

REZONING APPLICATION

Department of Building & Zoning Services

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224-3218

Phone: 614-645-7433 www.columbus.gov

OFFICE USE ONLY

Application #: 216-010

Date Received: 2-25-16

Application Accepted By: TD + MM Fee: \$3,200

Comments: Assigned to James Burdin; JBurdin@columbus.gov; 614-645-1341
Shannon Pine; spine@columbus.gov; 614-645-2208

LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 7967 Friend Street, Columbus, OH Zip 43235

Is this application being annexed into the City of Columbus Yes No (circle one)

If the site is currently pending annexation, Applicant must show documentation of County Commissioner's adoption of the annexation petition.

Parcel Number for Certified Address 610-255262; 610-255263; 610-255264; 610-255265

Check here if listing additional parcel numbers on a separate page.

Current Zoning District(s) R- residential Requested Zoning District(s) L-AR-1

Area Commission Area Commission or Civic Association: Far North Columbus Communities Coalition

Proposed Use or reason for rezoning request: development of multi-family housing

(continue on separate page if necessary)

Proposed Height District: 35 foot height district Acreage 0.92+/-

[Columbus City Code Section 3309.14]

APPLICANT:

Name CV Real Properties LLC

Address 110 Polaris Parkway, Suite 301 City/State Westerville, OH Zip 43082

Phone # 614-890-4033 Fax # 614-890-4031 Email c/o drcook@vorys.com

PROPERTY OWNER(S):

Name Cutler Properties Ltd.

Address 7525 Perry Rd. City/State Delaware, OH Zip 43035

Phone # 614-464-6349 Fax # 614-719-5135 Email c/o drcook@vorys.com

Check here if listing additional property owners on a separate page

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE) Attorney Agent

Name Deanna R. Cook, Esq.

Address 52 E. Gay Street City/State Columbus, OH Zip 43215

Phone # 614-464-6349 Fax # 614-719-5135 Email: drcook@vorys.com

SIGNATURES (ALL SIGNATURES MUST BE PROVIDED AND SIGNED IN BLUE INK)

APPLICANT SIGNATURE by Deanna Cook, Esq.

PROPERTY OWNER SIGNATURE by Deanna Cook, Esq.

ATTORNEY / AGENT SIGNATURE Deanna Cook, Esq.

My signature attests to the fact that the attached application package is complete and accurate to the best of my knowledge. I understand that the City staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me/my firm/etc. may delay the review of this application.

PLEASE NOTE: incomplete information will result in the rejection of this submittal.
Applications must be submitted by appointment. Call 614-645-4522 to schedule.
Please make all checks payable to the Columbus City Treasurer

REZONING APPLICATION

Department of Building & Zoning Services
Scott Messer, Director
757 Carolyn Avenue, Columbus, Ohio 43224-3218
Phone: 614-645-7433 www.columbus.gov

AFFIDAVIT

(See instruction sheet)

APPLICATION # 216-010

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Deanna R. Cook, Esq.
of (1) MAILING ADDRESS 52 E. Gay Street, Columbus, OH 43215
deposed and states that (he/she) is the applicant, agent, or duly authorized attorney for same and the following is a
list of the name(s) and mailing address(es) of all the owners of record of the property located at
(2) CERTIFIED ADDRESS FOR ZONING PURPOSES 7967 Friend Street, Columbus, OH
for which the application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building
and Zoning Services, on (3) February 25, 2016
(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS
 Check here if listing additional property owners
on a separate page.

(4) Cutler Properties Ltd.
7525 Perry Road
Delaware, OH 43035

APPLICANT'S NAME AND PHONE #
(same as listed on front of application)

CV Real Properties LLC
614-890-4033

AREA COMMISSION OR CIVIC GROUP
AREA COMMISSION ZONING CHAIR OR
CONTACT PERSON AND ADDRESS

(5) Far North Columbus Communities Coalition
Jim Palmisano, President
PO Box 66
Lewis Center, OH 43035

and that the attached document (6) is a list of the names and complete mailing addresses, including zip codes, as shown on the County Auditor's Current Tax List or the County Treasurer's Mailing List, of all the owners of record of property within 125 feet of the exterior boundaries of the property for which the application was filed, and all of the owners of any property within 125 feet of the applicant's or owner's property in the event the applicant or the property owner owns the property contiguous to the subject property(7)

SIGNATURE OF AFFIANT

(8) Deanna R. Cook

Subscribed to me in my presence and before me this

20th day of January, in the year 2016

SIGNATURE OF NOTARY PUBLIC

(8) Torpy L. Wilkinson

My Commission Expires:

This Affidavit expires six months after date of notarization.



TORPY L. WILKINSON
Notary Public, State of Ohio
My Commission Expires
07-15-2013

Notary Seal Here

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Charles A. Byard and Melissa Byard
7960 West Street
Columbus, OH 43235-6431

Amy E. Price and Kevin M. Elliot
7908 Prairieview Drive
Columbus, OH 43235

Glen Carl Sgobbo and
Wendy Barbara Sgobbo
326 Greenwold Court
Columbus, OH 43235

Sharon Royer
334 Greenwold Court
Columbus, OH 43235-7005

Laurie Beth Newman
342 Greenwold Court
Columbus, OH 43235-7005

Cassandra Leigh Swiatek
350 Greenwold Court
Columbus, OH 43235-7005

Sue A. Ward
358 Greenwold Court
Columbus, OH 43235

Sue Ward
7861 Leaview Drive
Columbus, OH 43235

Thomas C. Jacobs and
Christopher C. Jacobs
4383 Forrest Hill Road
Powell, OH 43065

Chris Jacobs
171 Oak Street
Columbus, OH 43235-6448

Tina Lombardi and
Timothy D. Lombardi
7964 Friend Street
Columbus, OH 43235

Michael L. Hislope and Mary C. Hislope
7960 Friend Street
Columbus, OH 43235-6433

Vaz Properties, LLC
2247 Planetree Court
Columbus, OH 43235-4261

J.A.N. Young Properties LLC
1303 Jensen Park Drive
New Albany, OH 43054-9209

Ronald K. Coleman and
Christy E. Coleman
905 Greenridge Road
Columbus, OH 43235-3415

Dilbaugh S. Kooner and
Diane A. Kooner
365 Pocono Road
Columbus, OH 43235-5615

Penny Mac Loan Services LLC
6101 Condor Drive, Suite 200
Moorpark, CA 93021-2602

CV Real Properties, LLC
c/o Chris Vince
110 Polaris Parkway, Suite 301
Westerville, OH 43082

Deanna R. Cook, Esq.
Vorys, Sater, Seymour and Pease LLP
52 East Gay Street
Columbus, OH 43215

Cutler Properties Ltd.
7525 Perry Road
Delaware, OH 43015-9367

Far North Columbus
Communities Coalition
Attn: Jim Palmisano, President
P.O. Box 66
Lewis Center, OH 43035

REZONING APPLICATION

Department of Building & Zoning Services
Scott Messer, Director
757 Carolyn Avenue, Columbus, Ohio 43224-3218
Phone: 614-645-7433 www.columbus.gov

PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject of this application.
THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

APPLICATION # Z16-010

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Deanna R. Cook, Esq.
of (COMPLETE ADDRESS) 52 E. Gay Street, Columbus, OH 43215
deposes and states that (he/she) is the APPLICANT, AGENT or DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application in the following format:

- Name of business or individual
- Business or individual's address
- Address of corporate headquarters
- City, State, Zip
- Number of Columbus based employees
- Contact name and number

1. CV Real Properties LLC 110 Polaris Parkway, Suite 301 Westerville, OH 43082	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Deanna R. Cook

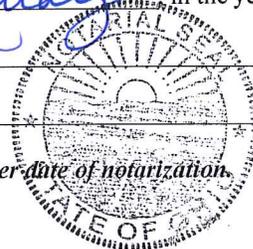
Subscribed to me in my presence and before me this 20th day of January in the year 2016

SIGNATURE OF NOTARY PUBLIC

Torpy L. Wilkinson

My Commission Expires:

This Project Disclosure Statement expires six months after date of notarization.



TORPY L. WILKINSON
Notary Public, State of Ohio
My Commission Expires
07-15-2018

Notary Seal Here

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City of Columbus Zoning Plat

216-010



ZONING NUMBER

The Zoning Number Contained on This Form
is Herein Certified to Obtain Zoning, Rezoning,
and Variances, and is NOT to be Used for
the Securing of Building & Utility Permits

Parcel ID: 610255262, 610255263, 610255264, 610255265

Zoning Number: 7967

Street Name: FRIEND ST

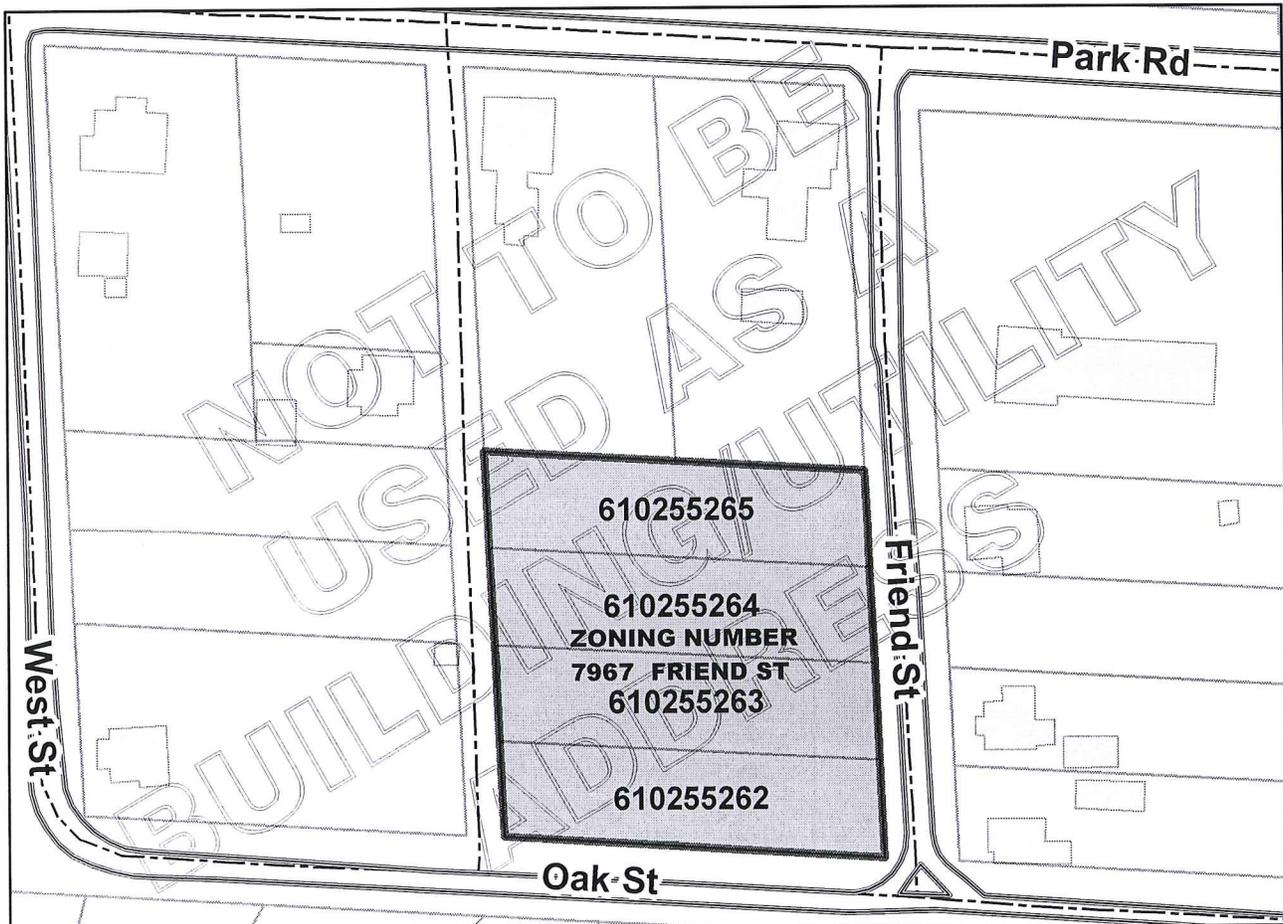
Lot Number: N/A

Subdivision: N/A

Requested By: VORYS, SATER, SEYMOUR & PEASE, LLP (NICKI WILLIS)

Issued By: *Adyana Umariani*

Date: 1/13/2016



JAMES D. YOUNG, P.E., ADMINISTRATOR
DIVISION OF INFRASTRUCTURE MANAGEMENT
COLUMBUS, OHIO

SCALE: 1 inch = 100 feet

GIS FILE NUMBER: 54842

FRIEND STREET LEGAL DESCRIPTION Z16-010

Situated in the State of Ohio, County of Franklin and in the City of Columbus and is bounded and described as follows:

Being Lot Numbers 18, 19, 20 and 21 in Henry C. Johnson's First Addition to Flint in City of Columbus, Franklin County, Ohio; as the same are designated and delineated upon the recorded plat thereof, of record in Plat Book 2, Page 40, Recorder's Office, Franklin County, Ohio.

Limitation Text

Proposed District: L-AR-1
Property Address: 7967 Friend Street, Columbus, Ohio
Owners: Cutler Properties LTD
Applicant: CV Real Properties LLC
Date of Text: January 21, 2016
Application No: **Z 16-010**

1. Introduction: The subject site (the "Site") is located south of Park Road, north of Oak Street, west of Friend Street and east of West Street. The Site was annexed to the City of Columbus in 2000 and is currently zoned R – residential. There are no improvements on the Site. The applicant is seeking to rezone the site to L-AR-1 to allow for the construction of a multi-family apartment community.

The Site is surrounded by several parcels with a number of different types of zoning, including, R to north and west, and LR2 to the south. Property to the east and northwest is located in Sharon township. Property to the southeast is zoned LM, and property to the northeast is zoned commercial. Surrounding uses include animal hospital, training and boarding to the north, a car wash to the northeast, single family homes and vacant lots to the west, and single family homes to the east and south. In addition, office buildings are located east and southeast of the Site.

The multi-family project will have little impact on existing roadways, and support services. In addition leisure activities, retail and commercial areas, and working environments are nearby.

2. Permitted Uses: Multi-family uses as shown on the "Site Plan" attached hereto as Exhibit A.

3. Development Standards:

A. Density, Lot, and/or Setback Commitments.

1. The maximum number of dwelling units shall be 24.
2. Buildings on the Site shall be designated in the 35 foot height district.

B. Access, Loading, Parking and/or Other Traffic Related Commitments.

1. All curb cuts and access points shall be subject to the review and approval of the Public Service Department for the City of Columbus.

C. Building Design and/or Interior-Exterior Commitments.

1. Maximum height of light poles shall be fourteen feet.

2. All external lighting (parking and wall-mounted) shall be cut-off fixtures (down lighting) and shall be designed to prevent offsite spillage.
3. Lights shall be of the same or similar type and color.
4. Buildings will be constructed with an exterior mixture of (i) brick and/or stone veneer, and (ii) cementitious wood and/or vinyl siding.

D. Graphics and/or Signage Commitments.

1. All graphics and signage shall comply with Article 15, Chapter 33 of the Columbus City Code and any variance to those requirements will be submitted to the Columbus Graphics Commission for consideration.

E. Miscellaneous

1. The developer shall comply with the park land dedication ordinance by contributing money to the City's Recreation and Parks Department.
2. The site shall be developed in general conformance with the submitted site plan. The site plan may be adjusted to reflect engineering, topographical or other site data developed at the time that development and engineering plans are completed. Any adjustment to the site plan shall be reviewed and may be approved by the Director of the Department of Building and Zoning Services, or a designee, upon submission of the appropriate data regarding the proposed adjustment.

***The undersigned, being the agent for the owner of the subject property together with the applicant in the subject application, does hereby agree on behalf of the owner and the applicant, singularly and collectively for themselves, their successors and assigns, to abide by the above restrictions, conditions, and commitments regarding development of the subject property and for such purpose each states that he fully understands and acknowledges that none of the foregoing restrictions, conditions, or commitments shall in any manner act to negate, nullify, alter or modify any more restrictive provision of the Columbus City Code.



Deanna R. Cook, Esq.
Vorys, Sater, Seymour and Pease, LLP
52 East Gay Street
Columbus, Ohio 43215



SITE DATA

TOTAL ACRES	+/- .9 ACRES
TOTAL UNITS	24
DENSITY	+/- 26.7 D.U./AC
REQUIRED PARKING RESIDENTIAL	36
PARKING PROVIDED	42 (1.75/UNIT)

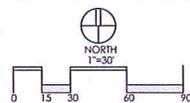
CONCEPT PLAN

Z16-010

FRIEND STREET

PREPARED FOR CV REAL PROPERTIES

DATE: 1.15.2016

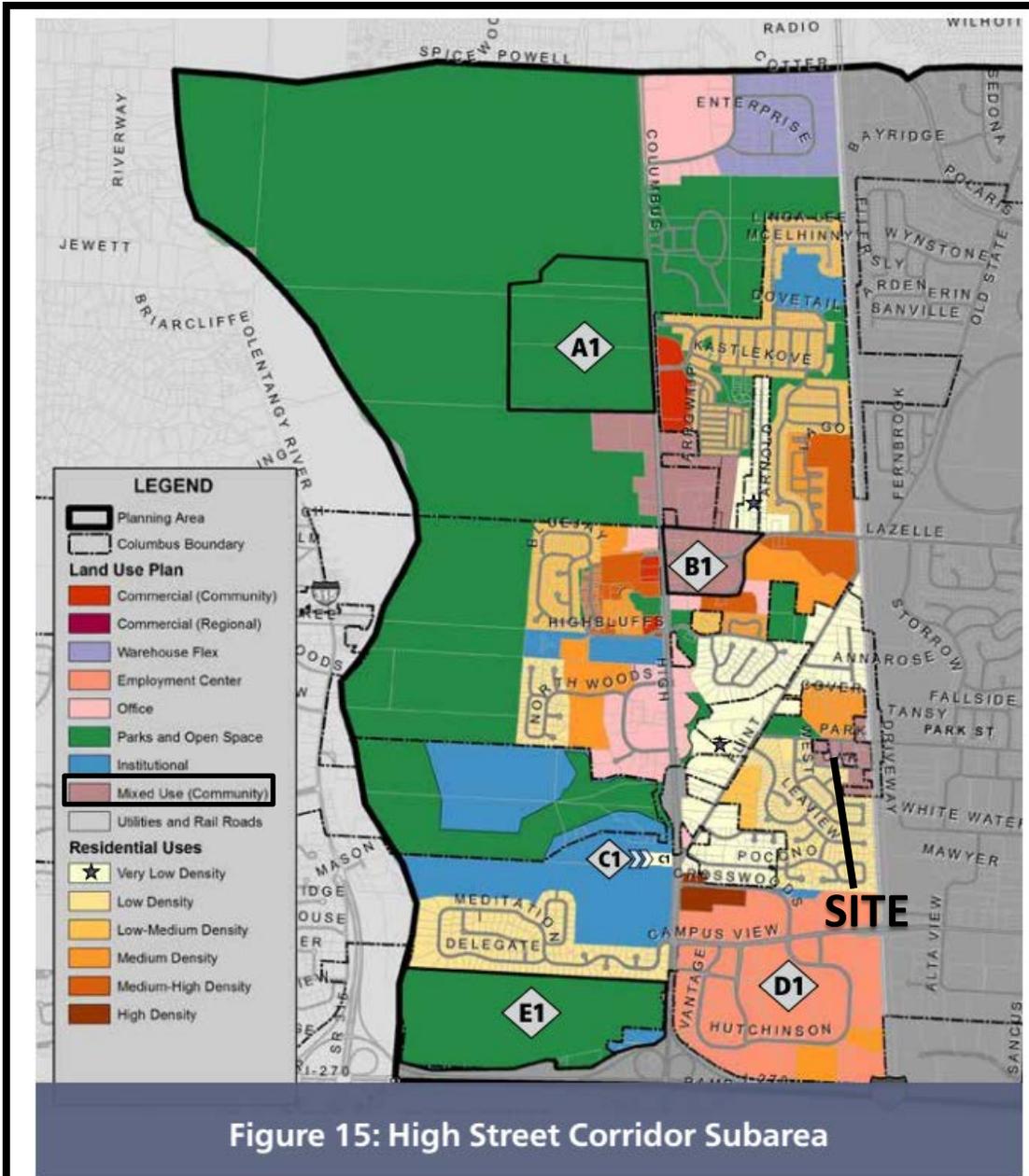


Faris Planning & Design

LAND PLANNING + LANDSCAPE ARCHITECTURE
 243 N. 5th Street Suite 401 Columbus, OH 43215
 p (614) 487-1964 www.farisplanninganddesign.com



Z16-010
 7967 Friend Street
 Approximately 0.92 acres
 R to L-AR-1



Refer to pages 50–51 for supporting text for sites A1, B1, C1, D1, and E1

★ Refer to page 43 for supporting text.

Z16-010
 7967 Friend Street
 Approximately 0.92 acres
 R to L-AR-1



Z16-010
7967 Friend Street
Approximately 0.92 acres
R to L-AR-1