

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 #: Z15-010
Date Received: Revised 7/8/16
Application Accepted By: SP Fee: \$6,400 paid 3/3/15
Comments: Assigned to Shannon Pine; 614-645-2208; spine@columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 9480 South Old State Zip 43035
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 31834402003000
 Check here if listing additional parcel numbers on a separate page.
Current Zoning District(s) R, Rural Requested Zoning District(s) L-R-2F, Residential
Area Commission Area Commission or Civic Association: Far North Columbus Communities Coalition Civic Group
Proposed Use or reason for rezoning request: Development of twenty-three (23) two-dwelling unit condominiums.
(continue on separate page if necessary)
Proposed Height District: H-35 Acreage +/- 6 acres
(Columbus City Code Section 3309.14)

APPLICANT:

Name Bell Properties, Ltd.
Address P.O. Box 819 City/State Dublin, Ohio Zip 43017
Phone # 614-761-7500 Fax # 614-764-2561 Email bellproperties@msn.com

PROPERTY OWNER(S):

Name Korean Presbyterian Church of Columbus
Address 9480 South Old State Road City/State Columbus, Ohio Zip 43035
Phone # _____ Fax # _____ Email _____
 Check here if listing additional property owners on a separate page

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE) Attorney Agent

Name Michael Shannon, Esq.
Address 500 South Front Street, Suite 1200 City/State Columbus, Ohio Zip 43215
Phone # 614-229-4506 Fax # 614-229-4559 Email: mshannon@cbjlawyers.com

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

APPLICANT SIGNATURE _____
PROPERTY OWNER SIGNATURE _____
ATTORNEY / AGENT SIGNATURE _____

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

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

AFFIDAVIT

(See instruction sheet)

APPLICATION # Z15-010

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Eric J. Zartman, Esq.

of (1) MAILING ADDRESS 500 South Front Street, Suite 1200, Columbus, Ohio 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 9440 South Old State Road

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) 7/8/16

(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) Korean Presbyterian Church of Columbus
9480 South Old State Road,
Columbus, Ohio 43035

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

Bell Properties, Ltd.
614-761-7500

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

(5) Far North Columbus Communities Coalition Civic Group
Jim Palmisano
7984 Brook Point Pl.
Westerville, Ohio, 43081

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) Eric Zartman

Subscribed to me in my presence and before me this

11th

day of

July

, in the year

2016

SIGNATURE OF NOTARY PUBLIC

(8) Carol A. Stewart

My Commission Expires:

CAROL A. STEWART
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES **06/28/2019**

This Affidavit expires six months after date of notarization.



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Columbus Southern Power Company
9518 S. Old State Road
Lewis Center, Ohio 43035

Korean Presbyterian Church
Of Columbus
9480 S. Old State Road
Lewis Center Ohio 43035

Polaris Enclave, LLC
Post Office Box 819
Dublin, Ohio 43017

Subcarrier Communications, Inc.
139 White Oak Lane
Old Bridge, NJ 08857

ATTORNEY

APPLICANT

OWNER

Michael T. Shannon
Crabbe, Brown & James, LLP
500 S. Front St., Ste. 1200
Columbus, Ohio 43215

Tom Bell Properties, Ltd.
Post Office Box 819
Dublin, Ohio 43017

Polaris Enclave, LLC
Post Office Box 819
Dublin, Ohio 43017

OWNER

AREA COMMISSION

Korean Presbyterian Church
Of Columbus
9480 S. Old State Road
Lewis Center, Ohio 43035

Far North Columbus
Communities Coalition
Attn: Jim Palmisano, President
Post Office Box 66
Lewis Center, Ohio 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 # Z15-010

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Eric J. Zartman, Esq.
of (COMPLETE ADDRESS) 500 South Front Street, Suite 1200, Columbus, Ohio 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. Bell Properties, Ltd. P.O. Box 819 Dublin, Ohio 43017 Tom Bell 614-761-7500	2.
3.	4.

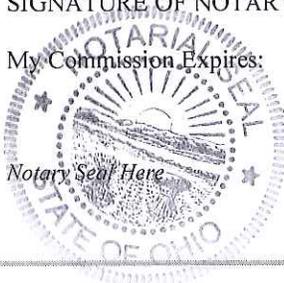
Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT *Eric Zartman*

Subscribed to me in my presence and before me this 11th day of July, in the year 2016

SIGNATURE OF NOTARY PUBLIC *Carol A. Stewart*

My Commission Expires: _____



CAROL A. STEWART
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES 06/28/2019

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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: 31834402003000

Zoning Number: 9480

Street Name: S OLD STATE RD

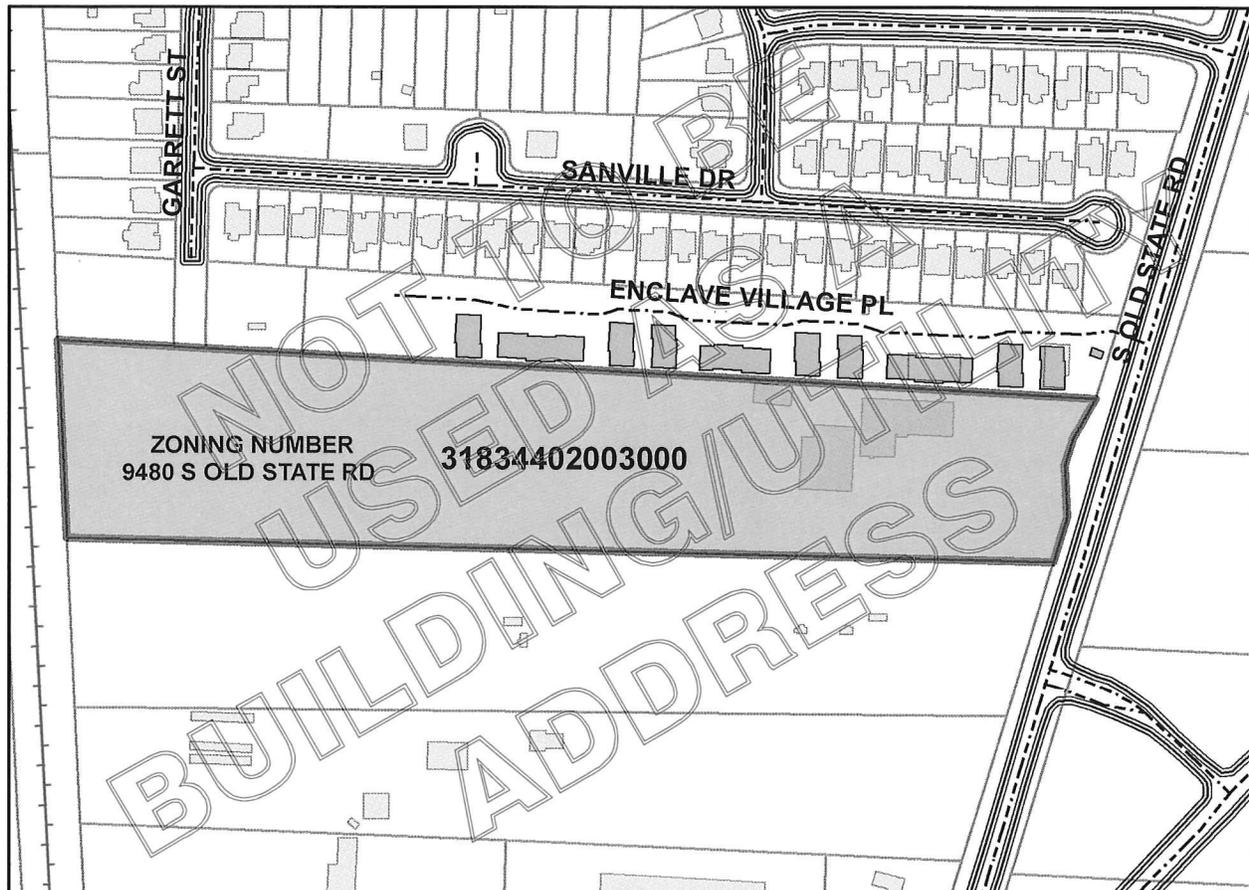
Lot Number: N/A

Subdivision: N/A

Requested By: CRABLE, BROWN & JAMES LLP (ERIC ZARTMAN)

Issued By: *Edyana Amarian*

Date: 7/6/2016



FRANK D. WILLIAMS, ADMINISTRATOR
DIVISION OF INFRASTRUCTURE MANAGEMENT
COLUMBUS, OHIO

SCALE: 1 inch = 300 feet

GIS FILE NUMBER: 67959

DESCRIPTION OF 6.000 ACRES
as Shown on the Plat Recorded in
VOLUME , PAGE of the SURVEY RECORDS
Of the DELAWARE COUNTY ENGINEER
As Found in the
DELAWARE COUNTY MAP DEPARTMENT
DELAWARE COUNTY, OHIO

Situated in the State of Ohio, County of Delaware, City of Columbus, Farm Lot 2, Quarter Township 3, Township 3, Range 18, U.S. Military Lands, and being part of an original 10.511 acre tract conveyed to Korean Presbyterian Church, by deed of record in Official Record 1049, Page 504, records of the Recorder's Office, Delaware County, Ohio and being bounded and more particularly described as follows:

Begin for Reference, at an iron pin set being referenced by a 3/4 iron pin found North 89°58'23" West, a distance of 0.95 feet, at the westerly common corner of Lot 4 of Wynstone Village, as shown and delineated in Plat Cabinet 3, Slide 235, and a 1.277 acre tract conveyed to Subcarrier Communications, Inc., by deed of record in Official Record 1177, Page 1523, and being on the easterly right-of-way line of a Railroad conveyed to New York Central Lines, by deed of record in Deed Book 671, Page 206;

Thence South 06°09'00" East, a distance of 145.14 feet along the westerly line of said 1.277 acre tract and the easterly line of said Railroad, to an iron pin set, being referenced by a 3/4 iron pin found South 44°35'07" West, a distance of 0.43 feet, at the westerly common corner of said 1.277 acre and 10.511 acre tracts, and being the **True Point of Beginning**;

Thence North 89°45'00" East, a distance of 902.95 feet, along the line common to said 1.277 acre tract, said 10.511 acre tract, a 0.165 acre tract conveyed to the City of Columbus, by deed of record in Official Record 1273, Page 464 and a 4.089 acre tract conveyed to Polaris Enclave, LLC, by deed of record in Official Record 1245, Page 2297, to an iron pin set;

Thence South 00°00'59" West, a distance of 276.99 feet, across said 10.511 acre tract, to an iron pin set on the line common to said 10.511 acre tract and a 9.00 acre tract conveyed to Columbus and Southern Power Company, by deed of record in Deed Book 598, Page 819;

Thence South 87°25'40" West, a distance of 870.14 feet, along the line common to said 10.511 acre and 9.00 acre tracts, to an iron pin set being referenced by a 3/4 inch iron pin found North 26°43'36" West, a distance of 5.89 feet, at the westerly common corner of said 10.511 acre and 9.00 acre tracts, and being on the easterly line of said Railroad;

Thence North 06°08'40" West, a distance of 313.90 feet, along the westerly line of said 10.511 acre tract and the easterly line of said Railroad, to the **True Point of Beginning**, containing 6.000 acres more or less and being subject to all easements, restrictions, and rights-of-way of record.

The bearing on the above description are based on the bearing South 89°45'00" West, for the southerly line of a 4.089 acre tract, of record in Deed Book 1245, Page 2297, Recorder's Office, Delaware County, Ohio.

All iron pins set are 3/4 inch iron pipes, 30 inches in length, with a red plastic cap stamped with the name "Landmark Survey".

The above description is based on an actual field survey performed in February of 2015.

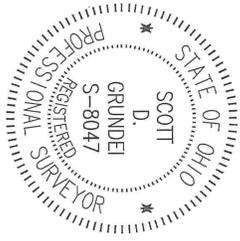


LANDMARK SURVEY GROUP, INC.

Scott D. Grundei 2/25/15
Scott D. Grundei, P.S. Date
Registered Surveyor No. 8047

SCOTT D. GRUNDEI, P.S.
REGISTERED SURVEYOR NO. 8047

DATE
2/25/15



NOTE:
THIS SURVEY DOES NOT REPRESENT ALL EASEMENTS THAT MAY AFFECT THIS TRACT AND DOES NOT REPRESENT ANY UNDERGROUND UTILITIES THAT MAY AFFECT THIS TRACT. ALL IRON PINS SET ARE 3/4" I.D. IRON PIPES 30" LONG, WITH RED PLASTIC CAP STAMPED "LANDMARK SURVEY".

NOTE:
I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED FROM AN ON THE GROUND SURVEY MADE UNDER MY SUPERVISION IN FEBRUARY OF 2015 AND THAT IT AND THE INFORMATION, COURSES AND DISTANCES AS SHOWN ARE CORRECT TO THE BEST OF MY KNOWLEDGE.

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING OF S 89°45'00" W FOR THE SOUTHERLY LINE OF A 4.089 ACRE TRACT, OF RECORD IN DEED BOOK 1245, PAGE 2297, RECORDER'S OFFICE, DELAWARE COUNTY, OHIO.

FLOOD ZONE NOTE:

THE SUBJECT TRACTS LIE IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS 39041C0244K & 39041C0269K, BOTH WITH AN EFFECTIVE DATE OF 4/16/09).

EASEMENT NOTE:

EXISTING EASEMENTS SHOWN ARE THOSE REFERENCED IN TITLE COMMITMENT NUMBER 341722, ISSUED BY CHICAGO TITLE INSURANCE COMPANY.

FARM LOT 2, QUARTER TOWNSHIP 3
TOWNSHIP 3, RANGE 18
UNITED STATES MILITARY LANDS
CITY OF COLUMBUS, COUNTY OF DELAWARE
STATE OF OHIO

SURVEY OF

6.000 ACRES

LYING IN

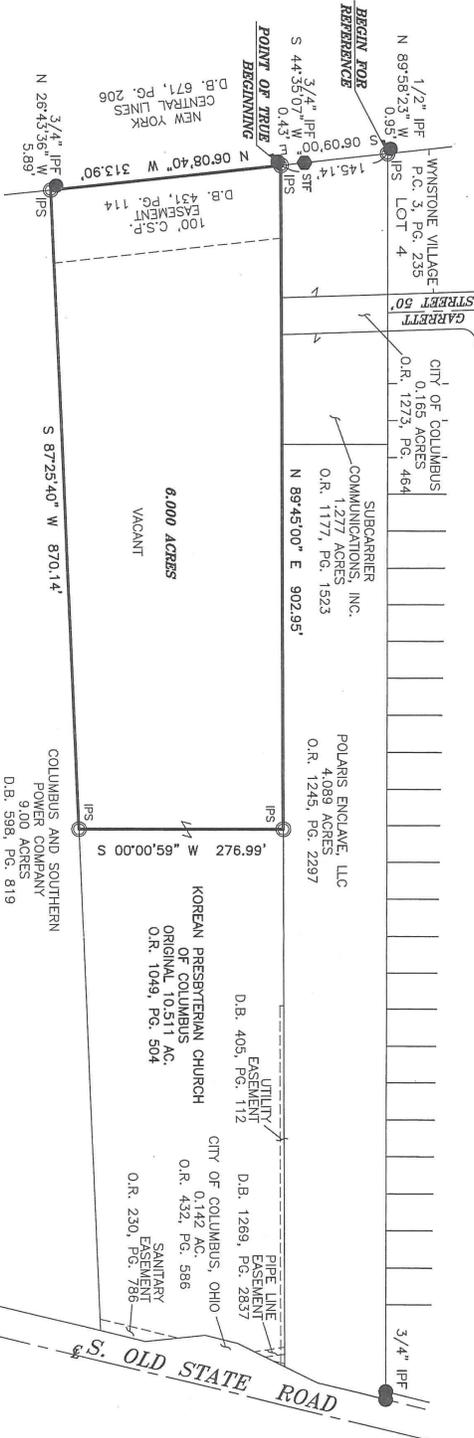
FARM LOT 2, QUARTER TOWNSHIP 3

TOWNSHIP 3, RANGE 18

UNITED STATES MILITARY LANDS

CITY OF COLUMBUS, COUNTY OF DELAWARE

STATE OF OHIO



- LEGEND**
- I.P.F. IRON PIN FOUND
 - S.T.F. STONE FOUND
 - R.B.F. 5/8" REBAR FOUND
 - I.P.S. IRON PIN SET



SCALE IN FEET
SCALE: 1"=200'

DATE: 2/24/15

FILE NO. 133073D

LS LANDMARK SURVEY
GI GROUP, INCORPORATED
2009 WEST FIFTH AVENUE, COLUMBUS, OHIO 43212
PHONE: (614) 465-9000 FAX: (614) 465-9003

LIMITATION TEXT

Property Address: 9480 Old State Road
Property Size: 6 acres
Current Zoning District: R Rural Residential
Proposed Zoning District: L-R-2F Limited Residential

Current Owner: Korean Presbyterian Church of Columbus
9480 South Old State Road
Columbus, Ohio 43035

Applicant: Bell Properties, Ltd.
c/o Crabbe, Brown & James, LLP
Michael T. Shannon, Esq.
500 S. Front St., Suite 1200
Columbus, Ohio 3215
mshannon@cbjlawyers.com

Date of Text: July 7, 2016

1. INTRODUCTION

The subject property site ("Site") is located in north Columbus, Ohio, near the intersection of South Old State Road and Polaris Parkway. The Site's address is 9480 S. Old State Road (Parcel No: 31834402003000). The Site is currently occupied by the Korean Presbyterian Church of Columbus and the proposed development is of six (6) acres measured from the west property line of Parcel No: 31834402003000.

The Site is situated within the city of Columbus boundaries by means of annexation. The Site is in The Olentangy Local School District (2104).

The Site is currently zoned R (H-35). The site is bordered on the east (across South Old State Rd) by L-M parcels, on the north by thirty-eight (38) apartments in the L-AR12 District, and a Telecommunications Tower Zoned R, on the south by Orange Township property zoned Planned Commercial Office Districts, and on the west by railroad tracks and R-2 parcels across the railroad tracks.

The Site is located within the Far North Columbus Communities Coalition Civic Group and is subject to the Far North Area Plan. The Far North Area Plan recommends low-medium density residential and institutional uses.

Applicant proposes rezoning the Site to L-R-2F to permit a residential condominium development. The development as proposed provides for twenty-three (23) lots with condominium twin-singles on each lot for a maximum of forty-six (46) dwelling units for this development.

2. PERMITTED USES

The Site shall permit those R-2F uses provided in CC § 3332.037.

3. DEVELOPMENT STANDARDS

The Site shall comply with the R-2F district area requirements prescribed by CC § 3332.14. The minimum lot size for two-story, two-family dwellings shall be 6,000 feet.

A. Density, Height and Setback Commitment

- i. The minimum size for the dwelling units shall be 1,300 sq. ft.
- ii. The Site is currently designated H-35 and the buildings shall be a maximum of two stories in height.
- iii. The twin single condominium development shall contain a maximum of forty-six (46) units.

B. Access, Loading, Parking and other Traffic- Related Commitments.

- i. Garrett Street shall provide access to the Site once an occupancy permit is issued for the first building in the development. This limitation shall not apply to infrastructure improvements such as utility installation and road construction.
- ii. Each dwelling unit shall have a two car garage.

C. Buffering, Landscaping, Open space and/or Screening Commitments.

- i. Lots 7, 8, 9, 10, and 11 shall maintain a 15 ft. landscape buffer. Additional trees shall be added to fill in areas where trees are thin or non-existent.
- ii. The northern border of Lots 12 and 13 and the eastern boarder of Lots 13, 14, and 15 shall install and maintain a 6 ft board-on-board fence.
- iii. Along the northern perimeter of Lots 7,8,9,10 and 11 of the attached Site Plan, a tree preservation area of approximately 12,000 sq. ft. shall be maintained, which includes the 15 ft. landscape buffer. Trees deemed to be dead or unhealthy by the Urban Forestry Division of the Columbus Recreation and Park Department may be removed

D. Exterior Building Material

- i. Exterior building materials shall be either Hardy-Plank or an equivalent siding, brick, stucco, stone, stucco stone, cast stone, vinyl limitation wood lap or Dutch lap, vinyl imitation wood shakes, vinyl imitation vertical baton or vinyl horizontal lap siding upgrade 0.0042 gauge or greater, or glass. Asphalt shingles shall be dimensional.

E. Graphics and Signage Commitments

N/A

F. Miscellaneous Commitments

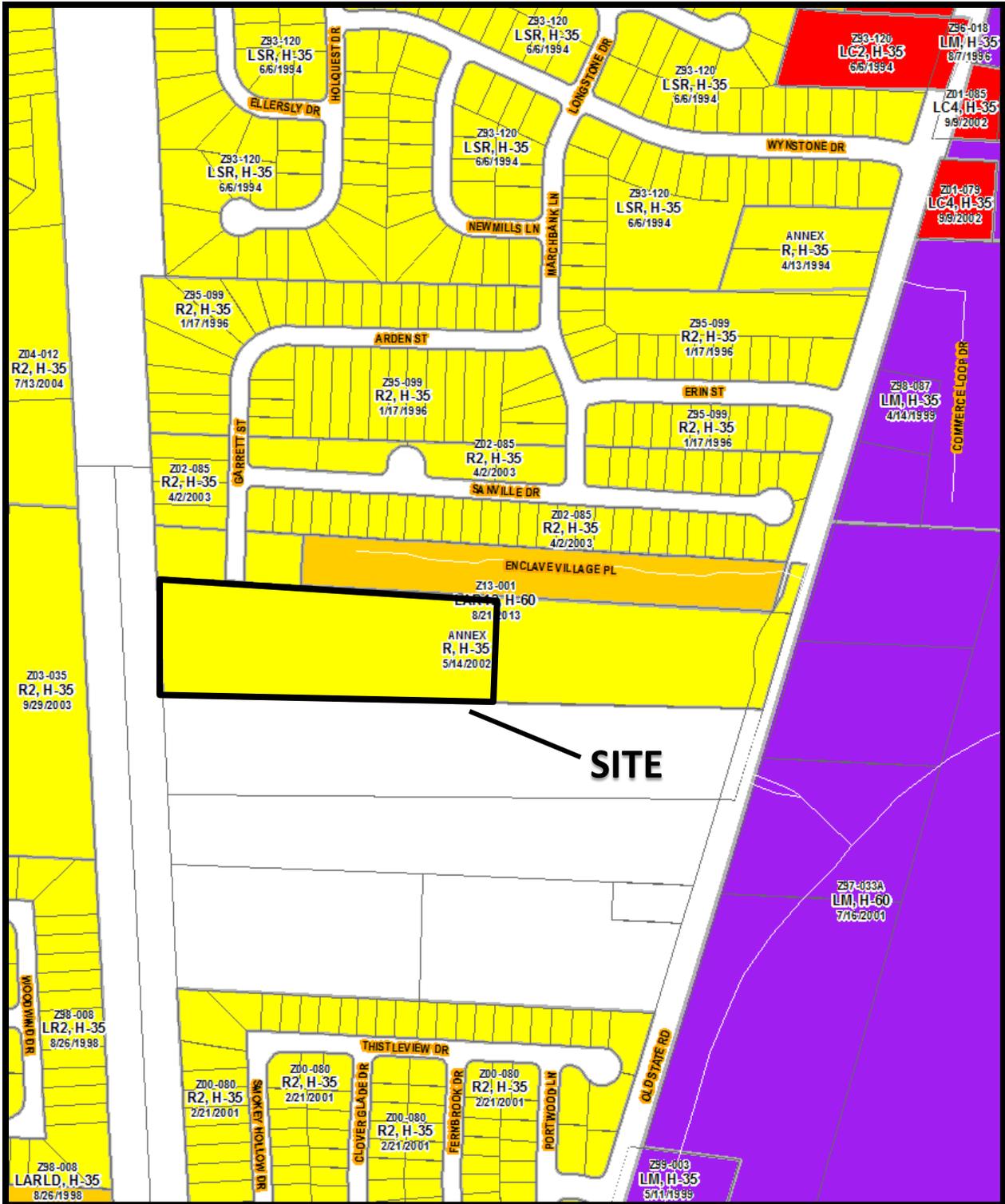
- i. Applicant shall comply with the City's Parkland Dedication Ordinance.
- ii. The Site shall be developed in accordance with the site plan. The site plan may be slightly adjusted to reflect engineering, topographical or other site data developed at the time of development and when engineering plans are completed. Any slight adjustment to the 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.
- iii. The Applicant will apply for the following companion Council Variances:
 - a. CC § 3332.25(B) - To reduce the required sum of the widths of each side yard to equal or exceed ten (10) feet.

The undersigned, being the owners of the subject properties, together with the Applicant in the subject Application, or their authorized representatives, do hereby agree singularly and collectively for themselves, their heirs, successors and assigns, to abide by above restrictions, conditions and commitments regarding the development of the subject property.

Respectfully Submitted,



Michael T. Shannon, Esq.
Attorney for Applicant

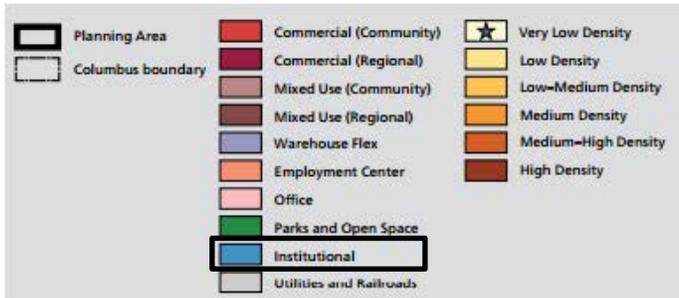
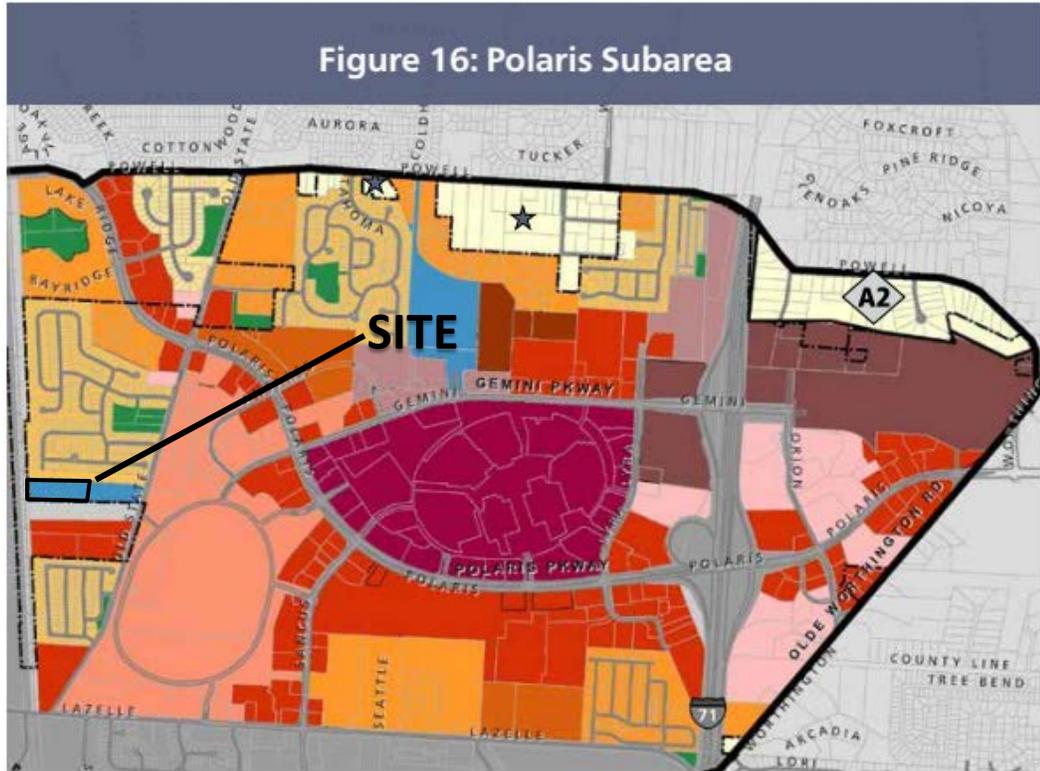


Z15-010
 9480 South Old State Road
 R to L-R-2F
 Approximately 6.00 acres



Z15-010
9480 South Old State Road
R to L-R-2F
Approximately 6.00 acres

Figure 16: Polaris Subarea



Refer to page 55 for supporting text for site A2.

★Refer to page 43 for supporting text.

Z15-010
 9480 South Old State Road
 R to L-R-2F
 Approximately 6.00 acres