



CITY OF | **UPPER ARLINGTON**
COMMUNITY DEVELOPMENT
DEPARTMENT

3600 Tremont Road • Upper Arlington, Ohio 43221-1595
Phone: 614-583-5070 • Fax: 614-583-5065 • www.uaoh.net

Development Plan Application 201809024



This is an e-permit. To learn more, scan this barcode or visit
upperarlingtonoh.viewpointcloud.com/#/records/201809024

Issued to: Rebecca Mott for Application #DEV-08-18 on 06-04-2018

Location: 1325 West Lane Avenue in Upper Arlington, OH

BZAP Review: Approved | **Vote Tally:** 5-1

- Conditions:**
- 1) That this project includes a minimum of four full floors (130,000 SF) of office uses in perpetuity unless otherwise approved by BZAP. Any approval is subject to this condition being met and failure to meet this requirement shall nullify the variances approved;
 - 2) That zoning approval of the Building Permit not be granted until the amended traffic impact study is reviewed and approved by the City Engineer and BZAP;
 - 3) That the applicant and/or the proposed tenants bear the cost of any and all recommended traffic improvements in the immediate area as recommended by the amended and approved traffic impact study, unless otherwise approved by City Council;
 - 4) That the previously approved final development plans be rescinded by June 4, 2019;
 - 5) That the property located at 2376 North Star Road be successfully annexed into the City of Upper Arlington by June 4, 2019;
 - 6) That should on-site parking prove inadequate as determined by the Community Development Director, an off-site parking agreement must be formally secured by the developer for at least five additional spaces within 30 days, with terms subject to review and approval by Staff;
 - 7) That permanent prohibitions be put in place to limit the visibility of items such as signs, grills, lights, laundry, etc. from upper-level balconies, windows and terraces;
 - 8) That the applicant meets all Fire Division requirements regarding emergency vehicle ingress/egress, water line, hydrant, fire lane, suppression system, and fire connection designs and locations;
 - 9) That the existing overhead utility lines along the property's West Lane Avenue frontage be placed underground;
 - 10) That the final landscape plan design and site amenities be subject to review and approval by the City Forester and BZAP;
 - 11) That the applicant cooperates with the City's Arts Manager to facilitate the installation of public art at the site;
 - 12) That the lighting plan, including the light trespass from within the parking garage and associated accent lighting meet UDO Article 6.08;
 - 13) That the office component be eligible for LEED® certification, with a LEED® scorecard to be

submitted to staff with the building permit application;

14) That the applicant secures a Stormwater Management Permit from Upper Arlington and the City of Columbus (currently the storm sewer connection on Lane Ave. is Columbus jurisdiction), prior to any earth disturbing activities at the site and utilizes best management practices to minimize stormwater pollution during all phases of construction and operation;

15) That the applicant provides documentation of easements for ingress and egress between the site and North Star Road. These easements must:

a. Be of a sufficient dimension so that clearance of twenty-six (26) feet shall exist at all times from the proposed building, including any proposed bollards, so that emergency and public safety vehicles may freely traverse the alleyway at all times;

b. Account for properties with rights in the existing easements (D.B. 3336, 511; D.B.1013, 542); any other easements of record pertaining to use of the existing alley; and any implied easement) so that changes in the dimension of the easement area and its intensity of use are recorded;

c. Run with the land so that they are not limited to use by existing property owners or uses; and

d. Be reviewed and approved by the Upper Arlington City Attorney's Office.

16) The sanitary sewer configuration must be a gravity-fed design approved by the City of Columbus Utility Department and by the Ohio EPA;

17) The City of Columbus Utility Department must approve the final water main design;

18) The City of Columbus Utility Department must approve the stormwater plan;

19) That a Street Construction Plan (E Plan) is submitted and approved by the City of Columbus before building permits are issued;

20) That it is the responsibility of the applicant to provide documentation showing the satisfaction of these conditions. Conditions 14-19 must be satisfied, as certified by the Planning Division, prior to issuance of any building permits;

21) That a shared-use path be constructed along the entire length of both of the site's frontages per the direction of the City Engineer;

22) That the six parcels which comprise the site be formally combined with the Franklin County Auditor's Office (Parcel ID #s 072-014521, 072-014518, 072-014522, 072-014523, 130-004224 and 072-014520) if legally possible; and

23) That final building materials be reviewed and approved by BZAP at a future Work Session.

Variations Granted: 1) To UDO Article 5.04(D) to allow an increase in the maximum development cover from 80 percent to near 100 percent;

2) To UDO Article 7.06 to allow a decrease in the exterior brick and stone ratio from 50 percent to approximately 23 percent;

3) To UDO Article 5.04(D) to allow an increase in the maximum building height from 96 feet to 152'-10" feet;

4) To UDO Article 5.04(D) to allow an increase in the maximum floor area ratio (density) from 0.70 to 1.25;

5) To UDO Article 5.04(D) to allow a decrease in the minimum number of required parking spaces from 848 to 843 spaces; and

6) TO UDO Article 5.04(D) to allow an increase in the maximum block length from 400 feet to 501'-7".

**Results of the BZAP meeting are not completely finalized until a 21-day appeal period expires on 06/25/2018. This appeal period may be waived, at your risk, if a separate waiver is submitted to the Planning Division. Once the appeal period has passed, a permit must be secured within two years or the variance becomes void.*