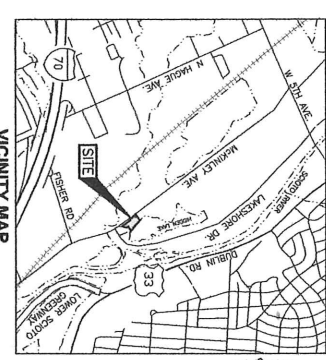
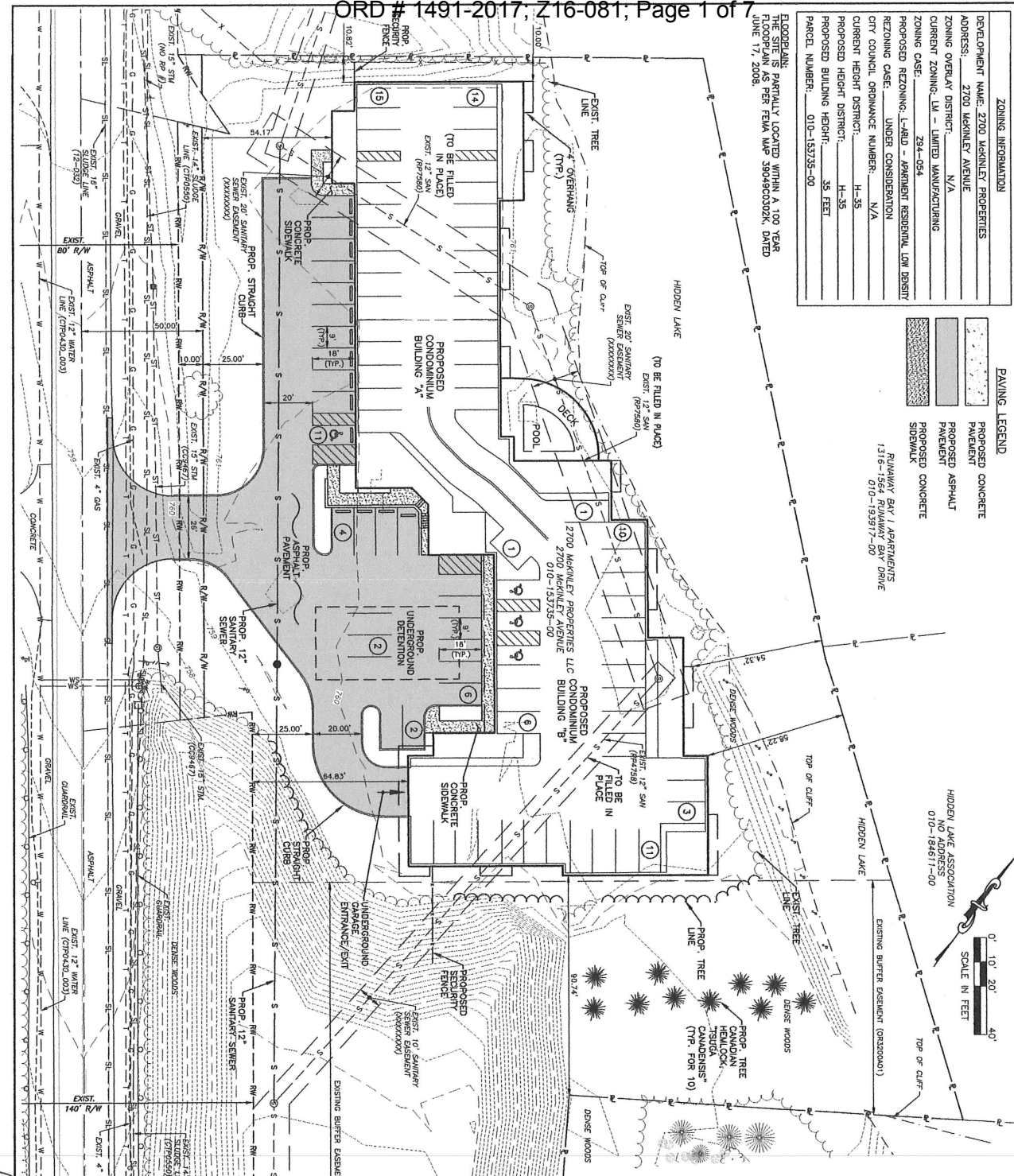


**ZONING INFORMATION**

DEVELOPMENT NAME: 2700 MCKINLEY PROPERTIES  
 ADDRESS: 2700 MCKINLEY AVENUE  
 ZONING OVERLAY DISTRICT: N/A  
 CURRENT ZONING: LM - LIMITED MANUFACTURING  
 ZONING CASE: 294-054  
 PROPOSED REZONING: L-ABD - APARTMENT RESIDENTIAL, LOW DENSITY  
 REZONING CASE: UNDER CONSIDERATION  
 CITY COUNCIL ORDINANCE NUMBER: N/A  
 CURRENT HEIGHT DISTRICT: H-35  
 PROPOSED HEIGHT DISTRICT: H-35  
 PROPOSED BUILDING HEIGHT: 35 FEET  
 PARCEL NUMBER: 010-153735-00

**PAVING LEGEND**

PROPOSED CONCRETE PAVEMENT  
 PROPOSED ASPHALT PAVEMENT  
 PROPOSED CONCRETE SIDEWALK  
 RAINWAY BAY 1 APARTMENTS 1316-1564 RAINWAY BAY DRIVE 010-193917-00



**PARKING SPACES**  
 REQUIRED SPACES = 86 SPACES PER DEVELOPMENT COMMISSION  
 SCALE 1" = 2000'

**PROPOSED SPACES:**  
 FRESH AIR PARKING GARAGE: 30 SPACES  
 BUILDING "A": 32 SPACES  
 PARKING LOT: 24 SPACES  
 TOTAL: 86 SPACES  
 4 OF THE SPACES ARE ACCESSIBLE INCLUDING 1 VAN ACCESSIBLE SPACE

**SITE INFORMATION**  
 AREA 2.868 ACRES = 122,229 SQ. FT. (AFTER R/W DEDICATION)  
 MAXIMUM NUMBER OF UNITS: 42 (PER DEVELOPMENT COMMISSION)  
 PROPOSED NUMBER OF UNITS: 42

**PARKING SETBACKS:**

FRONT SETBACK:	REQUIRED:	PROVIDED:
"A"	25'	25.00'
"B"	25'	25.00'
"C"	50'	54.17'
"D"	50'	64.83'

**SIDE SETBACKS:**

WEST:	REQUIRED:	PROVIDED:
"A"	10'	10.00'
"B"	35'	30.74'

**REAR YARD AREA:** MINIMUM PERCENTAGE REQUIRED: 25%  
 AREA OF REAR YARD: 0.817 ACRES  
 PERCENTAGE PROVIDED: 29.1% (0.817/2.868)

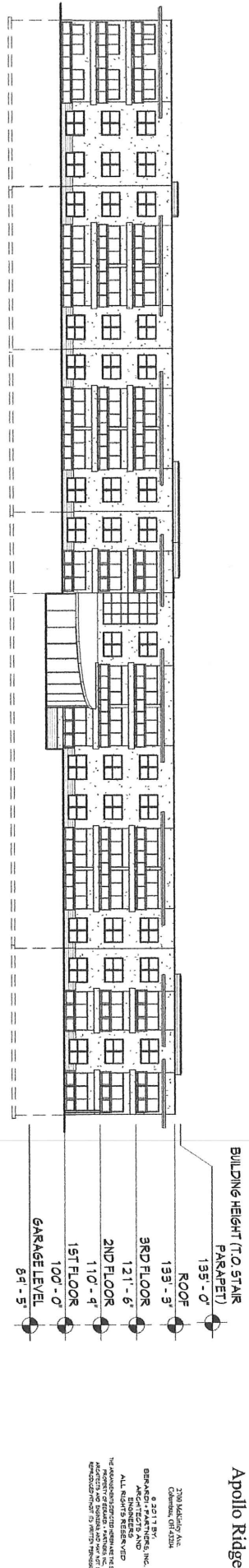
Handwritten signature and date: 05/25/2017

**RESOURCE INTERNATIONAL INC.**  
 6350 PRESIDENTIAL GATEWAY  
 COLLEGE BLVD. SUITE 430  
 PHOENIX, AZ 85029  
 PHONE: (614) 823-4949 FAX: (614) 823-4990  
 www.resourceinternational.com

**2700 MCKINLEY PROPERTIES**

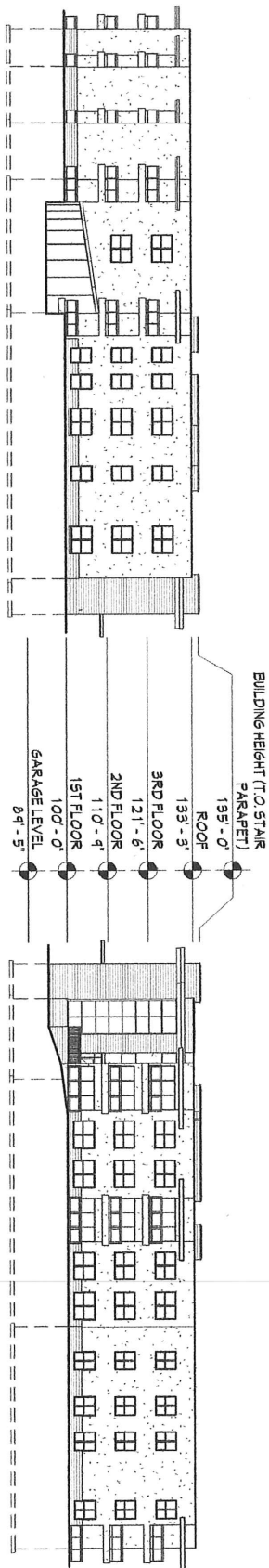
**C0.0** SITE PLAN

Drawing Issue & Revision Status			
Mark	Date	Issued By	Description



Apollo Ridge

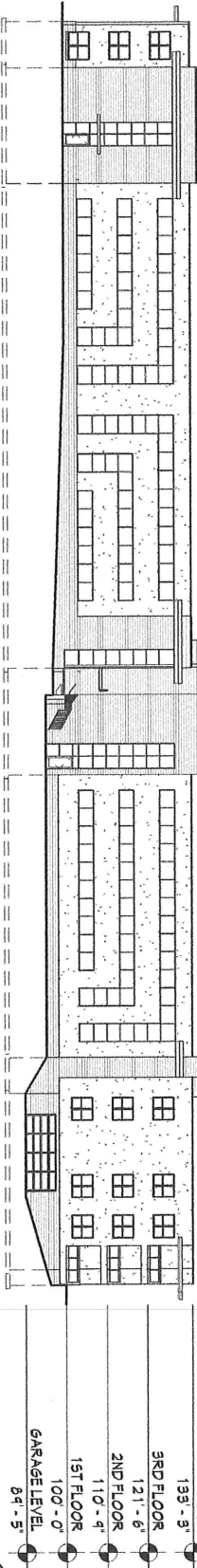
2700 Madeline Ave.  
 Columbia, OH 43234  
 614.221.1811  
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PRELIMINARY NORTHWEST ELEVATION 1" = 30'-0"

PRELIMINARY SOUTHEAST ELEVATION 1" = 30'-0"

DD SET



PRELIMINARY SOUTHWEST ELEVATION 1" = 30'-0"

SD-200  
 PRELIMINARY  
 ELEVATIONS

PROJECT DATE: 02/28/17  
 PROJECT #: 17129

**berardi+**

architecture + interior design + engineering  
 2200 GREEN STREET, COLUMBIA, OH 43221  
 WWW.BERARDI.COM

*[Handwritten Signature]*  
 05/25/2017

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
APRIL 13, 2017**

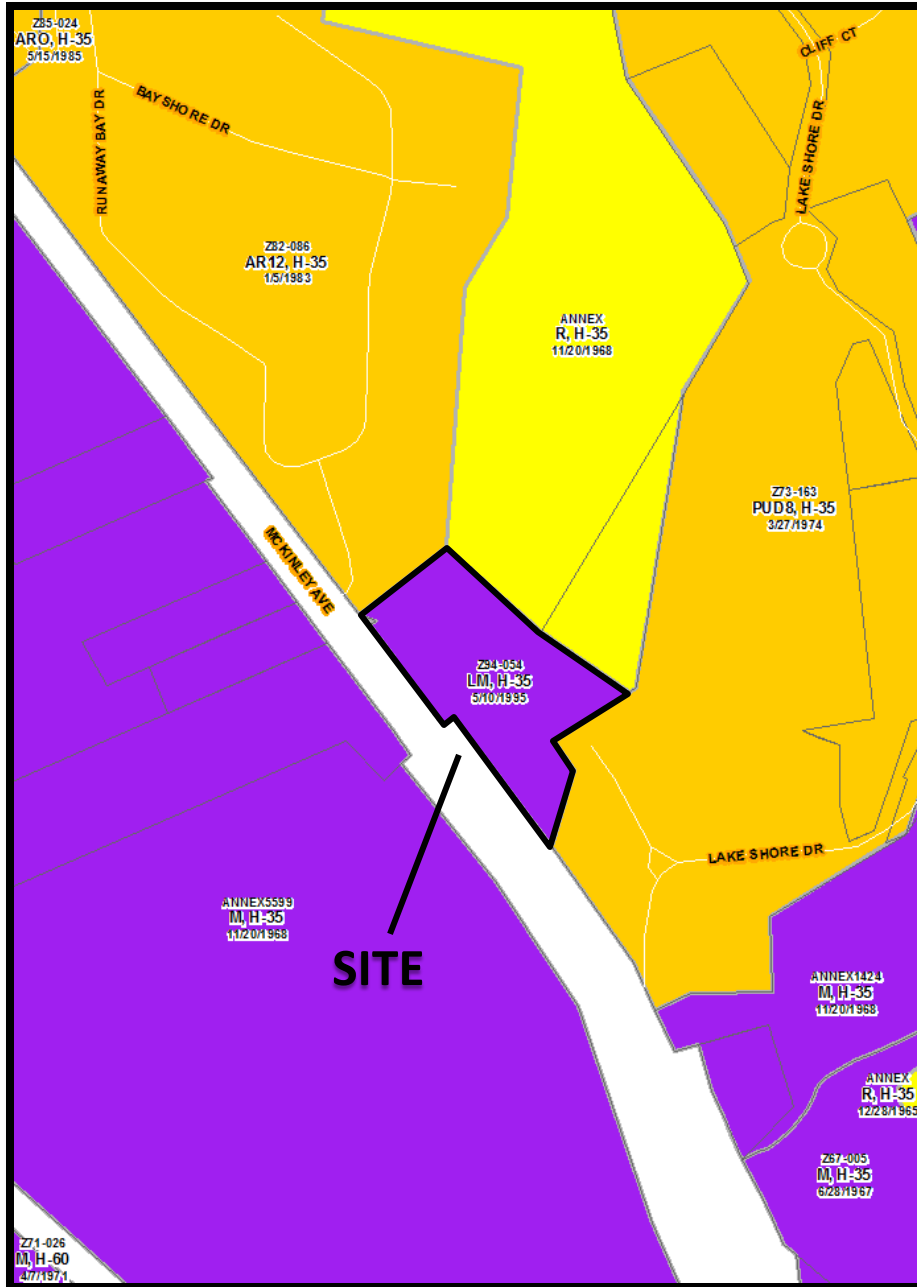
- 9. APPLICATION: Z16-081**  
**Location:** **2700 MCKINLEY AVENUE (43214)**, being 2.85± acres located on the east side of McKinley Avenue, 1,650± feet southeast of West Fifth Avenue (010-153735).  
**Existing Zoning:** L-M, Limited Manufacturing District.  
**Request:** L-ARLD, Limited Apartment Residential District.  
**Proposed Use:** Multi-unit residential development.  
**Applicant(s):** Roy Yoder; 3200 Mann Road; Blacklick, OH 43004.  
**Property Owner(s):** 2700 McKinley Properties, LLC; 7686 Fisher Drive North, Suite B; Dublin, OH 43016.  
**Planner:** Tim Dietrich; 614-645-6665; [tedietrich@columbus.gov](mailto:tedietrich@columbus.gov)

**BACKGROUND:**

- This request was recommended for disapproval by the Development Commission at the March 9, 2017 meeting. The applicant has reduced the requested height district from 60 to 35 feet, thus limiting the building height. The 2.85± acre site consists of a single parcel zoned in the L-M, Limited Manufacturing District which is developed with an industrial/office building. The applicant is requesting the L-ARLD, Limited Apartment Residential District to allow redevelopment of the site with an apartment building containing a maximum of 47 units.
- North of the site is multi-unit residential development zoned in the AR-12, Apartment Residential District. East of the site is a multi-unit residential development zoned in the PUD-8, Planned Unit Development District. South and west of the site is a mix of industrial land uses and undeveloped land zoned in the M, Manufacturing District.
- The site is located within the boundaries of the *McKinley Avenue Corridor Plan (2000)*, which does not contain specific land use recommendations. The Plan recommends that wherever new residential development occurs, screening, landscaping buffers, and/or deep building setbacks should be required to ensure that adjoining land uses are not adversely affected.
- The limitation text includes commitments to the maximum number of dwelling units, height, parking and building setbacks, traffic access location, tree preservation, and additional landscaping and screening along the southern property line. Additional commitments to develop the site in conformance with the submitted site plan and building elevations are included in the text.
- The Columbus Thoroughfare Plan identifies McKinley Avenue as a 4-2 arterial requiring a minimum of 50 feet of right-of-way from centerline.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval

The requested L-ARLD, Limited Apartment Residential District will allow the applicant to develop an apartment building containing a maximum of 47 units. The *McKinley Avenue Corridor Plan* recommends screening, landscaping buffers, and adequate setbacks to mitigate adverse impacts on adjacent land uses. The applicant has included commitments for increased landscaping and screening, along with an increased building setback along the southern property line. Additionally, the applicant has agreed to include a maximum number of units, tree preservation, a reduced building height, a site plan, and building elevations into the requested rezoning. Due to the limitations included in this request and the proximity to existing adjacent multi-unit residential development, the request is supportable.



Z16-081  
2700 McKinley Avenue  
Approximately 2.85 acres  
L-M to L-ARLD





Z16-081  
2700 McKinley Avenue  
Approximately 2.85 acres  
L-M to L-ARLD

**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 # 216-081

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) ROY YODER  
of (COMPLETE ADDRESS) 3200 MANN RD. BLACKICK, OH 43004  
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. KASSEL EQUITY GROUP, LLC 1686 FISHEL DR. N. SUITE B DUBLIN, OH 43016 45 EMPLOYEES THOMAS WERNER 740.816.6108	2. BRET MOTHERWELL (AS KASSEL) 704 BLACKMORE LANE DUBLIN, OH 43016 248-894-1881
3. THOMAS & BRENDA WERNER 8795 FILIZ LANE POWELL, OH 43065 TOM WERNER 740.816.6108 (AS KASSEL)	4. FELIPE GONZALEZ (AS KASSEL) 163 OLENTANGY RIDGE PLACE POWELL, OH 43016 614-580-7303

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

*[Handwritten Signature]*

Subscribed to me in my presence and before me this 21 day of NOV, in the year 2016

SIGNATURE OF NOTARY PUBLIC

*[Handwritten Signature]*  
03 DEC 2020

My Commission Expires:

AMY KLAMUT  
NOTARY PUBLIC  
STATE OF OHIO  
Comm. Expires  
03 DEC 2020  
*This Project Disclosure Statement expires six months after 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 all checks payable to the Columbus City Treasurer