

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 #: 216-083
Date Received: 11/24/16
Application Accepted By: KD + TD Fee: \$9,600
Comments: Assigned to Shannon Pire; spire @ columbus.gov; 614-645-4522

LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 2180 Eakin Road, Columbus, Ohio Zip 43223
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 570-105105, 570-105106, 010-264091
☐ Check here if listing additional parcel numbers on a separate page.
Current Zoning District(s) PUD-6 Requested Zoning District(s) PUD-4
Area Commission Area Commission or Civic Association: Greater Hilltop Area Commission
Proposed Use or reason for rezoning request: Modify current PUD
(continue on separate page if necessary)
Proposed Height District: H-35 Acreage 20.88 +/- ac
[Columbus City Code Section 3309.14]

APPLICANT:

Name Columbus Housing Partnership, LLC (DBA Homeport) c/o Dave Perry (David Perry Company, Inc.)
Address 423 East Town Street, 2nd Floor City/State Columbus, Ohio Zip 43215
Phone # 614-228-1727 Fax # 614-228-1790 Email dave@daveperryco.net

PROPERTY OWNER(S):

Name Columbus/Franklin County Affordable Trust Corporation c/o Dave Perry (David Perry Company, Inc.)
Address 423 East Town Street, 2nd Floor 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 (Attorney for Applicant)

Name Donald Plank (Plank Law Firm)
Address 423 East Town Street, 2nd Floor 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 Columbus Housing Partnership LLC DBA Homeport by David B. Perry
PROPERTY OWNER SIGNATURE Columbus/Franklin County Affordable Trust Corp by David B. Perry
ATTORNEY / AGENT SIGNATURE Donald Plank (Attorney for Applicant)

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

Department of Building & Zoning Services

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224-3218

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

AFFIDAVIT

(See instruction sheet)

APPLICATION # 216-083

STATE OF OHIO

COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Dave Perry (David Perry Company, Inc.)
of (1) MAILING ADDRESS 423 East Town Street, 2nd Floor, Columbus, Ohio 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 2180 Eakin Road, Columbus, Ohio 43223

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) 11/29/16

(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.

(4) Columbus/Franklin County Affordable Trust Corporation
c/o Steven D. Gladman, President
175 South Third Street, Suite 1060
Columbus, Ohio 43215

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

Columbus Housing Partnership, Inc. (DBA Homeport)
c/o Dave Perry (614) 228-1727

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

(5) Greater Hilltop Area Commission
c/o Greg Large
PO Box 28052, Columbus, Ohio 43228

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)

Subscribed to me in my presence and before me this 23rd day of November, in the year 2016

SIGNATURE OF NOTARY PUBLIC

(8)

My Commission Expires:

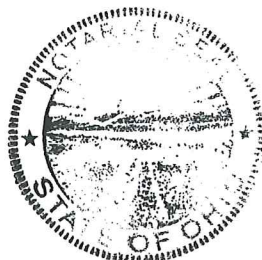
11-5-2018

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

Revised 12/15slp



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

EXHIBIT A, Public Notice

2180 Eakin Road

Z16-_____

11/29/2016

APPLICANT

Columbus Housing Partnership, Inc.
DBA Homeport
c/o Dave Perry (David Perry Company, Inc.)
423 East Town Street, 2nd Floor
Columbus, Ohio 43215

PROPERTY OWNER

Columbus/Franklin County Affordable Trust
Corporation
c/o Dave Perry (David Perry Company, Inc.)
423 East Town Street, 2nd Floor
Columbus, Ohio 43215

ATTORNEY FOR APPLICANT

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

COMMUNITY GROUP

Greater Hilltop Area Commission
c/o Greg Large
PO Box 28052
Columbus, Ohio 43228

PROPERTY OWNERS WITHIN 125 FEET

Sandra K. McConnaughy
916 Whitethorne Avenue
Columbus, Ohio 43223-2725

Jerry D. Smucker, TR
1001 Vera Place
Columbus, Ohio 43204-2273

Lynda Walker
Rodney Walker
3025 Alton Darby Creek Road
Hilliard, Ohio 43026

Mark D. and Linda L. Hutchinson
PO Box 1386
Hilliard, Ohio 43026-6386

Theresa L. Lehman
950 Whitethorne Avenue
Columbus, Ohio 43223-2725

Denise J. Robison
Patricia P. Robison
2657 Brown Road
Grove City, Ohio 43123-1603

Kenneth M. Felhofer, Jr.
Kim L. Felhofer
962 Whitethorne Avenue
Columbus, Ohio 43223-2725

Secretary of Housing and Urban Dev.
2401 NW 23rd Street, Suite 1D
Oklahoma City, OK 73107

Summertime Investment Properties,
LLC
11220 Yankeetown Pike
Williamsport, Ohio 43164-9707

Joan E. Morrison
360 N. Estelle Street
Wichita, KS 67214-4619

Susan E. Morgan
2548 N Ridgewood Court
Wichita, KS 67220-4007

Columbus Franklin County Affordable
Housing Trust
175 S Third Street, Suite 1060
Columbus, Ohio 43215-7103

Everett B. Norman
Marilyn M. Norman
2025 Whitehead Road
Columbus, Ohio 43223-2719

Thomas E. Knox, III
Janice M. Knox
2035 Whitehead Road
Columbus, Ohio 43223-2719

2180 Eakin Road
Z16- 083
Exhibit A, Public Notice
Page 1 of 3, 11/29/2016

Patricia Corwin
Joel Corwin
2045 Whitehead Road
Columbus, Ohio 43223-2719

Realistic Investors, LLC
PO Box 6305
Columbus, Ohio 43206-0305

Everett Wood
Doris Wood
2079 Whitehead Road
Columbus, Ohio 43223-2719

Donna Kay Harr
2091 Whitehead Road
Columbus, Ohio 43223-2719

Epic Realty of Ohio, II
52 E 15th Avenue
Columbus, Ohio 43201-1602

David A Dobos
734 Woodbury Avenue
Columbus, Ohio 43223-2131

Harry R. McDermitt, TR
8430 Patterson Road
Hilliard, Ohio 43026-8476

Betty M. Irvin
1004 Whitethorne Avenue
Columbus, Ohio 43223-2725

Michelle R. Justus
1018 Whitethorne Avenue
Columbus, Ohio 43223-2725

Jimmie Wooten
831 S Hague Avenue
Columbus, Ohio 43204

Rosa Sandoval
1040 Whitethorne Avenue
Columbus, Ohio 43223-2725

Michael D. Gavin
1065 Parma Avenue
Columbus, Ohio 43204

John W. Waddle, Jr.
Maxine G. Waddle
1064 Whitethorne Avenue
Columbus, Ohio 43223-2725

Valerie A. McCarty
1072 Whitethorne Avenue
Columbus, Ohio 43223-2725

Frank E. Reasoner
Mary L. Reasoner
1082 Whitethorne Avenue
Columbus, Ohio 43223-2725

Gem Blue, LLC
597 High Street, Unit 553
Worthington, Ohio 43085-5018

Wyandotte Eakin Road, LLC
4518 Bradford Road
Columbus, Ohio 43220-3846

Edwards Transfer Storage Co.
PO Box 313
Rootstown, Ohio 44272-0313

Imbus Enterprises Limited Partnership
250 Civic Center Drive #500
Columbus, Ohio 43215

BLS Rentals, LLC
4181 Patzer Avenue
Grove City, Ohio 43123-3227

Columbus Cathedral Church Assn, Inc.
908 Whitethorne Avenue
Columbus, Ohio 43223-2725

Peter Pollandt
8800 NW 47th Street
Sunrise, FL 33351-5357

Jacqueline Jenkins
Janice Myers
Richard E. and Theresa L. Mills
894 Whitethorne Avenue
Columbus, Ohio 43223-2725

Churches of Christ in Christion Union
868 Whitethorne Avenue
Columbus, Ohio 43223-2026

Cayetano Bustos Mendez
PO Box 71
Grove City, Ohio 43123-0071

LDR Properties, LLC
PO Box 60
Galloway, Ohio 43119-9145

Donna Kay Harr
2091 Whitehead Road
Columbus, Ohio 43223-2743

ALSO NOTIFY:

Dave Perry
David Perry Company, Inc.
423 East Town Street, 2nd Floor
Columbus, Ohio 43215

ColumbusHousing Partnership, Inc.
D/B/A Homeport
c/o Justin Metzler
3443 Alger Road
Columbus, Ohio 43219

Columbus/Franklin County Affordable
Trust Corporation
c/o Steven D. Gladman, President
175 S Third Street, Suite 1060
Columbus, Ohio 43215

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 # 216-083

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Donald Plank (Plank Law Firm)
of (COMPLETE ADDRESS) 423 East Town Street, 2nd Floor 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. Columbus Housing Partnership, Inc. (DBA Homeport) 3443 Agler Road Columbus, Ohio 43219 # of Columbus Based Employees: 50 Contact: Justin Metzler (614) 545-4854	2. Columbus/Franklin County Affordable Trust Corporation Address: 175 South Third Street, Suite 1060 Columbus, Ohio 43215 # of Columbus Based Employees: 7 Contact: Steven D. Gladman (614) 228-6488
3. -----	4. -----

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

SIGNATURE OF AFFIANT

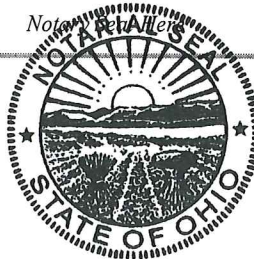
Subscribed to me in my presence and before me this 23rd day of November, in the year 2016

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

11-5-2018

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



PLEASE provide complete information will result in the rejection of this submittal.
Applicant must be submitted by appointment. Call 614-645-4522 to schedule.
My Commission Expires 11-05-2018
Fees 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: 570105106, 570105105, 010264091

Zoning Number: 2180

Street Name: EAKIN RD

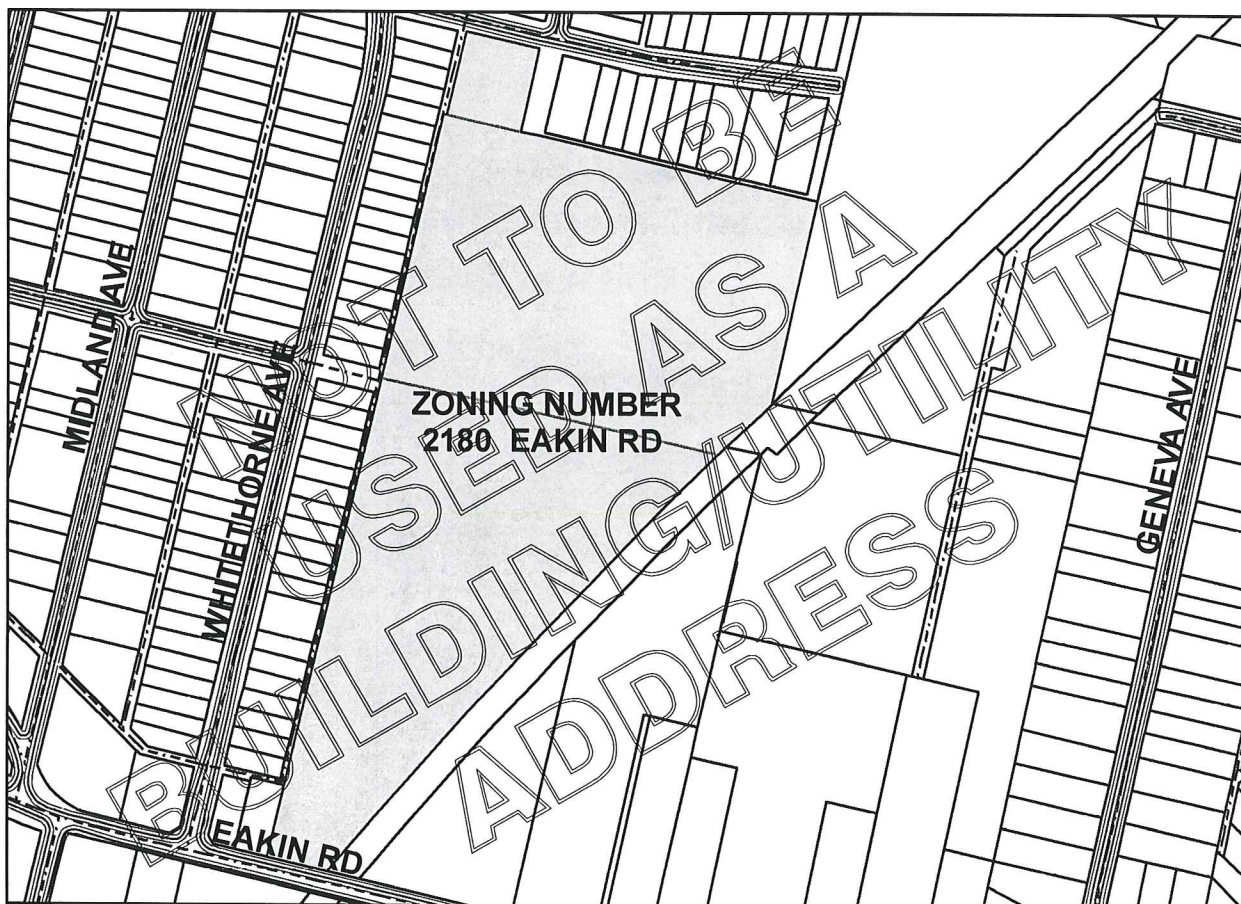
Lot Number: N/A

Subdivision: N/A

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

Issued By: Edyana Amarian

Date: 11/28/2016



ZONING NUMBER
2180 EAKIN RD



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

SCALE: 1 inch = 400 feet

GIS FILE NUMBER: 79164

2180 Eakin Road, Columbus, Ohio 43223

Legal Description (20.88 +/- Acres)

Z16-083

Situated in the City of Columbus, County of Franklin, and State of Ohio; also being a portion of those lands as conveyed to Wyandotte Eakin Road, LLC in Instrument Number 20020222004816, Parcel 2 and Parcel 3, and those lands as conveyed to Jeffrey A. and Kristan Hatfield as described in Instrument Number 20020412093884; being more particularly described as follows:

Commencing at a point along the centerline of Eakin Road, said point of begin the southwesterly corner of those lands as conveyed to Wyandotte Eakin Road, LLC in Instrument Number 20020222004816, Parcel 2; thence along the westerly line of said Parcel 2 North 13° 45' 00" East, 30.00' to a point along the proposed new northerly right-of-way of Eakin Road, said point being the TRUE POINT OF BEGINNING, and from the said beginning point running thence;

North 13° 45' 00" East, one thousand five hundred eighty-three and ninety-five one-hundredths feet (1,583.95'); thence,

South 76° 46' 31" East, ten and zero one-hundredths feet (10.00'); thence,

North 13° 45' 00" East, one hundred seventy-seven and thirty-six one hundredths feet (177.36'); thence,

South 76° 06' 37" East, one hundred fifty-seven and sixty-four one-hundredths feet (157.64'); thence,

South 13° 45' 00", West, one hundred seventy-five and fifty-three one-hundredths feet (175.53'); thence,

South 76° 46' 31" East, six hundred forty and ninety-five one-hundredths feet (640.95'); thence,

South 13° 15' 28" West, four hundred thirty and twenty one-hundredths feet (430.20'); thence,

South 46° 38' 44" West, one hundred fifty-seven and thirty-three one-hundredths feet (157.33'); thence,

Along a curve to the left having a radius of 11,529.91'; a central angle of 5° 53' 46"; an arc length of 1,186.50'; and a chord bearing South 43° 41' 51" West for a distance of 1,185.94',

North 76° 52' 48" West, one hundred thirty-four and seventy-nine one-hundredths feet (134.79') to the point of beginning containing a total area of 20.795 acres, more or less, as calculated by Michael L. Keller, Professional Surveyor, Ohio License Number 7978.

The description is solely prepared for the purpose of zoning considerations. The above-described parcel is based on record information only, and not an actual field survey.

Parcel Numbers: 570-105105, 570-105106, 010-264091

DEVELOPMENT PLAN
PLANNED UNIT DEVELOPMENT (PUD-4)

PROPERTY ADDRESS: 2180 Eakin Road, Columbus, OH 43223

PID: 010-264091, 570-105105, 570-105106

AREA: 20.88 +/- ac

EXISTING ZONING: PUD-6, Planned Unit Development

PROPOSED ZONING: PUD-4, Planned Unit Development

APPLICANT: Columbus Housing Partnership, Inc. DBA Homeport c/o Dave Perry, David Perry Company, Inc., 423 E. Town Street, FL 2, Columbus, OH 43215 and Donald Plank, Plank Law Firm, LPA, 423 E. Town Street, FL 2, Columbus, Ohio 43215

PROPERTY OWNER: Columbus/Franklin County Affordable Trust Corporation, c/o Dave Perry, David Perry Company, 423 E. Town Street, FL 2, and Donald Plank, Plank Law Firm, LPA, 423 E. Town Street, FL 2, Columbus, Ohio 43215

DATE OF TEXT: November 28, 2016

APPLICATION NUMBER: Z16- 083

INTRODUCTION: The 20.14 +/- acre site is located on the north side of Eakin Road and at the east and south terminus of Dartmoor Road and Butler Avenue, respectively. The property was zoned PUD-6 (Z04-062) in 2004 to permit single and multi-family development. Applicant proposes to change PUD plan for a different mix of single and multi-family development and reduce density to PUD-4. The PUD plan, "PUD Development Plan, 2180 Eakin Road" is submitted with this application.

1. PERMITTED USES: The permitted use shall be detached single family dwellings on platted lots and multi-family dwellings, as permitted by Section 3345.04, Permitted Uses.

2. DEVELOPMENT STANDARDS: Unless otherwise indicated on the Site Plan, or in this text, the applicable development standards for the single family dwellings on platted lots shall be the standards of Chapter 3332, Residential Districts as applicable to the R-3, Residential District and the applicable development standards for the multi-family area shall be the standards of Chapter 3333, Apartment Districts as applicable to the AR-12 District, of the Columbus City Code.

A. Density, Height, Lot and/or Setback commitments.

1. There shall be a maximum of 40 single family lots and a maximum of 36 multi-family dwelling units.
2. There shall be a 25' building platted building line along the proposed public street.

B. Access, Loading, Parking and/or other Traffic related commitments.

1. Vehicular access shall be by public street extension of Dartmoor Road and Butler Avenue.
2. Right of Way totaling thirty (30) feet from centerline on Eakin Road shall be dedicated to the City of Columbus.

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

1. Existing trees of 2 ½" caliper or greater shall be preserved within the areas indicated on the PUD Plan, subject to utility crossings, as may be applicable.
2. Open space shall be provided as depicted on the PUD plan.

D. Building design and/or Interior-Exterior treatment commitments.

N/A

E. Dumpsters, Lighting, Outdoor display areas and/or other environmental commitments.

N/A

F. Graphics and Signage commitments.

All graphics and signage shall comply with the Graphics Code, Article 15, Title 33 of the Columbus City Code as it applies to the R-2, Residential and AR-12, Apartment Residential Districts for the single family and multi-family areas of the site, respectively. Any variance to applicable sign standards shall be submitted to the Columbus Graphics Commission for consideration. No off-premise graphics shall be permitted.

G. Modification of Code Standards.

Section 3332.05(A)(4), to reduce the front lot line width of single family platted lots from 50' to 45', subject to the lot width at the building setback line being 50'.

H. Miscellaneous commitments.

1. The site shall be developed in accordance with the submitted PUD Plan titled "PUD Development Plan, 2180 Eakin Road", dated _____ and signed _____ by David B. Perry, Agent for Applicant, and Donald Plank, Attorney for Applicant. The site plan may be slightly adjusted to reflect engineering, topographical, or other site data developed at the time final development and engineering plans are completed. Any slight adjustment to the Plan shall be reviewed and may be approved by the Director of the Department of Building and Zoning Services or his designee upon submission of the appropriate data regarding the proposed adjustment.

2. Applicant shall pay the applicable Parkland Dedication Ordinance (PDO) fee prior to issuance of an approved Site Compliance Plan.

The undersigned, being the owner of the subject property together with the applicant in the subject application, or their authorized representatives, do hereby agree singularly and collectively for themselves, their heirs, 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 Codes, other than as specified herein.

Signature:

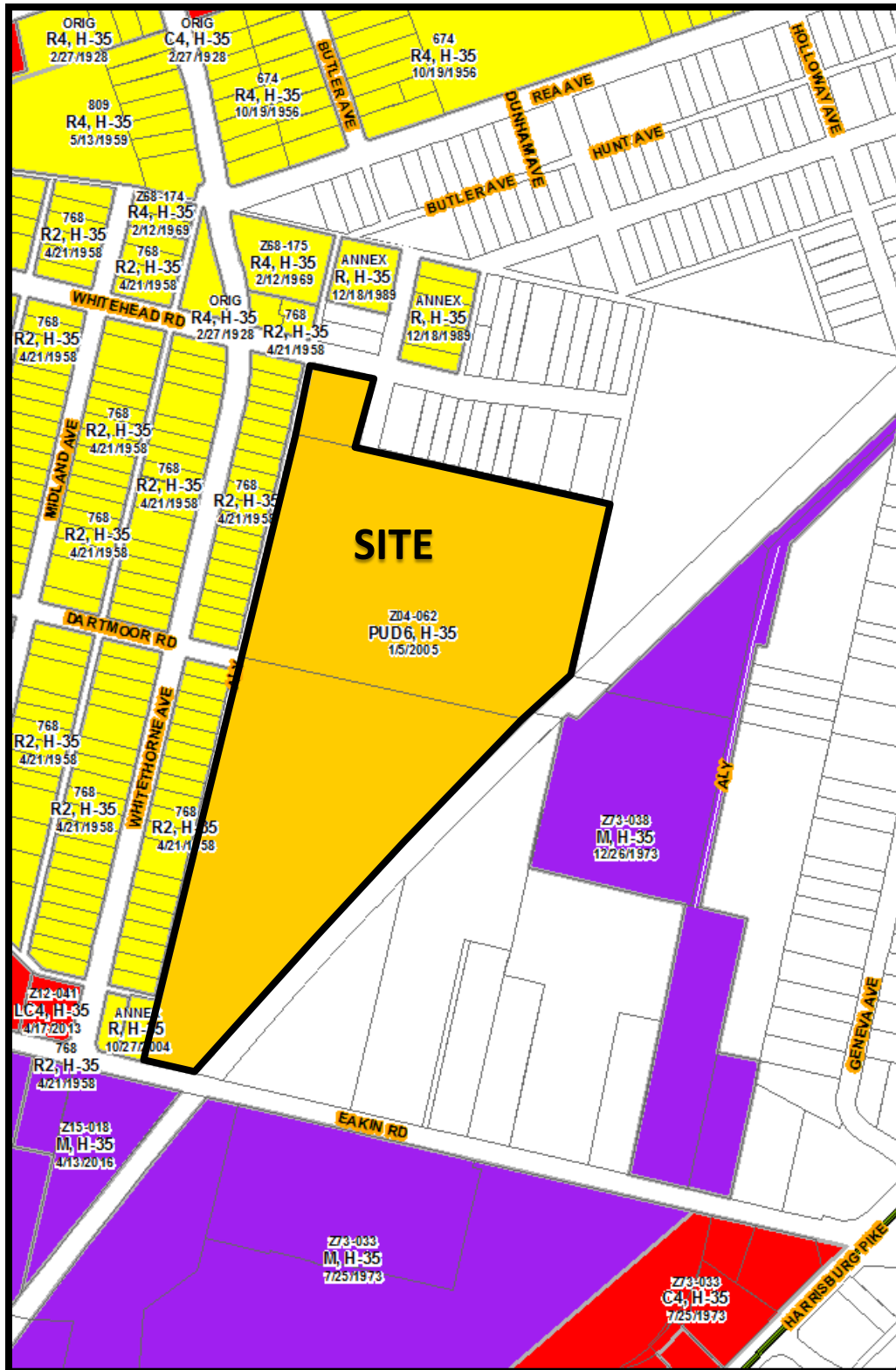
David B. Perry, Agent

Date

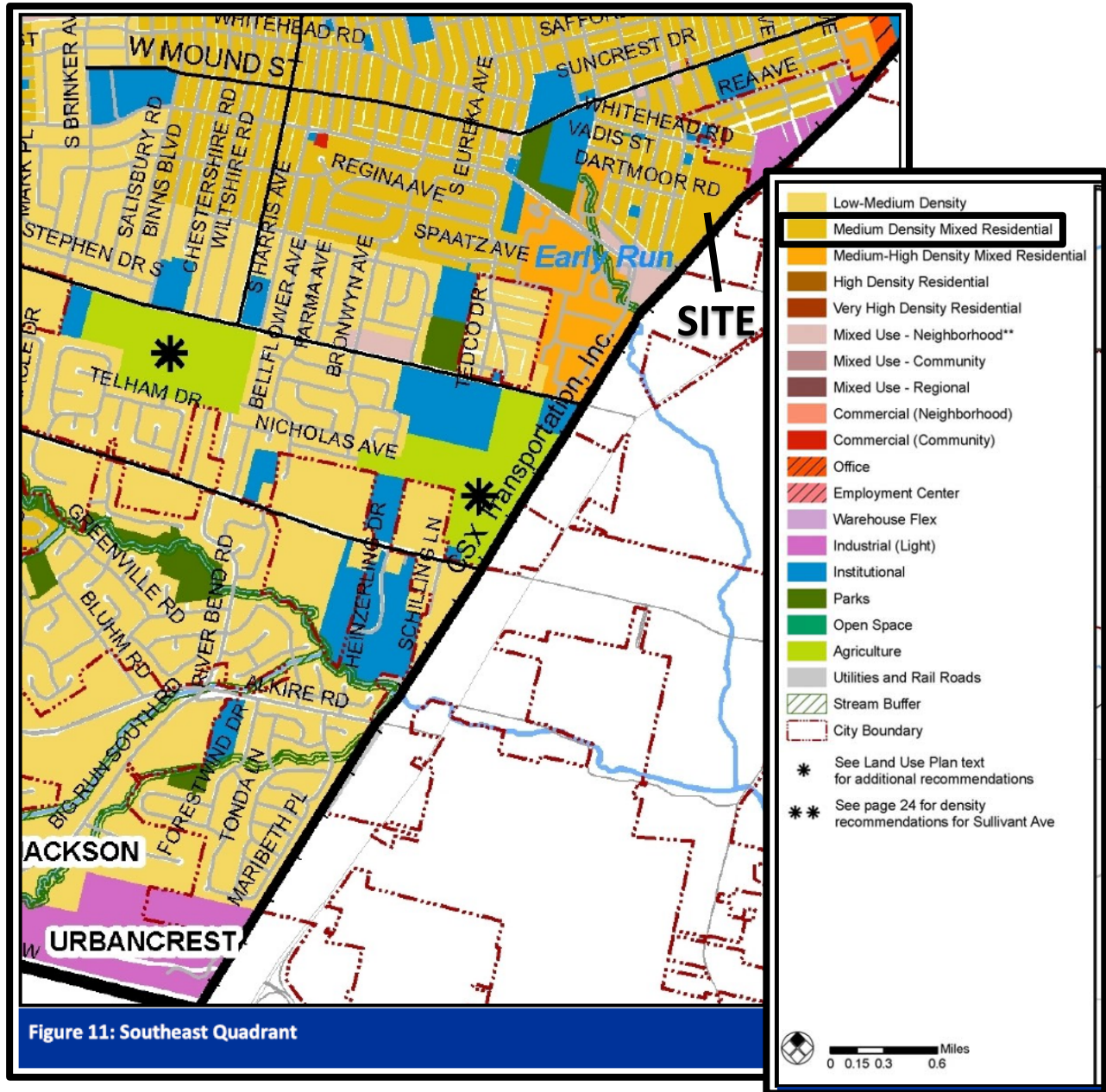
Signature:

Donald Plank, Attorney

Date



Z16-083
 2180 Eakin Road
 Approximately 20.88 acres
 PUD-6 to PUD-4



Z16-083
 2180 Eakin Road
 Approximately 20.88 acres
 PUD-6 to PUD-4



Z16-083
2180 Eakin Road
Approximately 20.88 acres
PUD-6 to PUD-4