



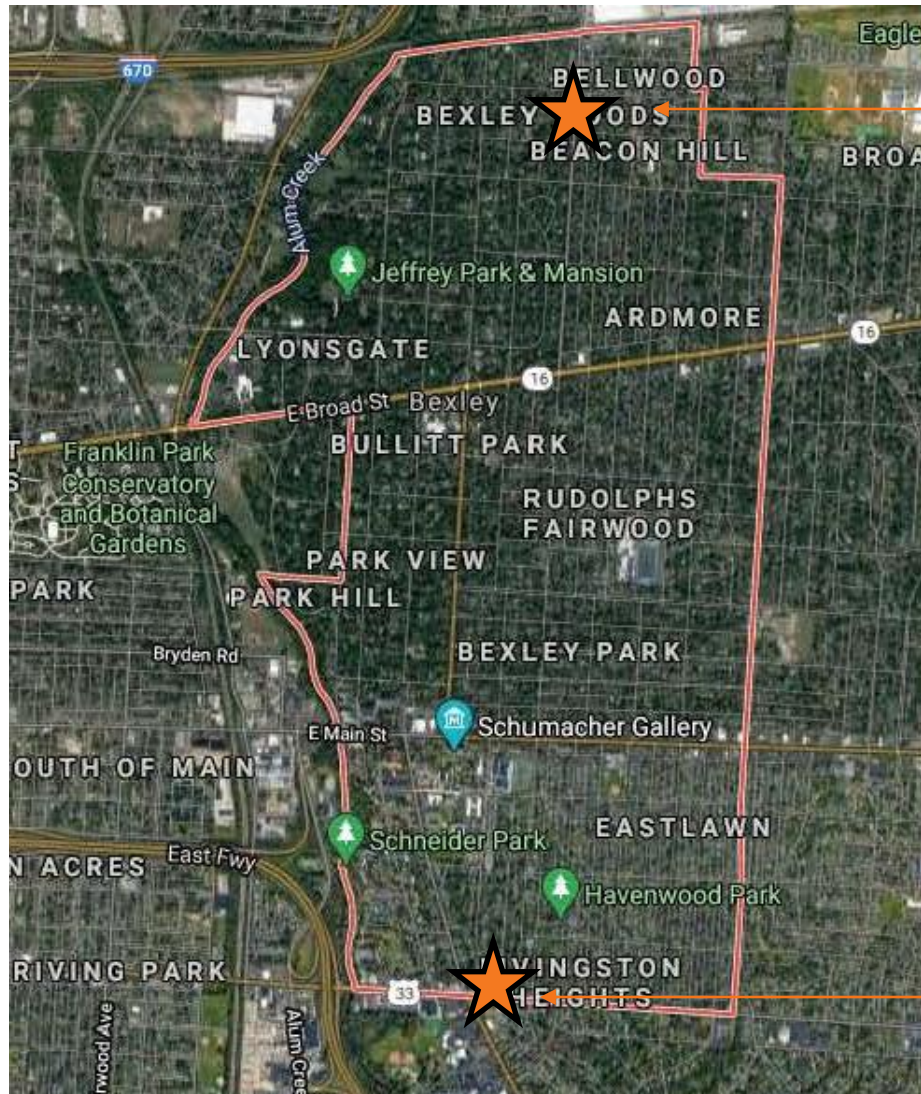
2300 E Livingston Avenue

Board of Zoning and Planning

02.25.2021

THE **C**OMMUNITY
BUILDERS

Bexley Apartments – Scattered Site Development



420 N Cassady

- 16 Apartment Units
- ~2,500 SF Retail

2300 E Livingston

- 27 Apartment Units

Community Engagement Efforts

- Four Q&A Meetings
- Meetings have included 5 TCB team members across Development, Property Management and Community Life
- 15+ Direct One-on-one Meetings
 - One-on-one and/or Small Group Meetings
 - Call, Meeting or Direct Email Exchanges with 95+ Different Bexley Residents (Over 65 Households)
- Written FAQ Distributed to 48 Neighboring Homes
 - Updated FAQ will be Distributed to Neighboring Homes and Community Groups in Early March

2300 East Livingston



BZAP Application

Requesting Approval for Permitted Conditional Use for Residential in CS Zoning District

ENCLOSED DUMPSTER. PAVED AREA ADJACENT TO DUMPSTER WILL BE DESIGNED TO PROVIDE ADEQUATE BEARING FOR HEAVY GARBAGE TRUCKS

THIRTY (30) STANDARD PARKING SPACES

COVERED REAR ENTRANCE WITH ADEQUATE LIGHTING & NON-SLIP WALKWAY SURFACE

PROPOSED SIDEWALKS, 5' WIDE MIN.

CONCRETE CURBS

ADEQUATE LIGHTING AT WALKWAYS, ACCESSIBLE ROUTES & EXTERIOR SPACES

PARKING LOT TO BE PAVED & GRADED FOR PROPER DRAINAGE AS SET FORTH IN THE HUD MINIMUM PROPERTY STANDARD

8' TALL FENCE

3'-5' TALL LANDSCAPE BUFFER

TOT LOT

SERVICE AREA

PROPOSED 3-STORY MULTI-FAMILY BUILDING

FRANCIS AVENUE

E LIVINGSTON AVENUE

COVERED FRONT ENTRANCE W/ ADEQUATE LIGHTING, NON-SLIP WALKWAY SURFACE

8' WIDE LANDSCAPE AREA

SEE LANDSCAPE DRAWING FOR STREETSCAPE IMPROVEMENTS

PARCELS:

020-003066, -003539, -003537: 2300 E Livingston Avenue

ZONING MAP:

SITE DATA:	
ZONING	CS (COMMERCIAL SERVICE DISTRICT)
PROPOSED USE*	FIRST FL & UPPER FL MULTI-FAMILY* & PARKING
ACREAGE	+/- 0.74 ACRE (32,250-SF)
LOT	214' WIDTH x 148' DEPTH
PROPOSED UNITS	27 UNITS (3 1-BEDRMS, 17 2-BEDRMS, 7 3-BEDRMS)
DENSITY	36.5 DWELLING UNITS / ACRE
HARDSCAPE	11,708-SF (PARKING/SIDEWALK)
LOT COVERAGE	23,371-SF, 72%
TOTAL FL AREA	34,704 GSF (ALL COVERED AREA) 11,680 GSF FOOTPRINT

	REQUIRED	PROVIDED
LOT SIZE	10,000-SF	32,250-SF
LOT WIDTH	100'	210'
FRONT SETBACK	10' - 20'	10'
REAR SETBACK	25'	57'
SIDE SETBACK	-	10'
BLDG HEIGHT	3-ST/45'	3-ST/45'
ON-SITE PARKING	1 SPACE/UNIT	30 SPACES

* CONDITIONAL USE REQUIRED

Conditional Use Criteria (Bexley Code 1226.12(b))

1. The use is consistent with the goals and policies of any adopted plans of the City of Bexley, including, but not limited to, the Main Street Guidelines.
2. The use will not have a negative impact on the neighboring land uses and the larger community because of the differences between the proposed use and existing uses in the community.
3. The use will not be hazardous to or have a negative impact on existing or future surrounding uses.
4. The use meets or satisfies the lot/yard or height requirements in the code and other general code provisions including landscape requirements, parking standards, and storm drainage requirements as existing or as may be adopted.
5. The use does not create an undue burden on existing public facilities and services such as street, utilities, school or refuse disposal.
6. The use is consistent with and/or furthers the City's economic goals and will not decrease property values or have a negative economic impact.
7. The use is in character and keeping and compatible with the adjacent structures and uses.
8. Any proposed construction will not result in the destruction, loss, or damage of a natural, scenic, or historic feature of major importance.

Conditional Use Criteria (Bexley Code 1226.12(b))

1. **The use is consistent with the goals and policies of any adopted plans of the City of Bexley, including, but not limited to, the Main Street Guidelines.**
 - The proposed residential use aligns with community goals to bring new mixed-income housing opportunities:
 - **City of Bexley Diversity Equity & Inclusion Strategy (2020)**
 - *Goal #3: Create an Inclusive Greater Bexley Community*
 - *“Continue to encourage the CIC in their efforts to identify affordable housing opportunities for people with low incomes as part of new development (including but not limited to rezoning and rehabbing current and future building and projects) as well as on its own”*
 - **City of Bexley Strategic Plan (2013)**
 - *“Our vision is a Bexley that is a top-tier community of extremely high quality and excellence that is...centered on families of all kinds”*
 - Work Towards Meaningful Redevelopment of Livingston Avenue
 - Ensure affordable housing options continue to be available for residents in the area.
 - Committed to continue working with Architectural Review Board to ensure the project design meets the **Main Street Guidelines**

Conditional Use Criteria (Bexley Code 1226.12(b))

2. The use will not have a negative impact on the neighboring land uses and the larger community because of the differences between the proposed use and existing uses in the community.



Conditional Use Criteria (Bexley Code 1226.12(b))

3. **The use will not be hazardous to or have a negative impact on existing or future surrounding uses.**
 - The proposed residential use is a conditionally permitted use in the CS District.
 - This use is less intensive than other permitted uses in the CS District in use, traffic and parking:
 - Fast Casual Restaurant
 - Car Wash
 - Auto Repair Shop
 - Convenience Store
 - The project has completed a Phase I ESA and will complete any necessary environmental remediations should they be necessary.

Traffic/Transportation Fast Facts

- Development to provide 31 on-site parking spaces
- Development will remove access to Livingston Avenue
 - Eliminating 2 existing curb cuts
- Comparison of proposed use to permitted uses based on Commercial Service zoning designation
- Trip Generation & Peak Parking Demand Analysis based on Institute of Transportation Engineers (ITE) Trip Generation Manual, 10th Edition and Parking Generation Manual, 5th Edition

Trip Generation Comparison

Land Use	Size	AM Peak Total Trips	PM Peak Total Trips	Weekday Total Trips
221 – Multifamily Housing (Mid-Rise) <i>Conditional Use</i>	27 Dwelling Units	9	13	146
851 – Convenience Market <i>Permitted Use</i>	5,000 SF	312	245	3,810
943 – Automobile Parts & Service Center <i>Permitted Use</i>	5,000 SF	10	12	82
930 – Fast-Casual Restaurant <i>Permitted Use</i>	5,000 SF	10	71	1,576
947 – Self-Service Car Wash <i>Permitted Use</i>	4 Wash Stalls	32	32	1,432

Trip Generation & Peak Parking Demand Analysis based on Institute of Transportation Engineers (ITE) Trip Generation Manual, 10th Edition and Parking Generation Manual, 5th Edition

Peak Parking Demand Comparison

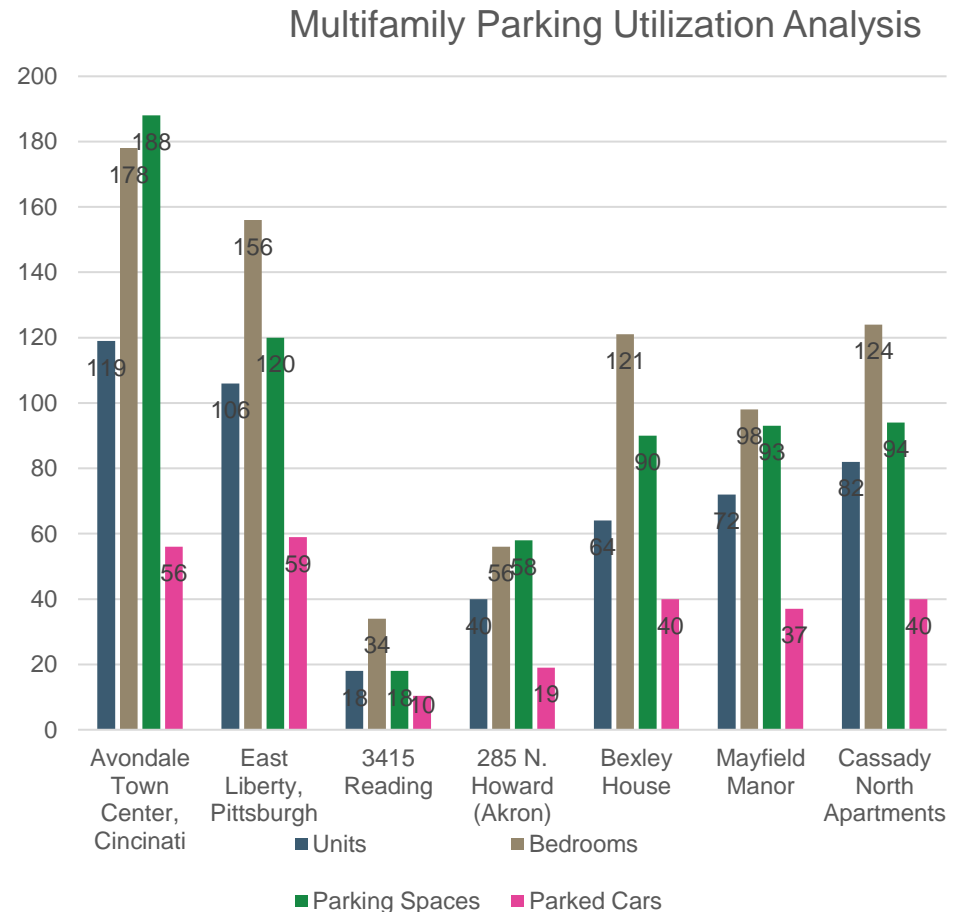
Land Use	Size	Peak Parking Demand (vehicles)	Peak Parking Timeframe
221 – Multifamily Housing (Mid-Rise) <i>Conditional Use</i>	27 Dwelling Units	27	10:00pm to 5:00am
223 – Affordable Housing <i>Conditional Use</i>	27 Dwelling Units	27	10:00pm to 5:00am
851 – Convenience Market <i>Permitted Use</i>	5,000 SF	27 (small sample)	Not Available
943 – Automobile Parts & Service Center <i>Permitted Use</i>	5,000 SF	8	10:00am to 4:00pm
930 – Fast-Casual Restaurant <i>Permitted Use</i>	5,000 SF	48	12:00pm to 1:00pm
947 – Self-Service Car Wash <i>Permitted Use</i>	5,000 SF	Not Available	

Trip Generation & Peak Parking Demand Analysis based on Institute of Transportation Engineers (ITE) Trip Generation Manual, 10th Edition and Parking Generation Manual, 5th Edition

Conditional Use Criteria (Bexley Code 1226.12(b))

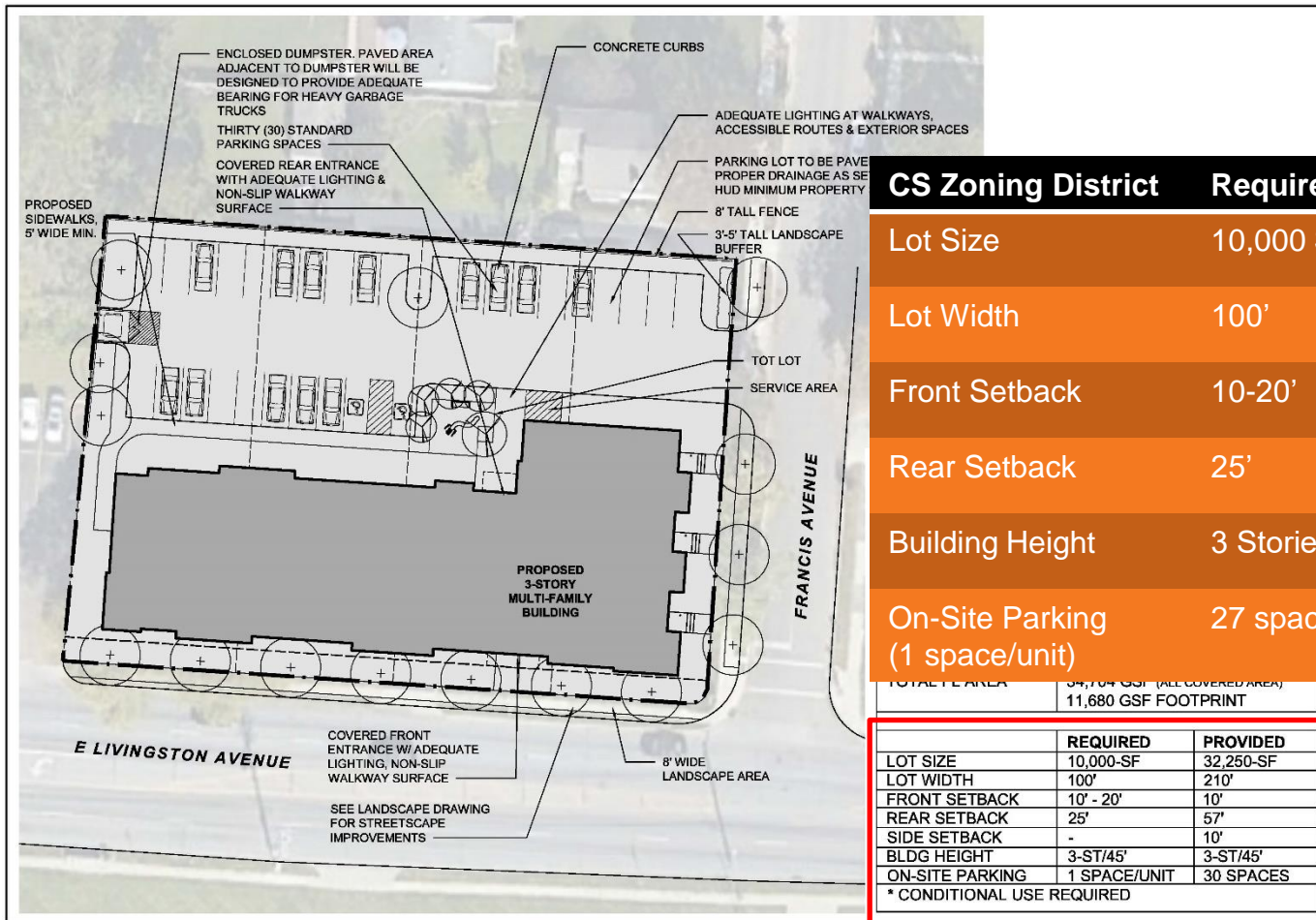
3. The use will not be hazardous to or have a negative impact on existing or future surrounding uses.

- Counted traffic morning, mid-day, evening and weekends for a week.
- Average parking utilization compared to number of units
 - TCB 0.51 cars/unit
 - Bexley 0.54 cars/unit
- Average parking utilization compared to number of bedrooms
 - TCB 0.35 cars/bedroom
 - Bexley 0.34 cars/bedroom



Conditional Use Criteria (Bexley Code 1226.12(b))

4. The use meets or satisfies the lot/yard or height requirements in the code and other general code provisions including landscape requirements, parking standards, and storm drainage requirements as existing or as may be adopted.



CS Zoning District	Required	Provided
Lot Size	10,000 SF	32,250 SF
Lot Width	100'	210'
Front Setback	10-20'	10'
Rear Setback	25'	57'
Building Height	3 Stories/45'	3 Stories/40'
On-Site Parking (1 space/unit)	27 spaces	30 spaces

TOTAL AREA	0.7 OF GSI (ALL COVERED AREA)	
	11,680 GSF FOOTPRINT	
	REQUIRED	PROVIDED
LOT SIZE	10,000-SF	32,250-SF
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FENCE IMAGERY



PLANT SCREEN IMAGERY



TOT LOT IMAGERY



Conditional Use Criteria (Bexley Code 1226.12(b))

5. **The use does not create an undue burden on existing public facilities and services such as street, utilities, school or refuse disposal.**
 - The proposed development will utilize existing water and sewer connections where practical and feasible.
 - The site has been designed to maximize off-street parking at a ratio of 1.11 spaces per unit, exceeding residential parking requirements for similar MUC zoning districts.
 - No anticipated impact to school district capacity.

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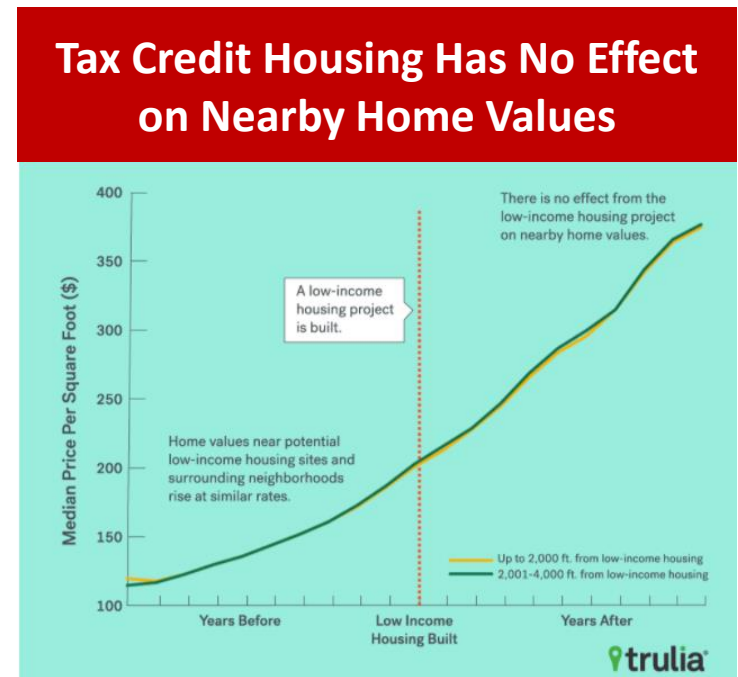
6. **The use is consistent with and/or furthers the City's economic goals and will not decrease property values or have a negative economic impact.**
 - The proposed residential use aligns with the City's goals of equitable housing development and the redevelopment of Livingston Avenue
 - **City of Bexley Strategic Plan (2013)**
 - *"Our vision is a Bexley that is a top-tier community of extremely high quality and excellence that is...centered on families of all kinds"*
 - Work Towards Meaningful Redevelopment of Livingston Avenue
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Conditional Use Criteria (Bexley Code 1226.12(b))

6. The use is consistent with and/or furthers the City's economic goals and will not decrease property values or have a negative economic impact.

- Multiple national research papers have found that the construction of Tax Credit housing has no effect, positive or negative, on adjacent home values...especially in markets with limited housing stock and high home values
- The research suggests that the type of affordable housing matters **less than** the quality of the properties' design, management, and maintenance.

"Don't Put it Here! Does Affordable Housing Cause Nearby Property Values to Decline", (Furman Center of New York University)



"There Doesn't Go the Neighborhood: Low-Income Housing Has No Impact on Nearby Home Values" (November, 2016. Trulia.com)

Conditional Use Criteria (Bexley Code 1226.12(b))

7. The use is in character and keeping and compatible with the adjacent structures and uses.

- The new 3-story residential building engages the Livingston corridor.
 - Provides a transition from commercial density corridor to single-family home
 - Off-street parking and resident gathering space tucked behind the building
- But for the conditional use request for the residential dwellings, the project meets all zoning requirements of a CS District and will meet City of Bexley requirements for perimeter screening and landscaping as well as storm water requirements.
- The architectural style of the building will complement the mid-century and traditional homes while also pulling vertical and horizontal lines from the commercial business district to the west.

Conditional Use Criteria (Bexley Code 1226.12(b))

8. Any proposed construction will not result in the destruction, loss, or damage of a natural, scenic, or historic feature of major importance.

The proposed development will include the demolition of the existing Woodyard Funeral Home and adjacent single-family home fronting East Livingston Avenue, **neither of which is of historic significance or major importance.**



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