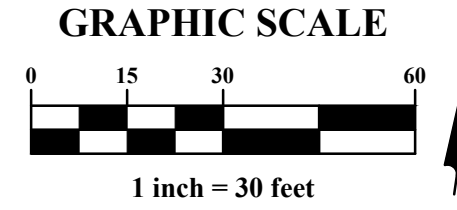


NOTE:
Use east entrance as temporary access before Lucas is complete. During use as temporary access, restrict parking on South side of Rich Street for sight distance.



	Other	Variance
Minimum Front Yard Setback	0'	A2, B2, B4
Maximum Front Yard Setback	10'	
Minimum Parking Setback	5'	
Minimum Fence & Wall Setback	0'	
Minimum Side Yard Setback	0'	
Minimum Rear Yard Setback	None	
Minimum Building Frontage	60% of lot width	
Maximum Building Height	Five stories or 60'	A1, B1

Buildings A1 & B1	67'-4"
Buildings A3, A4 & B3	39'-4"
Buildings A2, B2 & B4	36'-7"

Building Height Variance	3323.21.A.K
Building Setback Variance	3323.21.A.B.2
Required Parking Spaces Variance	3312.49.C

PARKING SUMMARY w/2 LEVEL GARAGE

Block B Parking Summary						Block A Parking Summary							
Required Parking Spaces	Units	SF	Space/Unit	Min Space/SF	E.F.D. Reduction	Total	Required Parking Spaces	Units	SF	Space/Unit	Min Space/SF	E.F.D. Reduction	Total
Townhouse	40		1.5			60 Spaces	Townhouse	29		1.5			44 Spaces
Apartments	96		1.5			144 Spaces	Apartments	68		1.5			102 Spaces
Retail/Commercial		13,238±		1/250	N/A	53 Spaces Min	Retail/Commercial		1,640±		1/250	50%	4 Spaces Min
Restaurant		4,200±		1/75	25%	42 Spaces	Live/Work (Residential)	3		1.5			3 Spaces
Lobby/Miscellaneous		2,987±		NA	NA	0 Spaces	Restaurant		4,200±		1/75	25%	42 Spaces
Block B Total Required Spaces						299 Spaces Min	Lobby/Miscellaneous		7,139±		NA	NA	0 Spaces
Block B Total Required Spaces						299 Spaces Min	Block A Total Required Spaces						195 Spaces Min
Provided Parking Spaces							Provided Parking Spaces						
On-Site Surface Lot						14 Spaces	On-Site Surface Lot						9 Spaces
Townhouse Garages						34 Spaces	Townhouse Garages						26 Spaces
Parking Garage						292 Spaces	Private On-Street						11 Spaces
Access Road						12 Spaces	Block A Total Provided Spaces						46 Spaces
Block B Total Provided Spaces						352 Spaces							

LEGEND
Improvements within R/W To Be Coordinated with City of Columbus

Public On-Street Parking Summary

Street	Spaces Available
Rich Street	15 Spaces
McDowell Street	17 Spaces
Lucas Street	14 Spaces
Sullivant Avenue	23 Spaces
Total Public On-Street Parking Available	69 Spaces

Total Parking Spaces Required	494 Spaces Min
Total Parking Spaces Provided	398 Spaces
Total Bicycle Spaces Required	20 Spaces

Overall Summary

Public On-Street Spaces	69 Spaces
Public Garage Spaces	200 Spaces
Private Garage Spaces	92 Spaces
Private Townhouse Garage Spaces	60 Spaces
Private Surface Spaces	46 Spaces

* The East Franklinton District code provides a 50% reduction for retail spaces less than 10,000 SF and provide a 25% parking reduction for all other non-residential uses (except restaurant w/drive-thru).

REVISIONS

MARK	DATE	DESCRIPTION

CASTO

CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO
EXHIBIT FOR
EAST FRANKLINTON
SITE PLAN

EMHT
Ernie M. H. Thompson & Associates, Inc.
5300 New Albany Road, Columbus, OH 43254
Phone: 614.775.6500 Fax: 614.775.3458 emht.com

DATE
May 15, 2018

SCALE
1" = 30'

JOB NO.
2015-0829

SHEET
1 / 1