

SITE DATA

TOTAL ACREAGE=28.787 AC (1,253,961.72 SF)

UNITS TOTAL=240

BUILDING A- 8 TOTAL BUILDINGS AT 8 UNITS EACH  
BUILDING B- 9 TOTAL BUILDINGS AT 8 UNITS EACH  
BUILDING C- 7 TOTAL BUILDINGS AT 8 UNITS EACH  
BUILDING D- 12 TOTAL BUILDINGS AT 4 UNITS EACH

EXISTING DENSITY= 8.34 DU/AC  
EXISTING ZONING-PUD-6

PROPOSED ZONING-L-AR-12  
DENSITY PERMITTED 1,253,961.22 SF/3,600 SF= 348 UNITS  
ALLOWED

PROPOSED UNITS: MINIMUM OF 242 AND MAXIMUM OF 244

366 PARKING REQUIRED AT 1.5 SPACES/UNIT  
670 PARKING SPACES PROVIDED  
404 SPACES SURFACE  
54 SPACES DETACHED GARAGE  
106 SPACES ATTACHED GARAGE  
106 SPACES STACKING

DEVELOPMENT PLAN  
BRICEGROVE PARK APARTMENTS  
PREPARED FOR STEADFAST REIT

DATE: 11.11.21

Z21-099 Final Received 11/11/2021

Rebecca Mott, Attorney  
November 11, 2021

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
FEBRUARY 10, 2022**

- 1. APPLICATION: Z21-099**  
**Location:** **6617 BRICEGROVE BLVD. (43110)**, being 28.79± acres located at the intersection of Bricegrove Boulevard and the south side of Abbie Trails Drive, 1,350± feet east of Gender Road (530-251520; Greater South East Area Commission).  
**Existing Zoning:** PUD-6, Planned Unit Development District.  
**Request:** L-AR-12, Limited Apartment Residential District (H-35).  
**Proposed Use:** Multi-unit residential development.  
**Applicant(s):** Steadfast REIT; c/o Rebecca J. Mott, Atty.; 411 East Town Street, Floor 2; Columbus, OH 43215.  
**Property Owner(s):** Brice Grove Apartments, LLC; 3 Easton Oval, Suite 130; Columbus, OH 43219.  
**Planner:** Shannon Pine; 614-645-2208; [spine@columbus.gov](mailto:spine@columbus.gov)

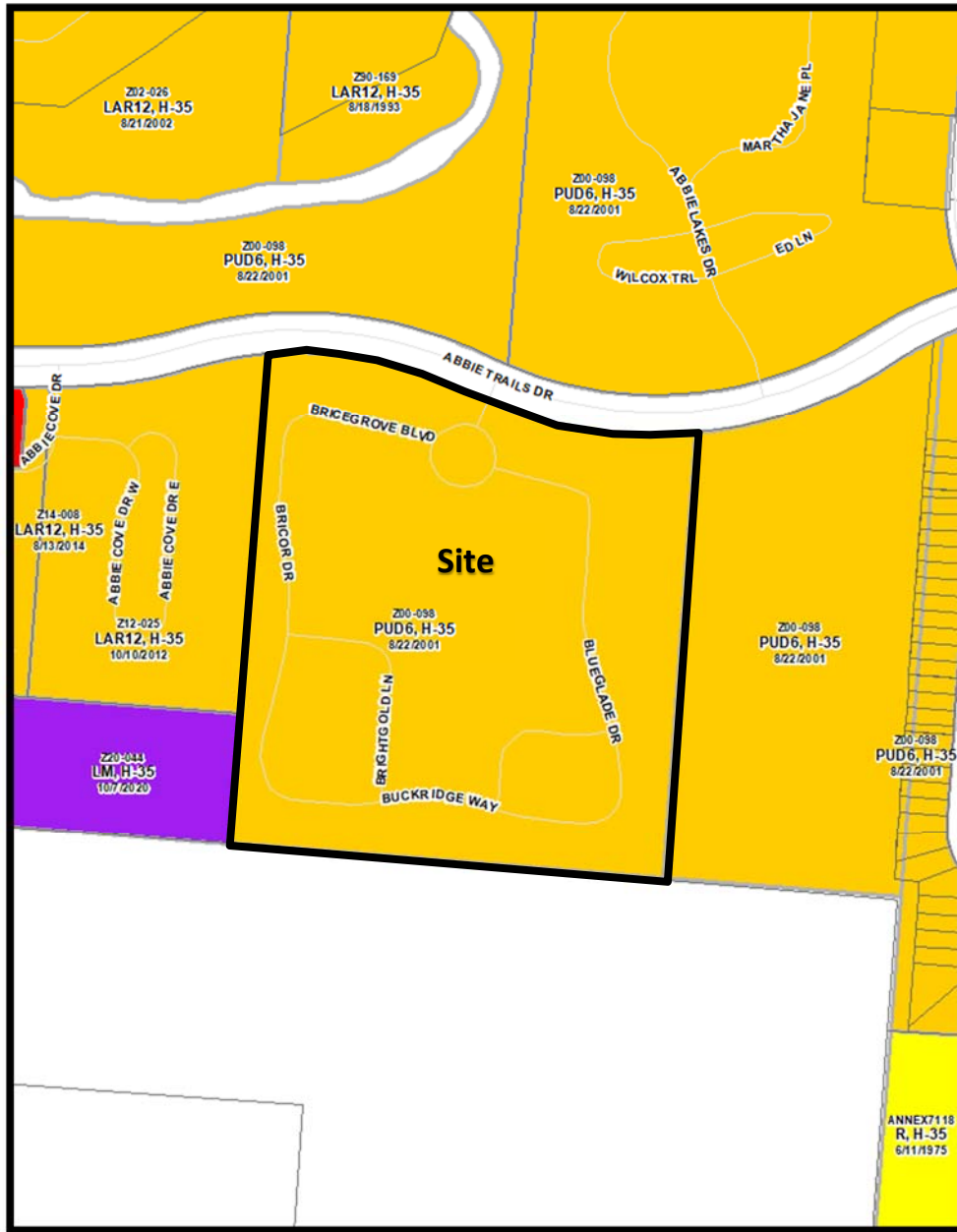
**BACKGROUND:**

- The 28.79± acre site consists of one parcel developed with a 240-unit apartment complex/multiple dwelling development (mix of apartment buildings and four-unit dwellings) in the PUD-6, Planned Unit Development District. The site is Development Area 3 of the larger PUD-6 development as permitted by ORD #1217-01 (Z00-098), which is limited to a maximum of 240 units. The requested L-AR-12, Limited Apartment Residential District proposes two units to be added within the existing clubhouse building.
- To the north across Abbie Trails Drive are City of Columbus parkland and an apartment complex in the PUD-6, Planned Unit Development District. To the east is City of Columbus parkland in the PUD-6, Planned Unit Development District. To the south is Pickerington Ponds Metro Park in Madison Township. To the west is an apartment complex in the L-AR-12, Limited Apartment Residential District, and a self-storage facility under construction in the L-M, Limited Manufacturing District. The *Blacklick Trail* runs through the eastern frontage of the site.
- The site is within the boundaries of the *South East Land Use Plan* (2018), which recommends “Low-Medium Density Residential” (6-10 units per acre) and “Open Space” land uses at this location. *Columbus Citywide Planning Policies* (C2P2) Design Guidelines (2018) are also applicable to the site.
- The limitation text permits all AR-12 district uses and will allow up to 244 units (8.48 units per acre). The text also includes supplemental development standards that address maximum number of units per building (8), building height, setbacks, site access, landscaping, building materials, garage requirements, and lighting controls.

- Concurrent Council Variance #CV21-129 has been filed to permit a two-unit dwelling within the clubhouse in the proposed L-AR-12 district. That request will be heard by City Council and will not be considered at this Development Commission meeting.
- The site is located within the boundaries of the Greater South East Area Commission whose recommendation is for approval of the requested L-AR-12 district.

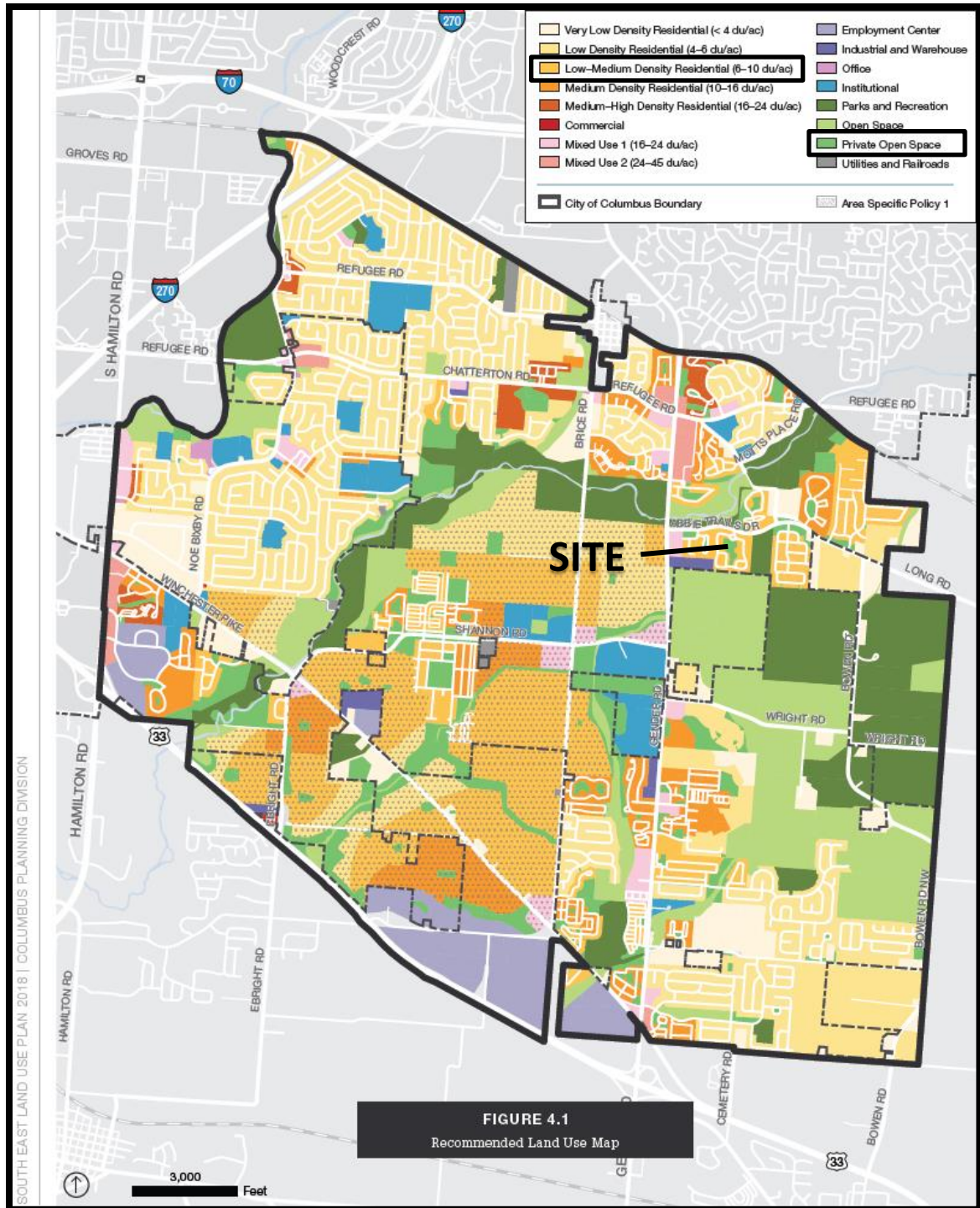
**CITY DEPARTMENTS' RECOMMENDATION:** Approval.

The requested L-AR-12, Limited Apartment Residential District will permit additional units within an existing apartment complex. The proposal remains consistent with the land use recommendation of the *South East Land Use Plan*, and is compatible with surrounding development.



Z21-099  
6617 Bricegrove Blvd.  
Approximately 28.79 acres  
PUD-6 to L-AR-12





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Approximately 28.79 acres  
PUD-6 to L-AR-12

## Standardized Recommendation Form

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	<u>Z21-099</u>
Address	<u>6617 Bricegrove Blvd.</u>
Group Name	<u>Greater South East Area Commission</u>
Meeting Date	<u>01/25/2022</u>
Specify Case Type	<input type="checkbox"/> BZA Variance / Special Permit <input type="checkbox"/> Council Variance <input checked="" type="checkbox"/> Rezoning <input type="checkbox"/> Graphics Variance / Plan / Special Permit
Recommendation (Check only one)	<input checked="" type="checkbox"/> Approval <input type="checkbox"/> Disapproval

**LIST BASIS FOR RECOMMENDATION:**

We as a commission are in favor of the request. No concerns at this time.

Vote	<u>Unanimous</u>
Signature of Authorized Representative	<u>PEGGIE ANDERSON</u>
Recommending Group Title	<u>Zoning Chair</u>
Daytime Phone Number	<u>(614) 897-8882</u>

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.



## Rezoning Application

111 N Front Street, Columbus, Ohio 43215

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

### PROJECT DISCLOSURE STATEMENT

APPLICATION #: Z21-099

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) Rebecca J. Mott, Plank Law Firm, LPA

of (COMPLETE ADDRESS) 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 (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)

1. Steadfast Apartment REIT Operating Partnership, L.P., a Delaware limited partnership (Manager of Brice Grove Apartments, LLC)	2. Steadfast Apartment REIT, Inc., a Maryland corporation (General Partner of Steadfast Apartment REIT Operating Partnership, L.P.)
3. Address: 3 Easton Oval, Suite 130 Columbus, Ohio 43219 Columbus based employees: <u>62</u> (projected)	4. Address: Steadfast REIT 18100 Von Karman Avenue, Suite 200 Irvine, California 92612

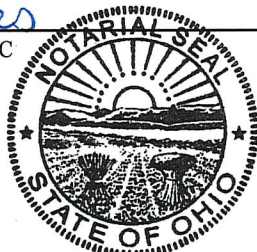
☐ Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Rebecca J. Mott

Sworn to before me and signed in my presence this 23 day of November, in the year 2021

Lynette Mapes  
SIGNATURE OF NOTARY PUBLIC



8/10/24  
My Commission Expires

Notary Seal Here

Lynette Mapes  
Notary Public, State of Ohio  
My Commission Expires 08-10-24

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