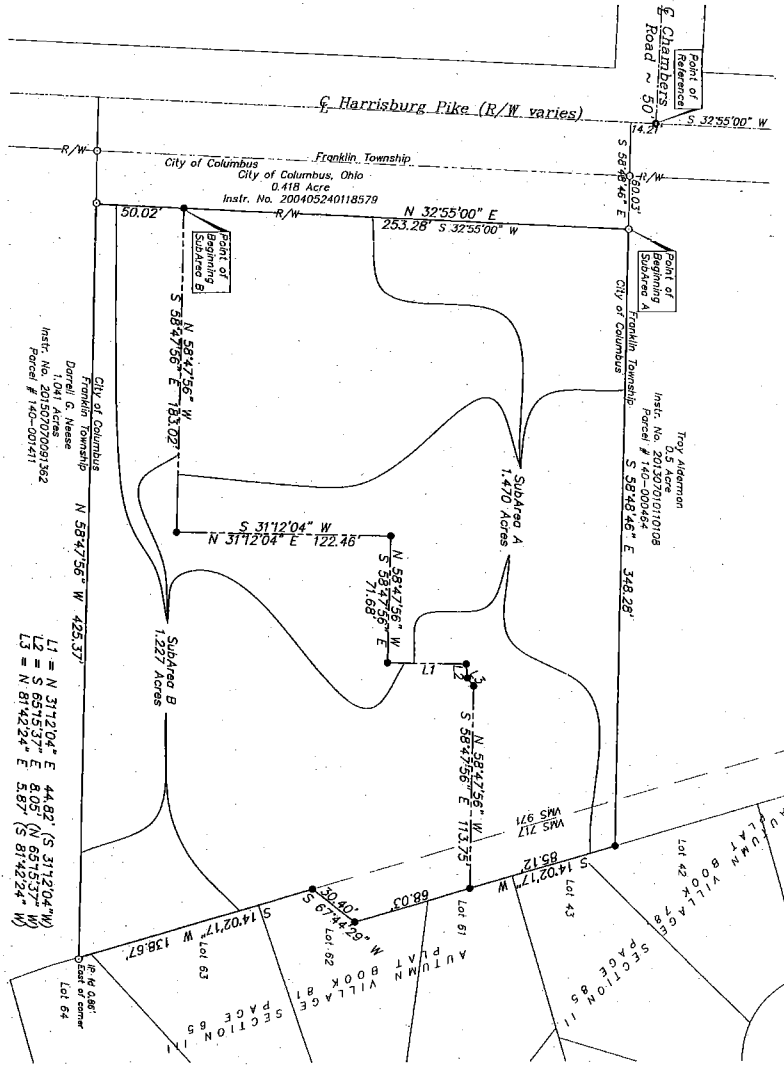


HWY16141234122mwy.dwg 12/16/2015 8:25 AM Healy, LJO

SUBAREA EXHIBIT - RECORDING Z15-052
 PREPARED BY: GEOGRAPHICS, INC.
 1890 HARRISBURG PIKE, SUITE 200, # 212
 COLUMBUS, OHIO 43240-1122
 CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO

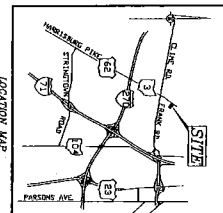


Z15-052a Final Received 10/23/15

This Subarea Exhibit may be slightly adjusted to reflect final surveying and/or engineering developed at the time final development, engineering and zoning plans are approved by the Director of the Building and Zoning Services Department or its designee upon submission of the appropriate data regarding the proposed adjustment.

Prepared by: *Daniel Bank*
 Date: 12-23-15
 Checked by: *Daniel Bank*
 Date: 12/23/15

NOTES:
 State of Beginning: The eastern right of way of Harrisburg Pike was assigned a bearing of $N 32^{\circ}55'00'' E$ based on the recorded information from the 1920s. The bearing of $N 32^{\circ}55'00'' E$ was determined by the Recorder's Office, Franklin County, Ohio. All linear dimensions shown are in feet and decimal parts thereof.
 According to the Federal Emergency Management Agency's Flood Insurance Rate Map Number 35045 C 0216R (Effective Date: June 17, 2003), the parcel set upon and shown herein is not in a Special Flood Hazard Area determined to be outside of the 0.2% annual chance floodplain.



Geo-Graphics, Inc.
 1890 HARRISBURG PIKE
 COLUMBUS, OHIO 43240-1122
 TEL: 614-291-2900
 FAX: 614-291-2901
 WWW.GEOGRAPHICSINC.COM

SUBAREA EXHIBIT
 1890 HARRISBURG PIKE
 COLUMBUS, OHIO 43240-1122

Scale: 1" = 50' (Horizontal)
 1" = 10' (Vertical)

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
DECEMBER 10, 2015**

- 3. APPLICATION: Z15-052**
- Location:** **1660 HARRISBURG PIKE (43223)**, being 2.7± acres located on the east side of Harrisburg Pike, just south of Chambers Avenue (425-270757 and 425-273194; Southwest Area Commission).
- Existing Zoning:** CPD, Commercial Planned Development and L-AR-O, Limited Apartment Office Districts.
- Request:** L-AR-O, Limited Apartment Office District.
- Proposed Use:** Multi-unit residential development.
- Applicant(s):** Community Housing Network, Inc.; c/o Dave Perry, Agent; David Perry Company, Inc.; 145 East Rich Street, 3rd Floor; Columbus, OH 43215; and Donald Plank, Atty.; Plank Law Firm; 145 East Rich Street, 3rd Floor; Columbus, OH 43215.
- Property Owner(s):** The Applicant.
- Planner:** Shannon Pine; 645-2208; spine@columbus.gov

BACKGROUND:

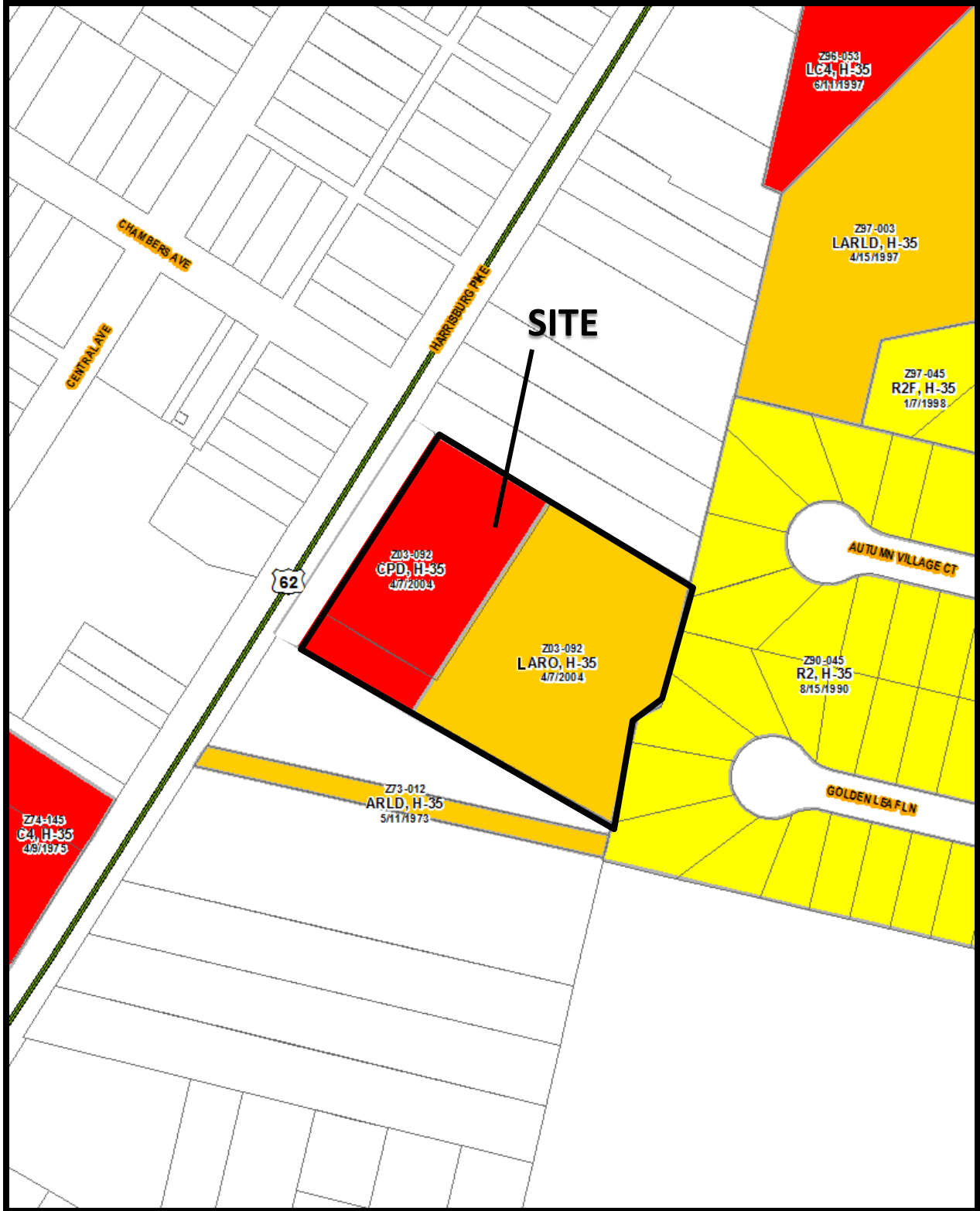
- The 2.7± acre site consists of a single-unit dwelling in the CPD, Commercial Planned Development District, and a 35-unit supportive-housing apartment building in the L-AR-O, Limited Apartment Office District, each on separate parcels. The applicant proposes the L-AR-O, Limited Apartment Office District to construct a new 40-unit supportive-housing apartment building that will be attached to the existing apartment building, with reconfigured parcels to create two subareas.
- To the north and south are single-unit dwellings in Franklin Township. To the east is a single-unit subdivision in the R-2, Residential District. To the west across Harrisburg Pike are single-unit dwellings and a church in Franklin Township.
- The site is within the planning area of the *Southwest Area Plan* (2009), which recommends medium density residential uses (up to 12 units/acre) for this location. Staff recognizes that aspects of this use differ from conventional apartment residential development, and supports the increased density.
- The site is located within the boundaries of the Southwest Area Commission, whose recommendation is for approval of the requested district, but the written recommendation had not been received at the time this report was finalized.
- The limitation text includes maximum number of units, setbacks, street trees, screening, and lighting controls, and commits to a site plan. Companion CV15-070 has been filed to vary parking lot landscaping, maneuvering over a property line, a parking space reduction, and reductions to setbacks and yard standards. That

request will be heard by City Council and will not be considered at this Development Commission meeting.

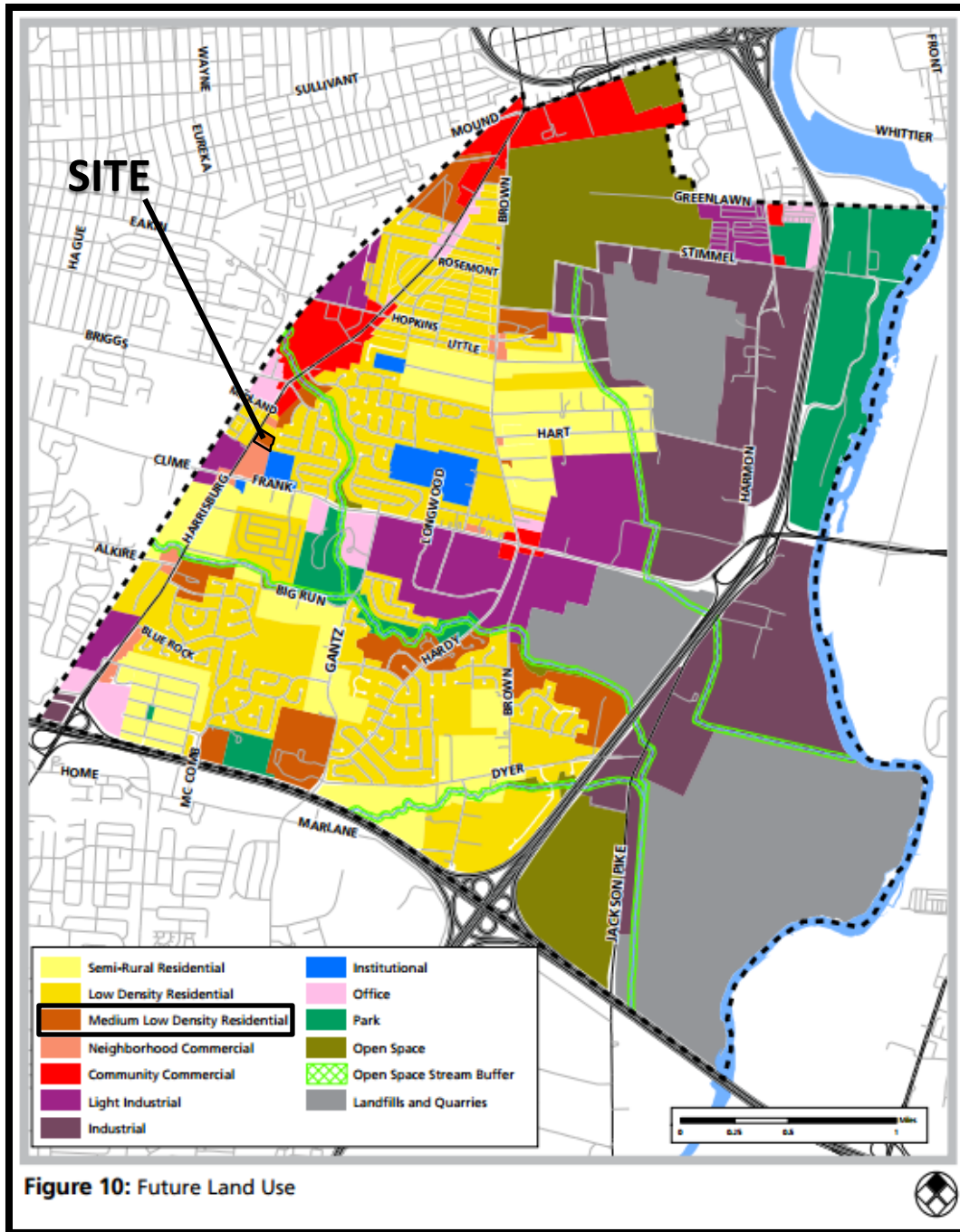
- The *Columbus Thoroughfare Plan* identifies Harrisburg Pike as a 4-2D arterial requiring a minimum of 60 feet of right-of-way from centerline.

CITY DEPARTMENTS RECOMMENDATION: Approval.

The requested L-AR-O, Limited Apartment Office District will permit a 75-unit supportive-housing apartment development with a commitment to a site plan and development standards in consideration of the abutting residential lots. The text also includes provisions for setbacks, street trees, screening in the form of a privacy fence along the site boundaries, and lighting controls. The proposed use is comparable with the land use recommendation of *Southwest Area Plan* for medium density residential development.



Z15-052
1660 Harrisburg Pike
Approximately 2.7 acres
CPD & L-AR-O to L-AR-O



Southwest Area Plan (2009)
Z15-052
1660 Harrisburg Pike
Approximately 2.7 acres
CPD & L-AR-0 to L-AR-0



Z15-052
1660 Harrisburg Pike
Approximately 2.7 acres
CPD & L-AR-O to L-AR-O

Pine, Shannon L.

From: Coe, Stefanie <scoe@mpwservices.com>
Sent: Tuesday, December 08, 2015 10:39 PM
To: David Perry; Pine, Shannon L.
Subject: FW: Community Housing Network/1660 Harrisburg Pike: Z15-052, CV15-070

Shannon,

The SWAC did vote to support these applications at our November meeting.

Thank You,

Stefanie Lynn Coe
Chair, Southwest Area Commisison

-----Original Message-----

From: David Perry [<mailto:dave@daveperryco.net>]
Sent: Tuesday, December 08, 2015 5:49 PM
To: Coe, Stefanie <scoe@mpwservices.com>
Subject: RE: Community Housing Network/1660 Harrisburg Pike: Z15-052, CV15-070

Hi Stefanie:

I see on your auto-reply you are out this week. If possible, can you email Shannon Pine (spine@columbus.com) regarding SWAC recommendation? The case numbers are in the subject line. Thank you.

Dave

Dave Perry
David Perry Company, Inc.
Zoning/Real Estate Development Consultants
145 East Rich Street, 3rd Floor
Columbus, OH 43215

(614) 353-0005 Mobile
(614) 228-1790 Fax
dave@daveperryco.net

-----Original Message-----

From: Coe, Stefanie [<mailto:scoe@mpwservices.com>]
Sent: Tuesday, December 08, 2015 5:46 PM
To: David Perry
Subject: Automatic reply: Community Housing Network/1660 Harrisburg Pike: Z15-052, CV15-070

I will be out of the office visiting MPW locations Monday December 7, 2015 through Monday December 14, 2015. I will have access to email but may be slower to respond until I return to the office. I can be reached by cell phone at 614.519.0436.



REZONING APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

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 # Z15-052

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Donald Plank
of (COMPLETE ADDRESS) Plank Law Firm, 145 E Rich St., 3rd FL, 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
Business or individual's address
Address of corporate headquarters
City, State, Zip
Number of Columbus based employees
Contact name and number

1. Community Housing Network, Inc. 1680 Watermark Drive Columbus, Ohio 43215 # Columbus Based Employees: 93 Contact: Ryan Cassell 614-487-6782	2. Briggsdale Apartments, LLC 1680 Watermark Drive Columbus, Ohio 43215 # Columbus Based Employees: 0 Contact: Ryan Cassell 614-487-6782
3. -----	4. -----

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Donald Plank

Subscribed to me in my presence and before me this 30th day of October, in the year 2015

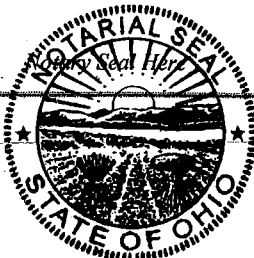
SIGNATURE OF NOTARY PUBLIC

Stacey L. Danza

My Commission Expires:

11-5-2018

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



Stacey L. Danza
Notary Public, State of Ohio
PLEASE NOTE: Incomplete information will result in the rejection of this submittal.
My Commission Expires 11-05-2018
Please make all checks payable to the Columbus City Treasurer