

Council Variance Application

CV24-084

DEPARTMENT OF BUILDING
AND ZONING SERVICES

111 N Front Street, Columbus, Ohio 43215
Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

OFFICE USE ONLY

Application Number: CV24-084 Date Received: 7/1/24
Application Accepted by: ALYSSA SALTZMAN Fee: \$2,800
Assigned Planner: Dane Kirk; 614-645-7973; DEKirk@columbus.gov

LOCATION AND ZONING REQUEST:

Existing Address or Zoning Number: _____ Zip: _____

Is this application being annexed into the City of Columbus? YES NO (select one)
If the site is currently pending annexation, the Applicant must show documentation of County Commissioner's adoption of the annexation petition.

Parcel Number for Address or Zoning Number: _____

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

Current Zoning District(s): _____ Acreage: _____

Neighborhood Group: _____

Proposed Use or reason for request: _____
(Elaborate in Statement of Hardship)

APPLICANT:

Applicant Name: _____ Phone Number: _____ Ext.: _____

Address: _____ City/State: _____ Zip: _____

Email Address: _____

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

Name: _____ Phone Number: _____ Ext.: _____

Address: _____ City/State: _____ Zip: _____

Email Address: _____

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

Name: _____ Phone Number: _____ Ext.: _____

Address: _____ City/State: _____ Zip: _____

Email Address: _____

SIGNATURES:

APPLICANT SIGNATURE David Hodge _____

PROPERTY OWNER SIGNATURE David Hodge _____

ATTORNEY / AGENT SIGNATURE David Hodge _____

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.

Parcel Numbers:

140-003352-00
140-002391-00
140-002392-00
140-003351-00
140-002399-00
140-002393-00
140-004031-00
140-002400-00
140-004316-00

Property Owners:

Kathleen Ann Chapin and Karen Chapin Ohlemacher
3444 River Landings Blvd
Hilliard, OH 43026
PID 140-003352-00, 140-002392-00, 140-003351-00, 140-002399-00
(Zero Columbus based employees)

Shaffer Investment Co LLC
10731 Campden Lakes Blvd
Dublin, OH 43016
PID 140-002393-00
(Zero Columbus based employees)

V3 Group LLC
3747 Trabue Rd
Columbus, OH 43228
PID 140-004031-00
(Zero Columbus based employees)

Arbook LLC
1423 Cambridge Blvd
Columbus, OH 43212
PID 140-002400-00
(Zero Columbus based employees)

Myflori LLC
1270 S High St
Columbus, OH 43206
PID 140-004316-00
(Zero Columbus based employees)

Garshar Asset Mgmt LLC
134 S Riverview St.

Dublin, OH 43017
PID 140-002391-00
(Zero Columbus based employees)

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.

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 Hodge **Date** _____

STATEMENT IN SUPPORT

APPLICATION: CV24- 084

Location: 3775 TRABUE ROAD (43228), located 850 feet south-west of the intersection of Trabue Road and North Hague Avenue (140-004316 and 8 other parcels); West Scioto Area Commission).

Existing Zoning: Rural-Annex.

Pending Zoning: AR-1.

Proposed Use: Commercial Use, Apartment Complex, and Townhomes.

Request: Companion use and area variances to develop the site with a mix of commercial and residential uses including apartment complex and townhomes.

Applicant(s): Upland Development Co.; c/o Michael Amicon; 1114 Dublin Road, Columbus, Ohio 43215; and David Hodge, Atty.; 8000 Walton Parkway, Suite 260; New Albany, OH 43054.

Owner(s): Myflori LLC; 3775 Trabue Road; Columbus, OH 43206 and 5 other property owners.

Date of Text: June 28, 2024

The Applicant submits this statement in support of its companion council variance application.

The +/-18.3-acre site is comprised of 9 parcels located on the south side of Trabue Road, across from Raymond Memorial Golf Course, and west of North Hague Avenue. The west perimeter of the site is a stream corridor protection zone.

The Applicant proposes development of the site with a mix of commercial and residential uses. Specifically, the Applicant proposes 8,000 square feet of restaurant use in Building A which will have its own access point to Trabue Road. The rest of the development will provide 375 dwelling units and residential amenities such as a pool, club house, resident park, and leisure trail along the creek.

The site is situated within the boundary of the West Scioto Area Commission and the Trabue/Roberts Area Plan (2011). The Plan recommends mixed use (neighborhood), very low residential, and open space uses.

With this council variance application, the Applicant is committed to development of the site as depicted on the site plan and architecture which will substantially conform to the submitted exhibits.

To develop the property as proposed, the Applicant respectfully requests the following variances.

1. Section 3312.49 – Required Parking. The Applicant requests a variance to reduce the minimum number of required parking spaces from 676 to 522.
2. Section 3333.02 – AR-1 Permitted Uses. The Applicant requests a use variance to allow commercial uses within the AR-1 zoning district.

3. Section 3333.18 – Building Lines. The Applicant requests a variance to reduce the minimum building line from 60 feet to 25 feet from Trabue Road and 25 feet to 10 feet from Britton Avenue.

4. Section 3333.255 – Perimeter Yard. The Applicant requests a variance to reduce the minimum perimeter yard from 25 feet to 10 feet along the south and east perimeters.

City Council may 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.

The Applicant requests rezoning this site to AR-1 because this development is primarily residential in nature. However, the Applicant proposes 8,000 square feet of commercial use within the site. This commercial component and the larger mixed use development conforms to the recommendation of the Trabue/Roberts Area Plan (2011) which recommends mixed use (neighborhood) uses along the frontage of this site. The proposed commercial use is located within the 8,000 square foot building located at the frontage of Trabue Road. Therefore, the requested use variance to allow commercial uses would promote the recommendation of the comprehensive plan and would not seriously affect surrounding properties or the neighborhood.

City Council may permit a variation in the yard, height or parking requirements of any district 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 Applicant requests area variances concerning reduction of building setback, perimeter yard, and minimum number of required parking spaces. These variances are necessary to alleviate unusual and practical difficulties resulting from the unique shape of the lot and topographical conditions. The site is not a typical rectangular shape. Also, the site is impacted by a stream corridor protection zone along its entire west perimeter.

As a result of these difficulties, a significant portion of the site's potential developable area was reduced and this site had to be designed in a way to maximize the remaining area while fitting within the unique shape of the lot. The plan resulted with a unique mix of building types, curved footprints and drive aisles, and fitting building within areas of the site that are not perfectly rectangular. In order to make this fit it was necessary to reduce the building line, reduce the perimeter yard, and reduce the number of provided parking spaces.

The reduced building line is not a significant deviation from the zoning code because the Trabue/Roberts Area Plan (2011) recommends that developments within this mixed use (neighborhood) classification incorporate design characteristics of the Urban Commercial Overlay. The UCO requires a building setback between 0 and 10 feet. This site is not technically within the UCO, but the proposed 25 foot building setback is a good fit between the AR-1 requirement of a minimum 60 foot building line and the Plan recommended UCO 10-foot building line. This variance promotes the recommendation of the Plan.

The requested variance to reduce minimum parking is also not a significant deviation from the code and will not cause adjacent property owners or the neighborhood any detriment. It is becoming more and more recognized that the Columbus City Code requirement of 1.5 vehicle parking space per dwelling unit is too much. It is commonly accepted that 1 vehicle parking space per dwelling unit is more appropriate and this plan exceeds that ratio. This is further evidenced by the fact that the new Phase I Zone-In Corridor Zoning Code Update does not even have a minimum parking requirement. Rather, future developers in Columbus will be responsible for providing parking that makes their development work. This Applicant is an experienced Columbus developer and is confident that the proposed parking will be more than sufficient for its future residents. Lastly, there is no street parking along Trabue and there is simply no threat that any overflow from this development will cause parking congestion in neighboring communities.

The requested perimeter yard variance is also not substantial and will not cause adjacent properties any detriment. Most of the perimeter reductions concern pavement and parking areas and not structures.

The Applicant respectfully requests the Columbus City Council weigh these factors in its consideration and find that this Applicant suffers from a practical difficulty. The variances will not seriously affect any adjoining property or the general welfare. Further, the spirit and intent behind the zoning requirements would be observed and substantial justice done by granting the requested variances.

Respectfully submitted,



David Hodge

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

AFFIDAVIT

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Eric Zartman
of (1) MAILING 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 the name(s) and mailing address(es) of all the owners of record of the property located at

(2) per PROPERTY ADDRESS or ZONING NUMBER 3775 Trabue Road

for which application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services

SUBJECT PROPERTY OWNER'S NAME
AND MAILING ADDRESS

(3) Myflori LLC
3775 Trabue Road
Columbus, Ohio 43206

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

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

Upland Development Co. c/o Michael Amicon
614.286.2143

NEIGHBORHOOD GROUP
ZONING CHAIR OR CONTACT PERSON
AND EMAIL ADDRESS

(4) West Scioto Area Commission
Rita Cabral, Zoning Chair
zoningchair.wsac@gmail.com

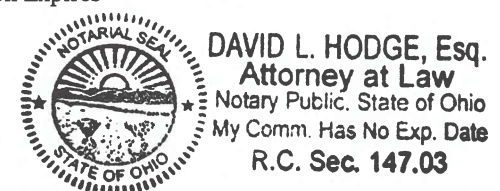
and that the attached document (5) is a list of the names and complete mailing addresses, including zip codes, as shown on the County Auditor's Current Tax List or the County Treasurer's Mailing List, of all the owners of record of property within 125 feet of the exterior boundaries of the property for 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.

SIGNATURE OF AFFIANT [Signature]

Sworn to before me and signed in my presence this 1st day of July, in the year 2024

[Signature]
(6) SIGNATURE OF NOTARY PUBLIC

Notary Seal Here
no expiration
My Commission Expires



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

APPLICANT

UPLAND DEVELOPMENT CO.
1114 DUBLIN ROAD
COLUMBUS, OHIO 43215

PROPERTY OWNERS:

KATHLEEN ANN CHAPIN AND
KAREN CHAPIN OHLEMACHER
3444 RIVER LANDINGS BLVD
HILLIARD OH 43026

SHAFFER INVESTMENT CO LLC
10731 CAMPDEN LAKES BLVD
DUBLIN OH 43016

V3 GROUP LLC
3747 TRABUE RD
COLUMBUS OH 43228

ARBOOK LLC
1423 CAMBRIDGE BLVD
COLUMBUS OH 43212

MYFLORI LLC
1270 S HIGH ST
COLUMBUS, OH 43206

GARSHAR ASSET MGMT LLC
134 S RIVERVIEW ST
DUBLIN, OH 43017
140-002391

ATTORNEY:

DAVID HODGE, ESQ.
UNDERHILL & HODGE LLC
8000 WALTON PARKWAY, SUITE 260
NEW ALBANY, OH 43054

AREA COMMISSION:

WEST SCIOTO AREA COMMISSION
RITA CABRAL, ZONING CHAIR
P.O. BOX 21373
COLUMBUS, OH 43221

SURROUNDING PROPERTY OWNERS:

DUTTON FREDDY W
OR CURRENT RESIDENT
1700 HALE CT
COLUMBUS OH 43228

WISSINGER KENNON
OR CURRENT RESIDENT
3512 AARON DR
COLUMBUS OH 43228

GAIETTO LINDA S
OR CURRENT RESIDENT
3370 LITTLER LN
COLUMBUS OH 43228-7025

HARRIS VIC
OR CURRENT RESIDENT
3675 BRITTON AVE
COLUMBUS OH 43204

DAVIS DANIEL L
OR CURRENT RESIDENT
1536 BENDELOW DR
COLUMBUS OH 43228

TRETTEL MICHAEL D
OR CURRENT RESIDENT
3709 BRITTON AVE
COLUMBUS OH 43204

LACAGNINA BELLA
OR CURRENT RESIDENT
1548 BENDELOW DR
COLUMBUS OH 43228

MILLER JUDITH S
OR CURRENT RESIDENT
1524 BENDELOW DR
COLUMBUS OH 43228

ZUMRICK JANET M
OR CURRENT RESIDENT
1506 BENDELOW DR
COLUMBUS OH 43228-7008

FOSTER JAMES
OR CURRENT RESIDENT
1494 BENDELOW DR
COLUMBUS, OH 43228

MURRAY BRUCE A
OR CURRENT RESIDENT
3500 AARON DR
COLUMBUS OH 43228

3657 TRABUE LLC
OR CURRENT RESIDENT
3442 MILLENNIUM CT
COLUMBUS OH 43219

BORK PAUL A
OR CURRENT RESIDENT
1699 HALE CT
COLUMBUS OH 43228-7024

BATTLE DIONNE L
OR CURRENT RESIDENT
1708 SARAZEN CT
COLUMBUS OH 43228

MOORE SETH K
OR CURRENT RESIDENT
1512 BENDELOW DR
COLUMBUS, OH 43228

PURCELL MICHAEL T
OR CURRENT RESIDENT
1714 SARAZEN CT
COLUMBUS OH 43228-7023

LAUNER CHERYL
OR CURRENT RESIDENT
3631 BRITTON AVE
COLUMBUS OH 43204

HOHLBEIN BRYAN
OR CURRENT RESIDENT
3376 LITTLER LN
COLUMBUS OH 43228

CLARK DAVID T
OR CURRENT RESIDENT
299 SHELDON AVE
COLUMBUS, OH 43207-1254

CLARK DAVID T
OR CURRENT RESIDENT
981 W MARKET ST
AKRON OH 44313

OPENDOOR PROPERTY TRUST I
OR CURRENT RESIDENT
410 N SCOTTSDALE RD STE 1600
TEMPE AZ 85288

SWIGART ROBERT N
OR CURRENT RESIDENT
3394 LITTLER LANE
COLUMBUS OH 43228

CITY OF COLUMBUS
OR CURRENT RESIDENT
90 W BROAD ST RM 425
COLUMBUS, OH 43215

SIMPSON MARVIN
OR CURRENT RESIDENT
1707 HALE CT
COLUMBUS OH 43228

BRADDOCK RAIMONDA
OR CURRENT RESIDENT
1554 BENDELOW DR
COLUMBUS OH 43228

VANFOSSEN NANCY R
OR CURRENT RESIDENT
1518 BENDELOW DR
COLUMBUS OH 43228

ALEXANDER CHARLES W
OR CURRENT RESIDENT
3406 LITTLER LN
COLUMBUS OH 43228-7025

MAY ELIZABETH L
3667 BRITTON AV
COLUMBUS OH 43204

THOMPSON HOWARD
3695 BRITTON AVE
COLUMBUS OH 43204

ARROW RE GROUP LLC
OR CURRENT RESIDENT
68 LINWOOD AVE
COLUMBUS , OH 43205-1526

JONES DAVID A
OR CURRENT RESIDENT
1715 HALE CT
COLUMBUS OH 43228-7024

RIGDEN STEPHEN
OR CURRENT RESIDENT
1692 HALE CT
COLUMBUS OH 43228

KRAY WHITTEN WENDELLYN TR
OR CURRENT RESIDENT
1500 BENDELOW DR
COLUMBUS OH 43228

DEAL CATHERINE L
OR CURRENT RESIDENT
3418 LITTLER LN
COLUMBUS OH 43228

MCCLOY ZORAYA C
OR CURRENT RESIDENT
3400 LITTLER LN
COLUMBUS OH 43228

GARSHAR ASSET MGMT LLC
OR CURRENT RESIDENT
134 S RIVERVIEW ST
DUBLIN, OH 43017-1140

GRINCH ROBERT P
OR CURRENT RESIDENT
3506 AARON DR
COLUMBUS OH 43228-7015

3657 TRABUE LLC
OR CURRENT RESIDENT
3442 MILLENNIUM CT
COLUMBUS OH 43219

GUTHRIE STEVEN J
OR CURRENT RESIDENT
3412 LITTLER LN
COLUMBUS OH 43228

3667 TRABUE LLC
OR CURRENT RESIDENT
PO BOX 82209
COLUMBUS, OH 43202-0209

BIRD DAVID R
OR CURRENT RESIDENT
1708 HALE CT
COLUMBUS OH 43228-7024

CISZEWSKI SCOTT T
OR CURRENT RESIDENT
3492 AARON DR
COLUMBUS OH 43228-7015

NORTH ANDREW
OR CURRENT RESIDENT
1542 BENDELOW DR
COLUMBUS OH 43228

GRIFFIN KRISTINE
OR CURRENT RESIDENT
1530 BENDELOW DR
COLUMBUS, OH 43228-7008

PASCALL MELVIN A
OR CURRENT RESIDENT
3382 LITTLER LN
COLUMBUS OH 43228

3681 TRABUE LLC
OR CURRENT RESIDENT
3681 TRABUE RD
COLUMBUS OH 43228

LI YAN
OR CURRENT RESIDENT
3388 LITTLER LN
COLUMBUS OH 43228

BROWN RONALD
OR CURRENT RESIDENT
3642 BRITTON AVE
COLUMBUS OH 43204

DOWLER JENNIFER L
OR CURRENT RESIDENT
1716 HALE CT
COLUMBUS OH 43228

Council Variance Application

DEPARTMENT OF BUILDING
AND ZONING SERVICES

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Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

PROJECT DISCLOSURE STATEMENT

APPLICATION #: CV24-084

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. Upland Development Co. 1114 Dublin Road Columbus, Ohio 43215 (4 Columbus based employees)</p>	<p>2. See attached.</p>
<p>3. See attached.</p>	<p>4. See attached.</p>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT 

Sworn to before me and signed in my presence this 1st day of July, in the year 2024


SIGNATURE OF NOTARY PUBLIC

Notary Seal Here
no expiration
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.

OWNER/DEVELOPER INFORMATION:

UPLAND
1114 DUBLIN ROAD
COLUMBUS, OHIO 43215
CONTACT: MICHAEL AMICON
PH: (614) 286-2143
EMAIL: mamicon@byupland.com

CIVIL ENGINEER INFORMATION:

E.P. FERRIS & ASSOCIATES
2130 QUARRY TRAILS DRIVE, 2ND FLOOR
COLUMBUS, OHIO 43228
CONTACT: CHAD BUCKLEY
PH: (614) 299-2999
FAX: (614) 299-2992
EMAIL: cbuckley@epferris.com

ZONING PLAN

FAIRWEATHER DEVELOPMENT

CITY OF COLUMBUS, OHIO

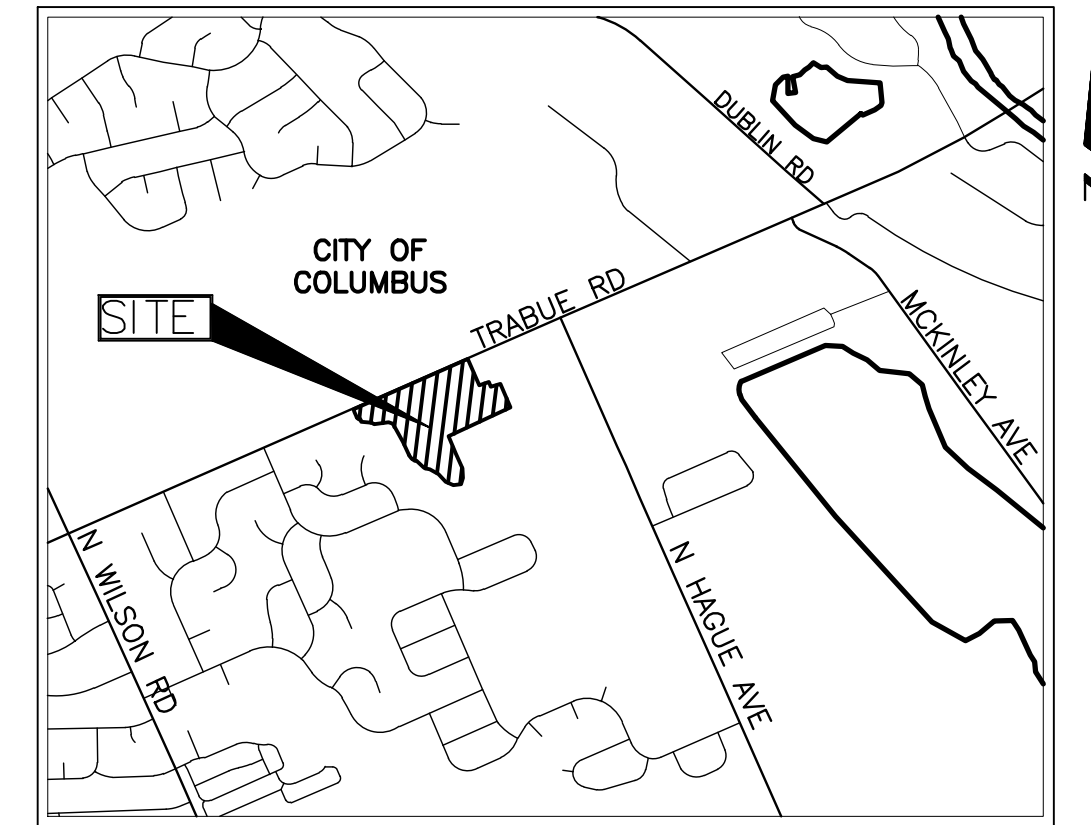
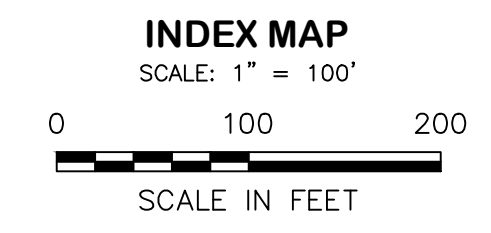
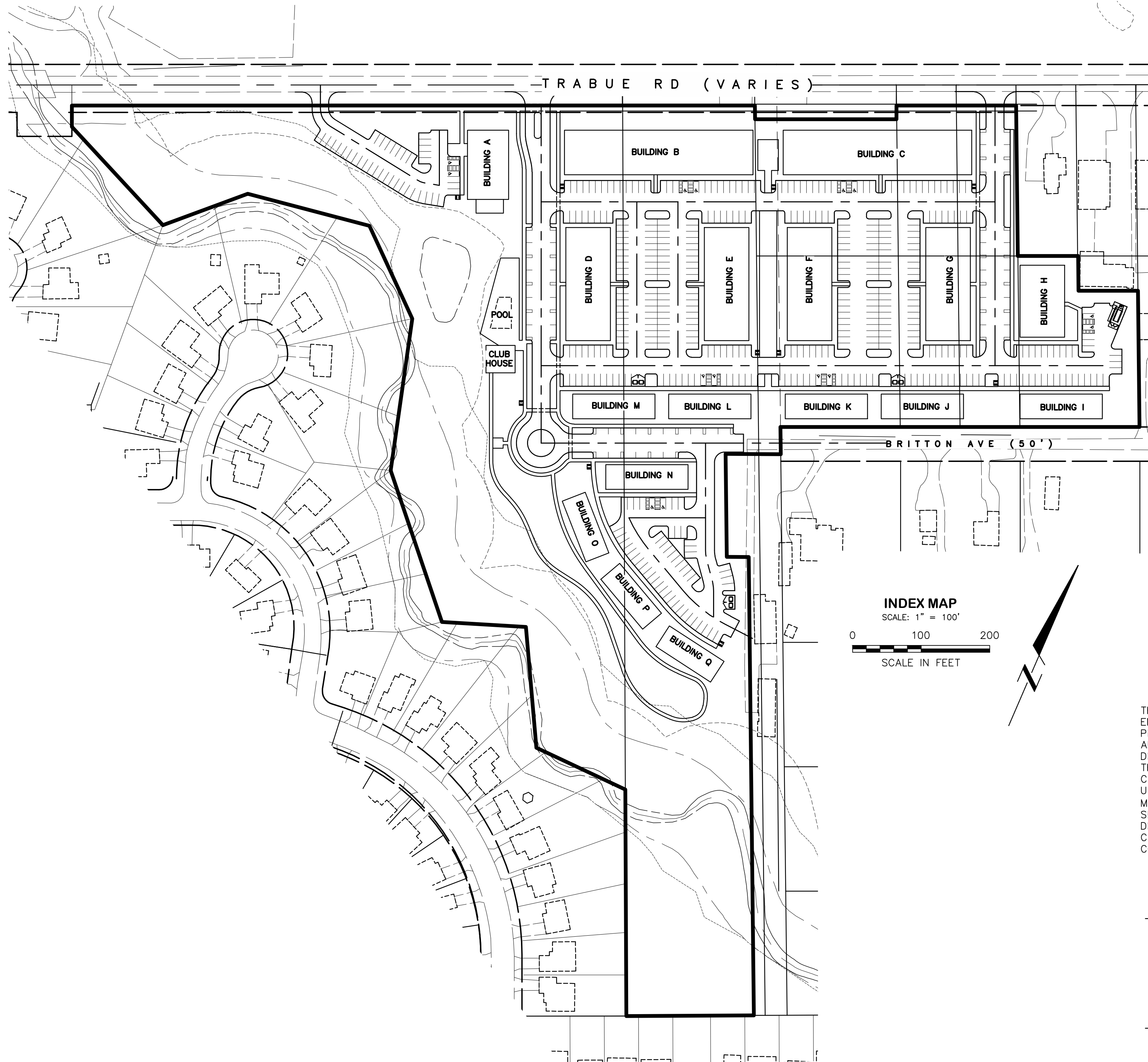
2024

ZONING INFORMATION:

EXISTING ZONING: N/A
PROPOSED REZONING: Z22-XXXX
PROPOSED VARIANCE: CV22-XXX
PARCEL ID NUMBERS: 140-004316, 140-004302,
140-004302, 140-002391, 140-003352, 140-002392,
140-002393, 140-002400, 140-003351,
140-002392, 140-002393, 140-002400,
140-003351, 140-002399

SITE DATA TABLE	
PARCEL IDS	140-004316, 140-004301, 140-004302, 140-002391, 140-003352, 140-002392, 140-002393, 140-002400, 140-003351, 140-002399
AREA (TOTAL SITE, GROSS AREA)	18.32
ZONING (EXISTING)	N/A
ZONING (PROPOSED)	Z24-XXXX, CV24-XXX
VARIANCES (PROPOSED)	Z24-XXXX, CV24-XXX
PROPOSED LAND USE	MULTI-FAMILY, COMMERCIAL, AMENITY SPACE
HEIGHT DISTRICT	H-35
LANDSCAPING	ONE (1) TREE PER 10 DWELLING UNITS ONE (1) TREE PER 10 PARKING SPACES
DWELLING UNITS ¹	375
DENSITY (UNITS/ACRE)	20.46
COMMERCIAL (RESTAURANT)	8,000 SF 800 SF PATIO
PARKING REQUIRED (1.5 SPACES/UNIT) (1:75 SF, 50% PATIO COMMERCIAL)	676
PARKING PROVIDED (TOTAL / ADA / VAN)	522 / 14 / 7
BICYCLE PARKING REQUIRED (RACKS)	10
BICYCLE PARKING PROVIDED (RACKS)	10
BUILDING SETBACK	25'
PARKING SETBACK	25'
PERIMETER SETBACK	10'
LANDSCAPING	ONE (1) TREE PER 10 DWELLING UNITS ONE (1) TREE PER 10 PARKING SPACES

¹ - MAXIMUM NUMBER OF DWELLING UNITS



LOCATION MAP
NOT TO SCALE

THE DEVELOPMENT DEPICTED ON THIS DRAWING MAY BE SLIGHTLY ADJUSTED TO REFLECT ENGINEERING, TOPOGRAPHICAL OR OTHER DATA DEVELOPED AT THE TIME FINAL DEVELOPMENT PLANS ARE COMPLETED. ANY SLIGHT ADJUSTMENT TO THE DEVELOPMENT SHALL BE REVIEWED AND MAY BE APPROVED BY THE DIRECTOR OF THE BUILDING AND ZONING SERVICES DEPARTMENT OR HIS DESIGNEE UPON SUBMISSION OF THE APPROPRIATE DATA REGARDING THE PROPOSED ADJUSTMENT. ALL BUILDING FOOTPRINTS ARE ILLUSTRATIVE AND SUBJECT TO CHANGE. THE NUMBER OF DWELLING UNITS AND THE SQUARE FOOTAGE OF COMMERCIAL USES ARE THE MAXIMUM PERMITTED. MODIFICATIONS TO THE SITE LAYOUT DEPICTED HEREON MAY BE NEEDED AS BUILD-OUT OF THE SITE OCCURS. THE SITE IS PRESENTLY TEN (10) SEPARATE PARCELS. LOT COMBINATIONS AND LOT SPLITS TO CREATE SMALLER PARCELS FOR DEVELOPMENT, FINANCING AND OWNERSHIP MAY OCCUR OVER TIME. PROPERTY LINES CREATED INTERNAL TO THE SITE SHALL BE DISREGARDED FOR PURPOSES OF ZONING COMPLIANCE. ALL STREETS AND ALLEYS WITHIN THE SITE ARE PRIVATE.

_____, AGENT _____ DATE

_____, ATTORNEY _____ DATE

E. P. FERRIS
AND
ASSOCIATES
INC

2130 QUARRY TRAILS DRIVE,
2ND FLOOR COLUMBUS,
OHIO 43228 (614) 299-2999
(614) 299-2992 (FAX)
www.EPFERRIS.com

Consulting Civil Engineers and Surveyors

m:\1274002_trabueporcena\DWG\production_drawing\zoning_plan\1274002_Zoning_Plan.dwg --Title Sheet LAST EDITED BY/FURNISH ON 6/28/24

LEGEND

- R/W EXISTING RIGHT OF WAY
- EXISTING PROPERTY LINE
- SUBJECT PROPERTY LINE
- 100-YR 100 YEAR FLOODPLAIN LINE
- SCPZ STREAM CORRIDOR PROTECTION ZONE
- FLOODWAY FLOODWAY

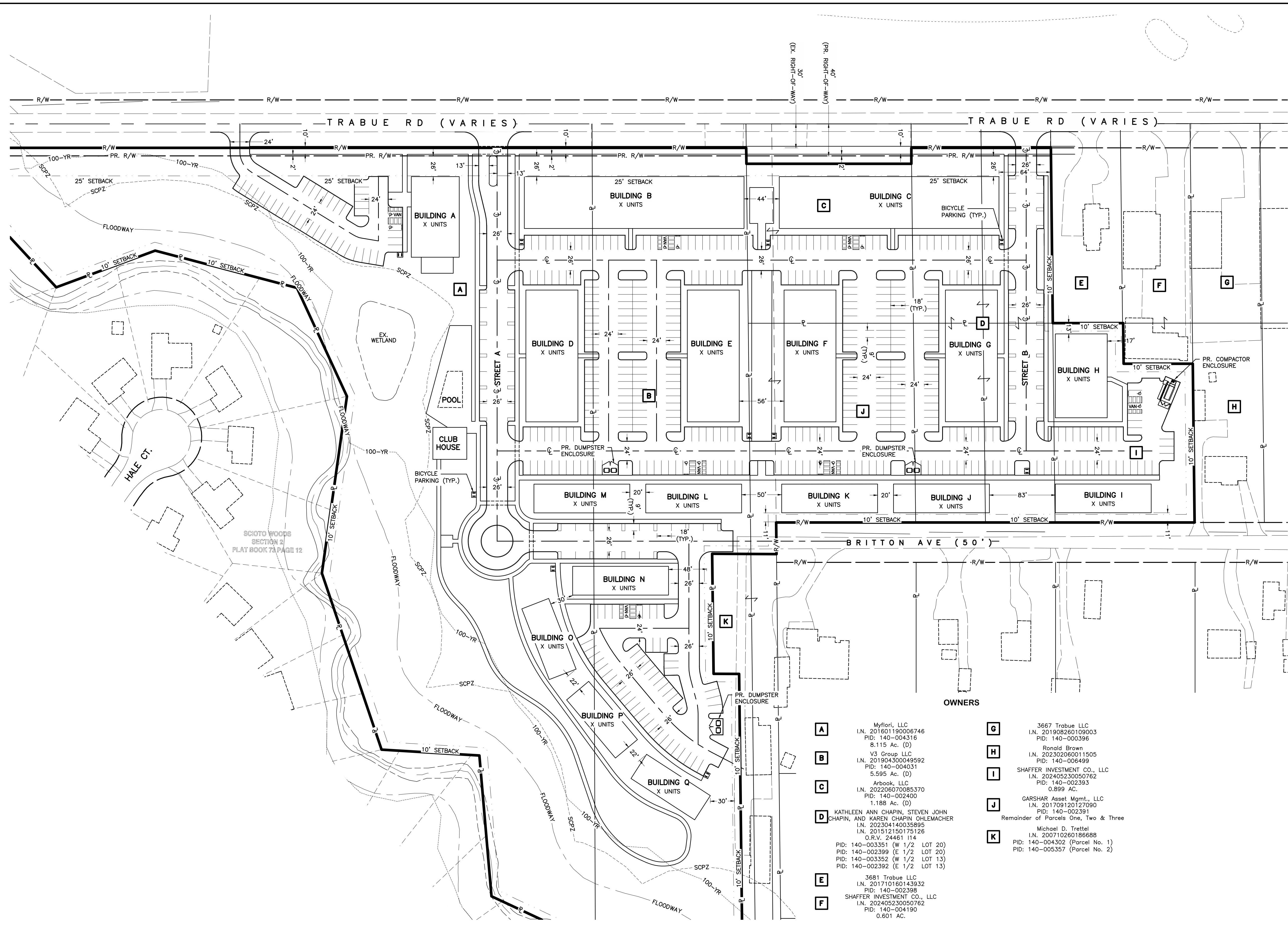
GENERAL DEVELOPMENT NOTES:
 THE PROPOSED PROJECT WILL COMPLY WITH ZONING CODE SECTIONS 3312.21 LANDSCAPING & SCREENING; 3312.39 STRIPING/MARKING; 3312.43 SURFACE; 3312.45 WHEEL STOPS/CURB; AS WELL AS THE ENTIRETY OF CHAPTER 3321 OF THE CITY OF COLUMBUS MUNICIPAL CODE.

ALL HEAD-IN PARKING SPACES ON SITE ARE 9' WIDE BY 18' LONG. ALL PARALLEL PARKING SPACES ON SITE ARE 9' WIDE BY 18' LONG.

REASONABLY SAFE FROM FLOODING:
 ALL STRUCTURES ASSOCIATED WITH FUTURE DEVELOPMENT WITHIN THE AREA OF THE FLOODPLAIN SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARD OF BEING "REASONABLY SAFE FROM FLOODING", AS OUTLINED IN TECHNICAL BULLETIN 10-01 DATED MAY 2001, PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) OR SUCCESSOR DOCUMENTS.

100 YEAR FLOODPLAIN NOTE:
 NO BASEMENTS ARE ALLOWED FOR BUILDINGS IN THE 100 YEAR FLOODPLAIN. THE LOWEST FLOOR NEEDS TO BE 1.5 FEET ABOVE THE BASE FLOOD ELEVATION WHICH VARIES FROM 807.00 - 823.00 FOR BUILDINGS IN THE 100 YEAR FLOODPLAIN.

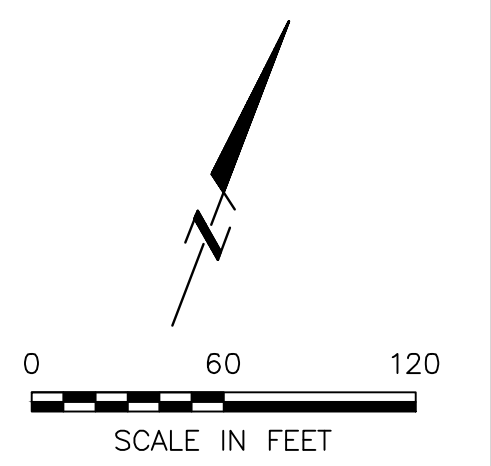
BICYCLE PARKING NOTE:
 ALL BICYCLE PARKING RACKS SHALL BE OF THE INVERTED "U" TYPE DESIGN, UNLESS AN ALTERNATIVE DESIGN HAS BEEN APPROVED BY THE PUBLIC SERVICE DEPARTMENT. ZONING CODE 3312.49



- A** Myflori, LLC
I.N. 20160119006746
PID: 140-004316
8.115 Ac. (D)
- B** V3 Group LLC
I.N. 201904300049592
PID: 140-004031
5.595 Ac. (D)
- C** Arbosk, LLC
I.N. 202206070085370
PID: 140-002400
1.188 Ac. (D)
- D** KATHLEEN ANN CHAPIN, STEVEN JOHN CHAPIN, AND KAREN CHAPIN OHLEMACHER
I.N. 202304140035895
I.N. 201512150175126
O.R.V. 24461 114
PID: 140-003351 (W 1/2 LOT 20)
PID: 140-002399 (E 1/2 LOT 20)
PID: 140-003352 (W 1/2 LOT 13)
PID: 140-002392 (E 1/2 LOT 13)
- E** 3681 Trabue LLC
I.N. 201710160143932
PID: 140-002398
- F** SHAFFER INVESTMENT CO., LLC
I.N. 202405230050762
PID: 140-004190
0.601 AC.

OWNERS

- G** 3667 Trabue LLC
I.N. 201908260109003
PID: 140-000396
- H** Ronald Brown
I.N. 202302060011505
PID: 140-006499
- I** SHAFFER INVESTMENT CO., LLC
I.N. 202405230050762
PID: 140-002393
0.899 AC.
- J** GARSHAR Asset Mgmt., LLC
I.N. 201709120127090
PID: 140-002391
Remainder of Parcels One, Two & Three
- K** Michael D. Trettel
I.N. 200710260186688
PID: 140-004302 (Parcel No. 1)
PID: 140-005357 (Parcel No. 2)



m:\1274002-trabueparcels\DWG\production\drawings\zoning\zoning_site_plan\1274002_zoning_site_plan_plotted_by\1274002_zoning_site_plan_plotted_by.dwg --Zoning_Site Plan PLOTTED BY\FURNISH ON 06/28/2024 15:36

REVISIONS	BY	DATE

E. P. FERRIS
 AND
ASSOCIATES
 INC
 Consulting Civil Engineers and Surveyors

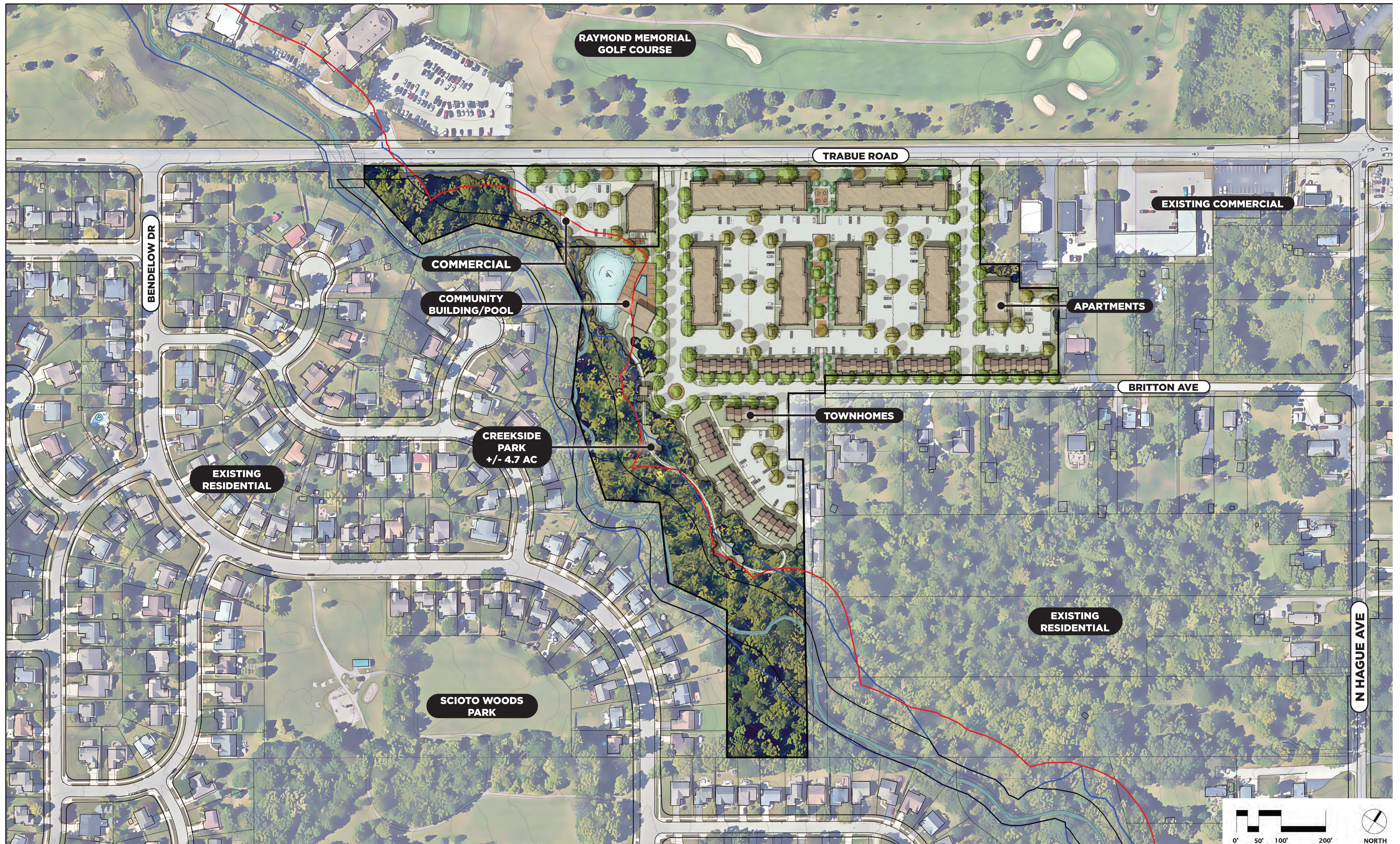
2130 QUARRY TRAILS DR,
 2ND FLOOR
 COLUMBUS, OHIO 43228
 (614) 299-2999
 (614) 299-2992 (Fax)
 www.EPFERRIS.com

CITY OF COLUMBUS, OHIO
FAIRWEATHER DEVELOPMENT
 UPLAND

JOB NO.:	1274.002
DESIGNED BY:	JLC
DRAWN BY:	JLC
CHECKED BY:	CJB
APPROVED BY:	CJB
DATE:	6/28/2024

ZONING SITE PLAN

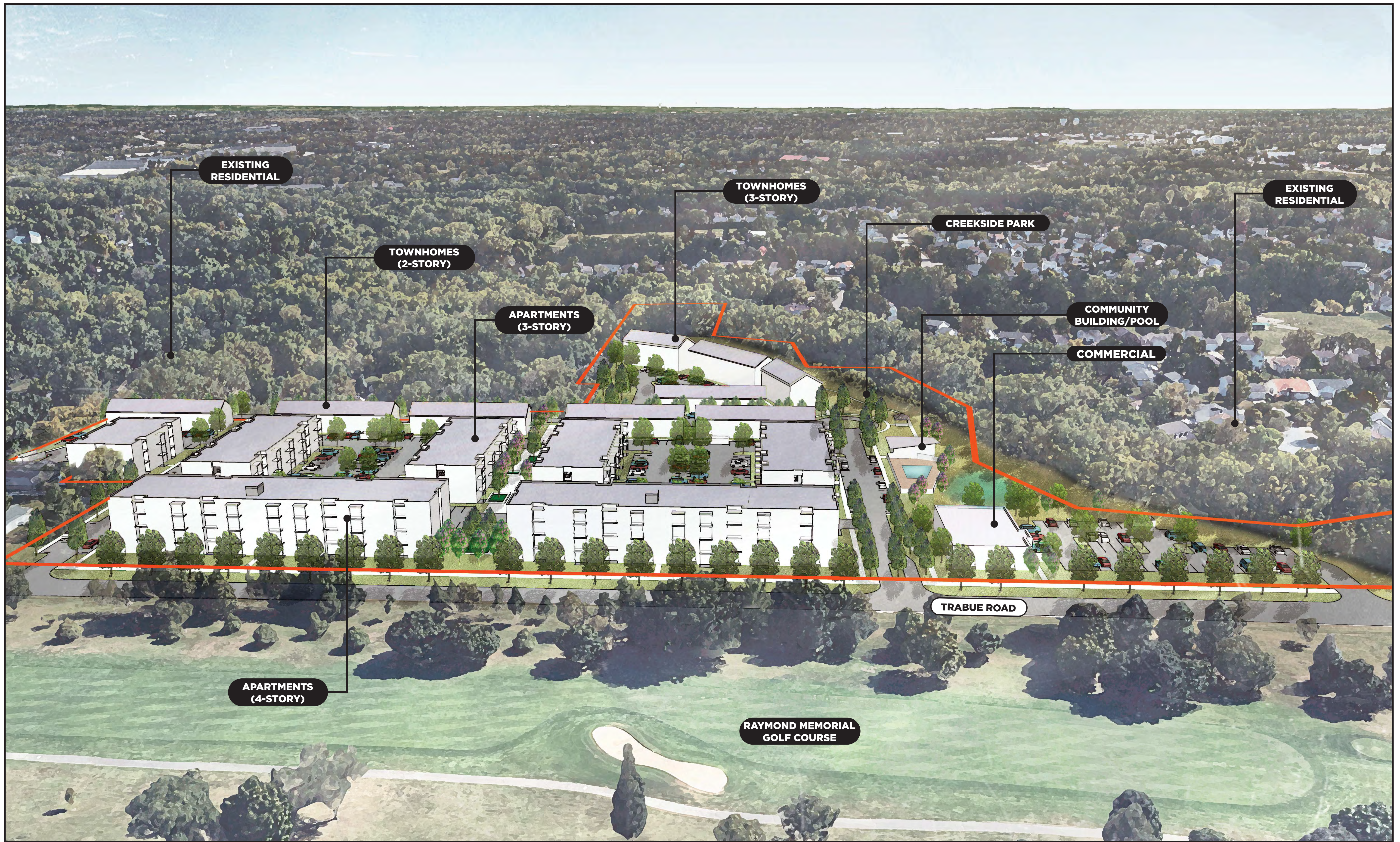
SCALE:	1" = 60'
SHEET NO.	OF
2	2



CONCEPTUAL SITE PLAN

TRABUE ROAD DEVELOPMENT

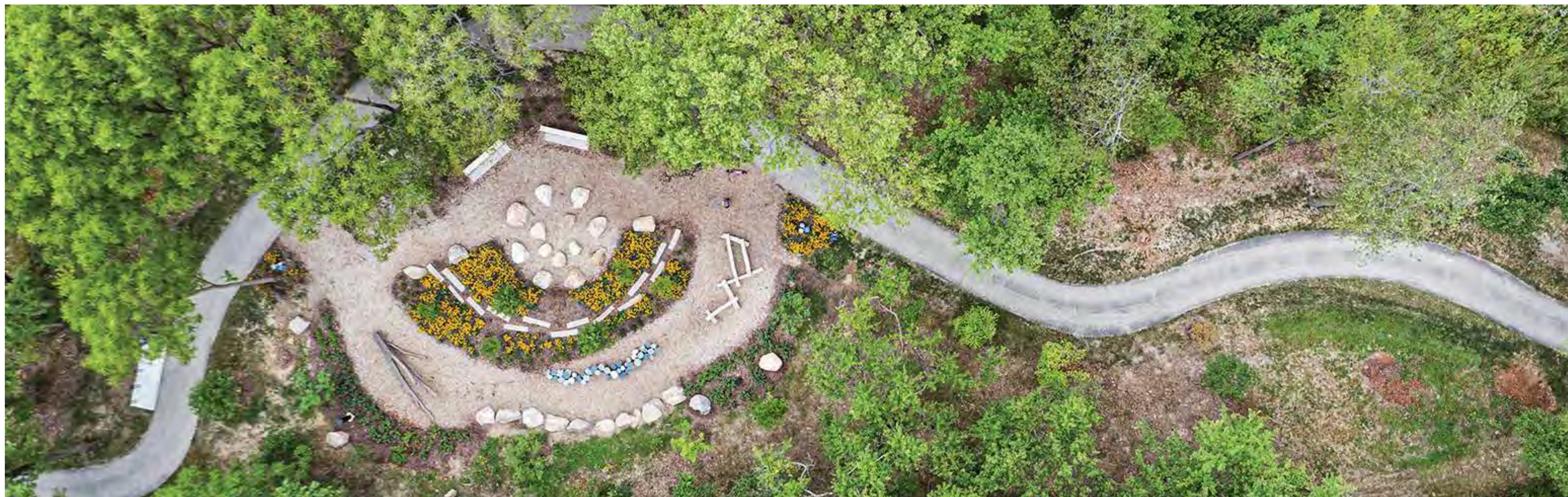
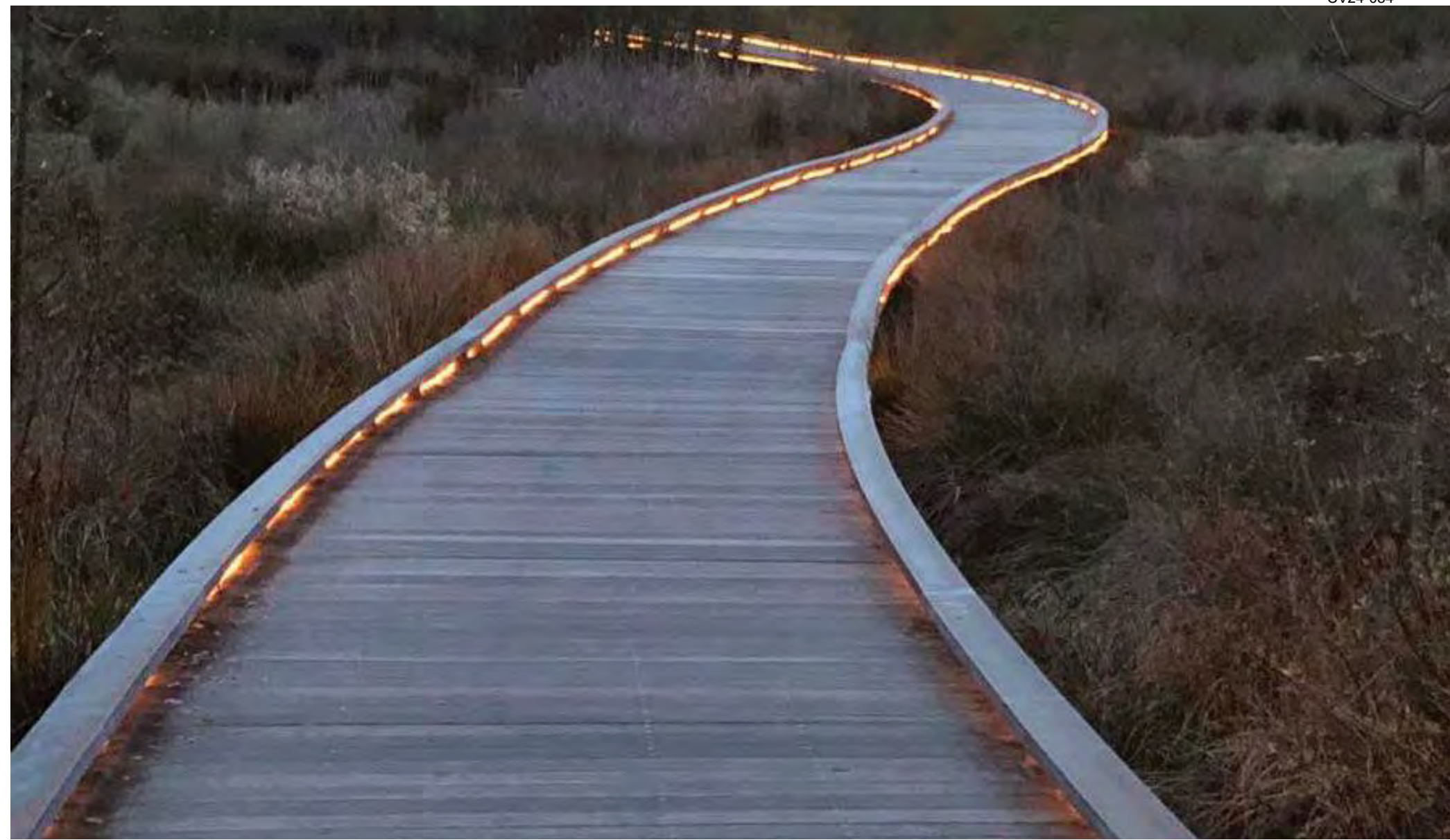
June 20, 2024



CONCEPTUAL AERIAL VIEW

TRABUE ROAD DEVELOPMENT

June 20, 2024



COMMUNITY CHARACTER IMAGERY

TRABUE ROAD DEVELOPMENT

June 20, 2024





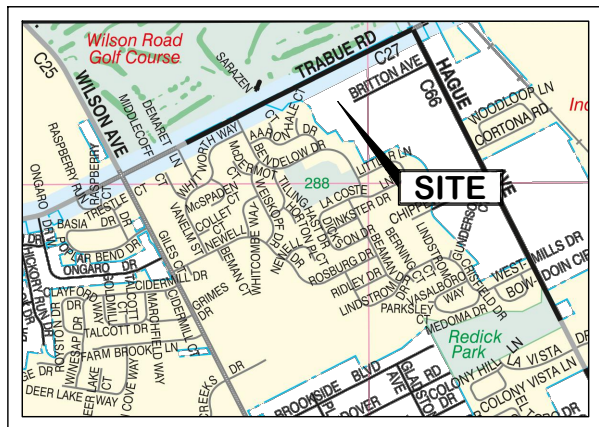
TRABUE ROAD DEVELOPMENT
June 20, 2024

ZONING EXHIBIT

18.3± ACRES

State of Ohio, County of Franklin, Township of Franklin
Virginia Military Survey No. 875

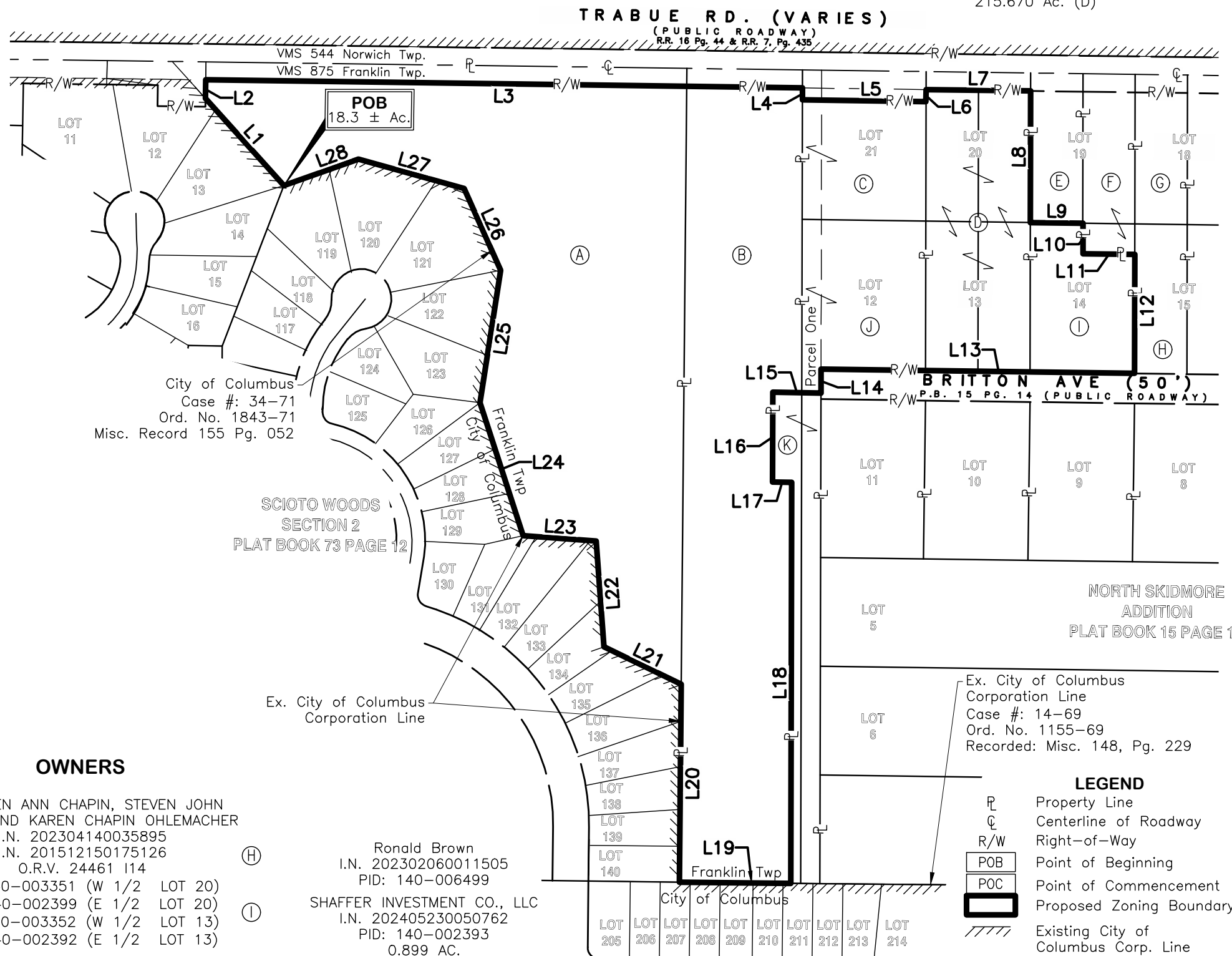
City of Columbus
D.B. 1507, PG. 396
560-154646 (Parcel No. 1)
215.670 Ac. (D)



LOCATION MAP
Not To Scale

LINE TABLE		
LINE	LENGTH	BEARING
L1	195.58'	N66°23'53"W
L2	31.00'	N23°39'07"W
L3	996.27'	N66°21'07"E
L4	20.00'	S24°17'53"E
L5	206.38'	N66°21'07"E
L6	20.00'	N23°31'29"W
L7	174.54'	N66°21'07"E
L8	219.56'	S24°17'53"E
L9	87.96'	N66°21'07"E
L10	50.81'	S24°17'53"E
L11	86.58'	N66°21'07"E
L12	198.75'	S24°17'53"E
L13	523.62'	S66°21'07"W
L14	39.63'	S24°17'53"E
L15	80.53'	S66°40'12"W
L16	150.29'	S24°17'53"E
L17	32.02'	N66°36'22"E

LINE TABLE		
LINE	LENGTH	BEARING
L18	669.04'	S24°17'53"E
L19	186.17'	S66°05'46"W
L20	330.58'	N23°52'53"W
L21	143.53'	N88°33'02"W
L22	176.85'	N28°33'51"W
L23	122.61'	S69°46'55"W
L24	233.38'	N42°20'24"W
L25	223.61'	N15°35'14"W
L26	149.39'	N48°23'14"W
L27	183.44'	S81°06'46"W
L28	132.06'	S45°58'32"W



OWNERS

- (A) Myflori, LLC
I.N. 201601190006746
PID: 140-004316
8.115 Ac. (D)
- (B) V3 Group LLC
I.N. 201904300049592
PID: 140-004031
5.595 Ac. (D)
- (C) Arbook, LLC
I.N. 202206070085370
PID: 140-002400
1.188 Ac. (D)

- (D) KATHLEEN ANN CHAPIN, STEVEN JOHN CHAPIN, AND KAREN CHAPIN OHLEMACHER
I.N. 202304140035895
I.N. 201512150175126
O.R.V. 24461 I14
PID: 140-003351 (W 1/2 LOT 20)
PID: 140-002399 (E 1/2 LOT 20)
PID: 140-003352 (W 1/2 LOT 13)
PID: 140-002392 (E 1/2 LOT 13)

- (E) 3681 Trabue LLC
I.N. 201710160143932
PID: 140-002398
- (F) SHAFER INVESTMENT CO., LLC
I.N. 202405230050762
PID: 140-004190
0.601 AC.
- (G) 3667 Trabue LLC
I.N. 201908260109003
PID: 140-000396

- (H) Ronald Brown
I.N. 202302060011505
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Remainder of Parcels One, Two & Three
- (K) Michael D. Trettel
I.N. 200710260186688
PID: 140-004302 (Parcel No. 1)
PID: 140-005357 (Parcel No. 2)

Ex. City of Columbus Corporation Line
Case #: 14-69
Ord. No. 1155-69
Recorded: Misc. 148, Pg. 229

LEGEND

- Property Line
- Centerline of Roadway
- Right-of-Way
- Point of Beginning
- Point of Commencement
- Proposed Zoning Boundary
- Existing City of Columbus Corp. Line



E. P. FERRIS
AND ASSOCIATES
INC
Consulting Civil Engineers and Surveyors

2130 QUARRY TRAILS DR, 2ND FLOOR
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www.EPFERRIS.com

ZONING AREA**LEGAL DESCRIPTION****18.3± ACRE****ZONING BOUNDARY**

Situate in the State of Ohio, County of Franklin, Township of Franklin, being in Virginia Military Survey Number 875, being all of Lots 12 and 13, part of lot 14, inclusive, and part of Lots 20 through 21 of the North Skidmore Addition, of record in Plat Book 15, Page 14, as conveyed to Kathleen Ann Chapin, Steven John Chapin, and Karen Chapin Ohlemacher by Affidavit recorded in Instrument Number 202304140035895 and Instrument Number 201512150175126, originally transferred in Official Record Volume 24461, Page 114 (Lots 13 and 20), all of a 0.899 acre tract also as conveyed to Shaffer Investment Co., LLC in Instrument Number 202405230050762 (part of Lot 14), being part of a 8.115 acre tract as conveyed to Myflori, LLC in Instrument Number 201601190006746, part of a 5.595 acre tract as conveyed to V3 Group LLC in Instrument Number 201904300049592, being part of a 1.188 acre tract (contains Lot 21) as conveyed to Arbook, LLC in Instrument Number 202206070085370, and being the remainder of Parcels One, Two, and Three (contains Lot 12) as conveyed to Garshar Asset Mgmt., LLC in Instrument Number 201504210050475, all records being of the Recorder's Office, Franklin County, Ohio, and being more particularly bounded and described as follows:

BEGINNING at the northerly common corner of Scioto Woods Section 1, of record in Plat Book 71, Page 70, and Scioto Woods Section 2, of record in Plat Book 73, Page 12, also being a southerly corner of said 8.115 acre tract;

Thence in part along a southerly line of the remainder of said 8.115 acre tract, North 66°23'53" West, 195.58± feet to a point on the southerly line of the remainder said 8.115 acre tract;

Thence along a westerly line of the remainder of said 8.115 acre tract, North 23°39'07" West, 31.00± feet to a point at the northwesterly corner of the remainder of said 8.115 acre tract and the southerly right-of-way line of Trabue Road (Width Varies) (Road Record 16, Page 44 and Road Record 7, Page 435),;

Thence along the northerly line of the remainder of said 8.115 are tract, the northerly line of the remainder of said 5.595 acre tract, and the southerly right-of-way line of Trabue Road, North 66°21'07" East, 996.27± feet to a point on the northeasterly corner of the remainder of said 5.595 acre tract;

Thence along a jog in the southerly right-of-way line of Trabue Road and the easterly line of the remainder of said 8.115 acre tract, South 24°17'53" East, 20.00± feet to a point on the easterly line of the remainder of said 8.115 acre tract and the northwesterly corner of the remainder of said 1.188 acre tract;

Thence along the southerly right-of-way line of Trabue Road and the northerly line of the remainder of said 1.188 acre tract, North 66°21'07" East, 206.38± feet to a point on the northeasterly corner of the remainder of said 1.188 acre tract and the westerly line of said Lot 20;

Thence along the westerly and northerly lines of said Lot 20 and the southerly right-of-way line of Trabue Road, the following two (2) courses:

North 23-31'29" West, 20.00± feet to a point;

North 66°21'07" East, 174.54± feet to a point at the northerly corner of said Lot 20 and on the southerly right-of-way line of Trabue Road;

Thence leaving the southerly right-of-way line of Trabue Road and along the easterly line of said Lot 20, South 24°17'53" East, 219.56± feet to a point at the southeasterly corner of said Lot 20 and the northwesterly corner of said Lot 14;

Thence along the northerly and easterly lines of said Lot 14, the following four (4) courses:

North 66°21'07" East, 87.96± feet to a point;

South 24°17'53" East, 50.81± feet to a point;

North 66°21'07" East, 86.58± feet to a point;

South 24°17'53" East, 198.75± feet to a point on the southeasterly orner of said Lot 14;

Thence along the southerly lines of said Lots 14, 13, and 12, South 66°24'07" West, 523.62± feet to a point on the southerly corner of said Lot 12;

Thence along the northeasterly corner of the remainder of said Garshar Parcel One, South 24°17'53" East, 39.63± feet to the southeasterly corner of said remainder;

Thence along the southeasterly line of said remainder and said 5.595 acre tract, South 66°40'12" West, 80.53± feet to a corner of said 5.595 acre tract;

Thence along the easterly lines of said 5.595 acre tract, the following three (3) courses:

- 1) South 24°17'53" East, 150.29± feet to a corner thereof;
- 2) North 66°36'22" East, 32.02± feet to a corner thereof;
- 3) South 24°17'53" East, 669.04± feet to a corner thereof, being on the existing City of Columbus Corporation line, as shown in Case Number 14-69, Ordinance Number 1155-69, and recorded in Miscellaneous Record 148, Page 229;

Thence along the southeasterly line of said 5.595 acre tract and along said existing City of Columbus Corporation line, South 66°05'46" West, 186.17± feet to the southerly corner of said 5.595 acre tract;

Thence along the southwesterly line of said 5.595 acre tract and the existing City of Columbus Corporation line, as shown in said Case Number 34-71, North 23°52'53" West, 330.58± feet to the southeasterly corner of said 8.115 acre tract;

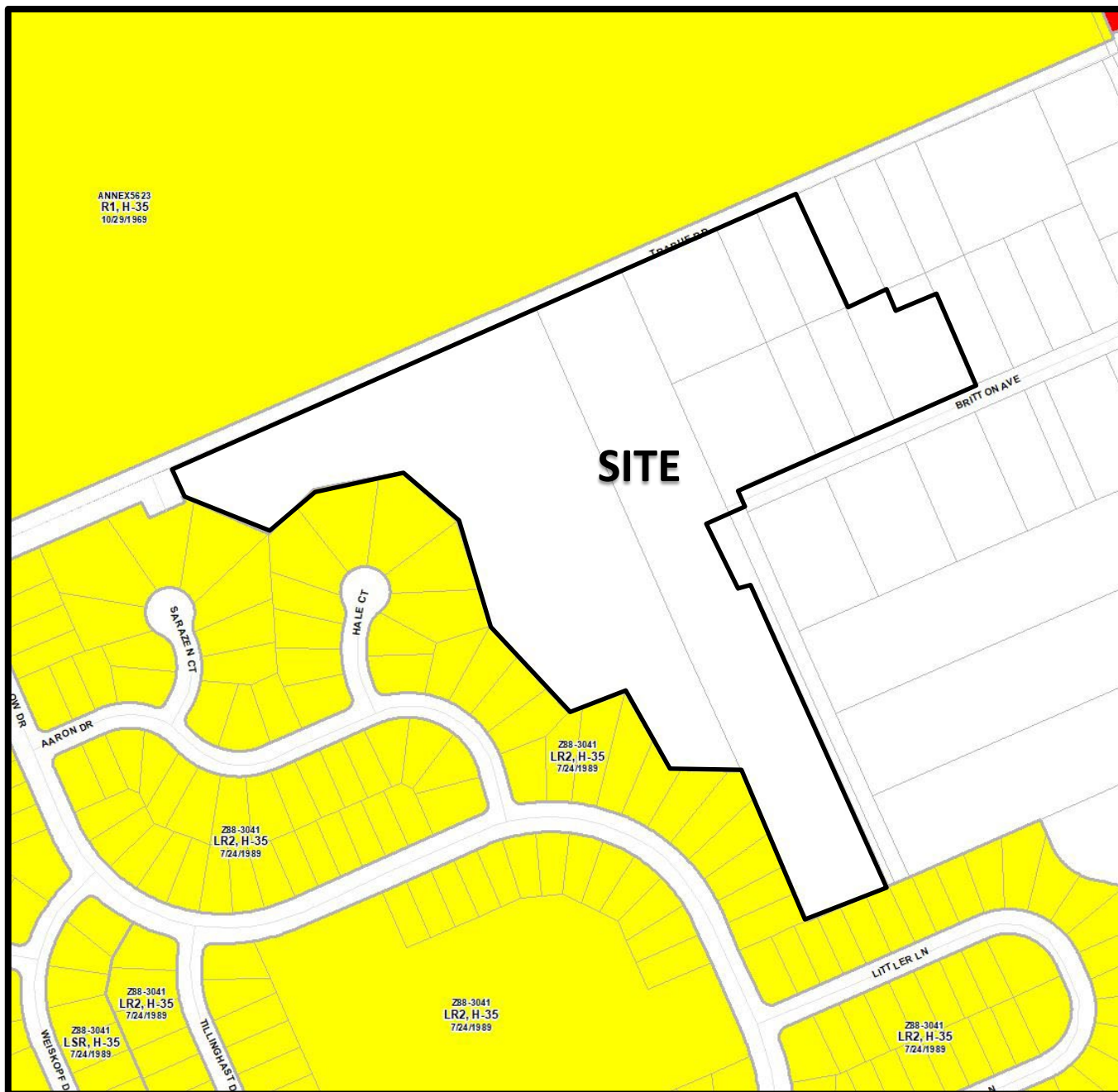
Thence along the southwesterly lines of said 8.115 acre and along said existing City of Columbus Corporation line, the following eight (8) courses:

- 1) North 88°33'02" West, 143.53± feet to a corner thereof;
- 2) North 28°33'51" West, 176.85± feet to a corner thereof;
- 3) South 69°46'55" West, 122.61± feet to a corner thereof;
- 4) North 42°20'24" West, 233.38± feet to a corner thereof;
- 5) North 15°35'14" West, 223.61± feet to a corner thereof;
- 6) North 48°23'14" West, 149.39± feet to a corner thereof;
- 7) South 81°06'46" West, 183.44± feet to a corner thereof;
- 8) South 45°58'32" West, 132.06± feet to the **POINT OF BEGINNING, containing 18.3 acres, more or less.**

This description is based on records, written by E.P. Ferris & Associates, Inc in June 2024, and is intended to be used for zoning purposes only.



CV24-084
3775 Trabue Road (43206)
Approximately 18.3 acres



CV24-084
3775 Trabue Road (43206)
Approximately 18.3 acres