

Rezoning Application

DEPARTMENT OF BUILDING
AND ZONING SERVICES

757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.columbus.gov

OFFICE USE ONLY

Application Number: 216-024 Date Received: 5-3-16
Application Accepted by: TD + JB Fee: \$1,980
Comments: Assigned to Tim Dietrich; 614-645-6665; tedietrich@columbus.gov
Shanon Pine; 614-645-2208; spine@columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address (for zoning purposes only): 815 Michigan Avenue Zip: 43215

Is this application being annexed into the City of Columbus? Select one: YES NO

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: 010-38523/11058/82620/14420/200/37841

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

Current Zoning District(s): M-Manufacturing Requested Zoning District(s): AR-1

Area Commission or Civic Association: Harrison West Society

Proposed Use or reason for rezoning request (continue on separate page if necessary):

To allow new townhome development to be constructed on the site

Proposed Height District: 35' [per Columbus City Code Section 3309.14] Acreage 1.843 and 0.046 acres
(two parcels)

APPLICANT:

Name: Evergreen Ventures LLC Phone Number: (813) 484-1788 Ext.: _____

Address: P.O. Box 10153 City/State: Tampa, FL Zip: 33679

Email Address: jcrafft@evergreenventuresllc.com Fax Number: _____

PROPERTY OWNER(S) Check here if listing additional property owners on a separate page

Name: City Pointe North Ltd Phone Number: (813) 484-1788 Ext.: _____

Address: 76 4th Street North, Unit 2058 City/State: St. Petersburg, FL Zip: 33731

Email Address: jcrafft@evergreenventuresllc.com Fax Number: _____

ATTORNEY / AGENT (Check one if applicable): Attorney Agent

Name: Jackson B. Reynolds, III Phone Number: (614) 221-4255 Ext.: _____

Address: 37 West Broad Street, Suite 460 City/State: Columbus, OH Zip: 43215

Email Address: jreynolds@smithandhale.com Fax Number: (614) 221-4409

SIGNATURES (All signatures must be provided and signed in blue ink)

APPLICANT SIGNATURE By: Jackson B. Reynolds, III

PROPERTY OWNER SIGNATURE By: Jackson B. Reynolds, III

ATTORNEY / AGENT SIGNATURE Jackson B. Reynolds, III

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 checks payable to the Columbus City Treasurer

Rezoning Application

DEPARTMENT OF BUILDING
AND ZONING SERVICES

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AFFIDAVIT (See instruction sheet)

Application Number: 216-024

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn **(1)** NAME Jackson B. Reynolds, III
of **(1)** MAILING ADDRESS 37 West Broad Street, Suite 460, 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 the name(s) and mailing address(es) of all the owners of record of the property located at

(2) per ADDRESS CARD FOR PROPERTY 815 Michigan Avenue

for which application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on **(3)** 5/3/16

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME **(4)** City Pointe North Ltd.
AND MAILING ADDRESS 76 4th Street North, Unit 2058
St. Petersburg, FL 33731

APPLICANT'S NAME AND PHONE # Evergreen Ventures LLC
(same as listed on front application) (813) 484-1788

AREA COMMISSION OR CIVIC GROUP **(5)** Harrison West Society
AREA COMMISSION ZONING CHAIR P.O. Box 163442
OR CONTACT PERSON AND ADDRESS Columbus, OH 43216

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)

(8) SIGNATURE OF AFFIANT *Jackson B. Reynolds III*

Sworn to before me and signed in my presence this 18th day of April, in the year 2016

Natalie C. Timmons
(8) SIGNATURE OF NOTARY PUBLIC 9/4/2020
My Commission Expires



Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2020
This Affidavit expires six (6) months after the date of notarization.

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Rezoning Application

DEPARTMENT OF BUILDING
AND ZONING SERVICES

757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.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 # 216-024

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jackson B. Reynolds, III
of (COMPLETE ADDRESS) 37 West Broad Street, Suite 460, 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

<p>1. Evergreen Ventures LLC P.O. Box 10153 Tampa, FL 33679 0 employees Jeff Craft (813) 484-1788</p>	<p>2. City Pointe North Ltd. 76 4th Street North, Unit 2058 St. Petersburg, FL 33731 0 employees Jeff Craft (813) 484-1788</p>
<p>3.</p>	<p>4.</p>

SIGNATURE OF AFFIANT *Jackson B. Reynolds III*

Sworn to before me and signed in my presence this 18th day of April, in the year 2016

Natalie C. Timmons
SIGNATURE OF NOTARY PUBLIC

9/4/2020
My Commission Expires



Notary Seal Here
Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2020

This Project Disclosure expires six (6) months after the date of notarization.

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 checks payable to the Columbus City Treasurer

APPLICANT/OWNER

City Point North Ltd.
76 4th St. N Unit 2058
St. Petersburg, FL 33731

AREA COMMISION

Harrison West Society
c/o Jacob Sukosd
PO Box 163442
Columbus, OH 43216

ATTORNEY

Jackson B. Reynolds III
Smith & Hale LLC
37 West Broad Street, Suite 460
Columbus, OH 43215

**SURROUNDING PROPERTY
OWNERS**

Barley Equities III LLC
871 Ingleside St
Corelogical Commercial
1 Corelogic Dr 4-3-389
Westlake, TX 76262

800 HW LLC
c/o United States Trotting Association
750 Michigan Ave.
Columbus, OH 43215

City of Columbus
Real Estate Management
90 W. Broad St. Rm 425
Columbus, OH 43215

OK Investments
PO Box 163216
Columbus, OH 43216

Melmat LLC
839 Michigan Ave
Columbus, OH 43215

OK Investment Co
Brixton Properties
1441 King Ave. Suite 100
Columbus, OH 43215

CSX Transportation Inc
Tax Dept
500 Water St (J910)
Jacksonville, FL 32202

OK Investment Co
PO box 163216
Columbus, OH 43216

Columbus Engineering Consultants
870 Michigan Ave
Columbus, OH 43215

800 HW LLC
29 W 3rd Ave
Columbus, OH 43201

**Zoning Description ~ 0.046 Acres
South of Collins Avenue
West of Michigan Avenue**

Situated in the State of Ohio, County of Franklin, City of Columbus, being all of Parcel No. 2 as conveyed to City Pointe North Ltd. of record in Instrument Number 200808010117878, the same being Lot Number 212 as dedicated in R.E. Neil's 5th Addition of record in Plat Book 2, Page 104 and more particularly described as follows:

Beginning at the northeasterly corner of Parcel No. 2, the same being the northeasterly corner of said Lot Number 212 and the same being the southwesterly right-of-way intersection of Collins Avenue (30') and Michigan Avenue (60') as dedicated in said R.E. Neil's 5th Addition;

Thence **S 02° 45' 45" W**, along the easterly line of said Parcel No. 2, the same being the easterly line of Lot Number 212 and along the westerly right-of-way line of said Michigan Avenue (60'), **20 feet+/-** to the southeasterly corner of said Parcel No. 2, the same being the southeasterly corner of said Lot Number 212;

Thence **N 87° 11' 03" W**, along the southerly line of said Parcel No. 2, the same being the southerly line of said Lot Number 212, **100.00 feet+/-** the southwesterly corner of Parcel No. 2, the same being the southwesterly corner of Lot Number 212 and being in the easterly right-of-way line of an Alley (20') as dedicated in said R.E. Neil's 5th Addition;

Thence **N 02° 45' 45" E**, along the westerly line of Parcel No. 2, the same being the westerly line of said Lot Number 212 and the same being the easterly right-of-way line of said Alley (20'), **20.00 feet+/-** to the northwesterly corner of said Parcel No. 2, the same being the northwesterly corner of said Lot Number 212 and the same being the southwesterly right-of-way intersection of said Collins Avenue (30') and said Alley (20');

Thence **S 87° 11' 03" E**, along the northerly line of said Parcel No. 2, the same being along the northerly line of said Lot Number 212 and the same being the southerly right-of-way line of said Collins Avenue (30'), **100.00 feet+/-** to the **Point of Beginning**. Containing **0.046 acre**.

All references used in this description can be found at the Recorder's Office, Franklin County, Ohio.

This is not to be used for the transfer of land and is for zoning purposes only.

ADVANCED CIVIL DESIGN, INC.

**Zoning Description ~ 1.843 Acres
South of Buttles Avenue
West of Michigan Avenue**

Situated in the State of Ohio, County of Franklin, City of Columbus, being all of Parcel No. 1, Parcel No. 3 and Parcel No. 4 as conveyed to City Pointe North Ltd. of record in Instrument Number 200808010117878, the same being Lot Numbers 271-296 and an Alley (20') as dedicated in R.E. Neil's 6th Addition of record in Plat Book 2, Page 110 and more particularly described as follows:

Beginning at the northeasterly corner of Parcel No.1, the same being the northeasterly corner of said Lot Number 283 and the same being the southwesterly right-of-way intersection of Buttles Avenue (70') and Michigan Avenue (60') as dedicated in said R.E. Neil's 6th Addition;

Thence **S 02° 45' 45" W**, along the easterly line of said Parcel No. 1, said Parcel No. 3 and said Parcel No. 4, the same being the easterly line of Lot Numbers 271-283 and along the westerly right-of-way line of said Michigan Avenue (60'), **382.33 feet**+/- to the southeasterly corner of said Parcel No. 3, the same being the southeasterly corner of said Lot Number 271 and being the northwesterly right-of-way intersection of said Michigan Avenue (60') and Collins Avenue (30') as dedicated in R.E. Neil's 5th Addition of record in Plat Book 2, Page 104;

Thence **N 87° 11' 03" W**, along the southerly line of said Parcel No. 3, along the southerly line of said Lot Number 271, along the southerly line of said Alley (20'), along the southerly line of said Lot Number 296 and the same being the northerly right-of-way line of said Collins Avenue (30'), **210.00 feet**+/- to the southwesterly corner of Parcel No. 3, the same being the southwesterly corner of Lot Number 296, the same being the northeasterly right-of-way intersection of said Collins Avenue (30') and Factory Street (30') (aka Inglewood Avenue);

Thence **N 02° 45' 45" E**, along the westerly line of Parcel No. 3, along the westerly line of Parcel No. 1, the same being the westerly line of said Lot Numbers 284-296 and the same being along the easterly right-of-way line of said Factory Street (30') (aka Inglewood Avenue), **382.33 feet**+/- to the northwesterly corner of said Parcel No. 1, the same being the northwesterly corner of said Lot Number 284, the same being the southeasterly right-of-way intersection of said Factory Street (30') (aka Inglewood Avenue) and said Buttles Avenue (70');

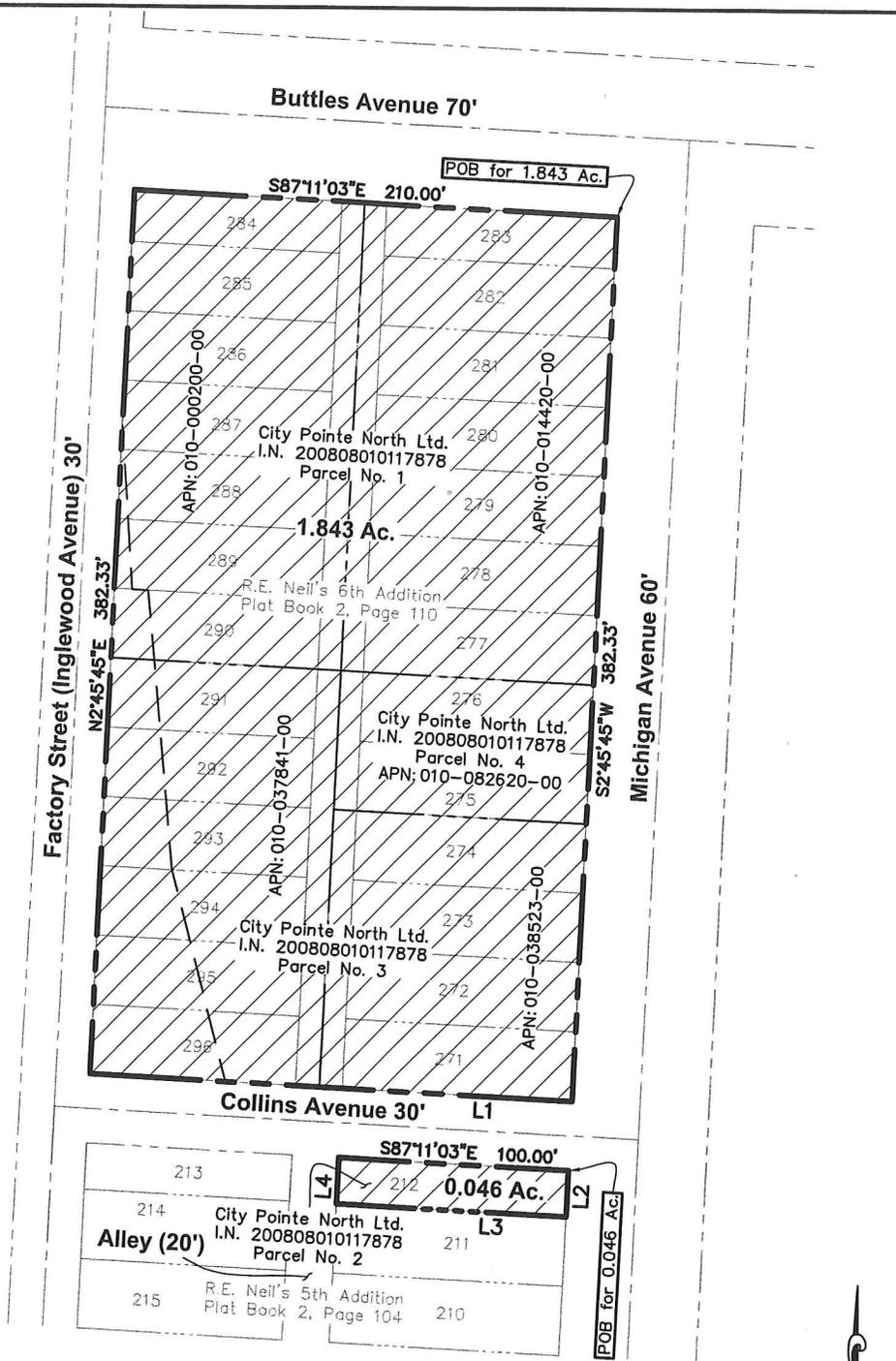
Thence **S 87° 11' 03" E**, along the northerly line of said Parcel No. 1, the same being along the northerly line of said Lot Number 284, along the northerly line of said Alley (20'), along the northerly line of said Lot Number 283 and the same being the southerly right-of-way line of said Buttles Avenue (70'), **210.00 feet**+/- to the **Point of Beginning**. Containing **1.843 acres**.

All references used in this description can be found at the Recorder's Office, Franklin County, Ohio.

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ADVANCED CIVIL DESIGN, INC.

Z:\16-0001-769\DWG\PRODUCTION DRAWINGS\SURVEY\0001-769 zoning exhibit.dwg layout1 Mar 01, 2016 - 3:00:08pm dbickham

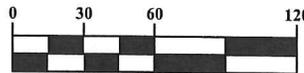


Zoning Exhibit

City of Columbus, Franklin County, Ohio

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N87°11'03"W	210.00'
L2	S02°45'45"W	20.00'
L3	N87°11'03"W	100.00'
L4	N02°45'45"E	20.00'

GRAPHIC SCALE



1 inch = 60 feet

DRAWN BY: *DRB* JOB NO.: 16-0001-769
 DATE: 02/25/2016 CHECKED BY: *BCK*

ADVANCED
 CIVIL DESIGN
 ENGINEERS SURVEYORS

422 Beecher Road
 Gahanna, Ohio 43230
 ph 614.428.7750
 fax 614.428.7755

This exhibit is based on information obtained from the Franklin County Auditor's Office and Franklin County Recorder's Office and is not intended to be used for the transfer of land.

216-024



City of Columbus Zoning Plat



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: 010014420, + 4 others

Zoning Number: 815

Street Name: MICHIGAN AVE

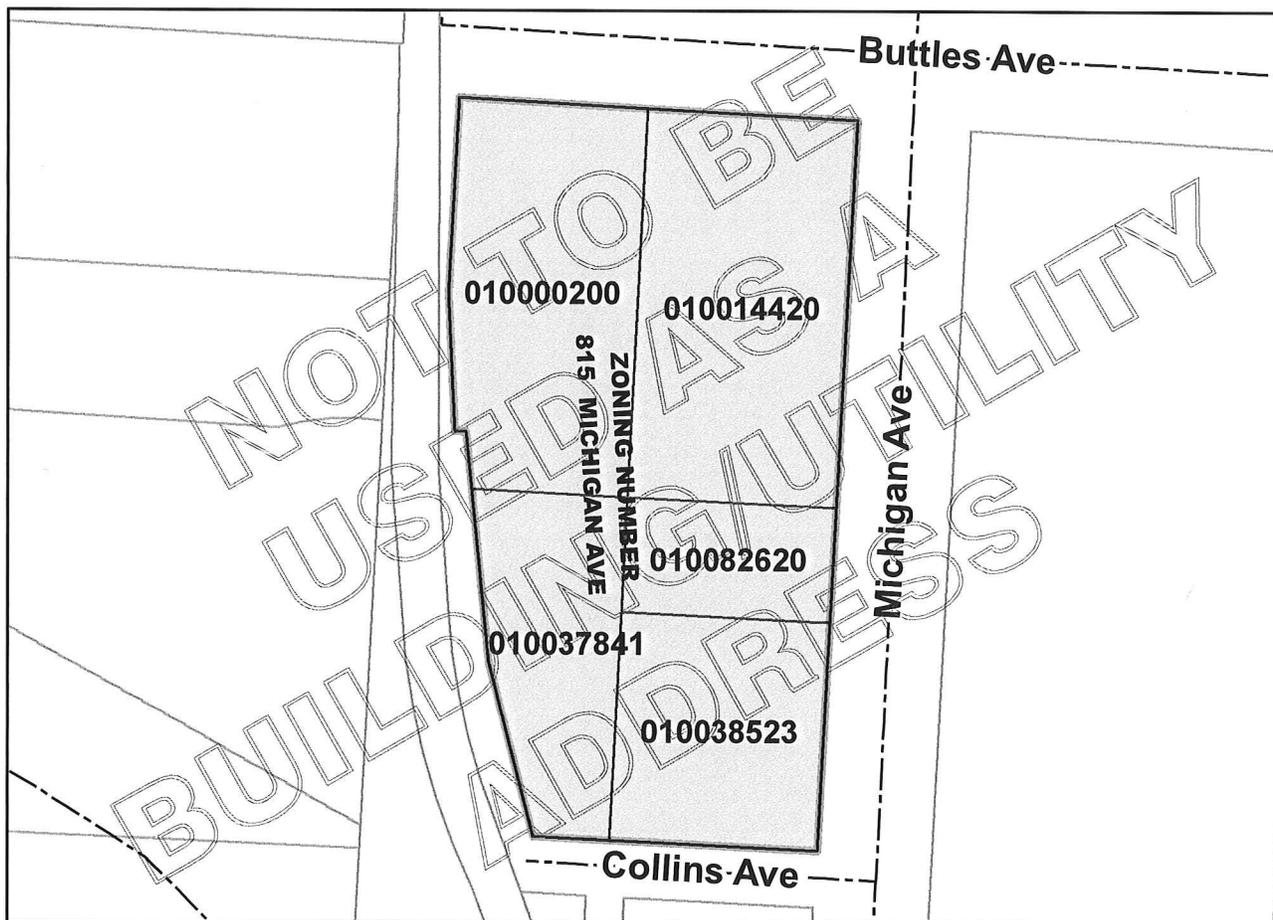
Lot Number: N/A

Subdivision: N/A

Requested By: DAVE PERRY CO. (DAVE PERRY)

Issued By: *Adyana Umariani*

Date: 11/20/2015



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

SCALE: 1 inch = 100 feet

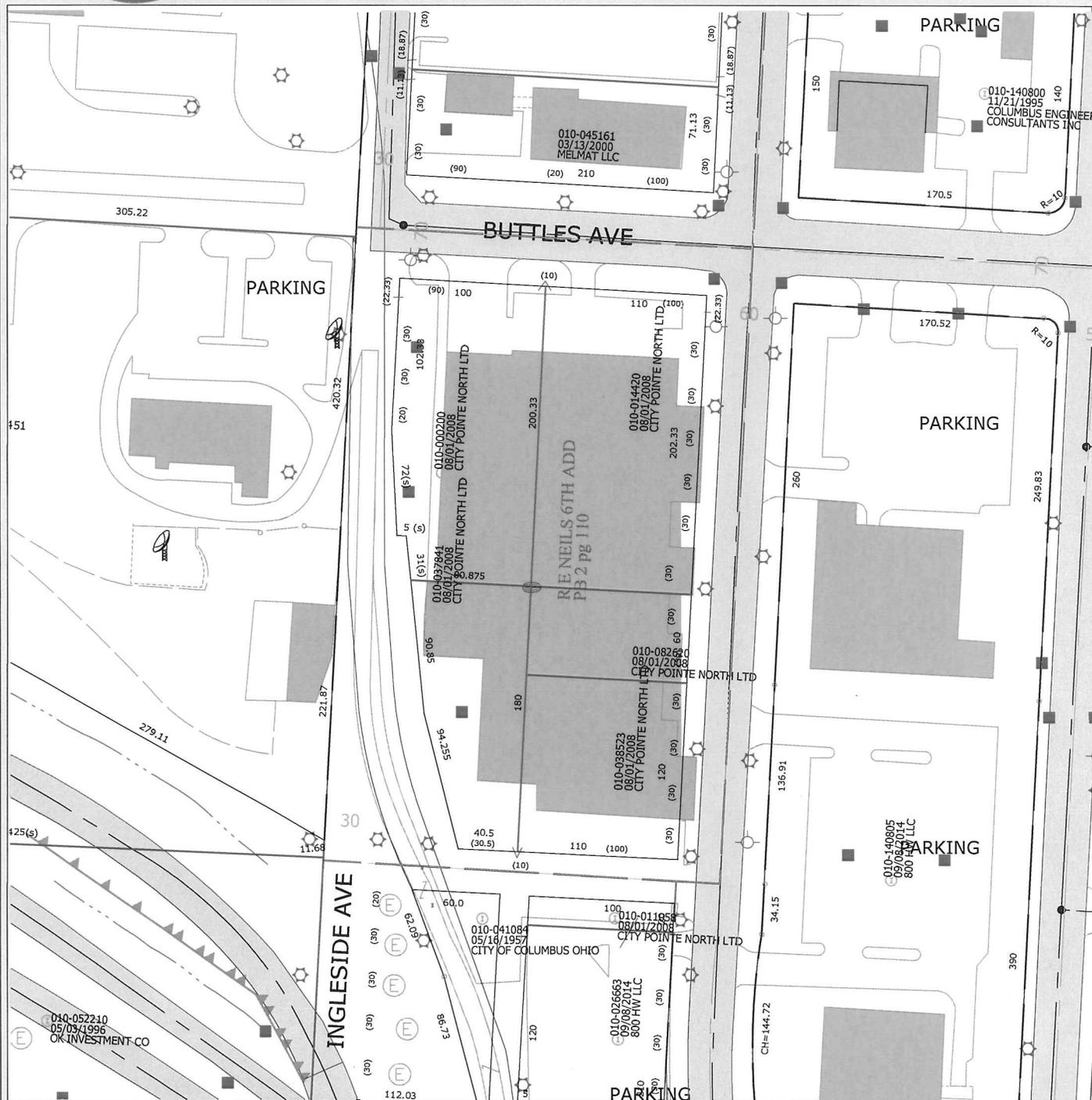
GIS FILE NUMBER: 50039



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: JBR

DATE: 3/1/16



Disclaimer

Scale = 100



This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be consulted for verification of the information contained on this map. The county and the mapping companies assume no legal responsibilities for the information contained on this map. Please notify the Franklin County GIS Division of any discrepancies.

Real Estate / GIS Department

216-024



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: JBR

DATE: 3/1/16



Disclaimer

Scale = 682



This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be consulted for verification of the information contained on this map. The county and the mapping companies assume no legal responsibilities for the information contained on this map. Please notify the Franklin County GIS Division of any discrepancies.

Real Estate / GIS Department

216-024



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: JBR

DATE: 3/1/16



ORTHOPHOTOGRAPHY DATE 2014

Disclaimer

Scale = 100



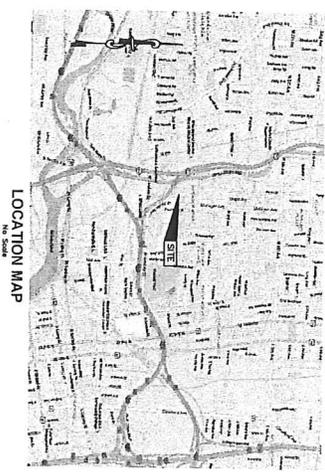
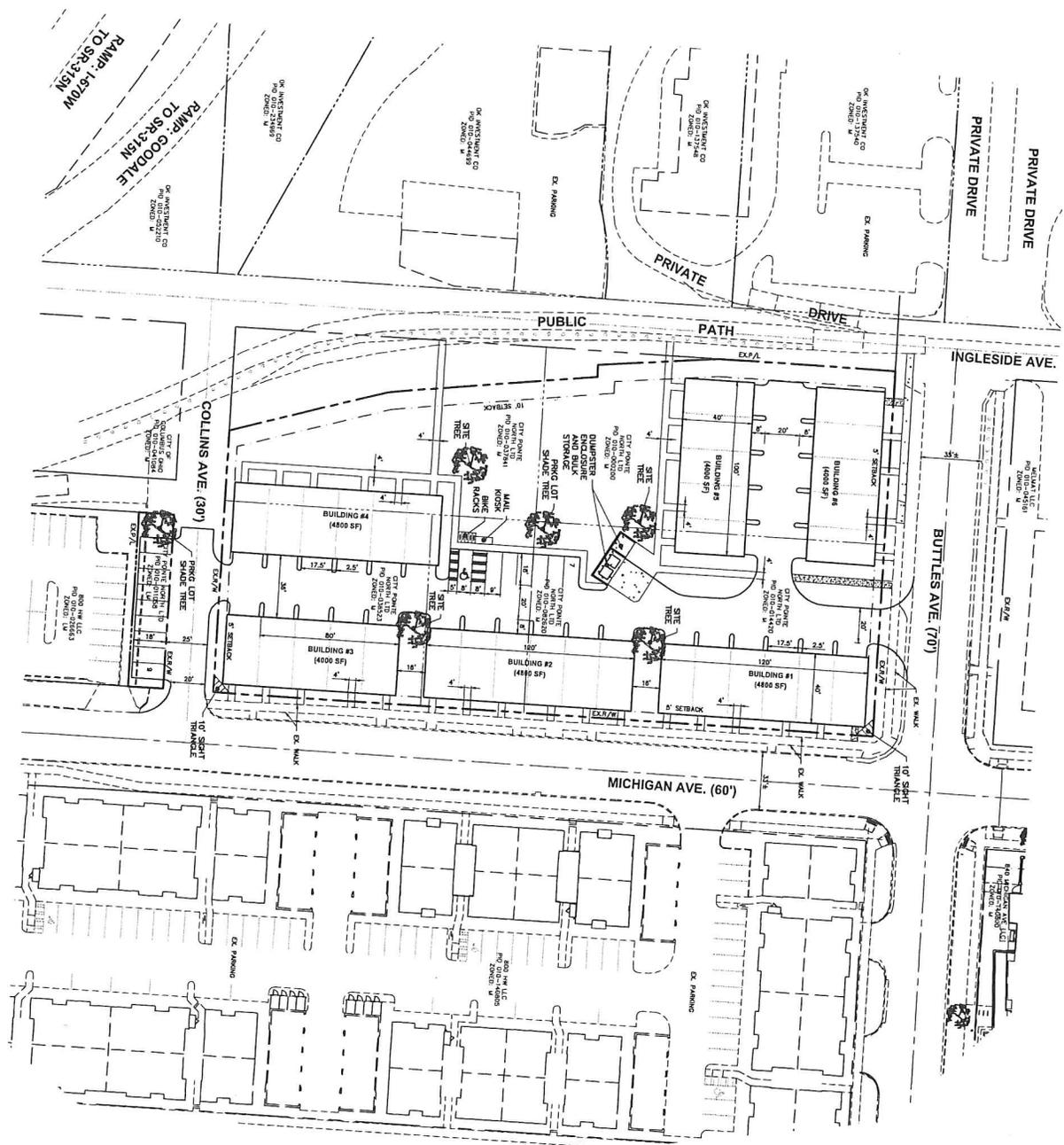
This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be consulted for verification of the information contained on this map. The county and the mapping companies assume no legal responsibilities for the information contained on this map. Please notify the Franklin County GIS Division of any discrepancies.

Real Estate / GIS Department

216-024

216-024





PARKING SUMMARY

EXISTING SPACES	50
PROPOSED SPACES	50
TOTAL SPACES	100
SPACES PROVIDED	100

LEGEND

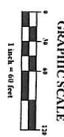
- PRIVATE SIDEWALK
- PUBLIC SIDEWALK

SITE DATA

TOTAL AREA	1.68 ACRES
EXISTING ZONING	2-40 DU/AC
PROPOSED ZONING	ARI
LOT - BUILDING (28,400SF)	36.10%
LOT - PAVEMENT (20,945 SF)	24.5%

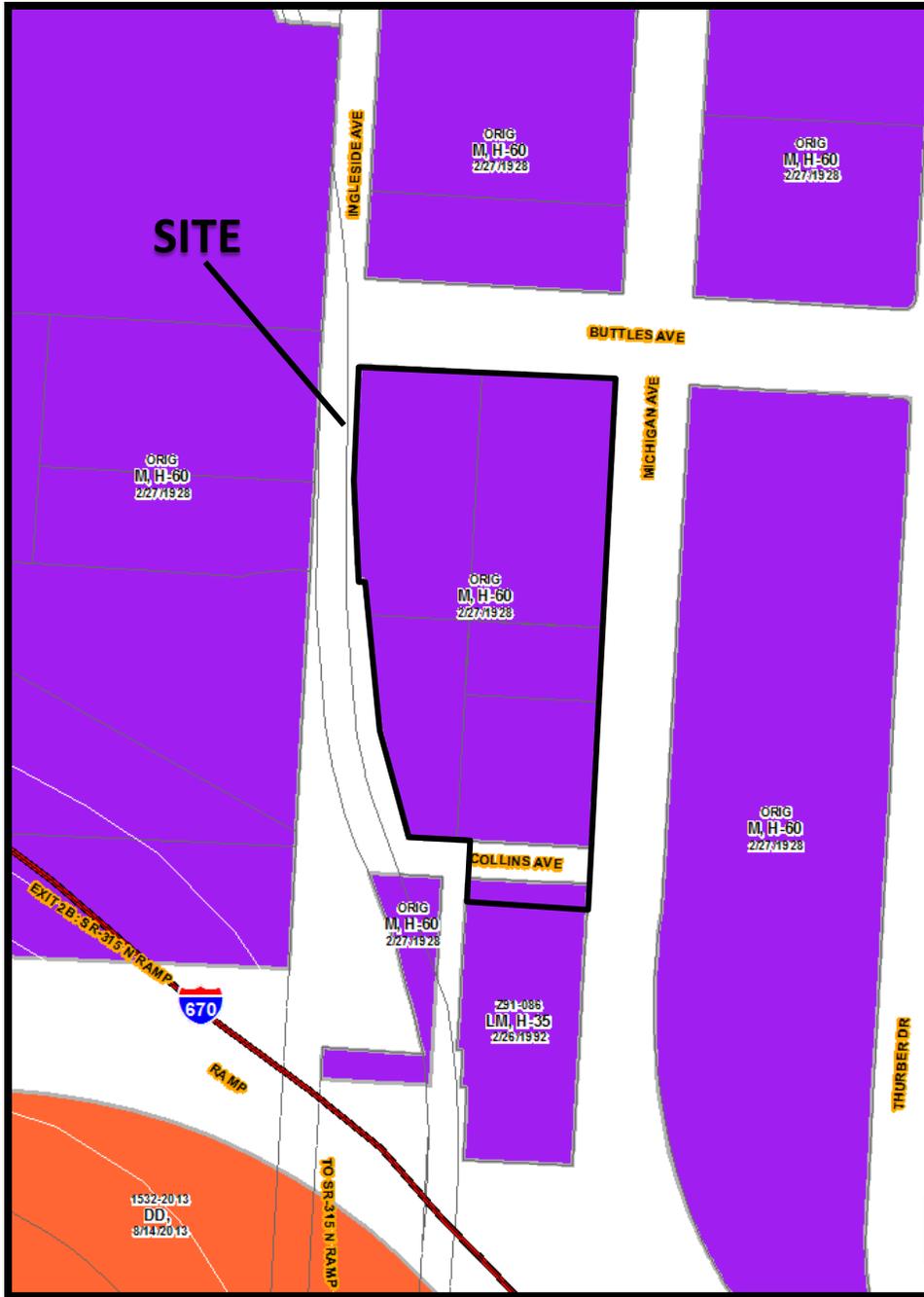
TREE REQUIREMENTS

LANDSCAPING	33
TOTAL TREES	4
TREES ONE TREE FOR EVERY	4
TREES PROVIDED	16
TREES REQUIRED FOR EVERY	10
TREES PROVIDED	2



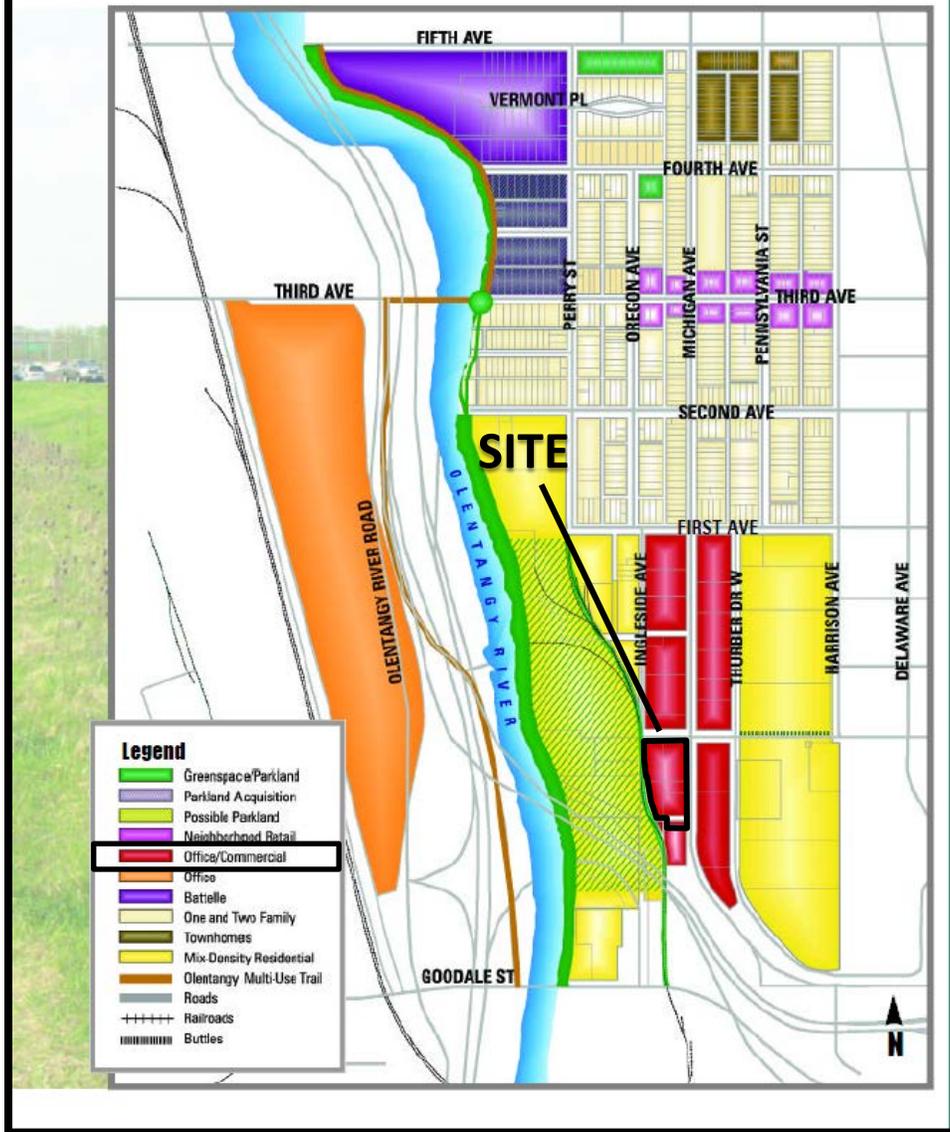
CITY OF COLUMBUS, FRANKLIN COUNTY OHIO		PLAN PREPARED FOR:	PLAN PREPARED BY:
CITY POINTE		EVERGREEN	ADVANCED CIVIL DESIGN
ZONING PLAN		PO BOX 10153	432 Beecher Road
EVERGREEN		TAMPA, FL 33679	Columbus, Ohio 43230
SITE PLAN			PH 614-886-7766
			FX 614-228-7355
			REGISTERED SURVEYOR
Date: 05/02/2018	Issue Data:		
Scale: AS NOTED			
Drawn By: [Blank]			
Checked By: [Blank]			
Project Number: 16-0001-769			
Drawing Number: 1/1			

216-024



Z16-024
 815 Michigan Ave
 Approximately 1.89 acres
 M to AR-1

RECOMMENDATIONS



Z16-024
815 Michigan Ave
Approximately 1.89 acres
M to AR-1



Z16-024
815 Michigan Ave
Approximately 1.89 acres
M to AR-1