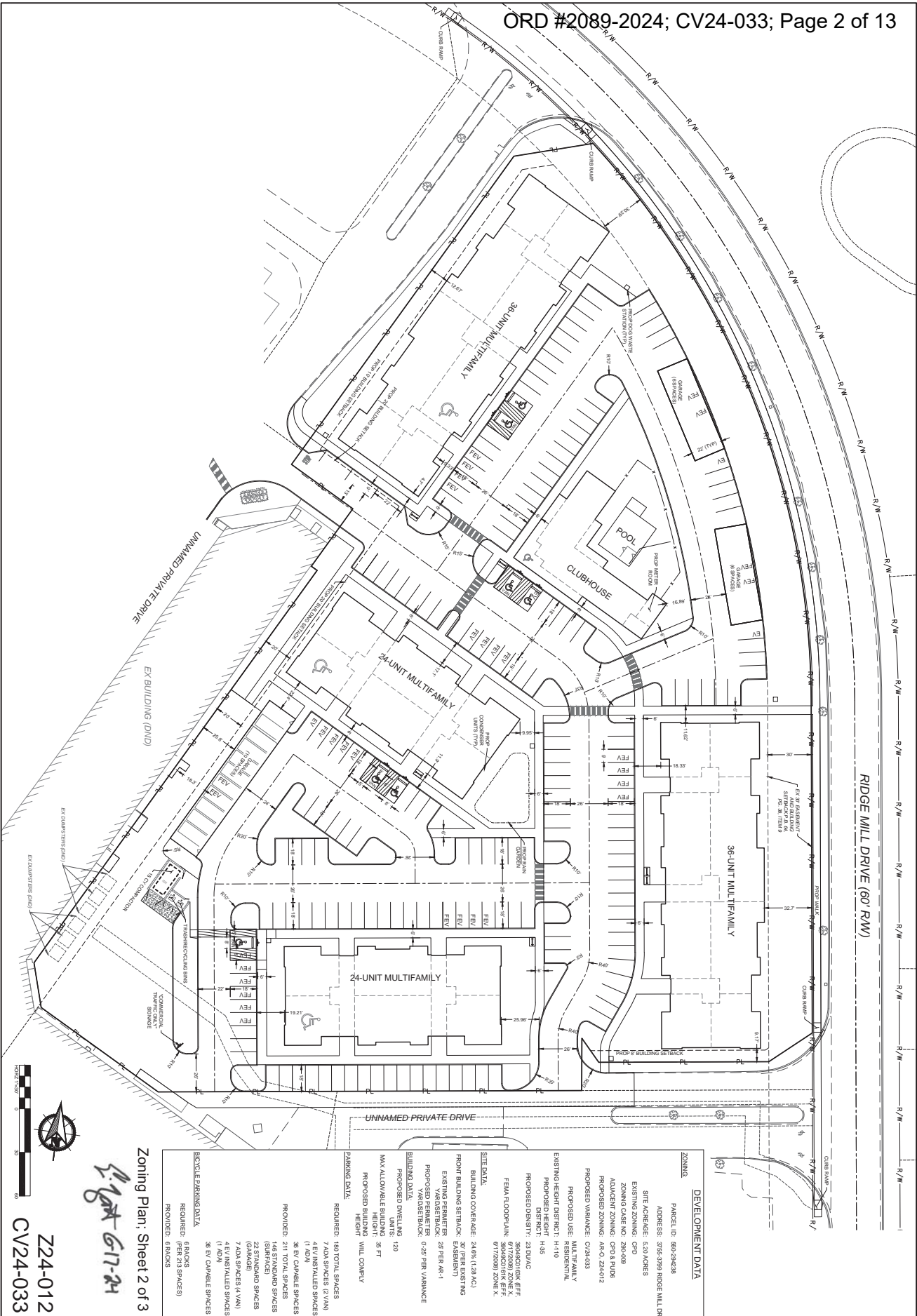




1/1/24
617-24

Zoning Plan, Sheet 1 of 3



Zoning Plan, Sheet 2 of 3
 5/29/24 6:17-24
 Z24-012
 CV24-033

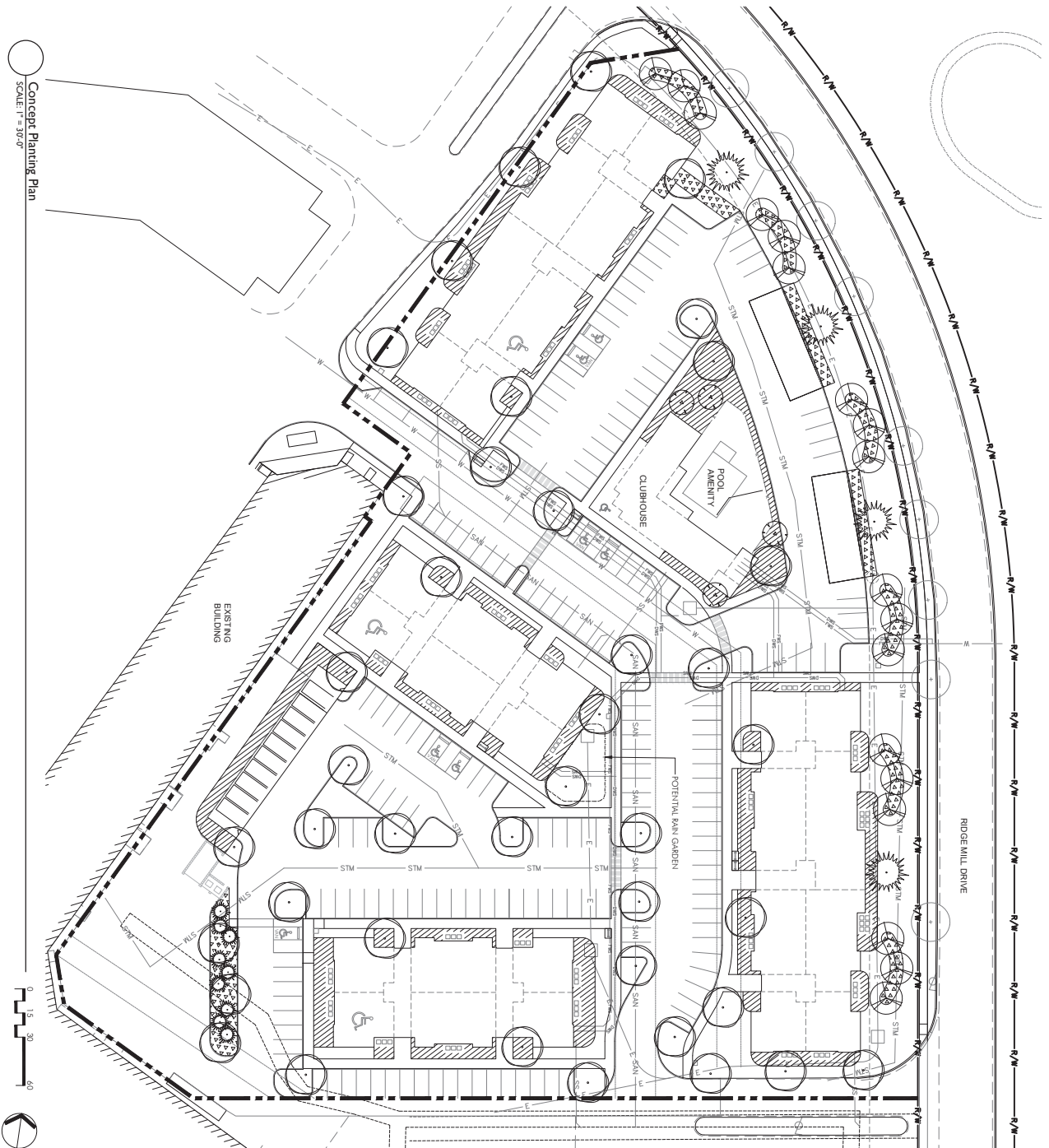
DEVELOPMENT DATA	
PARCEL ID:	802-34023
ADDRESS:	3925-3929 RIDGE MILL DR
SITE AREA:	5.20 ACRES
EXISTING ZONING:	CPD
ZONING CASE NO.:	Z04-009
ADJACENT ZONING:	CPD & PUDS
PROPOSED ZONING:	AR-O, Z24-012
PROPOSED VARIANCE:	C24-033
PROPOSED USE:	MULTIFAMILY RESIDENTIAL
EXISTING HEIGHT DISTRICT:	H-110
PROPOSED HEIGHT:	H-35
PROPOSED DENSITY:	23 DU/AC
FEPA FL LOOP/PLAN:	304030186, EFF. 6/17/2008, ZONE X, 6/17/2008, ZONE X, 6/17/2008, ZONE X
SITE DATA:	BUILDING COVERAGE: 24.6% (1.28 AC)
FRONT BUILDING SETBACK:	30' PER EXISTING EASEMENT
EXISTING PERIMETER:	55' PER AR-1
PROPOSED PERIMETER:	55' PER AR-1
YARD/SETBACK:	0.25 PER VARIANCE
BUILDING DATA:	PROPOSED DWELLING: 120
MAX ALLOWABLE BUILDING HEIGHT:	35 FT
PROPOSED BUILDING HEIGHT:	35 FT
PARKING DATA:	REQUIRED: 180 TOTAL SPACES
	7 ADA SPACES (2 V/N)
	4 EV CAPABLE SPACES (1 ADA)
	36 EV CAPABLE SPACES (1 ADA)
	146 STANDARD SPACES (50 PARKING)
	146 STANDARD SPACES (50 PARKING)
	7 ADA SPACES (4 V/N)
	4 EV INSTALLED SPACES (1 ADA)
	36 EV CAPABLE SPACES (1 ADA)
BICYCLE PARKING DATA:	SPACES REQUIRED: 6 RACKS

APPROVAL	DATE
APPROVED FOR CONSTRUCTION	05/29/24
CHECKED BY: EHM	
DRAWN BY: EHM	
DEN NUMBER: 2022-004	

REVISIONS	DATE	SHEET NO.	DESCRIPTION

ZONING PLAN FOR MILL RUN APARTMENTS CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO





Concept Landscaping Plan
SCALE: 1" = 30'



Zoning Plan, Sheet 3 of 3

6/17/24

Final Site Plan Received 7.1.2024 CV24-033 Sheet 3 of 3

LANDSCAPE DATA	
3312 A	REQUIRED PARKING LOT TREES: 22 TREES (1 TREE / 10 SPACES)
	PROVIDED PARKING LOT TREES: 22 TREES
3321 07 B	REQUIRED DWELLING UNIT TREES: 12 TREES (1 TREE / 10 UNITS)
	PROVIDED DWELLING UNIT TREES: 19 TREES
3321 07 A	STREET TREES: 9 EXISTING
3312 21 B-D	FRONTAGE PARKING LOT SCREENING: 25 TREES

PLANTING LEGEND

- R/W — RIGHT-OF-WAY
- EXISTING TREE
- ▨ FOUNDATION PLANT BED: SHRUBS, PERENNIALS & ORNAMENTAL GRASSES
- ▧ SCREENING SHRUBS, MINIMUM 24 HT.
- (41) PROPOSED DECIDUOUS TREE
- (29) PROPOSED ORNAMENTAL TREE
- (13) PROPOSED EVERGREEN TREE

NOTE: PROPOSED TREE LOCATIONS CONTINGENT ON FINAL PARKING LOT LIGHTING AND UTILITY LOCATIONS.

POD design
Columbus
100 Newmans Road, 9th A
Columbus, Ohio 43235
p 614.255.5399

Cityland
20 Village Square, Floor 3
Cincinnati, Ohio 45246
p 614.360.5066
pod@design.net

Project Name:
Mill Run
Apartments
3775-3799 Ridge Mill Dr
Columbus, OH

Prepared For:
DUNE

Project Info:
Project # 23048
Date 05/13/2024
By G.M.C.G.
Scale 1"=30'

Sheet Title:
CONCEPTUAL
LANDSCAPE
PLAN

Sheet #
L2.0



CONCEPTUAL RENDERING
MILL RUN APARTMENTS

RIDGE MILL ROAD

the columbus
designco

columbus design llc.

thecolumbusdesigncompany.com

614-636-3075

Handwritten signature
 6-17-24

PROJECT #:
 DATE:

A23
 ELEVATION
 24105 V8
 05/09/24

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.

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



Date

STATEMENT IN SUPPORT

APPLICATION: CV24- 033

Location: 3755 RIDGE MILL DRIVE. (43026), being 5.20± acres located on the west side of Ridge Mill Drive, 700± feet east of Fishinger Boulevard (560-294238; West Scioto Area Commission).

Existing Zoning: CPD, Commercial Planned Development District.

Proposed Zoning: AR-O

Proposed Use: Multi-unit residential use.

Applicant(s): The Dune Companies; c/o John Hartman; and David Hodge, Atty.; 8000 Walton Parkway, Suite 260; New Albany, OH 43054.

Owner(s): MGM Millrun LLC; 475 Metro Place South, Suite 450; Dublin, OH 43017.

Date: May 15, 2024

The Applicant submits this statement in support of its companion council variance application. The Applicant proposes redevelopment of the site with a multi-unit development providing 120 dwelling units.

The site is located within Subarea 6 of a larger +/- 197.60-acre Mill Run Project entitled by Ord. 0752-90, Z90-09. This parent zoning established both CPD and L-AR-12 zoning districts and set forth specific development and design standards. This particular property was zoned CPD by that legislation.

The Property Owner was granted certain use and area variances in March 2023 by Ord. 0552-2023, CV22-100. The Property Owner proposed development of the site primarily with multi-unit residential uses and a small retail component. That plan specifically proposed 235 dwelling units and 1,829 SF of retail use. Market conditions have changed over the last year and the previous proposal is no longer economically viable. Therefore, the Applicant now requests to rezone the property to the AR-1 residential district for development of the site with 120 dwelling units and no retail component. While this rezoning represents a decrease in residential and commercial intensity, it also provides a better development for future tenants and the neighborhood by providing enhanced residential amenities, site landscaping, and smaller buildings.

The site is bordered by Columbus property zoned CPD on the east (contiguous), west (across Ridge Mill Drive), and south (contiguous) and by Columbus property zoned PUD 6 on the north (across Ridge Mill Drive). The site is not within a commercial overlay or planning overlay and it is not a historic property or within a historic district. The site is within the boundary of the West Scioto Area Commission and the Mill Run Subarea of the Trabue/Roberts Area Plan (2011). The Plan recommends Mixed Use (Community).

To allow development of the site as proposed, the Applicant requests the following area variances in companion with its requested rezoning to AR-1:

1. Section 3312.25 – Maneuvering. The Applicant request a variance to allow parking spaces located along the south perimeter to maneuver across a parcel line.

2. Section 3333.04 – Permitted uses in AR-O apartment office district. The Applicant requests a variance to allow access to adjacent commercial properties through this residential district and to allow back of house commercial uses for adjacent commercial properties, such as dumpster and loading, within this residential district.

3. Section 3333.255 – Perimeter yard. The Applicant requests a variance to reduce the minimum perimeter yard from 25 feet to zero feet.

4. 3321.01(A) – Dumpster area (screening). The Applicant requests a variance to waive the requirement for dumpster screening.

City Council may 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.

The Applicant requests a use variance for the benefit of its neighboring commercial properties. This variance will allow surrounding commercial properties to access the back of their business through a private drive located on the site. Also, a hardship exists because there is an existing cross access easement serving those commercial properties that this Applicant is obliged to provide. Therefore, the requested use variance is the only available means to alleviate the hardship.

City Council may permit a variation in the yard, height or parking requirements of any district in conjunction with a change in zoning 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.

The Applicant has practical difficulties due to the irregular shape of the lot. The site is located on a curve on Ridge Mill Drive. As a result, the shape of the lot is closer to a triangle rather than typical rectangle. This means that the development cannot utilize traditional layouts for buildings and parking areas. It was necessary to expand the site layout into the perimeter yards in order to ensure sufficient building separation and property internal vehicular circuitry and parking.

There is also an existing stormwater management system located in the north-east part of the site and adjacent to Ridge Mill Drive. This existing condition restricts the developable area on that part of the site and makes it necessary to push the residential structures further into the perimeter yard. While this condition does cause a practical difficulty with respect to the site's developable area, the Developer took this opportunity to incorporate residential amenities such as pool, clubhouse, and small garages which elevate the quality of the product.

The requested variances will not seriously affect any adjoining property owner or the general welfare of the community. The variances to reduce the minimum perimeter yard to zero feet along the south perimeter and to allow vehicles to maneuver across the south property line are requested to accommodate the southernmost parking spaces. While the building provides a 25 foot setback from the south property line, the proposed pavement and parking spaces south of that building are

technically reductions to the perimeter yard. These parking spaces will not cause any detriment to adjacent property owners or the general welfare of the community because they are not in a location that could interfere with the adjacent property's parking or circuitry areas. The adjacent property's parking lot and circuitry areas all are located closer the Ridge Mill Drive.

The Applicant's variance also requests to reduce the perimeter yard along the east property line. As stated above, there were practical difficulties which required the development plan to push this building into the perimeter yard. This reduction does not cause detriment to any adjacent property owner because this reduced perimeter yard is only adjacent to a private driveway from Ridge Mill Drive. However, this reduced perimeter yard is a positive for the site's overall contiguity. The proposed location of the building with a reduced perimeter yard will align this development with the adjacent building to the south.

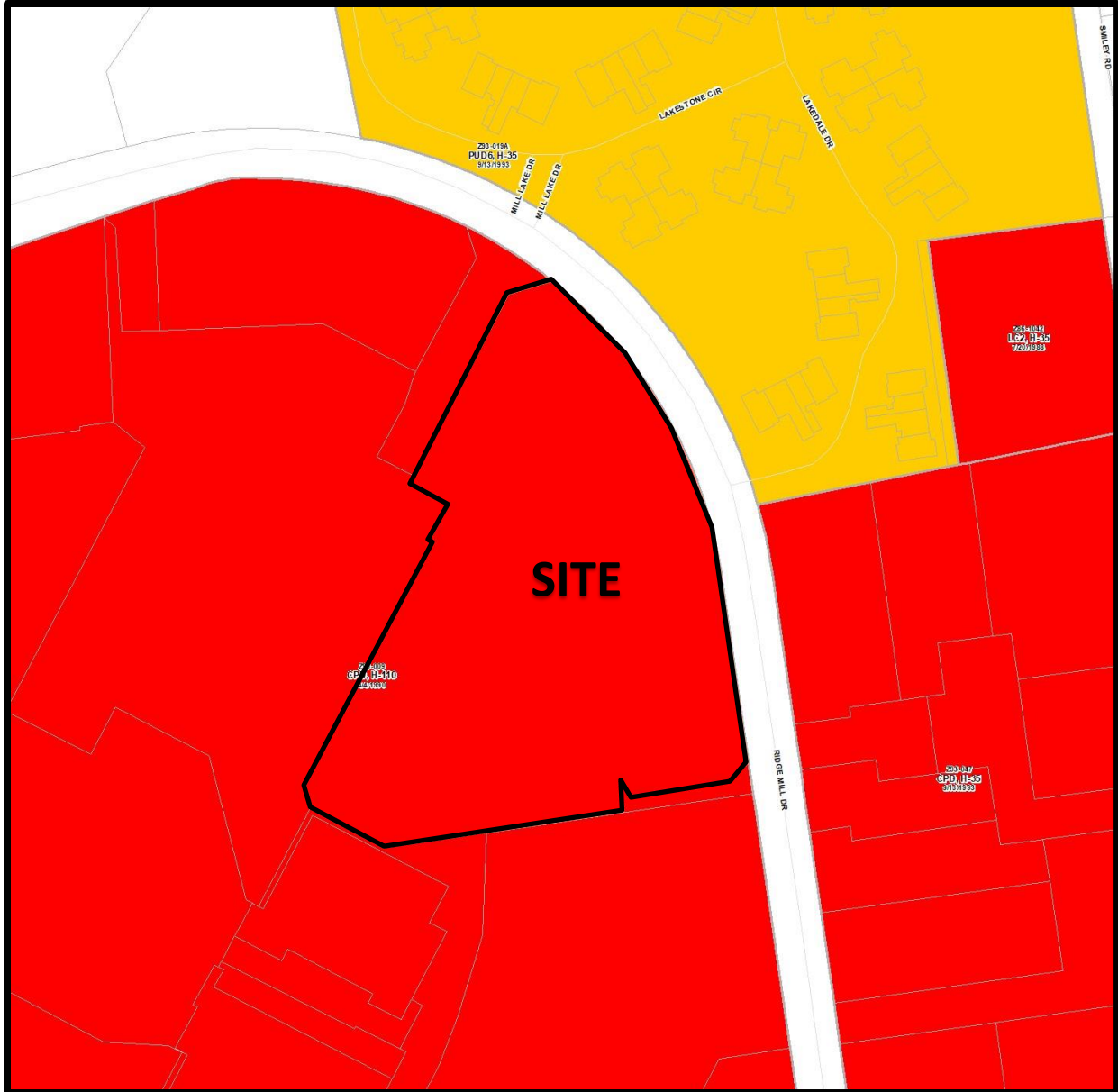
The request to waive the dumpster screening requirement will not cause adjacent property owners any detriment and will not alter the character of the neighborhood. This variance concerns the dumpsters which serve adjacent commercial properties and are required to be on this property pursuant to an existing easement. Notably, these dumpsters are sandwiched between the rear of two buildings and cannot be seen from any public space. Rather, they are in a loading area at the end of a private drive.

The Applicant respectfully requests that City Council weigh these factors in its consideration and grant the requested variances.

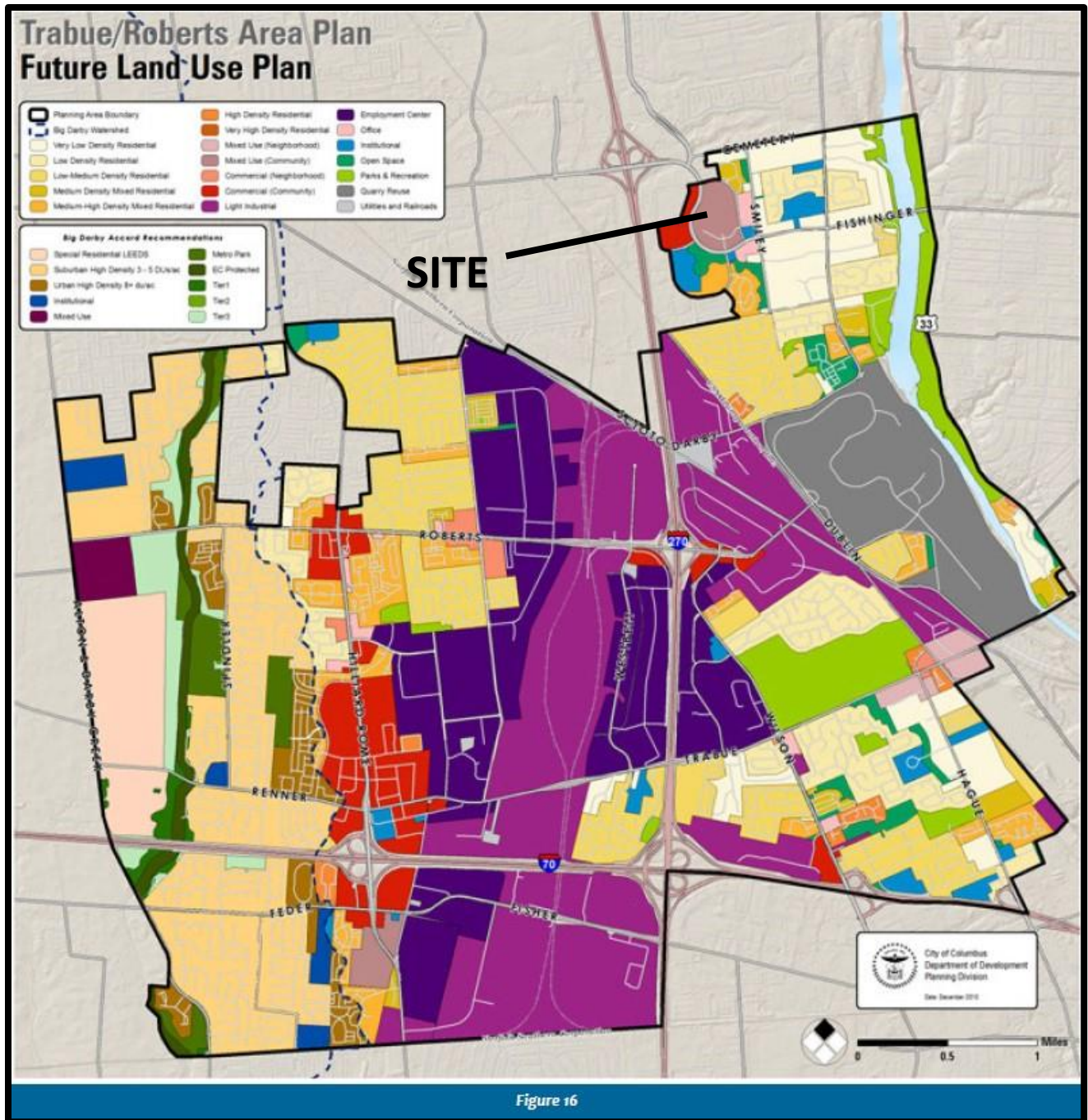
Respectfully submitted,



David Hodge, Attorney for Applicant



Z24-012
CPD to AR-0
3755 Ridge Mill Dr.
Approximately 5.2 acres





Z24-012
CPD to AR-0
3755 Ridge Mill Dr.
Approximately 5.2 acres

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 **Approval**
(Check only one) **Disapproval**

LIST BASIS FOR RECOMMENDATION:

Vote _____

Signature of Authorized Representative *Robert E. McKeely*

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 #: CV24-033

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

<p>1. MGM Millrun LLC 485 Metro Place South, Suite 270 Dublin, Ohio 43017 6 Columbus-based employees</p>	<p>2. The Dune Companies 485 Metro Place South, Suite 270 Dublin, Ohio 43017 6 Columbus-based employees</p>
<p>3.</p>	<p>4.</p>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this 20th day of March, in the year 2024

SIGNATURE OF NOTARY PUBLIC

Notary Seal Here

My Commission Expires



Justin M. Fox
Attorney At Law
Notary Public, State of Ohio
My Commission Does Not Expire
Sec.147.03 R.C.

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