



**NOTICE OF PUBLIC MEETING
CITY OF BEXLEY
PLANNING COMMISSION**

The Bexley Planning Commission will hold a Public Meeting on the following application on **Monday, February 22nd, 2016 at 6:00 p.m.**, in the City Council Chambers, Bexley Municipal Building, 2242 East Main Street.

SPECIAL NOTE TO THE APPLICANT: Number 6 of the Rules and Regulations of the Planning Commission reads: The applicant or an authorized representative shall attend the meeting. The Commission may dismiss, without hearing, an application if the applicant or authorized representative is not in attendance.

- a. Application No.: 16-00
Applicant: Michael Lusk Architecture – Parkview & Main Apartments
Owner: Parkview-Main II LLC
Location: 2106 E. Main Street
Request: The applicant is seeking Environmental Review and approval, to allow a new 4-story apartment building which includes retail space on the 1st floor, at the northwest corner of Main Street and Parkview Avenue. The applicant is also seeking a variance from Bexley Code Section 1256.02 and the Main Street Guidelines parking requirements, to allow part of the required parking spaces to be located off site.

A copy of the application is available for review on the city website: www.bexley.org or in the Building Department office during the hours of 8:00 a.m. to 4:00 p.m. Monday thru Friday. If you have any questions, please call the Bexley Building Department at 559-4240.

Mailed by: 02-08-16

CITY OF BEXLEY



Review Application for:

 PLANNING COMMISSION
 CITY COUNCIL
 TREE & PUBLIC GARDEN COMMISSION
2015

APPLICATION TO APPEAR BEFORE:

 CITY COUNCIL x **PLANNING COMMISSION** **Date: January 25, 2016**
 TREE & PUBLIC GARDEN COMMISSION (Recommendation)

1. This application is submitted for: (please check)

- A. Rezoning Lot Split Plat Approval Special Permit
 Variance Conditional Use Other _____
- B. Exterior Design Review to include: Building Plans Site Development
 Signage Fence Other _____

2. APPLICATION SUBMITTED FOR PROPERTY LOCATED: 2106 East Main Street, Bexley, OH
NAME OF BUSINESS: Parkview and Main Apartments

3. NAME OF APPLICANT: Michael Lusk , LUSK Architecture
Address 2011 2011 Riverside Drive, Columbus, OH
Telephone Number 614-827-6000 E-mail: mlusk@luskarchitecture.com

4. NAME OF OWNER: Parkview-Main II Limited Liability Company c/o Schottenstein Property Group. Att: Dirk Greene
Address PO BOX 24550, Columbus, OH 43224 (4300 E. Fifth Ave, Columbus, OH, 43219)
Telephone Number 614-449-4298 E-mail: Dirk.Greene@spgroup.com

5. Narrative description of project / request. (Attach additional sheets, if necessary).
See Attached

6. If this application involves a Variance, please explain why the Variance is necessary. (Attach additional sheets, if necessary).

See Attached

7. What is the valuation on the project? \$6,000,000

10. SIGN INFORMATION

A. TYPE: _____ Monument _____ Window _____ Free Standing "A" frame

_____ Projecting _____ Awning _____ Wall _____ Banner

B. SIZE _____ Sq. Ft. _____ Ft. Horizontal _____ Ft. Vertical

C. Sign Wording: _____

D. What is the linear width of your tenant space? _____

In order to properly complete the application, the Commission requires that (12 copies) of all supporting material be submitted at the time the application is filed. Failure to comply with this provision will result in having your application withheld from the agenda and returned to the applicant. This is a rule of the Commission and no exceptions will be made.

Be advised, if the Commission decides it needs the services of an independent expert (e.g., architect; landscape architect; planner; civil, environmental or traffic engineer; legal counsel, etc.) to assist it, it shall designate the person to be consulted and the cost thereof shall be paid by the Applicant in addition to the above filing fees.

APPLICANT: Michael Lusk
(Signature)

DATE: January 25, 2016

Fee Due: \$ 1090⁰⁰

Planning Commission Review Date: _____

Staff Review Date: _____

Approved by: _____ Date: _____

City Council Ordinance reading schedule for: _____ as follows:
(Address)

Ordinance No. _____

1st Reading Date: _____ Time: _____ () Subcommittee: _____

2nd Reading Date: _____ Time: _____ () Sub-committee: _____

3rd Reading Date: _____ Time: _____ () Sub-Committee: _____

Results: () Approved () Tabled () Denied Date: _____

FEES: Payment of applicable fees:

_____ Requests for amendment to previously approved PUR or PUC plans	\$300.00
_____ Split of lot or existing parcel.	\$250.00
_____ Replatting or new plat.	\$250.00
_____ Rezoning: 1 acre (or part thereof) \$250.00 each additional acre (or part thereof) additional \$60.00	total = \$ _____
_____ Sign Review and Environmental Review are based on the value of project:	
_____ Valuation of Project	_____ Fee
_____ \$0 - \$5,000	\$100.00
_____ \$5,001 - \$25,000	\$200.00
_____ \$25,001 - \$75,000	\$250.00
_____ \$75,001- \$200,000	\$350.00
_____ \$200,001 - \$750,000	\$600.00
✓ Over \$750,001	\$1,000.00
✓ Variance	\$90.00
_____ Fences and walls:	\$65.00
_____ Special Permit, Conditional Uses and All others:	\$90.00

(Re-submittal fee **\$50**)

Fee: Due: \$ 1,090.⁰⁰

Artistic improvements such as sculpture, murals and mobiles shall be exempt from an application fee. However, prior to installation of artistic improvements, an application shall be filed for review and approval by the Commission.

Appeals Procedures

Bexley Code Section 1222.04(c) provides for appeal of the decisions of the Planning Commission to Bexley City Council. Appeals must be in writing and filed with the Clerk of Council within (14) fourteen days after the decision of the Commission is rendered. The decision of City Council is final.

***NOTE:** The appeals procedure is applicable to Environmental Review only, and not to statutory decisions such as platting, lot splits or zoning resolutions.

Buffer search results

Results 1 - 14 of 14

	Alt ID	Site Address	Owner 1	Owner 2
010I039 03101	010-192091-00	2070 E MAIN ST	KROGER CO	
010I050 03800	010-087662-00	E MAIN ST	CITY OF COLUMBUS	
010I050 04300	010-066824-00	ALUM CREEK DR REAR	CITY OF COLUMBUS OHIO	
020L051 01100	020-000380-00	530 S PARKVIEW AV	VAN SPRONSEN ROEL	MULLET DANIEL C
020L051 01200	020-001882-00	2106 E MAIN ST	PARKVIEW-MAIN II LIMITED	LIABILITY COMPANY
020L051 01300	020-000342-00	505 S PARKVIEW AV	PARKVIEW ARMS (OHIO) LLC	
020L051 01400	020-001880-00	485 S PARKVIEW AV	PARKVIEW ARMS (OHIO) LLC	
020L051 01700	020-000104-00	PARKVIEW AV	PARKVIEW ARMS (OHIO) LLC	
020L051 03000	020-004740-00	2152-2158 E MAIN ST	BEXLEY GATEWAY PLAZA LTD	
020L051 03100	020-004741-00	510 PARKVIEW AV SOU...	HANSEN CECILIA G	
020L051 03200	020-004742-00	520 E PARKVIEW ST	BEXLEY GATEWAY PLAZA LTD	
020L057 03900	020-000933-00	2111 E MAIN ST	BEXLEY GATEWAY PLAZA II	LTD
020L057 04000	020-000932-00	E MAIN ST	BEXLEY GATEWAY PLAZA II	LTD
020L057 04400	020-001482-00	PARK DR	CITY OF BEXLEY	

Q106 e.main

Apartments

Main and Parkview Apartments Project Description January 25, 2016

The project is an apartment building located on a vacant 0.809 acre site at the northwest corner of Main Street and Parkview Avenue in Bexley, OH. The building will consist of one level of parking and four levels of apartments. The first floor will contain 3362 SF +/- office/retail/amenity space. There will be 26 apartment units and an outdoor amenity deck. There will be 45 covered parking spaces below the podium.

The building height will be approximately 47 feet above Main Street not including rooftop screening hiding mechanical equipment. That screening will be set back from the front elevation and will not be visible from the street.

The apartments will be either 2 bedrooms or 2 bedrooms with a den. They will range from 1,628 SF to 1,988 SF. The total gross area of the four floors of apartments will be 59,926 SF. An outdoor common amenity deck will be located on the north side of the second floor above the parking deck. Each apartment will have a balcony.

Exterior materials for the building will include brick, cast stone, metal, Nichiha Panels and glass.

The parking will be located below the apartments approximately four feet below the grade on Main Street. This will allow the second floor apartments to be located a few feet above grade level to provide additional privacy for residents. Access to this parking will be from an existing secured entrance off of Parkview that currently provides access for parking for the apartments to the north. There will be no new curb cuts on Parkview or Main Street. Additional parking for the project will be located in the apartment project to the north that is owned by the Schottenstein Property Group.

We believe this building meets the intent of the Main Street Design Guidelines while addressing the specific requirements of this building type. The building will serve as yet another gateway statement to the Bexley community.

VARIANCE

January 25, 2016

Land Use	Required Spaces	Spaces Provided	Remarks
Retail	5	0	1592 SF
Apartments	52 Spaces	45	26 units.

Retail:

The plan is to provide additional on street parking along Parkview. This will be done by inseting the curb to the west ten feet to allow for parallel parking. Our civil engineer will be consulting with the Bexley parking consultant to determine the specific requirements and will provide a site plan prior to the meeting that will indicate the number of spaces available for the retail tenant.

Apartments:

Due to the urban nature of this project and the owners' experience with similar tenants in the apartments to the north, they believe they have sufficient parking in the building. If additional parking is required, it can be provided on the apartment site to the north.