

**REZONING APPLICATION**

**Department of Building & Zoning Services**

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224-3218

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

OFFICIAL USE ONLY

Application #: 216-085 Date Received: 12/20/16  
Application Accepted By: KP+MM Fee: \$4160  
Assigned Planner: Tim Dietrich; 614-645-6665; tdietrich@columbus.gov

**LOCATION AND ZONING REQUEST:**

Certified Address (for Zoning Purposes) 267 Park Road Worthington OH Zip 43085

Is this application being annexed into the City of Columbus  Yes  No (select 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 610-166626

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

Current Zoning District(s) R Requested Zoning District(s) L-AR-12

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

Proposed Use or reason for rezoning request: Apartment Houses

(continue on separate page if necessary)

Proposed Height District: 35 Feet Acreage 3.03 (+/-) Acres  
(Columbus City Code Section 3309.14)

**APPLICANT:**

Name Fatih Gunal

Address 4602 Sandwich Court City/State Dublin OH Zip 43016

Phone # 614-805-4878 Fax # \_\_\_\_\_ Email \_\_\_\_\_

**PROPERTY OWNER(S):**

Name Fatih Gunal

Address 4602 Sandwich Court City/State Dublin OH Zip 43016

Phone # 614-805-4878 Fax # \_\_\_\_\_ Email \_\_\_\_\_

Check here if listing additional property owners on a separate page

**ATTORNEY / AGENT** (CHECK ONE IF APPLICABLE)  Attorney  Agent

Name Hockaden & Associates Inc

Address 883 North Cassady Avenue City/State Columbus OH Zip 43219

Phone # 614-252-0993 Fax # 614-252-0444 Email: flong@hockaden.com

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

APPLICANT SIGNATURE [Signature]

PROPERTY OWNER SIGNATURE [Signature]

ATTORNEY / AGENT SIGNATURE [Signature] HOCKADEN & ASSOCIATES, INC

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

**INDIVIDUAL ACKNOWLEDGMENT**

State/Commonwealth of Ohio  
County of Franklin } ss.

On this the 20 day of December, 2016, before me,  
Sarah Boyd, the undersigned Notary Public,  
*Name of Notary Public*  
personally appeared Fatih Gunal,  
*Name(s) of Signer(s)*

- personally known to me – OR –
- proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same for the purposes therein stated.

WITNESS my hand and official seal.



Sarah Boyd  
*Signature of Notary Public*

Place Notary Seal/Stamp Above

Any Other Required Information  
(Printed Name of Notary, Expiration Date, etc.)

**OPTIONAL**

This section is required for notarizations performed in Arizona but is optional in other states. Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: \_\_\_\_\_

Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: \_\_\_\_\_

**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 # 216-085

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Fatih Gunal  
of (1) MAILING ADDRESS 4602 Sandwich Court Dublin OH 43016  
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 267 Park Road Worthington Oh 43085  
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) 12/20/16  
(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) Fatih Gunal  
4602 Sandwich Court  
Dublin OH 43016

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

Fatih Gunal  
614-805-4878

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

(5) Far North Columbus  
Community Coalition  
C/O Jim Palmisano  
jpalmisano@buckeyepower.com

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) [Signature]

Sworn to before me and signed in my presence this 20 day of December, in the year 2016

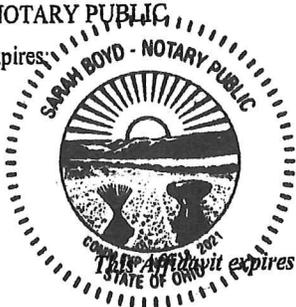
SIGNATURE OF NOTARY PUBLIC

(8) [Signature]

My Commission Expires

11/13/2021

Notary Seal Here



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

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Please make all checks payable to the Columbus City Treasurer

**APPLICANT**

Fatih Gunal  
4602 Sandwich Ct.  
Dublin, OH 43016

**PROPERTY OWNER**

Fatih Gunal  
4602 Sandwich Ct.  
Dublin, OH 43016

**AREA COMMISSION**

Far North Columbus Community  
Coalition c/o Jim Palmisano  
7984 Brookpoint Pl.  
Westerville, OH 43081

**ATTORNEY/AGENT**

Frank Long  
Hockaden & Associates Inc.  
883 North Cassady Ave.  
Columbus, OH 43219

**SURROUNDING PROPERTY  
OWNERS**

Pingue Rentals, LLC  
1445 Worthington Woods Rd.  
Columbus, OH 43085

Worthington Meadows  
Columbus Associates, LLC  
600 Stonehenge Pkwy, 2<sup>nd</sup> Floor  
Dublin, OH 43017

**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 # 216-085

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Fatih Gunal  
of (COMPLETE ADDRESS) 4602 Sandwich Court Dublin OH 43016  
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.  Fatih Gunal 4602 Sandwich Court Dublin OH 43016	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

*Fatih Gunal*

Subscribed to me in my presence and before me this 20 day of December, in the year 2016

SIGNATURE OF NOTARY PUBLIC

*Sarah Boyd*

My Commission Expires 11/13/2021



Notary Seal Here

*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.  
Please make all 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: 610166626

Zoning Number: 267

Street Name: PARK RD

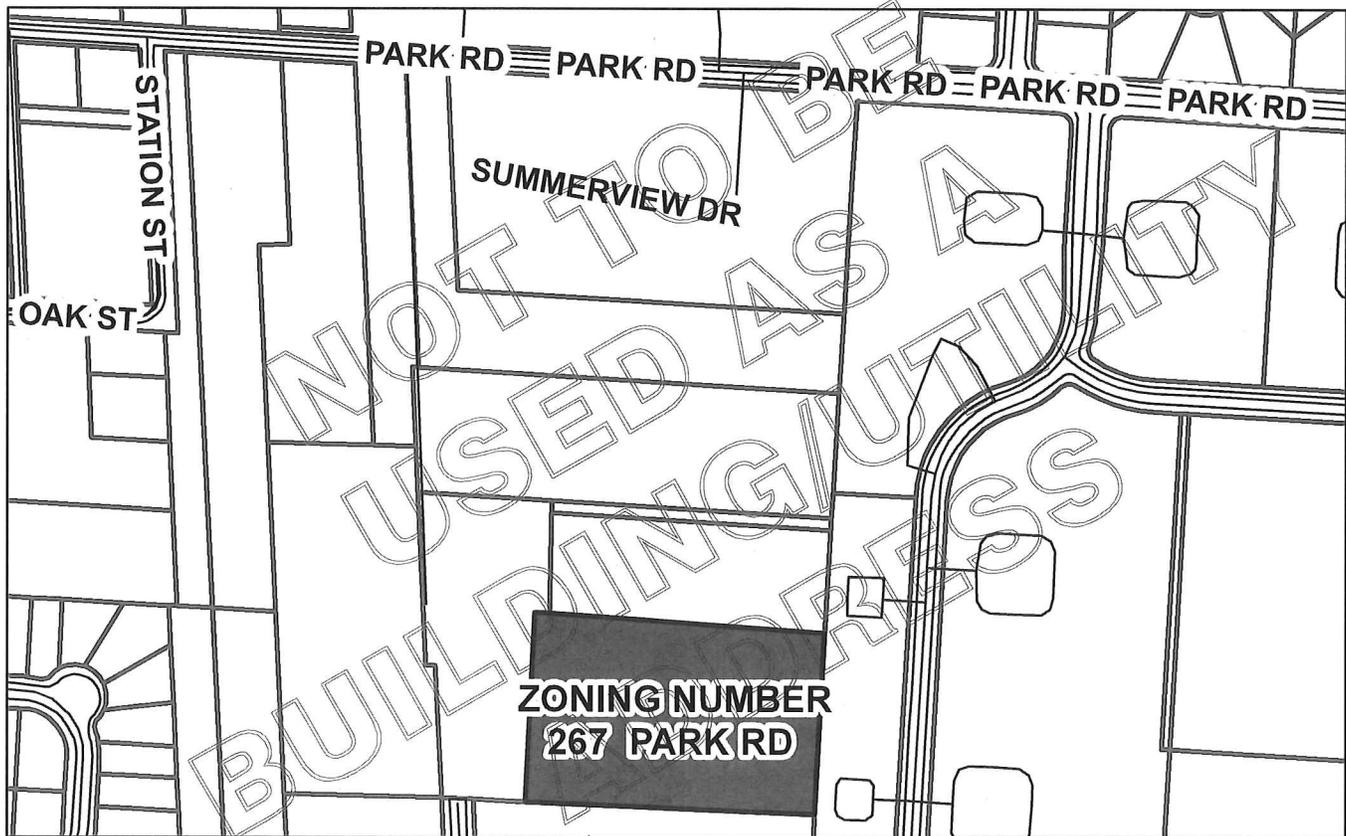
Lot Number: N/A

Subdivision: N/A

Requested By: FRANK LONG, HOCKADEN & ASSOCIATES INC.

Issued By: James P. Reagan

Date: 12/16/2016



PATRICIA A. AUSTIN, P.E., ADMINISTRATOR  
DIVISION OF PLANNING AND OPERATIONS  
COLUMBUS, OHIO

SCALE: 1 inch = 300 feet

GIS FILE NUMBER: 80437

216-085

DESCRIPTION OF 3.03 (+/-) ACRES

FOR ZONING MODIFICATION FROM "R" TO "AR 12"

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS, AND BEING A PART OF LOTS 56 AND 57, SECTION 2, TOWNSHIP 2, RANGE 18, U.S. MILITARY LANDS, BEING A TOTAL OF 3.03 (+/-) ACRES AND MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING FOR REFERENCE AT THE SOUTHEAST PROPERTY CORNER OF PINGUE RENTALS, LLC (PIN 610-166656) FORMERLY PAUL E. AND LILLIAN DESQUIN TRACT;

THENCE SOUTH 89°50' EAST A DISTANCE OF 67.72 FEET TO A POINT IN THE WEST LINE OF A 20 FOOT PRIVATE ROADWAY RUNNING NORTHERLY TO FLINT ROAD;

THENCE SOUTH 4°05' EAST A DISTANCE OF 248.50 FEET, ALONG THE WEST LINE OF SAID ROADWAY, TO A POINT;

THENCE SOUTH 87°19' EAST A DISTANCE OF 178.10 FEET, CROSSING SAID ROADWAY, TO A POINT BEING THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED;

THENCE SOUTH 87°19' EAST A DISTANCE OF 458.60 FEET TO A POINT;

THENCE SOUTH 1°41' WEST A DISTANCE OF 285.02 FEET, ALONG THE WEST LINE OF THE IOLA H. HANSEL TRACT, TO A POINT;

THENCE NORTH 88°50' WEST A DISTANCE OF 458.65 FEET, TO A POINT;

THENCE NORTH 1°41' EAST A DISTANCE OF 202.17 FEET TO A POINT IN THE SOUTH LINE OF A 20 FOOT EASEMENT RUNNING EASTERLY AND WESTERLY ACROSS THE 0.925 ACRE TRACT, THE 20 FOOT EASEMENT TO BE USED AS INGRESS AND EGRESS THRU THE 0.925 ACRE TRACT, ON THE WEST, SAID 20 FOOT EASEMENT TO CONNECT TO THE EASEMENT ALONG THE 20 FOOT PRIVATE DRIVEWAY RUNNING NORTHERLY FOR INGRESS AND EGRESS TO FLINT ROAD;

THENCE CONTINUING FROM THE STAKE IN THE SOUTH LINE OF THE 20 FOOT EASEMENT, NORTH 1°41' EAST 95 FEET TO THE POINT OF BEGINNING CONTAINING 3.03 (+/-) ACRES MORE OR LESS.

TOGETHER WITH THE USE OF THE 20 FOOT EASEMENT ACROSS THE 0.925 ACRE TRACT, ALSO THE USE OF THE 20 FOOT EASEMENT ALONG THE PRIVATE DRIVE TO FLINT ROAD.

SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT OF WAYS OF RECORDS.

SEE ATTACHED EXHIBIT "A", ZONING PLAT OF 3.03 (+/-) ACRES FOR ZONING MODIFICATION FROM "R" TO "AR 12".

40980/10.2-121916-L1

**LIMITATION TEXT**

**APPLICATION #:**

**PROPOSED DISTRICT:** L- AR-12, Limited Apartment Residential District

**PROPERTY ADDRESS:** 267 Park Rd., Columbus, Ohio 43085

**OWNER(s):** Fatih Gunal

**APPLICANT:** Fatih Gunal

**DATE OF TEXT:** 12/19/16

1. **INTRODUCTION**

The subject property is located on the south side of Park Road., east of the railroad tracks, and west of Granby meadows Drive being 3.03 acres+- which is currently zoned R. The 3.03+- acres are bordered on the northwest by single story residential, on the northeast by one story apartments, on the east and on the south site by existing multi-story apartments. West of the railroad tracks is generally developed with a retail building and warehouses. Southwest of the site across the railroad tracks is generally developed with single family residential homes.

2. **PERMITTED USES**

Within the property to be rezoned, the permitted uses shall consist of all AR-12 Apartment Residential District uses permitted under Chapter 3333, Apartment Residential District of the Columbus City Codes.

3. **DEVELOPMENT STANDARDS**

A. **Density, Lot, Height and/or Setback Requirements.**

1. The density of the property shall be limited to a maximum of 36 residential apartment units and contain a clubhouse with a swimming pool.
2. The maximum height of any structure shall be 35 ft.

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

1. Access to the property will be through a dedicated public street to be located approximately in the center of the site, to be connected to the south side of Park Road with the existing Alta Drive / Whitewater Blvd. to the south, unless otherwise approved by the Department of Public Service.
2. Sidewalk or Pathway. Applicant agrees to construct a sidewalk or pathway along the South edge of Park Road (width and type to be determined by the Public Service Department), and a 5 foot wide sidewalk along all other public streets.

3. There shall be an internal 4 foot wide private sidewalk system connecting all of the units with each other, the parking areas and the clubhouse. These internal sidewalks shall connect to the sidewalk along public streets.

4. The Developer will dedicate 30 feet of right of way from the center line along Park Rd. as required by C.C.C.4309.17.

5. At the proposed public street connection to Park Road, a westbound left turn lane with a length of 125 feet (includes taper) shall be provided. These improvements shall meet the requirements of the City of Columbus, Department of Public Service and/or Franklin County Engineer's Office, where applicable. It is anticipated that these roadway improvements will require improvements that extend into the frontage of Tax Parcel ID: 250-000026 currently owned by New York Central Lines, LLC, which contains an active railroad operation. Prior to approval of a site compliance plan for the area comprising this rezoning application, documentation will need to be provided from the railroad operator that the roadway improvements extending into the frontage of Tax Parcel ID: 250-000026 may be constructed.

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

1. Street trees shall be planted evenly spaced along public streets at a ratio of not less than one tree per thirty (30') feet of frontage where there are no existing trees.

2. The site is heavily wooded with a mature variety of trees such as Oak, Pin Oak, Sycamore and other shade trees. The developer shall preserve the larger trees that do not have multiple trunks by reasonably shifting buildings and parking lots. In order to accomplish this, a tree survey shall be conducted by a landscape architect or a certified arborist which identifies the trees that are to be saved, and shall be submitted to the City Forester for review and approval prior to site compliance approval. The tree preservation areas shall be contained in no less than 1 acre of open space in addition to the perimeter setback, and may be distributed at one or two locations depending on mature tree groupings. These tree preservation areas shall be designated as no-build zones.

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

1. All buildings shall have a pitched or angled roof.

2. Building materials shall be a combination of natural materials (brick, stone, etc.) wood and vinyl siding.

**E. Lighting, Outdoor Display Areas, and/or other Environmental Commitments.**

1. Light poles shall not exceed fifteen 15 feet in height. For aesthetic compatibility, lights shall be the same or similar type and color, and supplied by the same manufacturer.

2. The Developer will comply with the requirements of Chapter 3318, Parkland Dedication.
3. All dumpsters will be screened with a wood fence and operable wood gate, regularly painted and maintained at all times.

**F. Graphics and / or Signage Commitments.**

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

The undersigned, being the owner of the subject property together with the applicant in the subject application, or other 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 Code.

**SIGNATURE:**

**DATE:**

*EXHIBIT "A"*  
*ZONING PLAT OF 3.03 (+/-) ACRES*

THIS PLAT HAS BEEN CONSTRUCTED FROM EXISTING RECORDS AT THE FRANKLIN COUNTY RECORDERS AND AUDITORS OFFICE AND IS INTENDED TO BE USED AS AN INSTRUMENT FOR ZONING CHANGE FROM STATUS "R" TO "AR 12" ONLY. THIS PLAT IS NOT TO BE CONSIDERED AS A BOUNDARY SURVEY OR TO BE USED FOR ANY RECORDING PURPOSES WHATSOEVER.

PINGUE RENTALS LLC  
 PIN 610-166656  
 FORMERLY PAUL E. & LILLIAN DESQUIN

SE COR 67.27'  
 POINT OF REF

248.50'

S4°05'E

S87°19'E  
 178.10'

POINT OF BEGINNING

458.60'

S87°19'00"E

N1°41'00"E

297.17'

285.02'

S1°41'00"W

N88°50'00"W  
 84.49'

N88°50'00"W

458.65'

ALTA DR  
 (50')

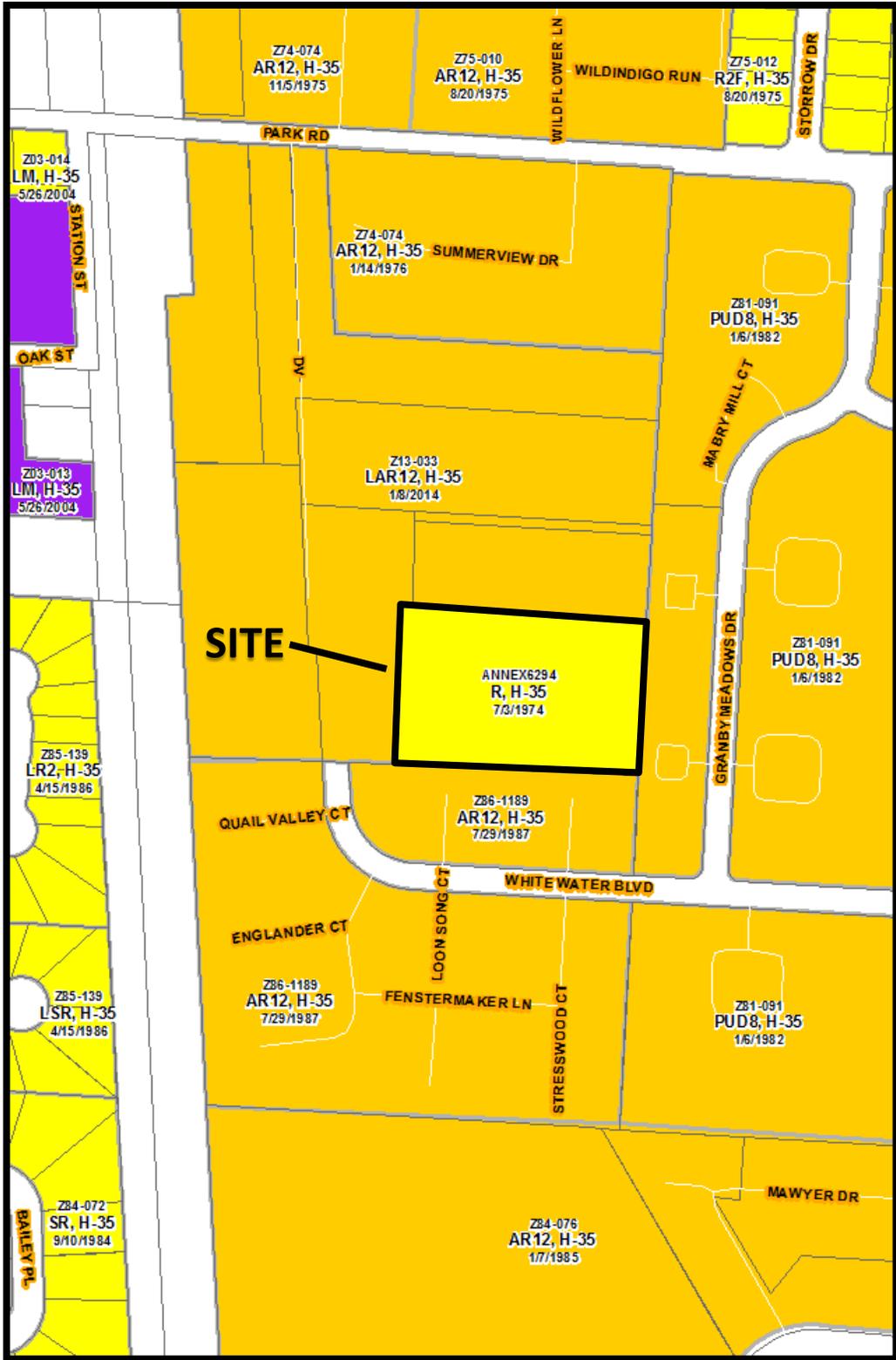
259 PARK ROAD  
 PINQUE RENTALS LLC  
 IN 201402110017367  
 IN 201402110017363  
 IN 201402110017364  
 IN 201609080120354  
 15.06(+/-) ACRES  
 PIN 610-166612

FATH GUNAL  
 IN 201612080169176  
 3.03(+/-) ACRES  
 PIN 610-166626

WORTHINGTON MEADOWS  
 COLUMBUS ASSOCIATES LLC  
 IN 199903060056351  
 PIN 610-166670

WORTHINGTON MEADOWS  
 COLUMBUS ASSOCIATES LLC  
 IN 199903060056351  
 PIN 610-123721



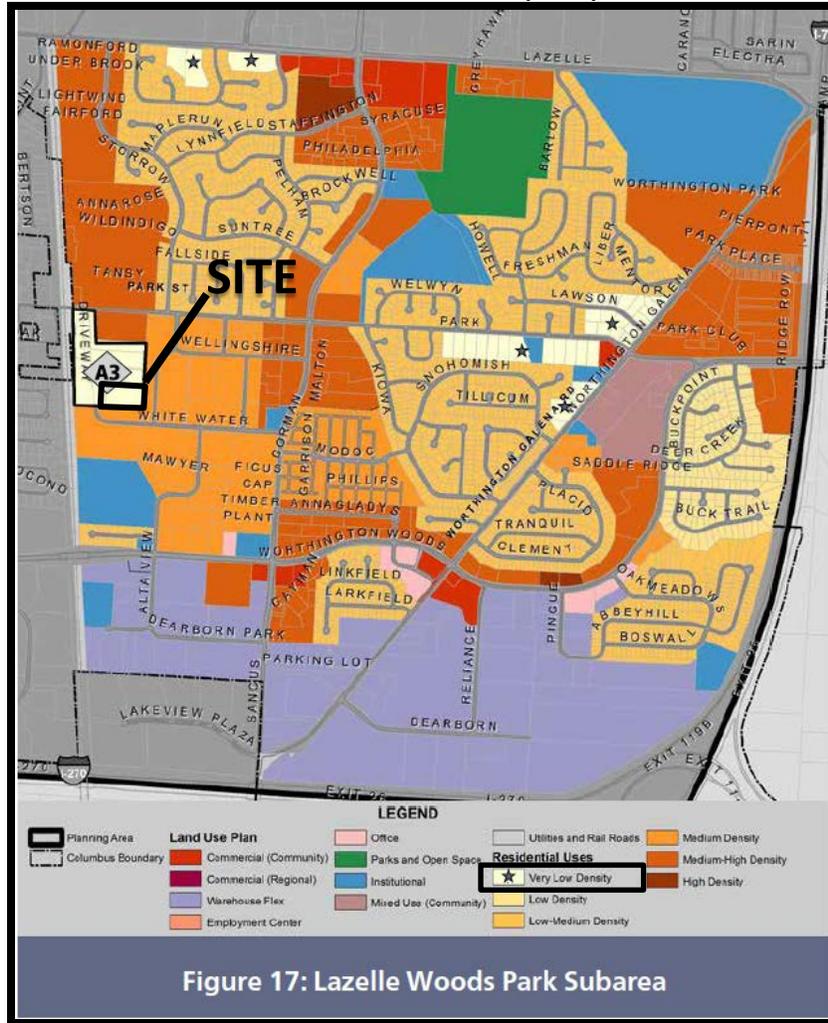


Z16-085  
 267 Park Road  
 Approximately 3.03 acres  
 R to L-AR-12



Z16-085  
267 Park Road  
Approximately 3.03 acres  
R to L-AR-12

## Far North Area Plan (2014)



**Figure 17: Lazelle Woods Park Subarea**

→ **Policy 1.2** *Redevelopment of existing Very Low Density Residential should be compatible with surrounding development.*\*

A number of parcels are depicted on the Future Land Use Map (shown on page 45) as Very Low Density Residential. These parcels are typically at least half an acre in size and include mix of city and township jurisdictions. While the Far North Plan encourages the conservation of such areas, it is recognized that some may be subject to redevelopment proposals. This generally applies to larger single parcels or assemblage of several smaller lots. Residential remains the preferred land use. Future development should be compatible with adjacent density patterns. Support for redevelopment proposals within these areas should be based on the following considerations.

**GUIDELINES AND STRATEGIES**

- Use of techniques such as sensitive site design and cluster development to preserve open space, natural resources, and other ecologically sensitive areas.
- Buffering of adjacent uses, particularly lower density residential, through the use of such elements as existing and new vegetation, fencing, masonry walls, mounding, orientation of residential garages, and careful placement of site lighting.
- Primary building and side yard setbacks consistent with or greater than that of adjacent uses.
- Heights compatible with those in adjacent residential areas.
- Vehicular access and parking that is screened and oriented away from adjacent residential uses.
- Pedestrian connections to activity centers.

Z16-085  
267 Park Road  
Approximately 3.03 acres  
R to L-AR-12