

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 #: 216-045

Date Received: 8/2/16

Application Accepted By: TD

Fee: \$4,500

Comments: Assigned to Tim Dietrich; 614-645-6665; tdietrich@columbus.gov
Sharon Pine; 614-645-2208; spine@columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 510 Lazelle Road, Columbus, Ohio Zip 43240

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 318-433-01-009-000

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

Current Zoning District(s) L-C-4 Requested Zoning District(s) ARLD

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

Proposed Use or reason for rezoning request: Multi-family residential

(continue on separate page if necessary)

Proposed Height District: H-35 Acreage 15.083 +/-

[Columbus City Code Section 3309.14]

APPLICANT:

Name NP Limited Partnership, c/o Dave Perry (David Perry Company, Inc.)

Address 145 East Rich Street, FL 3 City/State Columbus, Ohio Zip 43215

Phone # 614-228-1727 Fax # 614-228-1790 Email dave@daveperryco.net

PROPERTY OWNER(S):

Name NP Limited Partnership, c/o Dave Perry (David Perry Company, Inc.)

Address 145 East Rich Street, FL 3 City/State Columbus, Ohio Zip 43215

Phone # 614-228-1727 Fax # 614-228-1790 Email dave@daveperryco.net

☐ Check here if listing additional property owners on a separate page

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE)

☒ Attorney

☐ Agent

Name Donald Plank, Plank Law Firm

Address 145 East Rich Street, FL 3 City/State Columbus, Ohio Zip 43215

Phone # 614-947-8600 Fax # 614-228-1790 Email: dplank@planklaw.com

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

APPLICANT SIGNATURE NP Limited Partnership, c/o Dave Perry (David Perry Company, Inc.)

PROPERTY OWNER SIGNATURE NP Limited Partnership, c/o Dave Perry (David Perry Company, Inc.)

ATTORNEY / AGENT SIGNATURE Donald Plank

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

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

AFFIDAVIT

(See instruction sheet)

APPLICATION # 216-045

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME David B. Perry (David Perry Company, Inc.)
of (1) MAILING ADDRESS 145 East Rich Street, FL 3, Columbus, Ohio 43215

deposed and states that (he) 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 510 Lazelle Road, Columbus, Ohio 43240
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) NP Limited Partnership c/o Dave Perry

David Perry Company, Inc.

145 East Rich Street, FL 3

Columbus, Ohio 43215

NP Limited Partnership, c/o Dave Perry

614-228-1727

(5) Far North Columbus Community Coalition

c/o Mr. Jim Palmisano

7984 Brookpoint Place, Westerville, OH 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) David B. Perry

Subscribed to me in my presence and before me this 28th day of July, in the year 2016

SIGNATURE OF NOTARY PUBLIC

(8) Stacey L. Danza

My Commission Expires:

11-5-2018

This Affidavit expires six months after date of notarization.

Notary Seal Here

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Please make all checks payable to the Columbus City Treasurer

Stacey L. Danza
Notary Public, State of Ohio
My Commission Expires 11-05-2018



EXHIBIT A, Public Notice
510 Lazelle Road
Z16- 045
7/27/2016

APPLICANT

NP Limited Partnership
c/o Dave Perry
David Perry Company, Inc.
145 East Rich Street, FL 3
Columbus, OH 43215

PROPERTY OWNER

NP Limited Partnership
c/o Dave Perry
David Perry Company, Inc.
145 East Rich Street, FL 3
Columbus, OH 43215

ATTORNEY

Donald Plank, Plank Law Firm
145 East Rich Street, FL 3
Columbus, OH 43215

COMMUNITY GROUP

Far North Columbus Community
Coalition
c/o Jim Palmisano
7984 Brookpoint Place
Westerville, Ohio 43081

PROPERTY OWNERS WITHIN 125 FEET

Bank One Management Corp.
1111 Polaris Parkway
Columbus, Ohio 43240

2 WDLZ, LLC
10 North High St., Suite 401
Columbus, Ohio 43215-3497

Fifth Third Bank
8353 Sancus Boulevard
Columbus, Ohio 43240

The Ohio Automobile Club
8350 Sancus Boulevard
Columbus, Ohio 43240

MFC Polaris I Venture, LLC
8453 Sancus Boulevard
Columbus, Ohio 43240

DDR PTC, LLC
1169 Polaris Parkway
Columbus, Ohio 43240

Edward Rose Millennial
Development, LLC
1034 Nashville Drive, Suite 204
Columbus, Ohio 43240

Capella II NL, LLC
8597 Sancus Boulevard
Columbus, Ohio 43240

Chuang Properties, LLC
8742 Sweetwater Court
Powell, Ohio 43065-8364

Cort Venture, LLC
8600 Sancus Boulevard
Columbus, Ohio 43240

Polaris AZ, LLC
8338 Sancus Boulevard
Columbus, Ohio 43240

Columbus Corporate Center, Inc.
250 Civic Center Dr., Suite 500
Columbus, Ohio 43215

Mark R Ciminello
Joseph A Ciminello
567 Lazelle Road
Westerville, Ohio 43081-9595

ALSO NOTIFY

Dave Perry
David Perry Company
145 E Rich Street, FL 3
Columbus, Ohio 43215

NP Limited Partnership
C/o Franz Geiger
8800 Lyra Drive, Suite 550
Columbus, Ohio 43240

510 Lazelle Road
Z16- 045
Exhibit A, Public Notice
Page 1 of 1, 07/27/2016

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 # 216-045

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Donald Plank, Plank Law Firm
of (COMPLETE ADDRESS) 145 East Rich Street, FL 3, 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. NP Limited Partnership 8800 Lyra Drive, Suite 550 Columbus, Ohio 43240 # of Columbus Based Employees: 2 Contact: Franz Geiger (614) 841-1000	2. _____
3. _____	4. _____

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

SIGNATURE OF AFFIANT

Donald Plank

Subscribed to me in my presence and before me this 28th day of July, in the year 2016

SIGNATURE OF NOTARY PUBLIC

Stacey L. Sanza

My Commission Expires:

11-5-2018

This Project Disclosure Statement expires six months after 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.
Notary Public, State of Ohio
My Commission Expires 11-05-2018



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: 31843301009000

Zoning Number: 510

Street Name: LAZELLE RD

Lot Number: N/A

Subdivision: N/A

Requested By: DAVE PERRY CO. INC (DAVE PERRY)

Issued By: *Adyana Amariam*

Date: 7/21/2016



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

SCALE: 1 inch = 400 feet

GIS FILE NUMBER: 69558

Description of a 15.083 Acre Tract

Situated in the State of Ohio, County of Delaware, City of Columbus, being part of Farm Lot 11, Quarter Township 4, Township 3, Range 18, United States Military Lands, being 15.083 acres out of Farm Lot 11, being a 15.083 acre tract of land out of an original 33.630 acre tract of land described in a deed to N.P. Limited Partnership of record in Deed Book 589, Page 401, and being more particularly described as follows:

COMMENCING for reference at Franklin County Geodetic Survey Monument 1435 at the intersection of the centerline of Sancus Boulevard of record in Plat Cabinet 1, Slide 129 and the centerline of Lazelle Road (County Road 6);

Thence South $86^{\circ}37'53''$ East, a distance of 276.81 feet with the centerline of said Lazelle Road, to a point;

Thence North $03^{\circ}22'07''$ East, a distance of 50.00 feet, crossing said Lazelle Road to a Mag nail found on the north right-of-way line of said Lazelle Road, being on the north line of a 0.306 acre tract of land described in a deed to the City of Columbus of record in Official Record Volume 200, Page 285, being at the southeast corner of a 0.095 acre tract of land described in a deed to Polaris AZ, LLC of record in Official Record Volume 987, Page 2098, and being the **TRUE POINT OF BEGINNING** of the tract to be described;

Thence North $03^{\circ}01'37''$ East, a distance of 187.39 feet with the east line of said 0.095 acre tract, to a Mag nail found at the northeast corner of said 0.095 acre tract;

Thence North $86^{\circ}37'53''$ West, a distance of 22.11 feet with the north line of said 0.095 acre tract, to a 1" iron pipe found with an EDG cap at the northwest corner of said 0.095 acre tract, being at the northeast corner of a 0.916 acre tract of land described in a deed to Polaris AZ, LLC of record in Official Record Volume 909, Page 1763, being at the southeast corner of a 1.000 acre tract of land described in a deed to The Ohio Automobile Club of record in Official Record Volume 1144, Page 1118, and being on a west line of said 33.630 acre tract;

Thence North $03^{\circ}01'37''$ East, a distance of 202.61 feet with the east line of said 1.000 acre tract and with a west line of said 33.630 acre tract, to a 1" iron pipe found with an EDG cap at the northeast corner of said 1.000 acre tract and being on a south line of said 33.630 acre tract;

Thence North $86^{\circ}37'53''$ West, a distance of 215.00 feet with the north line of said 1.000 acre tract and with a south line of said 33.630 acre tract, to an iron pin set at the northwest corner of said 1.000 acre tract, being on the east right-of-way line of said Sancus Boulevard, and being on the most westerly line of said 33.630 acre tract;

Thence North $03^{\circ}01'37''$ East, a distance of 280.00 feet with the east right-of-way line of said Sancus Boulevard and with the most westerly line of said 33.630 acre tract, to an iron pin set;

Thence South $86^{\circ}37'53''$ East, a distance of 250.00 feet crossing said 33.630 acre tract, to an iron pin set;

Thence North $03^{\circ}01'37''$ East, a distance of 617.43 feet crossing said 33.630 acre tract, then with the east line of a 2.124 acre tract of land described in a deed to N.P. Limited Partnership of record in Official Record Volume 268, Page 2241, with the east line of a 1.075 acre tract of land described in a deed to Cort Venture, LLC of record in Deed Book 671, Page 766, and with a west line of said 33.630 acre tract, to a 1" iron pipe found with an EDG cap at the northeast corner of said 1.075 acre tract, being at the

northwest corner of said 33.630 acre tract, and being on the south line of a 61.594 acre tract of land described in a deed to DDR PTC LLC of record in Official Record Volume 1086, Page 798;

Thence South 86°37'53" East, a distance of 469.66 feet with the north line of said 33.630 acre tract and with the south line of said 61.594 acre tract, to an iron pin set at the northwest corner of a 17.858 acre tract of land described in a deed to Edward Rose Millennial Development, L.L.C., of record in Official Record Volume 934, Page 52;

Thence with the west line of said 17.858 acre tract the following three (3) courses and distances:

- 1) South 03°22'07" West, a distance of 1103.19 feet to an iron pin set;
- 2) North 86°37'53" West, a distance of 120.56 feet to an iron pin set;
- 3) South 03°22'07" West, a distance of 184.22 feet to an iron pin set on the north line of said 0.306 acre tract and being on the north right-of-way line of said Lazelle Road;

Thence North 86°37'53" West, a distance of 354.32 feet with the north line of said 0.306 acre tract and with the north right-of-way line of said Lazelle Road, to the **TRUE POINT OF BEGINNING** containing 15.083 acres of land, more or less.

Basis of Bearings: Bearings are based on data acquired by GPS observations as per NAD 83 (1986) - Ohio State Plane Coordinate System - North Zone from the Delaware County Geodetic Control Monumentation.

All iron pins set are 5/8" solid iron pins 30" in length with a yellow plastic cap stamped "CT Consultants".

The above description is based on and referenced to an exhibit titled "Plat of Survey of a 15.083 Acre Tract" prepared by CT Consultants, attached hereto and made a part hereof. All references are to the records of the Recorder's Office, Delaware County, Ohio.

Darrell B. Plummer 7/27/2016
Darrell B. Plummer, Professional Surveyor No. 7595 Date



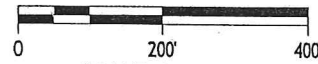


CT Consultants

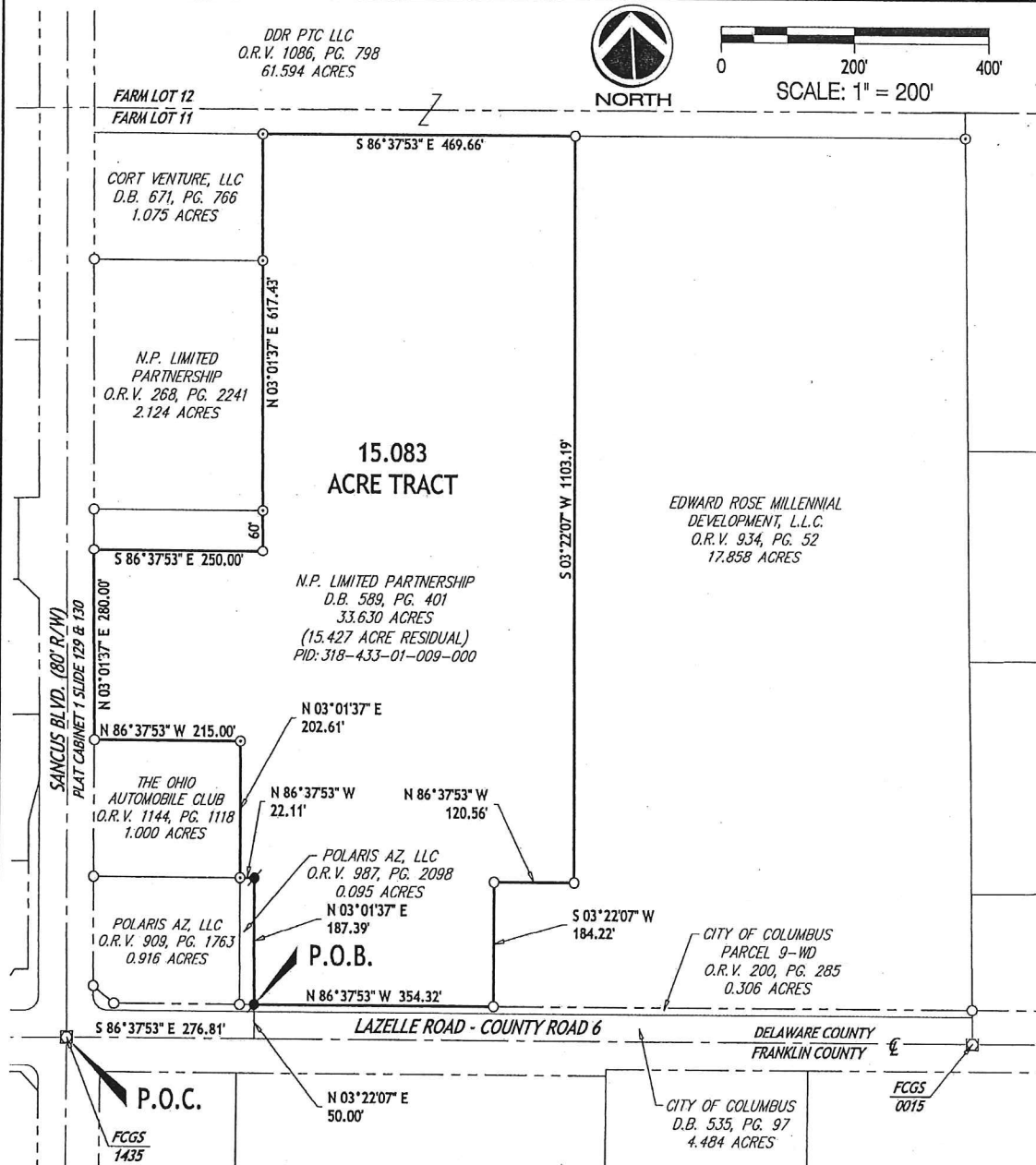
engineers | architects | surveyors
7965 North High Street, Suite 340, Columbus, Ohio 43235
614.885.1700 www.ctconsultants.com

PLAT OF SURVEY OF A 15.083 ACRE TRACT

SITUATED IN THE STATE OF OHIO, COUNTY OF DELAWARE, CITY OF COLUMBUS,
BEING PART OF FARM LOT 11, QUARTER TOWNSHIP 4, TOWNSHIP 3, RANGE 18,
UNITED STATES MILITARY LANDS.



SCALE: 1" = 200'



NOTE

ALL IRON PINS SET ARE 5/8" SOLID IRON PINS 30" IN LENGTH
WITH A YELLOW PLASTIC CAP STAMPED "CT CONSULTANTS".

NOTE

ALL RECORD INFORMATION SHOWN HEREON WAS OBTAINED
FROM THE RECORDER'S OFFICE, DELAWARE COUNTY, OHIO.

BASIS OF BEARINGS

BEARINGS ARE BASED ON DATA ACQUIRED BY GPS.
OBSERVATIONS AS PER NAD 83 (1986) - OHIO STATE PLANE
COORDINATE SYSTEM - NORTH ZONE FROM THE DELAWARE
COUNTY GEODETIC CONTROL MONUMENTATION.

I HEREBY STATE THAT THIS SURVEY IS BASED ON ACTUAL FIELD MEASUREMENTS
AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IS CORRECT.

Darrell B. Plummer

DARRELL B. PLUMMER, P.S.
PROFESSIONAL SURVEYOR NO. 7595

7/27/2016
DATE

LEGEND

IRON PIN FND
IRON PIPE FND
MAG NAIL FND
IRON PIN SET
MAG NAIL SET
MONUMENT BOX



ACREAGE BREAKDOWN

15.083 ACRES OUT OF FARM LOT 11.
15.083 ACRES OUT OF 33.630 ACRE TRACT.

PAGE 3 OF 3

DRAWN BY: DBP

CHECKED BY: KAS

FILE NO. 13394

H:\2013\13394 SURVEY\SRVY-BNDY-13394 (15.083 AC).DWG - 7/27/2016 1:18:24 PM

216-045



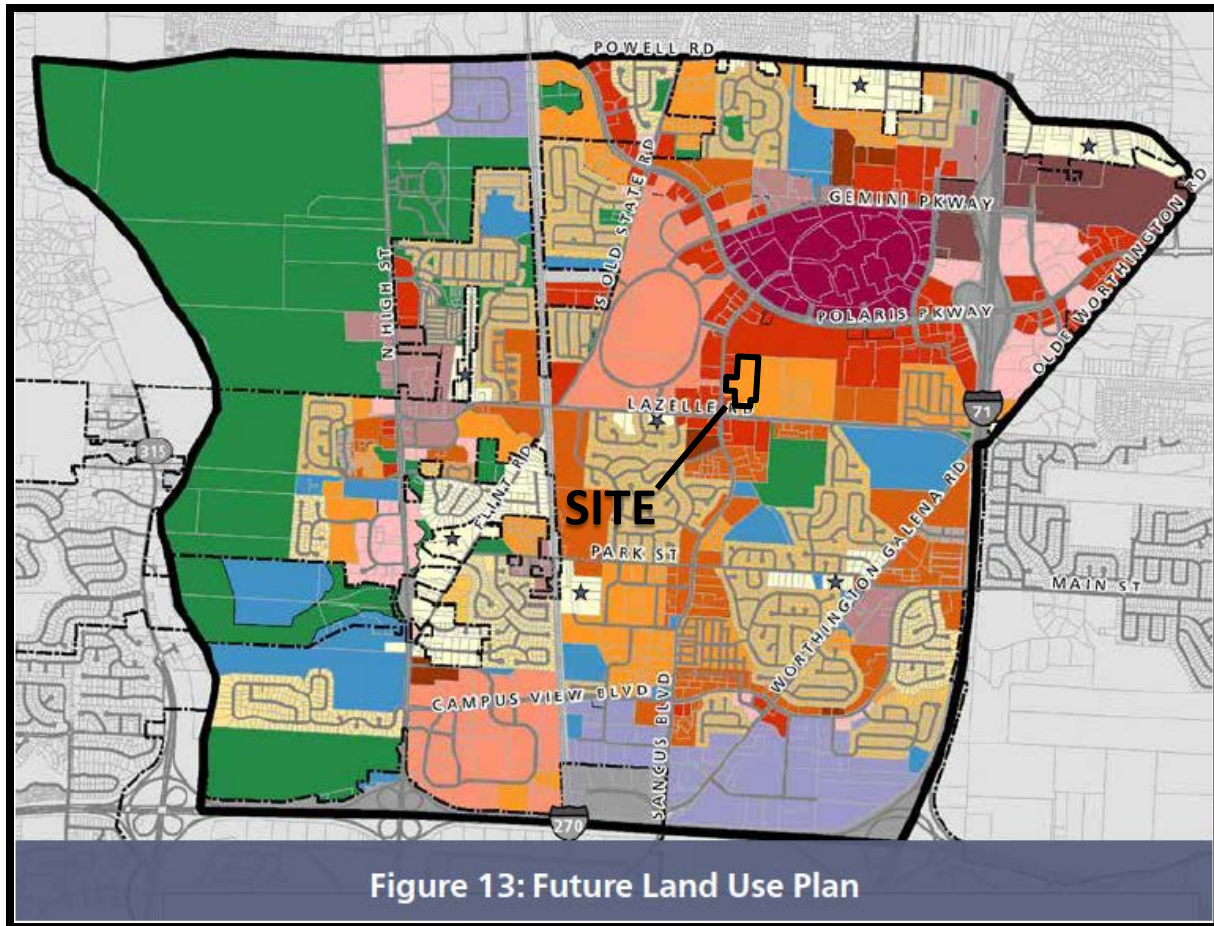
Delaware County Auditor
George Kaltsa

Information contained within this map may be used to generally locate, identify and inventory land parcels within Delaware County. Delaware County cannot warrant or guarantee the information contained herein, including, but not limited to its accuracy or completeness. The map parcel lines shown are approximate and this information cannot be construed or used as a "legal description" of a parcel. Flood Plain information is obtained from FEMA and is administered by the Delaware County Building Department (740-833-2201). Please report any errors or omissions to the Delaware County Auditor's office at delcog@s@co.delaware.oh.us.
Prepared by: Delaware County Auditor's GIS Office
Printed on 7/20/2016



0 130 260 520
ft

216-045



→ **Medium Density**

Six-ten units/acre

In suburban areas, this category is characterized by townhouse and condominium development as well as smaller lot single-family. New development should reinforce the existing pattern and type of residential in the neighborhood. Somewhat higher densities may be considered for areas that are immediately adjacent to a neighborhood's primary corridor(s). Proposals for multifamily development in these areas must demonstrate that they will not adversely impact the existing development pattern of the area.

Z16-045
510 Lazelle Road
Approximately 15.1 acres
L-C-4 to ARLD



Z16-045
510 Lazelle Road
Approximately 15.1 acres
L-C-4 to ARLD