



Mayor Michael B. Coleman

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 #: 216-075
Date Received: 11/1/16
Application Accepted By: SP + KP Fee: 5,440 -
Comments: Assigned to Tim Dietrich; 614-645-6665; tedietrich@columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 1234 Steelwood Road Zip 43212
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 010-016574
 Check here if listing additional parcel numbers on a separate page.

Current Zoning District(s) M Requested Zoning District(s) L-AR-1
Area Commission Area Commission or Civic Association: Study Northwest Area Commission

Proposed Use or reason for rezoning request: Rezoning for an existing multi-family building
(continue on separate page if necessary)

Proposed Height District: 35' Acreage 7.95 +/- acres
[Columbus City Code Section 3309.14]

APPLICANT:

Name The Griff LLC
Address 470 Olde Worthington Road City/State Westerville Zip 43082
Phone # 614-540-2400 Fax # _____ Email _____

PROPERTY OWNER(S):

Name The Griff LLC
Address 470 Olde Worthington Road City/State Westerville, OH Zip 43082
Phone # c/o Jill Tangeman, Esq. 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 Tangeman, Esq.
Address 52 East Gay Street City/State Columbus, Ohio Zip 43215
Phone # 614-464-5608 Fax # _____ Email: jstangeman@vorys.com

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

APPLICANT SIGNATURE [Signature]
PROPERTY OWNER SIGNATURE [Signature]
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



REZONING APPLICATION

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

AFFIDAVIT

(See instruction sheet)

APPLICATION # 216-075

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Jill 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 1234 Steelwood 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) 11/1/16

(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.

The Griff LLC
470 Olde Worthington Road
Westerville, OH 43082

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

The Griff LLC
(614) 540-2400

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

5th by Northwest Area Commission
c/o Bruce McKibben
1094 Lincoln Road, Columbus, OH 43212

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

Jill Tangeman
SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 31st day of October, in the year 2016
SIGNATURE OF NOTARY PUBLIC (8) _____

My Commission Expires:

Deanna Cook

This Affidavit expires six months after date of notarization.
Notary Seal Here



Deanna R. Cook, Attorney At Law
NOTARY PUBLIC - STATE OF OHIO
My commission has no expiration date
Sec. 147.03 R.C.

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The Ohio State University
Physical Planning and Real Estate
2003 Millikin Road
Columbus, Ohio 43210-1268

State of Ohio - OSU
c/o O.S.U. Property Management
Division
1800 Cannon Drive, Room 810
Columbus, Ohio 43210-1209

Sladeco, Inc.
5365 Lambert Road
Grove City, Ohio 43123-8946

GEM Columbus, LLC and
Schenk Columbus, LLC
900 N. Michigan Avenue, #1450
Chicago, Illinois 60606

The Griff LLC
470 Olde Worthington Road, Suite 101
Westerville, Ohio 43082-8986

State of Ohio FBO
The Ohio State University
Physical Planning and Real Estate
2003 Millikin Road, Suite 200
Columbus, Ohio 43210-1268

State of Ohio FBO
The Ohio State University
190 N. Oval Mall, Room 108
Columbus, Ohio 43210-1321

The Somerset Square Unit
Owners' Association
c/o Carol Kloman
1949 Arlington, Avenue
Columbus, Ohio 43212

GEM Columbus, LLC and
Schenk Columbus, LLC
c/o National Tax Search LLC
130 S. Jefferson St.
Chicago, Illinois 60601-5201

5th by Northwest Commission
c/o Bruce McKibben
Zoning Committee Chair
1094 Lincoln Road
Columbus, Ohio 43212

Huff Paul Holdings LLC
1725 Cambridge Blvd.
Columbus, Ohio 43212-1999

High St. Steelwood LLC
c/o Schottenstein Property Group
P.O. Box 24550
Columbus, Ohio 43224-0550

Colony Club Apartments LLC
1200 Chambers Road
Columbus, OH 43212-1703

CSX Transportation, Inc.
c/o Tax Dept.
500 Water Street, #J910
Jacksonville, Florida 32202-4423

Vorys, Sater, Seymour and Pease LLP
c/o Jill S. Tangeman, Esq.
52 East Gay Street
Columbus, Ohio 43215



REZONING APPLICATION

City of Columbus, Ohio Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 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 # 216-075

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. The Griff LLC 470 Olde Worthington Road Westerville, OH 43082 0 Columbus employees c/o Joe Thomas #614-540-2400	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Jill Tangeman

Subscribed to me in my presence and before me this 3rd day of October, in the year 2016

SIGNATURE OF NOTARY PUBLIC

Deanna Cook

My Commission Expires:

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

Notary Seal Here



Deanna R. Cook, Attorney At Law
NOTARY PUBLIC - STATE OF OHIO
My commission has no expiration date
Sec. 147.03 R.C.

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EXHIBIT "A"

Situated in the State of Ohio, County of Franklin, City of Columbus, in Quarter Section 3, Township 1, Range 18, United States Military Lands, being all of the tracts of land conveyed to Sleeper Associates Limited Partnership as shown of record in Official Record Volume 8416, page D-01, Recorder's Office, Franklin County, Ohio (all deed references made being to said Recorder's Office, unless otherwise noted), and being more particularly described as follows:

Commencing at a found iron pin at the southwest corner of Steelwood Road as the same is dedicated upon the recorded plat thereof, of record in Plat Book 30, page 46, said pin being the southeast corner of the City of Columbus 0.043 acre tract (Deed Book 3083, page 545) and the northeast corner of the Sun Life Assurance Company of Canada 5.108 acre tract (Deed Book 3073, page 249);

Thence, along the southerly line of said 0.043 acre tract, part of the northerly line of said 5.108 acre tract, North 87 degrees 34 minutes West, 25.00 feet to a found iron pin at the southwest corner of said 0.043 acre tract and the TRUE POINT OF BEGINNING OF THIS DESCRIPTION;

Thence, continuing along the northerly line of said 5.108 acre tract and the northerly line of the John R. and Sue E. Greer 7.693 acre tract (Official Record Volume 2349, page E-17) North 87 degrees 34 minutes West, 919.31 feet to a point at the northwest corner of said 7.693 acre tract and in the east line of Reserve "A" of Northwest Gardens, as the same is delineated upon the recorded plat thereof, of record in Plat Book 34, page 97, said point is referenced by a drill hole 1.0 foot westerly thereof, said drill hole being in the top of a concrete wall;

Thence, along part of said easterly line of Reserve "A" and part of the easterly line of Lot 1 of said Northwest Gardens, North 02 degrees 46 minutes East, 390.76 feet to a found iron pin at the southwest corner of the Chesapeake & Ohio Railway Co. 0.023 acre tract;

Thence, along the southerly line of said 0.023 acre tract and the southerly line of the Chesapeake Realty Development Corporation 0.572 acre tract, parallel with and 8 feet southerly of, as measured at right angles to the southerly line of Lewis Sells Subdivision, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 8 page 6-B, South 87 degrees 33 minutes East, 296.16 feet to a found iron pin at an angle point in said line;

Thence, continuing along said line, South 80 degrees 33 minutes East, 303.21 feet to a found iron pin at an angle point in said line;

Thence, continuing along said line and parallel with and 45 feet southerly from, as measured at right angles to said southerly line of Lewis Sells Subdivision, South 87 degrees 33 minutes East, 164.80 feet to a found iron pin at an angle point in said line;

Thence, continuing with said line, South 81 degrees 12 minutes East, 180.54 feet to a set iron pin at the southeast corner of said 0572 acre tract, and in the westerly line of the High Street Development Company 3.148 acre tract (Official Record Volume 5251, page J-08);

Thence, along the northerly line of said 0.043 acre tract, North 87 degrees 34 minutes West, 25.00 feet to a found iron pin at the northwest corner of said 0.043 acre tract;

Thence, along the westerly line of said 0.043 acre tract, South 02 degrees 18 minutes 37 seconds West, 75.00 feet to the point of beginning, CONTAINING 7.950 ACRES, subject however to all legal highways, easements, leases and restrictions of record and of records in the respective utility offices.

Iron pins set are 30" x 1" O.D. with orange plastic caps inscribed "P.S. 6579". Basis of bearings is the south line of Parcel 2, North 87 degrees 34 minutes West, as described in Official Record Volume 8416, page D-01. Myers Surveying Company, Albert J. Myers, P.S. 6579.



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: 010016574

Zoning Number: 1234

Street Name: STEELWOOD RD

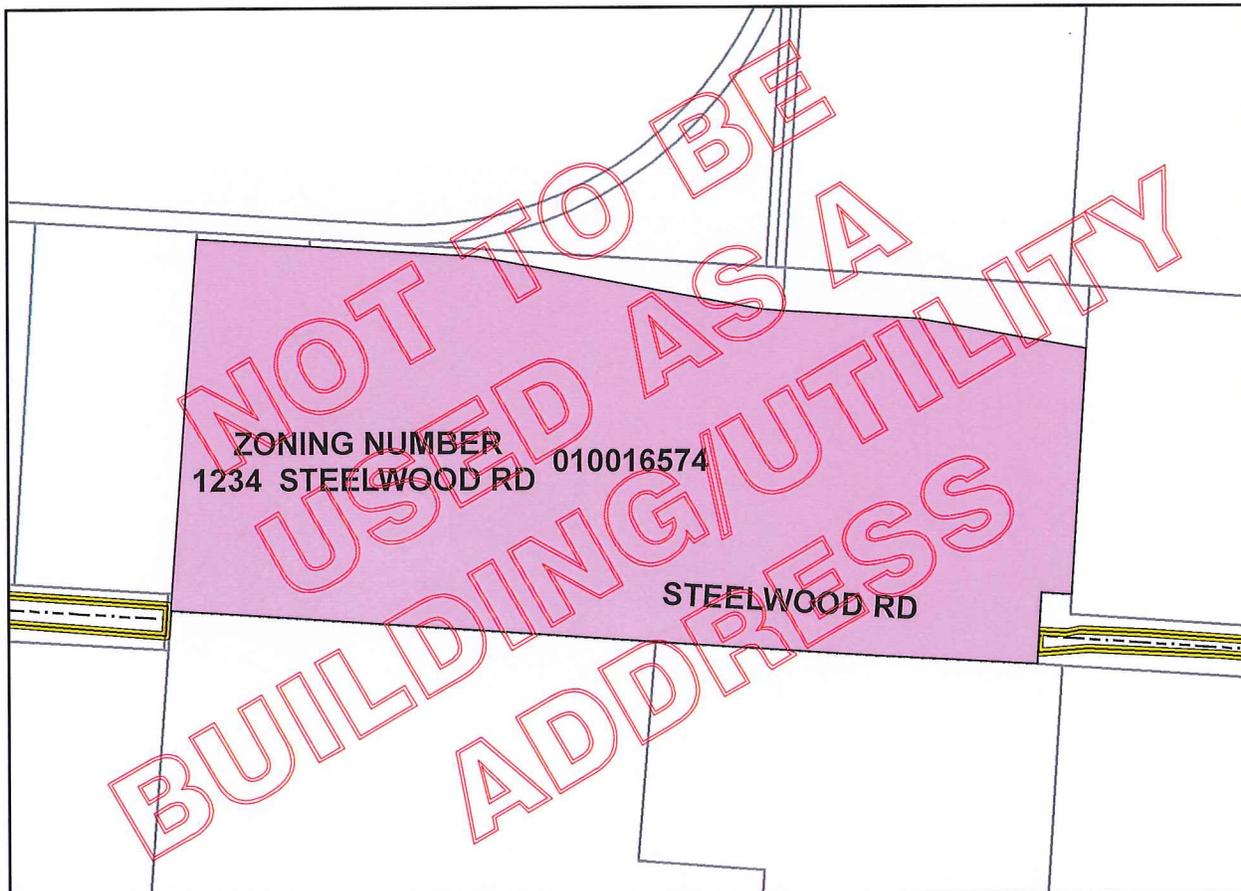
Lot Number: N/A

Subdivision: N/A

Requested By: VOYERS, SATER, SEYMOUR & PEASE (JILL TANGEMAN)

Issued By: *Amwoldemariam*

Date: 10/24/2016



ZONING NUMBER
1234 STEELWOOD RD 010016574

STEELWOOD RD

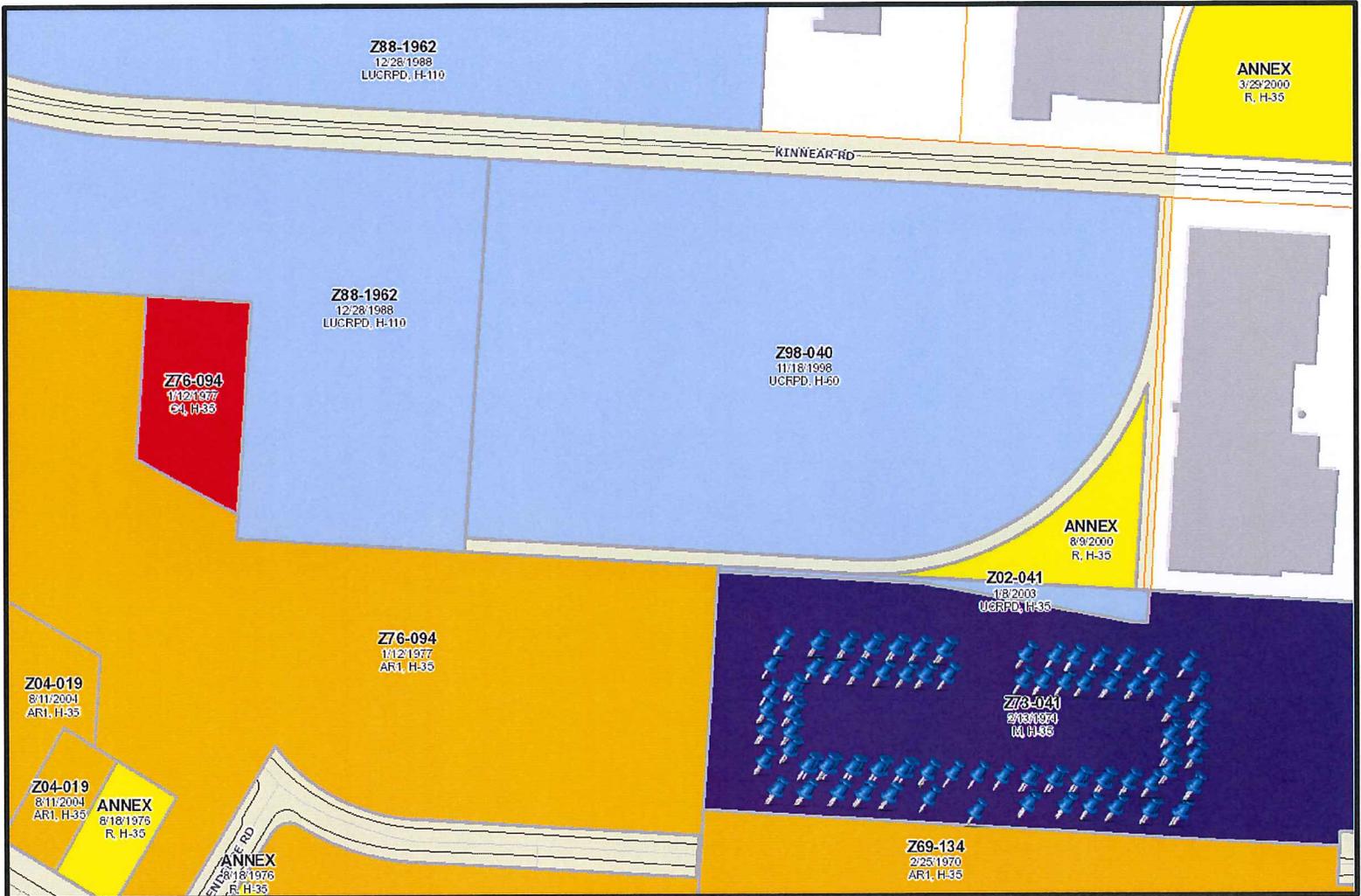


FRANK D. WILLIAMS, ADMINISTRATOR
DIVISION OF INFRASTRUCTURE MANAGEMENT
COLUMBUS, OHIO

SCALE: 1 inch = 200 feet

GIS FILE NUMBER: 77235

Zoning Map
City of Columbus, Ohio



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Limitation Overlay Text

Proposed District: L-AR-1
Property Address: 1234 Steelwood Road
Owners: The Griff LLC
Applicant: The Griff LLC
Date of Text: October 31, 2016
Application No: 216-075

1. Introduction: The subject site is 7.95 +/- acres located on Steelwood Road, west of Kenny Road. To the west and south is existing AR-1 land developed with multi-family structures; to the east are properties zoned M-2 and L-M manufacturing; and to the north are properties zoned Research Park for the use by the Ohio State University. The site is currently zoned M and is developed with an existing extended stay hotel development. The applicant is seeking to rezone the site to L-AR-1 in anticipation of changes to the City of Columbus zoning code that will make the extended stay hotel a non-conforming use. Because the development is already in existence and is surrounded by other AR-1 multi-family developments, the proposed rezoning will have little impact.

2. Permitted Uses: Multi-family uses as permitted in the AR-1 district.

3. Development Standards:

A. Density, Lot, and/or Setback Commitments.

1. The parking and building setback shall be zero (0) feet to the north and east. The parking and building setback on the west and south shall be twenty (25) feet. A Council Variance Application has been filed along with the rezoning application for the reduced perimeter yard setback on the north and east.
2. Maximum building height shall be 35'.

B. Access, Loading, Parking and/or Other Traffic Related Commitments.

1. All curb cuts and access points shall be subject to the review and approval of the Public Service Department for the City of Columbus.
2. Required bicycle parking shall be distributed throughout the site to provide convenient access to the proposed building and shall be as close as possible to a building entrance.

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

1. None.

D. Building Design and/or Interior-Exterior Commitments.

1. All external lighting (parking and wall-mounted) shall be cut-off fixtures (down lighting) and shall be designed to prevent offsite spillage.
2. Lights shall be of the same or similar type and color.
3. Buildings will be constructed with an exterior mixture of (i) brick and/or stone veneer, and (ii) cementitious wood and/or vinyl siding.

E. Graphics and/or Signage Commitments.

1. All graphics and signage shall comply with Article 15, Chapter 33 of the Columbus City Code and any variance to those requirements will be submitted to the Columbus Graphics Commission for consideration.

F. Miscellaneous

1. The developer shall comply with the park land dedication ordinance by contributing money to the City's Recreation and Parks Department.
2. The site will be developed in substantial accordance with the site plan attached hereto as Exhibit A. The site plan may be slightly adjusted to reflect engineering, topographical, or other site data developed at the time the development and engineering plans are completed. Any slight adjustment to the plan will be reviewed and may be approved by the Director of Building and Zoning Services or his designee upon submission of the appropriate data regarding the proposed adjustment.

***The undersigned, being the agent for the owner of the subject property together with the applicant in the subject application, does hereby agree on behalf of the owner and the applicant, 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 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.



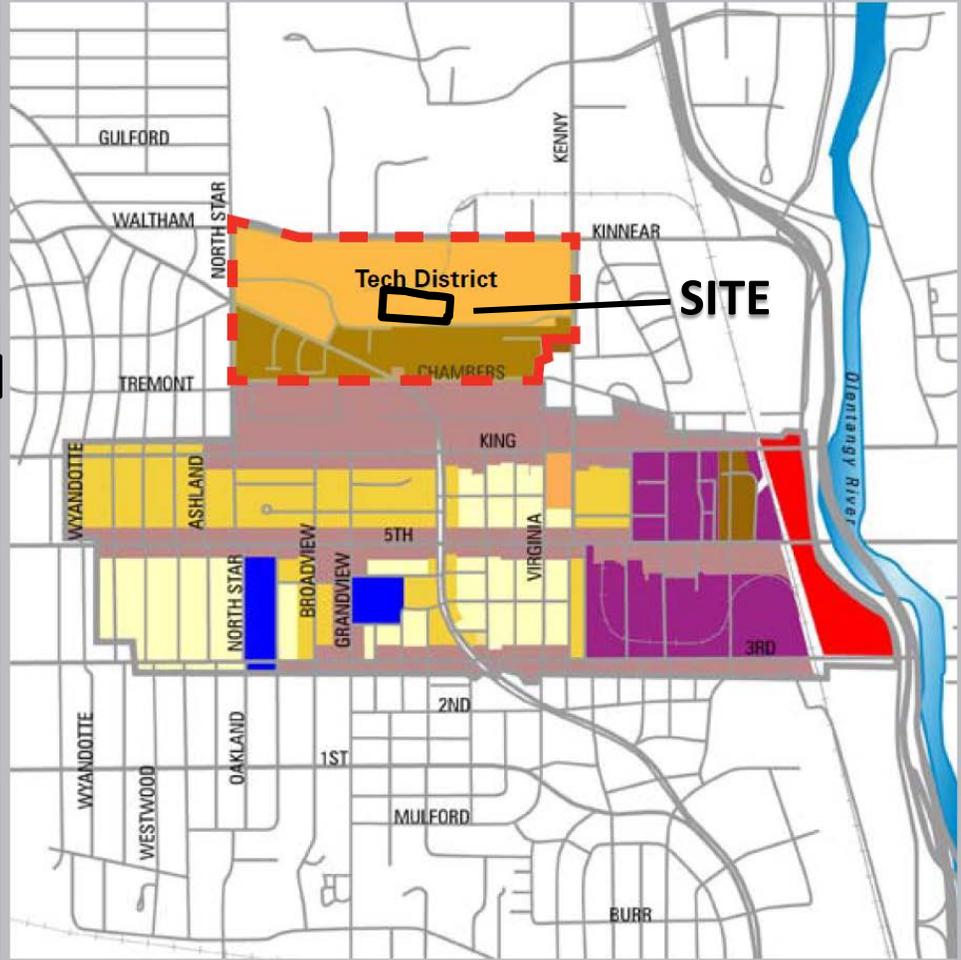
Jill S. Tangeman, Esq.
Vorys, Sater, Seymour and Pease, LLP
52 East Gay Street
Columbus, Ohio 43215



Z16-075
 1234 Steelwood Road
 Approximately 7.95 acres
 M to L-AR-1

**Figure 7
Land Use Plan**

- Commercial (Community)
- Industrial (Light)
- Institutional
- Mixed Use
- Office
- Multifamily
- Medium Density
- Mixed Residential
- Single/Two Family



Z16-075
1234 Steelwood Road
Approximately 7.95 acres
M to L-AR-1



Z16-075
1234 Steelwood Road
Approximately 7.95 acres
M to L-AR-1