

ILLUSTRATIVE PLAN

TRABUE ROAD APARTMENTS

PREPARED FOR PREFERRED LIVING

DATE: 6.13.24

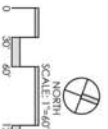


SITE DATA

TOTAL ACRES	# 11.19 ACRES
TOTAL UNITS	300
PARKING SPACES REQ. @ 300 X 1.5	450
TOTAL PARKING SPACES PROVIDED	322
SURFACE PARKING SPACES PROVIDED	428
GARAGE SPACES PROVIDED	54

Dr. Spinks 10-15-24

FINAL SITE PLAN RECEIVED 10.15.24 SHEET 1 OF 1 CV23-019



Paris Planning & Design
 LAND PLANNING LANDSCAPE ARCHITECTURE
 4823 Glenview Road, #1000
 Glenview, IL 60025
 P (847) 487-1144
 www.parisplanninganddesign.com

CONCEPTUAL RENDERING - FINAL BUILDING RENDERINGS RECEIVED 10.15.24 SHEET 1 OF 1 CV23-19



W. Spotts
10-15-24

**CITY COUNCIL – ZONING COMMITTEE
STAFF REPORT
COUNCIL VARIANCE**

APPLICATION: CV23-019
Location: 3451 TRABUE RD. (43204), being 11.2± acres located southwest corner of Trabue Road and McKinley Avenue (146-298090 and 8 others; West Scioto Area Commission).
Pending Zoning: AR-1, Apartment Residential District.
Proposed Use: Apartment complex.
Applicant(s): MJK Ventures Trabue LLC; c/o David Hodge, Atty.; 8000 Walton Parkway, Suite 120; New Albany, OH 43054.
Property Owner(s): MJK Ventures Trabue LLC; 750 Communications Parkway, Suite 200; Columbus, OH 43214.
Planner: Tim Dietrich; 614-645-6665; tedietrich@columbus.gov

BACKGROUND:

- The 11.2± acre site consists of nine parcels developed with single-unit dwellings in the CPD, Commercial Planned Development District. The request includes variances to reduce the building setback along Trabue Road and to reduce the required perimeter yard. A site plan commitment is included in this request that demonstrates a 300-unit apartment complex, along with a conceptual building rendering.
- North of the site is a mix of residential, commercial, and manufacturing uses in the R, Rural, C-2, Commercial, and L-M, Limited Manufacturing districts. South and east of the site is a multi-unit residential development in the L-AR-1, Limited Apartment Residential District. West of the site are single-unit dwellings in the CPD, Commercial Planned Development District.
- The Applicant has received a recommendation of approval from Staff and from the Development Commission for a concurrent rezoning request (Z23-012) to the AR-1, Apartment Residential District.
- The subject site is within the planning boundaries of the *Trabue/Roberts Area Plan* (2011), which recommends “Neighborhood Mixed Use” land uses at this location. Additionally, the Plan includes early adoption of the *Columbus Citywide Planning Policies (C2P2) Design Guidelines* (2019).
- The site is located within the boundaries of the Westland Area Commission, whose recommendation is for disapproval (3-3).
- Staff recognizes that there are practical difficulties with the reduction in the building setback, and perimeter yard with this request.

CITY DEPARTMENTS’ RECOMMENDATION: Approval

The proposed reduction to building setback and perimeter yard are consistent with the previously approved zoning at this location and are also consistent with design guidelines in the *Trabue/Robert Area Plan* that encourage commercial overlay standards, such as a reduced building setback from Trabue Road, aimed at creating a development in a less suburban context. Additionally, the request include commitments to develop the site in accordance with the submitted site plan and building rendering.

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

STATEMENT OF HARDSHIP

Columbus City Code Section 3307.10 - Variances by City Council.

City council may grant the following zoning variances:

- A.** 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.
- 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 established property values within the surrounding area, or in any other respect impair the public health, safety, comfort, morals or welfare of the inhabitants of the city.

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.

The following factors shall be used in determining whether the applicant has encountered practical difficulties in the use of the property. Respond to the following statements:

1. Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without a variance.

Yes No

2. Whether the variance is substantial.

Yes No

3. Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer a substantial detriment as a result of the variance.

Yes No

4. Whether the variance would adversely affect the delivery of governmental services (e.g., water, sewer, refuse service).

Yes No

5. Whether the property owner purchased the property with knowledge of the zoning restriction.

Yes No

6. Whether the property owner's predicament feasibly can be obviated through some method other than a variance.

Yes No

7. Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance.

Yes No

List all sections of Code to be varied and explain your reasoning as to why this request should be granted.

NOTE: It is the applicant's responsibility to identify all variances required for the project. If any necessary variances are not included, a new application (and applicable fees) 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):

Signature of Applicant David Hooge Date _____

STATEMENT IN SUPPORT

APPLICATION: Z23-012
Location: 3451 TRABUE RD. (43204), being 11.2± acres located southwest corner of Trabue Road and McKinley Avenue (146- 298090 and 8 others; West Scioto Area Commission).
Existing Zoning: CPD, Commercial Planned Development District.
Request: AR-1, Apartment Residential District (H-35).
Proposed Use: Apartment development.
Applicant(s): MJK Ventures Trabue LLC; c/o David Hodge, Atty.; 8000 Walton Parkway, Suite 260; New Albany, OH 43054.
Property Owner(s): MJK Ventures Trabue LLC; 750 Communications Parkway, Suite 200; Columbus, OH 43214.
Date: August 13, 2024

The Applicant filed an application to rezone this site from CPD, Commercial Planned Development, to AR-1, Apartment Residential. The Applicant also filed a companion council variance application to vary certain area development standards and submits this statement in support.

This +/- 11.2-acre site is bordered on the south and east by Columbus properties zoned L-AR-1, Limited Apartment Residential District, and they are developed with apartment buildings. The property on the west is zoned CPD, Commercial Planned Development, but it has not yet been developed. The properties across Trabue Road are a mix of Columbus and Norwich Township properties that are zoned for a variety of residential, commercial, and manufacturing uses.

The site is located within the boundary of the West Scioto Area Commission. This site is also within the boundary of the Trabue/Roberts Area Plan (2011), which recommends mixed use (neighborhood) uses development for this location. This classification is the same as the Neighborhood Commercial classification but also includes residential units located either above and/or next to the commercial, office, or institutional uses. It is recommended that residential densities fall within the range of 16 to 45 dwelling units per acre.

The Applicant proposes development of the site with an apartment complex providing 300 dwelling units with a density of +/- 26.8 du/a. This development will provide residential amenities including a clubhouse and a pool, as shown on the site plan. The Applicant is also committed to quality architectural designs representative of the included conceptual renderings. The Applicant believes that this development will complement the developing character of the neighborhood and allow for community improvements such as right-of-way dedication, installation of a multi-use path, and potential for common recreation area at the intersection of Trabue Road and McKinley Avenue.

To allow development of the site as proposed, the Applicant requests the following use variance:

1. Section 3333.18 – Building lines. The Applicant requests a variance to reduce the minimum building line from 60 feet to zero feet.

2. Section 3333.255 – Perimeter yard. The Applicant requests a variance to reduce the minimum perimeter yard from 25 feet to 5 feet.

City Council may a variation in the yard, height or parking requirements of any district only in conjunction with a change in zoning 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.

The requested variances will allow a development which complements the neighborhood and its development pattern. The proposed development is similar in density, quality, design, and amenities with those neighboring apartments to the east and south. Those neighboring apartment developments have similar perimeter yard variances so the requested perimeter yard reduction will not cause those developments substantial detriment. The requested building line reduction aligns with the Trabue Roberts Area Plan’s recommendation to incorporate urban commercial overlay development standards, specifically zero-foot setback.

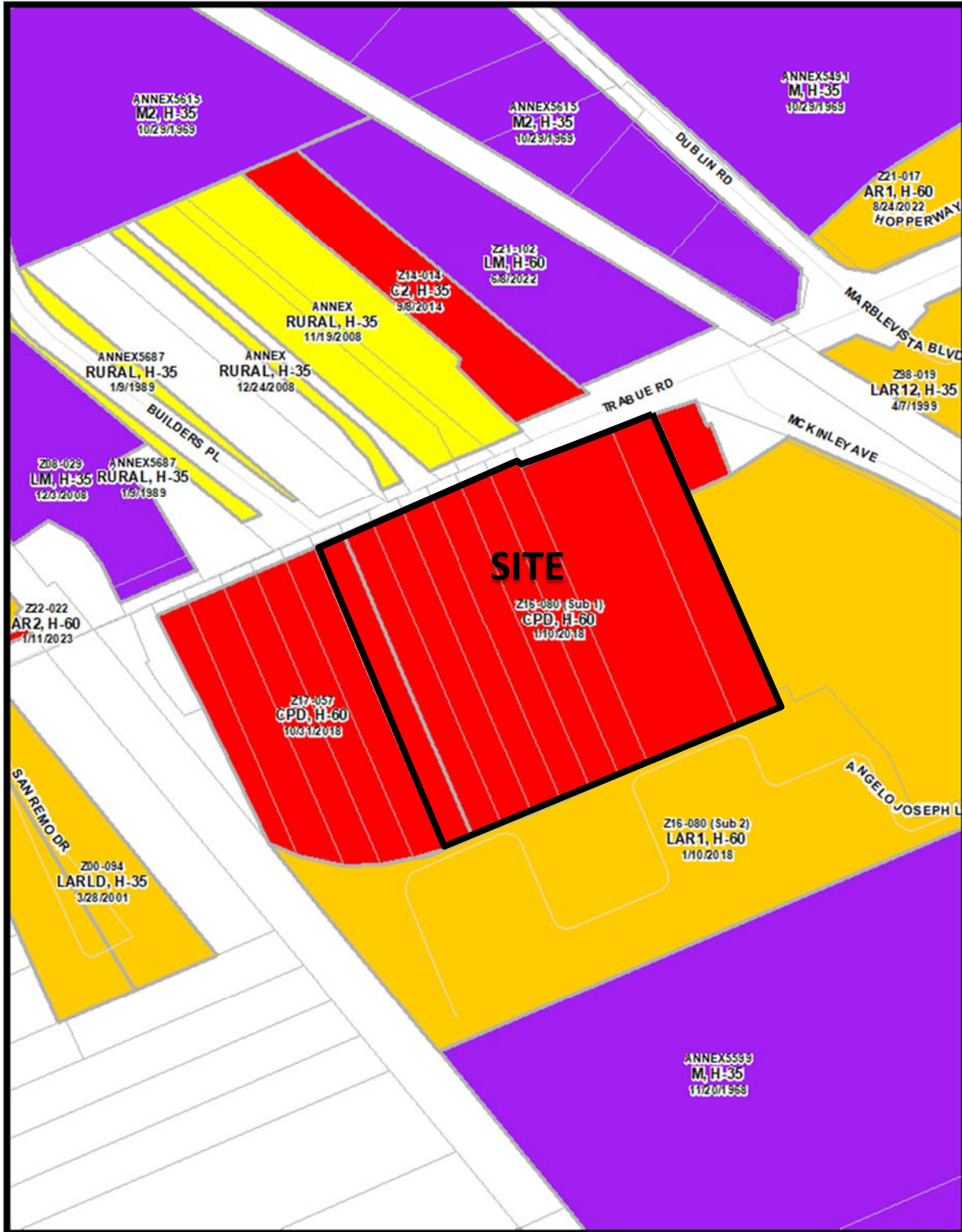
The Applicant submits that the development resulting from the variances will not impair an adequate supply of light and air to the adjacent property, unreasonably increase the congestion of public streets, increase the danger of fires, endanger the public safety, unreasonably diminish or impair established property values within the surrounding area, or in any other respect impair the public health, safety, comfort, morals or welfare of the inhabitants of the city.

The Applicant respectfully requests that City Council consider these factors and determine that the requested companion area variances are warranted to alleviate the Applicant’s practical difficulties and that the requested variances are within the spirit and intent of the zoning code.

Respectfully submitted,

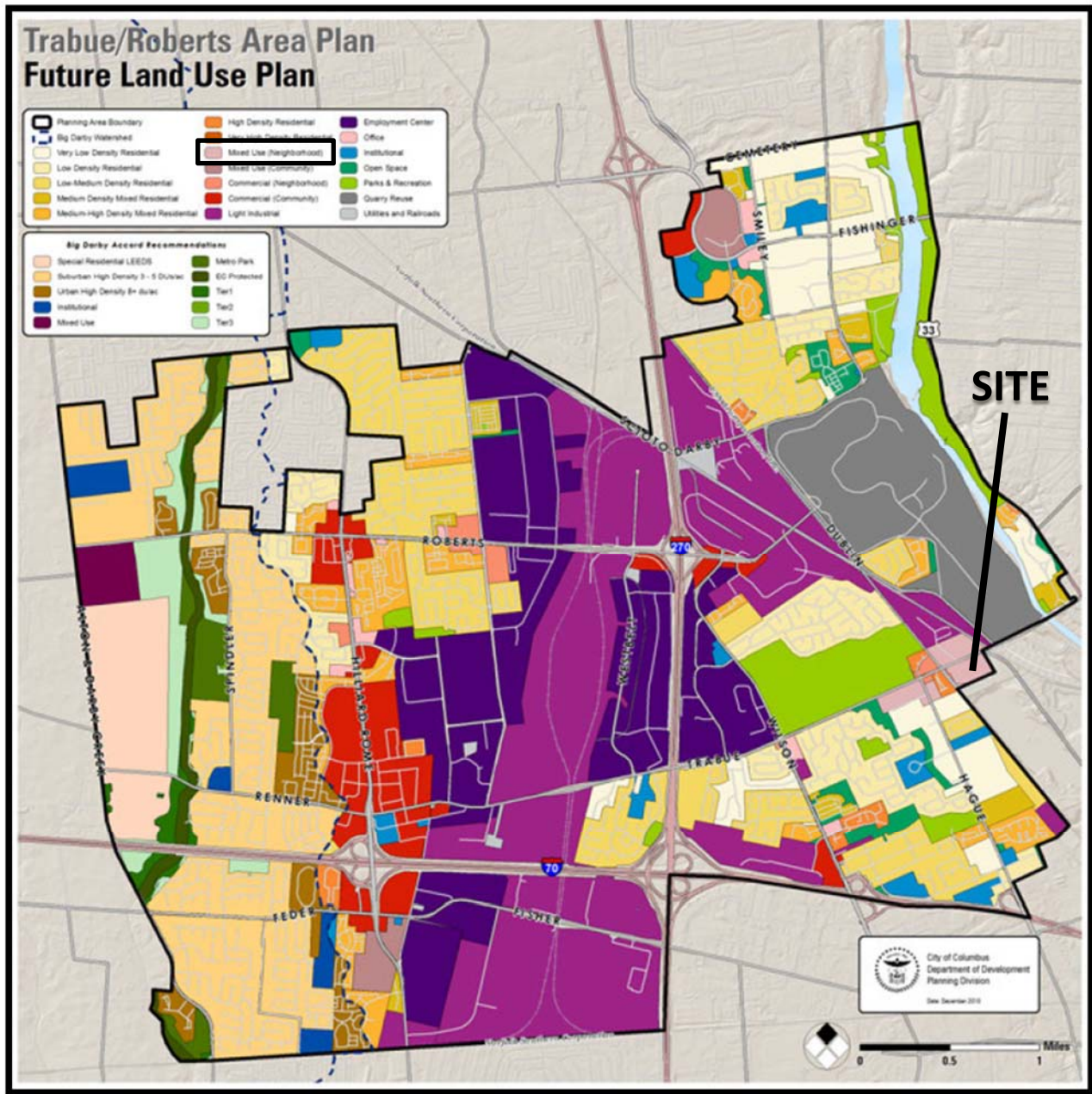


David Hodge, Attorney for Applicant



CV23-019
3451 Trabue Rd.
Approximately 11.2 acres

Trabue Roberts Area Plan (2011)



CV23-019
3451 Trabue Rd.
Approximately 11.2 acres



CV23-049
3451 Trabue Rd.
Approximately 11.2 acres

FOR USE BY: AREA COMMISSION / NEIGHBORHOOD GROUP
(PLEASE PRINT)

Case Number	<u>Z23-012 / CV23-019</u>
Address	<u>3451 TRABUE RD</u>
Group Name	<u>WEST SCIOTO AREA COMMISSION</u>
Meeting Date	<u>September 19, 2024</u>
Specify Case Type	<input type="checkbox"/> BZA Variance / Special Permit <input checked="" type="checkbox"/> Council Variance <input checked="" type="checkbox"/> Rezoning <input type="checkbox"/> Graphics Variance / Plan / Special Permit
Recommendation (Check only one)	<input type="checkbox"/> Approval <input checked="" type="checkbox"/> Disapproval

LIST BASIS FOR RECOMMENDATION:

WSAC met on September 19, 2024. At that time the applicant was back before the full area commission to present the changes and updates that they made to their project. This applicant had presented to both the zoning committee and full area commission previously. The original project plan was not approved by WSAC and there was a list of items on the form that was previously submitted to the city.

The revised plans have removed all commercial/retail space from the project. Some concerns were raised over the fact that WSAC does not have much in the way of retail within its area.

Traffic remains a concern for this location/project. There is also concern about emergency access to the location as well as additional strain on safety services.

The vote on the motion to approve this applicaiton was 3-3-0 which operates as a disapproval.

Vote	<u>3-3-0</u>
Signature of Authorized Representative	<u>Kristen E. McKinley</u> <small>Digitally signed by Kristen E. McKinley Date: 2024.09.25 12:36:27 -04'00'</small>
Recommending Group Title	<u>West Scioto Area Commission</u>
Daytime Phone Number	<u>614-404-9220</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.

Council Variance Application

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AND ZONING SERVICES

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PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV24-019

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 they are 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:

For Example: Name of Business or individual
 Contact name and number
 Business or individual's address; City, State, Zip Code
 Number of Columbus-based employees

<p>1. MJK Ventures Trabue LLC, et al. 750 Communications Pkwy., Suite 200 Columbus, OH 43214 (Zero employees)</p>	<p>2. Preferred Living 750 Communications Pkwy., Suite 200 Columbus, OH 43214 (85 employees)</p>
<p>3.</p>	<p>4.</p>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT [Signature]

Sworn to before me and signed in my presence this 14th day of August, in the year 2024

[Signature]
SIGNATURE OF NOTARY PUBLIC

no expiration Notary Seal Here
My Commission Expires



DAVID L. HODGE, Esq.
Attorney at Law
Notary Public, State of Ohio
My Comm. Has No Exp. Date
R.C. Sec. 147.03

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