

ZONING PLAN

QUARRY TRAILS SOUTH

CITY OF COLUMBUS, OHIO

OWNER/DEVELOPER INFORMATION:

OT APARTMENTS II, LLC
 842 N. 4TH STREET, SUITE #200
 COLUMBUS, OHIO 43215
 CONTACT: CHARLES CAMISANO
 PH: (614) 496-0275
 EMAIL: ccamisano@otrreco.com

ARCHITECT INFORMATION:

NEW AVENUE ARCHITECTS & ENGINEERS
 4770 FRED RMAN BLVD
 UPPER ARLINGTON, OHIO 43220
 CONTACT: BRENT RACER
 PH: (614) 884-8888
 EMAIL: bracer@new-avenue.net

CIVIL ENGINEER INFORMATION:

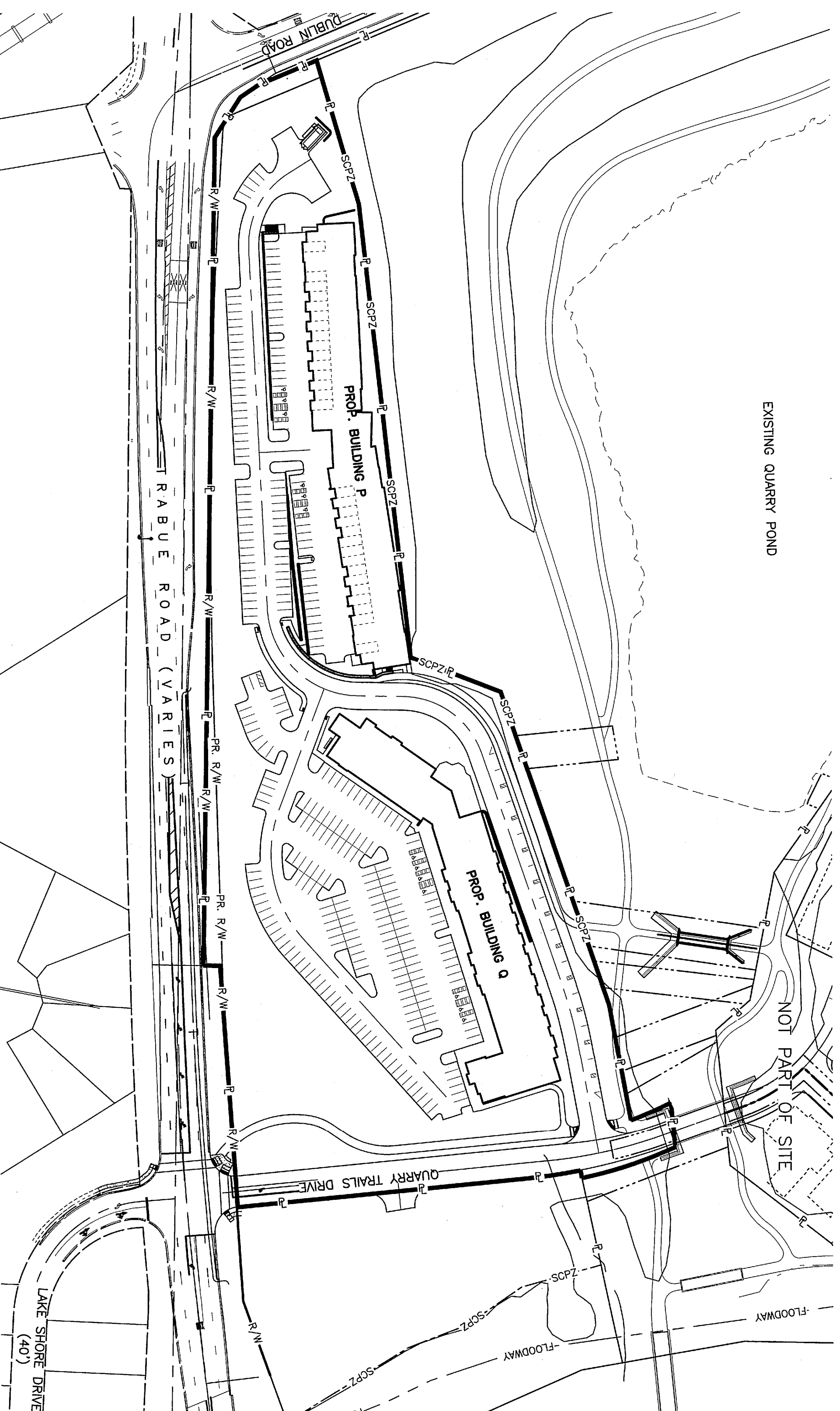
E.P. FERRIS & ASSOCIATES
 880 KING AVENUE
 COLUMBUS, OHIO 43212
 CONTACT: CHAD BUCKLEY
 PH: (614) 299-2999
 FAX: (614) 299-2992
 EMAIL: cbuckley@epferris.com

ZONING INFORMATION:

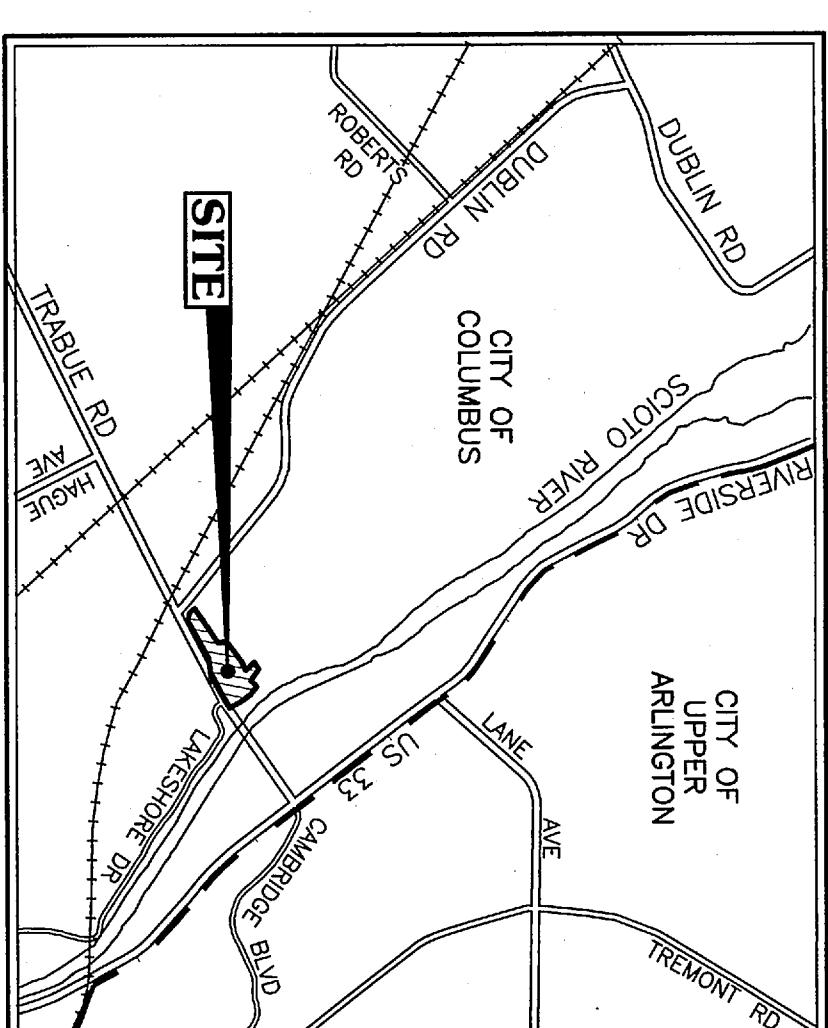
EXISTING ZONING: M, MANUFACTURING
 PROPOSED ZONING: AR-1, APARTMENT
 RESIDENTIAL, Z21-017/CV21-020
 PARCEL ID NUMBER: 560-183817
 ZONING ADDRESS: 3136 TRABUE ROAD

SITE DATA	
PID	560-183817
ADDRESS	3136 TRABUE ROAD
AREA (GROSS ACRES)	9.22
AREA (NET ACRES)	8.84
ZONING	M
ZONING (PENDING)	AR-1, Z21-017/CV21-020
LAND USE	MULTI-FAMILY
ZONING DISTRICT	AR-1
HEIGHT DISTRICT	H-60
BUILDING HEIGHT	65 FEET (5 STORIES)
DWELLING UNITS ¹	315
DENSITY (GROSS)	1,275 ± S.F./D.U. 34.2 D.U./AC.
DENSITY (NET)	1,222 ± S.F./D.U. 35.6 D.U./AC.
PARKING REQUIRED (MAXIMUM UNITS)	1.5 SPACES/DWELLING UNIT 473 SPACES TOTAL
PARKING PROVIDED	360 SPACES (1 SPACE/BEDROOM)
BICYCLE PARKING REQUIRED	20
BICYCLE PARKING PROVIDED	20
PARKING SETBACK ²	AS NOTED
PERIMETER YARD	AS NOTED
LOT COVERAGE	< 50%
LANDSCAPING	ONE (1) TREE PER 10 DWELLING UNITS ³ (32 TREES) PARKING LOT: ONE (1) TREE PER 10 PARKING SPACE (36 TREES) TREES REQUIRED: 68 TREES PROVIDED: 68

- ¹ - MAXIMUM NUMBER OF DWELLING UNITS.
- ² - ALL ON-SITE STREETS AND ALLEYS ARE NON-DEDICATED PRIVATE STREETS/ALLEYS. FRONT SETBACK AND PARKING SETBACKS MEASURED FROM THE PRIVATE STREET EASEMENT. OPEN PORCHES ARE PERMITTED IN THE MINIMUM BUILDING SETBACK.
- ³ - TREE CALIPER, MINIMUM 2".



INDEX MAP
 SCALE: 1" = 100'



LOCATION MAP
 NOT TO SCALE

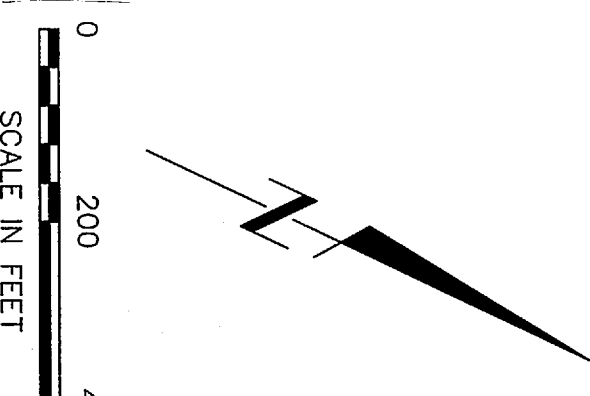
PRIVATE OWNERSHIP NOTICE:
 THE OPERATION AND MAINTENANCE OF THE "PRIVATE SANITARY SEWER SYSTEM" (GAS VENT SEWERS AND SANITARY PARCELS AND SHOWN AS "PRIVATE") SHALL REMAIN THE RESPONSIBILITY OF WAGNERBRENNER DEVELOPMENT OR CURRENT OWNER OF THESE PARCELS. THE CITY OF COLUMBUS WILL ASSUME NO RESPONSIBILITY FOR THE OPERATION AND MAINTENANCE OF THIS SYSTEM FOLLOWING CONSTRUCTION, COMPLETION, AND APPROVAL FOR USE, SECURING ALL NECESSARY PERMITTING AND PROVIDING ADEQUATE SANITARY EASEMENTS WILL BE THE PROPERTY OWNERS' RESPONSIBILITY.

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

David B. Perry, Agent for Applicant
 Date: 06/20/2022

Charles Campisano, Attorney for Applicant
 Date: 06/20/2022

SHEET INDEX
 TITLE: 1
 ZONING PLAN 2



CV21-020
 SHEET NO. 1 OF 2
 06/20/2022

M:\1005039_QuarryTrailsPhase2\DWG\Production Drawings\Zoning Plan - Boot Area\ZP_Boot_Title and Plan Sheets.dwg ~ZP_Site Plan LAST EDITED BY:CUNNINGHAM ON 6/20/22

E.P. FERRIS & ASSOCIATES, INC.

REVISIONS	DATE	BY	CHK

E. P. FERRIS
AND ASSOCIATES
INC.
Consulting Civil Engineers and Surveyors

880 KING AVENUE
COLUMBUS, OHIO 43212
(614) 299-2999
(614) 299-2992 (fax)
WWW.EPFERRIS.COM

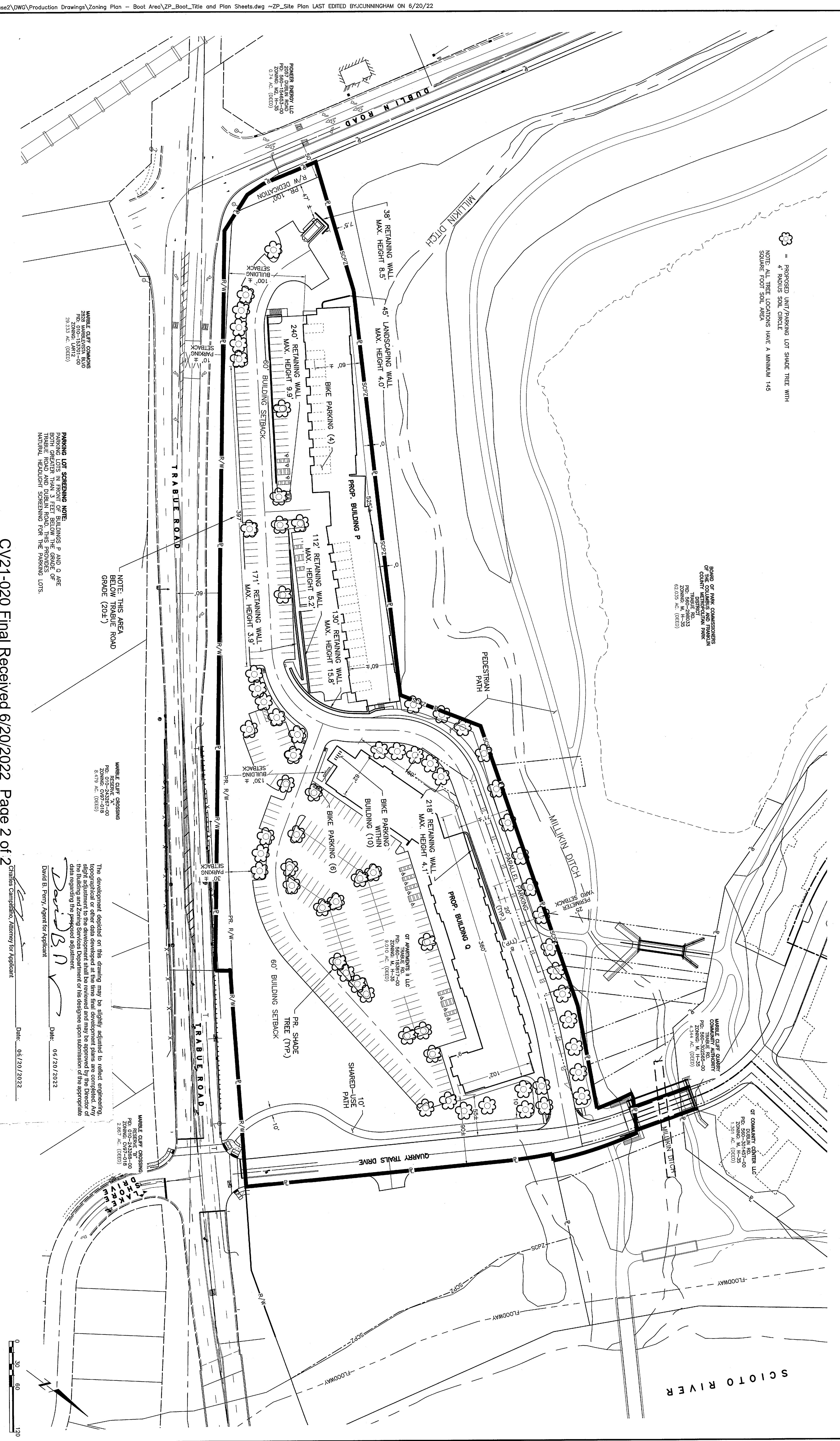
CV21-020 Final Received 6/20/2022 Page 2 of 2

CITY OF COLUMBUS, OHIO
QUARRY TRAILS SOUTH
MARBLE CLIFF CANYON LLC

Job No. 1005.039
Designed By: JLC
Checked By: JLC
Approved By: JLC
Date: 6/20/2022

CV21-020
ZONING PLAN

SCALE: 1" = 60'
SHEET NO. 2 OF 2



PARKING LOT SCREENING NOTE:
PARKING LOTS IN FRONT OF BUILDINGS P AND Q ARE BOTH GREATER AND ADJACENT TO THE R/W. SCREENING OF NATURAL HEADLIGHT SCREENING FOR THE PARKING LOTS.

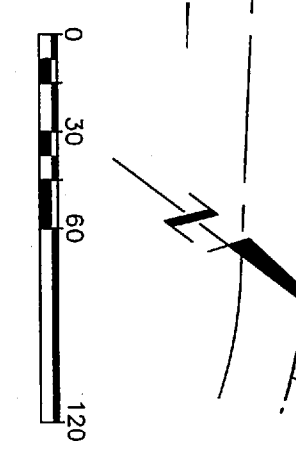
NOTE: THIS AREA BELOW TRABUE ROAD GRADE (20±')

MARBLE CLIFF CANYON
RESERVE #1
P.D. 010-243265-00
8,479 AC. (DEED)

The development depicted on this drawing may be slightly adjusted to reflect engineering, topographical or other data developed during the design process. The engineer and the architect shall be responsible for the review and approval of the Building and Zoning Services Department or its designee upon submission of the appropriate data regarding the proposed adjustment.

David B. Perry, Agent for Applicant
Date: 06/20/2022

MARBLE CLIFF CANYON
RESERVE #2
P.D. 010-243265-00
2,889 AC. (DEED)



THE CITY OF
COLUMBUS
ANDREW J. GINTHER, MAYOR

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

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.

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

PLEASE 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 Exhibit B

Signature of Applicant

Thrive Companies by David B Perry, Agent
Date 2-22-21

Signature of Attorney

J. McLeod

Date 2-22-21

Exhibit B

Statement of Hardship

CV21-020, 3136 Trabue Road, Columbus, OH 43204

The 9.22 +/- site is located at the northeast corner of Trabue Road and Dublin Road, and includes Quarry Trails Drive on the east side of the site. Quarry Trails, the 70 acre development, is located north of this site on Quarry Trails Drive. This site is part of Quarry Trails, but is separated from the 70 acre site by Metro Parks property. This site is pending rezoning from M, Manufacturing to AR-1, Apartment Residential (Z21-017). This site was part of the quarry site. The abutting property to the north is the Quarry Trails Metro Park underdevelopment by Franklin County Metro Parks. The site and proposed apartments will have dramatic views of former quarry to the north. The site grade varies between 5 – 15 feet below the grade of Trabue Road.

Applicant proposes to develop the site with two (2), 5-story (max) apartment buildings totaling 315 dwelling units (max.), as depicted on the site plan titled “Zoning Plan – Quarry Trails South”, dated 06/20/2022, hereafter “Site Plan”.

Applicant has a hardship and practical difficulty with compliance with the cited Zoning Code sections applied to the site given physical conditions of the site, such as shallow site depth from Trabue Road, grade change, adjacency to Trabue Road, rock ledges cut to step the quarry walls and the desirable views to the north as factors with locating the apartment buildings and general site design.

Traffic related commitments:

The traffic-related commitments contained in council variance application CV21-016, which was adopted via Ordinance 1945-2022, shall also be applicable and binding upon the area of this application. Appropriate proportional sharing of costs between the developers of the areas subject to council variance application CV21-016 and council variance application CV21-020 shall occur in an equitable and reasonable manner to implement and fulfill the traffic-related commitments identified within council variance application CV21-016.

Applicant requests variances from the following sections of the Columbus Zoning Code:

- 1). Section 3333.02, AR-12, ARLD and AR-1 Apartment Residential District Use, to permit non-residential use of Quarry Trails Drive (private street).
- 2). Section 3309.14(B), Height Districts, to permit building height of 65 feet in the H-60 height district.
- 3). Section 3312.29, Parking Space, to reduce the width of parallel parking spaces from 9' to 8'.

4). Section 3312.49, Minimum Number of Parking Spaces Required, to reduce parking from 473 spaces (1.5 spaces/DU for max. 315 DU) to 360 spaces.

5). Section 3333.255, Perimeter Yard, to reduce the north and east perimeter yards from 25 feet to 0' for buildings and pavement, as depicted on the Site Plan. Site development is subject to the following Traffic related commitments.

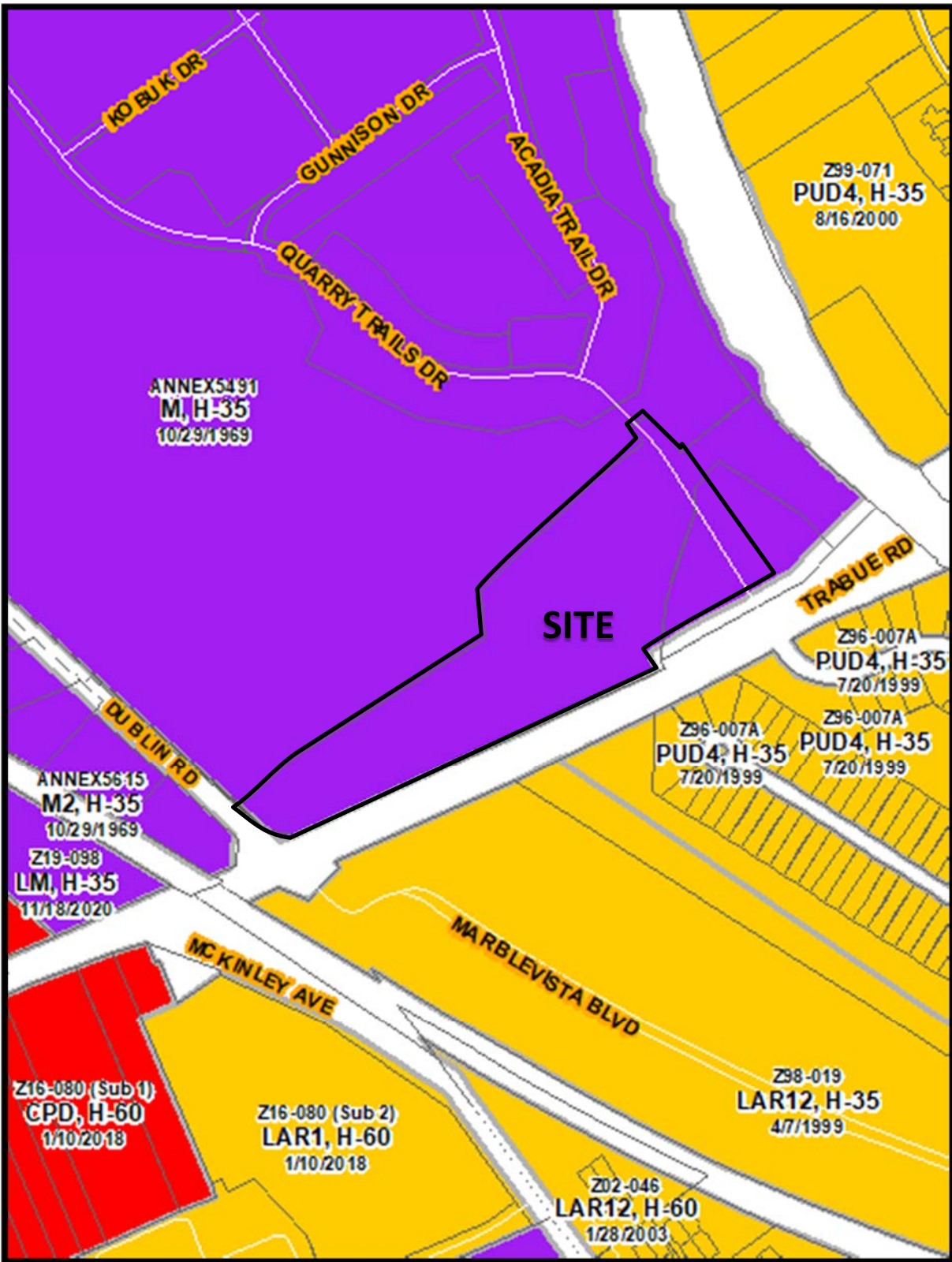
6). Section 3333.18, Building Lines, to reduce to Dublin Road building setback line from 50' (Columbus Thoroughfare Plan) to 45' net of 50' right of way dedication from C/L for a trash compactor.

Site development is subject to the following Traffic related commitments:

1. At the intersection of Dublin Road and Quarry Site Drive 4, the developer shall install a westbound left turn lane with a length of 235 feet (inclusive of diverging taper length of 60 feet) and an eastbound right turn lane with a length of 225 feet (inclusive of diverging taper length of 50 feet).
2. The developer shall be responsible for a contribution of \$450,000 to the Department of Public Service to be applied toward future roadway improvements at the intersection of Dublin Road and Dunlavin Glen Road/Scioto Darby Creek Road.
3. At the intersection of Dublin Road and Roberts Road/Quarry Site Drive 3, the developer shall install an eastbound left turn lane with a length of 475 feet (inclusive of diverging taper length of 60 feet) and a westbound left turn lane with a length of 225 feet (inclusive of diverging taper length of 60 feet).
4. At the intersection of Dublin Road and Old Dublin Road, the developer shall install a traffic signal at this intersection, as approved by the Department of Public Service.
5. At the intersection of Trabue Road and North Hague Avenue/Mapleway Drive, the developer is responsible to enter into an agreement with the Franklin County Transportation Improvement District (FCTID) to contribute towards the Franklin County Engineer's Office future project at this intersection. This contribution will be based on a cost estimate and schematic, as approved by the Franklin County Engineer. The developer will be responsible for their 10.1% site percentage through the intersection. The developer shall provide a letter of credit within 60 days of City Council approval for a not to exceed amount of \$404,000 (10.1% of \$4,000,000). After the final FCTID contribution amount is approved by the Franklin County Engineer's Office, the letter of credit can be adjusted to that amount.
6. The developer shall be responsible for a contribution of \$3,859,655.44 to the Department of Public Service to be applied toward the Dublin Road River Crossing to Riverside Drive and the Dublin Road & Builders Place/Dublin Road Realignment or

other regional improvements defined within the limits east of North Hague Avenue in the Renner Road-Trabue Road-McKinley Avenue Corridor (RTMC) Mobility Study.

7. The developer shall be responsible for a contribution of \$210,300 to the Department of Public Service to be applied toward future roadway improvements at the intersection of McKinley Avenue and West Fifth Avenue.
8. At the intersection of Trabue Road and Lake Shore Drive/Quarry Trails Drive, the developer shall be responsible for the installation of a westbound right turn lane with the maximum length feasible or an approximate length of 175 feet (inclusive of diverging taper length of 50 feet).
9. The developer shall be responsible for the construction of a second eastbound left turn lane and a westbound left turn lane at the intersection of Riverside Drive and Trabue Road/Cambridge Boulevard, as approved by the City of Upper Arlington.
10. Developer commitments identified in Item 2, Item 6 and Item 7 to particular contribution amounts and the required developer improvements shall only be required once a determination has been made by the Department of Public Service that a particular improvement is necessary based on the Renner Road-Trabue Road-McKinley Avenue Corridor (RTMC) Mobility Study. Further, developer monetary contributions are an "up to" maximum. For improvement commitments in Item 2 and Item 7, the developer contribution shall be reduced if the identified contribution amount is greater than fifteen percent (15%) of the actual costs for improvements. For improvement commitments in Item 6, the developer contribution shall be reduced if the identified contribution amount is greater than 7.7125 percent (7.7125%) of the actual costs for improvements.
11. With regards to Items 1 through 4 and Items 6 through 8 above, these requirements may be modified or amended with the approval of the Director of the Department of Public Service without requiring City Council approval.



CV21-020
3136 Trabue Rd.
Approximately 9.22 acres



CV21-020
3136 Trabue Rd.
Approximately 9.22 acres

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW
(PLEASE PRINT)

Case Number CV21-020

Address 3136 Trabue Road

Group Name West Scioto Area Commission

Meeting Date April 15, 2021

Specify Case Type

BZA Variance / Special Permit

Council Variance

Rezoning

Graphics Variance / Plan / Special Permit

Recommendation Approval
(Check only one) Disapproval

LIST BASIS FOR RECOMMENDATION:

AMENDED FORM SUBMITTED APRIL 29, 2021

The WSAC met on April 15, 2021 and unanimously approved this application with the following conditions:

We approved Z21-017 and CV21-020 with conditions.* The applicant must update the application(s) reducing building height from 6 to 5 stories. Additionally, building drawings and other specifics (i.e., materials) were not available at the time of our meeting – so our approval was also contingent upon WSAC being provided those prior to any action by the Development Commission. Both applications were unanimously approved under these conditions.

*Conditions have been met.

Vote 8-0

Signature of Authorized Representative Kristen E. McKinley Digitally signed by Kristen E. McKinley
Date: 2021.04.29 13:23:21 -04'00'

Recommending Group Title WSAC

Daytime Phone Number 614-404-9220

Please e-mail this form to the assigned planner within 48 hours of meeting day; OR FAX to Zoning at (614) 645-2463; OR MAIL to: Zoning, City of Columbus, Department of Building & Zoning Services, 111 N Front Street, Columbus, Ohio 43215.

Council Variance Application

DEPARTMENT OF BUILDING
AND ZONING SERVICES

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

PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV21-020

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) Charles Campisano
of (COMPLETE ADDRESS) Thrive Companies, 842 North 4th Street, Suite 200, 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 (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. QT Apartments II, LLC; 842 N 4th St, Ste 200, Columbus, OH 43215; # Cols-based emps: Zero (0) Contact: Charles Campisano, (614) 496-8275</p>	<p>2. Thrive Companies; 842 N 4th St, Ste 200, Columbus, OH 43215; # Cols-based emps: 49 Contact: Joseph M. Reidy, (614) 721-0682</p>
<p>3. -----</p>	<p>4. -----</p>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT [Signature]

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

[Signature]
SIGNATURE OF NOTARY PUBLIC

Notary Seal Here
My Commission Expires _____



MaryAlice Wolf
Notary Public, State of Ohio
My Commission Expires October 24, 2023

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