

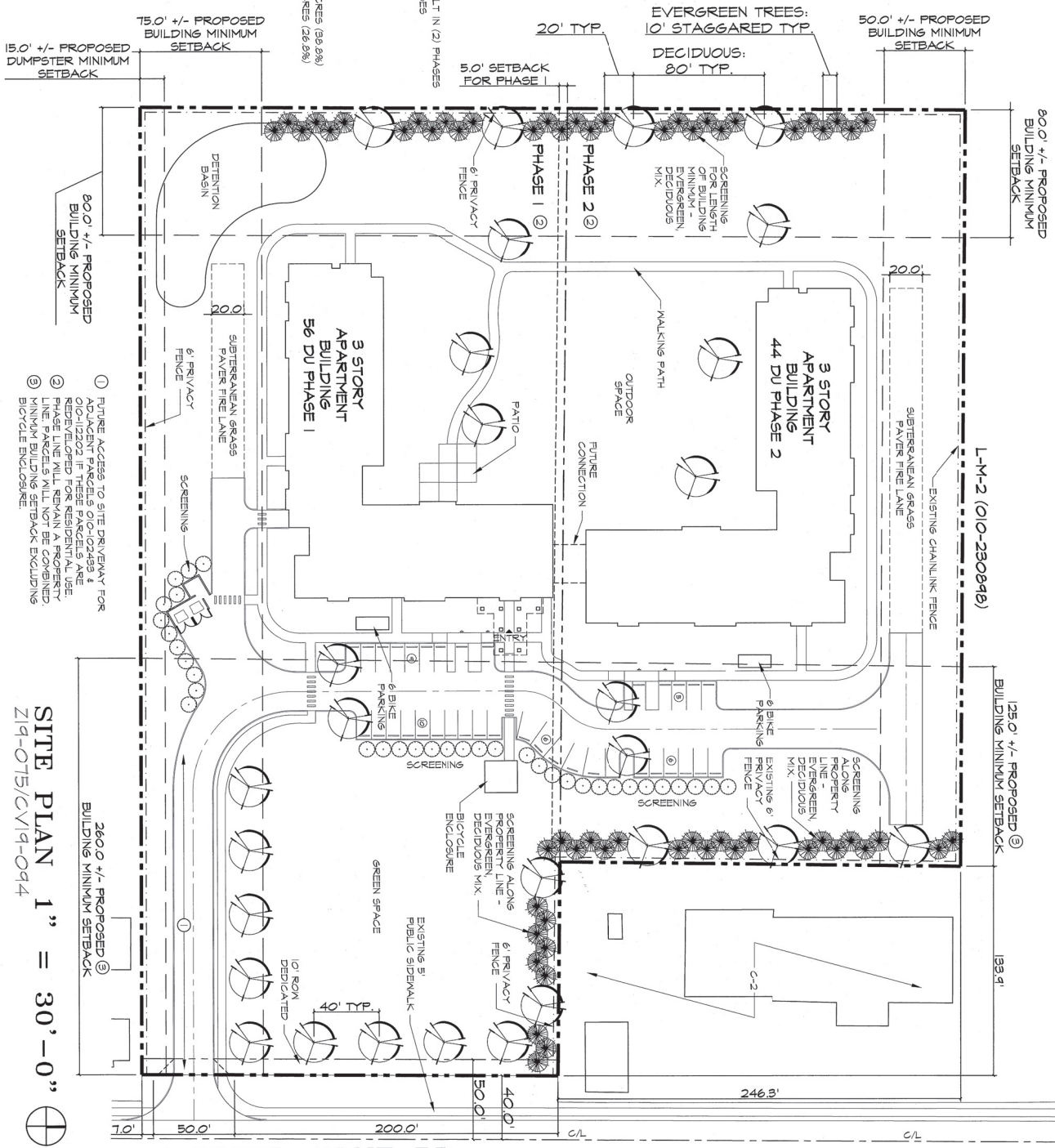
The Site Plan must be properly prepared, reviewed, approved, or other data developed at the time of development and engineering data are completed. Any adjustment to the Site Plan must be reviewed and approved by the Director of the Department of Planning and Development. The Director may require the applicant to provide additional data regarding the proposed adjustment.

**David B. Perry, Consultant** Date: **1-10-2020**  
**David B. Perry** Date: **1/10/2020**  
 David B. Perry, Consultant  
 1000 Park, Albany

**SITE DEVELOPMENT SUMMARY**

ADDRESS: 2665 LOCKBOURNE ROAD  
 FID: COLUMBUS, OH 43207  
 HEIGHT DISTRICT: O1C-12204, O1C-1284  
 AREA: 6.371 +/- ACRES GROSS  
 NET AREA: 6.10 +/- ACRES  
 ZONING: L-1M-2, APARTMENT RESIDENTIAL  
 PROPOSED USE: 160 DWELLING UNITS (MAX), TO BE BUILT IN (2) PHASES  
 PHASE 1: 84 DU / AC (2194 SF/DU), BOTH PHASES  
 PHASE 2: 76 DU / AC (1904 SF/DU), BOTH PHASES  
 REAR YARD: 2264 +/- SF/DU, 6.4 +/- DU/AC  
 PHASE 1: 236 FEET/DEPT. ACTUAL 0.47 +/- ACRES (89.8%)  
 PHASE 2: 2261 +/- ACRES, ACTUAL 1.09 +/- ACRES (26.8%)  
 LOT COVERAGES: 15% (BUILDING)  
 PHASE 1: 56 (INCLUDING 4 HC)  
 PHASE 2: 20 (INCLUDING 2 HC)  
 PARKING (BIKES): 12  
 PHASE 1: REQUIRED 6 / PROVIDED 6  
 PHASE 2: REQUIRED 6 / PROVIDED 6  
 REUSE: PRIVATE HAULER  
 PARKING TREES: 4 (1100 PARKING SPACES)  
 SITE TREES: 10 (1100 DWELLING UNITS)  
 STREET TREES: 5 PROVIDED AT 40' O.C.  
 SCREENING TREES: 6 HIGH MIN.  
 EVERGREEN: 2' CALIPERS MIN.  
 DECIDUOUS: 2' CALIPERS MIN.

THE BUILDING FOOTPRINT IS ILLUSTRATIVE AND SUBJECT TO CHANGE



**SITE PLAN 1" = 30'-0"**  
 Z19-075/CV19-044

FINAL SITE PLAN RECEIVED 1.10.20

Z19-075 & CV19-094

LOCKBOURNE RD.

**Community Housing Network Touchstone Field Place**  
 Lockbourne Rd  
 Columbus, OH 43207

**BERARDI+**  
 11000  
 PROJECT # 19371  
 COMPLETION: 2020  
 ISSUE DATE: 1/10/20  
 REVISED: 1/10/20

**ZONING SUBMISSION**

DATE: 1/10/20  
 PROJECT # 19371  
 COMPLETION: 2020  
 ISSUE DATE: 1/10/20  
 REVISED: 1/10/20



DEPARTMENT OF BUILDING AND ZONING SERVICES

Council Variance Application
111 North Front Street, Columbus, Ohio 43215
Phone: 614-645-4522 • www.columbus.gov/bzs • zoninginfo@columbus.gov

CV19-094

STATEMENT OF HARDSHIP

Chapter 3307 of the Columbus Zoning Code

Section 3307.10 Variances by City Council

- A. Permit a variance 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 or unusual hardships 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 the public health, safety, comfort, morals, or welfare of the inhabitants of the City of Columbus.
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.

PLEASE NOTE: It is the applicant's responsibility to identify all variances required for the project. If any necessary variances are discovered after your application is approved, a new application 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):

See Exhibit B

Signature of Applicant Community Housing Network by David B. Plank Date 9-20-19
Signature of Attorney Donald Plank Date 9/20/19

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 checks payable to the Columbus City Treasurer

Exhibit B  
Statement of Hardship  
CV19-094 2565 Lockbourne Road

Rezoning application Z19-075 is pending to rezone the 6.28 +/- acre property to the L-AR-1, Limited Apartment Residential District. This variance application is submitted for variances to applicable site development standards as a companion application to the pending rezoning. The site will be developed in two (2) separate phases with a maximum total of 100 dwelling units as the sum of both phases. The phases will be built at different times and have separate parcel numbers. The parcels won't be combined and the phase line will remain a property line. A minor adjustment (lot split) in the phase line/property line may be needed to connect the two buildings (phases). The Site Plan titled "Community Housing Network Touchstone Field Place" dated January 10, 2020 and signed by David B. Perry, Consultant for applicant, and Donald Plank, Attorney for applicant, depicts the planned site development and minimum building setbacks. The building footprint is illustrative. The Site Plan may be slightly adjusted to reflect engineering, topographical, or other site data developed at the time final development, engineering and architectural plans are completed. Any slight adjustment shall be reviewed and may be approved by the Director of the Building and Zoning Services Department or his designee upon submission of the appropriate data regarding the proposed adjustment.

Applicant has a hardship in that there is no zoning district to which the property could be rezoned for the proposed development and not need variances to code standards. Applicant has a practical difficulty with compliance to develop the property in a comprehensive, coordinated manner, as proposed. The requested variances are technical in nature due to the phased construction and known need for parking, thereby reducing unnecessary pavement and storm water runoff.

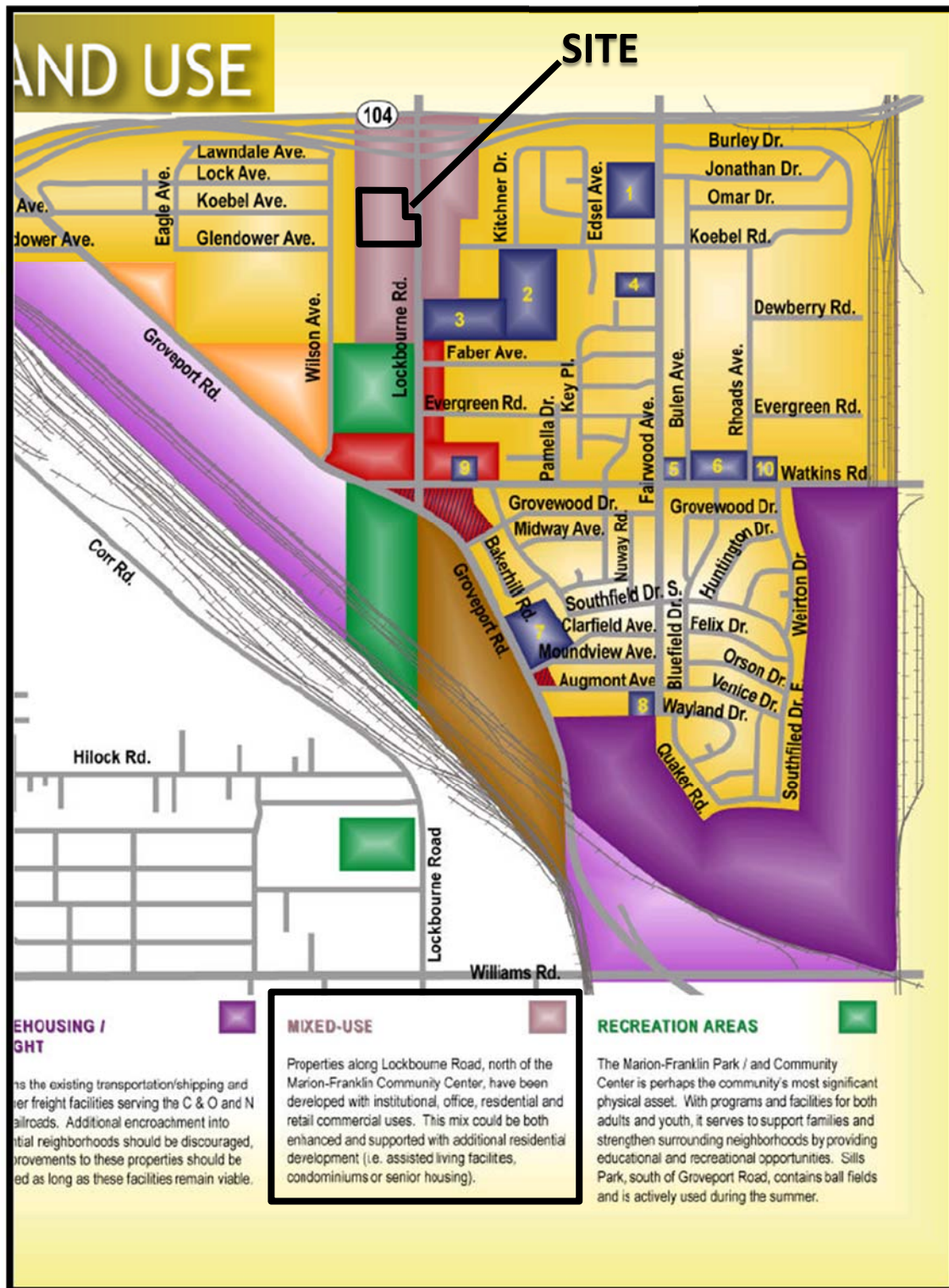
Applicant requests the following variances:

- 1). Section 3333.16, Fronting, to permit Phase 2 of the development to not front on a street. Access to Lockbourne Road shall be provided by easement across Phase 1.
- 2). Section 3333.23, Minimum Side Yard Permitted, to reduce the interior phase line (property line) between Phase 1 and Phase 2 from five (5) feet to zero (0) feet. When Phase 2 is built, the buildings will be connected at the phase line/property line.
- 3). Section 3312.25, Maneuvering, to permit parking spaces to maneuver across the phase line (property line) of Phase 1 and Phase 2.
- 4). Section 3312.29, Parking Space, to permit parking spaces to be divided by the phase line (property line) of Phase 1 and Phase 2.
- 5). Section 3312.49, Minimum Numbers of Parking Spaces Required, to reduce required parking for 100 dwelling units (max.) from 150 spaces (1.5 space/DU) to 36 spaces (0.36 space/DU) and to reduce parking for Phase 1 (56 dwelling units) from 84 spaces (1.5 space/DU) to 21 spaces (0.35 space/DU). Community Housing Network, Inc. (CHN) owns and operates over 1,200 apartment units in Franklin County. Nearly all of the units are single occupancy. Through many years of managing these units for the population CHN serves, it is CHN's experience that the proposed number of parking spaces is more than adequate and likely even overstates the parking demand for both residents and visitors. It is CHN's mission as well as obligation through public financing requirements to provide affordable apartments. It is CHN's experience that few CHN residents have cars.

01/10/2020



TriSouth Neighborhood Plan (2003)



CV19-094  
2565 Lockbourne Rd.  
Approximately 6.38 acres



CV19-094  
2565 Lockbourne Rd.  
Approximately 6.38 acres

**Standardized Recommendation Form**

111 North Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • www.columbus.gov/bzs • zoninginfo@columbus.gov

**FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW**

(PLEASE PRINT)

Case Number:

219-025 / CV19-094

Address:

2565 Lockbourne RD

Group Name:

Far South Cols Area Commission

Meeting Date:

Dec 5, 2019

Specify Case Type:

- BZA Variance / Special Permit
- Council Variance
- Rezoning
- Graphics Variance / Plan / Special Permit

Recommendation:

(Check only one and list basis for recommendation below)

- Approval
- Disapproval

**NOTES:**

The FSCAC found the Marion Franklin Civic Assoc. voted 54-0 met in favor of the Rezoning and Council Variance. We attended a facility visit, and has 61 residents attend our zoning meeting.

Vote:

12 in attendance 2-yes/09-no/1-obst

Signature of Authorized Representative:

Becky Walcott

SIGNATURE

FSCAC

RECOMMENDING GROUP TITLE

614-927-7040

DAYTIME PHONE NUMBER

Please e-mail this form to the assigned planner within 48 hours of your meeting day; or FAX to Zoning at 614-645-2463; or MAIL to: Assigned Planner, City of Columbus, Department of Building & Zoning Services, 111 N. Front St., Columbus, OH 43215.



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PROJECT DISCLOSURE STATEMENT

All parties having a 5% or more interest in the project that is the subject of this application should be listed.

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

APPLICATION #: CV19-094

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Donald Plank
of (COMPLETE ADDRESS) Plank Law Firm, 411 East Town Street, Floor 2, Columbus, Ohio 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 (include contact name and number)
Business or individual's address
City, State, Zip Code
Number of Columbus based employees
(Limited to 4 lines per box)

Table with 2 columns and 2 rows containing project details: 1. Community Housing Network; 2. 2561 Lockbourne Property, LLC; 3. (blank); 4. (blank)

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 20th day of September, in the year 2019

SIGNATURE OF NOTARY PUBLIC

MaryAlice Wolf

My Commission Expires:

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

Notary Seal Here



MaryAlice Wolf
Notary Public, State of Ohio
My Commission Expires October 24, 2023

PLEASE NO... 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