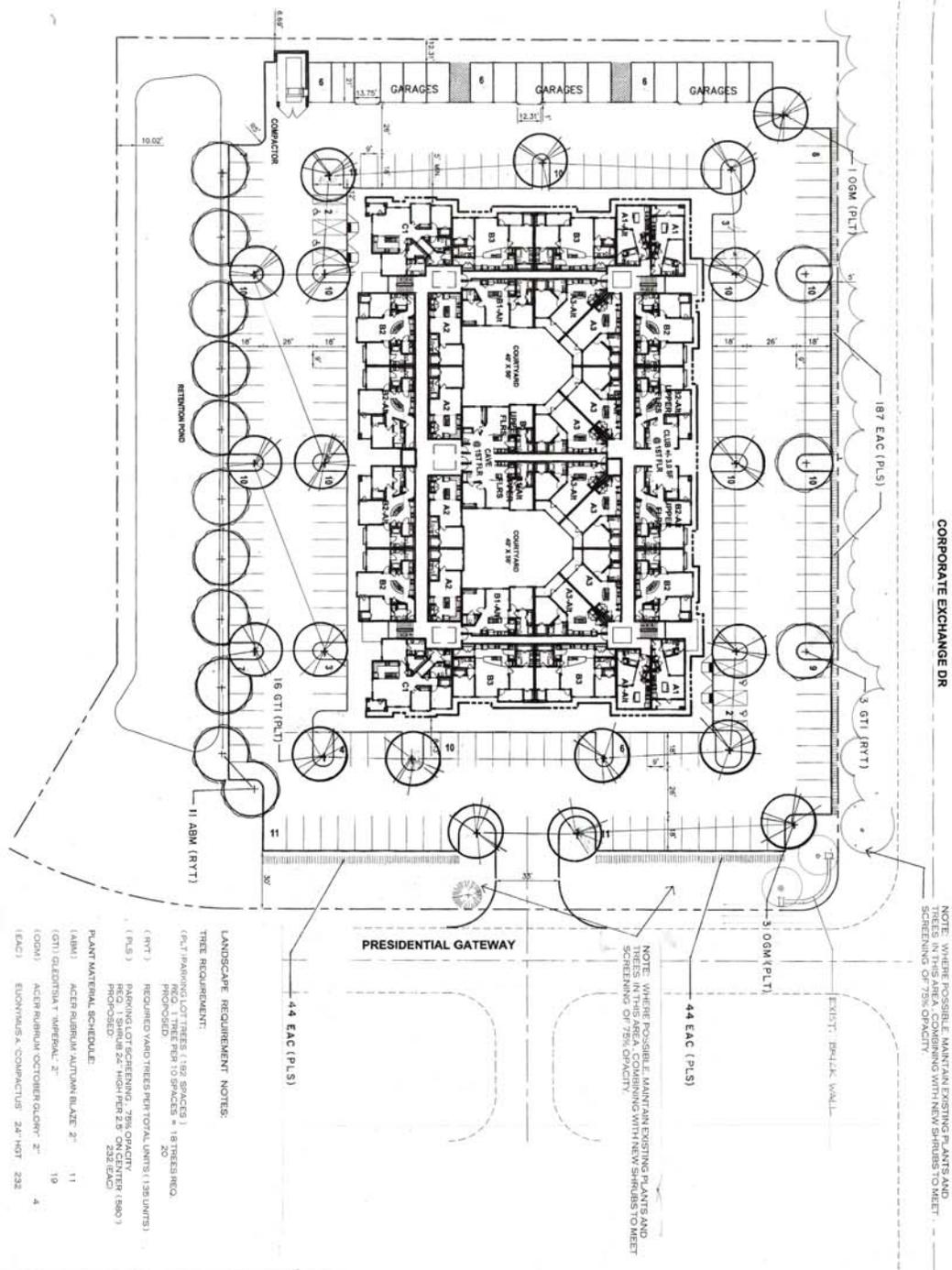


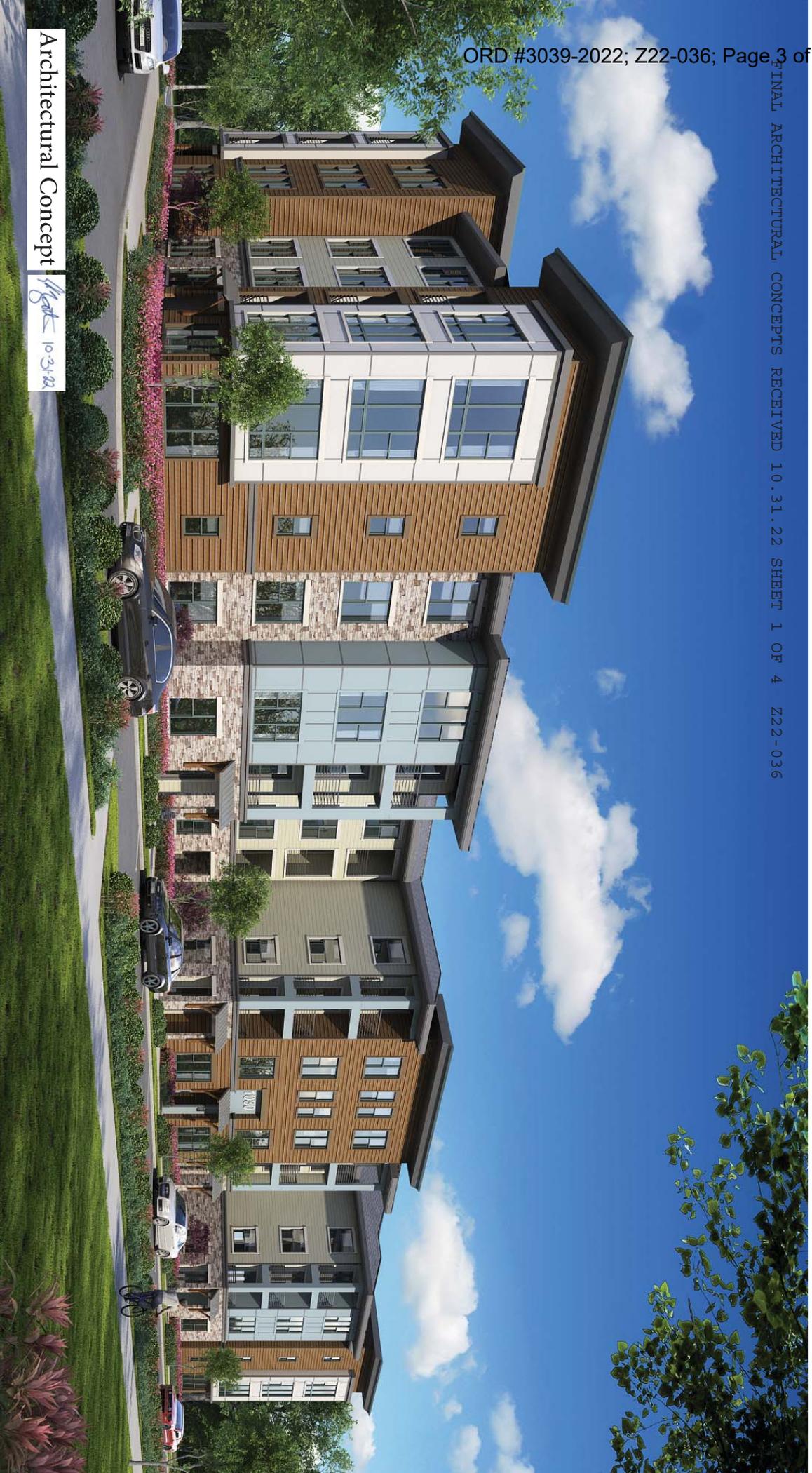
FINAL SITE PLAN RECEIVED 10.31.22 SHEET 2 OF 2 Z22-036



10/31/22

<p>BOZZACCO CO., INC</p> <p>LANDSCAPE ARCHITECTURE</p> <p>505 LONDON RD DELAWARE, OHIO PH: (614) 206-1268</p>	<p>CORPORATE EXCHANGE T & R PROPERTIES</p>	<p>DATE: 9/15/22</p>	<p>LANDSCAPE PLAN</p>
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FINAL ARCHITECTURAL CONCEPTS RECEIVED 10.31.22 SHEET 1 OF 4 Z22-036



Architectural Concept

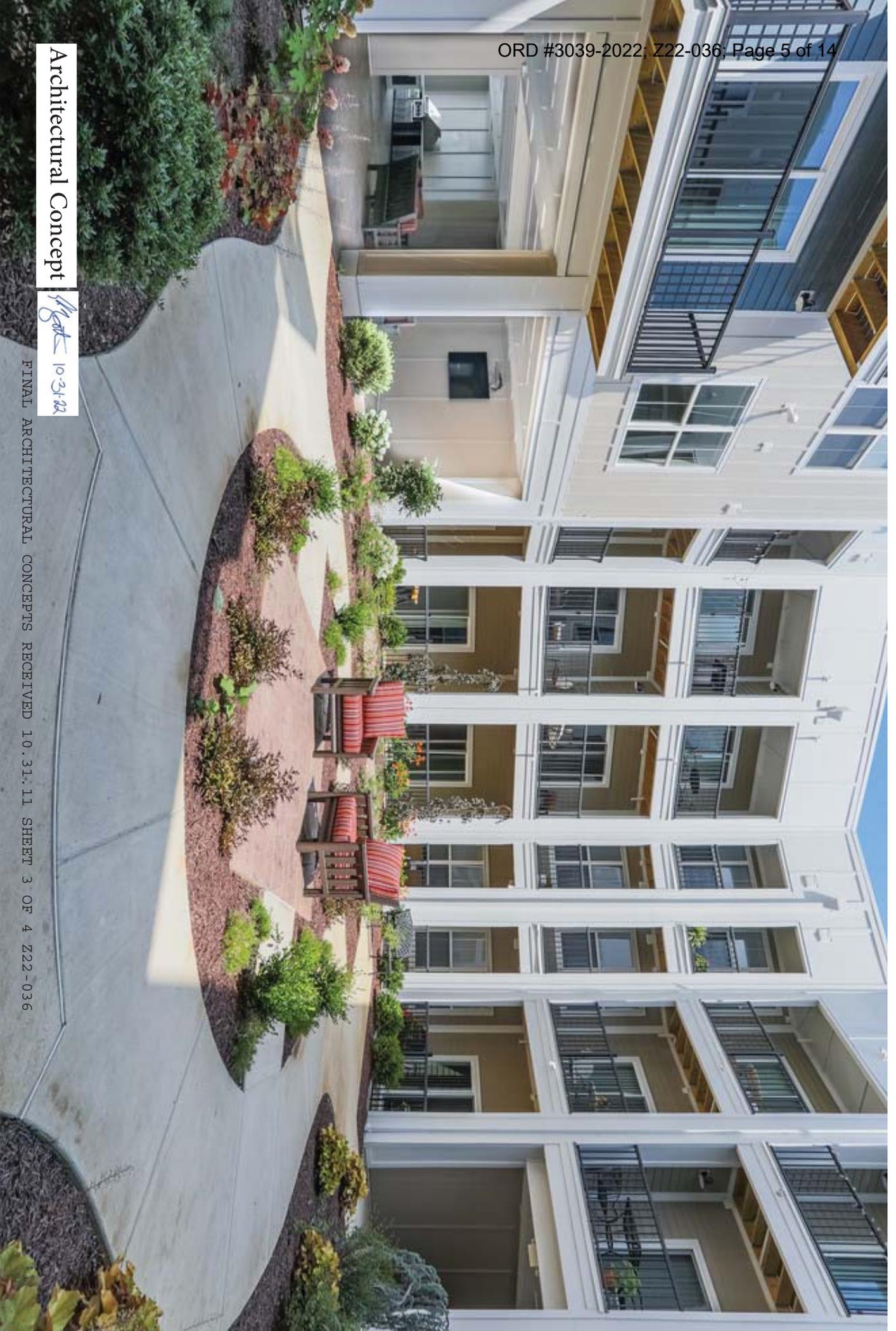
M. Galt 10-31-22

FINAL ARCHITECTURAL CONCEPTS RECEIVED 10.31.22 SHEET 2 OF 4 Z22-036



Architectural Concept

W. G. Galt
10.31.22



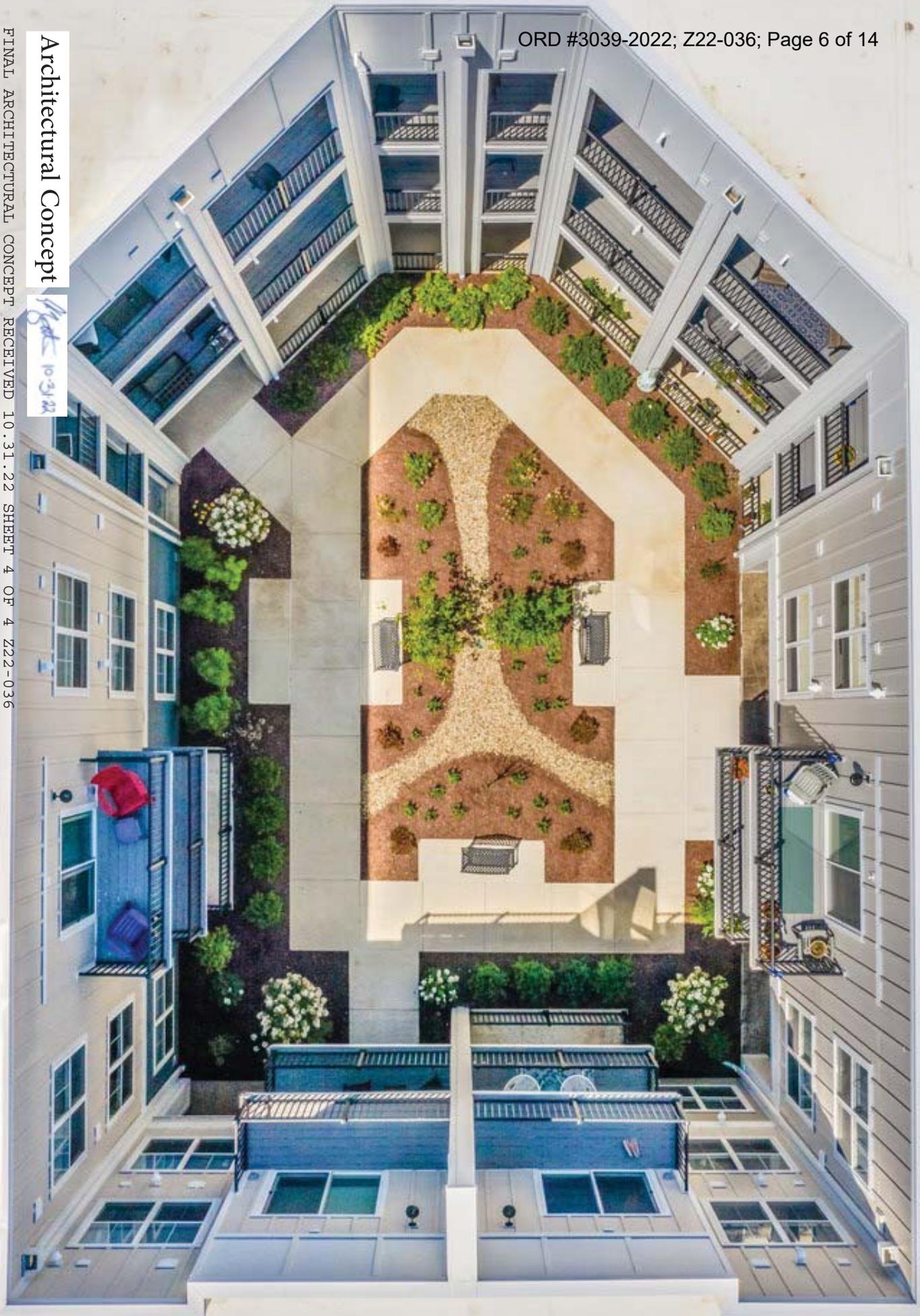
Architectural Concept

M. Galt 10.31.22

Architectural Concept

10-31-22

FINAL ARCHITECTURAL CONCEPT RECEIVED 10.31.22 SHEET 4 OF 4 Z22-036



**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
OCTOBER 13, 2022**

- 10. APPLICATION:** **Z22-036**
Location: **6455 PRESIDENTIAL GATEWAY (43231)**, being 6.11± acres located mostly at the southwest corner of Corporate Exchange Drive and Presidential Gateway (010-231127; Northland Community Council).
Existing Zoning: L-C-2, Limited Commercial District
Request: L-AR-1, Limited Apartment Residential District (H-60).
Proposed Use: Multi-unit residential development.
Applicant(s): Robinwood Corporate Center, LLC; c/o Michael Shannon, Atty.; 8000 Walton Parkway, Suite 260; New Albany, OH 43054.
Property Owner(s): Robinwood Corporate Center, LLC; 3895 Stoneridge Lane; Dublin, OH 43017.
Planner: Tim Dietrich; 614-645-6665; tedietrich@columbus.gov

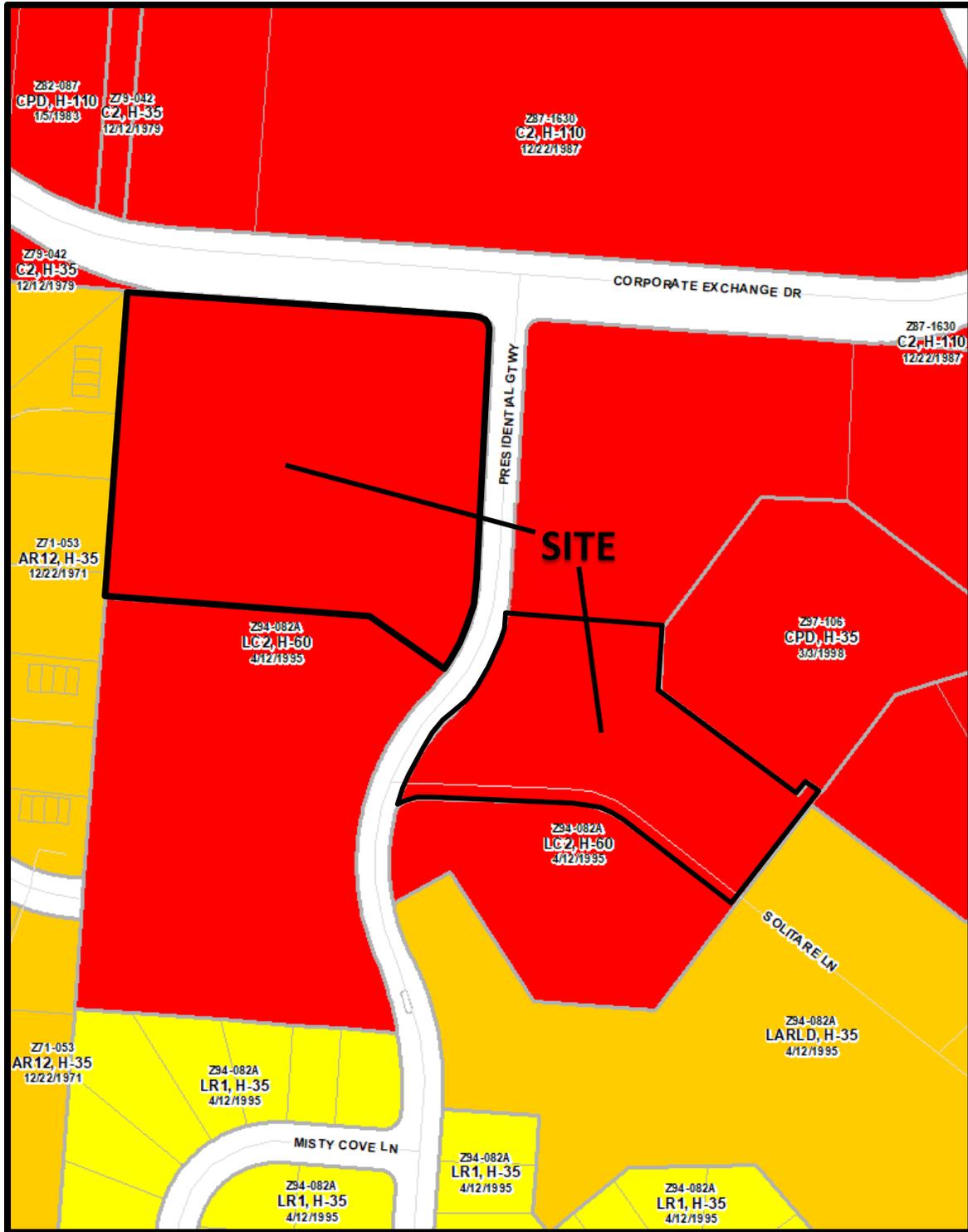
BACKGROUND:

- The 6.11± acre site consists of two pieces of a larger undeveloped parent parcel in the L-C-2, Limited Commercial District. The applicant requests the L-AR-1, Limited Apartment Residential District to permit a multi-unit residential development with a single 132-unit apartment building on the western 4.12 acre tract, with the eastern 1.98 acre tract being dedicated to the City of Columbus as parkland.
- North and south of the site are office developments in the C-2, Commercial and L-C-2, Limited Commercial district, respectively. East of the site is an assisted living facility in the CPD, Commercial Planned Development District, commercial development in the L-C-2, Limited Commercial District, and multi-unit residential development in the L-ARLD, Limited Apartment Residential District. West of the site are four-unit dwellings in the AR-12, Apartment Residential District.
- Concurrent CV22-047 has been filed to reduce the parking setback along Corporate Exchange Drive and a reduced side yard along the western property line. That request will be heard by City Council and will not be considered at this Development Commission meeting.
- The site is within the planning boundaries of the *Northland I Area Plan (2014)*, which recommends “Office” land uses at this location.
- The site is located within the boundaries of the Northland Community Council whose recommendation is for approval with four conditions, all of which have been met by the applicant.
- The limitation text includes use restrictions and supplemental development standards that address the maximum number of dwelling units permitted, parking setbacks, traffic

access, pedestrian access and connectivity, yards, dedicated parkland, and landscaping. Additionally, the text includes commitments to develop the site in accordance with the submitted site plan, landscaping plan, and building elevations.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested L-AR-1, Limited Apartment Residential District will permit a multi-unit residential development with a 136-unit apartment building developed in accordance with the submitted site plan, landscape plan, and building elevations. While the *Northland I Area Plan* recommends "Office" land uses at this location, staff notes the presence of existing residential uses in the vicinity as a mitigating factor in considering support for this request. The L-AR-1 district includes a commitment to dedicate 1.98 acres of land to the City of Columbus for parkland, along with future pedestrian connectivity. Additionally, this request will not add incompatible uses to the area.



Z22-036
6455 Presidential Gateway
Approximately 6.11 acres
RRR to L-AR-1

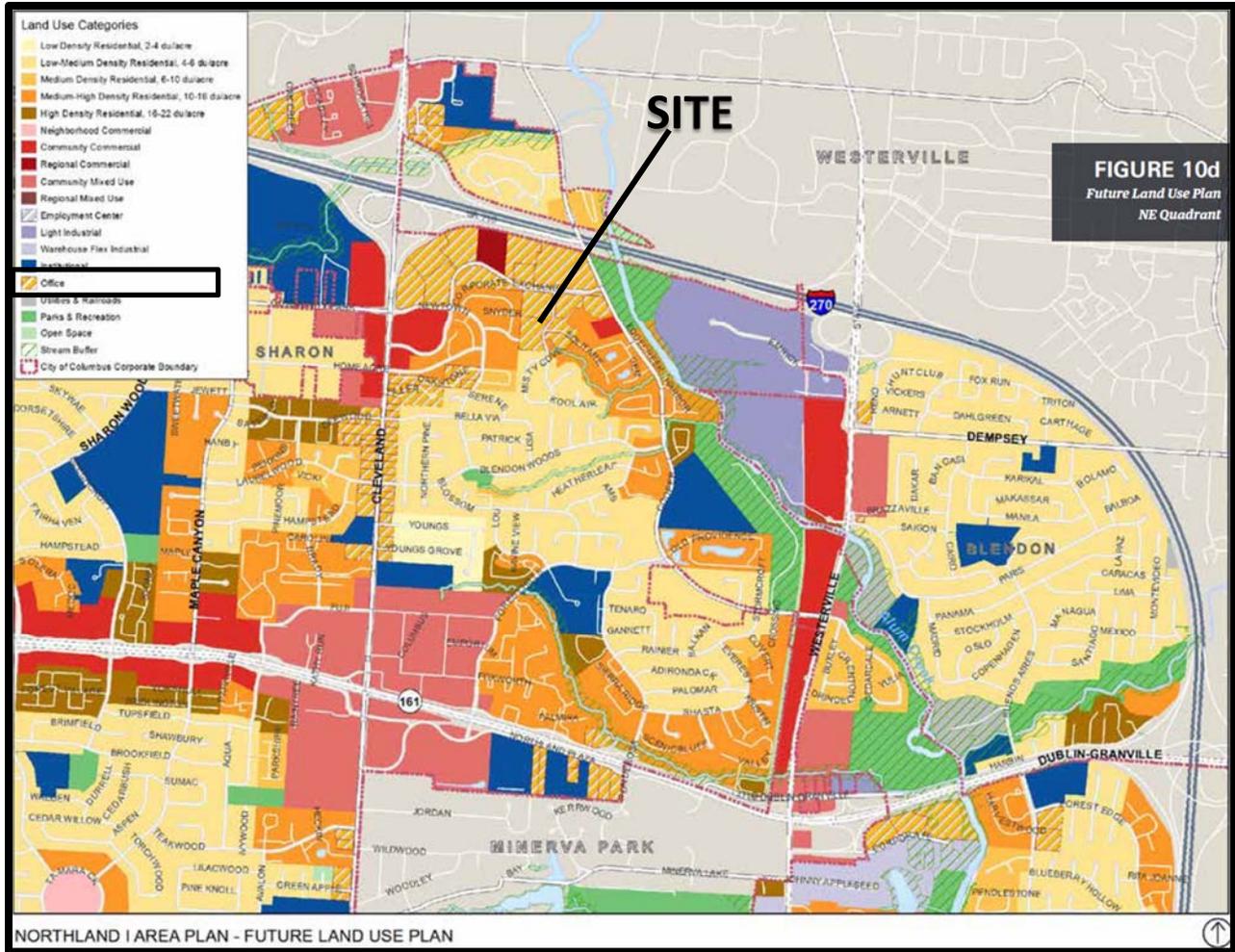
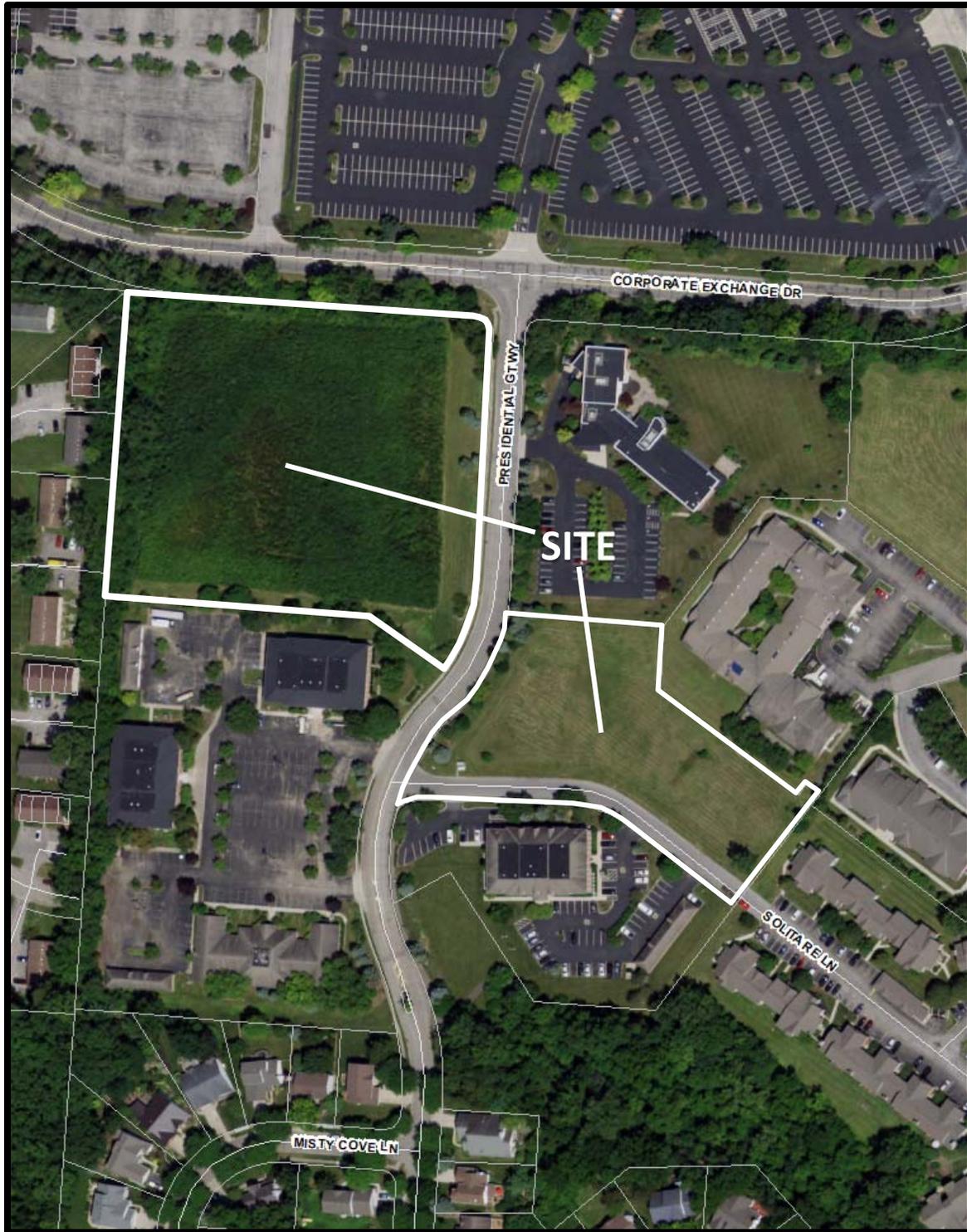


FIGURE 10d
Future Land Use Plan
NE Quadrant

Z22-036
6455 Presidential Gateway
Approximately 6.11 acres
RRR to L-AR-1



Z22-036
6455 Presidential Gateway
Approximately 6.11 acres
RRR to L-AR-1



Northland Community Council
Development Committee

Report

August 31, 2022 6:30 PM
Franklin County Job and Family Services
(Use south entrance)
1721 Northland Park Avenue (43229)

Meeting Called to Order: 6:30 pm by co-chair **Dave Paul**

Members represented:

Voting: (18): Asherton Grove (AGCA), Blendon Chase (BCCA), Clinton Estates (CECA), Cooperwoods (CWCA), Devonshire (DCA), Elevate Northland (EN), Forest Park (FPCA), Karmel Woodward Park (KWPCA), Lee/Ulry (LUCA), Little Turtle (LTCA), Maize Morse Tri-Area (MMTACA), North Village (NVHA), Northland Alliance (NA), Northland Area Business Association (NABA), Rolling Ridge (RRSHA), Salem (SCA), Sharon Woods (SWCA), Westerwood (WRA).

Case #1 Application #BZA22-074 (BZA variance from §3332.27 to reduce required rear yard from 25% to 10% of total lot area; to allow applicant to build an attached porch)

Bernardo Carmen

Residence

2997 Footloose Dr, 43231 (PID 010-242072)

- *The Committee approved (15-0 w/ 3 abstentions) a motion (by FPCA, second by NABA) to **RECOMMEND APPROVAL** of the application.*

Case #2 Application #BZA22-098 (BZA variance from §3312.49 to reduce the number of required parking spaces under 2013 variance from 206 to 193, 80.4% of the number otherwise required; to allow the construction of a drive-through lane and window)

Caroline Henry

Amplify Dispensaries, LLC

5304 N Hamilton Rd, 43230 (PID 010-226263)

- *The Committee approved (15-1 w/ 2 abstentions) a motion (by LUCA, second by CECA) to **RECOMMEND APPROVAL** of the application.*

Case #3 Application #CV22-071 (Council use variance from §3332.02 to permit the operation of a retail yarn shop and a center for classes and workshops in a detached structure on an 8 AC± site zoned R-Residential)

Thomas and Robin Richey

Residence

4955 Sunbury Rd, 43230 (PID 010-000080/600-305599)

- *The Committee approved (16-0 w/ 2 abstentions) a motion (by CECA, second by NABA) to **RECOMMEND APPROVAL WITH ONE (1) CONDITION**:*
 - *The applicant will provide a minimum of 1 handicapped parking space (possibly reducing the number of existing non-handicapped vehicle spaces by a like number), and provide 2 bicycle parking spaces per §3312.49(A) and (B).*

- Case #4** Application #Z22-036/CV22-047 (Rezone 6.105 AC± from LC2 to L-AR1 to permit the development of a 132-unit multifamily residential project, with a limitation text to cap density at 21.6 du/AC and address development and design standards; and a concurrent Council variance to reduce the parking setback from Presidential Gateway from 25 feet to 5 feet, and to reduce the minimum side yard width on the west from 10 feet to 6 feet to accommodate an existing condition to the requirements of the AR1 district)
- Michael Shannon/Underhill and Hodge *representing*
Robinwood Corporate Center
Vacant lot, 6455 Presidential Gateway, 43231 (PID 010-231127)
- *The Committee approved (15-1 w/ 2 abstentions) a motion (by CWCA, second by AGCA) to **RECOMMEND APPROVAL WITH FOUR (4) CONDITIONS:***
 - *The applicant will modify the site plan to include the location of 12 bicycle parking spaces, calculated per §3312.49(B) as 2 spaces plus 1 additional space for every 20 vehicle parking spaces, which comply with the requirements of paragraph (A) of that section.*
 - *The applicant will dedicate at least 5% of the total number of residential units for residents requiring accessible units per ADA, to be equipped with wheelchair-accessible (32" wide) doors, safety grab bars and other appropriate accommodations.*
 - *The applicant will prepare and commit to a landscaping plan for the site.*
 - *The applicant will consider relocating the trash compactor shown in the southwest corner of the site, adjacent to the existing multifamily development, to another location less likely to impact the residents of any adjoining property with regard to noise, odor, etc.*

- Case #5** Application #Z22-054/CV22-066 (Rezone 3.107 AC± from LC3 to L-AR1, to permit the conversion of an existing 110-room, 4-building motel to 105 apartment units, with a limitation text to cap density at 33.8 du/AC and address development and design standards; and a concurrent Council variance to vary building setback, perimeter yard width, dumpster location, interior landscaping, parking setback, and minimum number of parking spaces required, to accommodate existing site conditions to the requirements of the AR1 district)
- Rebecca Mott/Plank Law *representing*
Sea Beach Capital LLC
(*M-Star Hotel*) 1294-1300 East Dublin Granville Rd, 43231 (PID 010-132261/010-134007)
- *The Committee approved (16-0 w/ 2 abstentions) a motion (by FPCA, second by WRA) to **RECOMMEND DISAPPROVAL** of the application.*

Executive Session

9:00 pm

Meeting Adjourned

11:00 pm

Rezoning 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 #: Z22-036

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. Robinwood Corporate Center LLC 3895 Stoneridge Lane Dublin, Ohio 43017</p>	<p>2.</p>
<p>3.</p>	<p>4.</p>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT *Eric Zartman*

Sworn to before me and signed in my presence this 24th day of May, in the year 2022

Kimberly R. Grayson Notary Seal Here
SIGNATURE OF NOTARY PUBLIC My Commission Expires 1-11-2026



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.