



REZONING APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

OFFICE USE ONLY

Application #: 216-042
Date Received: 8/2/16
Application Accepted By: SP+TD Fee: \$ 2000-
Comments: Assigned to Tim Dietrich; 614-645-6665; tedietrich@columbus.gov
Sharon Pine; 614-645-2208; spine@columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 505 King Avenue, Columbus, Ohio Zip 43201

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 010-013627-00

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

Current Zoning District(s) C4, C2 and P1 Requested Zoning District(s) UCRPD

Area Commission Area Commission or Civic Association: University Area Commission

Proposed Use or reason for rezoning request: The Applicant requests the rezoning to meet the needs of its use of its campus as a research complex.

Proposed Height District: 60 feet Acreage 36.2
[Columbus City Code Section 3309.14]

APPLICANT:

Name Battelle Memorial Institute, Attn: Russell P. Austin
Address 505 King Avenue City/State Columbus, OH Zip 43201
Phone # 614.424.5456 Fax # 614.424.3864 Email austinr@battelle.org

PROPERTY OWNER(S):

Name Battelle Memorial Institute
Address 505 King Avenue City/State Columbus, OH Zip 43201
Phone # 614.424.5456 Fax # 614.424.3864 Email austinr@battelle.org
☐ Check here if listing additional property owners on a separate page

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE)

☒ Attorney ☐ Agent

Name James M. Groner
Address Bailey Cavaleri LLC, 10 W. Broad St., Suite 2100 City/State Columbus, OH Zip 43215
Phone # 614.229.3267 Fax # 614.221.0479 Email: jgroner@baileycav.com

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

APPLICANT SIGNATURE [Signature] its General Counsel
PROPERTY OWNER SIGNATURE [Signature] its General Counsel
ATTORNEY / AGENT SIGNATURE [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

Additional Real Estate Tax Parcels

| | | | | | |
|------------|------------|------------|------------|------------|------------|
| 010-067141 | 010-052338 | 010-022395 | 010-022611 | 010-053807 | 010-008279 |
| 010-052389 | 010-023166 | 010-021586 | 010-039750 | 010-037979 | 010-038252 |
| 010-023854 | 010-021350 | 010-053211 | 010-038620 | 010-018413 | 010-017970 |
| 010-018988 | 010-055643 | 010-045487 | 010-025834 | 010-008467 | 010-034743 |
| 010-020251 | 010-005216 | 010-038943 | 010-003548 | 010-023144 | 010-063810 |
| 010-000991 | 010-018829 | 010-036346 | 010-002237 | 010-022602 | 010-039846 |
| 010-008216 | 010-031169 | 010-018981 | 010-039851 | 010-028695 | 010-047903 |
| 010-046033 | 010-034877 | 010-099491 | 010-099227 | 010-079260 | 010-047685 |
| 010-018480 | 010-054038 | 010-019318 | 010-079910 | 010-099492 | 010-077967 |
| 010-137338 | 010-040388 | 010-026077 | 010-004337 | 010-014469 | 010-132247 |
| 010-016902 | 010-016903 | 010-014464 | 010-030888 | 010-018111 | 010-026460 |
| 010-016519 | 010-037164 | 010-012929 | 010-013392 | 010-008405 | |

The Applicant has filed a Combination Request of Tax Parcels with the Franklin County, Ohio Auditor to combine all 72 real estate parcels into one real estate parcel number: 010-013627-00.



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AFFIDAVIT

(See instruction sheet)

APPLICATION # 216-042

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME James M. Groner

of (1) MAILING ADDRESS Bailey Cavalieri LLC, 10 West Broad Street, Suite 2100, 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 505 King Avenue, Columbus, OH 43201

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) 8/2/16

(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.

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

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

(4) Battelle Memorial Institute
505 King Avenue
Columbus, OH 43201
Attn: Russell P. Austin

Battelle Memorial Institute, Attn: Russell P. Austin
614.424.5456

(5) University Area Commission
Chairperson: Susan Keeny
358 King Avenue
Columbus, OH 43201

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

Subscribed to me in my presence and before me this 1st day of August, in the year 2016

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

(8) James M. Groner
(8) Sharon L. Gerber
January 7, 2017

This Affidavit expires six months after date of notarization.

Notary Seal Here



SHARON L. GERBER
Notary Public, State of Ohio
My Commission Expires 01/07/2017

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REZONING APPLICATION

City of Columbus, Ohio - Department of Building & Zoning Services

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

| APPLICANT | PROPERTY OWNER | ATTORNEY |
|--|--|---|
| Battelle Memorial Institute 505 King Avenue Columbus, OH 43201 | Battelle Memorial Institute 505 King Avenue Columbus, OH 43201 | James M. Groner, Esq. Bailey Cavalieri LLC 10 West Broad Street Suite 2100 Columbus, OH 43215 |

AREA COMMISSION OR NEIGHBORHOOD GROUP

University Area Commission
Attn: Susan Keeny, Zoning Chair
358 King Avenue
Columbus, OH 43201

SURROUNDING PROPERTY OWNERS

Battelle Memorial Institute
ATTN: Corporate Taxes
505 King Avenue
Columbus, OH 43201-2696

Jerry D. Flaherty
Margaret C. Evans
422 W. 7th Avenue
Columbus, OH 43201-2608

Michael A. Oram
423 West 7th Avenue
Columbus, OH 43201

LS Development Systems LLC
1020 Dennison Avenue,
Suite 102
Columbus, OH 43201

Christopher J. Davey
Amanda L. Davey
414 W. 7th Avenue
Columbus, OH 43201

Kevin F. Dunleavy
Lindsey A. Margaroli
421 W. 7th Avenue
Columbus, OH 43201

Catherine Esther Langston
423 West 6th Avenue
Columbus, OH 43201

Jennifer Yunker
476 King Avenue
Columbus, OH 43201

Robert Moazampour
Winnie Moazampour
P.O. Box 21177
Columbus, OH 43221

Vasilios Nicoloulis
Marias Nicoloulis
7681 Shepherd Drive
Powell, OH 43065

Kristin L. Renker
472 King Avenue
Columbus, OH 43201

Jennifer Yunker
4266 Mumford Drive
Columbus, OH 43220-4437

Chen Ying-Hsueh
Chin Y. Lin
Yu Y. Lin
2621 Sandover Road
Columbus, OH 43220

Chen Ying-Hsueh
2621 Sandover Road
Columbus, OH 43220

Joseph M. Bannon
Dawn L. Bannon
211 Greentree Drive
St. Clairsville, OH 43950

Kenneth A. Wightman
1130 Neil Avenue
Columbus, OH 43201-3118

The Ohio State University
1503 Cannon Drive
Columbus, OH 43201

Richard T. Robol
60 Kenyon Brook Drive
Worthington, OH 43085

Stephen Boyd
450 King Avenue
Columbus, OH 43201

Elaine E. Gill
428 W. 6th Avenue
Columbus, OH 43201

City of Columbus
Attn: Real Estate Management
90 West Broad Street
Room 425
Columbus, OH 43215

Ronald L. Smith
2626 Wexford Road
Columbus, OH 43221-3216

Nickersam Properties LLC
5731 Canyon View Drive
Painesville, OH 44077

432 W 6 LLC
432 W. 6th Avenue
Columbus, OH 43201

The Ohio State University
Attn: Physical Planning
2003 Millikin Road, Suite 200
Columbus, OH 43210-1268



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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 #

216-042

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) James M. Groner
of (COMPLETE ADDRESS) Bailey Cavalieri LLC, 10 West Broad Street, Suite 2100, 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. Battelle Memorial Institute 505 King Avenue Columbus, OH 43201 No. of Columbus-based employees: 1,425 Attn: Russell P. Austin, 614.424.5456 | 2. |
| 3. | 4. |

☐ Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

James M. Groner

Subscribed to me in my presence and before me this 1st day of August, in the year 2016

SIGNATURE OF NOTARY PUBLIC

Sharon L. Gerber

My Commission Expires:

January 7, 2017

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

Notary Seal Here



SHARON L. GERBER
Notary Public, State of Ohio
My Commission Expires 01/07/2017

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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: 010013627 + MULTIPLE

Zoning Number: 505

Street Name: KING AVE

Lot Number: N/A

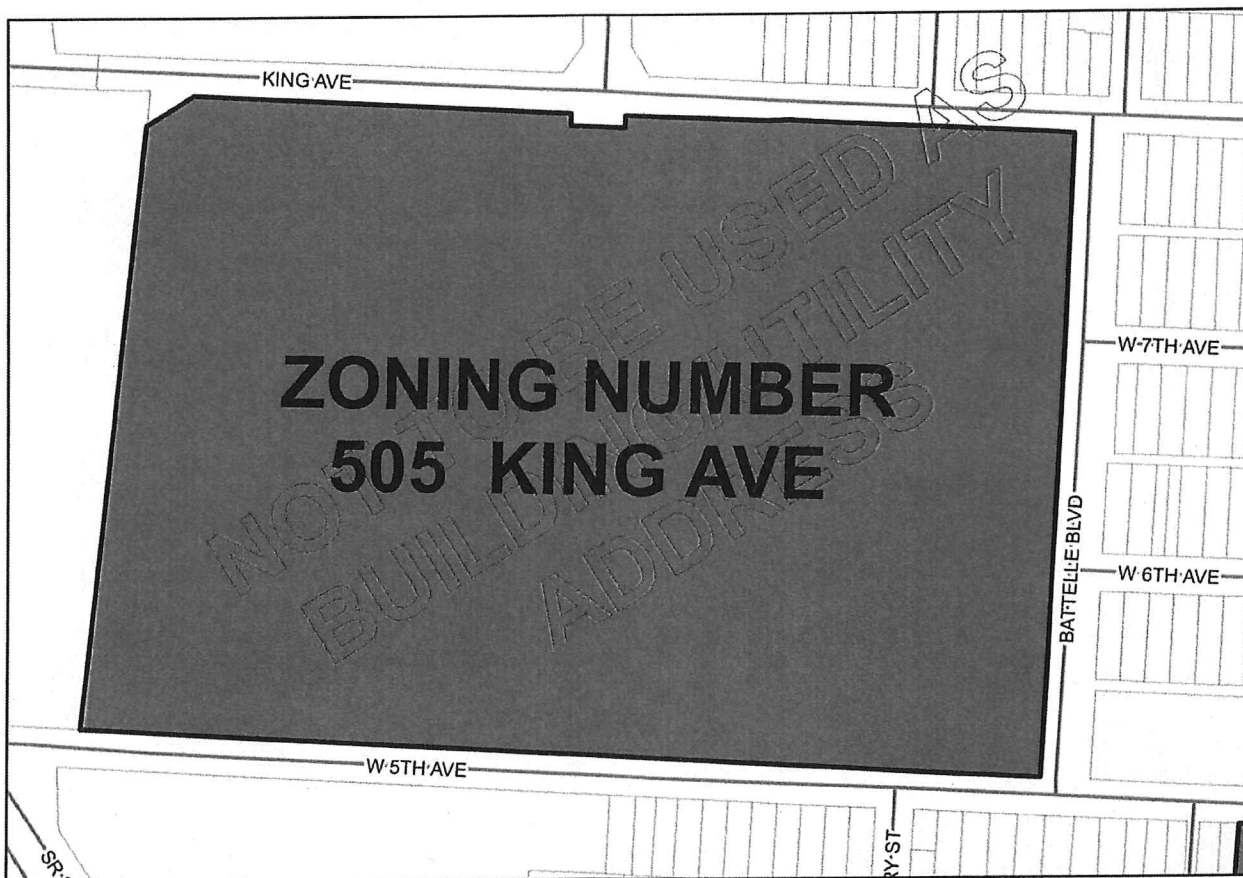
Subdivision: N/A

Requested By: BAILEY | CAVALIERI (CRAIG HARTPENCE)

Issued By:

Cassandra Sampedro

Date: 7/15/2016



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

SCALE: 1 inch = 300 feet

GIS FILE NUMBER: 68710

216-042

ZONING DESCRIPTION
36.2 ACRES

Situated in the State of Ohio, County of Franklin, City of Columbus, lying in Quarter Township 3, Township 1, Range 18, United States Military Lands and being all of that tract of land conveyed to Battle Memorial Institute by deed of record in Deed Book 1566, Page 497 and part of those subdivisions entitled "Dennison Park Addition", of record in Plat Book 4, Page 106 and "Annex to Dennison Park Addition", of record in Plat Book 4, Page 406 (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

BEGINNING at the intersection of the northerly right-of-way line of Fifth Avenue with the westerly right-of-way line of Battelle Boulevard;

Thence North 86° 55' 34" West, with said northerly right-of-way line, a distance of 1545.63 feet to the southwesterly corner of said Battle Memorial Institute tract;

Thence North 05° 51' 49" East, with the westerly line of said Battle Memorial Institute tract, a distance of 1020.27 feet to a point in the southerly right-of-way line of King Avenue;

Thence with said southerly right-of-way line, the following courses and distances:

North 69° 07' 46" East, a distance of 44.40 feet to a point;

South 86° 57' 18" East, a distance of 195.31 feet to a point;

South 03° 02' 45" West, a distance of 6.00 feet to a point;

South 86° 57' 16" East, a distance of 139.58 feet to a point;

North 03° 02' 45" East, a distance of 6.00 feet to a point;

South 86° 57' 16" East, a distance of 294.08 feet to a point;

South 64° 04' 27" East, a distance of 9.79 feet to a point;

South 22° 21' 35" East, a distance of 38.04 feet to a point;

South 86° 57' 16" East, a distance of 71.70 feet to a point;

North 17° 11' 50" East, a distance of 26.73 feet to a point;

North 59° 02' 16" East, a distance of 21.90 feet to a point;

South 86° 57' 17" East, a distance of 208.31 feet to a point;

North 03° 02' 44" East, a distance of 5.00 feet to a point; and

South 86° 57' 16" East, a distance of 496.28 feet to a point in said westerly right-of-way line;

Thence South 03° 04' 04" West, with said westerly right-of-way line, a distance of 1042.80 feet to the POINT OF BEGINNING, containing 36.2 acres, more or less.

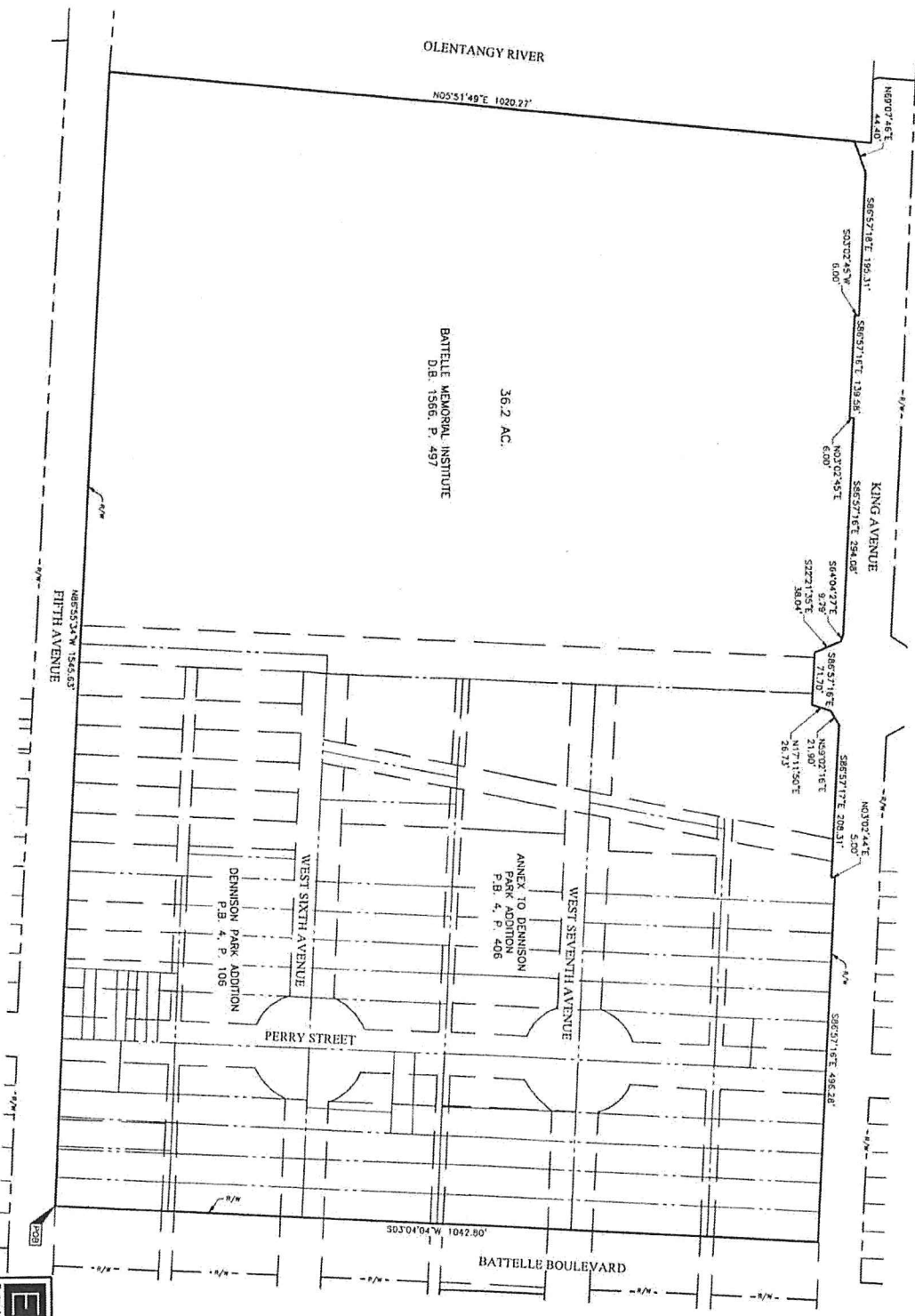
EVANS, MECHWART, HAMBLETON & TILTON, INC.

ZONING EXHIBIT

QUARTER TOWNSHIP 3, TOWNSHIP 1, RANGE 18

UNITED STATES MILITARY LANDS

CITY OF COLUMBUS, COUNTY OF FRANKLIN, STATE OF OHIO

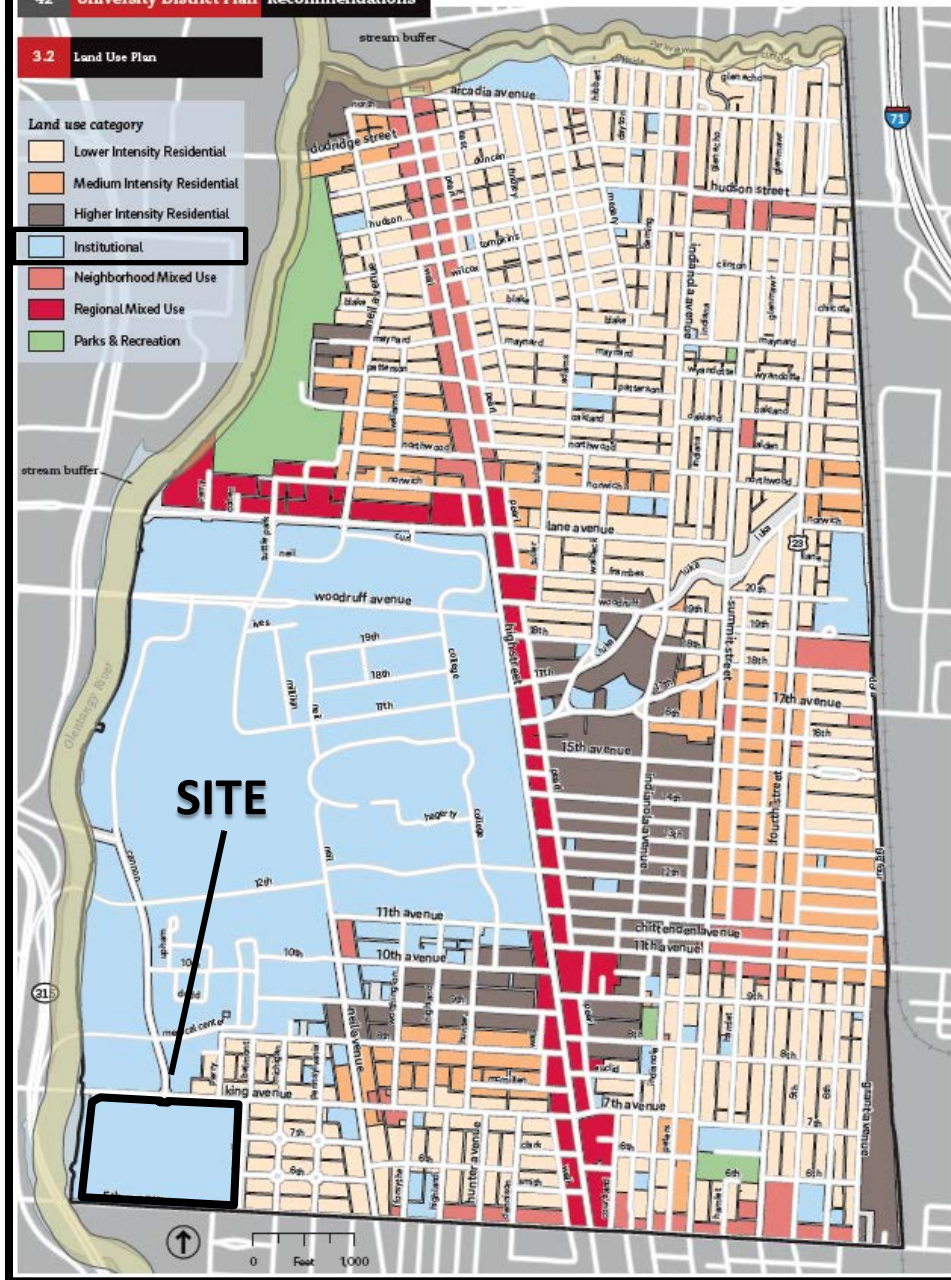


| EMHHT | | | | | | | | | | | | | |
|--|---|-------------|------|-------------|--|--|--|--|--|--|--|--|--|
| ENGINEERING, MECHANICAL, HEATING & TUBING, INC. 8000 New Albany Road, Columbus, OH 43244 Phone (614) 775-4300 Fax (614) 775-4346 | | | | | | | | | | | | | |
| Date: June 15, 2016 Scale: 1" = 100' Job No. 2016-0480 Sheet: 1 of 1 | REVISIONS <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 10%;">NO.</th> <th style="width: 10%;">DATE</th> <th style="width: 80%;">DESCRIPTION</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table> | NO. | DATE | DESCRIPTION | | | | | | | | | |
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216-042

3.2 Land Use Plan

- Land use category
- Lower Intensity Residential
 - Medium Intensity Residential
 - Higher Intensity Residential
 - Institutional
 - Neighborhood Mixed Use
 - Regional Mixed Use
 - Parks & Recreation



Z16-042
 505 King Avenue
 Approximately 36.2 acres
 C-2, C-4 & P-1 to UCRPD



Z16-042
505 King Avenue
Approximately 36.2 acres
C-2, C-4 & P-1 to UCRPD