An artistic watercolor-style rendering of a large, two-story Tudor-style house with a prominent front porch and multiple chimneys. The house is surrounded by lush greenery, including trees and flowering shrubs. In the foreground, a white sedan is parked on a paved area, and a few people are walking nearby. The sky is light blue with soft, white clouds.

F2 Companies
The Packard at Marble Cliff
PRELIMINARY DEVELOPMENT PLAN APPLICATION

03-11-19

Village of Marble Cliff
Planned Development District, Section 154.094
F2 Companies
‘The Packard at Marble Cliff’ project
Preliminary Plan Submission
Zoning Text
Ordinance #
2018

Planned Development District Zoning Text

I Introduction

The F2 Companies are proposing a multi-family development on the Arlington Manor site. Demolition will include the rear addition to the original house and a multi-story apartment building on Arlington Avenue. This project will consist of three components:

1. A three-story apartment building containing 30 one and two-bedroom homes over a semi-recessed basement garage level,
2. Three carriage house buildings containing a total of three garden units. Each carriage house unit will contain three garage spaces.
3. Renovation of the existing house to incorporate 4 apartments and common amenity space.

In the basement of the apartment building, 31 garage spaces will be provided. The carriage houses each will have three garage spaces. 25 additional surface parking spaces are provided for additional resident parking and visitors. All homes will enjoy green space, open floor plans, visitor parking, and high-quality finishes in a beautiful setting in one of Central Ohio’s premier neighborhoods. The proposed project will utilize the natural surroundings (ravine, mature trees) and views of the existing house as an amenity, therefore working to protect and maintain such features.

II & III Permitted/ Conditional Uses

The only permitted use shall be residential units which are either leased or owner occupied.

IV Density, Building Height and Setbacks

The project would contain no more than 37 units on site. The mix of one-bedroom and two-bedroom units is detailed on the development plan drawings provided by Sullivan Bruck Architects. Current calculations show that there is approximately 67% of impervious lot coverage, including building footprints, walks, and drives. The carriage house buildings are approximately 14’ tall to the eaves and 26’ tall to the ridge. The three-story apartment building is approximately 42’ tall to the eave and 54’ tall to the roof ridge, measured at an average elevation along the south façade of the building. This height includes the garage level. As grade gets higher to the north, this height will diminish and more of the garage will be recessed below grade.

V Architecture

The architecture for the Gateway at Marble Cliff will be primarily traditional, in a style to complement the existing house. The project will contain high-quality natural materials as illustrated in the attached renderings. Stone, composite paneling and trim, copper or bronze light fixtures, and premium architectural asphalt shingles will be employed. Detailed architectural review and approval for each building will occur as part of a Site Plan Review pursuant to Sections 154.097 and 154.098 of the Marble Cliff codified ordinances.

VI Development Standards

Unless otherwise modified herein, the provision of the Marble Cliff zoning code shall apply.

VII Buffering, Landscaping, Screening

An existing tree inventory of what currently exists at the site will be submitted before final approval. Developer intends to keep as much as possible (in terms of trees, greenery, etc.) in order to enhance the appearance of the site. Developer shall be adding landscaping where possible and where we feel would fit best, and shall submit to the Village a detailed landscaping plan at a later date. Buffering, landscaping, and screening will be reviewed as part of the Site Plan Review pursuant to Sections 154.097 and 154.098 of the Marble Cliff Codified Ordinances

IIX Lighting

As this will be a residential development, the lighting plan will respect each of the residents as well as those around them. Developer will include details and specifics of our lighting plan at a later date. Lighting will be reviewed as part of the Site Plan Review pursuant to Sections 154.097 and 154.098 of the Marble Cliff Codified Ordinances.

IX Signage

Signage will be reviewed as part of the Site Plan Review pursuant to Sections 154.097 and 154.098 of the Marble Cliff Codified Ordinances.

X & XI Provision of Utilities & Storm water detention / retention, sewers, outlets

Specific information on utilities, storm water, sewers and outlets will be shown on the plans that will be submitted. Developer acknowledges the presence of utility easements on site.

Developer plans on demolishing the rear addition to the existing house. All of the demolition and renovation will be done with the appropriate and necessary Village permits.

XIII Tree and Natural Area Preservation

A tree inventory will be enclosed in our submission and our goal is to preserve as many as we can for the benefit of the residents of Prescott Place and surrounding neighbors (developer will show a tree survey superimposed with the Site Plan that will show which trees need to be removed). Developer agrees to designate the majority of the ravine area as green space which will be specified in detail at the Site Plan Review as a no disturb zone. A 'no disturb zone' refers to an open area that will not be physically disturbed in order to preserve existing natural or new landscape features. Trees or other significant vegetation must remain in their natural condition and may not be removed from such a zone. Grading activities and the placement of utilities are also prohibited within this area. Utilities may cross at right angles through a no-disturb zone, if necessary and designed to minimize impacts. All structures including, but not limited to buildings, parking, driveways, sidewalks, sheds, swimming pools, patios, decks or other accessory structures, swing sets/play structures, fences, antennae, and basketball courts or other sport courts are prohibited within a no-disturb zone. Based on an assessment of the site plan developer agrees to replace as many caliper inches of trees removed from the ravine area as are reasonably able to be incorporated into the site development plan.

XIV Project Phasing / Development Schedule

A complete development schedule will be submitted as part of the Site Plan review. It is estimated that upon commencement of construction, the project will be completed in approximately 18-24 months.

XV & XVI Erosion Control During Construction & Environmental Issues

Developer will follow all standard construction procedures relative to erosion control and any environmental issues. While we do not have any further details at this point, we shall work with the Village administration and take any appropriate and necessary steps to ensure the protection of all-natural features surrounding the property which will include but is not limited to sedimentation control to protect the ravine.

XVII Village Services Required

Developer anticipates utilizing private services that the Village provides for the Gateway development

XVIII Provision for Home Owners Association

Developer does not plan on having Homeowners Association.

XIX Expiration and Modification of Zoning Text

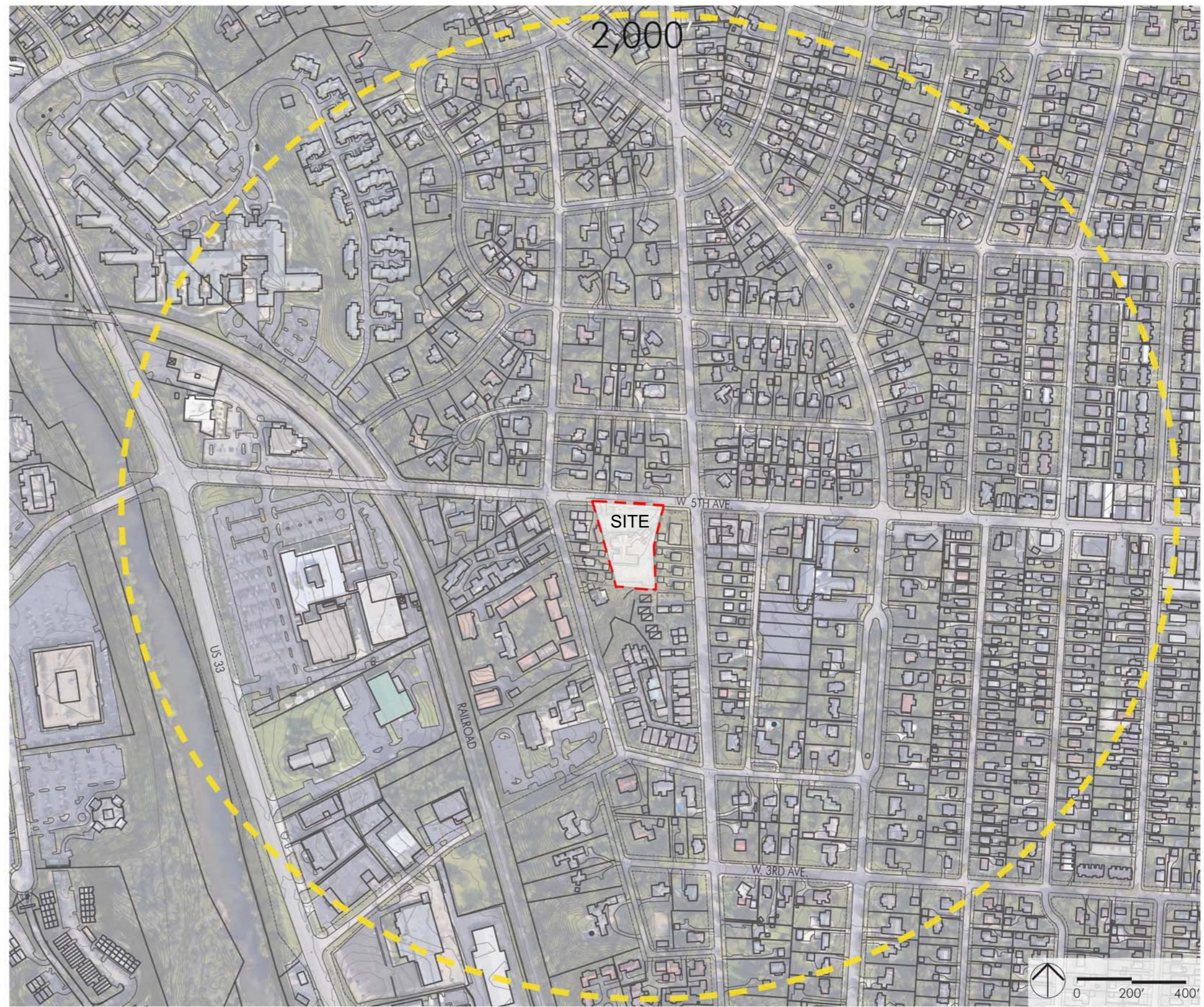
Unless construction is commenced on or before December 31, 2019 this Planned Residential District Zoning shall automatically revert by its own terms to its current zoning. Council reserves the right to extend this deadline by resolution for good cause shown. Additionally, Council reserves the right to make minor text amendments to this Zoning Text which are acceptable to the Developer.

PROPERTY OWNERS WITHIN 100' OF PROPERTY

PARCEL ID #	NAME	ADDRESS
143-000183	JAMES M AND JOHN M HOUK	2916 PICKWICK DRIVE COLUMBUS, OH 43221
143-000184	BRYAN C MATTHEWS	2861 HALSTEAD ROAD COLUMBUS, OH 43221
143-000190	CHARLES W MATTHEWS JR LTD	2861 HALSTEAD ROAD COLUMBUS, OH 43221
143-000191	NANCYE M V WILSON JOHN A WILSON NOREEN A WILSON	4753 ROBINWOOD PARK COLUMBUS, OH 43227
143-000181	HEATHER FAIR, EDDY CHI CHUNG WU	1616 ROXBURY ROAD COLUMBUS, OH 43212
143-000186	BSP REAL ESTATE INVESTMENTS LTD	6664 MILLER PAUL ROAD WESTERVILLE, OH 43082
143-000293	EVERETT COMPANY LTD	339 PARKLAWN DRIVE ROCKY RIVER, OH 44116
143-000294		
143-000292		
143-000296		
143-000295		
143-000168	ADAM C AND HELEN T MILLER	1600 ROXBURY ROAD COLUMBUS, OH 43212
143-000275	KELLY REO, DONALEE KENNEDY	1489 ROXBURY ROAD COLUMBUS, OH 43212
143-000276	CAPITAL 43 LLC	1593 ARLINGTON AVENUE, UNIT B COLUMBUS, OH 43212
143-000271	LUKAS R. GARLAND	1530 ELMWOOD AVENUE COLUMBUS, OH 43212
143-000272	MITCHELL ESSIG	1587 ARLINGTON AVENUE, UNIT B COLUMBUS, OH 43212
143-000274	NANCY ROUGH	1591 ARLINGTON AVENUE COLUMBUS, OH 43212
143-000273	KRISTOPHER MCCURRY	1589 ARLINGTON AVENUE COLUMBUS, OH 43212
143-000296	STEPHANIE K SHEBECK JENNIFER A SHEBECK STEPHEN R SHEBECK	1585 ARLINGTON AVENUE, UNIT A COLUMBUS, OH 43221
143-000270	MANUEL ALVAREZ, IRENE ALVAREZ	1585 ARLINGTON AVENUE, UNIT B COLUMBUS, OH 43221
070-002838	RENO J AND KATHLEEN A CAMERUCCI	2046 W FIFTH AVENUE COLUMBUS, OH 43212
070-002837	RYAN R AND CAREN R SPARKS	2034 W FIFTH AVENUE COLUMBUS, OH 43212
070-002836	ROBB WINKLE AND LISA WINKLE-LAVEEN	2020 W FIFTH AVENUE COLUMBUS, OH 43212
070-000134	GREG YARMAN AND MICHELLE MANNING	2000 W FIFTH AVENUE COLUMBUS, OH 43212



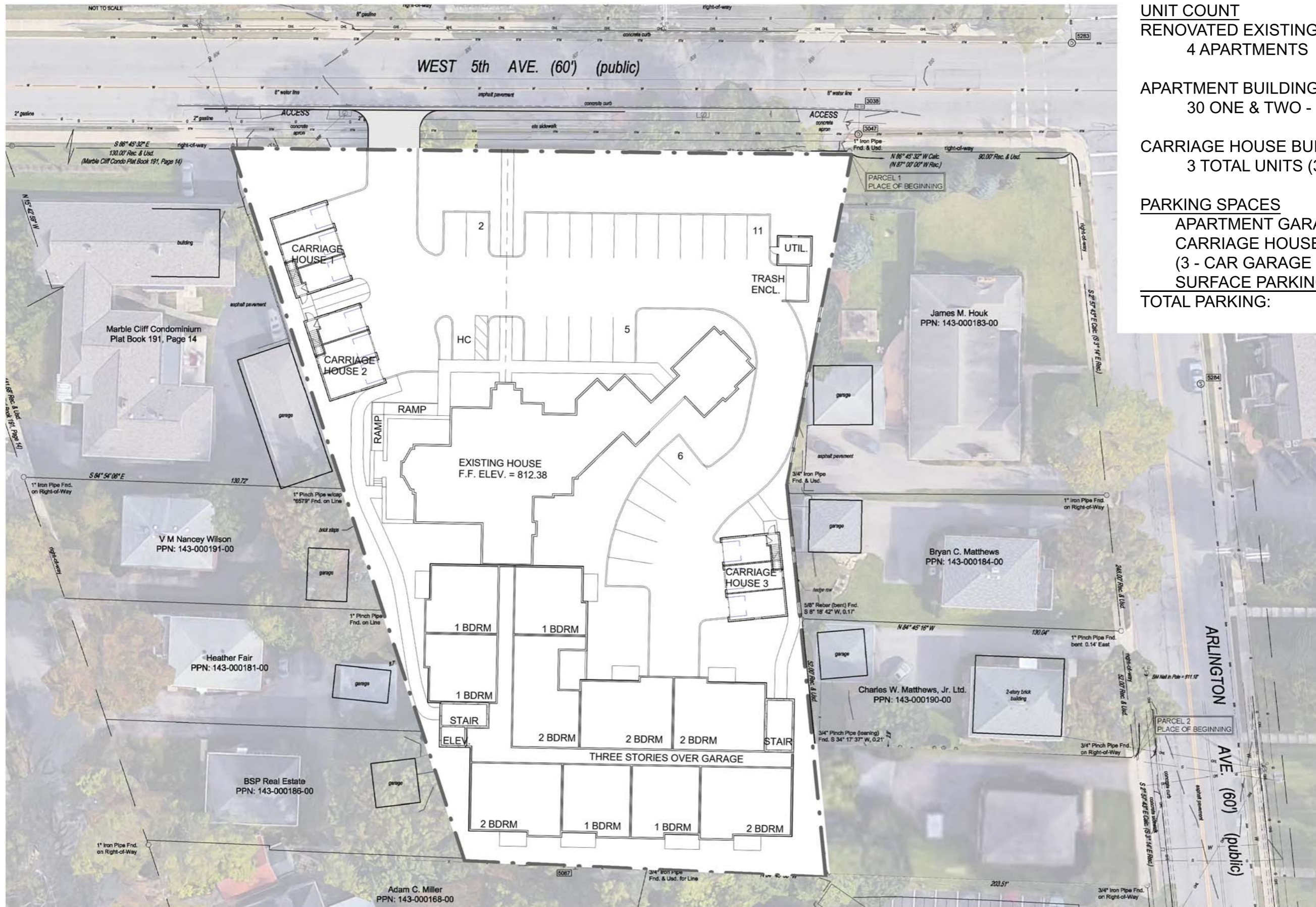
VICINITY MAP



REGIONAL MAP

CONTEXT

THE PACKARD AT MARBLE CLIFF | page 7

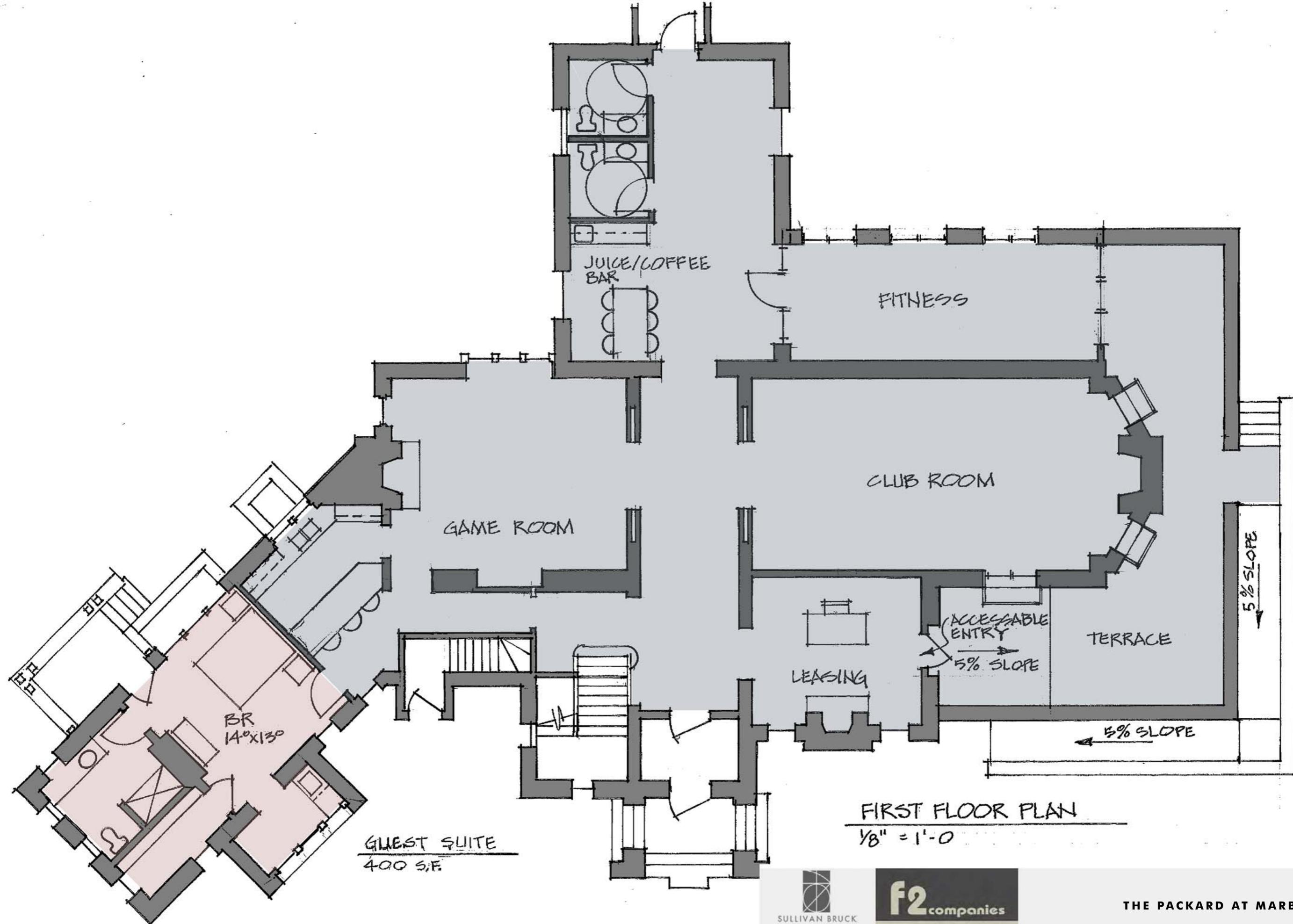


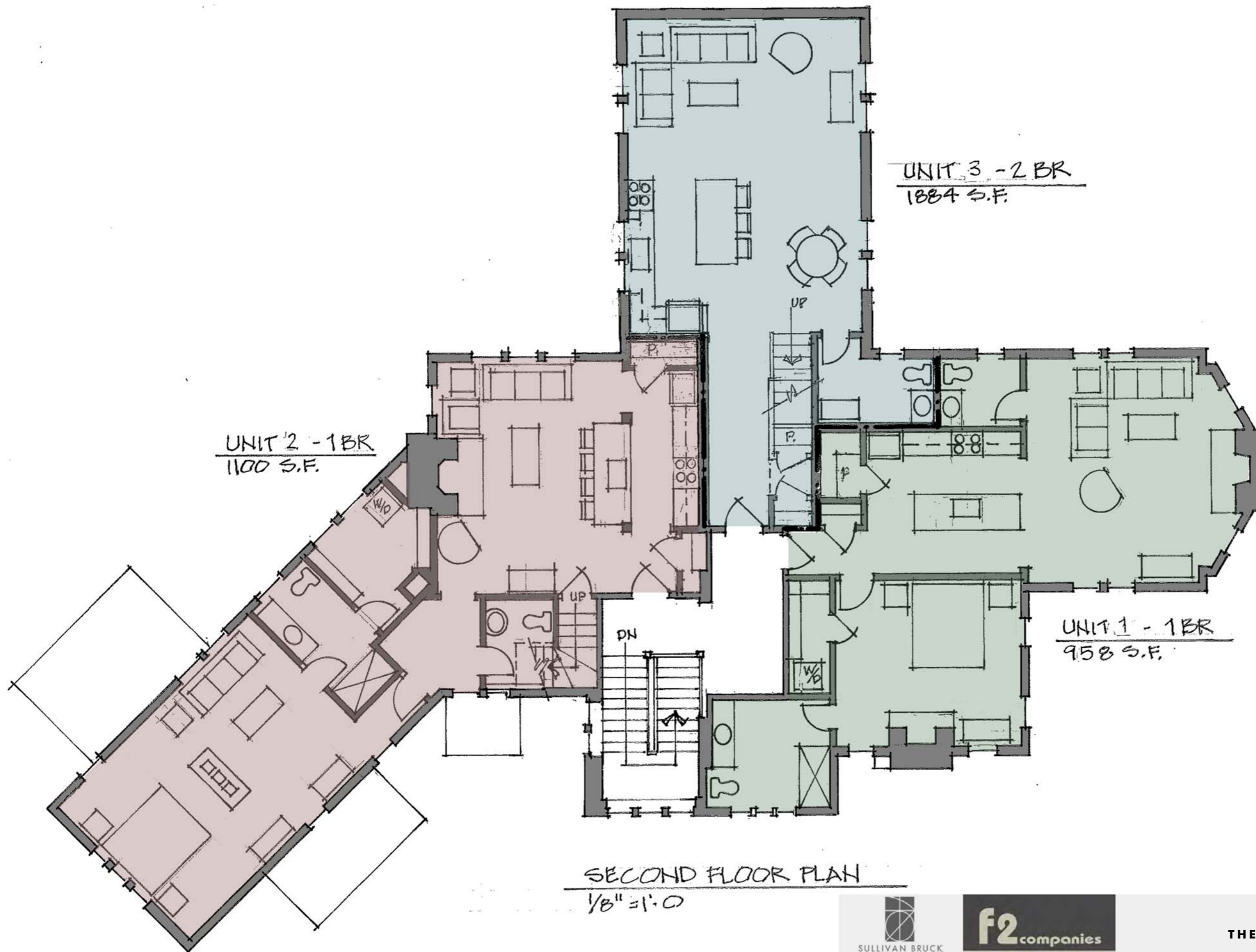
UNIT COUNT
RENOVATED EXISTING BUILDING
4 APARTMENTS

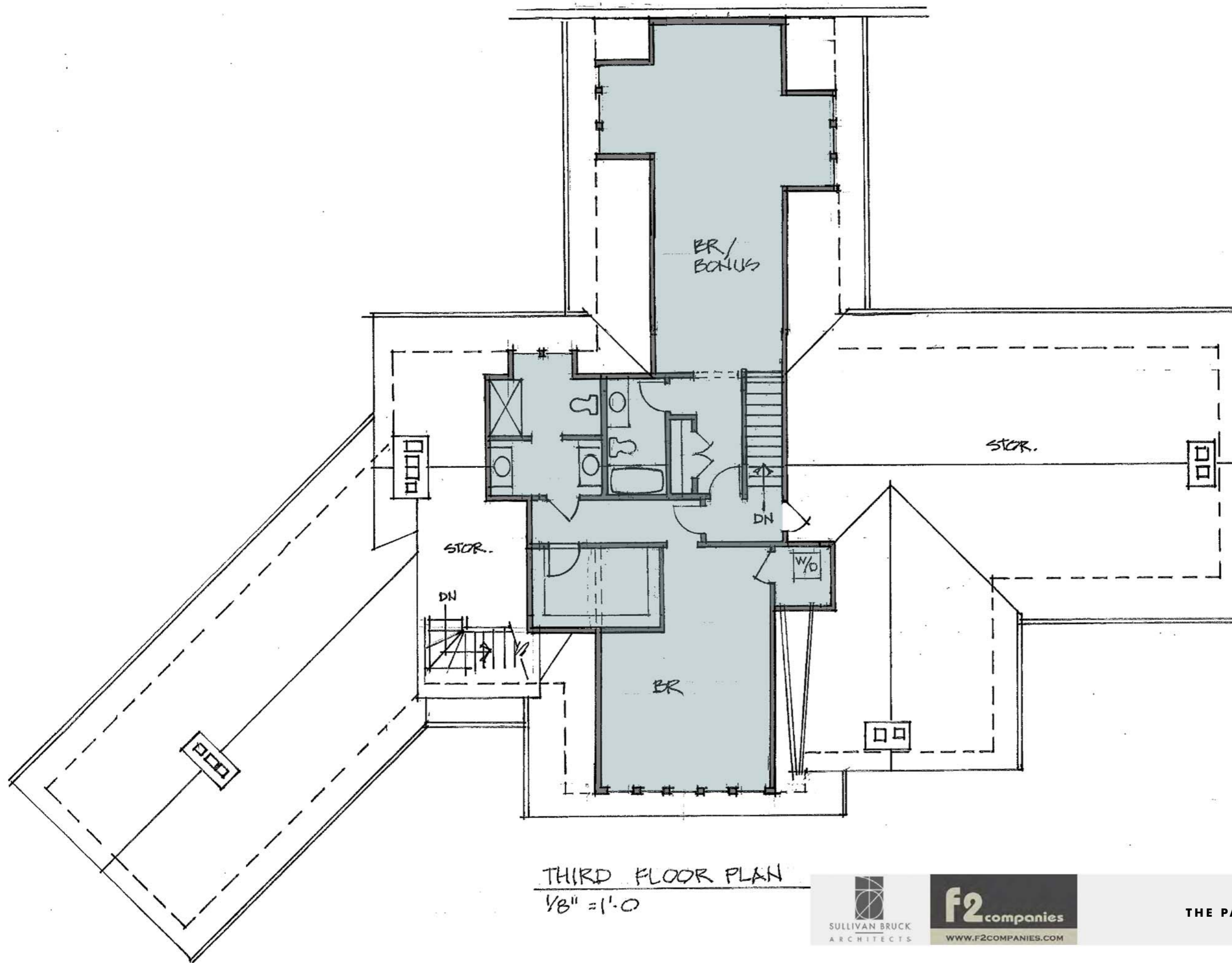
APARTMENT BUILDING
30 ONE & TWO - BEDROOM UNITS

CARRIAGE HOUSE BUILDINGS
3 TOTAL UNITS (3 BUILDINGS W/ 1 UNIT)

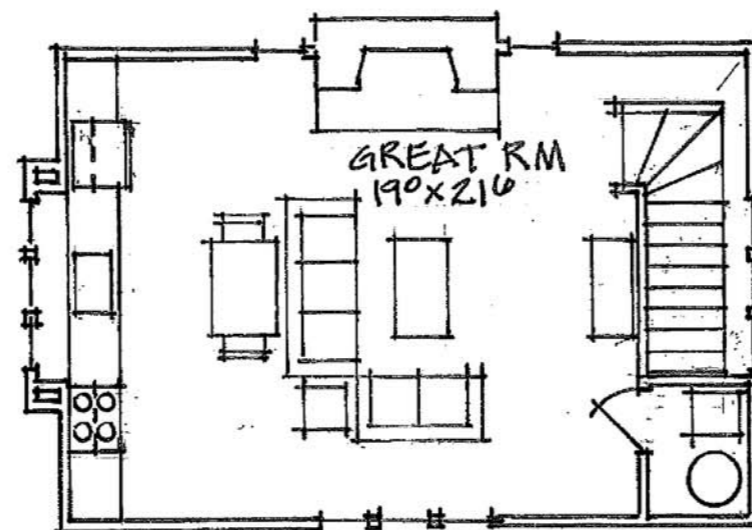
PARKING SPACES
APARTMENT GARAGE: 31 SPACES
CARRIAGE HOUSE GARAGES 9 SPACES
(3 - CAR GARAGE EACH UNIT)
SURFACE PARKING 25 SPACES
TOTAL PARKING: 65 SPACES



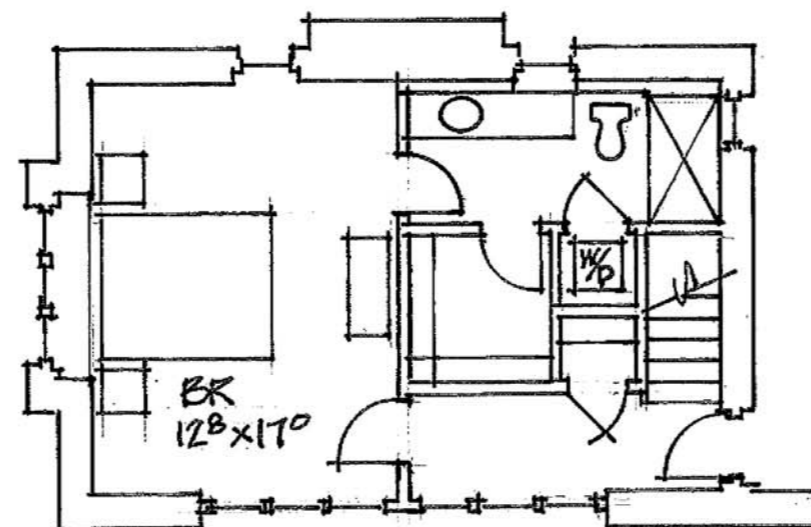




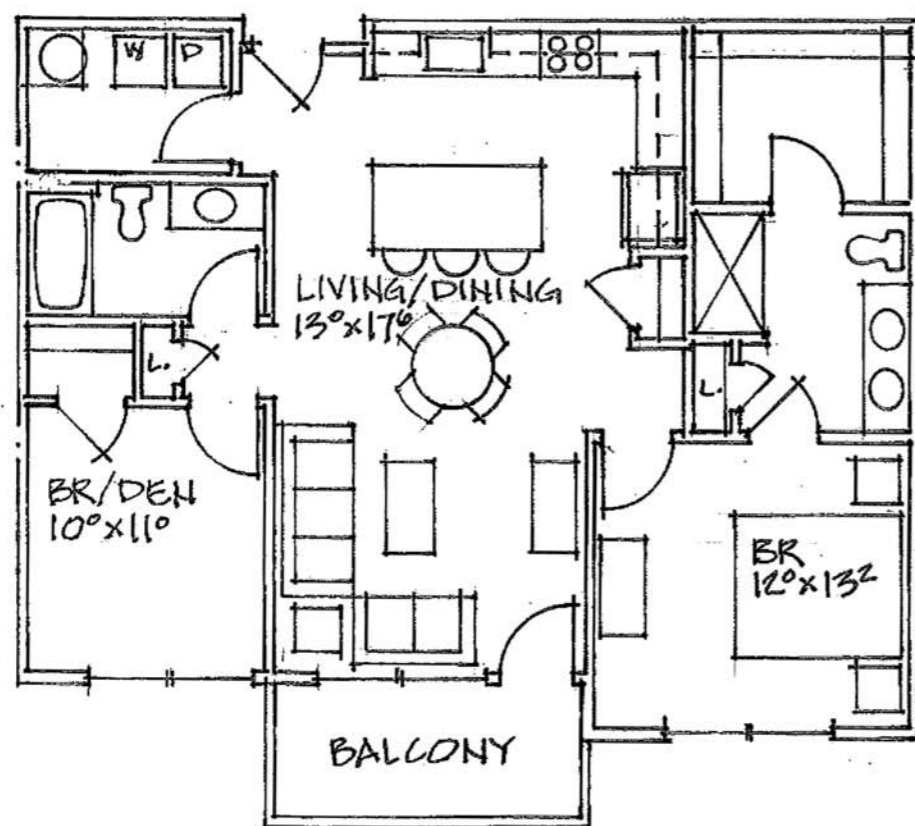
THIRD FLOOR PLAN
 $\frac{1}{8}" = 1'-0"$



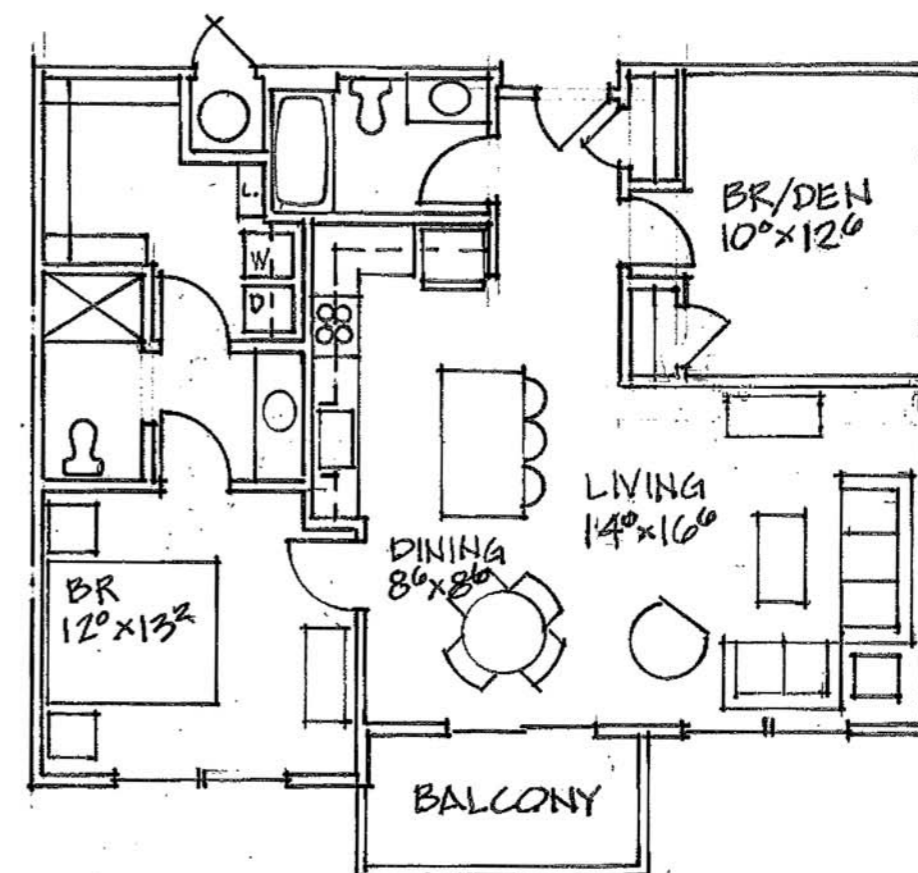
SECOND FLOOR
 $\frac{1}{8}'' = 1'-0''$



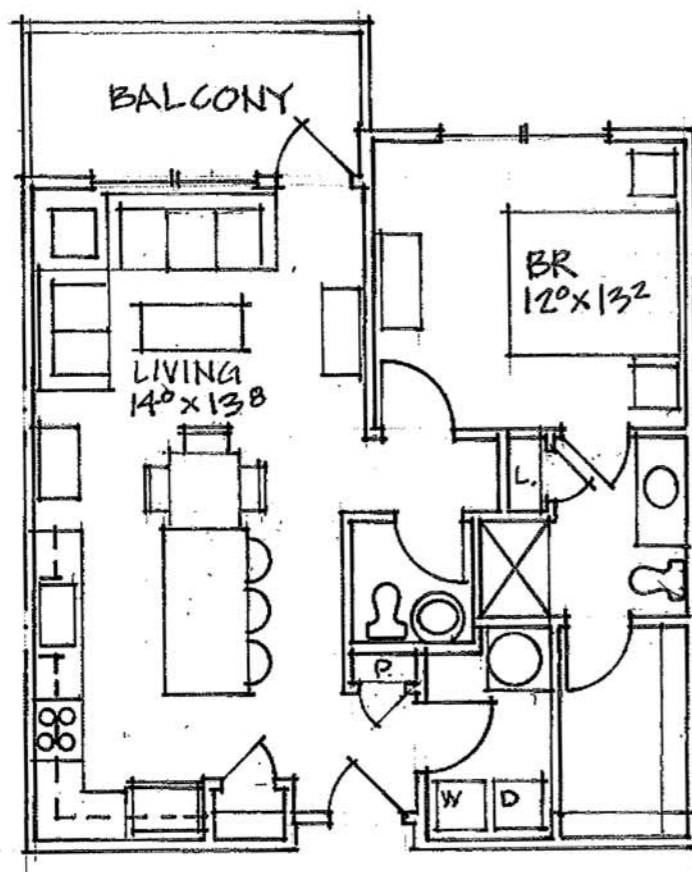
FIRST FLOOR
 $\frac{1}{8}'' = 1'-0''$
 UNIT-4
 CARRIAGE HOUSE - 1 BR.
 1078 S.F.



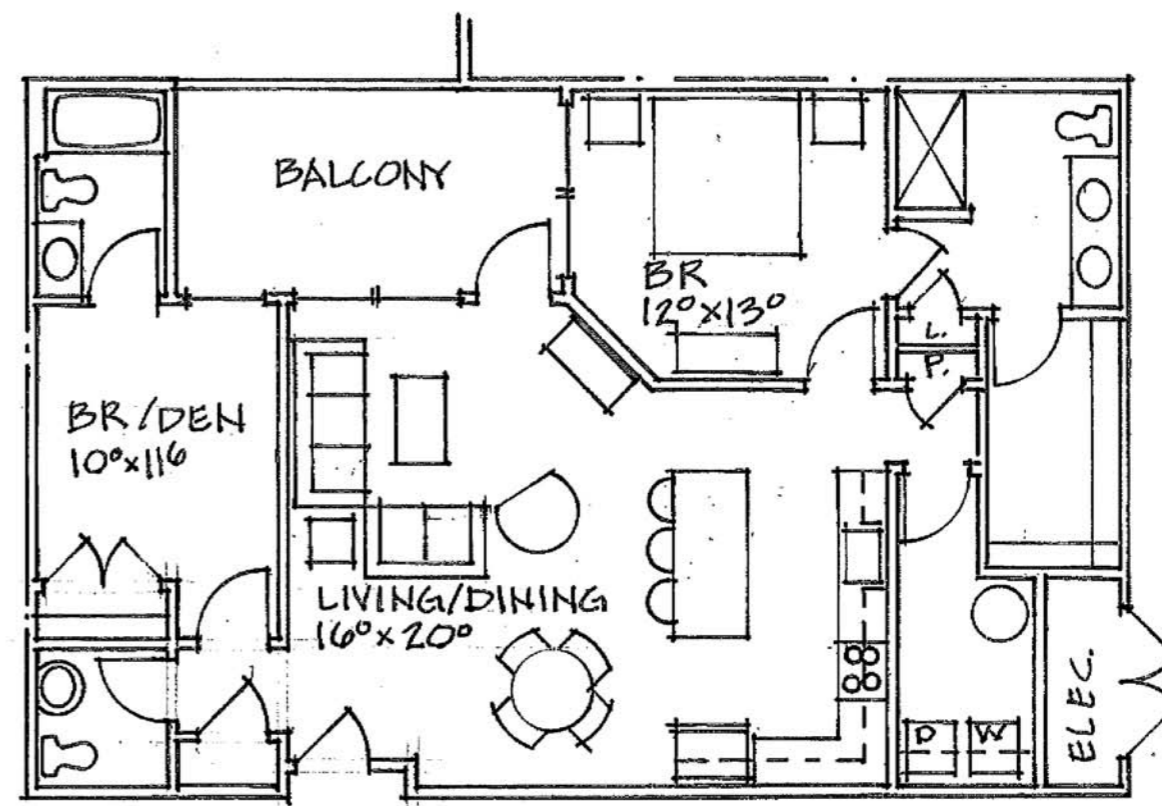
TWO BEDROOM
 $\frac{1}{8}" = 1'-0"$ 1073 S.F.



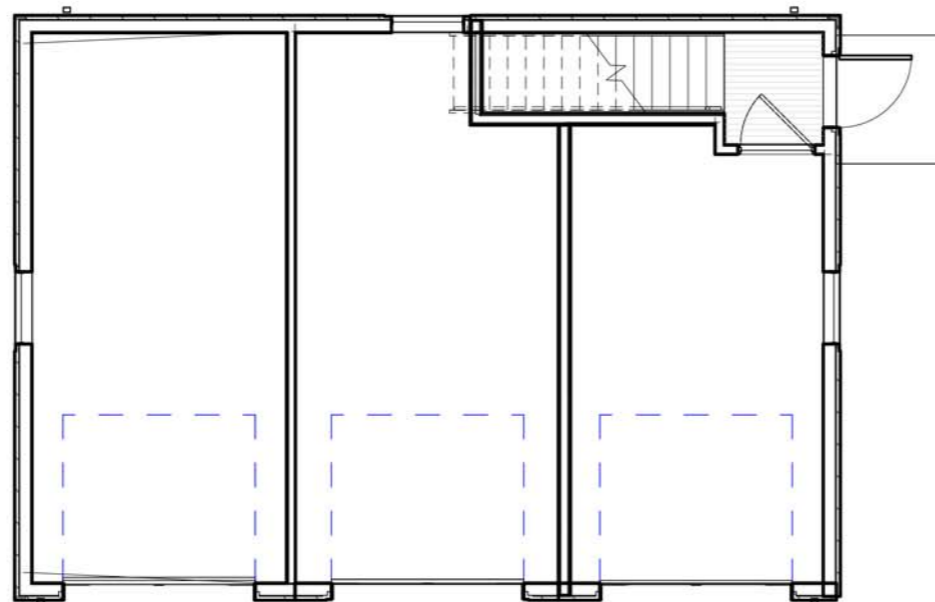
CORNER TWO BEDROOM
 $\frac{1}{8}" = 1'-0"$ 1073 S.F.



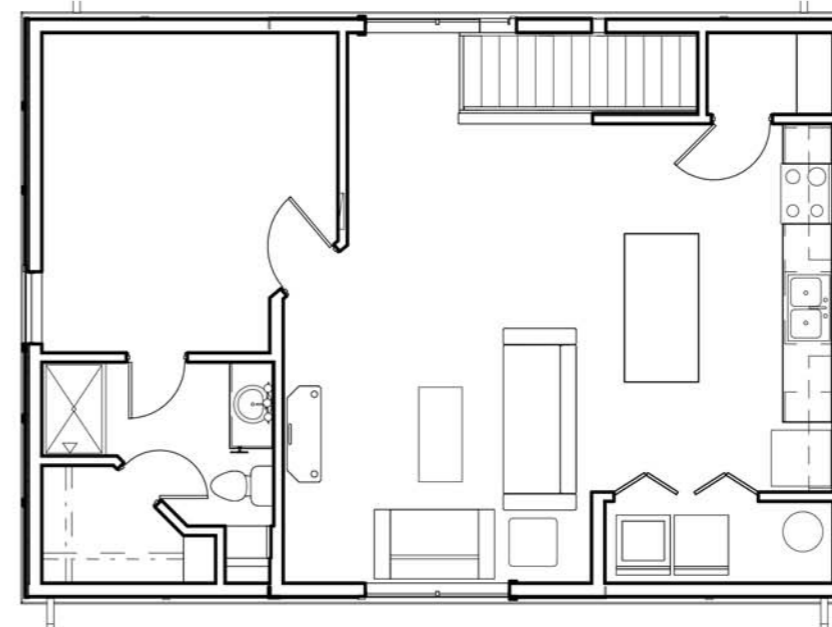
ONE BEDROOM
 $\frac{1}{8}'' = 1'-0$ 807 S.F.



INSIDE CORNER TWO BEDROOM
 $\frac{1}{8}'' = 1'-0$ 1215 S.F.



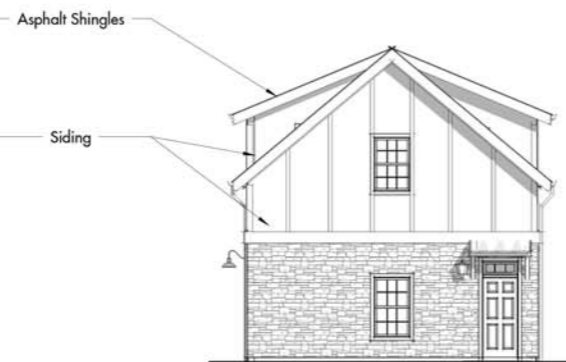
Carriage House - 1st Floor
1/8" = 1'-0"



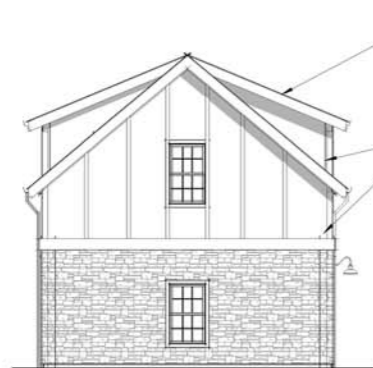
Carriage House - 2nd Floor
1/8" = 1'-0"



Carriage House Front Elev
1/16" = 1'-0"



Carriage House Right Elev
1/16" = 1'-0"



Carriage House Left Elev
1/16" = 1'-0"



Carriage House Rear Elev
1/16" = 1'-0"



Perspective



NORTH ELEVATION
 $\frac{1}{16}'' = 1'-0''$



EAST ELEVATION
 $\frac{1}{16}'' = 1'-0''$



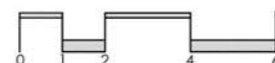
SOUTH ELEVATION
1/16" = 1'-0"



WEST ELEVATION
1/16" = 1'-0"



① ENTRY SIGNAGE DETAIL
SCALE: 1/2" = 1'



16

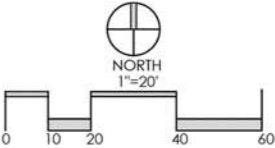


EXISTING TREES				
GATEWAY AT MARBLE CLIFF				
TREE NUMBER	SIZE	SPECIES	CONDITION	STATUS
1	33	CATALPA	GOOD	PRESERVE
2	27	OAK	GOOD	PRESERVE
3	18	HICKORY	GOOD	PRESERVE
4	6	REDBUD	POOR	REMOVE
5	24	OAK	GOOD	PRESERVE
6	18	ELM	FAIR	PRESERVE
7	36	OAK	POOR	REMOVE
8	10	BEECH	GOOD	PRESERVE
9	10	HAWTHORN	GOOD	PRESERVE
10	6	CRABAPPLE	FAIR	PRESERVE
11	6	JAPANESE MAPLE	GOOD	RELOCATE
12	10	BIRCH	GOOD	RELOCATE
13	24	CATALPA	GOOD	PRESERVE
14	18	COTTONWOOD	FAIR	PRESERVE
15	14	HEMLOCK	GOOD	REMOVE
16	10	SPRUCE	POOR	REMOVE
17	18	PINE	FAIR	REMOVE
18	16	MAPLE	POOR	REMOVE
19	18	HACKBERRY	POOR	REMOVE
20	24	LOCUST	FAIR	PRESERVE
21	6	BIRCH	GOOD	RELOCATE
22	12	BEECH	GOOD	PRESERVE
23	10	BEECH	GOOD	PRESERVE
24	8	CATALPA	GOOD	PRESERVE
25	8	MAPLE	FAIR	PRESERVE
26	12	CATALPA	GOOD	PRESERVE
27	8	MAPLE	GOOD	PRESERVE
28	10	MAPLE	GOOD	PRESERVE
29	6	MAPLE	GOOD	PRESERVE
30	15	ELM	GOOD	PRESERVE
31	10	MAPLE	GOOD	PRESERVE
32	12	MAPLE	GOOD	PRESERVE
33	6	SPRUCE	FAIR	PRESERVE
34	12	ELM	GOOD	PRESERVE
35	12	ELM	GOOD	PRESERVE
36	14	CATALPA	GOOD	PRESERVE
37	12	CATALPA	GOOD	PRESERVE
38	10	CATALPA	GOOD	PRESERVE
39	10	CATALPA	GOOD	PRESERVE
40	10	CATALPA	GOOD	PRESERVE
41	28	MAPLE	DEAD	REMOVE
42	8	CHERRY	GOOD	PRESERVE
43	6	CATALPA	GOOD	PRESERVE
44	22	MAPLE	GOOD	PRESERVE
45	18	COTTONWOOD	GOOD	PRESERVE
46	18	ELM	POOR	REMOVE
47	18	ELM	FAIR	PRESERVE
48	15	ELM	FAIR	PRESERVE
49	8	PINE	GOOD	PRESERVE

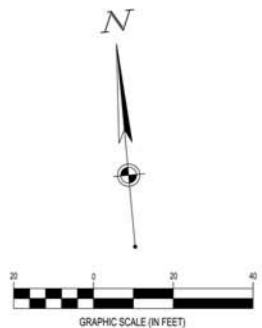
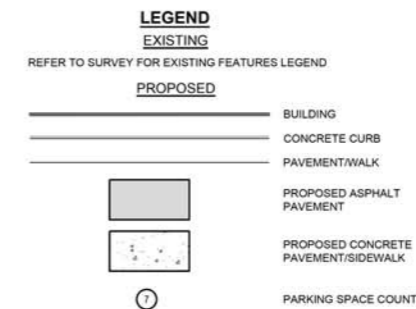
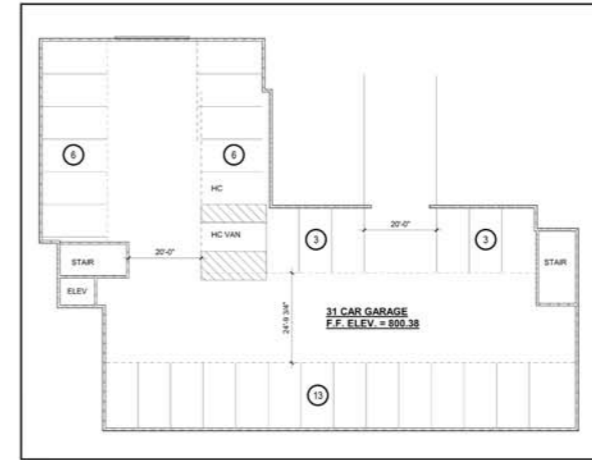
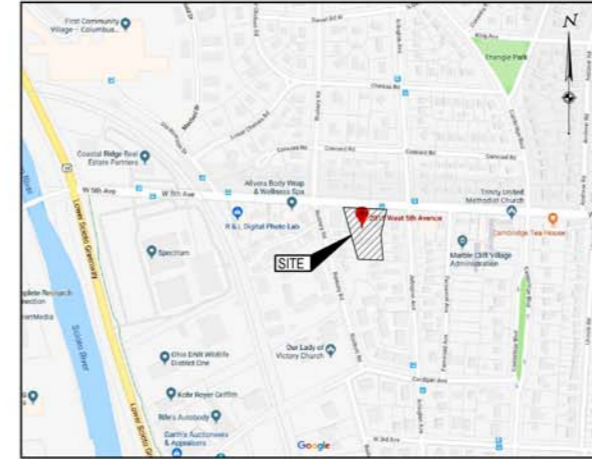
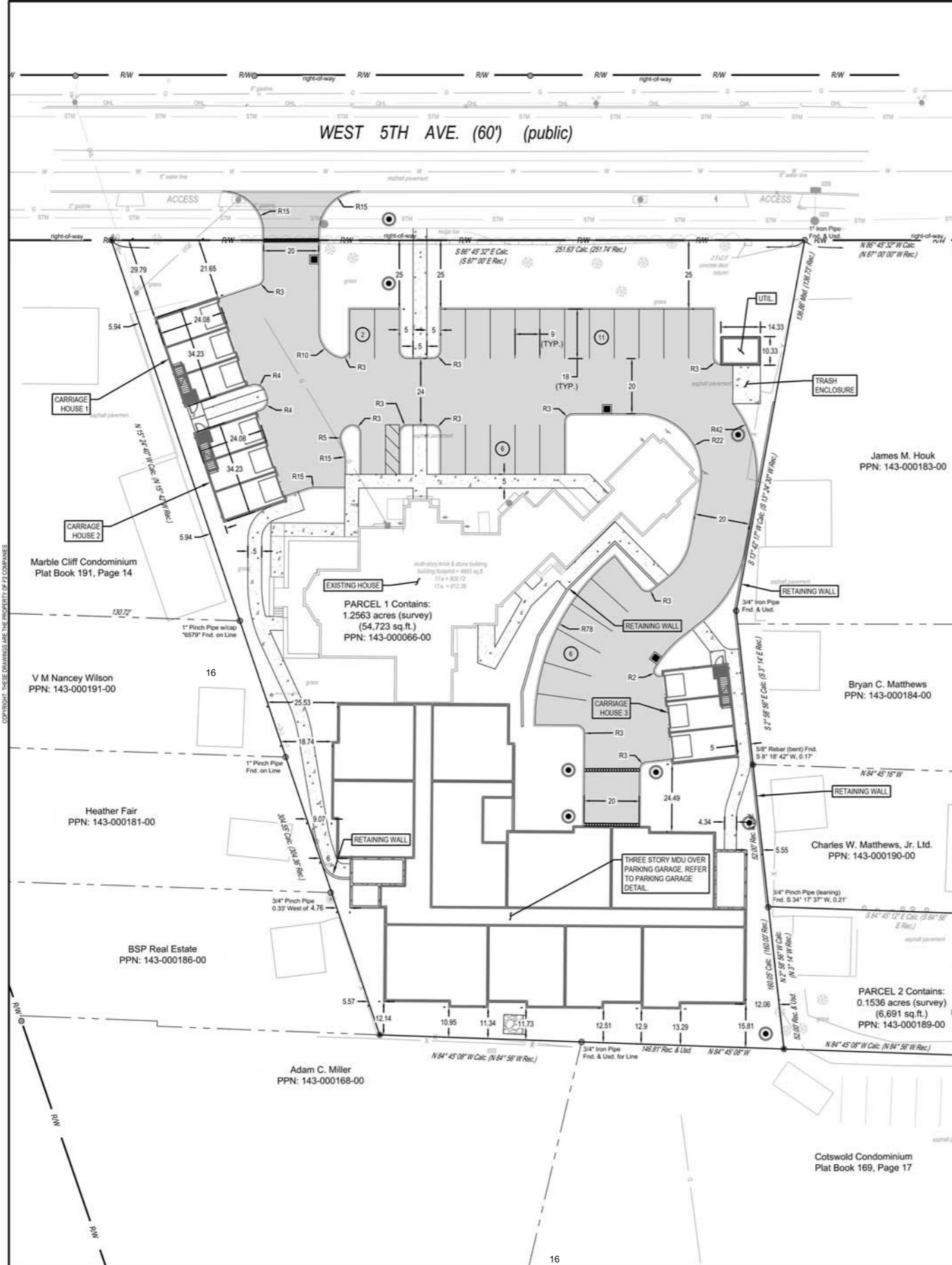
PRESERVATION PLANT KEY

- EXISTING TREE
- EXISTING TREE TO BE REMOVED (POOR CONDITION OR DEAD)
- EXISTING TREE TO BE REMOVED (FAIR OR GOOD CONDITION)
- EXISTING TREE TO BE RELOCATED (FAIR OR GOOD CONDITION)

12 TOTAL EXISTING TREES TO BE REMOVED, OF WHICH ONLY 5 ARE NOT IN POOR CONDITION OR DEAD



16

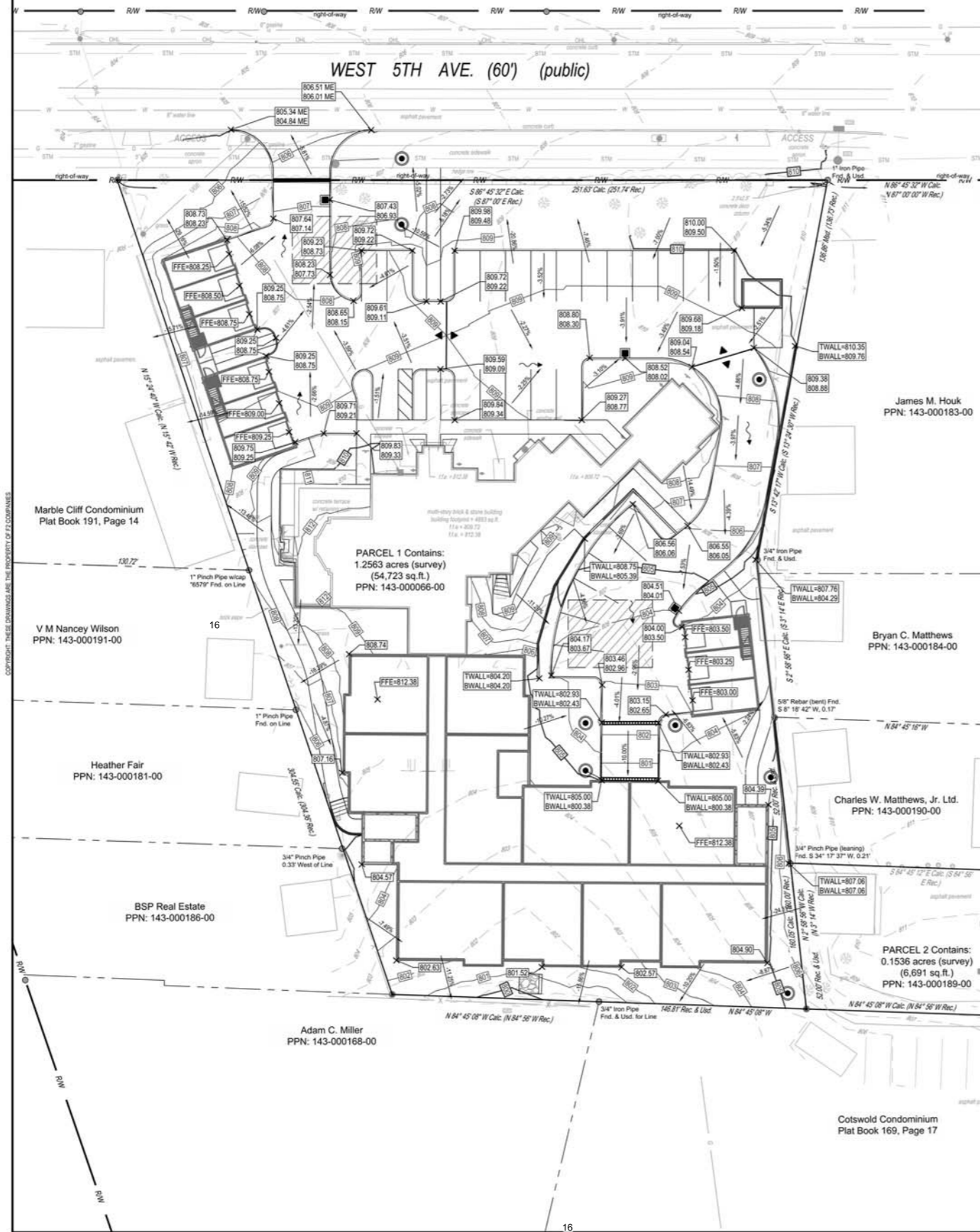


DEVELOPER: F2 COMPANIES 6253 RIVERSIDE DRIVE, SUITE 150 DUBLIN, OH 43017 CONTACT: TED FOSTER PHONE: 614-374-7572 EMAIL: TED@F2COMPANIES.COM	OWNER: MARBLE CLIFF MANOR LLC 7674 BRANDON ROAD NEW ALBANY, OH 43054
PROPERTY DATA:	
PARCEL OWNER:	MARBLE CLIFF MANOR LLC
LEGAL DESCRIPTION:	2015 5TH AVE ARLINGTON PLACE LOT 17-18-19
PROPERTY AREA:	1.2563 AC.
PARCEL ID:	143-000066-00
APP. NEIGHBORHOOD:	X2200
ZONING:	C - COMMERCIAL
ADDRESS:	2015 W. 5TH AVE COLUMBUS, OH 43212

NO.	DATE	REVISION DESCRIPTION

F2 COMPANIES
THE PACKARD AT
MARBLE CLIFF

DRAWING TITLE:	PLOT PLAN
ISSUE:	NOT FOR CONSTRUCTION
DATE:	3/8/2019
SCALE:	1" = 20'
JOB NO.:	754769
DESIGN:	PJD
DRAWN:	PJD
CHECKED:	CBW
SHEET NO.:	C1.0



LEGEND	
EXISTING	
REFER TO TITLE SHEET FOR EXISTING FEATURES LEGEND	
PROPOSED	
	MAJOR CONTOUR
	MINOR CONTOUR
	SPOT ELEVATION
	TOP OF CURB
	BOTTOM OF CURB
	EXISTING ELEVATION
	MATCH EXISTING ELEVATION
	FLOW ARROW
	GRADE BREAK



FORTY-EIGHT (48) HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTORS SHALL NOTIFY THE FOLLOWING AGENCIES: OHIO UTILITIES PROTECTION SERVICE AT 811 AND ALL OTHER AGENCIES WHICH MIGHT HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT AND ARE NONMEMBERS OF OHIO UTILITIES PROTECTION SERVICE

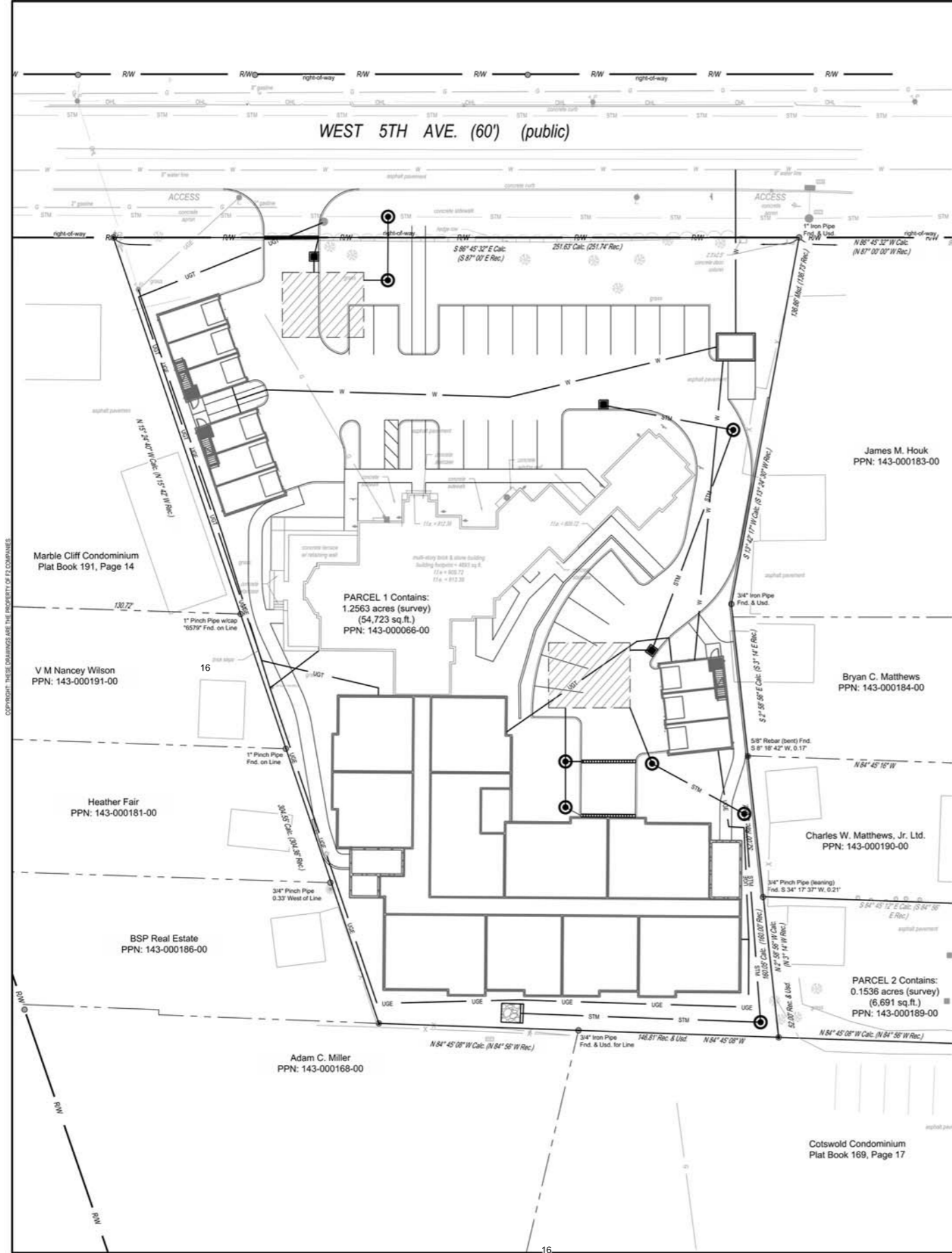
REVISION DESCRIPTION	
NO.	DATE

F2 COMPANIES
THE PACKARD AT
MARBLE CLIFF

DRAWING TITLE:

GRADING PLAN

ISSUE:	NOT FOR CONSTRUCTION
DATE:	3/8/2019
SCALE:	1" = 20'
JOB NO.:	754769
DESIGN:	PJD
DRAWN:	PJD
CHECKED:	CBW
SHEET NO.:	C2.0



LEGEND	
EXISTING	
REFER TO SURVEY FOR EXISTING FEATURES LEGEND	
PROPOSED	
	BUILDING
	OUTLINE OF UNDERGROUND DETENTION SYSTEM
	STORM SEWER
	SANITARY SEWER
	DOMESTIC WATER SERVICE
	GAS SERVICE
	UNDERGROUND ELEC. LINE
	UNDERGROUND TEL. LINE
	CLEAN OUT
	ELECTRIC TRANSFORMER



FORTY-EIGHT (48) HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTORS SHALL NOTIFY THE FOLLOWING AGENCIES: OHIO UTILITIES PROTECTION SERVICE AT 811 AND ALL OTHER AGENCIES WHICH MIGHT HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT AND ARE NONMEMBERS OF OHIO UTILITIES PROTECTION SERVICE





