

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 #: 217-007 Date Received: 3/28/17
Application Accepted By: TD & KP Fee: 87040
Assigned Planner: Tim Dietrich; 614-645-6665; tedietrich@columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 2855 Olentangy River Rd Zip 43202
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 010-103163

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

Current Zoning District(s) CPD Requested Zoning District(s) CPD

Area Commission Area Commission or Civic Association: N/A

Proposed Use or reason for rezoning request: Development of mixed-use commercial shopping center and multifamily residential. (continue on separate page if necessary)

Proposed Height District: H-110 with maximum height of 80 ft. Acreage 12.446
[Columbus City Code Section 3309.14]

APPLICANT:

Name Prospect Wango LLC

Address 10 N. High St., Ste. 401 City/State Columbus, OH Zip 43215

Phone # _____ Fax # _____ Email _____

PROPERTY OWNER(S):

Name Prospect Wango LLC

Address 10 N. High St., Ste. 401 City/State Columbus, OH Zip 43215

Phone # _____ Fax # _____ Email _____

Check here if listing additional property owners on a separate page

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE) Attorney Agent

Name Michael T. Shannon, Esq.

Address 500 S. Front St., Ste 1200 City/State Columbus, OH Zip 43215

Phone # 614-299-4506 Fax # 614-229-4559 Email: mshannon@cbjlawyers.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

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 # 217-007

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Eric J. Zartman, Esq.
of (1) MAILING ADDRESS 500 S. Front St., Ste. 1200

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 _____
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) 3/28/17

(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) Prospect Wango, LLC
10 N. High St., Ste. 401
Columbus, OH 43215

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

Prospect Wango, LLC c/o Michael Shannon
614-229-4506

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

(5) N/A

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) *Eric Zartman*

Sworn to before me and signed in my presence this 28th day of March, in the year 2017

SIGNATURE OF NOTARY PUBLIC

(8) *Kathryn J. Lowery*

My Commission Expires _____

Notary Seal Here



Kathryn J. Lowery
Notary Public, State of Ohio
My Commission Expires 11-19-2018

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

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Please make all checks payable to the Columbus City Treasurer

Redstone Realty Company, LLC
Ellen Mack Tr & Mark Fienknopf
Or Current Occupant
1539 N. High St
Columbus, Ohio 43201

Union Cemetery Association
3349 Olentangy River Road
Columbus, Ohio 43202

Shoppes On Olentangy II, LLC
Or Current Occupant
1480 Dublin Road
Columbus, Ohio 43215

Prospect Wango, LLC
Or Current Occupant
10 N. High St., Ste. 401
Columbus, Ohio 43215

University Village SPE, LLC
429 Santa Monica Blvd, Ste. 600
Santa Monica, CA 90401

FB Olentangy Suites, LLC
Or Current Occupant
200 W. Wilson Bridge Road St
Worthington, Ohio 43085

Ohio National Bank of Columbus
2941 Olentangy River Road
Columbus, Ohio 43202

State of Ohio FBO of
THE OHIO STATE UNIVERSITY
2003 Millikin Rd., Ste. 200
Columbus, Ohio 43210

Hawkstone Associates, Inc.
9171 Dry Park Road
Harrison, Ohio 45030

Hawkstone Associates, Inc.
2825 Olentangy River Road
Columbus, Ohio 43202

APPLICANT

OWNER

ATTORNEY

Prospect Wango, LLC
10 N. High St., Ste. 401
Columbus, Ohio 43215

Prospect Wango, LLC
10 N. High St., Ste. 401
Columbus, Ohio 43215

Michael T. Shannon, Esq.
Crabbe, Brown & James, LLP
500 S. Front St., Ste. 1200
Columbus, Ohio 43215

CIVIC ASSOCIATION

N/A

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 # 217-007

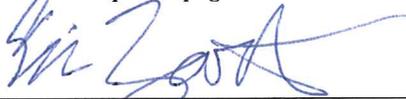
STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Eric J. Zartman, Esq.
of (COMPLETE ADDRESS) 500 S. Front St., Ste. 1200
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:

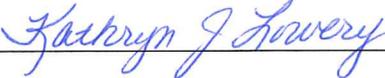
Name of business or individual
Business or individual's address
Address of corporate headquarters
City, State, Zip
Number of Columbus based employees
Contact name and number

1. Prospect Wango, LLC 10 N. High St., Ste. 401 Columbus, OH 43215 Contact: Michael T. Shannon Esq.	2.
3. 614-229-4501	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT 

Subscribed to me in my presence and before me this 28th day of March, in the year 2017

SIGNATURE OF NOTARY PUBLIC 

My Commission Expires _____

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

Notary Seal 
Notary Public, State of Ohio
My Commission Expires 11-19-2018

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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: 010103163

Zoning Number: 2855

Street Name: OLENTANGY RIVER RD

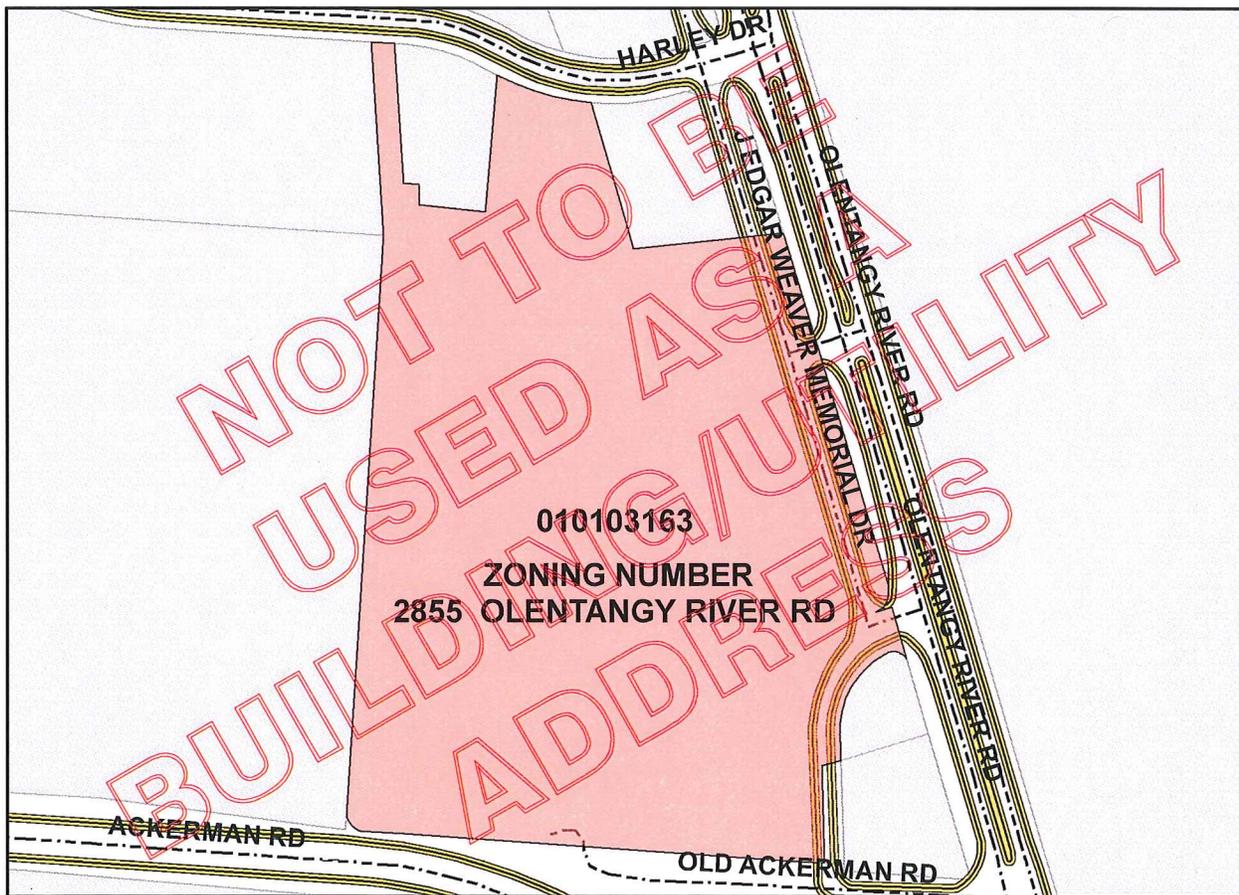
Lot Number: N/A

Subdivision: N/A

Requested By: CRABBE BROWN & JAMES (ERIC ZARTMAN)

Issued By: *Edyana Amarian*

Date: 3/28/2017



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

SCALE: 1 inch = 250 feet

GIS FILE NUMBER: 88755

**Zoning Description for 12.4± Acres
North of Ackerman Road
West of Olentangy River Road**

-1-

Situated in the State of Ohio, County of Franklin, City of Columbus, Range 18, Township 1, Quarter Township 3, of the United States Military District, being a 12.4± acre tract of land, said 12.4± acre tract being all of that 12.446 acre tract of land conveyed to Prospect Wango, LLC of record in Instrument Number 200601090005284 and Instrument Number 200005030087445, and being more particularly described as follows:

Beginning, for Reference, at the centerline intersection of Olentangy River Road and Old Ackerman Road;

Thence **N 86° 25' 05" W**, along the centerline of said Old Ackerman Road, **257.18± feet**;

Thence **N 02° 53' 04" W**, across said Old Ackerman Road, **40.27± feet** to the northerly right-of-way line thereof, **The True Point of Beginning**;

Thence along the southerly line of said 12.4± acre tract and the northerly line of said Old Ackerman Road, the following two (2) courses;

N 86° 25' 05" W, **613.53± feet** to a point of curvature;

with a curve to the right, having a central angle of **90° 08' 41"** and a radius of **20.00 feet**, an arc length of **31.47± feet**, a chord bearing and chord distance of **N 41° 21' 11" W**, **28.32± feet** to a point of tangency;

Thence along the westerly line of said 12.4± acre tract, the following two (2) courses;

N 03° 42' 44" E, **762.22± feet** to an angle point;

N 03° 22' 37" W, **253.76± feet** to the northwesterly corner of said 12.4± acre tract and the southerly right-of-way line of Harley Drive;

Thence **S 86° 18' 47" E**, along a northerly line of said 12.4± acre tract, being the southerly right-of-way line of said Harley Drive, **29.80± feet**;

Thence leaving said right-of-way line and along a easterly, northerly, easterly, northerly and westerly line of said 12.4± acre tract, the following five (5) courses;

S 03° 23' 34" E, **183.56± feet** to an angle point;

S 85° 46' 07" E, **20.19± feet** to an angle point;

S 02° 43' 57" E, **26.25± feet** to an angle point;

S 85° 41' 03" E, **86.00± feet** to an angle point;

N 05° 00' 45" E, **179.07± feet** to a northerly line of said 12.4± acre tract and the southerly right-of-way line of said Harley Drive;

Thence with a curve to the left, having a central angle of **22° 56' 49"** and a radius of **322.30 feet**, an arc length of **129.08± feet**, a chord bearing and chord distance of **S 72° 22' 36" E**, **128.22± feet** to a point of tangency;

Thence leaving said right-of-way line and along a easterly, and northerly line of said 12.4± acre tract, the following two (2) courses;

217-007

**Zoning Description for 12.4± Acres
North of Ackerman Road
West of Olentangy River Road**

-2-

S 16° 43' 11" E, 200.28± feet to an angle point thereof;

N 83° 07' 13" E, 192.92± feet to the westerly right-of-way line of said Olentangy River Road;

Thence along the easterly line of said 12.4± acre tract and the westerly line of said Olentangy River Road, the following four (4) courses;

S 16° 43' 11" E, 488.53± feet to a point of curvature;

with a curve to the right, having a central angle of 81° 33' 42" and a radius of 30.00 feet, an arc length of 42.71± feet, a chord bearing and chord distance of S 23° 51' 20" W, 39.19± feet to a point of curvature;

with a curve to the right, having a central angle of 08° 49' 37" and a radius of 166.14 feet, an arc length of 25.60± feet, a chord bearing and chord distance of N 68° 47' 38" E, 25.57± feet to a point of tangency;

S 16° 43' 11" E, 72.37± feet to a point of curvature;

Thence leaving said westerly right-of-way line and along easterly and southerly lines of said 12.4± acre tract, the following six (6) courses;

with a curve to the left, having a central angle of 101° 06' 46" and a radius of 20.00 feet, an arc length of 35.30± feet, a chord bearing and chord distance of N 67° 17' 11" W, 30.89± feet to a point of curvature;

with a curve to the left, having a central angle of 63° 52' 41" and a radius of 116.14 feet, an arc length of 129.48± feet, a chord bearing and chord distance of S 29° 36' 18" W, 122.88± feet to a point of tangency;

S 02° 20' 08" E, 11.89± feet to an angle point;

S 02° 26' 11" E, 20.25± feet to an angle point;

S 74° 23' 12" W, 25.84± feet to an angle point;

Thence S 02° 22' 37" E, 127.41± feet to the **True Point of Beginning**. Containing 12.4± acres, more or less.

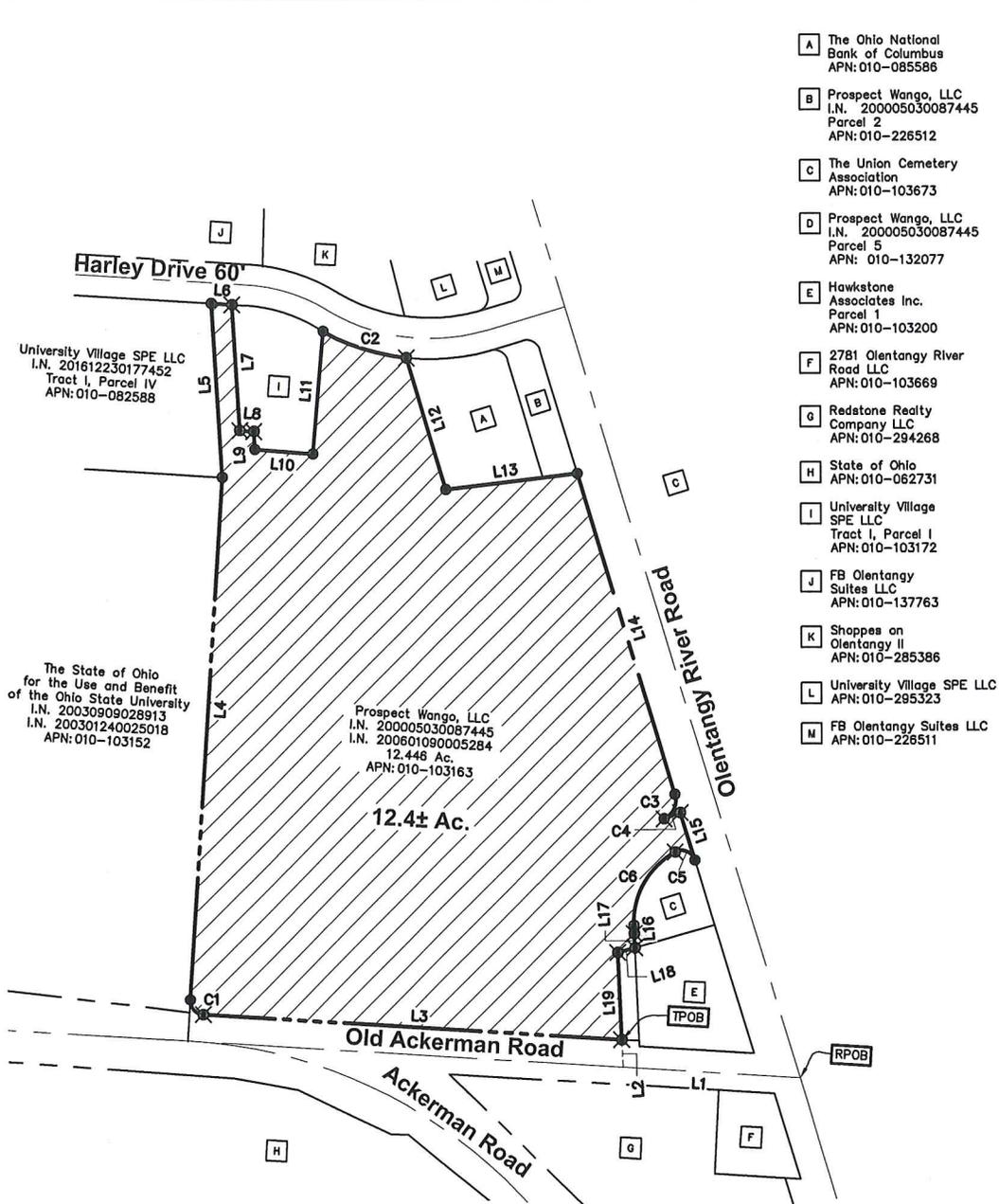
The above description was prepared by Advanced Civil Design, Inc. on March 27, 2017 and is created from information obtained from the Franklin County Auditor's Office and the Franklin County Recorder's Office.

This exhibit is not to be used for the transfer of land.

Advanced Civil Design, Inc.

ZONING EXHIBIT ~ 12.4± AC. ACRES

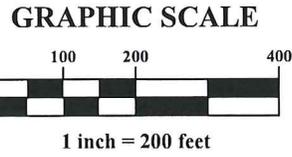
Situated in the State of Ohio, City of Columbus, Franklin County, Ohio,
Range 18, Township 1, Quarter Township 3, United States Military District



- A** The Ohio National Bank of Columbus
APN: 010-085586
- B** Prospect Wango, LLC
I.N. 200005030087445
Parcel 2
APN: 010-226512
- C** The Union Cemetery Association
APN: 010-103673
- D** Prospect Wango, LLC
I.N. 200005030087445
Parcel 5
APN: 010-132077
- E** Hawkstone Associates Inc.
Parcel 1
APN: 010-103200
- F** 2781 Olentangy River Road LLC
APN: 010-103669
- G** Redstone Realty Company LLC
APN: 010-294268
- H** State of Ohio
APN: 010-082731
- I** University Village SPE LLC
Tract I, Parcel I
APN: 010-103172
- J** FB Olentangy Suites LLC
APN: 010-137763
- K** Shoppes on Olentangy II
APN: 010-285386
- L** University Village SPE LLC
APN: 010-285323
- M** FB Olentangy Suites LLC
APN: 010-226511

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DRAWN BY: DRB	JOB NO.: 17-0003-768
DATE: 03/27/2017	CHECKED BY: BCK

ADVANCED
CIVIL DESIGN
ENGINEERS SURVEYORS

422 Beecher Road
Gahanna, Ohio 43230
ph 614.428.7750
fax 614.428.7755

1
2

ZONING EXHIBIT ~ 12.4± AC. ACRES

Situated in the State of Ohio, City of Columbus, Franklin County, Ohio,
Range 18, Township 1, Quarter Township 3, United States Military District

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DIST.
C1	090°08'41"	20.00'	31.47'±	N41°21'11"W	28.32'±
C2	022°56'49"	322.30'	129.08'±	S72°22'36"E	128.22'±
C3	081°33'42"	30.00'	42.71'±	S23°51'20"W	39.19'±
C4	008°49'37"	166.14'	25.60'±	N68°47'38"E	25.57'±
C5	101°06'46"	20.00'	35.30'±	N67°17'11"W	30.89'±
C6	063°52'41"	116.14'	129.48'±	S29°36'18"W	122.88'±

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N86°25'05"W	257.18'±
L2	N02°53'04"W	40.27'±
L3	N86°25'05"W	613.53'±
L4	N03°42'44"E	762.22'±
L5	N03°22'37"W	253.76'±
L6	S86°18'47"E	29.80'±
L7	S03°23'34"E	183.56'±
L8	S85°46'07"E	20.19'±
L9	S02°43'57"E	26.25'±
L10	S85°41'03"E	86.00'±

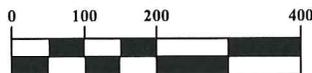
LINE TABLE		
LINE	BEARING	DISTANCE
L11	N05°00'45"E	179.07'±
L12	S16°43'11"E	200.28'±
L13	N83°07'13"E	192.92'±
L14	S16°43'11"E	488.53'±
L15	S16°43'11"E	72.37'±
L16	S02°20'08"E	11.89'±
L17	S02°26'11"E	20.25'±
L18	S74°23'12"W	25.84'±
L19	S02°22'37"E	127.41'±

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GRAPHIC SCALE



1 inch = 200 feet

DRAWN BY: DRB	JOB NO.: 17-0003-768
DATE: 03/27/2017	CHECKED BY: BCK

ADVANCED
CIVIL DESIGN
ENGINEERS SURVEYORS

422 Beecher Road
Gahanna, Ohio 43230
ph 614.428.7750
fax 614.428.7755

2
2

217-007

PLANNED COMMERCIAL DEVELOPMENT TEXT

PROPERTY ADDRESS: 2855 Olentangy River Road
PARCEL NO.: 010-103163
CURRENT DISTRICT: CPD-Planned Commercial Development
PROPOSED DISTRICT: CPD-Planned Commercial Development
OWNER/APPLICANT: Prospect Wango, LLC, c/o
ATTORNEY: Michael Shannon, Esq.
CRABBE, BROWN & JAMES, LLP
500 South Front Street, Suite 1200
Columbus, Ohio 43215

DATE OF TEXT: 3/28/2017
APPLICATION NO.: 217-007

1. Introduction:

The subject property (Site) consists of +/- 12.4 acres located on west side of Olentangy River between Old Ackerman Road and Harley Drive. The Site is situated within the Olentangy River Road Regional Commercial Overlay. The Site is not situated within Planning Overlay nor Area Commission. The Site is not a Historic Site.

The Site is improved with a 116,131 square foot shopping center with a grocery store and other tenants, three free-standing restaurants, and a gasoline station. Applicant submits this application to rezone the Site from CPD-Planned Commercial Development district to CPD-Planned Commercial Development district.

The Applicant proposes redevelopment of the shopping center and keeping the free-standing restaurants and gasoline station as developed. The first floor of the redevelopment will be a shopping center of approximately 130,806 square feet. The will be five levels of multifamily residential above the first-floor shopping center. The Site in total will have approximately 144,748 square feet of commercial area and approximately 340 dwelling units.

2. Permitted Uses:

Those permitted under Section 3356.03 C-4 Commercial District of the Columbus City Code plus gasoline sales and restaurants with drive thru windows.

3. Development Standards:

Unless otherwise indicated herein, the applicable development standards shall be those standards contained in Chapter 3356 (C-4) and Sections 3372.80 *et seq.* (RCO) of the Columbus City Code.

A. Density, Height, Lot And/Or Setback Commitments:

1. The Property shall be developed in general accordance with the Preliminary Site Compliance Plan. The Preliminary Site Compliance Plan may be slightly adjusted to reflect engineering, topographical or other site data developed at the time development and engineering plans are completed. Any slight adjustment to the plan shall be reviewed and approved by the Director of the Department of Development or his designee upon submission of the appropriate data regarding the proposed adjustment.
2. The Height District shall be H-110. However, no building shall exceed 80 feet in height, excluding rooftop screening, parapets, and architectural elements.
3. Density shall be permitted as set forth on the Preliminary Site Compliance Plan and shall not exceed 340 dwelling units.
4. Applicant requests a variance from CCC § 3372.804 reduce the parking setback from Old Ackerman Road, J. Edward Weaver Memorial Drive, and Harley Drive to zero (0) feet. As a mitigating factor, the requested zero (0) foot parking setback is an existing condition.

B. Access, Loading, Parking And/Or Other Traffic Related Commitments:

1. All curb cuts and access points shall be subject to the approval of the City's Division of Transportation.
2. Parking shall be provided as set forth on the Preliminary Site Compliance Plan.

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

1. N/A

D. Building Design And/Or Exterior Treatment Commitments:

1. N/A

E. Lighting And/Or Other Environmental Commitments:

1. N/A

F. Graphics And Signage Commitments:

1. All graphics and signage shall meet the standards of CCC § 3372.806 and Article 15 of the Columbus City Code. Any variance to graphics and signage commitments shall be submitted to the Columbus Graphics Commission.

G. Miscellaneous:

1. The Site shall be developed in accordance with the submitted Preliminary Site Compliance Plan. The Preliminary Site Compliance Plan may be slightly adjusted to reflect engineering,

topographical, or other site development data developed at the time the development and engineering plans are completed. Any slight adjustment to the Preliminary Site Compliance Plan shall be subject to review and approval by the Director of Building and Zoning Services or his or her designee, upon submission of appropriate data regarding the proposed adjustment.

2. Variance(s) Requested:

- a. Applicant requests a variance from CCC § 3372.804 reduce the parking setback from Old Ackerman Road, J. Edward Weaver Memorial Drive, and Harley Drive to zero (0) feet. As a mitigating factor, the requested zero (0) foot parking setback is an existing condition.

H. CPD Requirements:

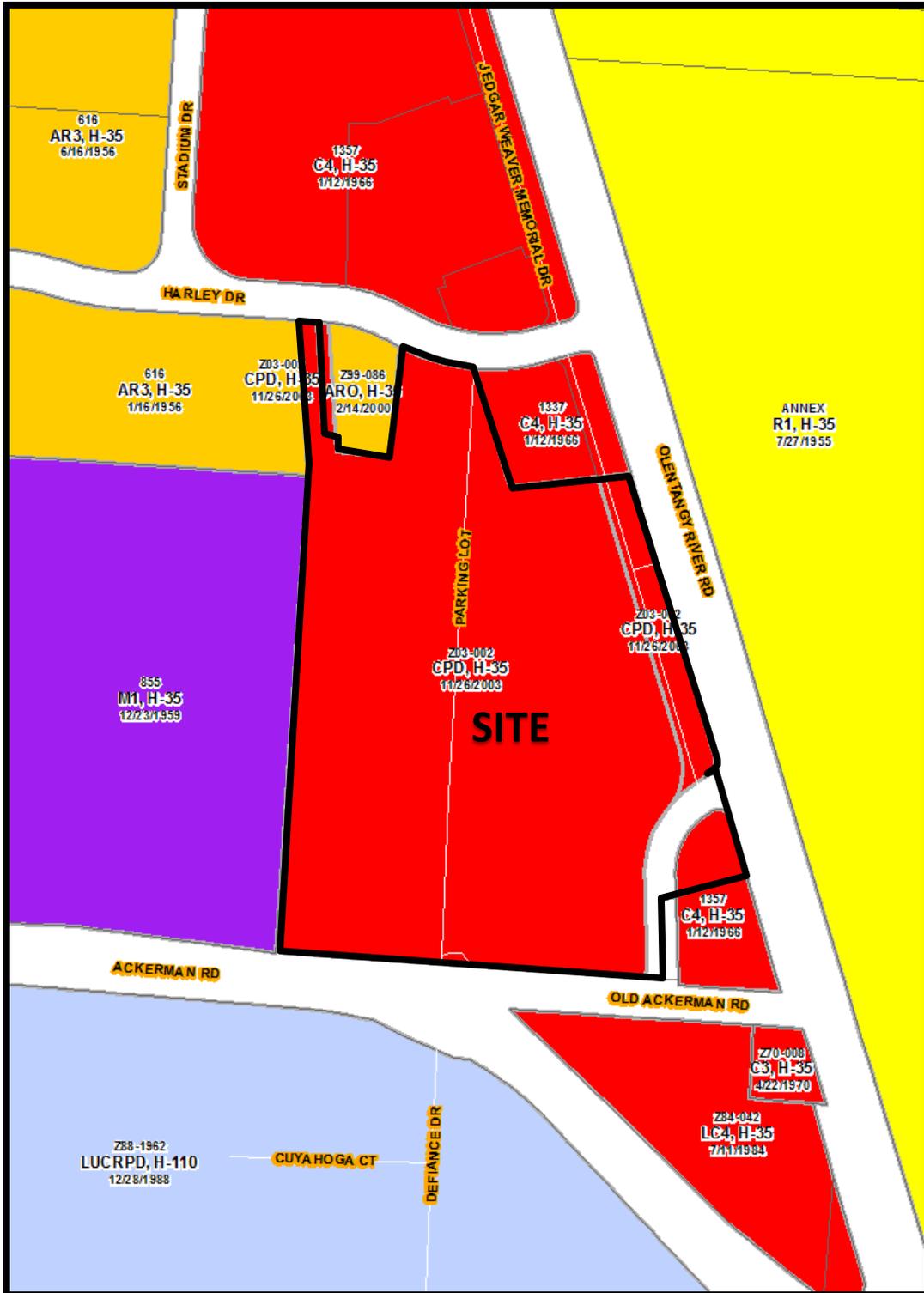
1. **Natural Environment:** The natural environment of this sit is flat.
2. **Existing Land Use:** The Property is improved with a 116,131 square foot shopping center with a grocery store and other tenants, three free-standing restaurants, and a gasoline station.
3. **Circulation:** Access to and from the Property will be from Old Ackerman Road, Olentangy River Road and Harley Drive.
4. **Visual Form of the Environment:** The Property is located on the west side of Olentangy River Road between Old Ackerman Road and Harley Drive. To the south is a motel and apartment buildings; to the west an office building; to the north a motel and a transient apartment building; to the east Union Cemetery and a gasoline station.
5. **Visibility:** The Property fronts on Old Ackerman Road, Olentangy River Road and Harley Drive and is visible from all three frontages.
6. **Proposed Development:** Redevelopment of the shopping center and keeping the free-standing restaurants and gasoline station as developed. The first floor of the redevelopment will be a shopping center of approximately 130,806 square feet. The will be five levels of multifamily residential above the first-floor shopping center.
7. **Behavior Patterns:** Vehicular access will be the principle means of access through curb cuts approved by the City of Columbus, Division of Transportation.
8. **Emissions:** Development of this Property will conform to the City of Columbus requirements as further controlled by the development standards of this development text for light levels, sounds and dust. There will be no objectionable emission.

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.

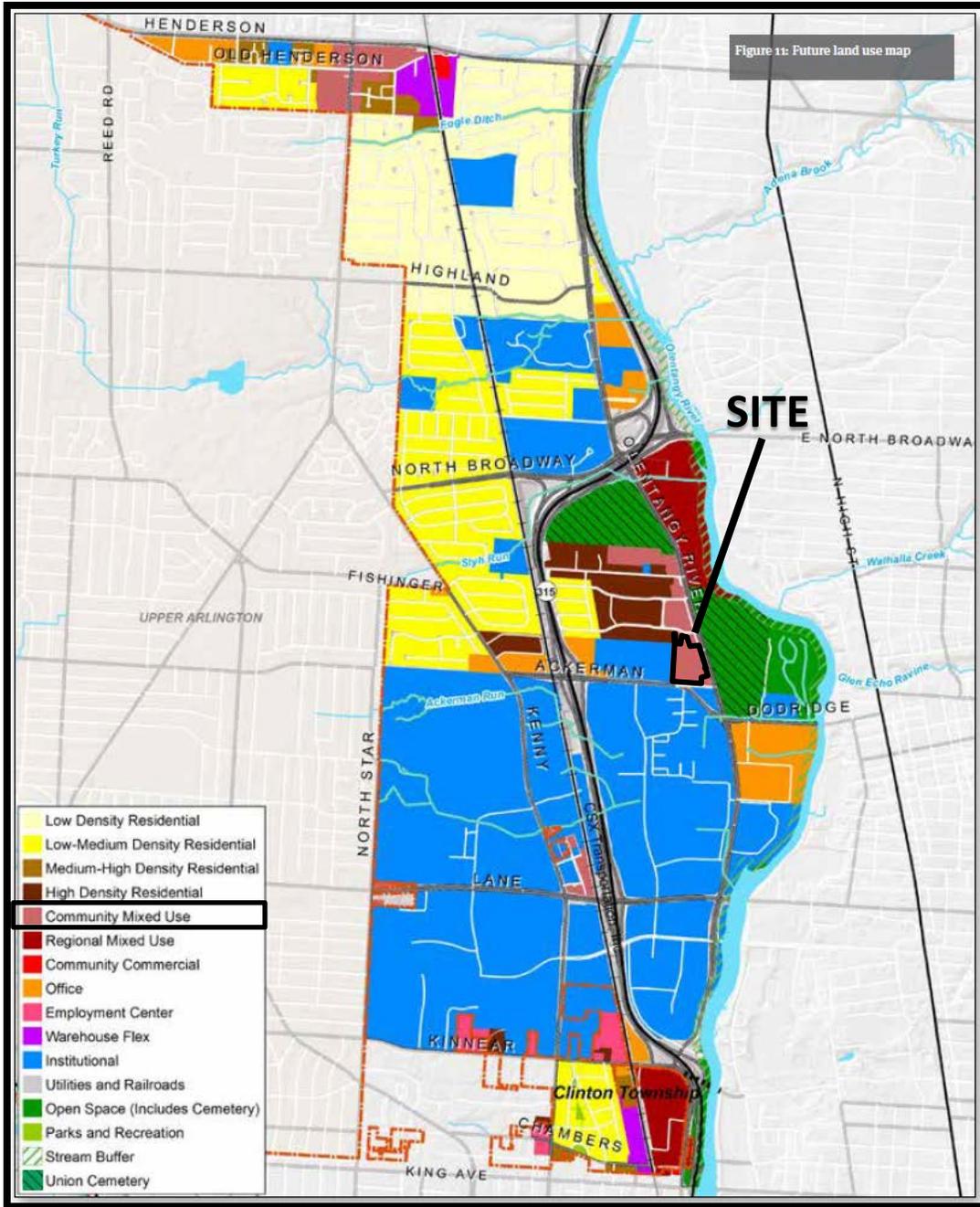
Respectfully Submitted,



Michael T. Shannon, Esq.



Z17-007
 2855 Olentangy River Road
 Approximately 12.45 acres
 From CPD to CPD



Z17-007
 2855 Olentangy River Road
 Approximately 12.45 acres
 CPD to CPD



Z17-007
2855 Olentangy River Road
Approximately 12.45 acres
CPD to CPD