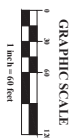


REGISTERED NUMBER: 6433
 DATE: 02/17/2023

3312.21 SCREENS
 3312.22 SIGNAGE/MARKING
 3312.45 WHEEL STRIPS/CURBS
 3322.07 LANDSCAPE
 3322.09 LIGHTING

ADVANCED CIVIL DESIGN
 7th FLOOR, 800, 5th 100
 COLUMBUS, OHIO 43260
 PH 614.434.7700
 WWW.ADVANCEDCIVILDESIGN.COM

CITY OF COLUMBUS, OHIO
 FOR
 STELZER ROAD
 APARTMENTS
 PLAN NUMBER: 61



LANDSCAPE TREES REQUIRED: 1 PER 10 DWELLING UNITS - 229/10 = 23 TREES
 LANDSCAPE TREES PROVIDED: 24 TREES
 SHADE TREES REQUIRED: 1 PER 10 STREETER PARKING SPACES - 389/10 = 39 TREES
 SHADE TREES PROVIDED: 40 TREES

PARKING CALCULATIONS:
 TOTAL UNITS: 228 UNITS
 TOTAL SPACES REQUIRED: 130 SPACES/UNIT = 342 SPACES
 TOTAL SPACES PROVIDED: 128 SPACES (18 SPACES / UNIT)
 HOV SPACES REQUIRED: 8 SPACES (INCLUDES 2 VAN ACCESSIBLE)
 HOV SPACES PROVIDED: 10 SPACES
 BICYCLE PARKING REQUIRED: 2 SPACES FOR THE FIRST 20 VEHICULAR SPACES PLUS 1 SPACE/20 VEHICULAR SPACES (W/ A MAX OF 20)
 BICYCLE PARKING PROVIDED: 20 BICYCLE SPACES (10 UNDER THE BAY DECK)
 NO BUILDINGS 8 + CLUBHOUSE
 TOTAL UNITS: 228 UNITS
 DENSITY: 18.72 UNITS/ NET ACRE
 PARKING SPACES: 18.90' (TP)

SITE DATA TABLE
 EXISTING ZONING: LM & CPO
 ZONING DISTRICT: 1841-1841 STELZER ROAD
 PDS: 505-18144, 010-18147, 010-18144, 010-20800, 010-31744
 SITE AREA = 1234 AC (533,794 SF)
 PRE-DEVELOPED INFRASTRUCTURE = 32XX ASSES
 POST-DEVELOPED INFRASTRUCTURE = 32XX ASSES
 NO BUILDINGS 8 + CLUBHOUSE
 TOTAL UNITS: 228 UNITS
 DENSITY: 18.72 UNITS/ NET ACRE
 PARKING SPACES: 18.90' (TP)

LOCATION MAP
 NO SCALE



STATEMENT IN SUPPORT OF VARIANCES

APPLICATION: CV22-065

ADDRESS: 1895 Stelzer Road

PARCEL(S): 010-200800 and 4 other parcels

OWNER: Magoo Properties LLC APPLICANT: The Robert Weiler Company

ATTORNEY: Mike Shannon, Underhill and Hodge

DATE: March 10, 2023

This site is on the west side of Stelzer Road and south of Citygate Drive. The site is currently 5 parcels and is approximately 12.181 acres in area. The site is divided by a 150-foot wide stream protection zone. Most of the site is currently zoned LM, however the portion of the site along Stelzer Road is zoned CPD. The site is bordered on the north by LM and CPD, on the west by LM, and on the south by Rural and LM properties.

The site is not a historic site. The site is within the I-670 Graphics Control Planning Overlay. The site is within the boundary of the Northeast Area Commission and the Northeast Plan. The Plan recommends office and light industrial uses for the site.

The Applicant proposes development of the site with multifamily residential uses. Specifically, the Applicant proposes 228 dwelling units on +/- 12.181 acres for a density of 18.7 dwelling units per acre.

To develop the property as proposed, the Applicant requests the following use and area variances:

1. 3312.25 – Maneuvering. The Applicant requests a variance to allow parking spaces to maneuver across parcel line between other parcels within the development (which cannot be combined due to different taxing districts), with the overall maneuvering area meeting the required dimensions. This is a technical variance.
2. 3312.29 – Parking space. The Applicant requests a variance to reduce the size of parking spaces for parking spaces divided by the parcel line between other parcels within the development (which cannot be combined due to different taxing districts), with the overall parking space meeting the required dimensions. This is a technical variance.
3. 3312.49(C) – Minimum number of required parking spaces. The Applicant requests a variance to waive the minimum parking requirement for individual parcels and to require parking based on the overall site. This is a technical variance.
4. 3333.24 – Rear yard. The Applicant requests a variance to reduce the minimum rear yard for the parcel north of the internal parcel line from 25% to zero.
5. 3333.255 – Perimeter yard. The Applicant requests a variance to reduce the minimum perimeter yard from 25 feet to 10 feet along the west perimeter, to zero feet between parcels within the development (which cannot be combined due to different taxing districts), to 15 feet along the east property line adjacent to Building #4, and to 10 feet along the northern property line adjacent to the parking lot which is adjacent to the Clubhouse.

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 housing options for the neighborhood.

The Applicant requests an area variance 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. This property is impacted by a 150-foot wide stream protection zone which splits the site in two. This stream protection zone greatly inhibits the developable area of the property and its practical uses. As a result, the parts of the site which are developable must be shifted to accommodate the stream protection zone. It makes the site undesirable for office and light manufacturing uses and also requires a reduction of the west perimeter yard for this proposed residential use.

The Site contains a stream corridor protection zone, as shown on the site plan. Trees within this SCPZ shall be preserved.

Annexed properties are designated certain tax districts (the first three numbers of a parcel identification number) based on several factors. However, parcels with different tax districts cannot be combined even if they have the same owner. Parts of this site were incorporated into Columbus at different times and have different tax districts. Therefore, the site cannot be combined into a single parcel and the site will remain divided by a parcel line. Most of the requested variances are technical to address the inability to combine all of the parcels but do not have any practical effect on the proposed project. Rather, it allows the development to act as if all of the parcels could be combined.

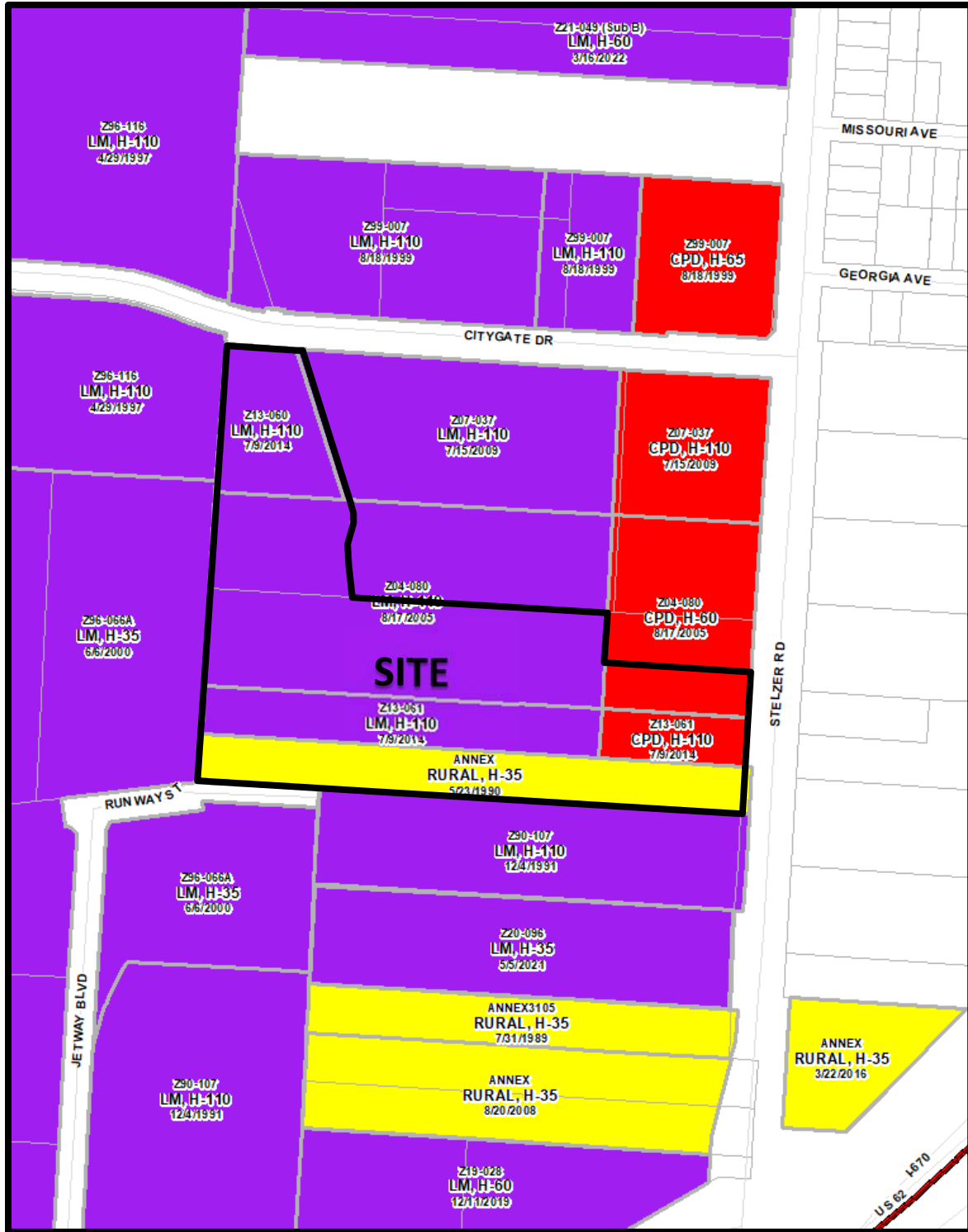
The requested area variance is not substantial and they will not substantially alter the essential character of the neighborhood. The site is bordered on the west by LM uses so the reduced west perimeter yard will not cause residential neighbors any detriment.

The requested variance 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 variance.

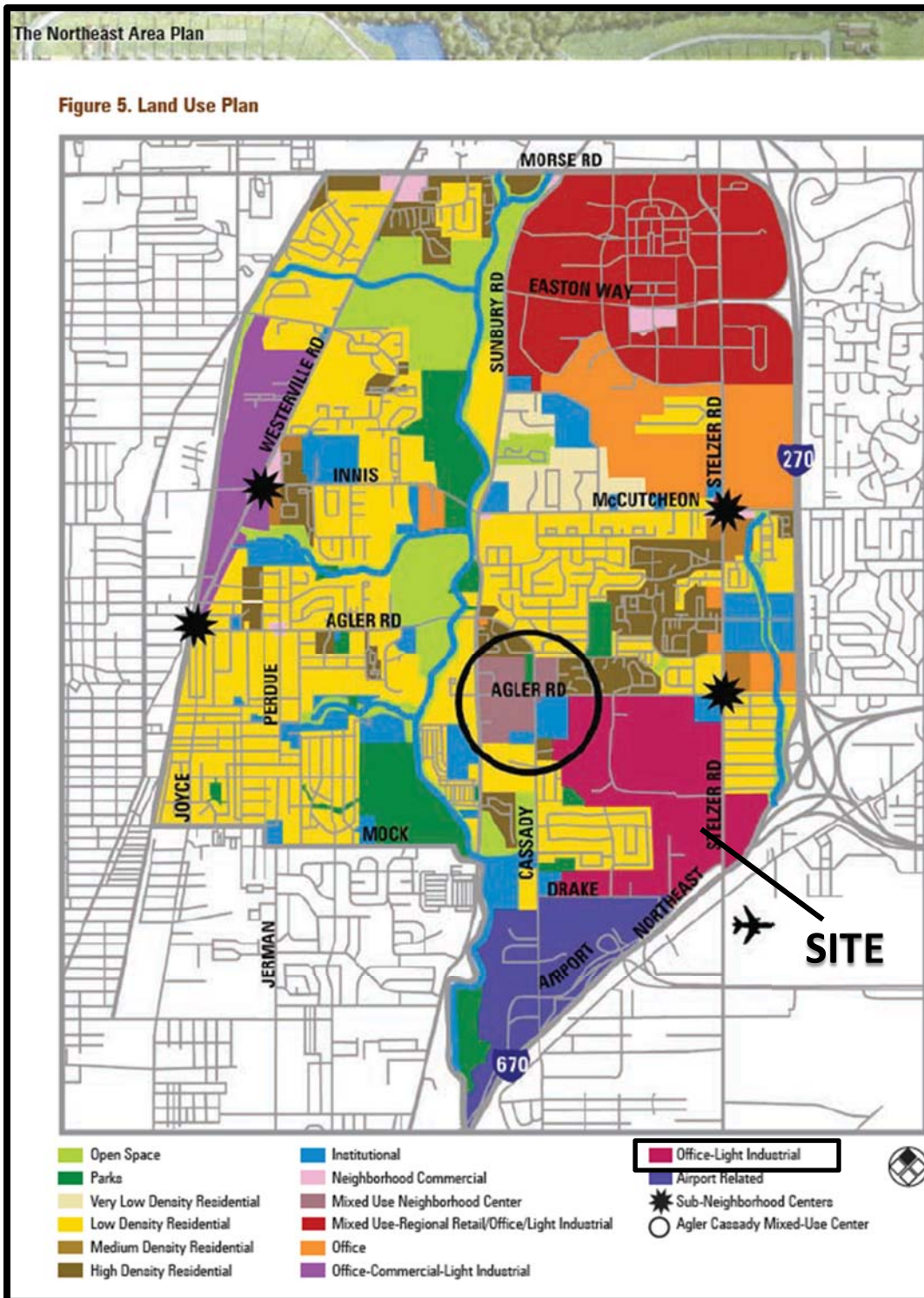
Respectfully submitted,



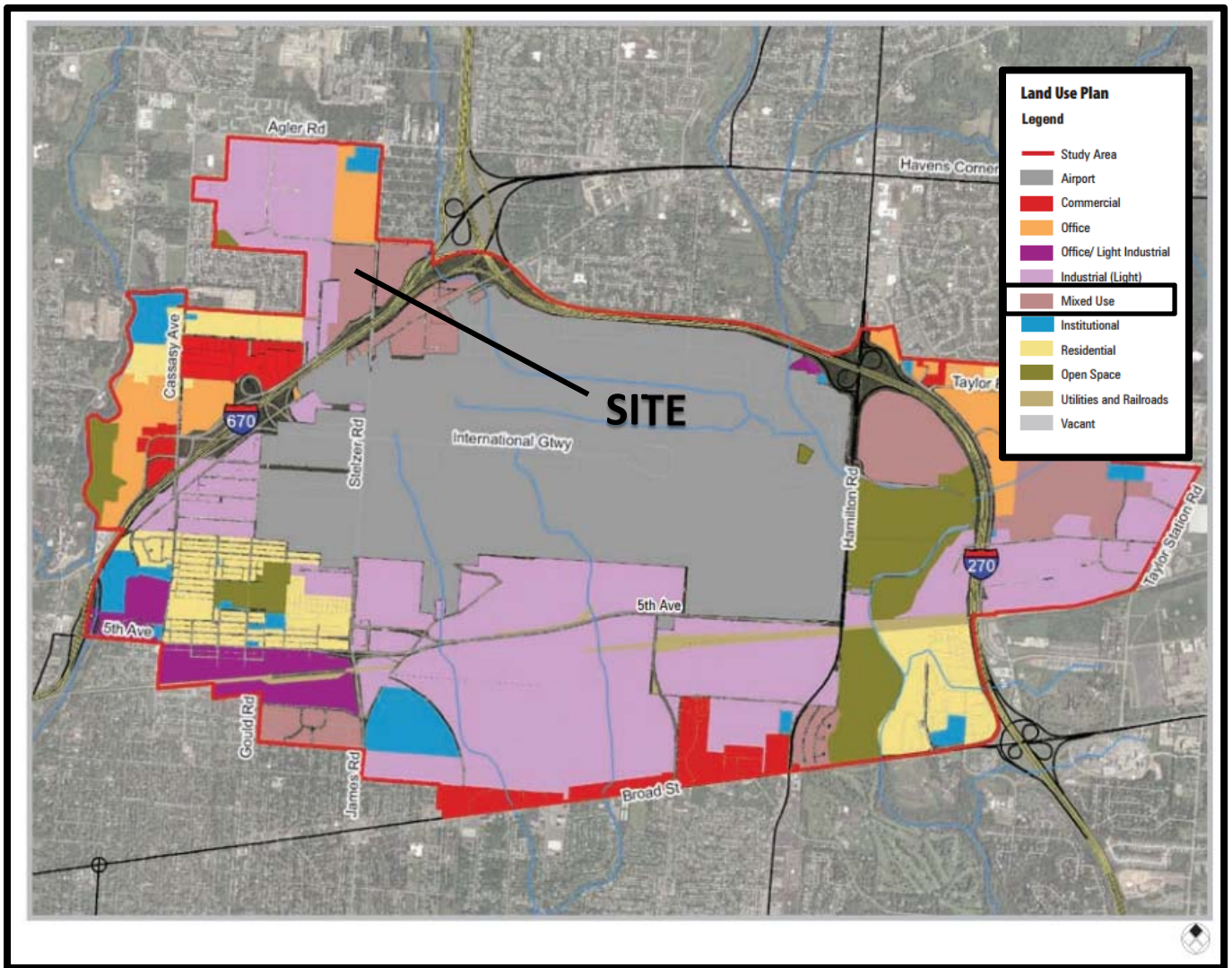
Michael Shannon
Attorney for the Applicant



CV22-065
1895 Stelzer Rd.
Approximately 12.18 acres



Z22-053
1895 Stelzer Rd.
Approximately 12.18 acres



Port Columbus Joint Economic Development Strategy (2008)

Z22-053
1895 Stelzer Rd.
Approximately 12.18 acres



CV22-065
1895 Stelzer Rd.
Approximately 12.18 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 Z22-053

Address 1895 STELZER RD

Group Name NORTHEAST AREA COMMISSION

Meeting Date 11/3/2022

- Specify Case Type**
- BZA Variance / Special Permit
 - Council Variance
 - Rezoning
 - Graphics Variance / Plan / Special Permit

- Recommendation**
(Check only one)
- Approval
 - Disapproval

LIST BASIS FOR RECOMMENDATION:

Complied with committee recommendations.

Vote 7 yes, 0 no

Signature of Authorized Representative *Commissioner Elaine Moore*

Recommending Group Title Northeast Area Commission

Daytime Phone Number 614-519-2195

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.

Dietrich, Timothy E.

From: Elenora Moore <emoorenac1@gmail.com>
Sent: Friday, February 3, 2023 1:46 PM
To: Dietrich, Timothy E.; MIKE@UHLAWFIRM.COM; Eric Zartman
Cc: Karen Rogers; Scales, DeLena P.; Critty Buenconsejo; Brad Davis; DiMaris Medina-Cortes
Subject: [EXTERNAL] Re: Z22-053 & CV22-065 Amendments

Good afternoon Mr. Dietrich,

A representative for the following applications met with the Northeast Area Commission last night to present amendments for the following applications (Z22-053 & CV22-065). Please note that these applications have previously been approved by this commission. The reason stated for these amendments was due to the securing of an additional adjacent parcel on the south of the original parcel (PID 010217446). These amendments included a site area increase, a unit increase and a density decrease.

Outcome: There were no new variances that needed to be dealt with these amendments. The main concern of our committee members was that any impact from traffic changes would be mitigated through the Department of Development.

With that being said, there was a favorable vote from the commission for this applicant to move forward with this project. If you have any additional questions or concerns, please let me know.

Thank you,
Commissioner Moore

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 #: CV22-065

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. The Robert Weiler Company 10 North High Street, Suite 401 Columbus, Ohio 43215</p>	<p>2. Magoo Properties LLC P.O. Box 09764 Columbus, Ohio 43209</p>
<p>3.</p>	<p>4.</p>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT 

Sworn to before me and signed in my presence this 10th day of March, in the year 2023

 My Commission Expires N/A Notary Seal Here



AARON L. UNDERHILL
ATTORNEY AT LAW
Notary Public, State of Ohio
My Commission Has No Expiration
Section 147.03 R.C.

This Project Disclosure Statement expires six (6) months after date of notarization.