

GENERAL INFORMATION - Zoning Ordinance Text Amendment Application

1. APPLICANT INFORMATION:

Name: Hallmark Student Development Co., LLC

Address: 150 E. Broad St.

City, State, Zip Code: Columbus, OH 43215

Phone Number: (614-221-3504)

2. ATTORNEY (Or Other Representative) INFORMATION:

Name: Christine N. Westover/McBrayer McGinnis Leslie & Kirkland, PLLC

Address: 201 E. Main St., Suite 1000

City, State, Zip Code: Lexington, KY 40507

Phone Number: 859-231-8780

3. DESCRIBE YOUR REQUESTED TEXT CHANGE: Date of Pre-application Conference: _____

Zoning Ordinance Article # _____ Specific text change proposed:

See attached.

4. DESCRIBE THE JUSTIFICATION FOR MAKING THIS CHANGE: (Use attachment if necessary.)

The text amendment will allow more than one principal building on a lot in the R-5 zone and will regulate them as Group Residential Projects, which are currently permitted in the R-1T, R-3 and R-4 zone.

The R-5 zone is a high density zone that is appropriate in the urban areas. The text amendment will allow more compact and higher density development in conformity with the Comprehensive Plan and infill and redevelopment recommendations.

5. SIGN THIS APPLICATION:

I do hereby certify that, to the best of my knowledge and belief, all application materials are herewith submitted, and the information they contain is true and accurate.

APPLICANT:

ATTORNEY (or other representative):

LFUCG EMPLOYEE/OFFICER, if applicable: _____

9-1 INTENT – The interest of this Article is to provide a means to permit two or more detached buildings for residential purposes to be placed on the same parcel or lot of land in any R-1T, R-3, ~~or~~ R-4 or R-5 zone, if approved as a Group Residential Project as provided herein, and to allow slight variations from the requirements of the zone in which it is located only as specifically provided herein.

9-2 WHERE REQUIRED – Any development in an R-1T, R-3, ~~or~~ R-4 or R-5 zone, which proposes two or more detached buildings for residential purposes on the same lot or parcel, shall be considered a Group Residential Project, and shall conform to the provisions of this Article.

9-6(b) MAXIMUM FLOOR AREA – The maximum floor area shall not exceed eighty percent (80%) of the otherwise permitted maximum floor area in the zone in which the project is located. Projects within the Infill and Redevelopment Area shall not be subject to this limitation.

9-6(c)(3) DISTANCES REQUIRED BETWEEN

BUILDINGS – The distances between principal buildings, other than those specified above, shall not be less than twice the required side yard in the zone in which the Project is located. Where the walls of the buildings are not parallel, or are broken or otherwise irregular, the average distance between the principal buildings shall not be less than as specified above, and shall at no point be less than the required side yard for the zone in which it is located. This provision shall not apply to Projects in the Infill and Redevelopment Area.

9-7(b)(2) MAXIMUM FLOOR AREA RATIO AND LOT

COVERAGE – For Projects in the R3₂ or R-4 or R-5 zone, the total floor area of all buildings shall not exceed the maximum floor area permitted in the zone in which the Project is located, unless specific permission is given by the Commission to exceed said permitted floor area by no more than one percent (1%) for each one percent (1%) of additional usable open space that is provided over the minimum required by Section 9-7(b)(6). In any case, the maximum floor area shall not exceed by more than ten percent (10%), the maximum floor area otherwise permitted

in the zone. The maximum lot coverage shall be as provided in the zone in which the Project is located. For Projects located in the R-1T zone, the total lot coverage shall not exceed twenty-five percent (25%). There shall be no maximum floor area ratio for Group Residential projects in the R-1T zone.

9-8 GROUP RESIDENTIAL PROJECTS IN THE INFILL AND REDEVELOPMENT AREA.

9-8(a) PROCEDURE – Projects in the Infill and Redevelopment Area shall follow the same procedure set out herein for Group Residential Projects, except that all Projects in the R-4 and R-5 zones, regardless of lot size, shall submit a development plan to the Planning Commission.

9-8(b) Projects in the Infill and Redevelopment Area shall comply with the height, front, rear and side yard, setback and parking requirements as for the underlying zone.