

# 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: 216-064 Date Received: 10/4/16

Application Accepted by: SP & TD Fee: \$3200

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

### LOCATION AND ZONING REQUEST:

Certified Address (for zoning purposes only): 848 N. PEARL ST. COLUMBUS 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: 010-013138

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

Current Zoning District(s): C-4 Requested Zoning District(s): (CPD) COMMERCIAL PLANNED DEV.

Area Commission or Civic Association: ITALIAN VILLAGE COMMISSION

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

TO BUILD A FIVE (5) STORY OFFICE BUILDING WITH PARKING

Proposed Height District: H-110 (for 66' HEIGHT) [per Columbus City Code Section 3309.14] Acreage: 0.213

### APPLICANT:

Name: CONNIE J. KLEMA ATTORNEY Phone Number: 614 374 8488 Ext.: 2

Address: P.O. Box 991 City/State: PATASKALA OH Zip: 43062

Email Address: cklemaattorney@gmail.com Fax Number: N/A

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

Name: WOOD RUN PARTNERS LLC Phone Number: 614-264-5044 Ext.: N/A

Address: 600 Stonehenge Parkway 2nd Fl City/State: DUBLIN OH Zip: 43017

Email Address: JEFF.BAUR@BORRORPROPERTIES.COM Fax Number: N/A

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

Name: Connie J. Klema Attorney Phone Number: 614 374 8488 Ext.: N/A

Address: P.O. Box 991 City/State: PATASKALA OH Zip: 43062

Email Address: cklemaattorney@gmail.com Fax Number: N/A

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

APPLICANT SIGNATURE Connie J. Klema

PROPERTY OWNER SIGNATURE Connie J. Klema attorney on behalf of Wood Run Partners LLC

ATTORNEY / AGENT SIGNATURE Connie J. Klema

*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

There are five (5) parcels comprising 848 N. Pearl Street that will be combined when zoning is confirmed. Those parcels are:

1. 010-013138 (listed on page one of the Rezoning Application)
2. 010-030371
3. 010-031655
4. 010-013139
5. 010-050771

# Rezoning Application

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**AFFIDAVIT** (See instruction sheet)

Application Number: 216-064

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Connie J. Klema, Attorney  
of (1) MAILING ADDRESS P.O. Box 991 Pataskala, OH 43062

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 848 N. Pearl St. Columbus  
for which application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3) 10/4/16

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME  
AND MAILING ADDRESS

(4) WOOD RUN PARTNERS LLC  
600 Stonehenge Parkway 2ND Fl.  
DUBLIN OH 43017

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

CONNIE J. KLEMA ATTORNEY  
614 374 8488

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

(5) ITALIAN VILLAGE COMMISSION  
CONNIE TORBECK  
50 WEST GAY ST. COLS OH 43215 4TH FLOOR

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 [Signature]

Sworn to before me and signed in my presence this 4<sup>th</sup> day of Oct, in the year 2016

[Signature]  
(8) SIGNATURE OF NOTARY PUBLIC

2-29-20  
My Commission Expires



MARCY D. GREEN  
Notary Public, State of Ohio  
My Commission Expires  
02-29-2020

Notary Seal Here

**This Affidavit expires six (6) months after the date of notarization.**

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Please make checks payable to the Columbus City Treasurer

Connie J. Klema, Attorney  
P. O. Box 991  
Pataskala, Ohio 43062

Wood Run Partners, LLC  
600 Stonehenge Pkwy, 2<sup>nd</sup> FL  
Dublin, Ohio 43017

Connie Torbeck  
Italian Village Commission  
50 West Gay Street, 4<sup>th</sup> FL  
Columbus, Ohio 43215

Mark J. Henry  
28 Meadow Park Ave.  
Columbus, Ohio 43209

LPJM Family LLC  
1020 Dennison Ave Ste 102  
Columbus, Ohio 43201

E W High Street LLC  
1220 Dublin Rd  
Columbus, Ohio 43215

One Short North LLC  
115 W Main St  
Columbus, Ohio 43215

ISAG Limited  
858 N High Street  
Columbus, Ohio 43201

Brady Kony  
853 N Pearl St  
Columbus, Ohio 43215

City of Columbus Ohio  
90 W Broad St #425  
Columbus, Ohio 43215

Brian R Carle  
P.O. Box 14254  
Columbus, Ohio 43214

David & Sue Long  
42 Chatham Rd  
Columbus, Ohio 43214

Jeffrey S Kalkowsky  
53 E Prescott  
Columbus, Ohio 43215

Rajesh Venkitachalam  
Shylaja Kadamby  
51 E Prescott St  
Columbus, Ohio 43215

Eric N Teyler  
47 E Prescott St  
Columbus, Ohio 43215

Thomas & Kristen McCormick  
2020 Andover Rd  
Upper Arlington, Ohio 43212

Michele & Kenneth Gagen  
41 E Prescott St  
Columbus, Ohio 43215

Prescott & Pearl LLC  
600 Stonehenge Pkwy FL 2  
Dublin, Ohio 43017

870-872 N Pearl St LLC  
3069 Norwood St  
Columbus, Ohio 43224

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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 # 716-064

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Connie J. Klema Attorney  
of (COMPLETE ADDRESS) P.O. Box 991 PATASKALA OH 43062  
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. <u>WOOD RUN PARTNERS LLC</u> <u>600 Stonehenge Parkway 2ND Fl</u> <u>DUBLIN OH 43017</u> <u>Col. Based</u> <u>Q Employees</u></p>	<p>2.</p>
<p>3. <u>CONTACT: Jeff Bauer</u> <u>614-264-5044</u></p>	<p>4.</p>

SIGNATURE OF AFFIANT Connie J. Klema

Sworn to before me and signed in my presence this 4th day of Oct, in the year 2016

Marcy D. Green  
SIGNATURE OF NOTARY PUBLIC

Notary Seal Here  
2-29-20  
My Commission Expires  
  
MARCY D. GREEN  
Notary Public, State of Ohio  
My Commission Expires  
02-29-2020

**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



# 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: 010013138

Zoning Number: 848

Street Name: N PEARL ST

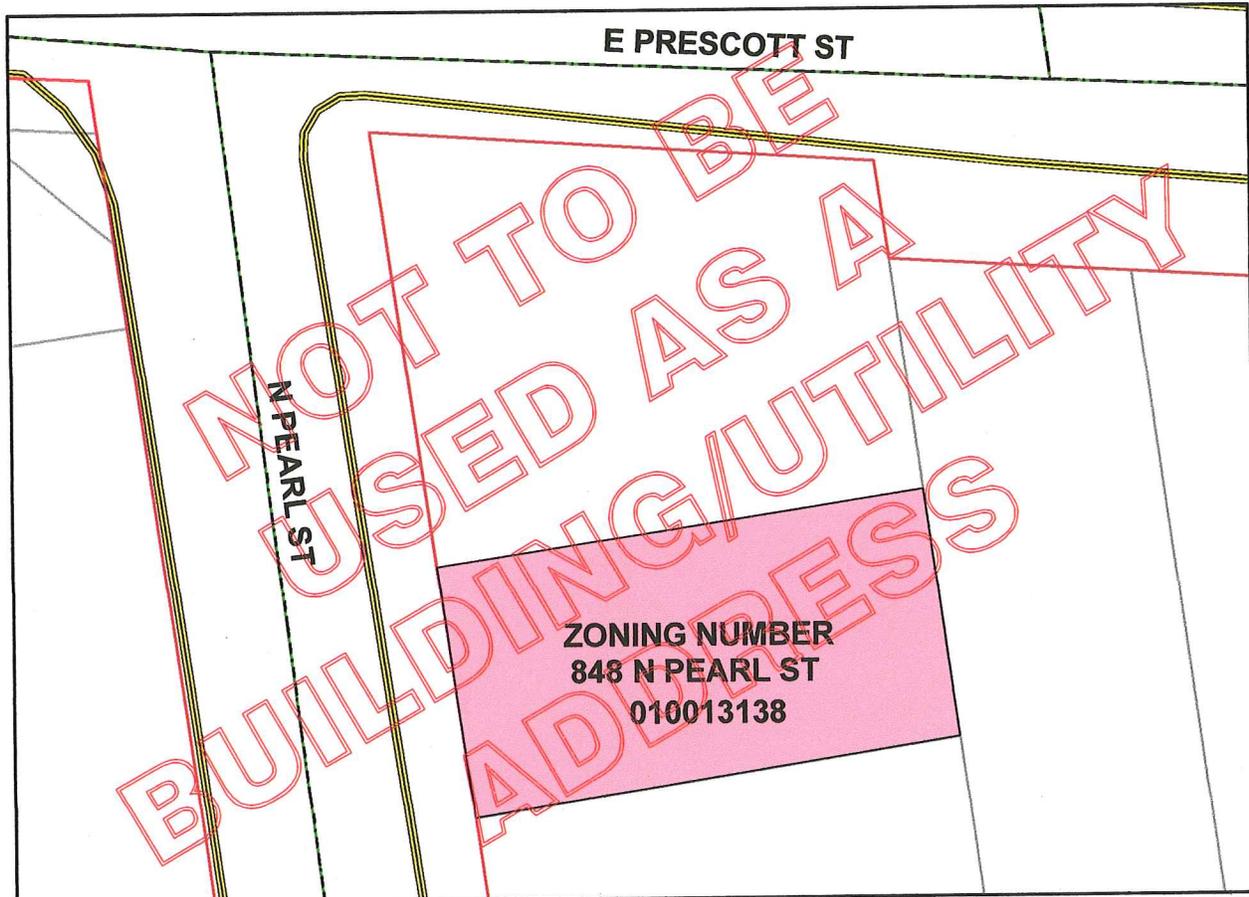
Lot Number: N/A

Subdivision: N/A

Requested By: CONNIE KLEM (ATTORNEY)

Issued By: *Adyana Amarian*

Date: 9/6/2016



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

SCALE: 1 inch = 20 feet

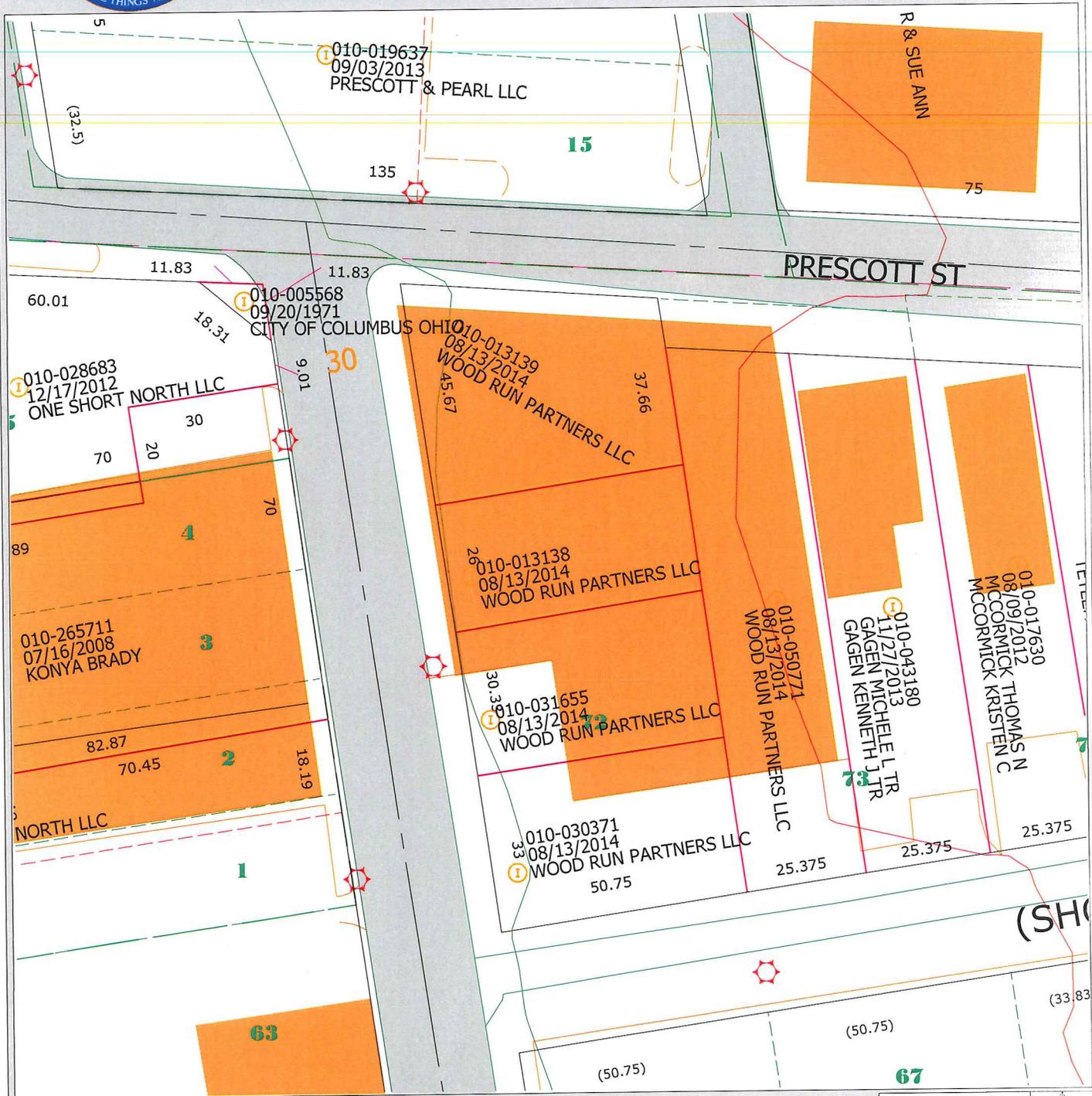
GIS FILE NUMBER: 73082



# CLARENCE E MINGO II

## FRANKLIN COUNTY AUDITOR

MAP ID: N                      DATE: 10/4/16



Disclaimer

Scale = 30



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

216-064

### 0.213 ACRE ZONING DESCRIPTION

Situated in the State of Ohio, County of Franklin, City of Columbus, located in ¼ Section 10, Section 8, Township 5, Range 22, Refugee Lands, and being all of Lot 72 and a part of Lot 73 of Wm. A. Gill's Fourth Addition, of record in Plat Book 1, Page 389, as described in a deed to **Wood Run Partners, LLC**, of record in Instrument Number 201408130105393, all records referenced herein are on file at the Office of the Recorder for Franklin County, Ohio, and being further bounded and described as follows for zoning purposes:

**BEGINNING** at the southwest corner of said Lot 72, being at the intersection of the east right-of-way line for Pearl Street (40 feet) and the north right-of-way line for an unnamed alley (25 feet);

Thence **North 08 degrees 23 minutes 05 seconds West**, along the west line of said Lot 72, along the east right-of-way line for said Pearl Street, a distance of **131.22 feet** to the northwest corner of said Lot 72, being the intersection of the west right-of-way line for said Pearl Street and the south right-of-way line for Prescott Street (width varies);

Thence **South 86 degrees 23 minutes 33 seconds East**, along the north line of said Lot 72, along the south right-of-way line for said Prescott Street, a distance of **51.88 feet** to the northeast corner of said Lot 72, being the northwest corner of said Lot 73;

Thence **South 08 degrees 23 minutes 05 seconds East**, along the east line of said Lot 72, along the west line of said Lot 73, and along a west right-of-way line for said Prescott Street, a distance of **4.09 feet** to a point on the south right-of-way line for said Prescott Street;

Thence **South 86 degrees 23 minutes 33 seconds East**, across said Lot 73, along the south right-of-way line for said Prescott Street, a distance of **25.94 feet** to a point on the east line of the west half of said Lot 73, being the west line of the east half of said Lot 73, said east half being described in a deed to Michelle L. Gagen, Trustee and Kenneth J. Gagen, Trustee, of record in Instrument Number 201311270196549;

Thence **South 08 degrees 23 minutes 05 seconds East**, along the east line of said west half of Lot 73 and along the west line of said east half of Lot 73, a distance of **110.91 feet** to the south line of said Lot 73, being the north right-of-way line for said unnamed alley;

Thence **South 81 degrees 34 minutes 24 seconds West**, along the south line of said Lot 73 and the south line of said Lot 72, and along the north right-of-way line for said unnamed alley, a distance of **76.12 feet** to the **POINT OF BEGINNING** for this zoning description.

The above description contains a total area of **0.213 acres**, of which:

- 0.039 acres lies within Franklin County Auditor's parcel number 010-030371
- 0.035 acres lies within Franklin County Auditor's parcel number 010-031655
- 0.030 acres lies within Franklin County Auditor's parcel number 010-013138
- 0.043 acres lies within Franklin County Auditor's parcel number 010-013139
- 0.066 acres lies within Franklin County Auditor's parcel number 010-050771.

Bearings described herein are based on Grid North, referenced to the Ohio State Plane Coordinate System (South Zone) and the North American Datum of 1983 (CORS 1996), as established utilizing a GPS survey and NGS OPUS solution.

The above description was prepared for zoning purposes only and is not intended for conveyance of property.

## DEVELOPMENT TEXT

**PROPERTY ADDRESS:** 848 N. Pearl Street, Columbus, Ohio 43215

**DATE OF CPD TEXT:** October 4, 2016

**ZONING APPLICATION:** Z-16- 064

**OWNER:** Wood Run Partners LLC  
600 Stonehenge Parkway, 2<sup>nd</sup> Floor  
Dublin, Ohio 43017

**APPLICANT:** Connie J. Klema, Attorney  
P.O. Box 991, Pataskala, Ohio 43062

**EXISTING ZONING:** C-4

**PROPOSED ZONING:** CPD; Commercial Planned Development District

**1. INTRODUCTION:** 848 N. Pearl Street (the "Property") is located at the southeast corner of Pearl and Prescott Street approximately one-half block east of High Street in the Italian Village, "Short North Corridor" where the height of buildings range from one to eleven stories and massing and architectural features are central to the character of the area. The Property is approximately 0.213 acres.

The development of residential homes and apartments continues to increase in the neighborhood. With the increase of residential, retail and restaurant density, the development of office space and local business centers has been needed to serve the growing population. The Property will be developed with office space and ground level enclosed parking. The addition of office space contributes to the mix of uses and activity of the neighborhood. The owner seeks to re-zone the property to Commercial Planned District in accordance with the following Text:

### **PROPERTY**

**1. Site Plan:** The Site Plan dated October, 3, 2016, submitted with this rezoning (the "Site Plan") delineates the proposed building footprint, setbacks, accesses, and parking areas which shall be permitted under this CPD. In the event the Site Plan is altered, said alteration shall meet those standards contained in Chapter 3356 and this Text, when applicable, unless permitted otherwise by variance.

**2. Permitted Uses:** Uses permitted in Columbus City Code (C.C.C.) Section 3356.03 (C-4 District) and the use permitted in C.C.C. Section 3357.01 (C-5 District) to provide retail electric filling station(s) to individual's vehicles.

**3. Development Standards:** Unless otherwise indicated herein, the applicable development standards shall be those standards contained in Chapter 3356, C-4, Regional Scale Commercial District, of the Columbus City Code.

### **A) HEIGHT AND SETBACK COMMITMENTS**

**1. Height District:** The Site shall be designated in the H-110 height district per C.C.C. 3309.14 (C). Customary rooftop equipment, parapet walls, elevator accesses, and screening will not be considered in calculating height.

**2. Building Setbacks:** The minimum building setback from Prescott Street shall be zero (0) feet. This CPD shall permit variance from Section 3356.11 (C-4 District Setback Lines) for the building setback on Prescott Street from approximately 6.5' to 0'.

**B) ACCESS, PARKING AND/OR OTHER TRAFFIC RELATED COMMITMENTS:**

**1. Access:** There is one vehicular access point from Short Alley bordering the south side of the Property as depicted on the Site Plan where vehicles will enter and exit the building.

**2. Aisle & Maneuvering:** The aisle providing access to the parking area on the first floor of the building will be 19.6' wide. This CPD shall permit variance of Section 3312.09 (Aisle) and 3312.25 (Maneuvering) from 20' to 19.16' wide.

**3. Parking:** There shall be 16 parking spaces. This CPD shall permit variance of Section 3312.49 (minimum parking spaces required) to reduce the number of on-site parking spaces from 73 to 16.

**C) BUILDING DESIGN AND/OR EXTERIOR TREATMENT COMMITMENTS:**

The exterior building design will be constructed in accordance with the plans and elevations approved by the Italian Village Commission on August 1, 2016 or as amended and approved at a later date by the Italian Village Commission. Said design includes exterior siding of fiber-cement panels with concealed fasteners, painted aluminum panels, and standing-seam-metal on the upper floors and a first floor with ground face block. Garage openings will be black painted, bar stock metal grating.

**D) LIGHTING AND/OR OTHER ENVIRONMENTAL COMMITMENTS:**

**1. Lighting:** Ground mounted lighting shall use shielded cutoff fixtures (down lighting) except for accent/lighting/up lighting on landscaping in front of structures and ground signs as approved by the Italian Village Commission.

**2.** External outdoor lighting fixtures shall be aesthetically compatible as approved by the Italian Village Commission.

**E. GRAPHIC AND SIGNAGE COMMITMENTS:**

All graphics shall conform to Article 15 of the Columbus City Code as it applies to the C-4 Commercial District, and pursuant to Code shall be approved by the Italian Village Commission or recommended for approval by variance.

**F. MISCELLANEOUS:**

The Site Plan shall be permitted under this CPD. The Site Plan may be slightly adjusted to reflect engineering, topographical, or other site data developed at the time of the development and when engineering and architectural drawings are completed. Any slight adjustments to the Site Plan shall be subject to review and approval by the Director of the Department of Development, or his designee, upon submission of the appropriate data regarding the proposed adjustment. All other modifications to this CPD shall meet the standards contained in this Text unless approved otherwise by variance or other applicable zoning review.

Variations of the C-4 District with this CPD:

1. **3356.11: C-4 District Setback Lines:** To permit the building setback on Prescott Street to be less than the building on the abutting parcel, which is approximately 6.5 feet, and to be 0 feet.
2. **3309.14: Height District:** To permit the height of the building to be greater than 35' and to be 66'.
3. **3312.49: Minimum Number of Parking Spaces Needed:** To reduce the number of parking spaces required from 73 to 16.
4. **3312.09: Aisle:** To permit the aisle serving adjacent parking spaces to be less than 20' and to be 19.16'.
5. **3312.25: Maneuvering:** To permit the maneuvering area to be less than 20' and to be 19.16'.

CPD Modification of Code Standards for Division of Property:

It is anticipated that the Property, as developed under the CPD, will be split to form separate tax parcels. The CPD shall permit the division of the Property without the requirement of area zoning variances in accordance with the following requirements:

1. **Traffic & Parking:** All parking spaces, aisle ways, access points, maneuvering areas, parking areas, and all such other improvements serving the traffic and parking in the building, shall be developed in accordance with the Site Plan and CPD Text and any part or portion of any of these improvements may be divided by a property line subject to applicable easements that require and provide use of these improvements as delineated in this CPD Text and on the Site Plan.

2. **Interior & Exterior Walkways & Doors:** All sidewalks, walkways, aisles, entries, exits, doorways, overhead doors, service areas, and all such other improvement that provide ingress to, egress from, and access in and through the building that serve the public and those residing and working in the building shall be developed in accordance with the Site Plan and CPD Text and any part or portion of these improvements may be divided by a property line subject to the applicable easements that require and provide use of these improvements as delineated in the CPD Text and on the Site Plan.

3. **Office Units:** All office units in the building shall be developed in accordance with the Site Plan and CPD Text and may be divided, one unit from the other, by a property line subject to the applicable easements that require and provide use of these improvements as delineated in the CPD Text and on the Site Plan.

**G) CPD Requirements.**

1. **Natural Environment:** The Property will be developed in conformity with the Site Plan unless altered in accordance with those standards contained in Chapter 3356 and this Text, or by variance, when applicable. The natural environment of the Property is flat and does not present drainage issues, has no wetland, streams or existing vegetation.

2. **Existing Land Uses:** The Property is located in a densely populated area that has a mixture of residential and commercial uses. The CPD zoning will provide the guidelines and requirements for business/office uses on the Property.

3. **Transportation and Circulation Facilities:** The access and exit point to and from the building were designed in accordance with the review and approval by the City of Columbus Division of Traffic Management. Any alterations to the access will be in accordance with those standards contained in Chapter 3356 and this Text, after review and approval by the City of Columbus Division of Traffic Management.

**4. Visual Form of the Environment:** The proposed development of the Property serves to provide parking and office use in an area of intense urban development with many commercial, housing and community related needs. The size, height, scale and density of the existing, surrounding environment support and blend with the office use in this vibrant City corridor and the proposed development.

**5. View and Visibility:** The development of the Property was designed to safely accommodate and not diminish the visibility and safety of the motorist, bicyclist, and pedestrian.

**6. Proposed Development:** The proposed development serves to provide a business/office complex to serve the neighborhood.

**7. Behavior Patterns:** The proposed development is an asset to the growing and thriving community of the Short North. The provision of offices and a business center serves to balance the needs of a neighborhood.

**8. Emissions:** The Property's development will not negatively contribute to the emission of light, sound, smell or dust.

The undersigned, being the agent for the owner of the subject property and the applicant in the subject application, does hereby agree on behalf of the owner and the future developer of the subject property, singularly and collectively for themselves, their successors and assigns, to abide by above restrictions, conditions, and commitments regarding development of the subject property and for such purpose each states that he/she fully understands and acknowledges that none of the foregoing restrictions, conditions, or commitments shall in any manner act to negate, nullify, alter or modify any more restrictive provision of the Columbus City Code.

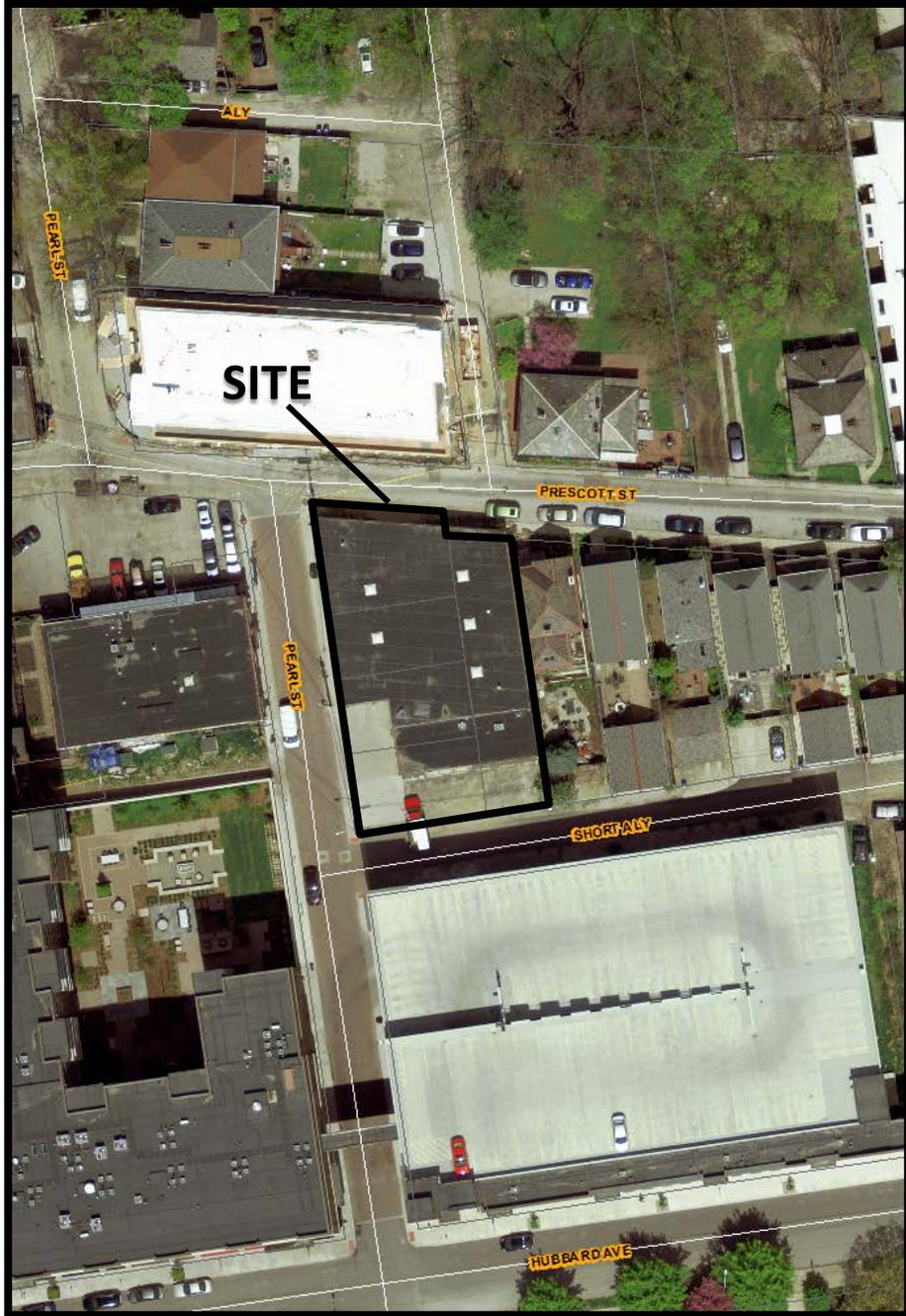
SIGNATURE: \_\_\_\_\_

DATE: \_\_\_\_\_





Z16-064  
 848 North Pearl Street  
 Approximately 0.21 acres  
 C-4 to CPD



Z16-064  
848 North Pearl Street  
Approximately 0.21 acres  
C-4 to CPD