motioned:

To support the requested variances to advance the project as proposed.

RECOMMENDATION:

- | | | |
|---|---|--|
| <input checked="" type="checkbox"/> SUPPORT REQUESTED VARIANCE OR ZONING CHANGE | <input type="checkbox"/> DO NOT SUPPORT REQUESTED VARIANCE OR ZONING CHANGE | <input type="checkbox"/> NO ACTION TAKEN |
|---|---|--|

THIS RECOMMENDATION IS FOR CONSIDERATION BY THE DESIGNATED REGULATORY AUTHORITY FOR THE ACTION(S) REQUESTED AS INDICATED.



Daniel Ferdelman
University Area Review Board, Staff



Council Variance Application

DEPARTMENT OF BUILDING AND ZONING SERVICES

757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.columbus.gov

PROJECT DISCLOSURE STATEMENT

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.

APPLICATION # CV16-006

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Michael J. Shannon
of (COMPLETE ADDRESS) 500 S. Front St, Ste. 1200, Columbus, Oh 43215

deposes and states that (he/she) is the ~~APPLICANT, AGENT,~~ OR DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application in the following format:

Name of business or individual
Business or individual's address
Address of corporate headquarters
City, State, Zip
Number of Columbus based employees
Contact name and number

1. <u>University Gateway North, LLC</u> <u>88 W. Main</u> <u>Columbus, Ohio 43215</u>	2. <u>C & V Lane & High, LLC</u> <u>2015 Braemar Drive</u> <u>Columbus, OH 43220</u>
3.	4.

Check here if listing additional property owners on a separate page.

SIGNATURE OF AFFIANT *Michael J. Shannon*

Sworn to before me and signed in my presence this 5th day of January, in the year 2016

Carola A. Stewart
SIGNATURE OF NOTARY PUBLIC

Notary Seal Here
My Commission CAROLA STEWART
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES 06/28/2019



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

PLEASE NOTE: Incomplete information will result in the rejection of this submittal.
Applications must be submitted by appointment. Call 614-645-4522 to schedule.
Please make checks payable to the Columbus City Treasurer