

OFFICE USE ONLY

Application #: CV16-057
Date Received: 9/14/2016
Application Accepted By: MM Fee: \$1280
Comments: Assigned to Michael Maret; 614-645-2749; mijmaret@columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) Walcutt Road, Columbus, OH Zip 43026

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: 560-158117; 560-158115; 560-158108

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

Current Zoning District(s) CPD and R Requested Zoning District(s) LAR-1

Area Commission Area Commission or Civic Association: None

Proposed Use or reason for request: Applicant is requesting a reduction in perimeter yard requirement under \$3333.255 from 25 feet to 5 feet for multi-family development (continue on separate page if necessary)

Proposed Height District: 35' Acreage 6.9 +/- acres
[Columbus City Code Section 3309.14]

APPLICANT:

Name Preferred Real Estate Investments II LLC

Address 470 Olde Worthington Road, Suite 470 City/State Westerville OH Zip 43082

Phone # 614-901-2400 Fax # _____ Email jsmith@livepreferred.com

PROPERTY OWNER(S):

Name Elisa Bolanos / Melvin & Lucinda McClaskie / MCM Partnership

Address 2585 Walcutt Road / 2595 Walcutt Road/2579 Walcutt Road City/State Columbus, OH Zip 43026

Phone # 614-464-5608 Fax # 614-719-4638 Email jstangeman@vorys.com

Check here if listing additional property owners on a separate page

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE)

Attorney

Agent

Name Jill S. Tangeman, Esq.

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

Phone # _____ Fax # _____ Email: _____

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

STATEMENT OF HARDSHIP

Property Address: Walcutt Road

Applicant: Preferred Real Estate Investments II LLC

The subject site is 6.9 +/- acres on Walcutt Road, which is being rezoned by the Applicant to AR-1. The Applicant is requesting a variance to allow the parking and building setback to the south to be zero (0) feet as indicated on the site plan, as opposed to the twenty-five (25) feet for a perimeter yard required in the AR-1 district.

Much of the subject site is currently zoned CPD and is contiguous to existing commercial uses on the south property lines. In light of the surrounding uses, the applicant is asking to reduce the required perimeter yard for the proposed development.

The grant of the above variances will not be injurious to the neighboring properties nor have any negative impact on city services.

A handwritten signature in black ink, appearing to read "Jill Taylor", is written over a horizontal line.

AFFIDAVIT

(See instruction sheet)

APPLICATION # CV16-057

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Jill S. Tangeman Esq.
of (1) MAILING ADDRESS 52 East 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 Walcutt 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) 9/14/2016

(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) Elisa Bolanos / Melvin & Lucinda McClaskie / MCM Partnership
2585 Walcutt Road / 2595 Walcutt Road/2579 Walcutt Road
Columbus, OH 43026

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

Preferred Real Estate Investments II LLC
c/o Jared Smith #614-901-2400

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

(5) None

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 14th day of September, in the year 2016

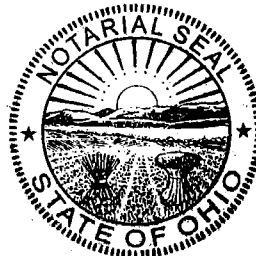
SIGNATURE OF NOTARY PUBLIC

(8) Michelle L. Parmenter

My Commission Expires: _____

This Affidavit expires six months after date of notarization.

Notary Seal Here



MICHELLE L. PARMENTER
Notary Public, State of Ohio
My Commission Expires
10-16-2017

James and Beverly Comer
4999 Amblyn Court
Columbus, Ohio 43026

Shannon Whittington
4945 Hilliard Oaks Court
Columbus, Ohio 43026

Barbara Hilling
2566 Roberts Court
Columbus, Ohio 43026

Paul and Mary Ziehm
5005 Ambly Court
Columbus, Ohio 43026

TMB Investments Ltd.
4937 Hilliard Oaks Court
Columbus, Ohio 43026

Mary Joseph
2568 Roberts Court
Columbus, Ohio 43026

Lee and Mary Ninde
5000 Hilliard Oaks Court
Columbus, Ohio 43026

Mashhour Mafarja
4929 Hilliard Oaks Court
Columbus, Ohio 43026

Lawrence and Mary Upperman
2570 Roberts Court
Columbus, Ohio 43026

Mohammad Ajlouni
4995 Hilliard Oaks Court
Columbus, Ohio 43026

MCM Partnership
2579 Walcutt Road
Columbus, Ohio 43026

Jennifer Osborne
2574 Roberts Court
Columbus, Ohio 43026

TMB Investments Ltd.
4989 Hilliard Oaks Court
Columbus, Ohio 43026

Elisa Bolanos
2585 Walcutt Road
Columbus, Ohio 43026

Max and Francine Buban
2576 Roberts Court
Columbus, Ohio 43026

Arfan Midani
4983 Hilliard Oaks Court
Columbus, Ohio 43026

Melvin and Lucinda McClaskie
2595 Walcutt Road
Columbus, Ohio 43026

BB Building Company of
Westerville
2500 Roberts Court
Columbus, Ohio 43026

Kevin and Lisa Sayers
4977 Hilliard Oaks Court
Columbus, Ohio 43026

DP LXI LLC
2612 Walcutt Road
Columbus, Ohio 43026

Brenda Smith
2564 Roberts Court
Columbus, Ohio 43026

Pawan and Kanta Jaim
4969 Hilliard Oaks Court
Columbus, Ohio 43026

PEDC Property Management
4800 Roberts Road
Columbus, Ohio 43026

Gloria Davis
2578 Roberts Court
Columbus, Ohio 43026

Edward and Vivian Neal
4961 Hilliard Oaks Court
Columbus, Ohio 43026

Clara Hilbert
2586 Roberts Court
Columbus, Ohio 43026

Constance Selsor
2580 Roberts Court
Columbus, Ohio 43026

Cary and Maria Kistler
4953 Hilliard Oaks Court
Columbus, Ohio 43026

Gene and Patricia Singleton
2588 Roberts Court
Columbus, Ohio 43026

Roberts Road Car Wash LLC
4980 Roberts Road
Columbus OH 43026

CV16-057

Speedway LLC
2567 Walcutt Road
Columbus, OH 43026

JSTCC1 LLC
4962 Roberts Road
Columbus OH 43026

COUNCIL VARIANCE 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 # CV16-057


STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jill S. Tangeman, Esq.
of (COMPLETE ADDRESS) 52 East 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. | Preferred Real Estate Investments II LLC
470 Olde Worthington Rd. Suite 470
Westerville, OH 43082
c/o Jared Smith #614-901-2400
0 Columbus employees | 2. | |
|----|--|----|--|

Check if listing additional parties on a separate page.


SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 14th day of September, in the year 2016

SIGNATURE OF NOTARY PUBLIC Michelle L. Parmenter

My Commission Expires: _____

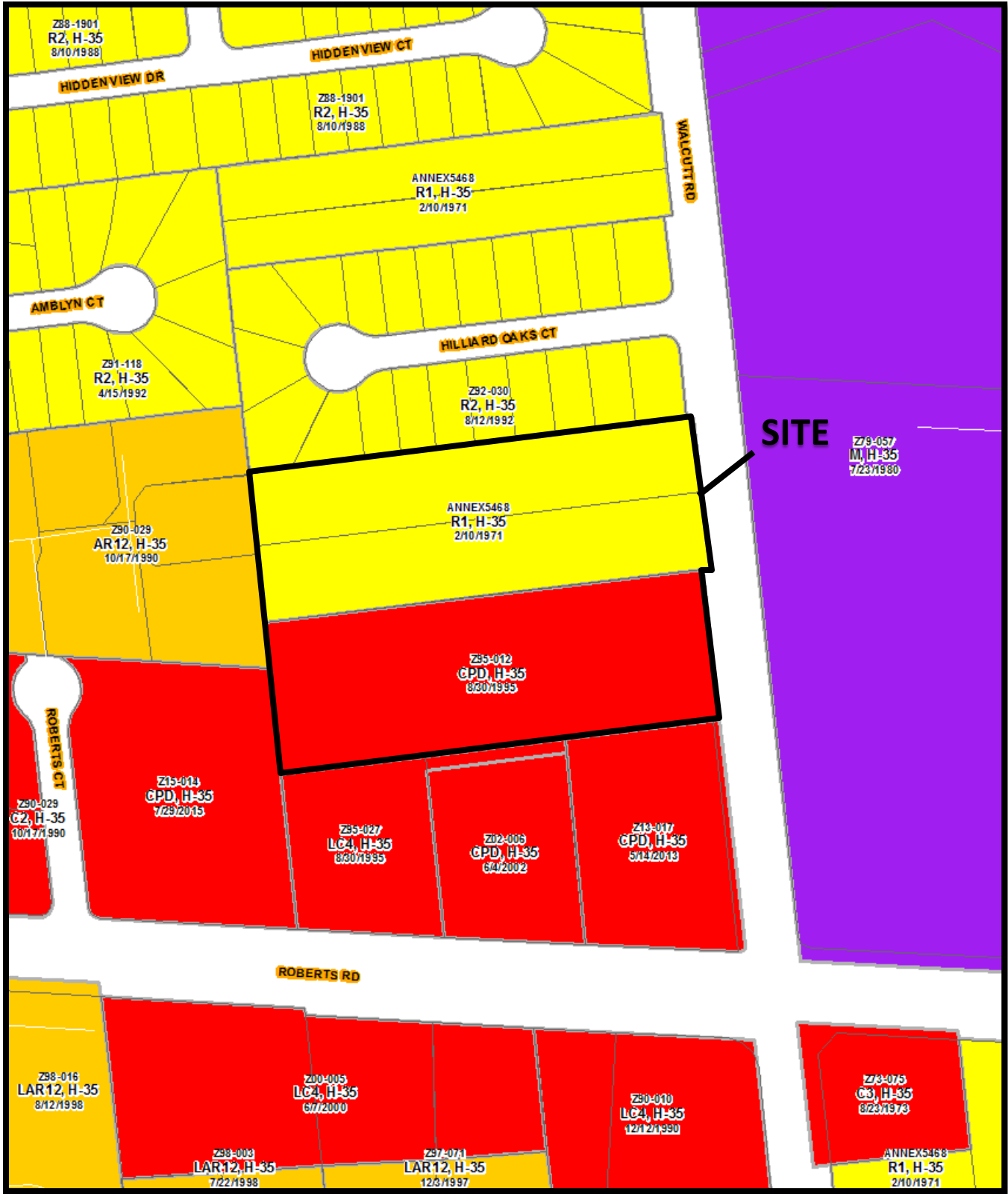
This Project Disclosure Statement expires six months after date of this statement.

Notary Seal Here



MICHELLE L. PARMENTER
Notary Public, State of Ohio
My Commission Expires
10-16-2017

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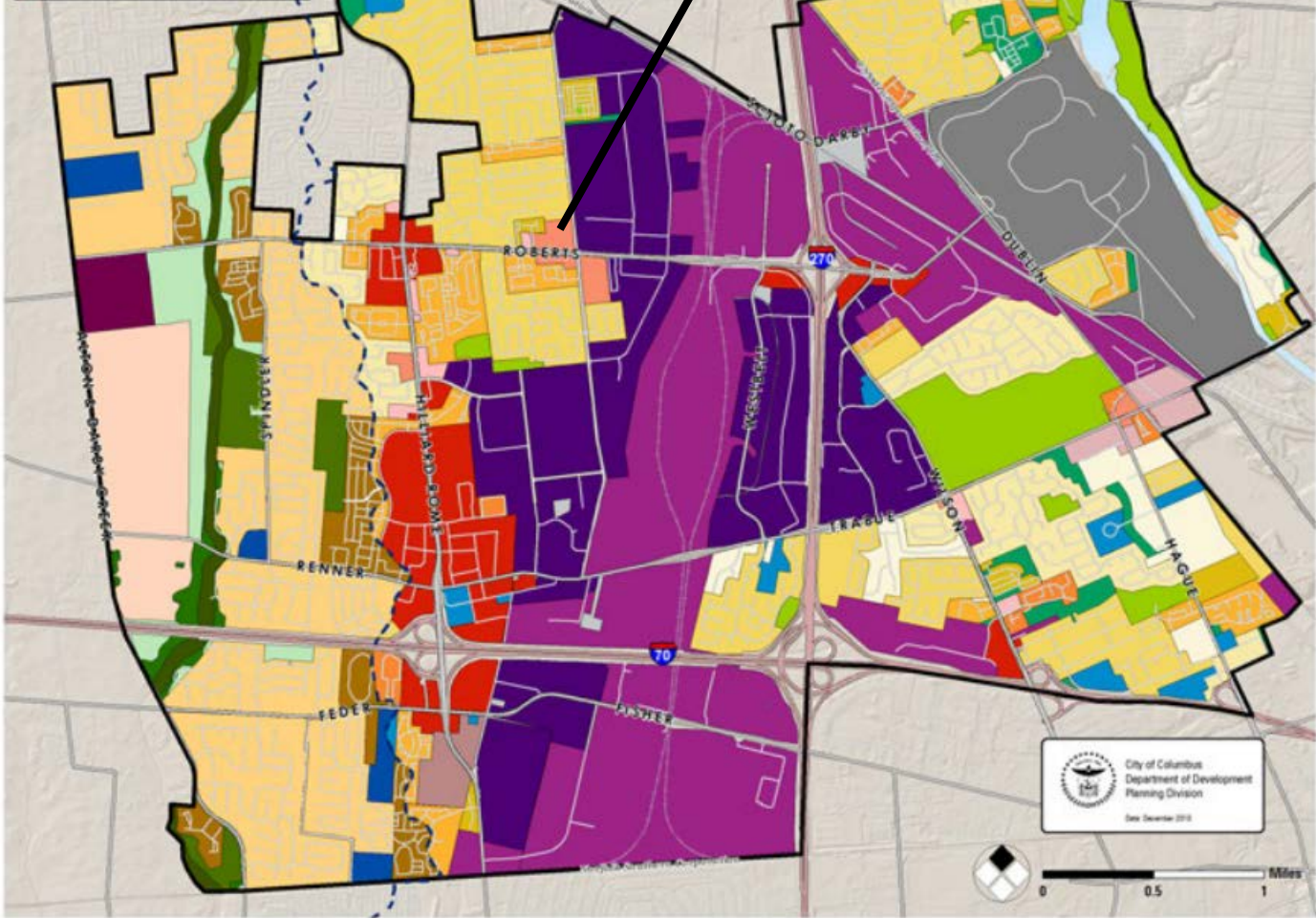


CV16-057
 2585 Walcutt Road
 Approximately 6.9 acres

Trabue/Roberts Area Plan Future Land Use Plan

- | | | |
|---------------------------------------|-------------------------------|-------------------------|
| Planning Area Boundary | High Density Residential | Employment Center |
| Big Darby Watershed | Very High Density Residential | Office |
| Very Low Density Residential | Mixed Use (Neighborhood) | Institutional |
| Low Density Residential | Mixed Use (Community) | Open Space |
| Low-Medium Density Residential | Commercial (Neighborhood) | Parks & Recreation |
| Medium Density Mixed Residential | Commercial (Community) | Quarry Reuse |
| Medium High Density Mixed Residential | Light Industrial | Utilities and Railroads |

- | | |
|-----------------------------------|--------------|
| Big Darby Accord Recommendations | |
| Special Residential LEEDS | Metro Park |
| Suburban High Density 3 - 5 Dwell | EC Protected |
| Urban High Density 8+ Dwell | Tier1 |
| Institutional | Tier2 |
| Mixed Use | Tier3 |



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