

**Development Plan Application****Applicant****Location****20-4555****Status:** Active**Submitted:** Sep 21, 2020

Ryan Pearson



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3180 KINGSDALE CENTER RD  
UPPER ARLINGTON, OH 43221**BZAP Information****BZAP Case #**

DEV-05-20

**BZAP Review Date**

10/19/2020

**Status**

Pending

**Vote Tally**

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**Variances Granted**

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**BZAP Conditions**

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**Development Information****Development Name**

Kingsdale Mixed-Use

**Proposed Tenants (if available)**

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**Description of Development**

Redevelopment of the defunct Macy's 6.23 Ac. site with Senior Housing, Market Rate Apartments, Structured Parking and Ground Floor Restaurant

**Site Area (in SF)**

271223

**Total Development Size (in SF)**

665000

**# of Stories**

7

**Building Height (from grade)**

80

**# of Parking Spaces**

710

**Total Development Coverage (in %)**

90

**Application Information****Application Type**

Preliminary

**How will this development comply with the zoning standards found in the City's Unified Development Ordinance?**

This is part of the Kingsdale Study Area and follows the PMUD standards as provided in the UDO. The build-to zone along Tremont is subject to a divergence due to the angle of Tremont and the proposed building arrangement respecting the N-S orthogonal grid of Kingsdale Center. Also, the Floor Area Ratio has been exceeded with the introduction of the parking structure under 'buildable floor area'. The buildings are less than the max. height allowed in this area and the parking is under the 'maximum' as established in the UDO.

**How will this development comply with the goals and objectives listed in the City's Master Plan?**

This development will provide modern, high quality lifestyle alternative for the aging population to age in place from empty-nester through the assisted living while also appealing to young professionals and those in their middle ages looking for a maintenance free housing option. This development will add connectivity to the surrounding neighborhood with the Ridgecliff Extension and promote walking and cycling as part of the streetscapes. This is a much anticipated redevelopment of the vacant Macy's site which will add activity to the overall Kingsdale Center and eliminate the expanse of asphalt parking in the heart of the study area.

**Briefly explain how potential impacts on the adjoining neighborhood will be mitigated.**

This development utilizes two-story townhouses fronting onto Northwest Blvd. to respect the residential neighborhood to the east whereas the Tremont frontage is 6 story which relates to the existing 5 story condo and 3 story mixed-use as well as the potential multi-family redevelopment per the River Ridge Study.

**What are the primary goals and objectives for this development.**

To provide a high quality urban lifestyle choice to the residents of Upper Arlington who do not have school aged children but want to reside in UA because it is a great place to live.

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## Attachments (8)

**pdf Development Plan application & supporting materials**

Sep 21, 2020

**pdf Engineering/Utility Plan**

Sep 21, 2020

**pdf Landscape Plan**

Sep 21, 2020

**pdf Building Elevations**

Sep 21, 2020

**xlsx Neighbor Notification Sheet**

Sep 21, 2020

**pdf Development Narrative**

Sep 21, 2020

**pdf 2020-09-21 Kingsdale.pdf**

Sep 21, 2020

**pdf Regional Context**

Sep 21, 2020

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## Timeline



**Application Fees**

**Status:** Paid September 21st 2020, 4:40 pm



**Send Plans to COTA & UA Schools**

**Status:** In Progress

**Assignee:** Chad Gibson



**Application Complete & Scheduled for BZAP Review**

**Status:** Pending



**Board of Zoning & Planning Review**

**Status:** Pending



**BZAP Result**

**Status:** Pending

## Letter of Intent:

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Continental Development, Inc. (Continental) is excited to present this redevelopment opportunity to Upper Arlington. Continental has a vested interest in the success of this development and the Upper Arlington community. This site has remained vacant for far too long and it is in everyone's best interest to maximize the potential of this unique site in the heart of Upper Arlington.

Given the current economy and the abundant retail square footage in the Kingsdale Study Area, Continental proposes high density housing that will provide a lifestyle choice to all ages but generally not appeal directly to the families with school-aged children who live in the surrounding neighborhoods. The housing has been arranged in three buildings with a 6-story Senior Housing in the northwest, a primarily large two-bedroom unit mix in the 9-story building in the southwest area and the 7-story building in the center of the site which would have two amenity courtyards and a higher mixture of one bedroom units. Additionally, there are eight 2-story townhouse units that front onto Northwest Boulevard and screen the two-level parking behind it. The various units provide for a lifestyle choice within the development. Whereas empty nesters and those wishing to remain in Upper Arlington for their latter years might choose the buildings on the western half of the site, young professionals and active adults may choose to live in the taller apartment building and townhouses. While the Senior Housing will be constructed to allow for it to be 100% Assisted Living, the intention for the initial lease up would be to have a high percentage of Independent Living residents that can take advantage of the amenities and services provided in the ground floor and nearby retail.

This residential development will complement the existing Kingsdale Center by adding life to the streets at all times of day and into the night. Generally, the apartment residents will be more likely to get out of their unit and walk to the nearby shops and with the mixed ages, this will be at all times whether weekdays or weekends. While the Senior Housing building will have a kitchen, bistro, pub room and other amenity spaces within its common areas, an additional 6,000 square foot restaurant has been positioned in the ground floor at the new intersection of Ridgecliff (extended) and Tremont. With the additional density, we envision the demand for restaurants and other convenience retail will increase and this space will be successfully filled. The Senior amenity spaces and the restaurant at the corner will have outdoor dining patios in the triangular shaped areas along Tremont to help activate the streetscape. These triangular areas are a residual effect due to the angle of Tremont Road in relation to the North-South orthogonal grid of the Kingsdale Center. The Kingsdale study area calls for an integration of this grid in the arrangement of the streets and buildings.

Two floors of Office space totaling 50,000 square feet are situated in the 9 story building located in the southwest parcel. This building would be the tallest building at just over 105' which exceeds the maximum building height of 96' by about 10'. This office space would likely take advantage of any open parking spaces within the garage structures as a certain percentage of apartment residents travel to off-site offices during the workday. Likewise, the office will help activate the streets and surrounding retail during the lunch hours.

This proposal maximizes the use of the site by placing the majority of the parking in a two, structured parking arrangements. The primary garage is comprised of two stories underneath the main Market Rate Apartment building on the east half of the parcel and the second parking structure is similar in that it is two levels office/apartment building in the southwest portion of the site. The remaining surface parking is mostly parallel to add activity to the streetscape while also providing some convenient short-term parking for the ground floor restaurant under the senior housing. Additionally, there are another

+/-15 head-in parking spaces provided near the front door to the senior housing that are necessary for the day-to-day functions of visitors picking up a parent or simply dropping in for a short visit. In addition to the new spaces being developed, Continental has worked out an agreement with Giant Eagle to utilize up to 150 of the parking spaces on the north end of their existing parking lot as overflow if needed.

Street Connectivity has been improved to the surrounding properties by adding a new signal and aligning an entrance into the site with Ridgecliff and extending the North-South internal drive from Kingsdale Center through to the Chase Bank Parking lot. The existing signal on Northwest Boulevard will be relocated to the south to square up the corner and simplify this drive connection. Each street/drive will include six foot sidewalks on either side with the exception of an 8' wide walk on the south side of Ridgecliff that turns south and connects to the walk at Kingsdale near the MCL entrance. Covered bike racks will be provided in the parking structures and an area has been provided to relocate the COGO bike rack from Zollinger and Northwest Blvd. to the new intersection at Tremont.

#### Potential Divergences from Code:

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**Build-To Zone along Tremont:** The PMUD standards call for a 0' to 10' (from R.O.W.) Build-To zone along Tremont Road. As mentioned in the narrative, the angle of the road vs. the orthogonal arrangement of the buildings does not allow for this frontage to be filled to the 45% requirement. However, the intent of addressing the public streets with buildings has been met and the fact that the buildings are 6-Stories, the undulations will create nice urban spaces that will allow for some patio spaces at the street level adding people spaces to the frontage.

**Building Height:** The PMUD standards call for a maximum building height of 96' and the building in the southwest corner exceeds this by about 10' with a total height of around 105'.

**Floor Area Ratio:** The PMUD calls for a F.A.R. between .45 and .75. With the proposed density and the structured parking, we are able to achieve a much higher ratio in the range of 2.6 (665,000 sf of developed floor vs. 271,223 sf of site) and this ratio is net of the floor area utilized for parking.



# Kingsdale Mixed-Use

Upper Arlington, Ohio

9.25.2020

## CODE COMPLIANCE (PMUD - KINGSDALE):

Required:		Provided:
<b>Setbacks:</b>		
Front: (from face of curb)	Max: 15'	Frontage along the internal streets place structures in this range except for the south side of the Ridgecliff Extension where a linear greenspace has been provided to establish a series of walks and outdoor space on the north side of the proposed apartment building.  Frontage along NW Boulevard is within this build-to zone. A two-story Townhouse product has been provided as 'Liner Units' to screen the parking garage from the public street. This two story element will also help with transitioning from the adjacent 7-story apartments to the two story Quads on the east side of NW Blvd.  Frontage along Tremont Blvd. varies due the angle of the street in relation to the buildings aligning with the orthogonal arrangement of existing Kingsdale structures along this frontage. The residual triangular shaped sites will provide opportunities for outdoor dining patios to activate this streetscape.
	Min: 0'	
Front: (from R.O.W.)	Max: 10'	
Side:	Min: 0'	Comply
Rear:	Min: 0'	n/a (double frontage)
<b>Lot Coverage:</b>		
Max. Impervious Coverage:	90%	As outlined in the development data above, the plan depicts approximately 90% lot coverage as compared to the existing condition which is closer to 95% impervious coverage.
<b>Floor Area Ratio:</b>		
	Min: 0.45	Comply
	Max: 0.75	Due to the multi-story buildings, this plan proposes a higher F.A.R. (+/-2.6) due to the multi-story structures and the parking being provided under the buildable areas.
<b>Building Frontage:</b>		
Min. Building Frontage:	45%	The frontage along Tremont is approximately 60% (265' (sr.) + 75' (apt.)) overall frontage is +/-580'. The frontage along NW Blvd. is approximately 55% with the Townhouse component alone.
<b>Block Length:</b>		
Max. Block Length:	400'	The North-South roadway extension aligns with the existing drive aisle and is approximately 410' Center to Center from N.W. Blvd. Likewise, this North-South roadway is approximately 410' long and connects the Chase Bank site to the overall Kingsdale Center. The Ridgecliff Extension is approximately 375' Long (based on Centerlines).
<b>Building Height:</b>		
Max. Height:	96'	This plan proposes a mixture of building heights with 9 and 6-story structures fronting onto Tremont and 2-story Townhouses fronting onto Northwest Blvd. with the 7-story (5 residential over 2 parking levels) located interior to the site. The 9 story structure exceeds the 96 ft. maximum height by 10 feet.
<b>Off-Street Parking:</b>		
Max. for Apartments:	1.5 spaces/unit	As shown in the Development Data, the parking demand for the apartments has been projected slightly lower at 1.3 spaces/unit based on the unit sizes and mix. The 150 shared parking spaces on the north end of the Market District lot are intended for overflow as needed. The senior housing has been shown at a 1 space/unit demand.
Max. for Retail:	4 spaces/1,000 sf	As shown in the Development Data, only 24 spaces have been allocated for the Restaurant. Parking for peak hours will be shared with the available spaces in the garage and the Market District spaces if necessary.
<b>Residential Density:</b>		
Min. Residential Density:	15 du/Ac.	As noted in the data above, this development provides more than the 15 du/Ac. Minimum. In fact, this development would raise the residential density in the Commercial 'Triangle' of Kingsdale to approximately 12.5 du/Ac overall or 16.5 du/Ac. for the 32 acres from this site to Zollinger.











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CONSULTANTS

## Kingsdale Mixed-Use

3180 Kingsdale  
Center Rd.

Upper Arlington, OH

PROJECT NAME

Continental Real  
Estate Companies

CLIENT

150 E. Broad Street  
Columbus, OH 43215

PROJECT NO.

20086

Date:

9/21/2020

Issued for:

Preliminary Development Plan

REVISIONS

## TYPICAL SITE SECTIONS

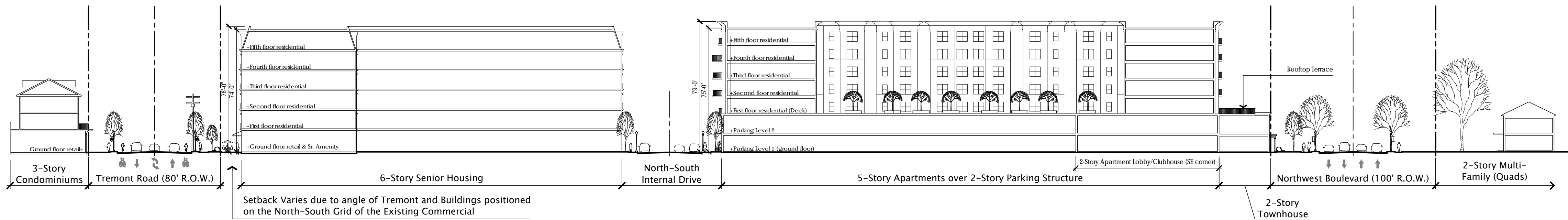
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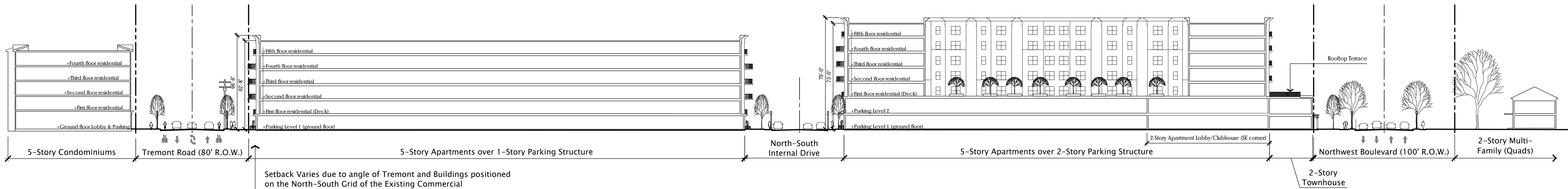
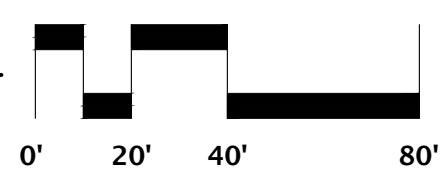
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Sheet Number

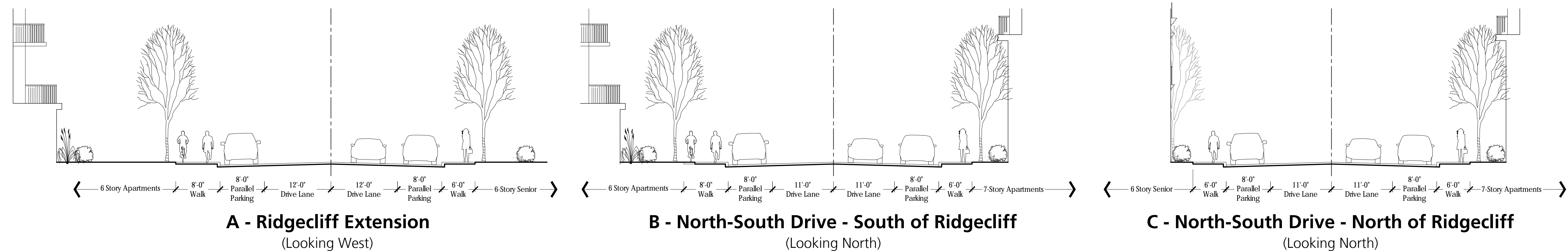
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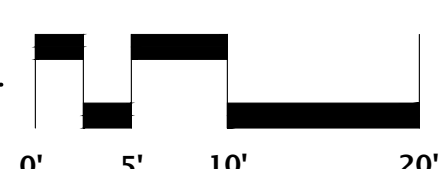
### 1 TYPICAL Cross Section - North of Ridgecliff Extension



### 2 TYPICAL Cross Section - South of Ridgecliff Extension



### 3 TYPICAL Cross Sections - Internal Drives





Continental - Kingsdale Mixed Use  
Northwest Boulevard - Upper Arlington OH



View from Northwest Boulevard  
East Elevation

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ARCHITECTS

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[www.wenz-architecture.com](http://www.wenz-architecture.com)



Continental - Kingsdale Mixed Use  
Northwest Boulevard - Upper Arlington OH



View from Market District Supermarket  
South Elevation

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Continental - Kingsdale Mixed Use  
Northwest Boulevard - Upper Arlington OH



View from Chase Bank  
North Elevation

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Continental - Kingsdale Mixed Use  
Northwest Boulevard - Upper Arlington OH



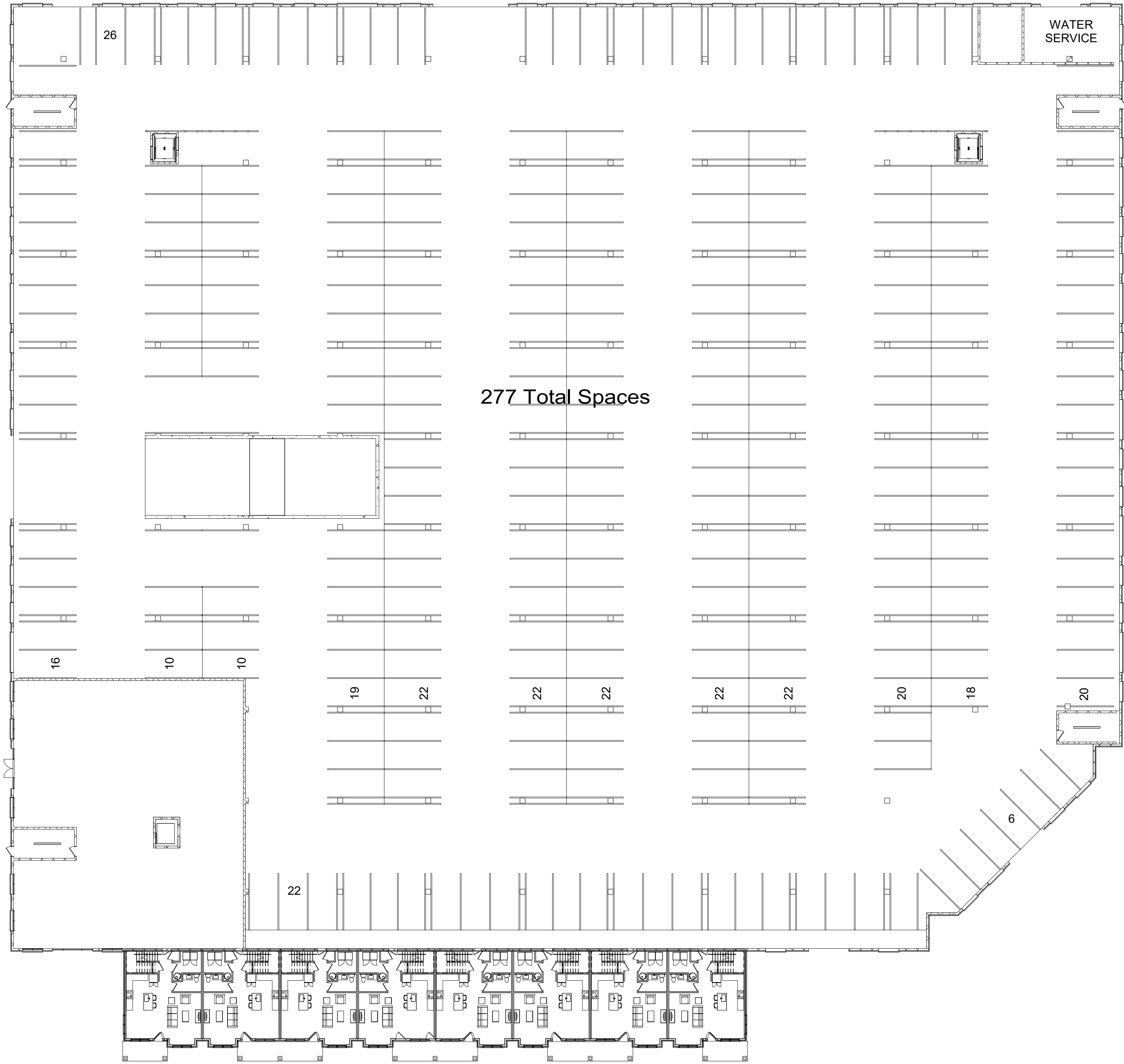
View from Tremont  
West Elevation

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A R C H I T E C T S



Continental - Kingsdale Mixed Use  
Northwest Boulevard - Upper Arlington OH

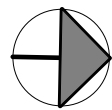
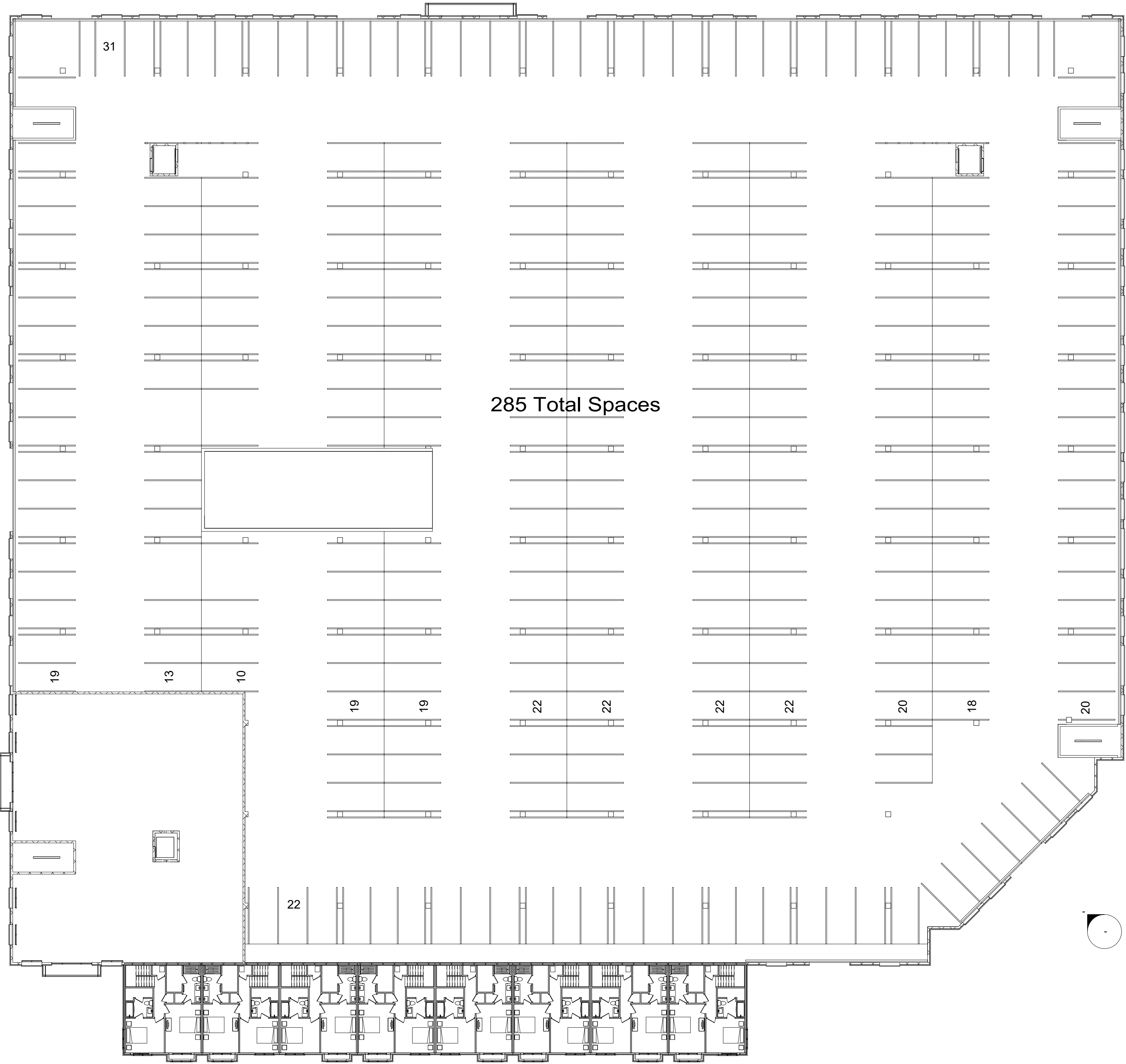


 FIRST FLOOR PLAN

DEAN A. WENZ

A R C H I T E C T S

Continental - Kingsdale Mixed Use  
Northwest Boulevard - Upper Arlington OH



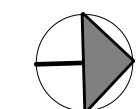
SECOND FLOOR PLAN

DEAN A. WENZ

A R C H I T E C T S

# Continental - Kingsdale Mixed Use

## Northwest Boulevard - Upper Arlington OH



TYPICAL UPPER FLOOR PLAN

DEAN A. WENZ

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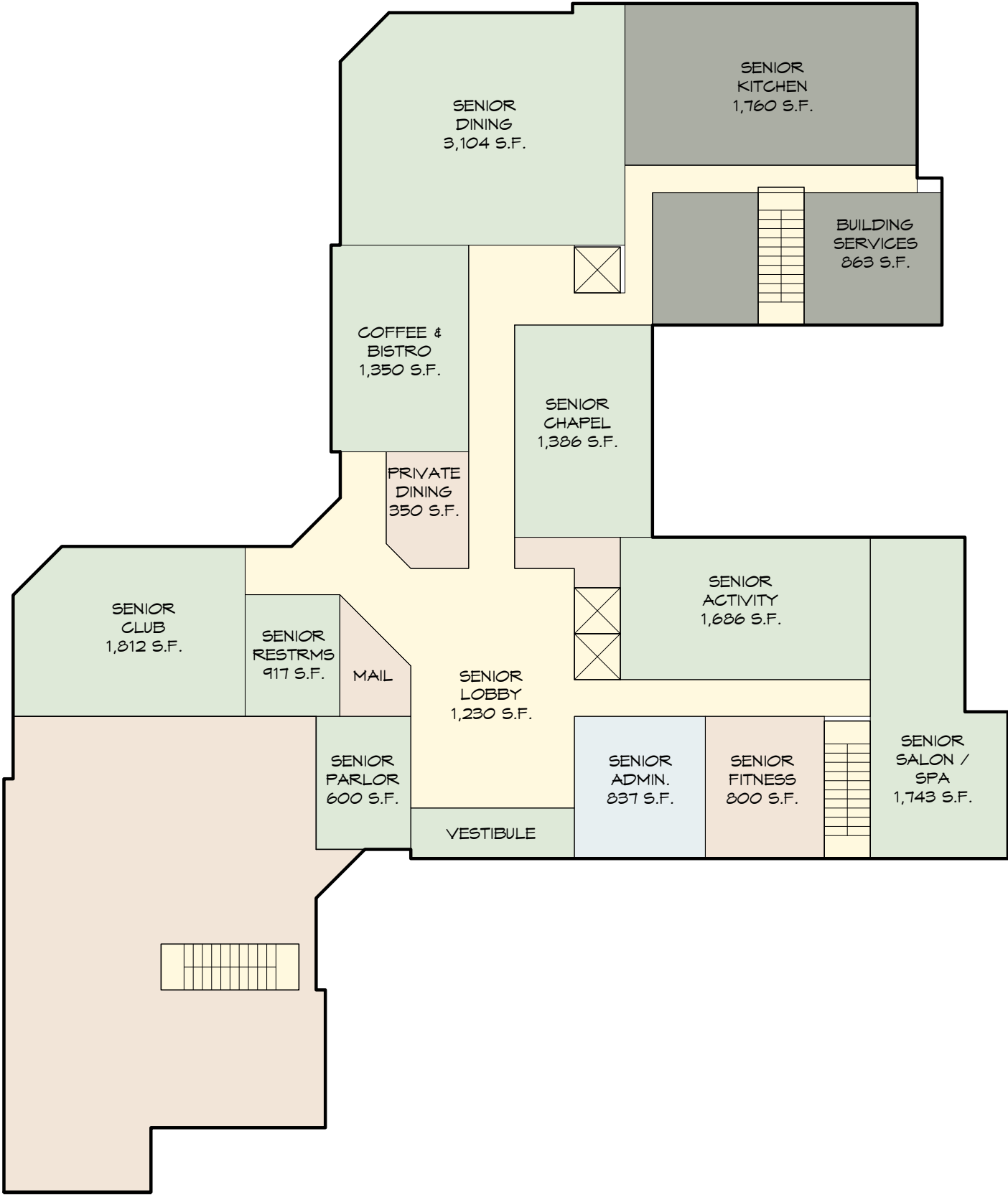
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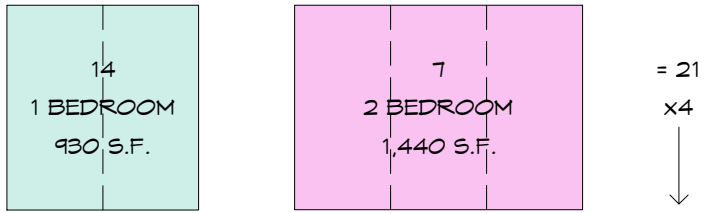
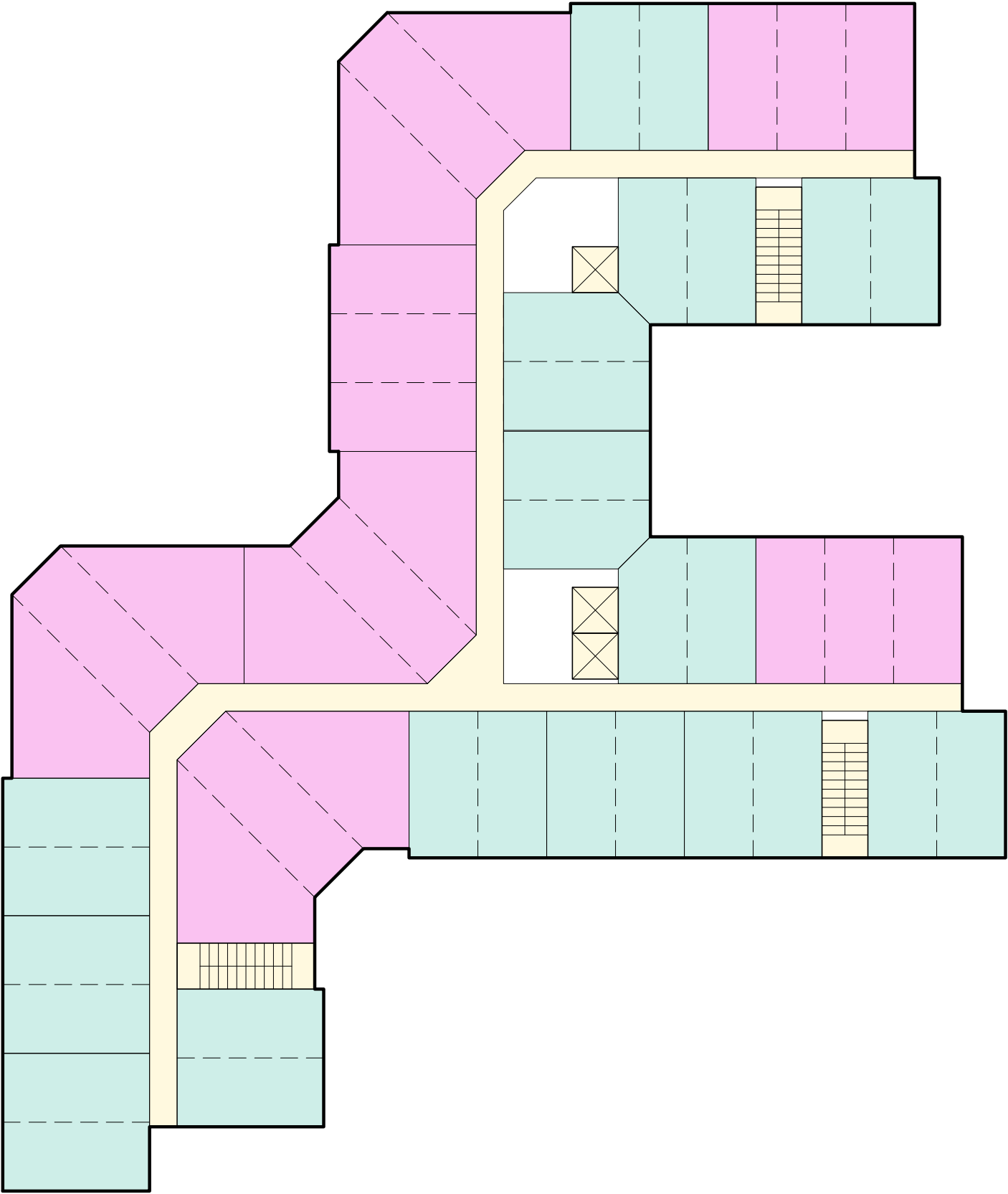




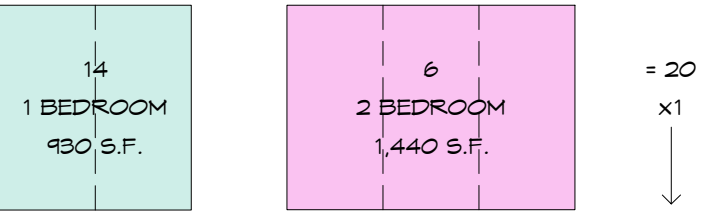
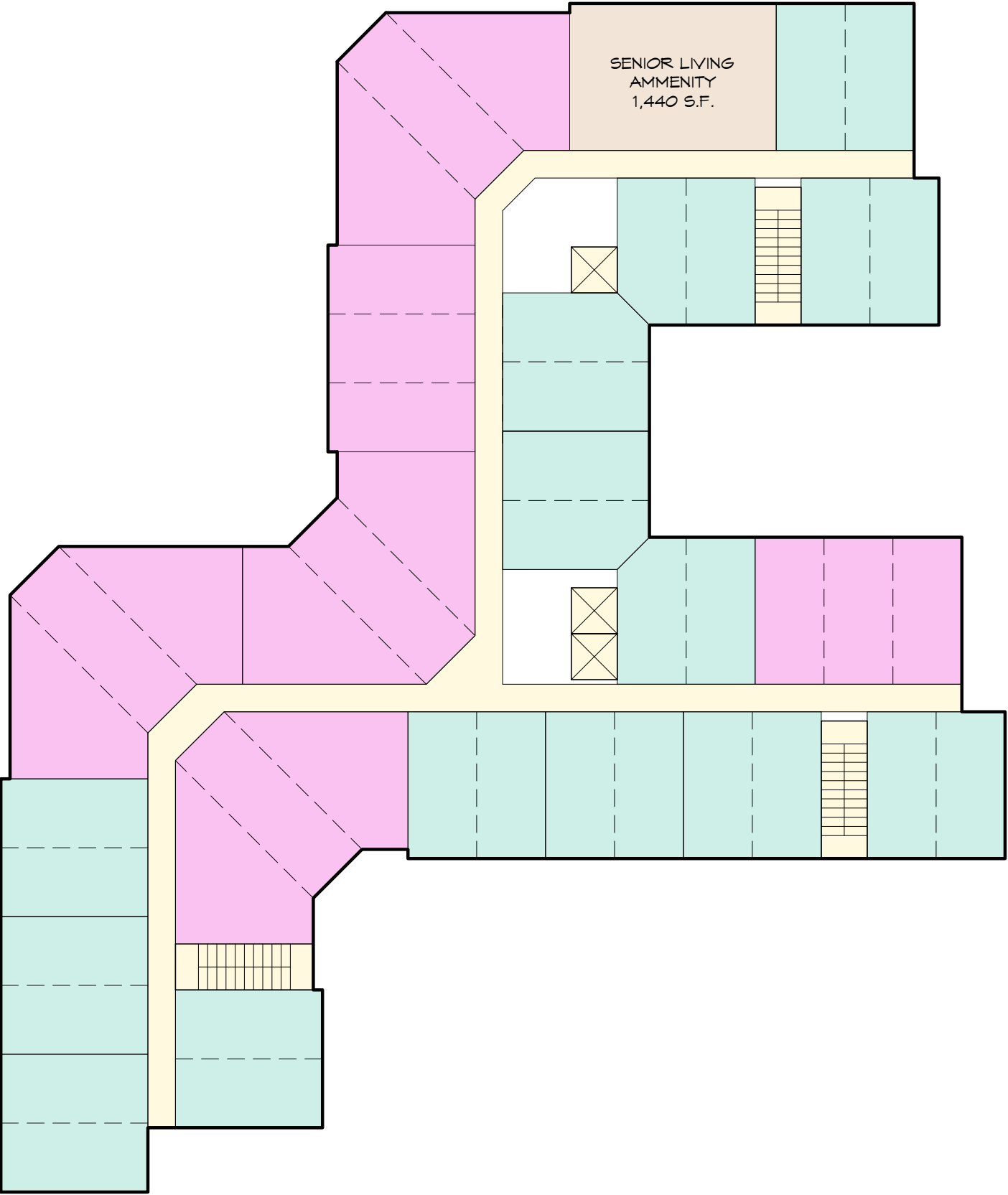


GROUND FLOOR

RETAIL: 6,586 S.F.  
SENIOR LIVING ADMIN: 837 S.F.  
SENIOR LIVING AMENITY: 13,697 S.F.



AL FLOORS 2 - 5 = 84 UNITS



AL & AMENITIES FLOOR 6 = 20 UNITS

+  
TOTAL = 104 UNITS

**Kingsdale  
6.23± Acre Property  
City of Columbus, Ohio  
Letter of Utility Availability and Impacts**

Advanced Civil Design has provided a utility investigation for approximately 6.23 acres of property located along the east side of Tremont Road and north of Zollinger Road in the City of Upper Arlington, Franklin County, Ohio. The site address is 3180 Kingsdale Center. Our analysis has involved the feasibility of the construction of a new mixed use development that will include:

- Approximately 438 Apartment Units
- Approximately 104 Senior Living Units (52 independent & 52 assisted living units)
- Approximately 6,000 SF of restaurant
- Approximately 50,000 SF of office space

The following is a brief understanding of the availability, location, and impact of the utility systems for this property.

*Sanitary Sewer*

The subject development has a sanitary sewer outlet located along the east side of the proposed development parcel where the City of Upper Arlington owns and maintains an existing 8" sanitary sewer. The sewer line has sufficient depth to provide sewer service for the subject mixed-use development.

*Water Service*

The City of Upper Arlington owns and maintains an existing 12" water main located along the west side of Tremont Road. The proposed project will tap into this 12" water main and extend private water service lines for domestic and fire protection into a privately metered water system. The existing water main is a public main and ready for connection to provide the needed fire and domestic service to the proposed mixed-use development.

*Storm Sewer*

The subject tract generally drains from the west to the east. The subject property will drain into an existing storm sewer owned and maintained by the City of Upper Arlington on Northwest Boulevard. The proposed development will construct a private storm sewer system that will connect to this storm water system. The project will adhere to both the City of Upper Arlington storm water regulations and the Ohio EPA NPDES permit for storm water runoff quantity and quality control.

Electric Service

American Electric Power (AEP) has power facilities located along the east side of Tremont Road that have the capacity to provide the needed electric service to the proposed mixed-use development. All new electric service lines will be buried.

Gas Service

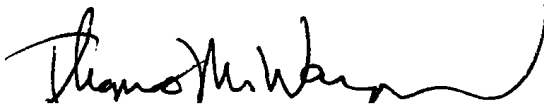
Columbia Gas has a gas main located along the east side of Northwest Boulevard that is available to provide needed service to the proposed development. This gas main can be tapped to provide any needed gas service for the proposed mixed-use development.

Telephone Service

AT&T will be the telephone provider for the subject parcel. AT&T has existing telephone facilities located along the east side of Tremont Road that have the capacity to provide the needed telephone service to the proposed mixed-use development. The telephone facilities can be utilized for the proposed development.

Cable Service

Spectrum (formerly Time Warner Cable) has cable facilities in the area of this project improvement. The cable service lines are available for utilization for the proposed development.

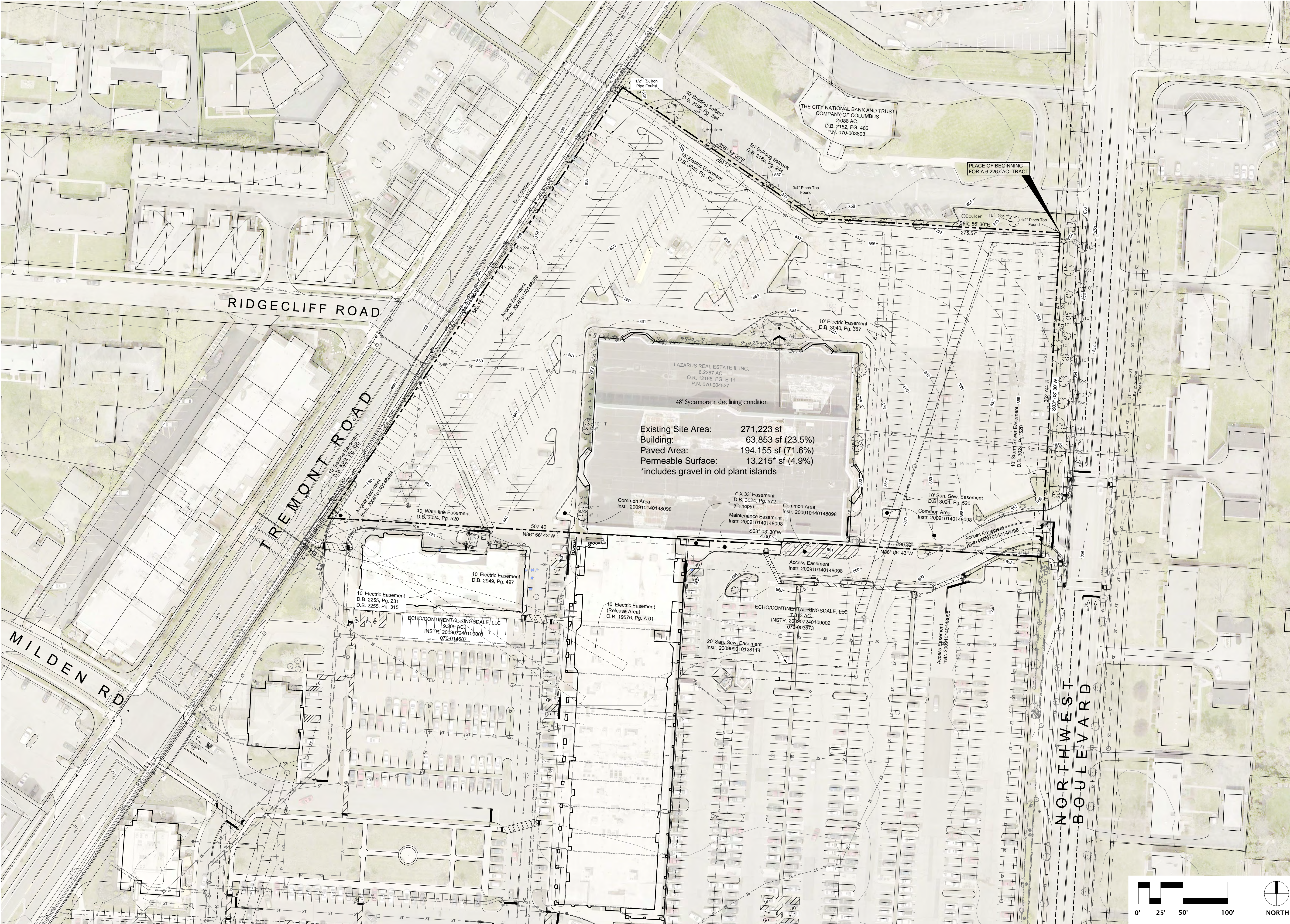


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Engineer No. 64513

\_\_\_\_\_  
September 25, 2020

Date





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CONSULTANTS

PROJECT NAME

CLIENT

PROJECT NO. 20086  
Date: 9/21/2020  
Issued for: Preliminary Development Plan

REVISIONS

EXISTING  
CONDITIONS PLAN

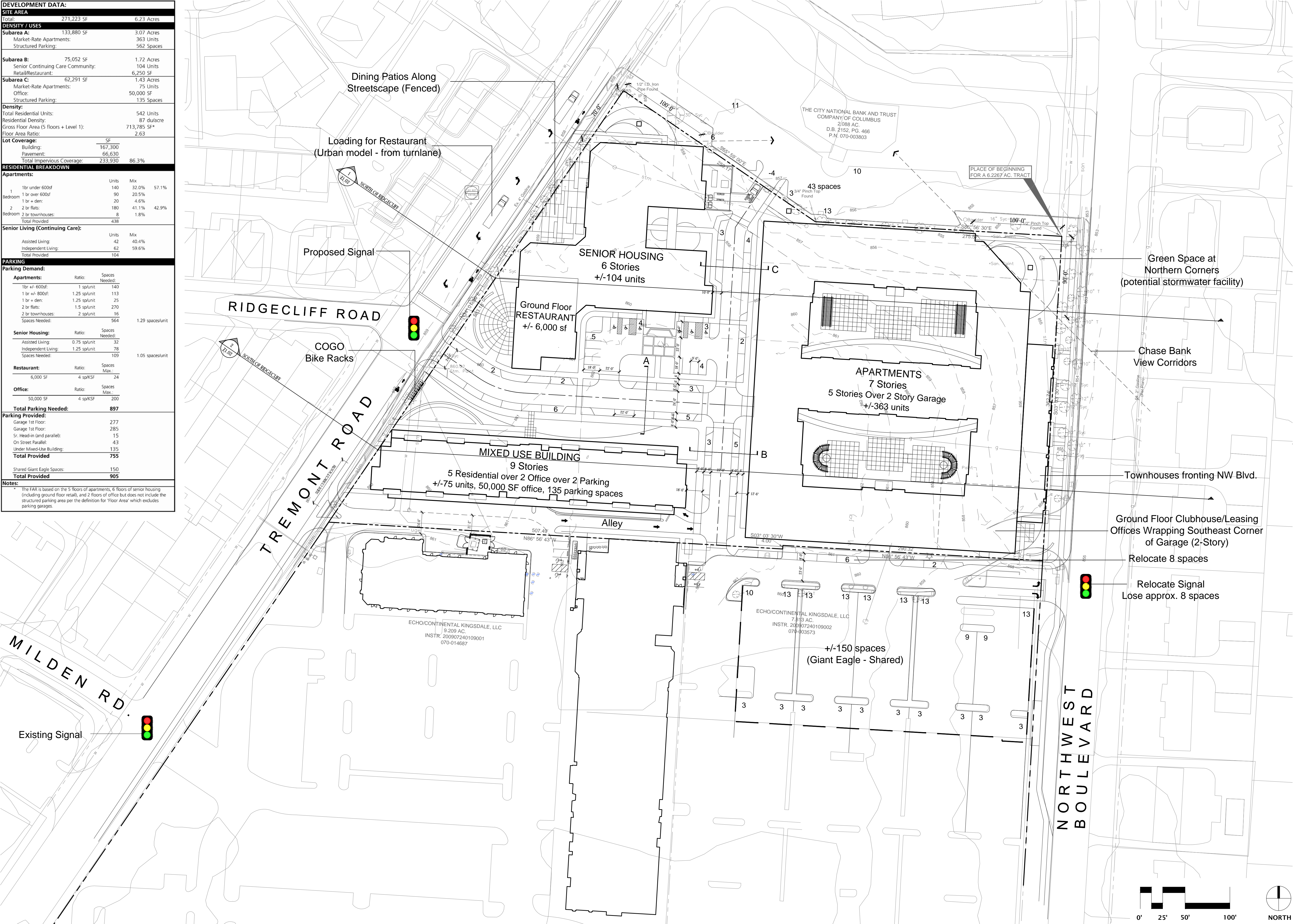
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Sheet Number  
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DEVELOPMENT DATA:			
SITE AREA		271,223 SF	6.23 Acres
DENSITY / USES			
Subarea A:		133,880 SF	3.07 Acres
Market-Rate Apartments:		363 Units	
Structured Parking:		562 Spaces	
Subarea B:		75,052 SF	1.72 Acres
Senior Continuing Care Community:		104 Units	
Retail/Restaurant:		6,250 SF	
Subarea C:		62,291 SF	1.43 Acres
Market-Rate Apartments:		75 Units	
Office:		50,000 SF	
Structured Parking:		135 Spaces	
Density:		542 Units	
Total Residential Units:		87 du/acre	
Residential Density:		713,785 SF*	
Gross Floor Area (5 floors + Level 1):		2.63	
Lot Coverage:		SF	
Building:		167,300	
Pavement:		66,630	
Total Impervious Coverage:		233,930	86.3%
RESIDENTIAL BREAKDOWN			
Apartments:			
	Units	Mix	
1	1br under 600sf	140	32.0%
2	1 br over 600sf	90	20.5%
3	1 br + den:	20	4.6%
4	2 br flats:	180	41.1%
5	2 br townhouses:	8	1.8%
Total Provided:		438	
Senior Living (Continuing Care):			
	Units	Mix	
6	Assisted Living:	42	40.4%
7	Independent Living:	62	59.6%
Total Provided:		104	
PARKING			
Parking Demand:			
	Ratio:	Spaces Needed:	
Apartments:			
1br +/- 600sf:	1 sp/unit	140	
1 br +/- 800sf:	1.25 sp/unit	113	
1 br + den:	1.25 sp/unit	25	
2 br flats:	1.5 sp/unit	270	
2 br townhouses:	2 sp/unit	16	
Spaces Needed:		564	1.29 spaces/unit
Senior Housing:			
	Ratio:	Spaces Needed:	
Assisted Living:	0.75 sp/unit	32	
Independent Living:	1.25 sp/unit	78	
Spaces Needed:		109	1.05 spaces/unit
Restaurant:			
	Ratio:	Spaces Max:	
6,000 SF	4 sp/KSF	24	
Office:			
	Ratio:	Spaces Max:	
50,000 SF	4 sp/KSF	200	
Total Parking Needed:		897	
Parking Provided:			
Garage 1st Floor:	277		
Garage 1st Floor:	285		
Sr. Head-in (and parallel):	15		
On Street Parallel:	43		
Under Mixed Use Building:	135		
Total Provided		755	
Shared Giant Eagle Spaces:			
Total Provided		905	
Notes:			
* The FAR is based on the 5 floors of apartments, 6 floors of senior housing (including ground floor retail), and 2 floors of office but does not include the structured parking area per the definition for "Floor Area" which excludes parking garages.			



**EDGE** PLANNING  
LANDSCAPE ARCHITECTURE  
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## Kingsdale Mixed-Use

3180 Kingsdale  
Center Rd.

Upper Arlington, OH

Continental Real  
Estate Companies

150 E. Broad Street  
Columbus, OH 43215

PROJECT NO. 20086  
Date: 9/21/2020  
Issued for: Preliminary Development Plan

REVISIONS

**PRELIMINARY  
DEVELOPMENT PLAN**

ZONING DOCUMENT  
NOT FOR CONSTRUCTION

Sheet Number  
**Z1.01**



August 17, 2020

## **Traffic Impact Study Memorandum of Understanding**

Re: Proposed Kingsdale Shopping Center Expansion TIS

Between: The City of Upper Arlington and Carpenter Marty Transportation

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Carpenter Marty Transportation (CM) has been retained to complete a traffic impact study (TIS) for a proposed expansion of the Kingsdale Shopping Center in Upper Arlington, OH. The development is proposed to be mixed-use and include senior housing, multifamily housing, ground floor commercial, a community center and/or office, and a parking garage. The purpose of this Memorandum of Understanding (MOU) is to establish a mutually agreeable scope for a TIS of the proposed development. The proposed study scope, based on a conference call with the City of Upper Arlington, is below.

### Proposed TIS Scope

- There are currently significant traffic volume changes caused by the COVID-19 pandemic. Therefore, traffic counts may need adjusted and/or alternative methods must be utilized to develop traffic volumes. CM is proposing to obtain AM Peak and PM Peak traffic volumes and perform analysis at the below listed intersections. Some counts are available via online resources. Others will be collected by CM and adjusted based on pre-COVID-19 count data obtained at the Fishinger Road/Tremont Road/Northwest Boulevard intersection.
  - Fishinger Road/Tremont Road/Northwest Boulevard (January 2020 data available via online resources)
  - Trentwood Road & Northwest Boulevard (to be collected by CM)
  - Tremont Road & Ridgecliff Road/Proposed Site Access (to be collected by CM)
  - Northwest Boulevard & Existing, Signalized Full Access to Kingsdale Shopping Center (to be collected by CM)
  - Tremont Road & Mildew Road (to be collected by CM)
  - Tremont Road & Zollinger Road (to be collected by CM)
  - Northwest Boulevard & Zollinger Road (to be collected by CM)
- Trip Generation – Generate trips for the proposed development using ITE Trip Generation standards and the OTISS program. Trips will be assigned to the proposed site access points according to a distribution determined from counts, area knowledge/travel patterns, and engineering judgment. ITE recommended pass-by and internal capture trip reductions will be applied. Trip generation is not being provided at this time as the site plan and specific uses are still developing. However, trip generation will be provided for preapproval prior to analysis being completed.
- Volume Development - Develop Opening Year (2022) and Horizon Year (2032) traffic plates for Build and No Build, AM and PM Peaks based on the traffic distribution developed above and growth rates. Growth rates will be obtained from MORPC or calculated using historic data to develop Background (No Build) traffic for the Opening and Horizon Years. Site traffic will be added to the Background traffic to develop Build traffic.

- Capacity Analysis - Perform capacity analysis using the HCM 6<sup>th</sup> Edition module of Synchro 10 software at the below intersections for Build and No Build, AM and PM Peaks.
    - Fishing Road/Tremont Road/Northwest Boulevard
    - Trentwood Road & Northwest Boulevard
    - Tremont Road & Ridgecliff Road/Proposed Site Access
    - Northwest Boulevard & Existing, Signalized Full Access to Kingsdale Shopping Center
    - Tremont Road & Milden Road
    - Tremont Road & Zollinger Road
    - Northwest Boulevard & Zollinger Road
- If acceptable Level-of-Service (LOS) is not obtained, determine what mitigation is necessary to obtain acceptable LOS. A minimum LOS of D for the overall intersection/approaches, and LOS E for individual movements will be considered acceptable for all intersections.
- Queuing Analysis - Perform queuing analysis using the SimTraffic module of Synchro 10 software at the above listed intersections for Build and No Build, AM and PM Peaks. Mitigate queues that exceed available storage space.
  - Turn Lane Warrant Analysis - Perform turn lane warrant analyses at all unsignalized intersections using standard ODOT turn lane warrant graphs. Calculate lengths for any turn lanes that are warranted.
  - Report - Develop a report that documents what is necessary to satisfy Upper Arlington which typically includes analysis, results, conclusions, and recommendations.

Please signify your concurrence with this MOU by signing below. If you have any questions or comments, please contact Drew Laurent at 614-656-2421 or dlaurent@cmtran.com.

Sincerely,



Gina Balsamo, PE  
Project Manager  
Carpenter Marty Transportation

Upper Arlington (or their Representative)

Signature: Kyle Hagg Date: 8/19/20

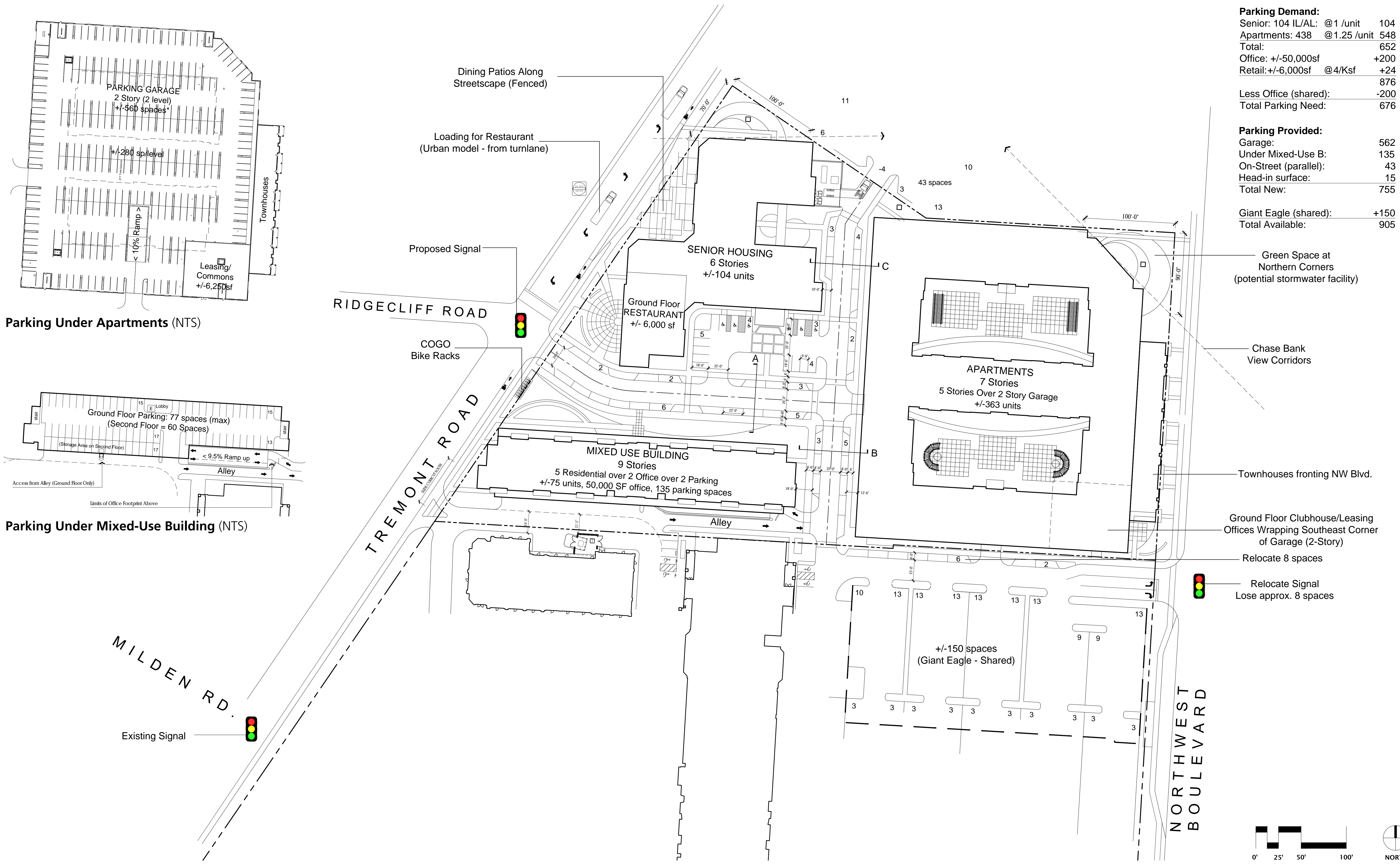


**Parking Demand:**

Senior: 104 IL/AL:	@ 1 /unit	104
Apartments: 438	@ 1.25 /unit	548
Total:		652
Office: +/-50,000sf		+200
Retail: +/-6,000sf	@ 4/Ksf	+24
		876
Less Office (shared):		-200
Total Parking Need:		676

**Parking Provided:**

Garage:	562
Under Mixed-Use B:	135
On-Street (parallel):	43
Head-in surface:	15
Total New:	755
Giant Eagle (shared):	+150
Total Available:	905





# Kingsdale Mixed-Use

9.21.2020

Upper Arlington, Ohio

## Notification of Public Hearing:

Continental Real Estate Companies (Continental) is excited to present a Preliminary Development Plan on the former 6.23 acre Macy's (Lazarus) parcel situated between Tremont Road and Northwest Boulevard at the north end of the Kingsdale Center.

Applicant: Continental Real Estate Companies

Property Location: 3180 Kingsdale Center

Submittal Activity: Preliminary Development Plan

Meeting: Board of Zoning and Planning

Meeting Date & Time: 6:00 on October 19, 2020

Location: Upper Arlington Municipal Services Building, 3600 Tremont Road, Upper Arlington, OH, 43221



Revised: Jan 2020

### Certification of Notice

**Applicant Name:** Continental Real Estate Companies

**Location of property subject to BZAP request:** 3180 Kingsdale Center

**Describe activity which requires Board of Zoning and Planning review:**

Preliminary Development Plan

**This application will be heard by the Board of Zoning and Planning on:** October 19, 2020

**Board of Zoning and Planning (BZAP) meetings begin at 6 PM and are held at the Upper Arlington Municipal Services Center, 3600 Tremont Road, Upper Arlington, Ohio, 43221.**

*Your signature below **DOES NOT** constitute approval or disapproval of the request. Your signature only represents that you have been properly notified of the request. You are encouraged to attend any and all meetings regarding this matter.*

Address of Property to be notified:	Property Owner Name:	Property Owner Signature or Certified Mail No.:	Date obtained or Mail sent:
c/o ECHO Realty 560 Epsilon Dr Pittsburgh PA 15238	ECHO/CONTINENTAL, KINGSDALE LLC	7015 1730 0000 8761 7094	9/23/20
1703 HASTINGS MILL RD PITTSBURGH PA 15241	WARD THOMAS A, WARD JUDITH R	7015 1730 0000 8761 7100	9/23/20
1744 RIDGECLIFF RD COLUMBUS OH 43221	HUDSON THOMAS L, HUDSON CYNTHIA A	7015 1730 0000 8761 7117	9/23/20
1746 RIDGECLIFF RD COLUMBUS OH 43221	CHADDOCK JEFFERY D TR	7015 1730 0000 8761 7124	9/23/20
1748 RIDGECLIFF RD COLUMBUS OH 43221	CRAWFORD TAMMY D	7015 1730 0000 8761 7131	9/23/20
1752 RIDGECLIFF RD COLUMBUS OH 43221	LIN CHO-HAO	7015 1730 0000 8761 7148	9/23/20
4795 WYNWOOD CT COLUMBUS OH 43220	SINGH SHALABH, SINGH SHRADDHA	7015 1730 0000 8761 7155	9/23/20
4795 WYNWOOD CT COLUMBUS OH 43220	FURNO DIANE M	7015 1730 0000 8761 7162	9/23/20
1758 RIDGECLIFF RD COLUMBUS OH 43221	WANG TZU-FEI	7015 1730 0000 8761 7179	9/23/20
1762 RIDGECLIFF RD COLUMBUS OH 43221	BALLMANN EVAN A	7015 1730 0000 8761 7186	9/23/20
1764 RIDGECLIFF RD COLUMBUS OH 43221	BURKE JOSEPH N	7015 1730 0000 8761 7193	9/23/20
1766 RIDGECLIFF RD COLUMBUS OH 43221	MOOMAW PATRICIA A	7015 1730 0000 8761 7209	9/23/20
6486 MORNINGSIDE DR LEWIS CENTER OH 43035	NGUYEN HA	7015 1730 0000 8761 7216	9/23/20
2000 W HENDERSON RD COLUMBUS OH 43220	SUBURBAN CENTERS INC	7015 1730 0000 8761 7223	9/23/20
<b>Applicant Signature:</b>			<b>Date:</b>

Revised: Jan 2020

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1774 RIDGECLIFF RD COLUMBUS OH 43221	PALLOTTO HELEN JEAN	7015 1730 0000 8761 7230	9/23/20
1776 RIDGECLIFF RD COLUMBUS OH 43221	KRISHER TRUDY	7015 1730 0000 8761 7247	9/23/20
1778 RIDGECLIFF RD COLUMBUS OH 43221	FLAHERTY WILLIAM J ,FLAHERTY CYNTHIA A	7015 1730 0000 8761 7254	9/23/20
5005 OCEAN BLVD APT 1107 BOCA RATON FL 33432	SSMS METRO LLC	7015 1730 0000 8761 7261	9/23/20
1784 RIDGECLIFF RD COLUMBUS OH 43221	JACKO JEAN A TR, JACKO RICHARD V TR	7015 1730 0000 8761 7278	9/23/20
2252 ABINGTON RD COLUMBUS OH 43221	TEACH PATRICIA L TR	7015 1730 0000 8761 7285	9/23/20
1788 RIDGECLIFF RD COLUMBUS OH 43221	MARZALIK KEVIN J, MARZALIK PENNY	7015 1730 0000 8761 7292	9/23/20
3175 TREMONT RD UNIT 209 COLUMBUS OH 43221	GLASNER SANDRA TR	7015 1730 0000 8761 7308	9/23/20
3175 TREMONT RD UNIT 210 COLUMBUS OH 43221	RUFF VERA JEAN TR	7015 1730 0000 8761 7315	9/23/20
3175 TREMONT RD UNIT 211 COLUMBUS OH 43221	LOMAX ANITA L SU TR	7015 1730 0000 8761 7322	9/23/20
13313 VIRGINIA WILLOW DR FAIRFAX VA 22033	EMSWILER THOMAS K, EMSWILER SUSAN M	7015 1730 0000 8761 7339	9/23/20
3175 TREMONT RD UNIT 213 COLUMBUS OH 43221	WYGANT GERALD J	7015 1730 0000 8761 7346	9/23/20
3175 TREMONT RD UNIT 214 COLUMBUS OH 43221	LACH TIMOTHY J	7015 1730 0000 8761 7353	9/23/20
3175 TREMONT RD UNIT 215 COLUMBUS OH 43221	ZADNIK PATRICIA A TR	7015 1730 0000 8761 7360	9/23/20
<b>Applicant Signature:</b>			<b>Date:</b>

Revised: Jan 2020

### Certification of Notice

**Applicant Name:** Continental Real Estate Companies

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3175 TREMONT RD UNIT 309 COLUMBUS OH 43221	TSAI BONNY M	7015 1730 0000 8761 7377	9/23/20
1860 TEWKSBURY RD COLUMBUS OH 43221	KRUMM WALTER T III, KRUMM JANET C	7015 1730 0000 8761 7384	9/23/20
9337 MUIRKIRK DR DUBLIN OH 43016	DR MONFORT LLC	7015 1730 0000 8761 7391	9/23/20
3175 TREMONT RD UNIT 312 COLUMBUS OH 43221	JARJOSA GEORGE A, JARJOSA PENELOPE V	7015 1730 0000 8761 7407	9/23/20
3175 TREMONT RD UNIT 313 COLUMBUS OH 43221	STEIN ERICA	7015 1730 0000 8761 7414	9/23/20
1159 STONE RUN CT LANCASTER OH 43130	SPARKS ROBERT E, SPARKS BETH K	7015 1730 0000 8761 7421	9/23/20
3175 TREMONT RD UNIT 315 COLUMBUS OH 43221	LESTER JULIETTE NOONE	7015 1730 0000 8761 7438	9/23/20
2601 SHERWIN RD COLUMBUS OH 43221	KIRSNER JOHN M, HAN LISA GE SHANG	7015 1730 0000 8761 7445	9/23/20
3175 TREMONT RD UNIT 410 COLUMBUS OH 43221	KOESTNER ADELAIDE W	7015 1730 0000 8761 7452	9/23/20
3175 TREMONT RD UNIT 411 COLUMBUS OH 43221	MULLINS BERT J, MULLINS MARGARET B	7015 1730 0000 8761 7469	9/23/20
3175 TREMONT RD UNIT 412 COLUMBUS OH 43221	BURNS BRUCE, BURNS MARGARET K	7015 1730 0000 8761 7476	9/23/20
3175 TREMONT RD UNIT 413 COLUMBUS OH 43221	WILLIAMS CHRISTOPHER T	7015 1730 0000 8761 7483	9/23/20
3175 TREMONT RD UNIT 414 COLUMBUS OH 43221	FAVRET PATRICIA L TR	7015 1730 0000 8761 7490	9/23/20
454 BUCKINGHAM LN LANCASTER OH 43130	HUBBARD MICHAEL W, HUBBARD JANET I	7015 1730 0000 8761 5557	9/23/20
<b>Applicant Signature:</b>			<b>Date:</b>



**COMMUNITY DEVELOPMENT DEPARTMENT**

3600 Tremont Road | Upper Arlington, OH 43221  
614-583-5070 | [upperarlingtonoh.gov](http://upperarlingtonoh.gov)

Revised: Jan 2020

**Certification of Notice**

**Applicant Name:** Continental Real Estate Companies

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1821 CASTLE DR PETALUMA CA 94954	GERHARDT RICHARD G TR, HAKANSSON MARGARET A TR	7015 1730 0000 8761 5564	9/23/20
3175 TREMONT RD UNIT 510 COLUMBUS OH 43221	ACHTERBERG CHERYL	7015 1730 0000 8761 5571	9/23/20
2417 OAK MEADOW LN ZANESVILLE OH 43701	MATESICH CHRISTINE N TR	7015 1730 0000 8761 5588	9/23/20
1300 NORTHWEST BLVD UNIT 307 COLUMBUS OH 43212	SHAW JAMES C, SHAW JENNIFER S	7015 1730 0000 8761 5595	9/23/20
3175 TREMONT RD UNIT 513 ARLINGTON OH 43221	GUFFEY GEORGE F TR	7015 1730 0000 8761 5601	9/23/20
3175 TREMONT RD UNIT 514 COLUMBUS OH 43221	BLOCK NADINE L TR	7015 1730 0000 8761 5618	9/23/20
3175 TREMONT RD UNIT 515 COLUMBUS OH 43221	FIDLER MICHAEL L, FIDLER ELYSE T	7015 1730 0000 8761 5625	9/23/20
4242 TULLER RD DUBLIN OH 43017	SREP TREMONT ASSOC LLC	7015 1730 0000 8761 5632	9/23/20
2165 S PARKWAY DR COLUMBUS OH 43221	GUY GREGORY C, GUY NICOLE B	7015 1730 0000 8761 5649	9/23/20
PO BOX 1919 WICHITA FALLS TX 76307	CITY NATIONAL BANK TRUST CO	7015 1730 0000 8761 5656	9/23/20
PO BOX 12670 COLUMBUS OH 43212-0670	DULING ARLINGTON LLC	7015 1730 0000 8761 5663	9/23/20
1680 WATERMARK DR COLUMBUS OH 43215	COMMUNITY HOUSING NETWORK INC	7015 1730 0000 8761 5670	9/23/20
PO BOX 36 TAOS SKI VALLEY NEW MEXICA 87525	STYNES STEPHANIE A	7015 1730 0000 8761 5687	9/23/20
2703 SHERWOOD RD COLUMBUS OH 43209	GELDIS PROPERTIES LLC	7015 1730 0000 8761 5694	9/23/20
<b>Applicant Signature:</b>			<b>Date:</b>