



Evans, Mechwart, Hambleton & Tilton, Inc.
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CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO

EXHIBIT

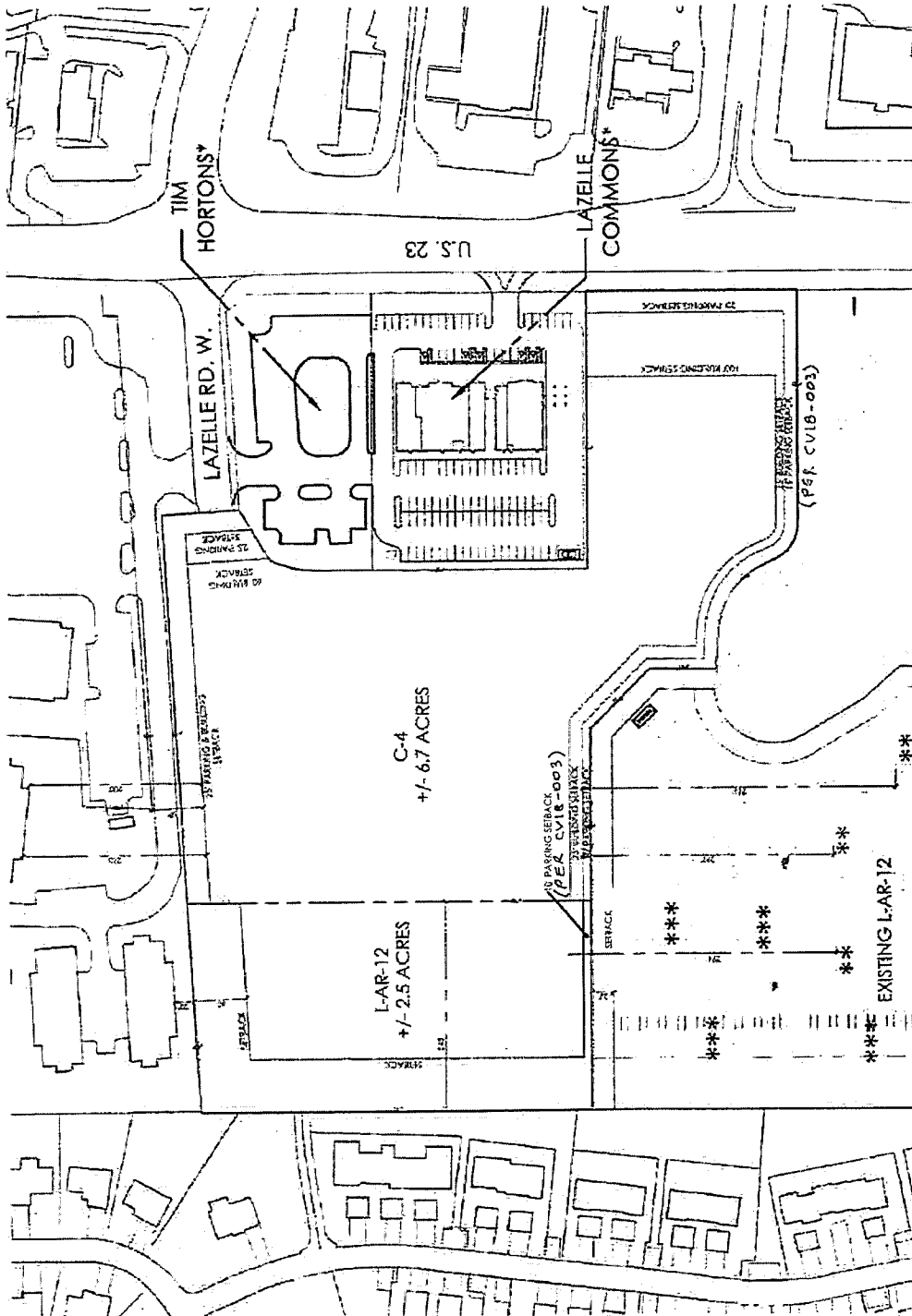
FOR

THE RESIDENCES AT LIBERTY CROSSING SETBACK EXHIBIT

DATE: January 19, 2018

JOB NO. 20111152

SCALE: 1" = 200'



GRAPHIC SCALE



1 inch = 200 feet

Z18-004; Final Received 5/4/18

John Tappan, Esq.
5/14/2018

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
APRIL 12, 2018**

- 3. APPLICATION: Z18-004**
- Location:** **104 LAURISTON LANE (43235)**, being 9.2± acres located on the west side of North High Street at the intersection with Dilmont Drive (610-290759; Far North Columbus Communities Coalition).
- Existing Zoning:** L-AR-12, Limited Apartment Residential and L-C-4, Limited Commercial Districts.
- Request:** L-AR-12, Limited Apartment Residential and L-C-4, Limited Commercial Districts.
- Proposed Use:** Multi-unit residential and extended-stay hotel developments.
- Applicant(s):** Metro Development LLC; c/o Jill S. Tangeman, Atty.; 52 East Gay Street; Columbus, OH 43215.
- Property Owner(s):** BRG Liberty Crossing LLC; 7265 Kenwood Road, Suite 111; Cincinnati, OH 45236.
- Planner:** Kelsey Priebe; 614-645-1341; krpriebe@columbus.gov

BACKGROUND:

- The 9.2± acre site is developed with multi-unit residential and extended-stay hotel developments in the L-AR-12, Limited Apartment Residential and L-C-4, Limited Commercial districts, respectively. The applicant requests the L-AR-12, Limited Apartment Residential and L-C-4, Limited Commercial districts to amend the existing zoning. The site was not developed in accordance with the approved site plan, and additional parking spaces were built within the required setback. This rezoning will allow for a reduced setback on the south side of the property from 25 feet to 10 feet via a concurrent Council variance.
- To the north of the site are multi-unit dwellings in the L-AR-12, Limited Apartment Residential District and office development in the CPD, Commercial Planned Development District. To the east is commercial development in the L-C-4, Limited Commercial and CPD, Commercial Planned Development districts. To the south are multi-unit dwellings zoned in the L-AR-12 Limited Apartment Residential District and a public park zoned in the CPD, Commercial Planned Development District.
- Companion CV18-003 has been filed to vary the perimeter yard. That request will be heard by City Council and will not be considered at this Development Commission meeting.
- The site is located within the planning area of the *Far North Area Plan* (2014), which recommends “Medium-High Density” land uses for this location. The *Far North Area Plan* also recommends that parking should be hidden to the greatest extent possible by locating it to the rear or side of a building and/or with extensive landscaping.

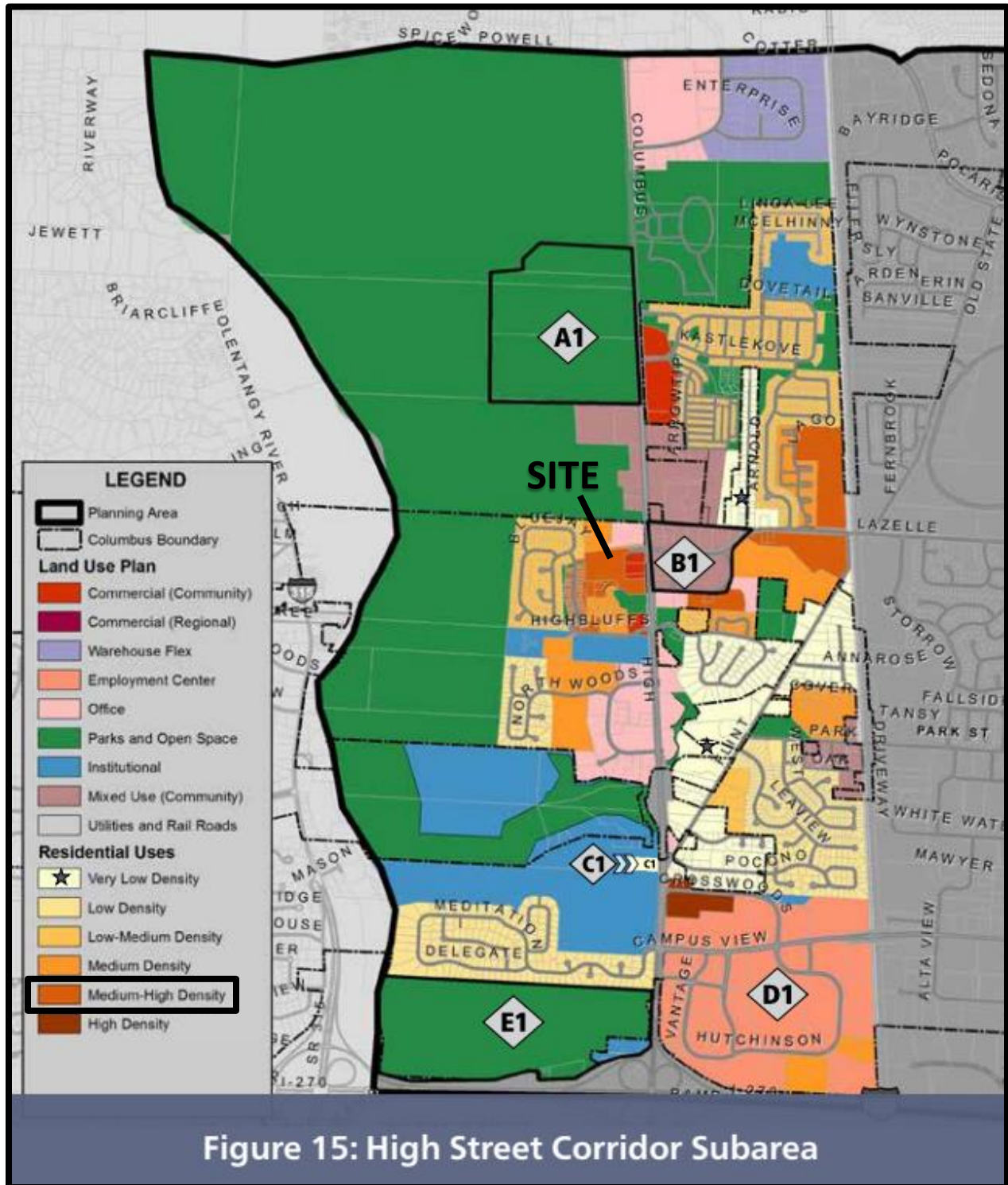
- The site is located within the boundaries of the Far North Columbus Communities Coalition, whose recommendation is for approval.
- The development text commits to a site plan and includes use restrictions, setback requirements, site access provisions, landscaping, exterior building material commitments, and graphics controls.
- The *Columbus Thoroughfare Plan* identifies High Street as a 6-2D arterial requiring a minimum of 80 feet of right-of-way from centerline.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested L-AR-12, Limited Apartment Residential and L-C-4, Limited Commercial Districts will maintain multi-unit residential and extended-stay hotel developments that are compatible with the density and development standards of adjacent residential developments. The proposal remains consistent with the land use recommendations of the *Far North Area Plan* as the extended-stay hotel development in the L-C-4 district is existing and functions in conjunction with the multi-unit residential development in the L-AR-12 district. The Planning Division has determined that the added parking spaces are sufficiently screened.

Z18-004
104 Lauriston Lane
Approximately 9.2 acres
L-AR-12 & L-C-4 to L-AR-12 & L-C-4

Far North Area Plan (2014)



Z18-004
104 Lauriston Lane
Approximately 9.2 acres
L-AR-12 & L-C-4 to L-AR-12 & L-C-4



Z18-004
104 Lauriston Lane
Approximately 9.2 acres
L-AR-12 & L-C-4 to L-AR-12 & L-C-4

Department of Building & Zoning Services
Scott Messer, Director
757 Carolyn Avenue, Columbus, Ohio 43224-3218
Phone: 614-645-7433 www.columbus.gov

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW

Case Number:

218-004

Address:

104 Lauriston Ln.

Group Name:

Far North Columbus Communities Coalition

Meeting Date:

3/6/18

Specify Case Type:

- ☐ BZA Variance / Special Permit
☐ Council Variance
☒ Rezoning
☐ Graphics Variance / Plan / Special Permit

Recommendation:

(Check only one)

- ☒ Approval
☐ Disapproval

NOTES:

Vote:

10-0

Signature of Authorized Representative:

SIGNATURE

James Palmisano

RECOMMENDING GROUP TITLE

FNCCC President

DAYTIME PHONE NUMBER

614 / 430-7840

Please e-mail this form to the assigned planner within 48 hours of your meeting day; or FAX to Zoning at 614-645-2463; or MAIL to: Assigned Planner, City of Columbus, Department of Building & Zoning Services, 757 Carolyn Avenue, Columbus, OH 43224.



DEPARTMENT OF BUILDING
AND ZONING SERVICES

REZONING APPLICATION

Department of Building & Zoning Services

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224-3218

Phone: 614-645-7433 www.columbus.gov

PROJECT DISCLOSURE STATEMENT

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.

APPLICATION # 218-004

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jill S. Tangeman, Esq.

of (COMPLETE ADDRESS) 52 East Gay Street, Columbus, OH 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
Business or individual's address
Address of corporate headquarters
City, State, Zip
Number of Columbus based employees
Contact name and number

1. Metro Development LLC 470 Olde Worthington Road Westerville, OH 43082 0 Columbus Employees c/o Joe Thomas Jr. / #614-540-2400	2. BRG Liberty Crossing LLC 7265 Kenwood Road, Suite 111 Cincinnati, Ohio 45236 0 Columbus Employees c/o Jill Tangeman / #614-464-5608
3.	4.

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

SIGNATURE OF AFFIANT

Jill Tangeman

Subscribed to me in my presence and before me this 23rd day of January, in the year 2018

SIGNATURE OF NOTARY PUBLIC

Michelle L. Parmenter

My Commission Expires:

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

Notary Seal Here



MICHELLE L. PARMENTER
Notary Public, State of Ohio
My Commission Expires
10-16-2022

PLEASE NOTE: incomplete information will result in the rejection of this submittal.
Applications must be submitted by appointment. Call 614-645-4522 to schedule.
Please make all checks payable to the Columbus City Treasurer