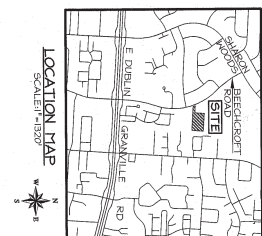
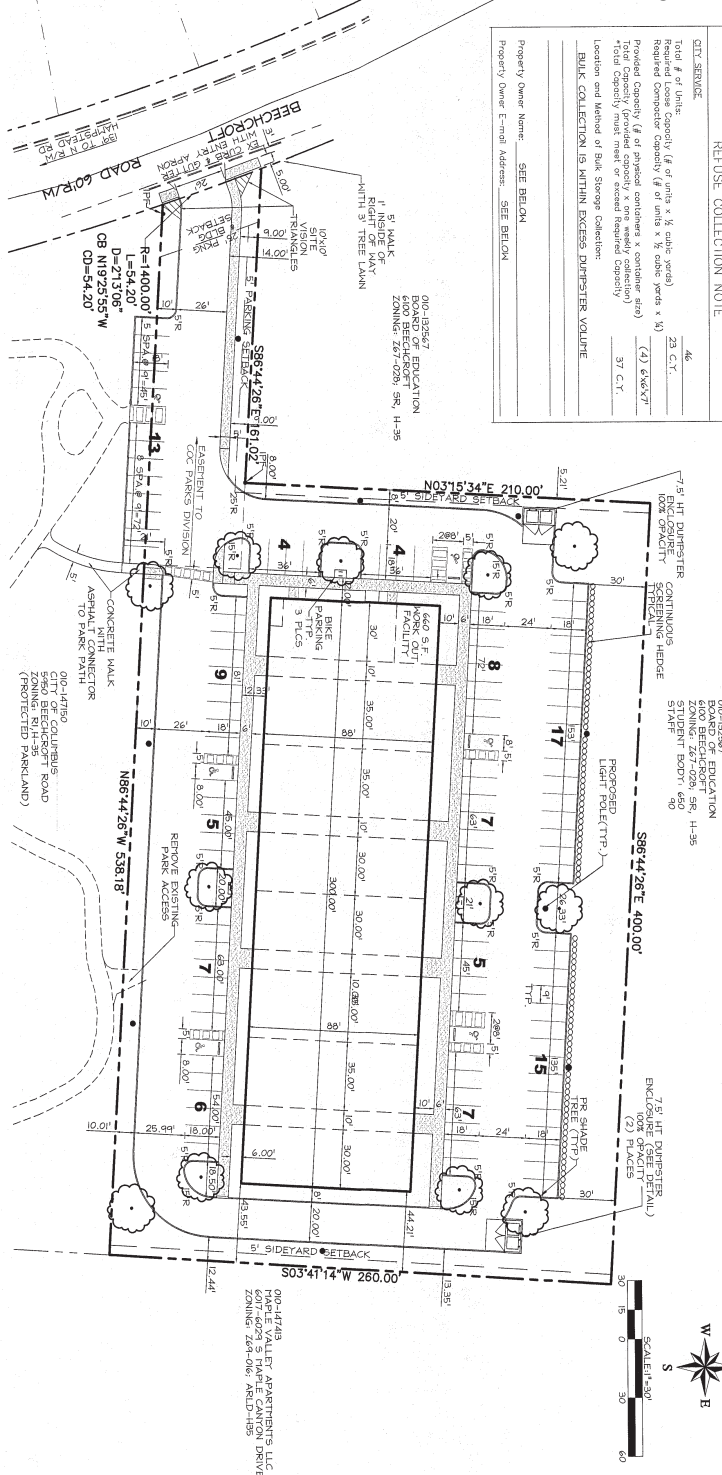


TITLE: <u>SECRET</u> REF: <u>SECRET</u> REFUSE COLLECTION NOTE	
Total # of Units: _____ Required Linear Capacity (# of units x $\frac{1}{2}$ cubic yards) _____ Required Compacted Capacity (# of units x $\frac{1}{2}$ cubic yards x .50) _____ Provided Capacity (# of physical containers x container size) _____ Total Capacity (provided capacity x one week collection) _____ Total capacity must meet or exceed required capacity	46 29 C.Y. (4) "55GAL" 37 C.Y.
Location and Method of Bulk Storage Containers: BULK COLLECTION IS WITHIN EXCESS DUMPSTER VOLUME	
Property Owner Name: _____ SEE BELOW Property Owner E-mail Address: _____ SEE BELOW	



ZONING DATA	
CURRENT ZONING.....	267, C-4-H-35
PROPOSED ZONING.....	AR-1, H-35
COMMERCIAL OVLAY.....	NONE
EXISTING USE.....	VACANT
PROPOSED USE.....	MULTI FAMILY RESIDENTIAL
PID.....	010-104154

MINIMUM PARKING REQUIRED
PROPOSED BUILDING OFFICE: 400 S.F. @ 1/450 = 1
APARTMENTS: 15/UNIT = 46+15 = 61

TOTAL REQUIRED PARKING:	70 SPACES
REQUIRED BIKE PARKING:	5 SPACES

TOTAL PARKING PROVIDED:
112 W/ (6) HC-(3) VAN ACCESSIBLE
13 FOR USE BY PARK VISITORS

BICYCLE : 5 SPACES
PARKING SHADE TREES REQUIRE
1 PER 10 PARKING SPACES, 112/10=11.2 ~12

TREES SHALL BE 2" CALIPER AT TIME OF
PLANTING WITH A 4' SOIL RADIUS AND MINIMUM
145 SQ FT. SOIL AREA.
SHADE TREES PROVIDED. 12

SHEET INDEX

SITE LAYOUT AND ZONING INFORMATION	1 of 3
SITE GRADING AND UTILITY PLAN	2 of 3
DUMPSTER ENCLOSURE DETAILS	3 of 3

David E. Davis

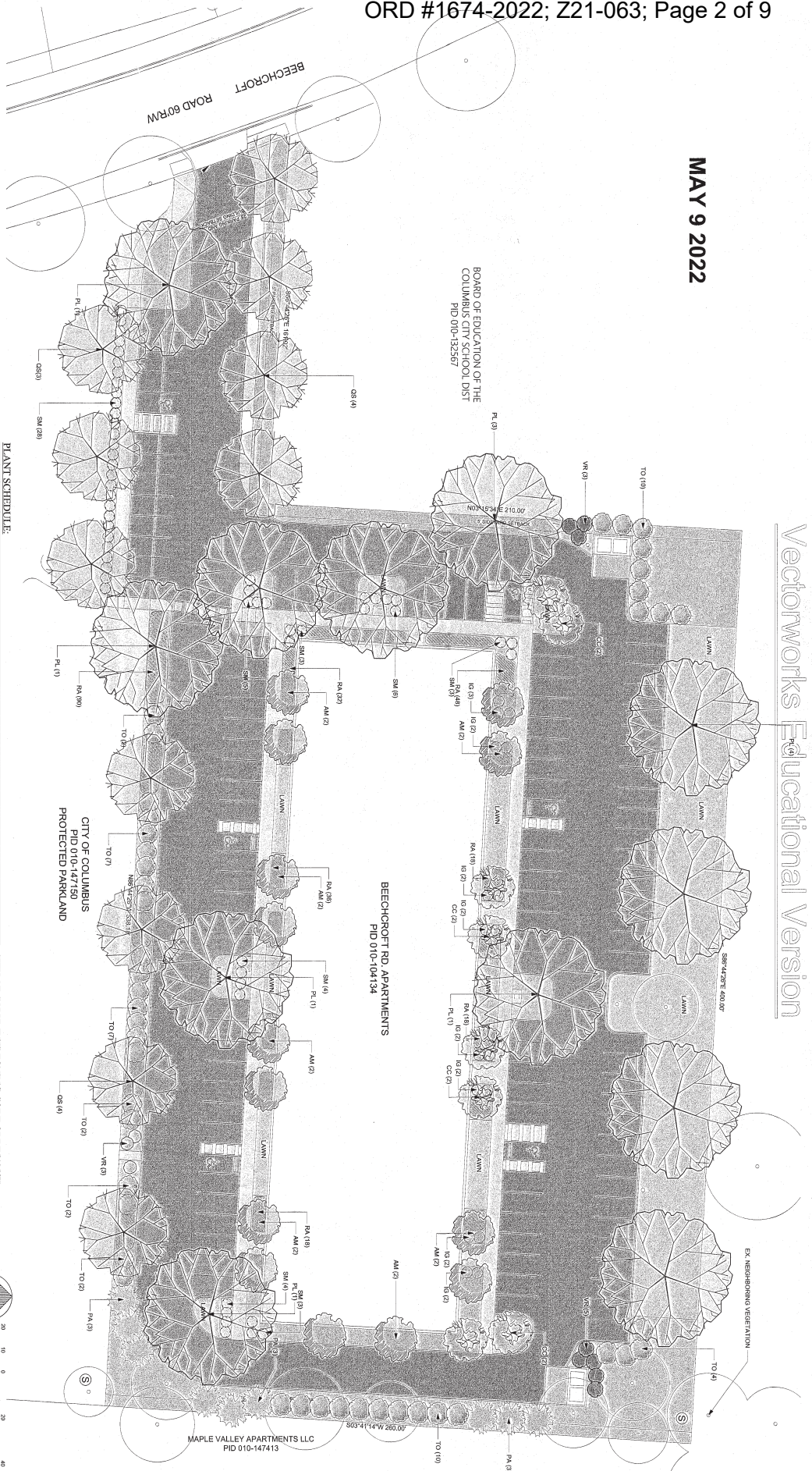
[illegible]

ISSUED	12-17-2021
	02-22-2022
	-
	-
REVISED	-
	-

46 UNIT APARTMENT COMPLEX
6000 BEECHCROFT ROAD
COLUMBUS, OHIO 43229
(PRELIMINARY:21601-00259)

DES Engineering, LLC
121 Richland Road
Xenia, Ohio 45385
614-638-0071
EMAIL: dsamiec@woh.rr.com

Vectorworks Educational Version



PLANT SCHEDULE					
KEY PLANT NAME	COMMON NAME	DIE	QTY	SIZE	REMARKS/COMMENTS
TREES					
AM AMELANCHIER	SEROTINOSITY	D	14	SMALL T	BAB OR CONTAINER
CO CORYLUS CORNARENSIS	EASTERN HOPBOLD	D	8	7"	BAB OR CONTAINER
PA PACIA BIRDS	WHITE FLAME	E	10	8" DBH	BAB OR CONTAINER
R PLATANUS AMERICA	WINDY PLANTAIN	D	12	7"	BAB OR CONTAINER
QS QUERCUS SHUMARDII	SHUMARD OAK	D	11	7"	BAB OR CONTAINER
SHRUBS					
PA PACHYSTYLIS A.	PANICUM	E	17	2-4MM	CONTAINER 3 O.C.
PA RHOD SPERMATICA GRO-LOW	FARGUES F. SAMO	D	200	3 CM	BAB OR C.O.
PA RHO SPERMATICA GRO-LOW	GREEN GALT ASSOCIATIVE	E	40	1 CM	BAB OR CONTAINER
PA RHO SPERMATICA GRO-LOW	HYPERICUM ALEGRIEN	D	60	2"	BAB OR CONTAINER
PA STENOCHA LILIANA WERTZ	DWARF GORDIAN LILAC	E	20	2"	BAB OR CONTAINER

CITY OF COLUMBIA ZONING CODE ORDINANCE: GENERAL SITE DEVELOPMENT STANDARDS: 332.07 LANDSCAPING:			
46 UNITS @ 1 TREE PER 10	SHADE TREES SPACING: 10 FEET	5	5
OFF-STREET PARKING AND LOADING: 332.12 LANDSCAPING AND SCREENING: INTERIOR LANDSCAPING	SHADE TREES SPACING: 10 FEET	12	12
112 PARKING SPACES @ 1 TREE PER 10	SHADE TREES SPACING: 10 FEET	12	12
112 PARKING SPACES @ 1 TREE PER 10	SHADE TREES SPACING: 10 FEET	12	12
PAVING AND EXISTING TO 75% GRASS AS PER CITY PLANNER	PAVING AND EXISTING TO 75% GRASS AS PER CITY PLANNER	YES	YES

LEGEND:

KEY	
	EXISTING TREE

5/19/02

THOMAS J. CARROLL

SCALE: 1" = 20'

NORTH

UNDERGROUND UTILITIES
TWO WORKING DAYS
BEFORE YOU DIG
CALL 1-800-362-2764 (TOLL FREE)
OHIO UTILITIES PROTECTION SERVICE
NON-MEMBERS
MUST BE CALLED DIRECTLY

Lk^{bf} - 2

LANDSCAPE DEVELOPMENT PLAN

**BEECHCROFT RD.
APARTMENTS**
6000 BEECHCROFT RD.
COLUMBUS, OHIO 43229

MARK A. SCHIEBER ASSOCIATES, LLC.
A Studio of Landscape Architecture & Horticulture
600 Morrison Rd.
Gahanna, OH 43230
Mobile (614) 496-1303
Office (614) 754-8752

Z21-063; Final Received 5/13/22

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
MAY 12, 2022**

- 5. APPLICATION: Z21-063**
Location: **6000 BEEHCROFT RD. (43229)**, being 2.55± acres located on the east side of Beehcroft Road, 1,270± feet south of Sharon Woods Boulevard (010-104134; Northland Community Council).
Existing Zoning: C-4, Commercial District.
Request: L-AR-1, Limited Apartment Residential District (H-35).
Proposed Use: Multi-unit residential development.
Applicant(s): Glavan Group LLC; c/o Jeffrey Glavan; 92 Hanford Street; Columbus, OH 43206.
Property Owner(s): Elsie Jean-Baptiste; 703 Southbluff Drive; Westerville, OH 43082.
Planner: Kelsey Priebe; 614-645-1341; krpriebe@columbus.gov

BACKGROUND:

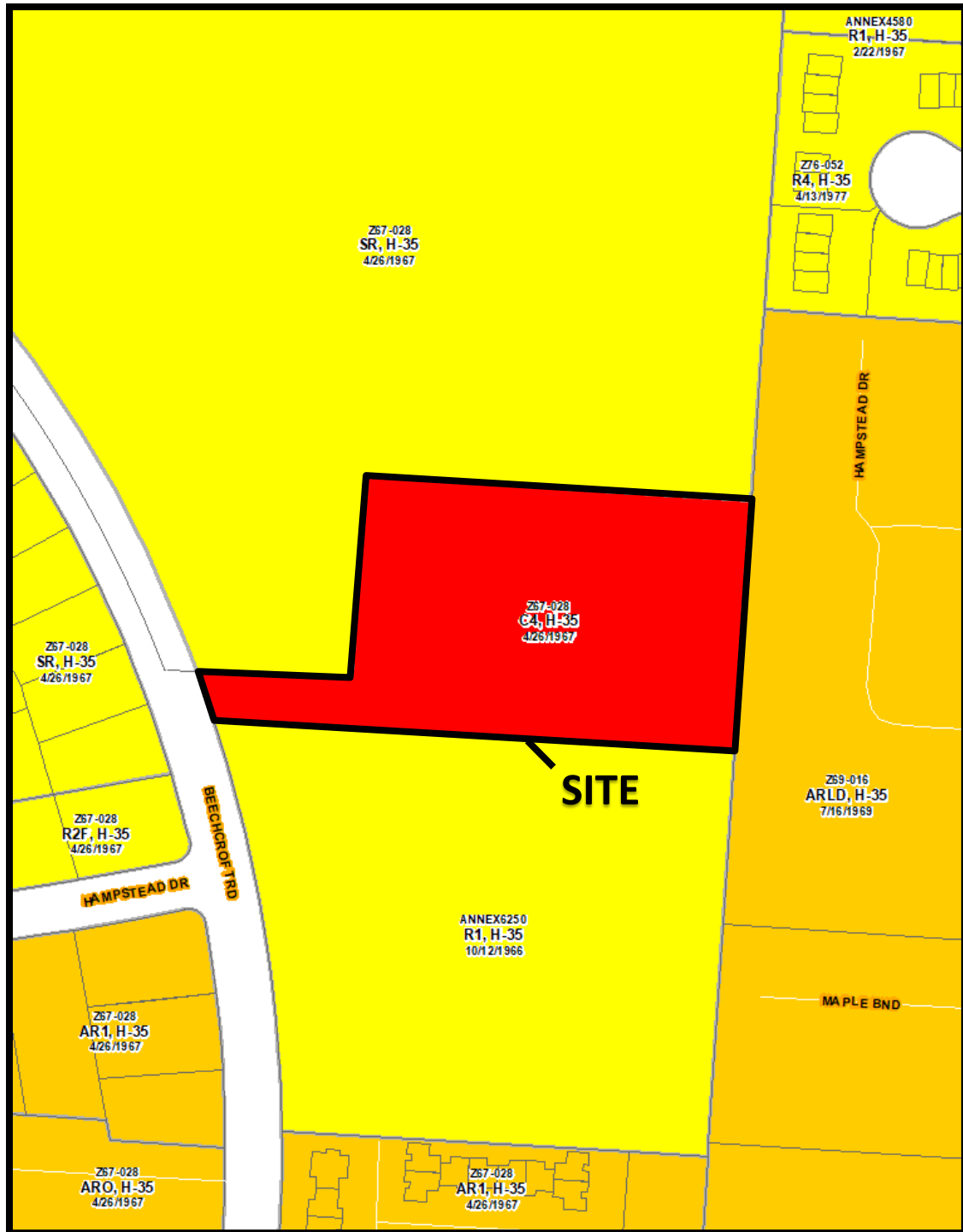
- The site is developed with a vacant commercial swimming pool in the C-4, Commercial District. The requested L-AR-1, Limited Apartment Residential District will permit the development of a multi-unit residential development. The applicant is proposing a 46-unit apartment building (18.04 du/ac).
- To the north of the site is a school in the S-R, Suburban Residential District. To the south is a park in the R-1, Residential District. To the east is a multi-unit residential development in the ARLD, Apartment Residential District. To the west are single-unit dwellings in the R-2F, Residential District.
- The site is within the planning boundaries of the *Northland 1 Area Plan* (2014), which recommends “Institutional” land uses at this location.
- The site is located within the boundaries of the Northland Community Council, whose recommendation is for approval (all conditions of the approval have been met).
- The limitation text provides commitments to a site plan and includes development standards addressing density and the provision of a sidewalk to Beehcroft Road.

CITY DEPARTMENTS’ RECOMMENDATION: ~~Conditional Approval.~~ ***Approval.**

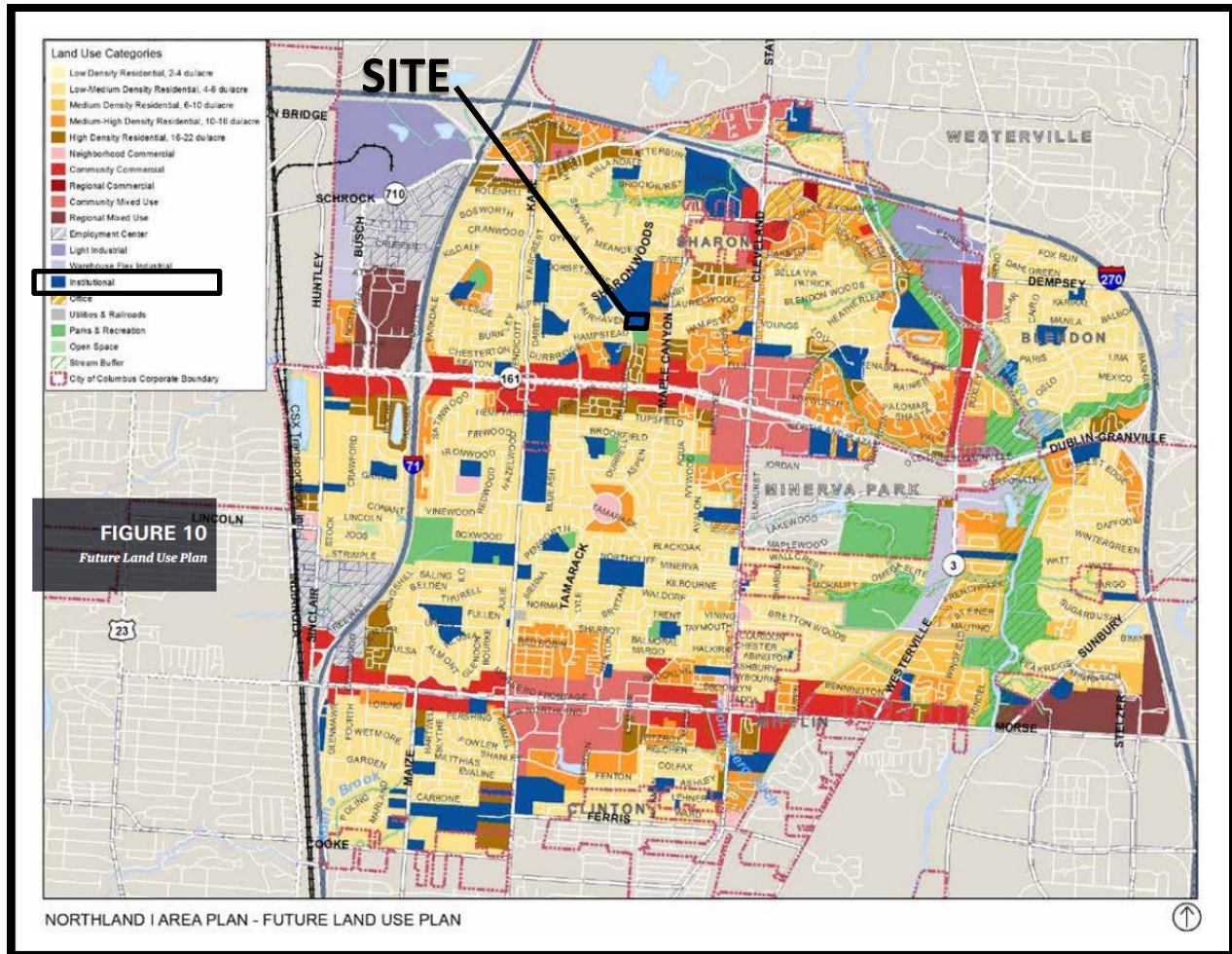
The requested L-AR-1, Limited Apartment Residential District will allow a multi-unit residential development that is compatible with the development standards of adjacent residential developments. Although the *Northland I Area Plan* (2014) recommends “Institutional” uses at this location, redevelopment for a range of uses may be supported if a proposal’s scale and intensity reflect surrounding uses and conditions. As the surrounding area is largely residential and the site is adjacent to a multi-unit residential development to the east, the proposed use is

supported. Planning Division Staff continue to request the aisle of parking south of the building be relocated to the opposite side of the building consistent with *Northland I Area Plan* design guidelines; however, if such a revision is not feasible, Staff will consider support for a revised site plan that includes additional landscaping along the southern property line (east of the proposed concrete walk) to screen the parking lot from Beechcroft Park, consistent with the Plan's guidelines recommending landscape buffers be established between residential and non-residential uses. Once the Planning Division's comments are addressed, City Departments' recommendation will be updated to approval.

***Planning Division's comments have been addressed.**



Z21-063
6000 Beechcroft Road
Approximately 2.55 acres
C-4 to R-4



Z21-063
6000 Beechcroft Road
Approximately 2.55 acres
C-4 to R-4



Z21-063
6000 Beechcroft Road
Approximately 2.55 acres
C-4 to R-4



Northland Community Council
Development Committee

Report

March 30, 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 chair **Dave Paul**

Members represented:

Voting: (15): Albany Park (APHA), Asherton Grove (AGCA), Cooperwoods (CCA), Forest Park (FPCA), Karmel Woodward Park (KWPCA), Lee/Ulry (LUCA), Little Turtle (LTCA), Maize Morse Tri-Area (MMTACA), Northland Alliance (NA), Northland Area Business Association (NABA), Preston Commons (PCHA), Rolling Ridge (RRSHA), Salem (SCA), Sharon Woods (SWCA), Westerwood (WRA).

Case #1

Application #Z21-063 (Rezone 2.554 AC± from C to AR-1 Apartment Residential to permit the construction of a 3-story multifamily residential building containing 46 apartment units and 1st level common areas)

Jeffrey Glavan/Glavan Group LLC (Architects) *representing*
Ibiscus Child Care Center LLC c/o Elsie Jean-Baptiste
(Former Beechcroft pool site) 6000 Beechcroft Rd, 43229 (PID 010-104134)

- *The Committee approved (14-0 w/ 1 abstention) a motion (by SWCA, second by LTCA) to **RECOMMEND APPROVAL WITH TWO (2)***

CONDITIONS:

- *That the applicant will specify that the density under this AR-1 zoning will be limited to a maximum of 18 dwelling units per acre.*
- *That the applicant will commit to construct a sidewalk to Beechcroft Road on the north side of the access drive, regardless of the outcome of conversations with the Recreation & Parks Department concerning a sidewalk on the south side of the access drive.*

Case #2

Application #Z21-078 (Rezone 0.49 AC± from LP-1 Limited Private Parking to L-M Limited Manufacturing to provide additional indoor warehousing, storage and parking uses for the adjacent retail building on a separate parcel; other M uses prohibited)

Ryan Moore/JMAC Architects & Planners LLC *representing*
Ross Samuels
(Rear of) 2590 Morse Rd, 43229 (PID 600-168656, 600-168657, 600-168658)

- *The Committee approved (15-0) a motion (by FPCA, second by SCA) to **RECOMMEND APPROVAL WITH ONE (1) CONDITION:***

- *That the applicant will commit to install one (1) bike rack in an appropriate location on the subject parcel.*

Rezoning Application

ORD #1674-2022; Z21-063; Page 9 of 9

111 N Front Street, Columbus, Ohio 43215

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

PROJECT DISCLOSURE STATEMENT

APPLICATION #: Z21-063

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)

of (COMPLETE ADDRESS)

JEFFREY L. GLAVAN AIA
92 HANFORD STREET COLUMBUS OHIO 43206
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. <u>ELSIE JEAN BAPTISTE</u> <u>703 SOUTHBLUFF DRIVE</u> <u>WESTERVILLE OHIO 43082</u>	2.
3. <u>614-769-1247</u>	4.

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

SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this 14 day of June, in the year 2022

SIGNATURE OF NOTARY PUBLIC

My Commission Expires

Notary Seal Here



HELEN A. BURGESS
Notary Public, State of Ohio
2017-RE-627068
My Commission Expires 02-04-2027

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