

FOR ANY TREES DESIGNED FOR REMOVAL THAT MAY BE POTENTIAL BAT HABITAT THE CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING AND MARKING THESE TREES WITH A SURVEY FRAME. A SURVEY MUST BE CONDUCTED ACCORDING TO THE UNITED STATES FISH AND WILDLIFE SERVICES AND BY A BIOLOGIST WITH ALL REQUIRED FEDERAL AND/OR STATE COLLECTION PERMITS TO DETERMINE THE PRESENCE OF BATS AND TO THE CITY ACCORDING TO THE CONDITIONS OF THE PERMIT. ANY REGULATORY AUTHORITY REQUIREMENTS, IF NO BATS ARE PRESENT THE TREE SHALL BE REMOVED WITHIN 24 HOURS OF THE SURVEY BEING CONDUCTED. IF BATS ARE PRESENT THE REMOVAL OF THE TREE SHALL BE DEFERRED UNTIL A PROTECTION AND ENHANCEMENT PLAN WILL BE REQUIRED.

PUBLIC TREE PRESERVATION NOTE

ALL PUBLIC TREES AND THE GROUND BELOW THEIR RESPECTIVE DRIP LINES, WHETHER SHOWN OR NOT SHOWN ON THE PLANS, ARE TO BE PRESERVED UNLESS APPROVAL TO REMOVE OR PRUNE IS GIVEN IN WRITING BY COLUMBUS RECREATION & PARKS (CRP)/CITY FORESTER OR IF THE PUBLIC TREE PRESERVATION PLAN HAS BEEN APPROVED BY EITHER OF THE CRP/CITY FORESTER SHALL BE PAID FOR UNDER CASC ITEM 201, CLEARING AND RUBBERING, UNLESS OTHERWISE PROVIDED FOR BY UNIT PRICE BID UNDER ITEM 201. THE CONTRACTOR SHALL PROTECT TREES NEAR OR ADJACENT TO THE WORK AREA TO AVOID DAMAGE TO ALL TREES THAT ARE TO REMAIN. ALL TREES REMOVED SHALL INCLUDE STUMP REMOVAL TO A DEPTH OF 8" INCHES BELOW GRADE. ALL REMOVED TREES SHALL BE CHIPPED AND SPREAD TO THE RIGHT-OF-WAY, OR ANY CITY OF COLUMBUS PROPERTY SHALL BE REMOVED AND DISPOSED OF BY THE CONTRACTOR, HEAVY EQUIPMENT WILL NOT BE ALLOWED TO COMPACT THE SOIL OVER THE ROOT ZONE OF EXISTING PUBLIC TREES. RESTRICTED EQUIPMENT ACCESS ROUTES SHALL BE COORDINATED WITH CRP INSPECTOR, BETH WATKINS AT (614) 645-2864 OR KALONJACK COLUMBUS@COLUMBUS.GOV. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND RUBBER MATTING, SPREAD OVER THE ROOT ZONE OF PUBLIC TREES MAY BE REQUIRED TO PREVENT COMPACTION. IF A PUBLIC TREE NEEDS TO BE REMOVED, THE CONTRACTOR SHALL PROVIDE A TREE MITIGATION PLAN TO JIM LONG AT (614) 645-2864 OR KALONJACK COLUMBUS@COLUMBUS.GOV AND EMAIL AND REFER TO THE CRP TREE MITIGATION PLAN GUIDANCE, ANSI A300 AND/OR CITY OF COLUMBUS EXECUTIVE ORDER 2015-01 FOR TREE REPLACEMENT STANDARDS.

PUBLIC TREE PROTECTION NOTE

A TREE PROTECTION PLAN WITH A DRAWING OF ANY WORK LOCATED WITHIN THE DRIP LINE OF A PUBLIC TREE SHALL BE INCLUDED IN THE APPROVED FINAL SITE COMPLIANCE PLAN (FSCP). REFER TO CRP STANDARD DRAWING FOR TREE PROTECTION AND PROTECTIVE MATERIALS, EXCAVATION DEBRIS, PPE, EQUIPMENT PROTECTION AND PROTECTIVE MATERIALS. ALL PROTECTIVE MATERIALS SHALL BE INSTALLED WITHIN THE DRIP LINE OF PUBLIC TREES. ALL TREES MUST BE PROTECTED AGAINST INJURY OR DAMAGE TO BRANCHES, TRUNKS, OR ROOTS FROM CONSTRUCTION AND EXCAVATION, AS DESCRIBED IN THE BEST MANAGEMENT PRACTICES - MAINTAINING TREES DURING CONSTRUCTION. A COMPANION PROTECTION PLAN SHALL BE PROVIDED TO THE CONTRACTOR. IF A TREE OR NOT NEEDS TO BE PROTECTED, THE CONTRACTOR MUST CONTACT THE CITY FORESTRY REPRESENTATIVE, JIM LONG AT (614) 645-2864 OR KALONJACK COLUMBUS@COLUMBUS.GOV. FAILURE TO CONTACT THE CITY FORESTRY REPRESENTATIVE IN ADVANCE OF CONSTRUCTION WILL RESULT IN THE CONTRACTOR REIMBURSING CITY FORESTRY FOR THE COST OF ANY AND ALL DAMAGE AS DETERMINED BY THE CURRENT ANSI A300/CITY OF COLUMBUS EXECUTIVE ORDER 2015-01 FOR TREE PROTECTION AND REPLACEMENT.

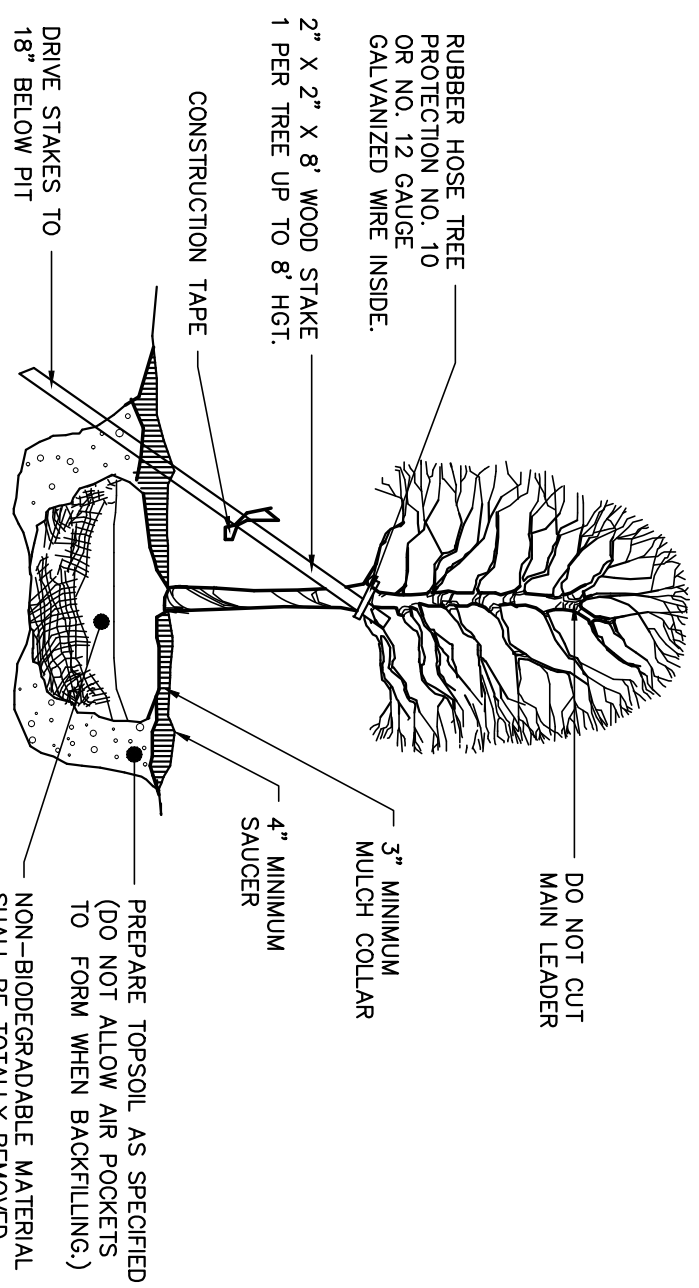
STREAM CORRIDOR PROTECTION ZONE (SCPZ) NOTE

IT SHALL BE UNLAWFUL FOR ANY PERSON TO BREAK, DEFACE, INJURE, MUTILATE, KILL, OR DESTROY ANY TREE, SHRUB, OR EVERGREEN IN THE STREAM CORRIDOR PROTECTION ZONE (SCPZ) IN THE CITY OF COLUMBUS. ANY PERSON WHOSE ACTIONS OR ACTIVITIES IN THE SCPZ THAT MAY AFFECT THE SCPZ MUST MINIMIZE ALTERATIONS OF THE SCPZ, KEEP NEW AND TEMPORARY STRUCTURES OUT OF THE SCPZ, AND MAINTAIN A RIPARIAN CORRIDOR ALONG THE STREAM TO MINIMIZE STREAMBANK EROSION AND TO PROTECT THE STREAM HABITAT.

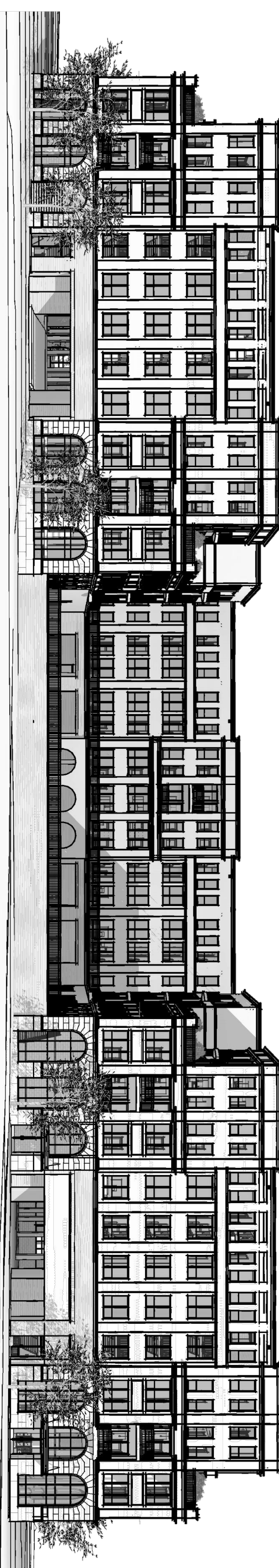
THE SCPZ SHALL BE KEPT IN AS NATURAL STATE AS POSSIBLE SUCH THAT IS CAPABLE OF SUPPORTING NATURAL VEGETATION PROTECTION, FOOD WEALTH AND WILDLIFE HABITAT. ALL MEASURES TO NOT DISTURB THE SCPZ IN ANY WAY IN ORDER TO ENSURE THE PROTECTION OF THE SCPZ IF A DISTURBANCE IS UNAVOIDABLE. ALL DISTURBANCES MUST BE MITIGATED THROUGH RE-FORESTATION AND RE-VEGETATION.

IF A DISTURBANCE TO THE SCPZ IS UNAVOIDABLE, THE CONSULTANT OR CONTRACTOR SHALL PREPARE A STREAMBANK RESTORATION PLAN, THE PLAN SHALL BE APPROVED BY THE CITY FORESTRY REPRESENTATIVE AND APPROVAL BY THE RECREATION AND PARKS DEPARTMENT / CITY FORESTER (ENTER CONTACT) PRIOR TO FINAL CONSTRUCTION PLAN/FINAL SITE COMPLIANCE APPROVAL.

NOTE: TREE AND SHRUB TRIMMING IS LIMITED TO 1/3 OF ANY BRANCH WHEN PRUNING UNLESS BRANCHES ARE DEAD OR INJURED FROM TRANSPLANTING. TREES, SHRUBS & EVERGREENS ARE TO BE PLANTED AT THE SAME GRADE AS SHOWN IN NURSERY.



DECIDUOUS TREE UNDER 3" CALIPER DETAIL
NO SCALE



FRONT BUILDING ELEVATION

SCALE: NO SCALE

Handwritten signature and date:
S. J. [Signature] 10-11-22

CITY OF COLUMBUS, OHIO
PRELIMINARY COMMERCIAL SITE PLAN
FOR
1138-1156 CHAMBERS ROAD

PLAN PREPARED BY:

ADVANCED CIVIL DESIGN ENGINEERS
761 Science Boulevard, Suite 100
Columbus, Ohio 43230
PH 614.428.7750
FX 614.428.7755
S U R V E Y O R S

SCALE: AS NOTED
DATE: 08/17/2022
SHEET 3 / 3

STATEMENT IN SUPPORT OF VARIANCES

APPLICATION: CV22-039

ADDRESS: 1138 Chambers Road

PARCEL: 010-252454, 420-308002, 010-248990

OWNER: Chambers Road Holdings LLC and two others

APPLICANT: Preferred Living

ATTORNEY: David Hodge, Underhill and Hodge

DATE: October 12, 2022

This site is located on the north side of Chambers Road and east of Northwest Boulevard. The site is currently three parcels. The west parcel is zoned Rural and was annexed from Clinton Township to Columbus in 2000. The center parcel is in Clinton Township and in the process of being annexed to Columbus. The east parcel is zoned Limited Manufacturing. The Applicant proposes annexing the center parcel and rezoning the site to Apartment Residential 3 to allow the construction of a mixed-use development.

The site is no within a commercial overlay, planning overlay, nor is it a historic site. The site is within the boundary of 5th X Northwest Area Commission and the 5th X Northwest Area Plan. The site is located within the “Tech District” of the Plan and recommends multifamily residential uses.

The Applicant proposes a mixed use development which provides approximately 2,134 square feet of commercial use and 180 multifamily residential dwelling units. The proposed development will promote the Plan Recommendation Principles by contributing to a vibrant mix of uses and increase the range of housing options for the neighborhood. Applicant is committing to the Site Plan submitted with this Council Variance Application.

To permit the development as proposed, the Applicant requests the following use and area variances:

1. 3309.14 – Height district. The Applicant requests a variance to increase the maximum building height from 60 feet to 70 feet.
2. 3312.25 – Maneuvering. The Applicant requests a variance to allow maneuvering through stacked parking spaces and across parcel lines, with the total required maneuvering area being provided.
3. 3312.29 – Parking space. The Applicant requests a variance to allow stacked parking spaces in an apartment residential district and to allow those spaces to count toward the minimum number of provided parking spaces. The pair of stacked spaces shall be assigned to the same residential unit. The Applicant also requests a variance to reduced parking space size for parking spaces impacted by parcel lines, with the overall parking space meeting the required dimensions.
4. 3312.49(A)(1) – Bicycle parking visibility. The Applicant requests a variance to allow bicycle parking within the structure and not visible from the public right-of-way.
5. 3312.49(C) – Parking required. The Applicant requests a variance to waive the minimum parking requirement for individual parcels and to require parking based on the overall site.
6. 3333.03 – Permitted uses. The Applicant requests a use variance to allow commercial use in an apartment residential district.

7. 3333.15(C) – Building coverage. The Applicant requests a variance to increase the maximum permitted building coverage from 50 percent of the total lot area to 88 percent for the overall site and waive the 50 percent limitation for individual parcels. This is based on post-right-of-way dedication total lot area of +/- 1.698 acres.

8. 3333.18 – Building lines. The Applicant requests a variance to reduce the minimum building line from 25 feet to zero feet.

9. 3333.24 – Rear yard. The Applicant requests a variance to reduce the minimum permitted rear yard from 25 percent of the overall site to 5 percent of the overall site and to waive the 25 percent rear yard requirement for individual parcels. This is based on post-right-of-way dedication total lot area of +/- 1.698 acres.

The Applicant's goal is to redevelop the site with a high-quality product and in a manner which will contribute to a vibrant mix of uses and increase the range of housing options for the neighborhood.

The Applicant requests a use variance to allow a commercial use in the proposed apartment residential district. 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 it is satisfied that the granting of such variance will alleviate some hardship or difficulty which warrants a variance from the comprehensive plan.

The proposed commercial use will not adversely affect the surrounding property or surrounding neighborhood. This portion of Chambers Avenue is a mixed-use corridor. There are surrounding residential, office, retail, restaurant, and light manufacturing uses in the neighborhood. Indeed, part of the site is currently zoned under the limited manufacturing district. The inclusion of a commercial use within the residential development will help integrate the property within the mixed use neighborhood and contribute to the vitality of the corridor. The proposed commercial use will not adversely affect surrounding properties or the surrounding neighborhood and granting of the variance will alleviate the difficulty experienced by the Application.

The Applicant requests a number of area variances to allow construction of the development as proposed. City Council may 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.

There are unusual difficulties carrying out the underlying development standards due to the shape of the lot and other conditions such as a lack of a rear alley. This is an area with limited off-site parking options, so it was very important that the development provided sufficient onsite parking and many of the requested area variance are requested to accommodate that goal. The development proposes two levels of parking garage and this increased the height of the building. Accordingly, the Applicant requests a variance to increase the maximum building height by 10 feet.

All of the proposed parking spaces are within the structure. This allows the development to maximize the levels of internal garage parking. Consequently, this also increased the building's

footprint. As a result, the Applicant requests a variance to allow reduced building line, increased building coverage percentage, and reduced rear yard percentage. The lack of rear alley reduced the potential for alternative access points. As a result, the two proposed access points are accessed from Chambers Road. With the proposed footprint and the necessity to access from Chambers Road, it was necessary to reduce the proposed clear vision triangles for those access points. However, these area variances will not seriously affect any adjoining property or the general welfare of the neighborhood.

The Applicant commits that the proposed stacked parking spaces shall be assigned to the same residential unit. Also, there shall be signage posted which restricts southbound left turns at the western proposed access point to Chambers Road.

There are a number of other area variances requested due to the practical difficulty that the site cannot be combined into a single parcel. A parcel was recently annexed from Clinton Township to the City of Columbus. The parcel was designated with a tax number that is different from the other parcels within the site. Parcels with different tax numbers cannot be combined. As a result, the site will have parcel lines dividing the development and this caused a number of technical area variances.

The requested area variances are not substantial and they will not substantially alter the essential character of the neighborhood. Chambers Road is a uniquely mixed corridor. The proposed development will promote the Plan Recommendation Principles by contributing to a vibrant mix of uses and increase the range of housing options for the neighborhood. The proposed development will both complement existing developments and promote activity with the neighborhood commercial uses. The requested variances are not substantial but they will allow the property to be developed as proposed and contribute to the vibrancy of the neighborhood.

The requested variances will not adversely affect the delivery of governmental services. The Applicant submits that the spirit and intent behind the zoning requirements would be observed and substantial justice done by granting the requested variances.

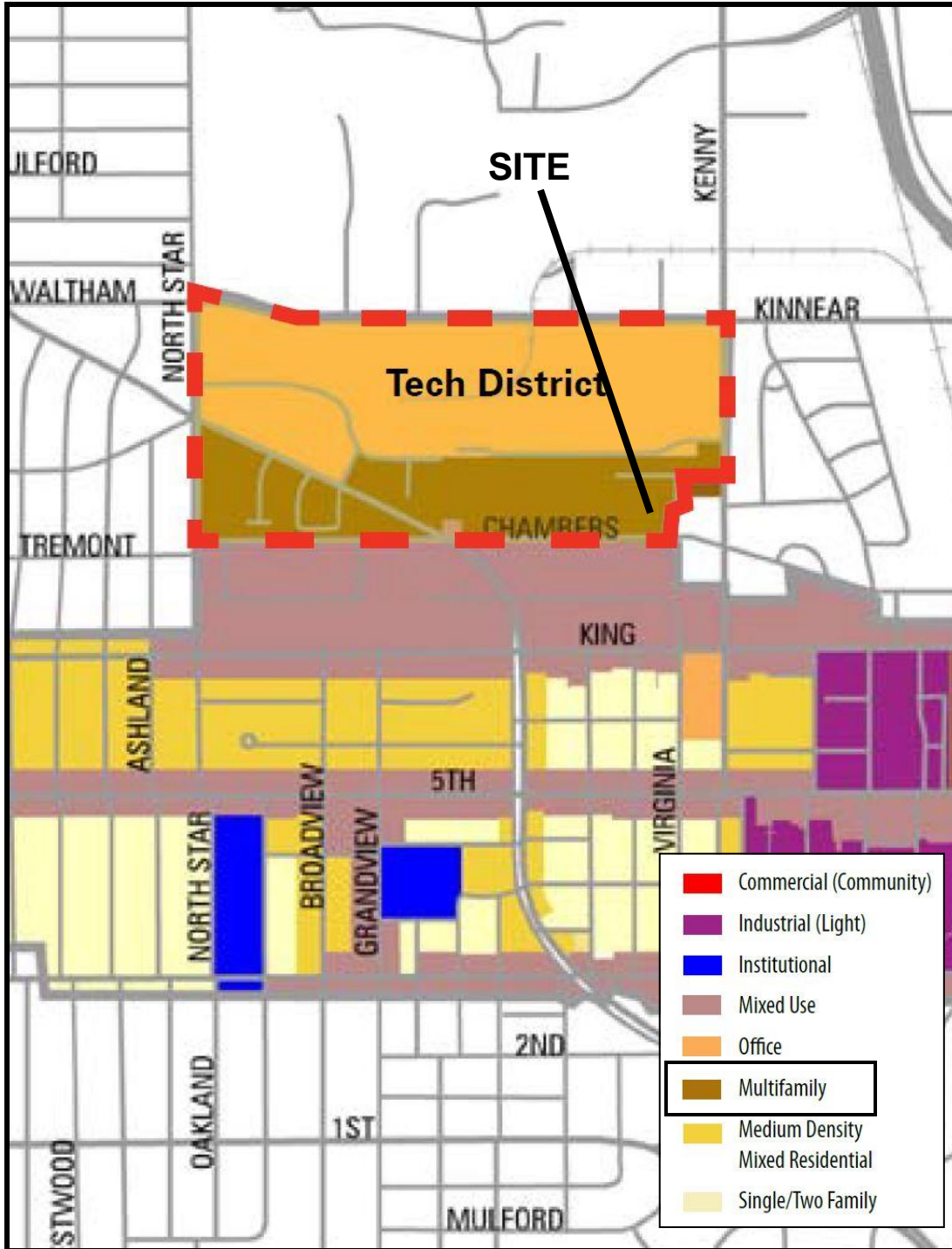
Respectfully submitted,



David Hodge
Attorney for the Applicant



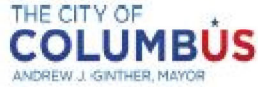
CV22-039
1138 Chambers Rd.
Approximately 1.9 acres



CV22-039
1138 Chambers Road
Approximately 1.9 Acres



CV22-039
1138 Chambers Rd.
Approximately 1.9 acres



Standardized Recommendation Form

DEPARTMENT OF BUILDING AND ZONING SERVICES

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

**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:

Fifth by Northwest AC recommends approval of both rezoning and council variance requests

Vote

Signature of Authorized Representative Digitally signed by Justin Shaw
Date: 2022.07.21 11:05:30 -04'00'

Recommending Group Title

Daytime Phone Number

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 #: CV22-039

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. Chambers Road Holdings LLC 750 Communications Pkwy., Ste. 200 Columbus, OH 43214</p>	<p>2. Evan Davis 247 E. Kelso Columbus, OH 43202</p>
<p>3. Dado LLC 1140 Chambers Road Columbus, OH 43212</p>	<p>4. Chambers Road Holdings LLC 750 Communications Parkway Columbus, OH 43214</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 April, in the year 2022

 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.