



REZONING APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

OFFICE USE ONLY

Application #: 214-041 / 14335-00000 - 00622
Date Received: 8/29/14
Application Accepted By: SE Fee: \$3200
Comments: Assigned to Eliza Thrush ecthrush@columbus.gov
645-1341

LOCATION AND ZONING REQUEST: 148

Certified Address (for Zoning Purposes) 150 W. Lane Avenue, Columbus Ohio Zip 43201
Is this application being annexed into the City of Columbus ☐ Yes ☒ No (circle one)
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 010-020095, 010-016387, 010-056164, 010-027887

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

Current Zoning District(s) AR-4 Requested Zoning District(s) CPD

Area Commission or Civic Association: University Area Commission

Proposed Use or reason for rezoning request: Rental Office and Student Housing

(continue on separate page if necessary)

Proposed Height District: 60 Feet Acreage .74

[Columbus City Code Section 3309.14]

APPLICANT:

Name Edwards Communities Attn: Ryan Szymanski

Address 495 S. High Street City/State Columbus, Ohio Zip 43215

Phone # 614-241-2070 Fax # 614-241-2080 Email ryan.szymanski@edwardscdc.com

PROPERTY OWNER(S):

Name Doric Properties Attn: Chris Yessios

Address 52 E. 15th Avenue City/State Columbus, Ohio Zip 43201

Phone # 614-205-9794 Fax # 614-488-0848 Email cyessios@formy.com

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

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE)

☒ Attorney ☐ Agent

Name Michael T. Shannon c/o Crabbe, Brown & James, LLP

Address 500 S. Front Street - Suite 1200 City/State Columbus, Ohio Zip 43215

Phone # 614-229-4506 Fax # 614-229-4559 Email: mshannon@cbjlawyers.com

SIGNATURES (ALL SIGNATURES MUST BE PROVIDED AND SIGNED IN BLUE INK)

APPLICANT SIGNATURE Michael T. Shannon

PROPERTY OWNER SIGNATURE Michael T. Shannon

ATTORNEY / AGENT SIGNATURE Michael T. Shannon

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 all checks payable to the Columbus City Treasurer



REZONING APPLICATION

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AFFIDAVIT

(See instruction sheet)

APPLICATION #

214-041

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Rita Stincer

of (1) MAILING ADDRESS 500 S. Front Street, Ste 1200, Columbus, Ohio 43215

deposed 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) CERTIFIED ADDRESS FOR ZONING PURPOSES 150 W. Lane Avenue, Columbus, Ohio 43201

for which the application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3) 8/29/14

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS

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

(4) Doric Properties

52 E. 15th Avenue
Columbus, Ohio 43201

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

Edwards Communities

614-241-2070

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

(5) University Area Commission

Susan Kenny, Zoning Chair

358 King Avenue, Columbus, Ohio 43201

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)

SIGNATURE OF AFFIANT

(8)

Subscribed to me in my presence and before me this

29th day of AUGUST, in the year 2014

SIGNATURE OF NOTARY PUBLIC

(8)

Carol A. Stewart

My Commission Expires:

This Affidavit expires six months after date of notarization.

CAROL A. STEWART

NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES 06/28/2019



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130 West Lane Avenue, LLC
c/o Kohr Royer Griffith, Inc.
1480 Dublin Road
Columbus, Ohio 43215

Robert Talbott
442 E. Northwood Avenue
Columbus, Ohio 43201

The Ohio State University
Physical Planning & Real Estate
2003 Millikin Rd, 200 McCracken
Columbus, Ohio 43210

Diane Endicott
157 W. Norwich Avenue
Columbus, Ohio 43201

KTW Properties, LLC
131 W. Norwich Ave.
Columbus, Ohio 43201

Doric Properties, LLC
c/o Pella Co
52 E. 15th Avenue
Columbus, Ohio 43201

Barbara Gardiner
c/o Kohn Royer Griffith
1480 Dublin Road
Columbus, Ohio 43215

139 Norwich LLC
c/o Kohr Royer Griffith, Inc.
1480 Dublin Road
Columbus, Ohio 43215

125 Norwich LLC
c/o Kohr Royer Griffith, Inc.
1480 Dublin Road
Columbus, Ohio 43215

153 Norwich LLC
c/o Kohr Royer Griffith, Inc.
1480 Dublin Road
Columbus, Ohio 43215

Iacono Family LP
1350 W. Lane Avenue
Columbus, Ohio 43221

143 Norwich LLC
c/o Kohr Royer Griffith, Inc.
1480 Dublin Road
Columbus, Ohio 43215

2222 Neil Ave, LLC
c/o Kohr Royer Griffith, Inc.
1480 Dublin Road
Columbus, Ohio 43215

Wayne Rickert, Trustee
Cheryl S. Rickert Trustee
149 W. Norwich Ave
Columbus, Ohio 43201

West Norwich LTD
10610 Nobhill Lane
Painesville, Ohio 44077

ATTORNEY

APPLICANT

OWNER

Michael Shannon, Esq.
Crabbe, Brown & James, LLP
500 S. Front St., Ste. 1200
Columbus, Ohio 43215

Edwards Properties
Attn: Ryan Szymanski
495 S. High Street
Columbus, Ohio 43215

Doric Properties
52 E. 15th Avenue
Columbus, Ohio 43201

AREA COMMISSION

Address:

University Area Commission
Susan Kenny, Zoning Chair
358 King Avenue
Columbus, Ohio 43201

214-041

COMMERCIAL PLANNED DEVELOPMENT TEXT

CURRENT DISTRICT(S): AR-4, Apartment Residential
PROPOSED DISTRICT: CPD, Commercial Planned Development
PROPERTY ADDRESS: 150 West Lane Avenue
OWNER(S): Doric Properties, LLC
APPLICANT: Edwards Communities Development Company
c/o
Michael T. Shannon, Esq.
CRABBE, BROWN & JAMES, LLP
500 S. Front Street, Suite, 1200
Columbus, Ohio 43215
mshannon@cbjlawyers.com
DATE OF TEXT: September 2, 2014
APPLICATION #: Z14-041

1. INTRODUCTION:

Edwards Community Development Company, the Applicant herein, proposes a unique mixed-use office and housing opportunity for the University area. Located at 150 West Lane Avenue, the site is near the north-east intersection of West Lane Avenue and Neil Avenue (PID's 010-016387, 010-056164, 010-020095, 010-027887). The site is currently zoned AR-4 and lies within the University Urban Commercial Overlay, the University Planning Overlay, and the University Area Commission. The site is 32,445 square feet, or 0.74 acres.

The site is currently developed with two multi-family apartment residential buildings. Applicant proposes the development of a four-story mixed-use multi-family apartment and office building. The first floor shall contain a maximum of 1,500 square feet of office space. The office space shall serve as a leasing office for multiple properties under the control and management of Edwards Communities Development Company. The first floor shall also provide garage parking at a ratio of 1.5 parking spaces per dwelling unit and 1 parking space per 750 square feet of office space. The second, third, and fourth stories shall provide a maximum of 45 multi-family apartment residential dwelling units.

2. PERMITTED USES:

A. Those uses permitted in Section 3356.03, C-4 permitted uses.

3. DEVELOPMENT STANDARDS: Unless otherwise indicated in the written text or the submitted site plan, the applicable development standards are contained in Chapter 3372 of the Columbus City Code.

A. Density, Height, Lot and/or Setback commitments:

1. The height district shall be increased from H-35 to H-60, but no structure shall exceed 50 feet. Front entrance architectural elements and mechanical screening shall be excluded from height.
2. The minimum side yard shall be 10 feet. Patios and balconies shall be excluded from minimum side yard.
3. The minimum rear yard shall be 5 feet.
4. The building's front setback shall be approximately 10 feet from Lane Avenue. Patios and balconies shall be excluded from the building setback.

B. Access, Loading, Parking, Pedestrian Improvements and/or other Traffic related commitments:

1. Applicant requests a variance from CCC 3312.49, Parking. Parking shall be provided at a ratio of 1 parking space per 750 square feet of office space.
2. The site shall be accessed by the rear alley.

C. Buffering, Landscaping, and/or Screening commitments:

1. N/A

D. Building Design and/or Interior-Exterior Treatment commitments:

1. Building materials shall be natural in appearance, such as brick, brick veneer, stone, stone veneer, stucco stone, wood, and glass, Vinyl and other manufactured materials are permitted as long as they are natural in appearance. Vinyl must be at least 6 ½ inch beaded single plank with wood texture and a minimum thickness of .044 inches. The colors of the siding must be complementary with the masonry materials used elsewhere on the building and must be of medium to dark tones. Metal and E.I.F.S. shall be allowed as accent features only. All building elevations shall be designed in a consistent manner using high quality building materials and lighting.

2. Applicant requests a variance from CCC 3372.605(D), Building Design Standards. The parking garage portion of the primary building frontage shall be excluded from the requirement to provide clear glass facade.

E. Dumpsters, Lighting, Outdoor Display Areas, and/or other Environmental commitments:

1. Subject to the approval of a Dumpster Waiver by the Department of Public Service Refuse Collection Division, refuse collection shall be provided by a private hauler.

F. Graphics and Signage Commitment:

1. Graphics standards except as modified by a graphics plan, shall apply as they pertain to a C-4 Commercial District.

G. Miscellaneous commitments:

1. Applicant shall comply with the City's Parkland Dedication Ordinance.

2. Variances Requested:

A) Applicant requests a variance from CCC 3356.05(F)(2) to permit office use to occupy less than the entire length of the Lane Avenue frontage.

B) Applicant requests a variance from CCC 3312.49 to allow one (1) parking space for every 750 sq. ft. of office use instead of one (1) for every 450 sq. ft.

C) Applicant requests a variance from CCC 3372.605(D) Building Design Standards. The parking garage portion of the primary building frontage shall be excluded from the requirement to provide clear glass facade.

3. Commitment to Site Plan:

1. The subject site shall be developed in general conformance with the submitted CPD Site Plan. The Plan may be adjusted to reflect engineering, topographical or other site data developed at the time that development and engineering plans are completed. Any adjustment to the Plan shall be reviewed and may be approved by the Director of the Department of Building and Zoning Services, or a designee, upon submission of the appropriate data regarding the proposed adjustment.

H. CPD Criteria:

1. Natural Environment: The Site is located on the north side of a major arterial roadway and is occupied by a variety of buildings.
2. Existing Land Uses: A combination of residential, commercial, and university uses surround the site. The Site is currently used as multi-family student housing.
3. Transportation and Circulation: The existing street system shall provide access to the proposed development as described in Section 3B.
4. Views and Visibility: The view to the north is the Old Columbus North neighborhood. The view to the west and east are student housing apartment complexes and a mix of commercial uses. The view to the south is Ohio State University and multi-story dormitories.
5. Visual Form of the Environment: Mixed use of educational, residential, and commercial buildings.
6. Proposed Development: Mixed use of office and residential uses.
7. Emission: No adverse effects shall result from the proposed development.
8. Behavior Patterns: Other than as proposed herein, the proposed development shall make use of the existing pedestrian and vehicular patterns for the area.

The undersigned, being the owner of the subject property, together with the Applicant in the subject Application, or their authorized representatives, do hereby agree singularly and collectively for themselves, their heirs, successors and assigns, to abide by above restrictions, conditions, and commitments regarding development of the subject property, and for such purpose each states that he fully understands and acknowledges that none of the foregoing restrictions, conditions, or commitments shall in any manner act to negate, nullify, alter or modify any more restrictive provision of the Columbus City Codes.

Respectfully Submitted,

Michael T. Shannon, Esq.
Attorney for Applicant

Situated in the State of Ohio, County of Franklin, and in the City of Columbus:

214-041

Being Lots Number Five (5), Six (6), Seven (7) and Eight (8) of the R. P. WOODRUFF'S SUBDIVISION of Lot No. 11, in SIDNEY L. CHAFFEE'S NORTHWOOD PLACE ADDITION, as the same are numbered and delineated upon the recorded plat thereof, of record in Plat Book 2, Page 230, Recorder's Office, Franklin County, Ohio.

ALSO, a parcel of land being 14 feet front on Lane Avenue and extending north the depth of Lot No. One (1) hereinafter described off of the east side of Lot No. One (1) of R.P. WOODRUFF'S SUBDIVISION of Lots Nos. Nine (9) and Ten (10) Subdivision of Lot No. Eleven (11) in SIDNEY L. CHAFFEE'S NORTHWOOD PLACE ADDITION to the City of Columbus, Ohio, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book No. 2, Page 302, Recorder's Office, Franklin County, Ohio.

EXCEPTING THEREFROM THE FOLLOWING: Parcel 18 WD, ALL RIGHT, TITLE INTEREST AND ESTATE IN FEE SIMPLE WITHOUT LIMITATION OF ACCESS

Situated in the State of Ohio, County of Franklin, City of Columbus, Section 3, Township 1, Range 18, United States Military Lands, and being part of Lots 5, 6, 7 and 8 of R.P. Woodruff's Subdivision of record in Plat Book 2, Page 230, and also being a part of the easterly 14 feet of Lot 1 of "R.P. Woodruff's Subdivision of Lots 9 and 10", of record in Plat Book 2, Page 302, said lands also being described in a deed to Doric Properties, of record in Official Record 4129, page 1-20, all records are on file in the Recorder's Office, Franklin County, Ohio, all stations and offsets reference the Centerline Survey Plat of Lane Avenue prepared by ms consultants, inc. for the city of Columbus, said Parcel 18-WD being more particularly described as follows:

Beginning for Reference at the centerline intersection of Neil Avenue and West Lane Avenue, being at Centerline Station 75+17.83;

Thence South 86 E. 17' 42" East, along the centerline of West Lane Avenue, a distance of 128.91 feet to a point, being at Centerline Station 76+46.74;

Thence North 3 E 42' 18" East, a distance of 34.87 feet to a point at the southwest corner of said easterly 14 feet of Lot 1, on the northerly line of West Lane Avenue, being 34.87 feet left of Station 76+46.74 (witness an iron pin found 34.97' left of sta. 76+46.98), and being the True Place of Beginning;

Thence North 3 E 42' 42" East, along the westerly line of the said easterly 14 foot of Lot 1, a distance of 5.13 feet to a point being 40.00 feet left of Station 76+46.74;

Thence South 86 E 17' 42" East, passing through said Lots 5, 6, 7 and 8, and the said easterly 14 feet of Lot 1, a distance of 181.94 feet to a point on the easterly line of said Lot 5, the westerly line of Lot 4 of said of R.P. Woodruff's Subdivision, being 40.00 feet left of Station 78+28.69;

Thence South 3 E 42' 42" West, along the easterly line of said Lot 5, the westerly line of said Lot 4, a distance of 5.14 feet to a point at the southeast corner of said Lot 5, the southwest corner of said Lot 4, on the northerly line of West Lane Avenue, being 34.85 feet left of Station 78+28.69;

Thence North 86 E 17' 18" West, along the southerly lines of said Lots 5, 6, 7 and 8, and the said easterly 14 feet of Lot 1, along the northerly line of West Lane Avenue, a distance of 181.94 feet to the True Place of Beginning, and containing 0.021 acres of land (0.006 acres from Auditor's Parcel 010-016387, 0.005 acres from Auditor's Parcel 010-056164, 0.005 acres from Auditor's Parcel 010-02095, 0.005 acres from Auditor's Parcel 010-027887).

The bearings for this description are based on a bearing of North 68 E 52' 08" East from Franklin County control monument "ASTRO" to control monument "LANE" and are based on the NAD83 State Plane Coordinate System, Ohio South Zone. This description was prepared by ms consultants, inc. from an actual field survey (1995-1999) and existing records, James P. Villacres, P.N.S. 7912.



REZONING APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • 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 # 214-041

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Michael T. Shannon, Esq.
of (COMPLETE ADDRESS) 500 S. Front Street, Ste 1200, 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
Business or individual's address
Address of corporate headquarters
City, State, Zip
Number of Columbus based employees
Contact name and number

1. Edwards Communities c/o Crabbe, Brown & James, LLP 500 S. Front Street, Ste 1200 Columbus, Ohio 43215	2.
3.	4.

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

SIGNATURE OF AFFIANT

Michael T. Shannon

Subscribed to me in my presence and before me this 29th day of August, in the year 2014

SIGNATURE OF NOTARY PUBLIC

Carol A. Stewart

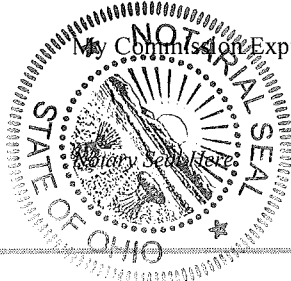
My Commission Expires:

CAROL A. STEWART

NOTARY PUBLIC, STATE OF OHIO

MY COMMISSION EXPIRES 06/28/2019

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



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



City of Columbus Zoning Plat

2/4-041



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: 010020095, 010016387, 010056164, 010027887

Zoning Number: 148

Street Name: W LANE AVE

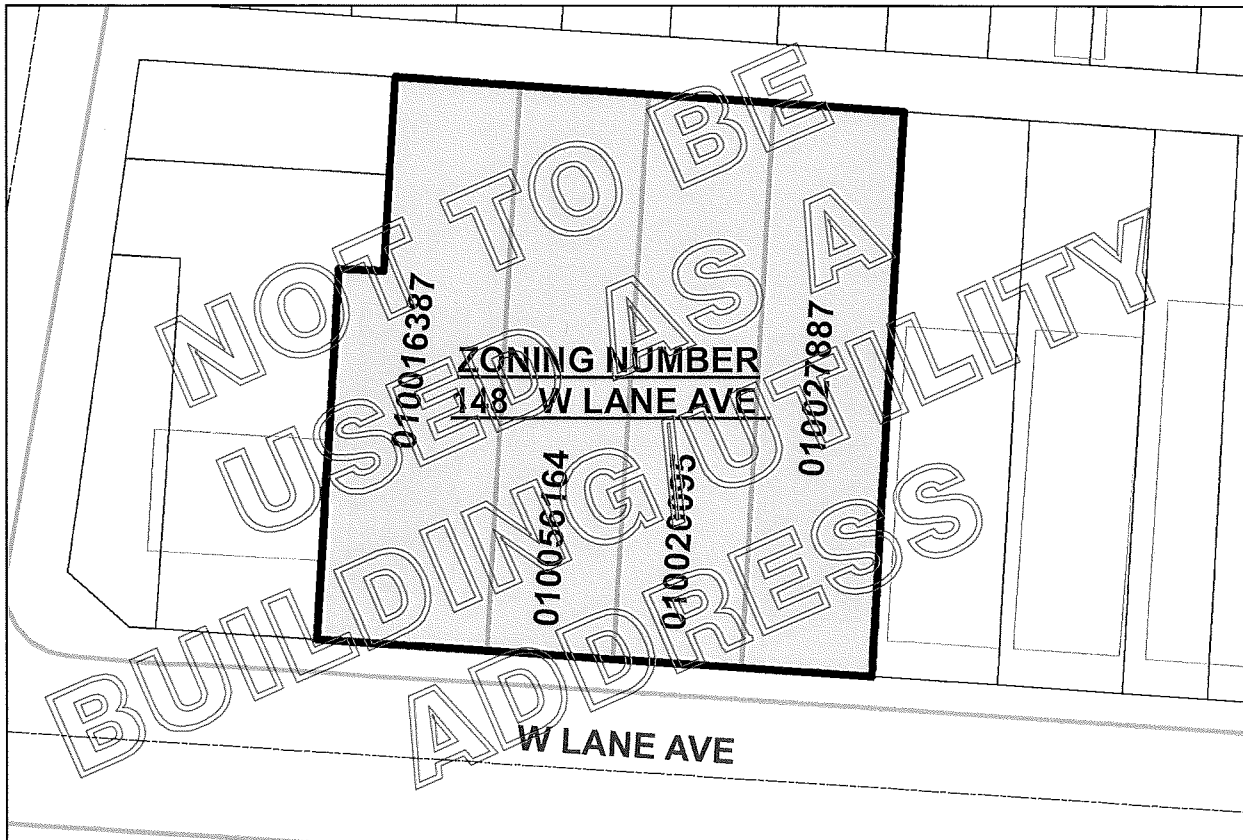
Lot Number : 5-8

Subdivision: WOODRUFF

Requested By: CRABBE, BROWN, & JAMES, LLP (MICHAEL SHANNON)

Issued By: Michael Shannon

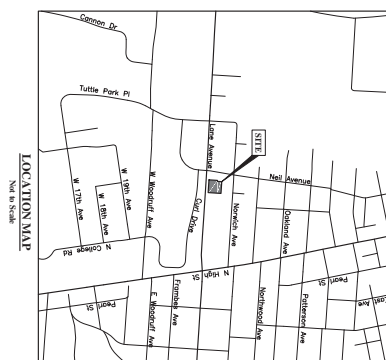
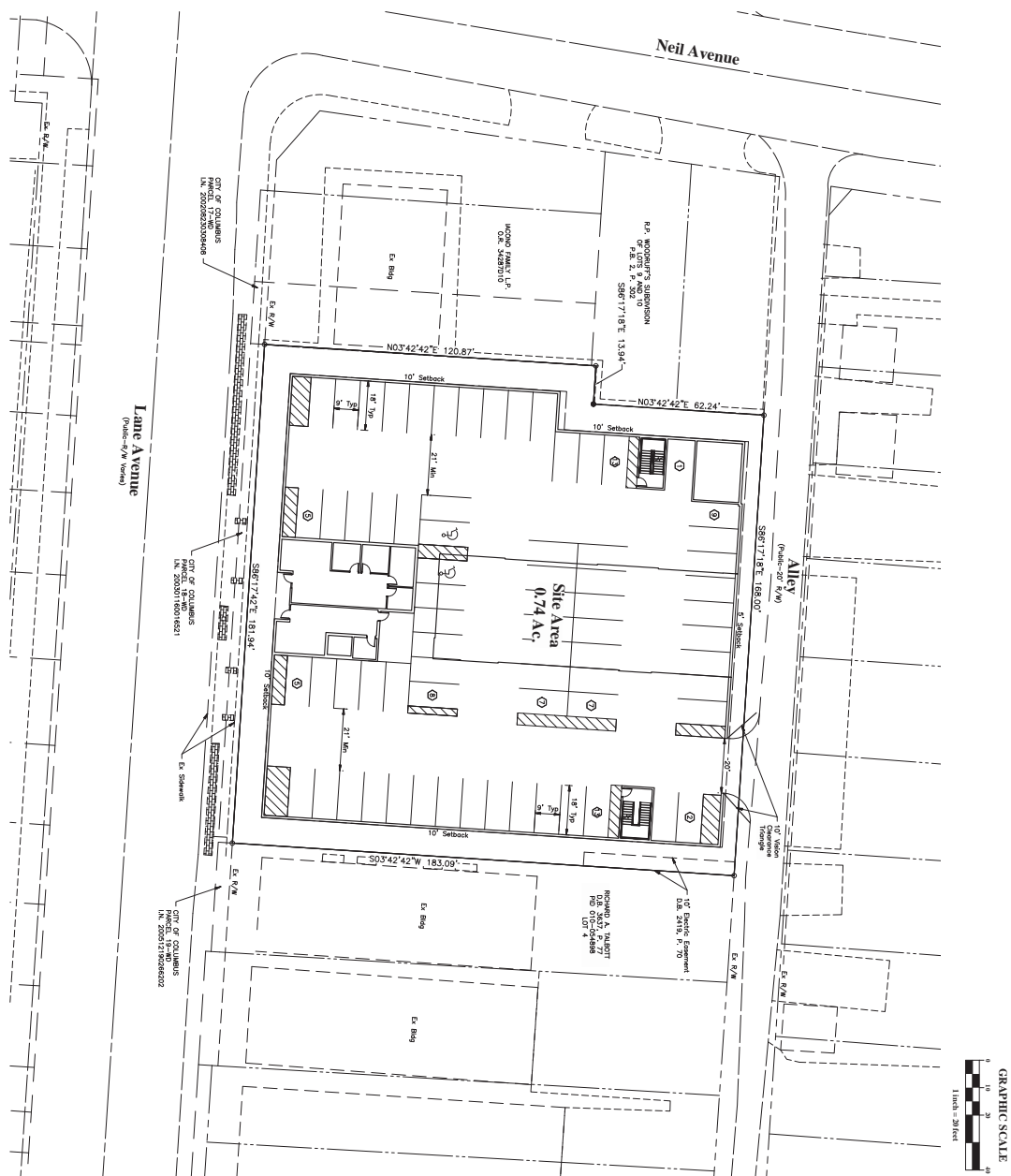
Date: 8/20/2014



JENNIFER L. GALLGAHER, P.E., DEPUTY DIRECTOR
DIVISION OF INFRASTRUCTURE MANAGEMENT
COLUMBUS, OHIO

SCALE: 1 inch = 60 feet

GIS FILE NUMBER: 4566



SITE DATA

Total Site Area:	0.742 Ac.
Total Office Space:	110,520
Total Units:	42 Units
Total Parking Required:	68 (1.4 Spaces/Unit)
- Leasing Office	2 (1 Space/70 SP)
Total Parking Provided:	68 Spaces
- Residential	2 Spaces
- Leasing Office	70 Spaces
Total Parking Spaces:	72 Spaces
Platinum Bldg. Height:	50'

Note: Bystate parking will be provided as necessary to meet increased City Code.

Bicycle parking will be provided as necessary to meet/exceed City Code.

PRELIMINARY


NOT TO BE USED FOR
CONSTRUCTION

PLAN SET DATE
August, 2014

[illegible]

CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO
PRELIMINARY SITE PLAN
FOR
LANE AVENUE STUDENT HOUSING

**EDWARDS COMMUNITY
DEVELOPMENT COMPANY**

 <p>EMET 10000 Massachusetts Avenue, 10th Floor, Suite 1000, Boston, MA 02118 Tel: 617.452.1000 Fax: 617.452.1001 Email: info@emet.com</p>	DATE August, 2014	SCALE 1" = 20'	JOB NO. 20141216	SHEET 1 / 1
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Z14-041
148 West Lane Avenue
Approximately 0.74 acres
Request: AR-4 to CPD



Z14-041
148 West Lane Avenue
Approximately 0.74 acres
Request: AR-4 to CPD

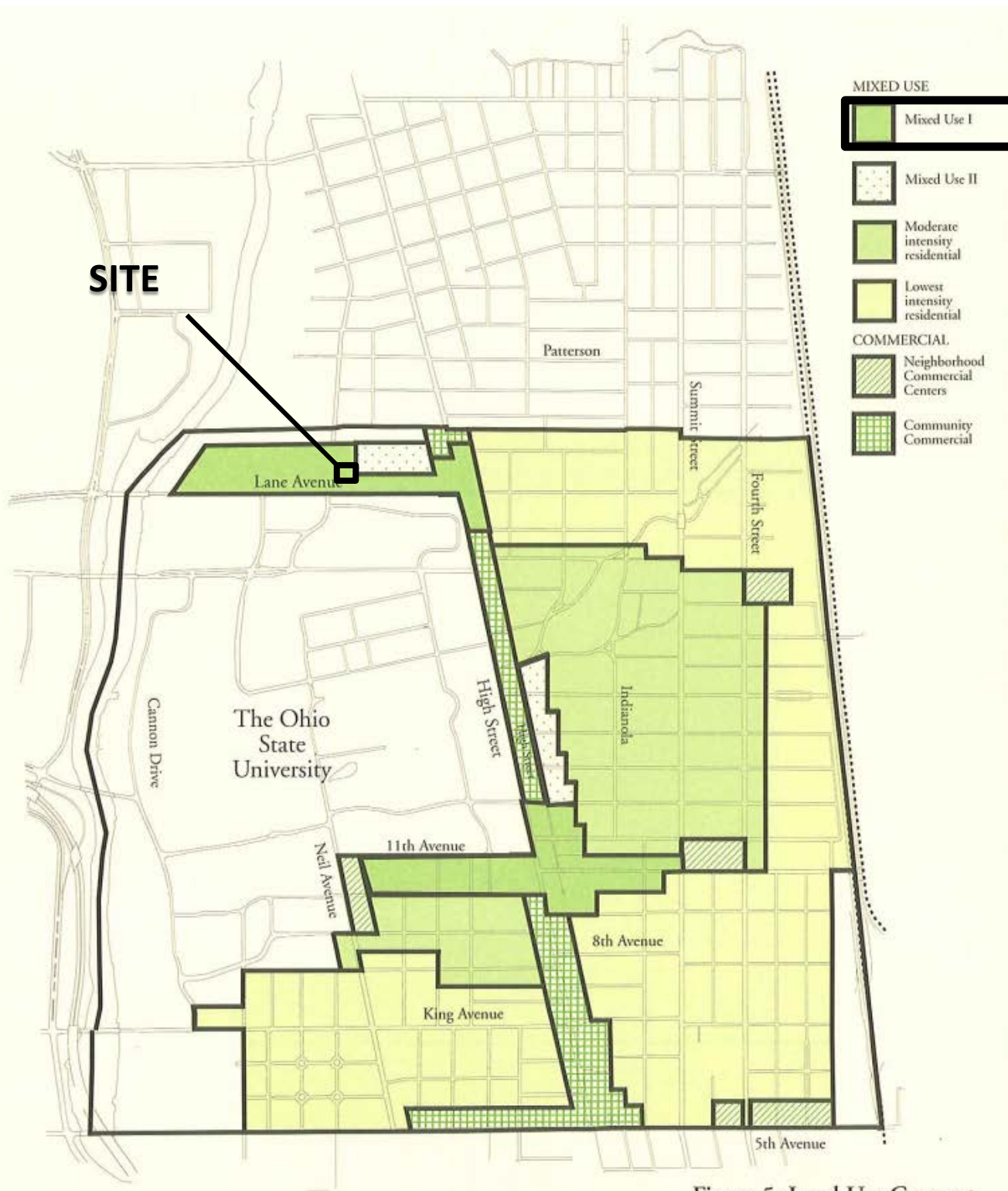


Figure 5: Land Use Concept



University Neighborhoods
Redevelopment and Revitalization
Columbus, Ohio

EDAW



Z14-041
148 West Lane Avenue
Approximately 0.74 acres
Request: AR-4 to CPD