

Council Variance Application

757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.columbus.gov

OFFICE USE ONLY

Application Number: CV15-021 Date Received: 3/31/15
Application Accepted by: SP Fee: \$4960
Comments: Assigned to Eliza Thrush, ecthrush@columbus.gov, 614-645-1341

LOCATION AND ZONING REQUEST:

Certified Address (for zoning purposes only): 8886 Lyra Drive, Columbus, OH Zip: 43240

Is this application being annexed into the City of Columbus? Select one: ☐ YES ☒ NO

If the site is currently pending annexation, Applicant must show documentation of County Commissioner's adoption of the annexation petition.

Parcel Number for Certified Address: Delaware County: 31843101017002 and part 31843101013003

☐ Check here if listing additional parcel numbers on a separate page.

Current Zoning District(s): L-C-4

Area Commission or Civic Association: Far North Columbus Communities Coalition

Proposed Use or reason for Council Variance request:

See Exhibit B

Acreage: 21.196 +/-

APPLICANT:

Name: VanTrust Real Estate, LLC c/o Donald Plank, Plank Law Firm Phone Number: (614) 947-8600 Ext.: -----

Address: 145 E. Rich Street, FL 3 City/State: Columbus, OH Zip: 43215

Email Address: dplank@planklaw.com Fax Number: (614) 228-1790

PROPERTY OWNER(S) ☒ Check here if listing additional property owners on a separate page

Name: Polaris 8900, LLC c/o Donald Plank, Plank Law Firm Phone Number: (614) 947-8600 Ext.: -----

Address: 145 E. Rich Street, FL 3 City/State: Columbus, OH Zip: 43215

Email Address: dplank@planklaw.com Fax Number: (614) 228-1790

ATTORNEY / AGENT (Check one if applicable): ☒ Attorney ☐ Agent

Name: Donald Plank, Plank Law Firm Phone Number: (614) 947-8600 Ext.: -----

Address: 145 E. Rich Street, FL 3 City/State: Columbus, OH Zip: 43215

Email Address: dplank@planklaw.com Fax Number: (614) 228-1790

SIGNATURES (All signatures must be provided and signed in blue ink)

APPLICANT SIGNATURE Donald Plank attorney

PROPERTY OWNER SIGNATURE Donald Plank attorney

ATTORNEY / AGENT SIGNATURE Donald Plank

My signature attests to the fact that the attached application package is complete and accurate to the best of my knowledge. I understand that the City staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me/my firm/etc. may delay the review of this application.

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 checks payable to the Columbus City Treasurer

CV15- 021

8886 Lyra Drive, Columbus, OH 43240

SUPPLEMENTAL PROPERTY OWNER LIST

- 1). Polaris 8900, LLC
8800 Lyra Drive, Suite 550
Columbus, OH 43240

- 2). Polaris AL, LLC
8800 Lyra Drive, Suite 550
Columbus, OH 43240

03/29/2015

Council Variance Application

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

STATEMENT OF HARDSHIP

Chapter 3307 of the Columbus Zoning Code

Section 3307.10 Variances by City Council

A. Permit a variance 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 or unusual hardships 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 the public health, safety, comfort, morals, or welfare of the inhabitants of the City of Columbus.

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.

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 requested as detailed below:

See Exhibit B

Signature of Applicant

Donald Hank

Date

3/29/15

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Exhibit B

Statement of Hardship

CV15-021

8886 Lyra Drive, Columbus, OH 43240

The development site consists of 21.96 +/- acres generally located at the southeast quadrant of Lyra Drive and Gemini Place. The site is zoned L-C-4, Limited Commercial (Z91-018C, H-110). Applicant's development concept for the site includes a broad range of commercial uses, including retail, office, hotel and restaurant uses, all as permitted under the current L-C-4 zoning, and, additionally, residential use. Applicant proposes two apartment buildings, including ground level dwelling units. The C-4 district permits dwelling units when located over a ground level commercial use, but not ground level dwelling units per se. Applicant also proposes two (2) parking structures totaling over 1,000 parking spaces, in addition to surface parking. The first phase of site development will be on the north end of the site adjacent to Gemini Place and proceed south. A multi-year build-out is expected. Lot splits will be necessary for construction phases, individual buildings and the parking structures. It is not anticipated that parcels for construction phases and/or individual building sites will individually comply with certain development standards, but, for example, parking spaces or aisles divided by property lines will comply in overall dimensions across property lines. A reduction in total overall required parking, for the sum of the uses, is also requested. Applicant's proposed range of uses provide a synergy with applicable parking demand. The submitted site plans are concept plans representative of the concept development, but aren't specifically binding on site development due to the anticipated extended development of the site, all commercial uses are permitted under existing zoning and specific building configurations may change as more detailed design work is completed for each building. No variance is requested to perimeter (Lyra Drive, Gemini Place, I-71) building or parking setbacks.

Variances are requested as follows:

- 1) 3356.03, C-4, Permitted Uses, to permit ground level residential use for two (2) apartment buildings.
- 2) 3312.09, Aisle, to permit aisles to be divided by property lines, subject to applicable total code required aisle width being provided.
- 3) 3312.13, Driveway, to permit driveways to be divided by property lines, subject to applicable total code required driveway width being provided.
- 4) 3312.25, Maneuvering, to permit maneuvering areas to be divided by property lines, subject to applicable total code required maneuvering being provided for parking spaces, but not for loading spaces (See #7).

- 5) 3312.29, Parking Space, to permit parking spaces to be divided by property lines, subject to applicable total code required parking space dimensions being provided.
- 6) 3312.49, Minimum Numbers of Parking Spaces Required, to reduce total code required parking for the site by 15% and to reduce on-site parking for individual buildings to zero (0), with all buildings being part of the overall development and having access to the parking structures and surface parking off-site of individual parcels.
- 7) 3312.51, Loading Space, to not provide any loading space meeting the dimensions of this section (12'x15'x50' plus applicable code required maneuvering area), while service areas as needed will be designed for each building.
- 8) 3321.01, Dumpster Area, to permit maneuvering area for access to dumpsters, compactors and refuse areas inside buildings to be divided by property lines, subject to applicable total area being provided.

Applicant has a hardship and practical difficulty with compliance with the referenced code sections. Many variances have been granted for ground level residential use in the C-4 district and a similar ground level residential use is permitted as an "extended stay hotel". The requested standards variances are due to the need on a development of this size to divide phases and/or individual buildings for construction and financing purposes while meeting the intent of the code. Centralized parking with parking structures prevents provision of on-site parking completely on-site of individual buildings/uses.

03-29-2015

Council Variance Application

757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.columbus.gov

AFFIDAVIT (See instruction sheet)

Application Number: CV15-021

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Donald Plank
of (1) MAILING ADDRESS Plank Law Firm, 145 E. Rich Street, FL 3, 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 the
name(s) and mailing address(es) of all the owners of record of the property located at
(2) per ADDRESS CARD FOR PROPERTY 8886 Lyra Drive, Columbus, OH 43240
for which application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and
Zoning Services, on (3) 3/30/15

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS

See Supplemental Property Owner List

(4) Polaris 8900, LLC c/o Donald Plank

Plank Law Firm

145 E. Rich Street, FL 3

Columbus, OH 43215

APPLICANT'S NAME AND PHONE #
(same as listed on front application)

VanTrust Real Estate, LLC c/o Donald Plank

(614) 947-8600

AREA COMMISSION OR CIVIC GROUP
AREA COMMISSION ZONING CHAIR
OR CONTACT PERSON AND ADDRESS

(5) Far North Columbus Communities Coalition

c/o Jim Palmisano

7984 Brookpoint Place

Westerville, OH 43081

and that the attached document (6) is a list of the names and complete mailing addresses, including zip codes, as shown on
the County Auditor's Current Tax List or the County Treasurer's Mailing List, of all the owners of record of property
within 125 feet of the exterior boundaries of the property for which the application was filed, and all of the owners of any property
within 125 feet of the applicant's or owner's property in the event the applicant or the property owner owns the property contiguous to
the subject property (7)

☒ (7) Check here if listing additional property owners on a separate page.

See Exhibit A

(8) SIGNATURE OF AFFIANT

Donald Plank

Sworn to before me and signed in my presence this 30th day of March, in the year 2015

(8) SIGNATURE OF NOTARY PUBLIC

Notary Seal Here



BARBARA A. PAINTER
Notary Public, State of Ohio
My Commission Expires AUGUST 3, 2015

AUGUST 3, 2015
My Commission Expires

This Affidavit expires six (6) months after the date of notarization.

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Please make checks payable to the Columbus City Treasurer

CV15- 021

8886 Lyra Drive, Columbus, OH 43240

SUPPLEMENTAL PROPERTY OWNER LIST

- 1). Polaris 8900, LLC
8800 Lyra Drive, Suite 550
Columbus, OH 43240

- 2). Polaris AL, LLC
8800 Lyra Drive, Suite 550
Columbus, OH 43240

03/29/2015

EXHIBIT A, Public Notice
8886 Lyra Drive
CV15- 021
March 25, 2015

APPLICANT

VanTrust Real Estate, LLC
c/o Donald Plank, Plank Law Firm
145 East Rich Street, FL 3
Columbus, OH 43215

COMMUNITY GROUP

FNCCC
c/o Mr. Jim Palmisano
7984 Brookpoint Place
Westerville, OH 43081

PROPERTY OWNER

Polaris 8900, LLC
c/o Donald Plank, Plank Law Firm
145 East Rich Street, FL 3
Columbus, OH 43215

Polaris AL, LLC
c/o Donald Plank, Plank Law Firm
145 East Rich Street, FL 3
Columbus, OH 43215

ATTORNEY FOR APPLICANT

Donald Plank, Plank Law Firm
145 East Rich Street, FL 3
Columbus, OH 43215

PROPERTY OWNERS WITHIN 125 FEET

Cabelas Wholesale Inc.
Attn: Jeff Ellwanger
1 Cabela Dr.
Sidney, NE 69160

8800 Lyra LLC
8800 Lyra Dr., Ste. 550
Columbus, OH 43240

David B. Perry
David Perry Company, Inc.
145 E Rich Street, FL 3
Columbus, OH 43215

Mark Daniels, AIA
M + A Architects
775 Yard Street, Suite 325
Columbus, OH 43212

NP Limited Partnership
8800 Lyra Dr., Ste. 550
Columbus, OH 43240

ALSO NOTIFY:

Raif Webster
VanTrust Real Estate, LLC
775 Yard St., Ste. 300
Columbus, OH 43212

Andy Weeks
VanTrust Real Estate, LLC
775 Yard St., Ste. 300
Columbus, OH 43212

Polaris Courtyard, LLC
8800 Lyra Dr., Ste. 550
Columbus, OH 43240

Mr. Franz Geiger
NP Limited
8800 Lyra Drive, Suite 550
Columbus, OH 43240

Jennifer Knittle, PE
The Kleingers Group
350 Worthington Road, Suite B
Westerville, Ohio 43082

8886 Lyra Drive
CV15- 021
Exhibit A, Public Notice
Page 1 of 1, 3/25/15

Council Variance Application

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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 #

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Donald Plank
of (COMPLETE ADDRESS) Plank Law Firm, 145 E. Rich Street, FL 3, 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

<p>1. Polaris 8900, LLC 8800 Lyra Drive, Suite 550 Columbus, OH 43240 # Columbus based employees: 0 Contact: Franz Geiger (614) 841-1000</p>	<p>2. Polaris AL, LLC 8800 Lyra Drive, Suite 550 Columbus, OH 43240 # Columbus based employees: 0 Contact: Franz Geiger (614) 841-1000</p>
<p>3. VanTrust Real Estate, LLC 775 Yard Street, Suite 300 Columbus, OH 43212 # Columbus based employees: 0 Contact: Raif Webster (614) 745-0613</p>	<p>4.</p> <p>-----</p>

☐ Check here if listing additional property owners on a separate page.

SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this 30th day of March, in the year 2015

Babara A. Penter
SIGNATURE OF NOTARY PUBLIC

AUGUST 3, 20
My Commission Expires



Notary Seal Here

BARBARA A. PAINTER
Notary Public, State of Ohio
My Commission Expires AUGUST 2015

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

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Please make checks payable to the Columbus City Treasurer

21.196 ACRE TRACT

Situated in the City of Columbus, County of Delaware, State of Ohio; also being a part of Farm Lots 13 and 14, Quarter-Township 4, Township 3, Range 18, United States Military Lands; also being a 12.089 acre tract, the remainder of a 13.460 acre tract as conveyed to 8900, LLC as described in Official Record 1234 Page 2543, and 7.687 acre tract, the remainder of a 9.095 acre tract as conveyed to Polaris 8900, LLC as described in Official Record 861 Page 470, and a 1.420 acre portion of a 2.776 acre tract as conveyed to Polaris AL, LLC as described in Official Record 1243 Page 592; being more particularly described as follows:

Commencing at the intersection of the centerline of Lyra Drive (right-of-way varies) and the centerline of Gemini Place (right-of-way varies); thence,

Along the centerline of Lyra Drive, *South 03° 19' 09" West, for a distance of 84.70'* to a point; thence,

Along a line perpendicular to the centerline of Lyra Drive, *South 86° 40' 51" East, for a distance of 72.00'* to an iron pin set, said point being along the easterly right-of-way line of Lyra Drive at a point of curvature, said point also being a northwesterly corner of said 12.089 acre tract, said point also being the **TRUE POINT OF BEGINNING**, and from said beginning point running thence,

Along the easterly right-of-way line of Lyra Drive, also being along a northwesterly line of said 12.089 acre tract, following a curve to the right having a *radius of 30.00', an arc length of 42.11', a central angle of 80° 25' 10" and a chord that bears North 43° 31' 44" East for a distance of 38.74'* to a 1" iron pipe found; thence the following four courses along southerly right-of-way lines of Gemini Place, also being along northerly lines of said 12.089 acre tract,

North 83° 44' 19" East, for a distance of 67.27' to a point; thence,

South 87° 03' 39" East, for a distance of 29.82' to a point; thence,

South 02° 56' 21" West, for a distance of 25.00' to a 5/8" iron pin found; thence,

South 82° 56' 41" East, for a distance of 623.42' to an iron pin set, said point being along the westerly right-of-way line of Interstate 71; thence,

Along the westerly right-of-way line of Interstate 71, also being along an easterly line of said 12.089 acre tract, *South 15° 18' 53" East, for a distance of 295.81'* to a 5/8" iron pin found, said point being a northeasterly corner of said 7.687 acre tract; thence the following three courses along westerly right-of-way lines of Interstate 71, also being along easterly lines of said 7.687 acre tract,

South 09° 30' 04" West, for a distance of 89.43' to a 5/8" iron pin found; thence,

South 18° 39' 55" East, for a distance of 296.98' to a 5/8" iron pin found; thence,

South 09° 16' 48" East, for a distance of 238.52' to a 5/8" iron pin found, said point being the northerly corner of a 1.035 acre tract as conveyed to N.P. Limited Partnership as described in Official Record 874 Page 1536; thence,

Along an easterly line of said 7.687 acre tract, also being along a westerly line of said 1.035 acre tract, *South 11° 34' 03" West, for a distance of 169.69'* to a 1" iron pipe found, said point being the northeasterly corner of a 8.606 acre tract, the remainder of a 9.975 acre tract as conveyed to 8800 Lyra, LLC as described in Official Record 752 Page 1210; thence,

Along a southerly line of said 7.687 acre tract, also being along a northerly line of said 8.606 acre tract, and then along a line through said 2.776 acre tract, ***North 81° 58' 15" West, for a distance of 997.76'*** to a 1" iron pipe found, said point being along the easterly right-of-way line of Lyra Drive; thence,

Along the easterly right-of-way line of Lyra Drive, also being along a portion of a westerly line of said 2.776 acre tract, following a curve to the left, non-tangent to the previous course, having a ***radius of 1,550.00', an arc length of 127.34', a central angle of 4° 42' 26", and a chord that bears North 05° 40' 22" East for a distance of 127.31'*** to a 1" iron pipe found at a point of tangency; thence,

Along the easterly right-of-way line of Lyra Drive, also being along a westerly line of said 2.776 acre tract and then along a westerly line of said 12.089 acre tract, ***North 03° 19' 09" East, for a distance of 411.68'*** to a 1" iron pipe found; thence the remaining courses along easterly right-of-way lines of Lyra Drive, also being along westerly lines of said 12.089 acre tract,

North 15° 43' 41" East, for a distance of 51.19' to a 1" iron pipe found; thence,

North 03° 19' 09" East, for a distance of 50.00' to a 1" iron pipe found; thence,

North 15° 43' 32" East, for a distance of 51.20' to a 1" iron pipe found; thence,

North 03° 19' 09" East, for a distance of 299.14' to the point of beginning, containing 21.196 acres of land, more or less, as determined by Michael L. Keller, Professional Surveyor, Ohio License No. 7978, based on a survey performed by The Kleingers Group in March, 2015.

Basis of bearings for the herein-described courses is the State Plane Coordinate System, Ohio North Zone (NAD83-2011), with a portion of the centerline of Lyra Drive being South 03° 19' 09" West as determined by a VRS-GPS survey incorporating CORS Station "COLB" and monuments "WEST 2A" and "FRANK 86 AZ MK".

Iron pins set are 5/8" diameter rebar, 30" in length, with plastic identifier caps stamped "Kleingers & Assoc".

Subject to any easements, restrictions, covenants, ordinances, or agreements of record.

Michael L. Keller
Professional Surveyor, Ohio License No. 7978

Date



City of Columbus Zoning Plat



CV15-021

ZONING NUMBER

The Zoning Number Contained on This Form
is Herein Certified to Obtain Zoning, Rezoning,
and Variances, and is NOT to be Used for
the Securing of Building & Utility Permits

Parcel ID: 31843101017000, PT.31843101013003

Zoning Number: 8886

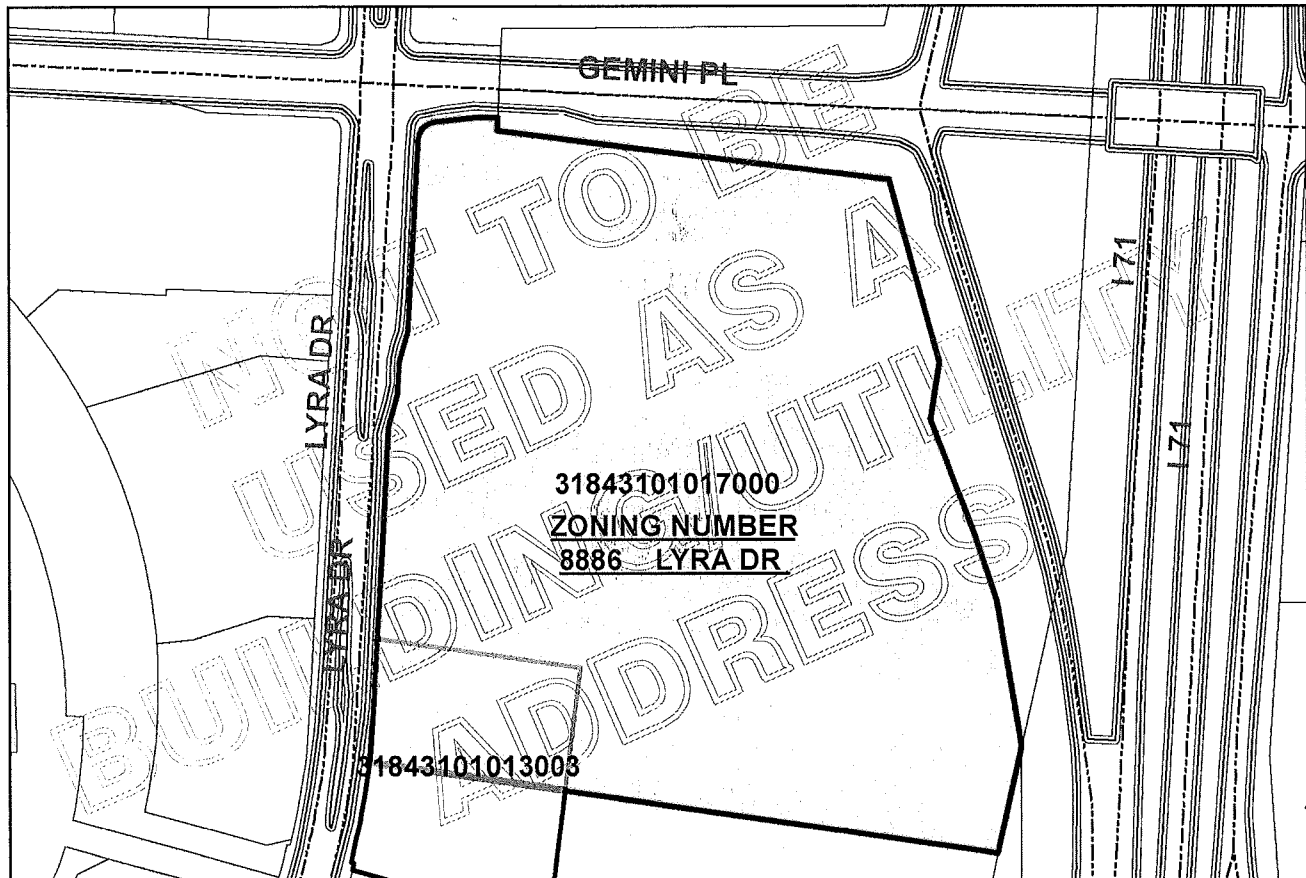
Street Name: LYRA DR

Lot Number : N/A

Subdivision: N/A

Requested By: DAVE PERRY CO., Inc. (DAVE PERRY)

Issued By: Edyana Churruarín Date: 3/26/2015

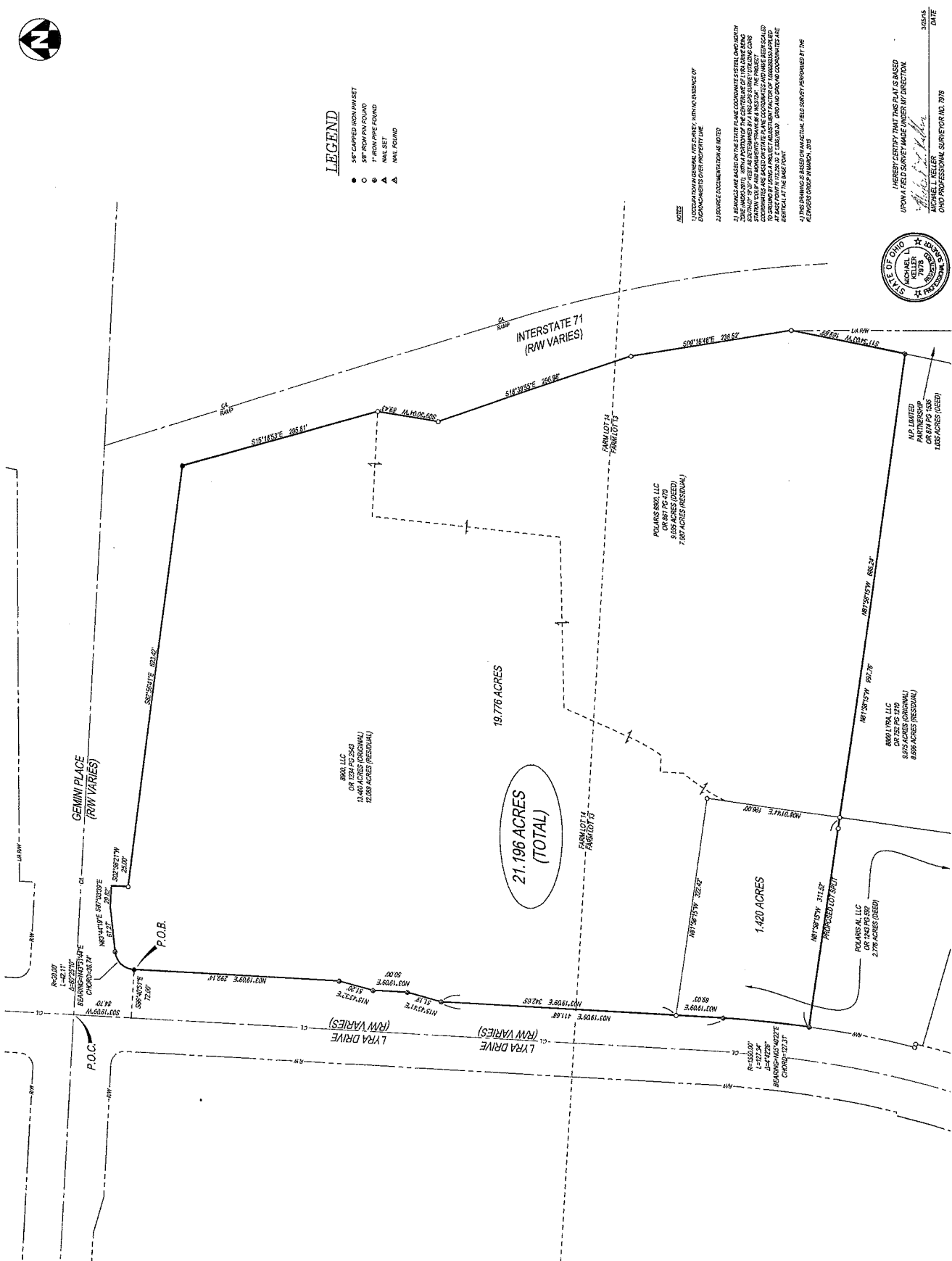


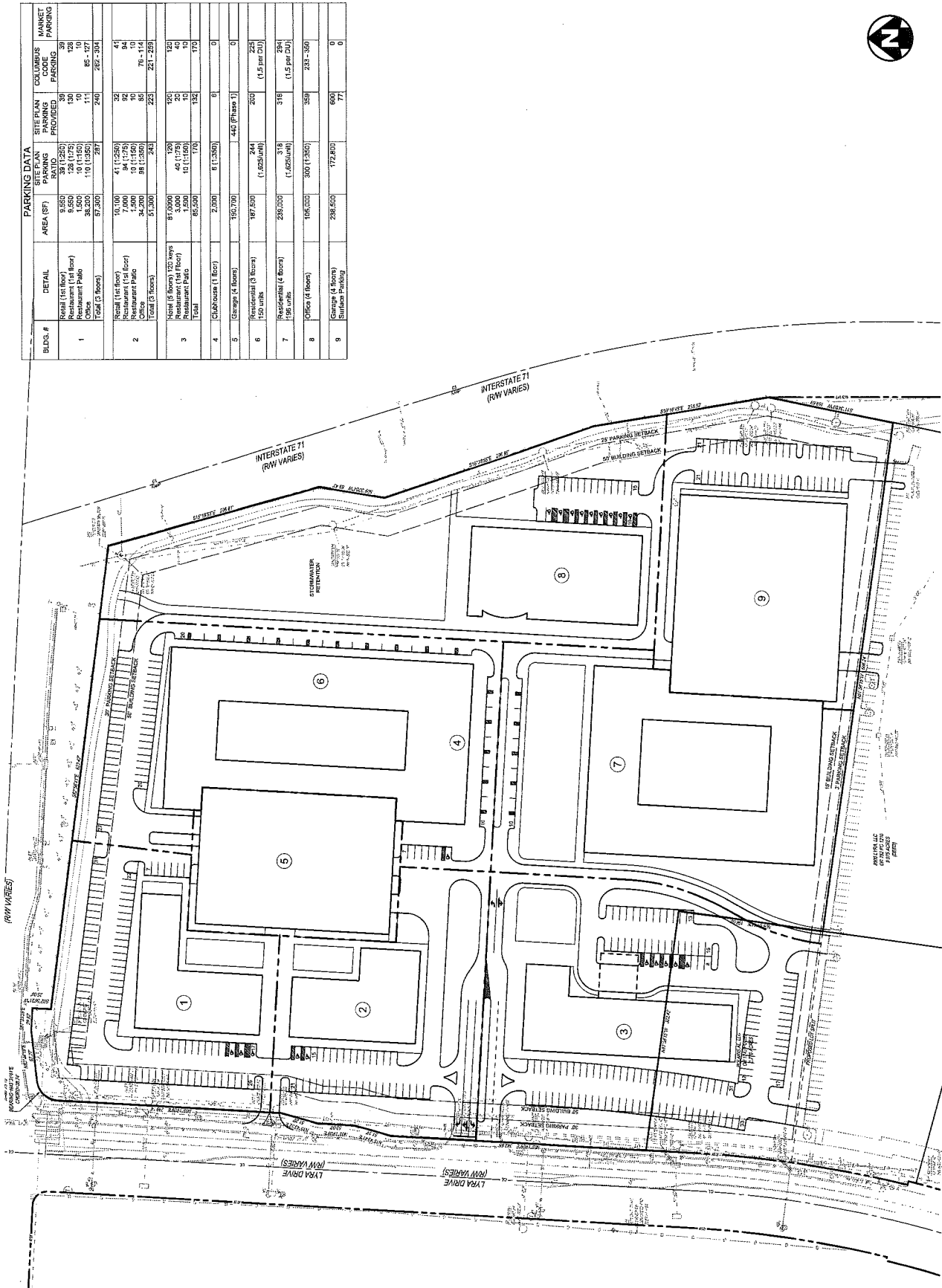
SCALE: 1 inch = 300 feet

GIS FILE NUMBER: 30505

JAMES D. YOUNG, P.E., ADMINISTRATOR
DIVISION OF INFRASTRUCTURE MANAGEMENT
COLUMBUS, OHIO







BLDG. #	DETAIL	PARKING DATA		SITE PLAN PARKING PROVIDED	COLUMBUS PARKING	MARKET PARKING
		AREA (SF)	RATIO			
1	Retail (1st floor)	3,550	38 (1:250)	39	39	39
	Restaurant (1st floor)	1,500	16 (1:150)	10	10	10
	Office	98,200	110 (1:1350)	111	85 - 127	
	Total (3 floors)	97,200	287	240	240 - 304	
2	Hotel (1st floor)	19,100	41 (1:250)	32	32	41
	Restaurant (1st floor)	7,000	94 (1:750)	92	92	94
	Restaurant Patio	1,400	10 (1:150)	10	10	10
	Total (3 floors)	51,500	243	223	221 - 259	
3	Hotel (5 floors) 120 keys	91,000	120	120	120	120
	Restaurant (1st floor)	1,500	40 (1:150)	10	10	10
	Restaurant Patio	1,500	10 (1:150)	10	10	10
	Total	85,500	170	132	132	170
4	Clubhouse (1 floor)	2,000	8 (1:500)	8	8	0
	Garage (4 floors)	180,700	440 (Phase 1)	0	0	0
6	Residential (3 floors)	187,500	244	244	225	225
	150 units		(1,250/sqft)		(1.5 per DU)	
7	Residential (4 floors)	239,000	318	318	294	294
	198 units		(1,250/sqft)		(1.5 per DU)	
8	Office (4 floors)	105,000	300 (1:350)	359	235 - 360	
	Senior Housing	238,500	172,800	690	0	0

THE KLEINGERS GROUP
CIVIL ENGINEERING
ARCHITECTURAL
PLANNING
200 Lexington Ave., 12th Fl.
New York, NY 10017
www.kleingers.com

PROJECT NO. 140322
DATE 03.28.2013
SCALE 1" = 30' 0" 1" = 120'
SHEET NAME
SHEET NO. 77
POLARIS GATEWAY
COLUMBUS, OHIO
SITE ZONING PLAN
C100

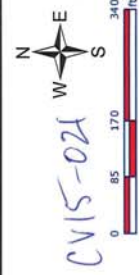
CVIS-021



Delaware County Auditor
George Kalba

Polaris 8900 LLC

Information contained within this map may be used to generally locate, identify and inventory land parcels within Delaware County. Delaware County cannot warrant or guarantee the information contained herein, including, but not limited to its accuracy or completeness. The map parcel lines shown are approximate and this information cannot be constructed or used as a "legal description" of a parcel. Flood Plain information is obtained from FEMA and is administered by the Delaware County Building Department (740-433-2201). Please report any errors or omissions to the Delaware County Auditor's office at delcogis@co.delaware.oh.us. Prepared by: Delaware County Auditor's GIS Office



Printed on 3/26/2015



I HEREBY CERTIFY THAT THIS PLAN IS BASED UPON A FIELD SURVEY MADE UNDER MY DIRECTION

Michael L. Keller
MICHAEL L. KELLER
DATE 3/25/15

CV15-021



CV15-021

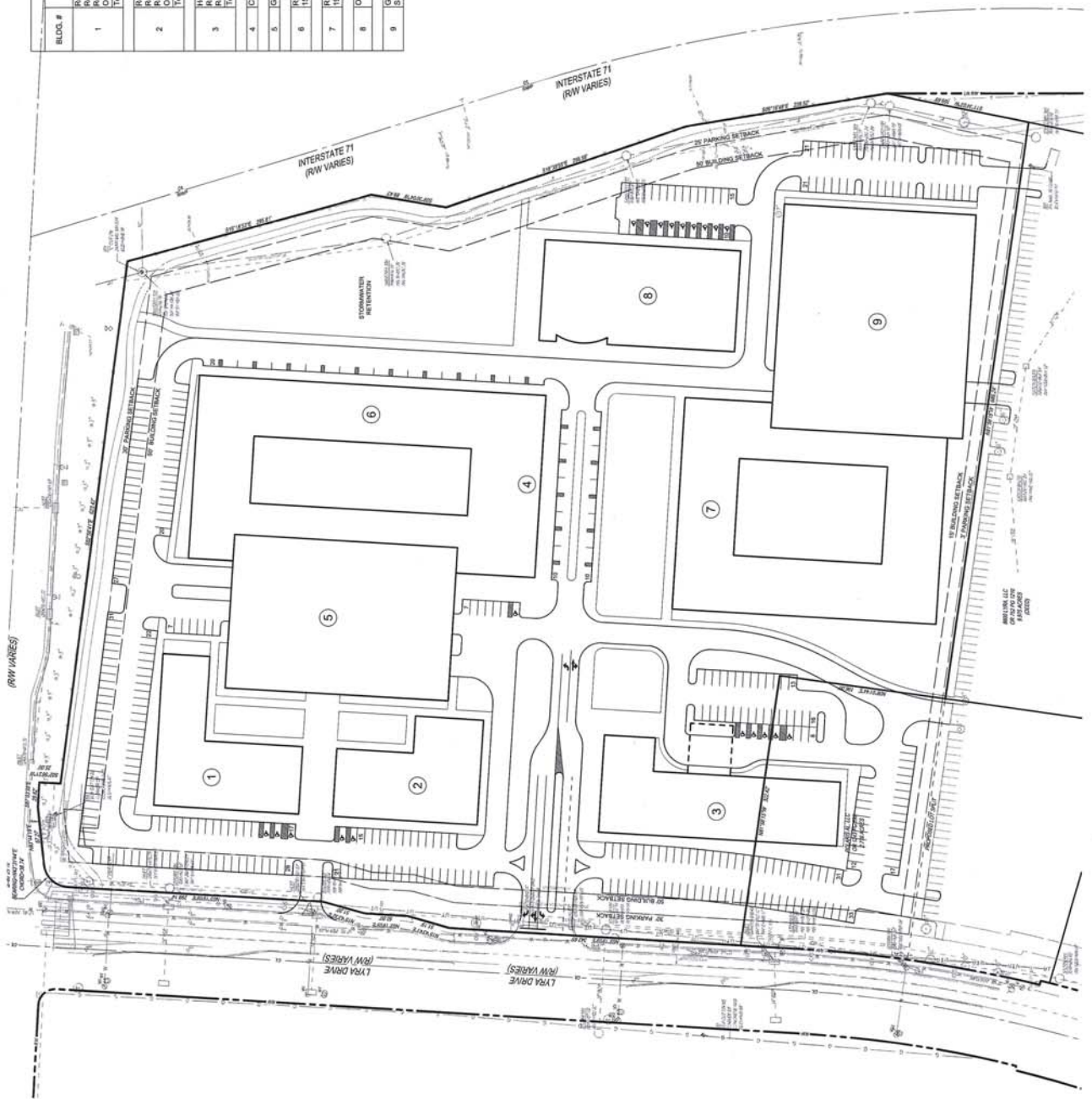
CONCEPT PLAN

POLARIS GATEWAY
columbus, ohio

www.studio-architects.com

STRUCTURE





PARKING DATA

BLDG. #	DETAIL	AREA (SF)	PARKING RATIO	SITE PLAN PROVIDED	COLUMBUS CODE PARKING	MARKET PARKING
1	Hotel (1st floor)	9,550	128 (1:75)	130	128	38
	Restaurant (1st floor)	1,500	10 (1:150)	10	10	10
	Restaurant patio	38,000	115 (1:150)	115	115	115
	Total (3 floors)	57,550		255	253	63
						63 - 304
2	Hotel (1st floor)	10,100	41 (1:250)	32	41	41
	Restaurant (1st floor)	1,500	10 (1:150)	10	10	10
	Restaurant patio	34,200	98 (1:350)	85	78 - 114	78 - 114
	Total (3 floors)	51,200		227	221 - 259	
						221 - 259
3	Hotel (5 floors) 120 beds	81,000	130	130	130	130
	Restaurant (1st floor)	3,000	40 (1:75)	20	40	40
	Restaurant patio	1,500	10 (1:150)	10	10	10
	Total	85,500		170	170	170
						170
4	Clubhouse (1 floor)	2,000	6 (1:350)	6	6	6
5	Garage (4 floors)	180,700		440 (Phase 1)		0
6	Residential (2 floors) 150 units	187,500	244 (1,625/sqft)	200	225 (1.5 per DU)	225
7	Residential (4 floors) 150 units	238,000	318 (1,625/sqft)	318	318 (1.5 per DU)	294
8	Office (4 floors)	105,000	300 (1:350)	359	233 - 359	
9	Garage (4 floors) Surface Parking	234,500		600	77	0



POLARIS
GATEWAY
COLUMBUS, OHIO

PROJECT NO. 1400000
DATE 03.20.2015
SCALE 1" = 100'

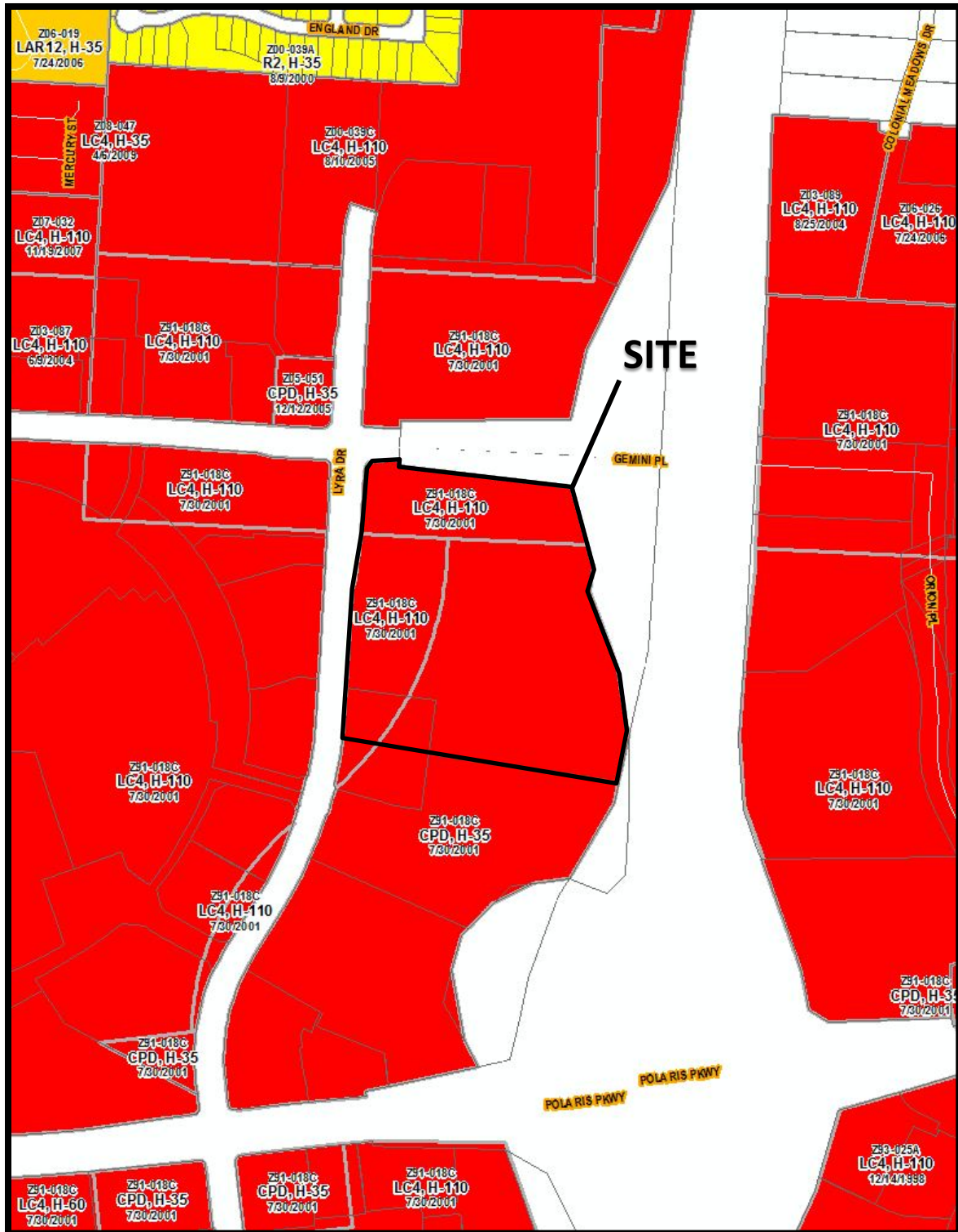
SHEET NO. 100
SHEET NAME

SITE ZONING
PLAN

C100

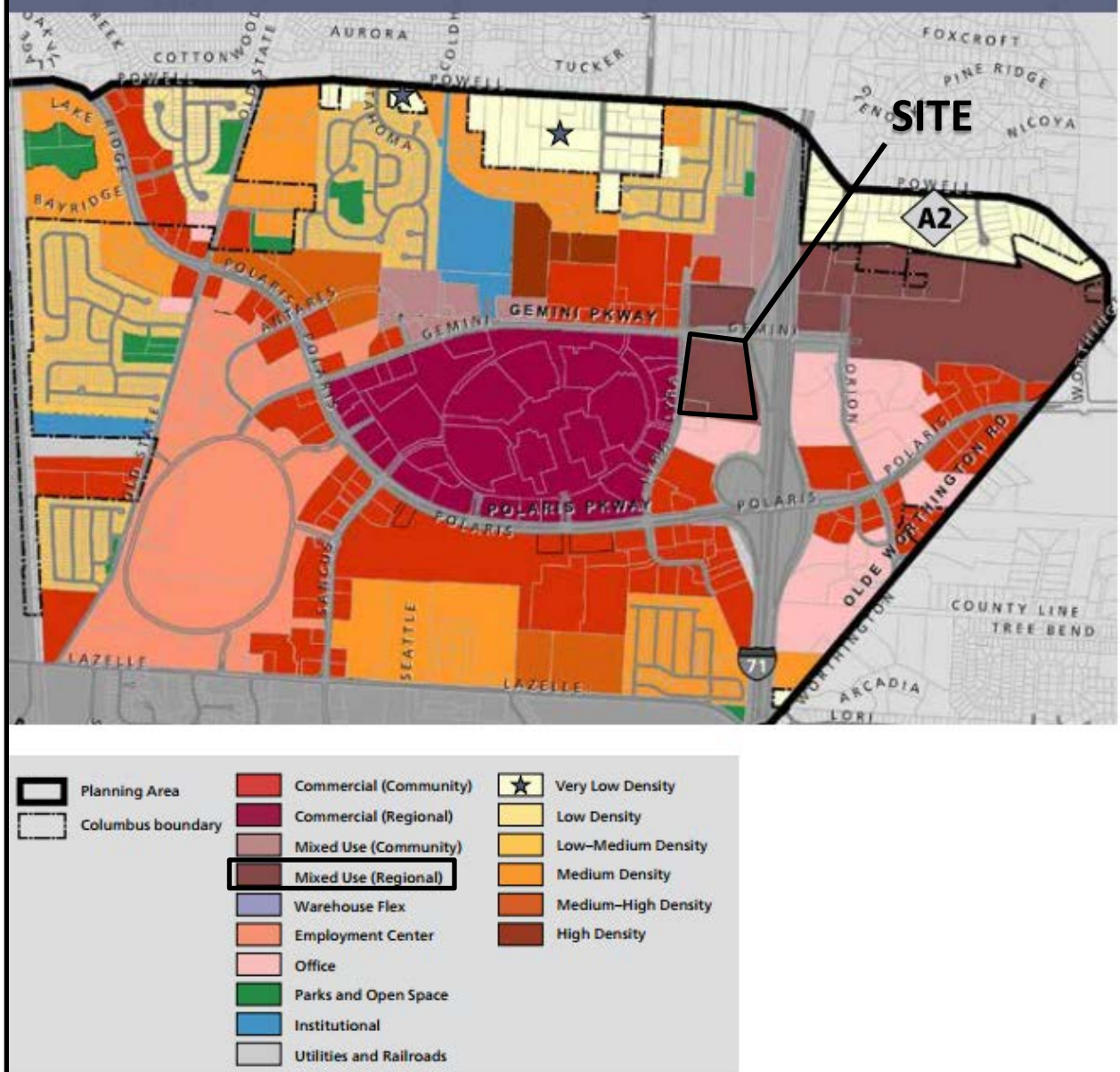


CUIS-021



CV15-021
8886 Lyra Drive
Approximately 21.20 acres

Figure 16: Polaris Subarea



Refer to page 55 for supporting text for site A2.

Refer to page 43 for supporting text.

CV15-021
8886 Lyra Drive
Approximately 21.20 acres
Far North Area Plan (2014)



CV15-021
8886 Lyra Drive
Approximately 21.20 acres