

STATEMENT IN SUPPORT OF VARIANCES

APPLICATION: CV22-047

Location: 6455 PRESIDENTIAL GATEWAY (43231) (010-231127; Northland Community Council).

Existing Zoning: LC2

Proposed Zoning: AR1

Proposed Use: Multifamily residential development.

Applicant(s): Robinwood Corporate Center LLC; c/o Michael Shannon, Atty.; 8000 Walton Parkway, Suite 260, New Albany, Ohio 43054.

Property Owner(s): Robinwood Corporate Center LLC; 3895 Stoneridge Lane, Dublin, Ohio 43017.

Date: October 31, 2022

The Applicant submits this statement in support of its requested companion area variances. This site is located southwest of the intersection of Corporate Exchange Drive and Presidential Gateway. The +/- 4.12-acre site is currently zoned LC2 and is vacant. The site is bordered on the north, south, and east by property zoned LC2 and generally used for office uses. The site is bordered on the west by property zoned AR12 and is used for multifamily residential uses.

The site is within the boundary of the Northland Community Council and the Northland 1 Area Plan. The Plan recommends office uses for this site.

The Applicant is committed to the submitted site plan and the building design and exterior treatments shall be developed in general conformity with the submitted architectural exhibits.

To develop the property as proposed, the Applicant requests the following companion area variances:

1. 3312.27(2) – Parking setback line. The Applicant requests a variance to reduce the minimum parking setback from Corporate Exchange Drive right-of-way from 25 feet to 6 feet.

City Council may permit a variation in the yard, height, or parking requirements of any district in conjunction with a change in zoning and 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 and providing such variance will not seriously affect any adjoining property or the general welfare.

The Applicant's requested companion area variance concerns a reduction of the required parking setbacks. The Applicant suffers from a practical difficulty to develop the site as proposed under the AR1 development standards while maintaining proper stormwater control. The location of the proposed retention pond near the south perimeter pushes the programming toward the north perimeter. The parking spaces located north of the building's footprint are likewise pushed northward. Therefore, the Applicant requests a variance to reduce the minimum parking setback along Corporate Exchange Drive.

The requested minimum side yard reduction only pertains to the compactor screening structure. The large majority of the west side yard between the property line and the garages provide the code required minimum 10 feet of side yard. This variance is requested so that the compactor does not interfere with the site's drive aisles. The requested reduction is not a significant deviation to the code requirements and will not cause any detriment.

The requested variances will not seriously affect any adjoining property or the general welfare of the community. The requested parking reduction reduces the setback of parking spaces which address the public right of way. With proper landscaping and headlight screening, motorists along Corporate Exchange Drive will not be impacted by the reduced parking setback. Also, the reduced parking setback affects the north property, however, it will not impact the sites adjacent neighbors to the west and south.

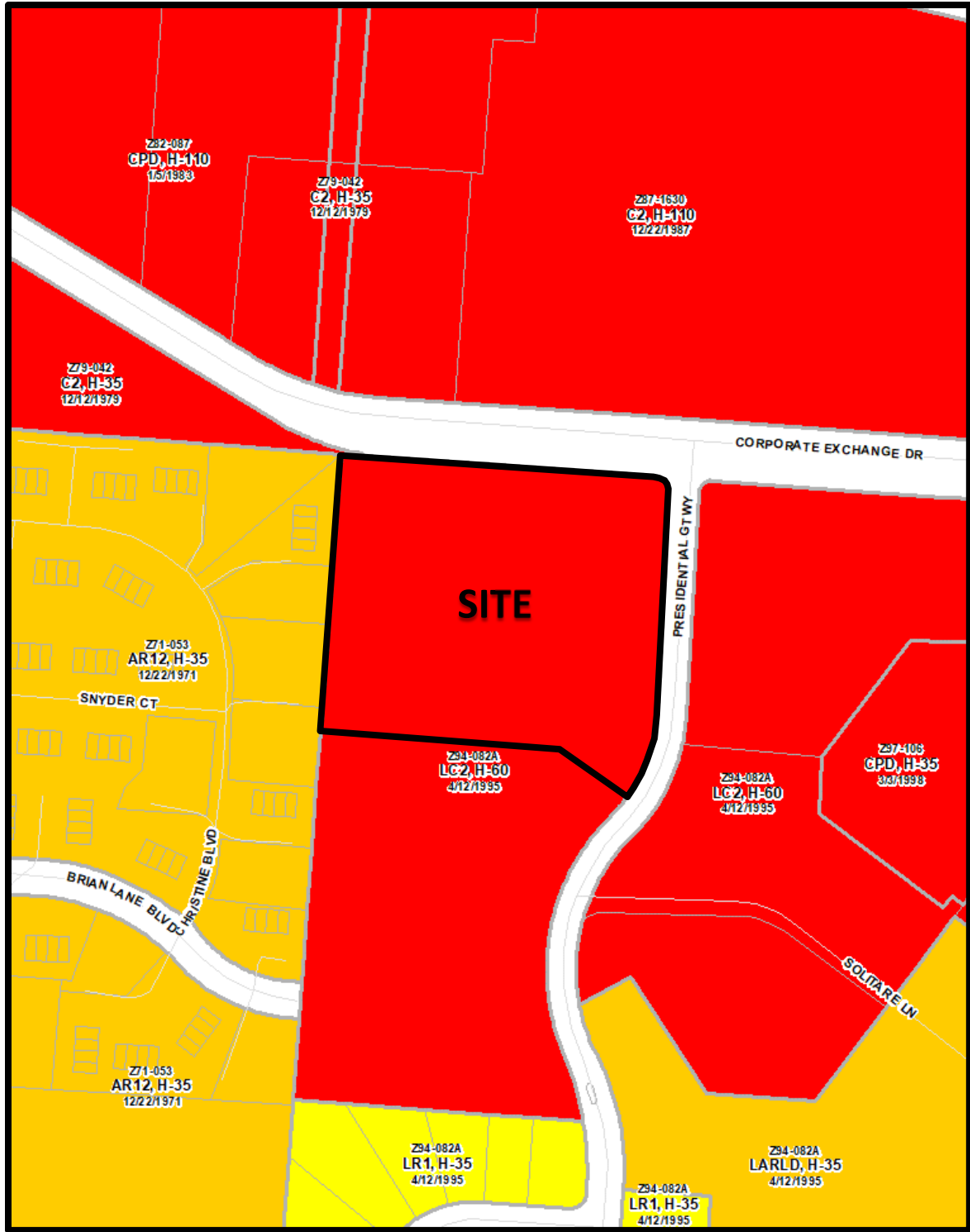
The requested variances will not impair an adequate supply of light and air to the adjacent property, unreasonably increase the congestion of public streets, increase the danger of fires, endanger the public safety, unreasonably diminish or impair established property values within the surrounding area,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

The Applicant respectfully requests the Columbus City Council weigh these factors in its consideration and find that this Applicant suffers from a practical difficulty. These variances will not seriously affect any adjoining property or the general welfare. Further, the spirit and intent behind the zoning requirements would be observed and substantial justice done by granting the requested variances.

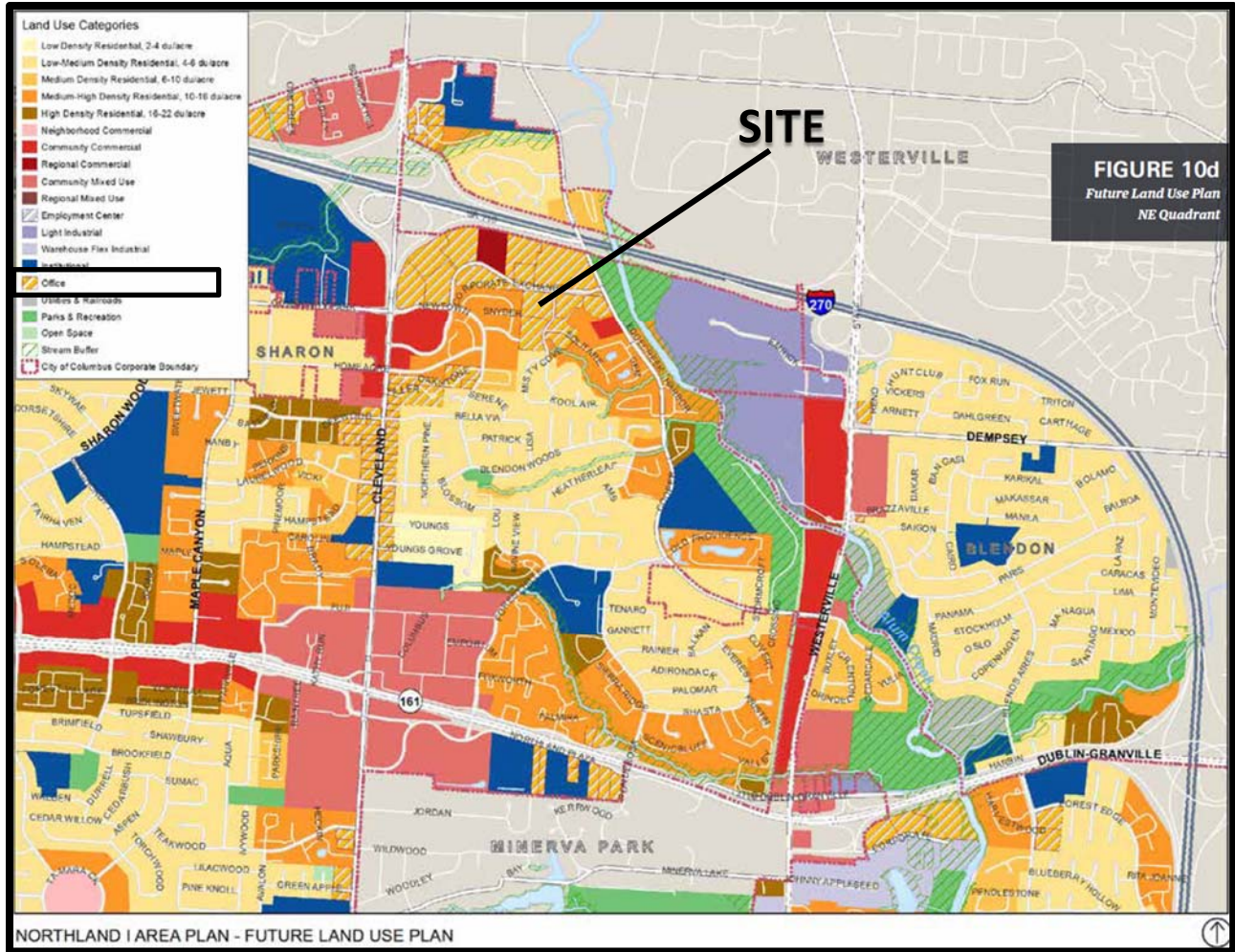
Respectfully submitted,



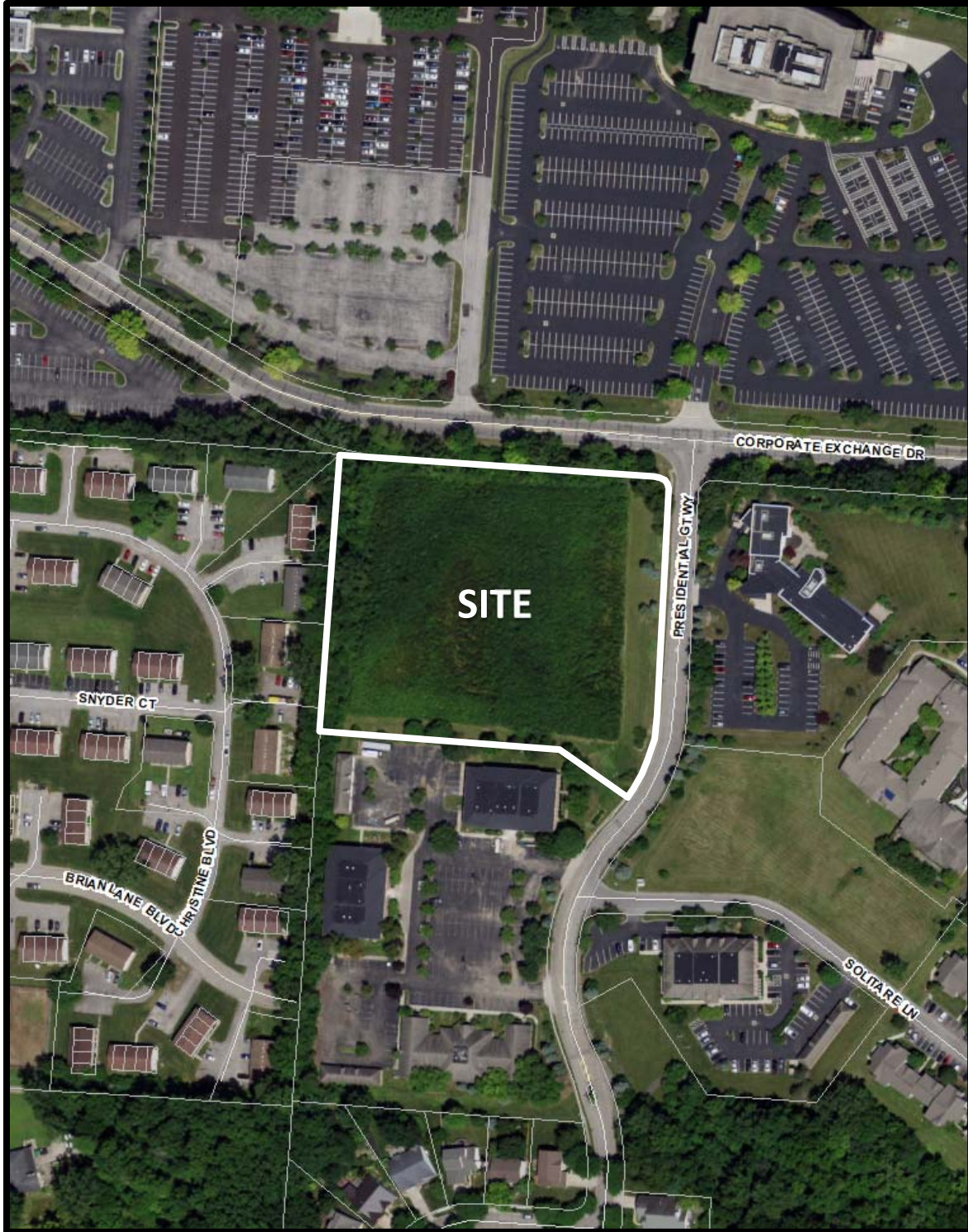
Michael Shannon



CV22-047
6455 Presidential Gateway
Approximately 4.12 acres



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Northland Community Council
Development Committee

Report

August 31, 2022 6:30 PM
Franklin County Job and Family Services
(Use south entrance)
1721 Northland Park Avenue (43229)

Meeting Called to Order: 6:30 pm by co-chair **Dave Paul**

Members represented:

Voting: (18): Asherton Grove (AGCA), Blendon Chase (BCCA), Clinton Estates (CECA), Cooperwoods (CWCA), Devonshire (DCA), Elevate Northland (EN), Forest Park (FPCA), Karmel Woodward Park (KWPCA), Lee/Ulry (LUCA), Little Turtle (LTCA), Maize Morse Tri-Area (MMTACA), North Village (NVHA), Northland Alliance (NA), Northland Area Business Association (NABA), Rolling Ridge (RRSHA), Salem (SCA), Sharon Woods (SWCA), Westerwood (WRA).

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- Case #1** Application #BZA22-074 (BZA variance from §3332.27 to reduce required rear yard from 25% to 10% of total lot area; to allow applicant to build an attached porch)
Bernardo Carmen
Residence
2997 Footloose Dr, 43231 (PID 010-242072)
- *The Committee approved (15-0 w/ 3 abstentions) a motion (by FPCA, second by NABA) to **RECOMMEND APPROVAL** of the application.*
-
- Case #2** Application #BZA22-098 (BZA variance from §3312.49 to reduce the number of required parking spaces under 2013 variance from 206 to 193, 80.4% of the number otherwise required; to allow the construction of a drive-through lane and window)
Caroline Henry
Amplify Dispensaries, LLC
5304 N Hamilton Rd, 43230 (PID 010-226263)
- *The Committee approved (15-1 w/ 2 abstentions) a motion (by LUCA, second by CECA) to **RECOMMEND APPROVAL** of the application.*
-
- Case #3** Application #CV22-071 (Council use variance from §3332.02 to permit the operation of a retail yarn shop and a center for classes and workshops in a detached structure on an 8 AC± site zoned R-Residential)
Thomas and Robin Richey
Residence
4955 Sunbury Rd, 43230 (PID 010-000080/600-305599)
- *The Committee approved (16-0 w/ 2 abstentions) a motion (by CECA, second by NABA) to **RECOMMEND APPROVAL WITH ONE (1) CONDITION**:*
 - *The applicant will provide a minimum of 1 handicapped parking space (possibly reducing the number of existing non-handicapped vehicle spaces by a like number), and provide 2 bicycle parking spaces per §3312.49(A) and (B).*
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- Case #4** Application #Z22-036/CV22-047 (Rezone 6.105 AC± from LC2 to L-AR1 to permit the development of a 132-unit multifamily residential project, with a limitation text to cap density at 21.6 du/AC and address development and design standards; and a concurrent Council variance to reduce the parking setback from Presidential Gateway from 25 feet to 5 feet, and to reduce the minimum side yard width on the west from 10 feet to 6 feet to accommodate an existing condition to the requirements of the AR1 district)
- Michael Shannon/Underhill and Hodge *representing*
 Robinwood Corporate Center
 Vacant lot, 6455 Presidential Gateway, 43231 (PID 010-231127)
- *The Committee approved (15-1 w/ 2 abstentions) a motion (by CWCA, second by AGCA) to **RECOMMEND APPROVAL WITH FOUR (4) CONDITIONS:***
 - *The applicant will modify the site plan to include the location of 12 bicycle parking spaces, calculated per §3312.49(B) as 2 spaces plus 1 additional space for every 20 vehicle parking spaces, which comply with the requirements of paragraph (A) of that section.*
 - *The applicant will dedicate at least 5% of the total number of residential units for residents requiring accessible units per ADA, to be equipped with wheelchair-accessible (32" wide) doors, safety grab bars and other appropriate accommodations.*
 - *The applicant will prepare and commit to a landscaping plan for the site.*
 - *The applicant will consider relocating the trash compactor shown in the southwest corner of the site, adjacent to the existing multifamily development, to another location less likely to impact the residents of any adjoining property with regard to noise, odor, etc.*

- Case #5** Application #Z22-054/CV22-066 (Rezone 3.107 AC± from LC3 to L-AR1, to permit the conversion of an existing 110-room, 4-building motel to 105 apartment units, with a limitation text to cap density at 33.8 du/AC and address development and design standards; and a concurrent Council variance to vary building setback, perimeter yard width, dumpster location, interior landscaping, parking setback, and minimum number of parking spaces required, to accommodate existing site conditions to the requirements of the AR1 district)
- Rebecca Mott/Plank Law *representing*
 Sea Beach Capital LLC
 (M-Star Hotel) 1294-1300 East Dublin Granville Rd, 43231 (PID 010-132261/010-134007)
- *The Committee approved (16-0 w/ 2 abstentions) a motion (by FPCA, second by WRA) to **RECOMMEND DISAPPROVAL** of the application.*

Executive Session

9:00 pm

Meeting Adjourned

11:00 pm

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 #: CV22-047

Parties having a 5% or more interest in the project that is the subject of this application.

THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Eric Zartman
of (COMPLETE ADDRESS) 8000 Walton Parkway, Suite 260, New Albany, Ohio 43054

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

Name of Business or individual (including contact name and number)
Business or individual's address; City, State, Zip Code
Number of Columbus-based employees
(Limited to 3 lines per box)

<p>1. Robinwood Corporate Center LLC 3895 Stoneridge Lane Dublin, Ohio 43017</p>	<p>2.</p>
<p>3.</p>	<p>4.</p>

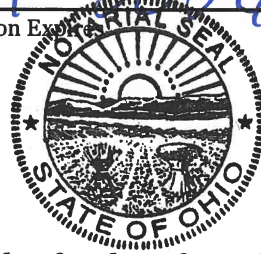
Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT *[Signature]*

Sworn to before me and signed in my presence this 24th day of May, in the year 2022

SIGNATURE OF NOTARY PUBLIC *[Signature]* My Commission Expires 1-11-2026

Notary Seal Here



KIMBERLY R. GRAYSON
Notary Public, State of Ohio
My Commission Expires
01-11-2026

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