

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 #: 217-008 Date Received: 3/28/17
Application Accepted By: MM + SP Fee: \$8320 -
Assigned Planner: Shannon Pihle; 614-645-2208; spine@columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 7000 Bent Tree Boulevard, Columbus, Ohio Zip 43235
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 590-208808

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

Current Zoning District(s) CPD Requested Zoning District(s) L-AR-2

Area Commission Area Commission or Civic Association: Far Northwest Coalition

Proposed Use or reason for rezoning request: To provide for redevelopment of the property with apartment residential consistent with the land use recommendations of The Northwest Plan. (continue on separate page if necessary)

Proposed Height District: 60' Acreage 16.7 +/-
[Columbus City Code Section 3309.14]

APPLICANT:

Name Preferred Living
Address 750 Communications Parkway City/State Columbus, Ohio Zip 43214
Phone # 614.901.2400 Fax # _____ Email _____

PROPERTY OWNER(S):

Name Andersons
Address P.O. Box 119 City/State Maumee, Ohio Zip 43537-0119
Phone # _____ Fax # _____ Email _____
 Check here if listing additional property owners on a separate page

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE) Attorney Agent

Name David Hodge, Underhill & Hodge LLC
Address 8000 Walton Parkway, Suite 260 City/State New Albany, Ohio Zip 43054
Phone # 614.335.9320 Fax # 614.335.9329 Email: david@uhlawfirm.com

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

APPLICANT SIGNATURE By: [Signature]
PROPERTY OWNER SIGNATURE By: [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

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AFFIDAVIT

(See instruction sheet)

APPLICATION # 217-008

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME David Hodge
of (1) MAILING ADDRESS Underhill & Hodge LLC, 8000 Walton Parkway, Suite 260, New Albany, Ohio 43054
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 7000 Bent Tree Boulevard, Columbus, Ohio 43235
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) 3/28/2017
(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) Andersons
P.O. Box 119
Maumee, Ohio 43537

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

Preferred Living
614.901.2400

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

(5) For Northwest Coalition
46 John Murley
3607 Waterbury Ln.
Powell, OH 43235

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

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

SIGNATURE OF NOTARY PUBLIC

(8) Kimberly Grayson
1-11-2021

My Commission Expires:

Notary Seal Here



KIMBERLY R. GRAYSON

Notary Public, State of Ohio

My Commission Expires

January 11, 2021

My Commission Expires six (6) months after date of notarization.

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PROPERTY OWNER:

Andersons
P.O. Box 119
Maumee, Ohio 43537

217-008

APPLICANT:

Preferred Living
750 Communications Parkway
Columbus, Ohio 43214

ATTORNEY:

David Hodge
Underhill & Hodge LLC
8000 Walton Parkway, Suite 260
New Albany, Ohio 43054

AREA COMMISSION:

Far Northwest Coalition
c/o John Murley
3607 Waterbury Lane
Powell, Ohio 43235

SURROUNDING PROPERTY OWNERS:

Linworth United Methodist Church
7070 Bent Tree Boulevard
Columbus, Ohio 43235

AERC Saw Mill Village, Inc.
5025 Swetland Court
Richmond Heights, Ohio 44143

State of Ohio Department of
Natural Resources
2045 Morse Road
Columbus, Ohio 43229

AH Ohio-Columbus Owner
c/o Flanagan BLC
6737 W. Washington St., Ste. 2300
Milwaukee, Wisconsin 53214

Sun Center Limited LLC
3622 West Dublin Granville Road
Columbus, Ohio 43235

Morso Holding Co.
3 Limited Parkway
Columbus, Ohio 43230

Robert Gordon
or current resident
6823 Meadow Creek Drive, #101
Columbus, Ohio 43235

Carolyn Dick
or current resident
6823 Meadow Creek Drive, #102
Columbus, Ohio 43235

Syed Rashid and Zaki Soobia
or current resident
6823 Meadow Creek Drive, #205
Columbus, Ohio 43235

Robert and Sandra McCall
or current resident
6823 Meadow Creek Drive, #206
Columbus, Ohio 43235

Kathleen Sell
or current resident
6823 Meadow Creek Drive, #309
Columbus, Ohio 43235

Jody Oberholtzer, Tr.
or current resident
6823 Meadow Creek Drive, #310
Columbus, Ohio 43235

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 # 217-008

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) David Hodge
of (COMPLETE ADDRESS) Underhill & Hodge LLC, 8000 Walton Parkway, Suite 260, New Albany, Ohio 43054
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. Andersons P.O. Box 119 Maumee, Ohio 43537	2. Preferred Living 750 Communications Parkway Columbus, Ohio 43214
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

David Hodge

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

SIGNATURE OF NOTARY PUBLIC

Kimberly R. Grayson
1-11-2021

My Commission Expires:



KIMBERLY R. GRAYSON
Notary Public, State of Ohio
My Commission Expires
January 11, 2021

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City of Columbus Zoning Plat



ZONING NUMBER

217-008

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: 590208808

Zoning Number: 7000

Street Name: BENT TREE BLVD

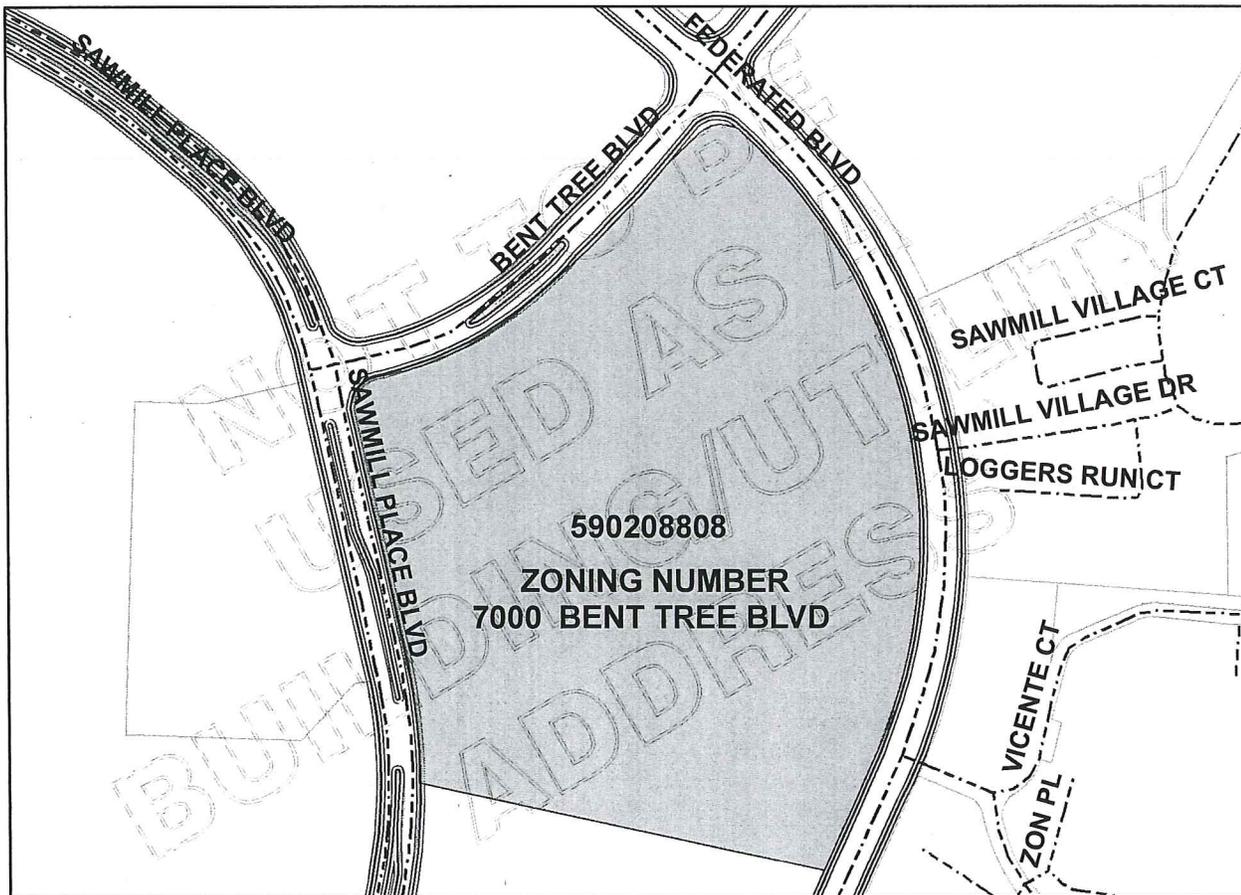
Lot Number: 4

Subdivision: SAWMILL PL

Requested By: UNDERHILL & HODGE, llc (DAVID HODGE)

Issued By: *Adyana Amarian*

Date: 3/15/2017



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

SCALE: 1 inch = 300 feet

GIS FILE NUMBER: 86840

Limitation Overlay Text

Proposed District: L-AR-2
Property Address: 7000 Bent Tree Boulevard
Owner: Andersons
Applicant: Preferred Living
Date of Text: March 28, 2017
Application: Z17 – 000

1. **Introduction:** The subject site was formerly the Anderson's store, located west of Federated Boulevard, south of Bent Tree Boulevard, and east of Sawmill Place Boulevard. This site is currently zoned CPD and is developed with a big-box retail store and an expansive parking lot. The property to the north is an undeveloped tract zoned CPD, to the south is a retention pond zoned CPD, other area zonings are apartment communities zoned in the L-ARLD district and general commercial uses zoned in the L-C-4 district. The applicant seeks rezoning of the property to the L-AR-2 district, in furtherance of a redevelopment consistent with the land use recommendations of the newly adopted Northwest Plan.

The applicant's objective is to redevelop the property consistent with existing planning objectives for the property introducing a variety of apartment housing types.

2. **Permitted Uses:** Multi-family residential and accessory uses customarily ancillary thereto.

3. **Development Standards:**

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

1. The maximum number of dwelling units shall be 750.
2. The building and parking setbacks shall be five (5) feet from all adjacent rights-of-way per concurrent Council Variance Application # CV17 – 020.
3. The minimum side yard permitted shall be five (5) feet for buildings and structures other than garages per concurrent Council Variance Application # CV17 - 020.

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

1. All access points shall be subject to the review and approval of the City of Columbus Department of Public Service.
2. Subject to review by the City of Columbus Department of Public Service, the applicant will either dedicate right-of-way along Federated Boulevard, or be issued an appropriate right-of-way dedication waiver.

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

Perimeter landscaping shall include deciduous, evergreen, or ornamental trees, totaling a minimum of 5 trees per 100 lineal feet or fraction thereof. Trees can be randomly spaced to replicate a natural tree row, grouped, or uniformly planted.

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

1. Maximum height of light poles shall be 18 feet.
2. All external lighting (parking and wall-mounted) shall be cut-off fixtures (down lighting) and shall be designed to prevent offsite spillage.
3. Lights shall be of the same or similar type and color.
4. Buildings will be constructed with an exterior mixture of brick, brick veneer, stone or stucco stone, metal, glass, stucco, synthetic stucco (EFIS), wood, metal, and vinyl siding in various combinations throughout the development.

E. Graphics and/or Signage Commitments.

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 Parkland Dedication Ordinance.
2. All new wiring shall be underground.
3. The site shall be developed in general conformance with the submitted site plan and the architecture similar in character to the submitted conceptual architecture. The site plan and architecture may be adjusted slightly to reflect engineering, topographical, or other site data developed at the time that development and engineering plans are completed. Any adjustment to the site plan and architecture shall be reviewed and may be approved by the Director of the Department of Building and Zoning Services, or a designee, upon submission of the appropriate data regarding the proposed adjustment.

February 19, 1986

Z17-008
CPD to L-AR-2

DESCRIPTION OF 16.706 ACRES
NORTH OF DUBLIN-GRANVILLE ROAD (S. R. 161)
EAST OF SAWMILL ROAD
COLUMBUS, OHIO

Situated in the State of Ohio, County of Franklin, City of Columbus, Quarter Township 4, Township 2, Range 19, United States Military Lands, being 16.706 acres out of that original 165.495 acre tract of land as described in a deed to JMB/Federated Realty Associates, Ltd., of record in Official Records Volume 5550, Page G-08 (all references herein being to the records located in the Recorder's Office, Franklin County, Ohio), said 16.706 acres being more particularly described as follows:

Beginning at an iron pin found in the westerly right-of-way line of Federated Boulevard, 75.00 feet in width, as shown and delineated upon the plat "DEDICATION OF FEDERATED BOULEVARD", of record in Plat Book 64, Pages 19 and 20, said iron pin being at the southerly end of Curve Number 19 of said plat and located 35.00 feet westerly of the centerline of said Federated Boulevard (an original property line of said original 165.495 acre tract);

Thence South $25^{\circ} 30' 10''$ West, along said westerly right-of-way line, a distance of 174.21 feet to an iron pin set;

Thence through said original 165.495 acre tract the following six courses:

1. North $77^{\circ} 21' 13''$ West, a distance of 674.13 feet to an iron pin set;
2. With the arc of a curve to the left, having a radius of 931.00 feet, a central angle of $30^{\circ} 59' 05''$, the chord of which bears North $10^{\circ} 47' 14''$ West, a chord distance of 497.36 feet to an iron pin set at a point of reverse curvature;
3. With the arc of a curve to the right, having a radius of 50.00 feet, a central angle of $85^{\circ} 15' 50''$, the chord of which bears North $16^{\circ} 21' 08''$ East, a chord distance of 67.73 feet to an iron pin set at the point of tangency;
4. North $58^{\circ} 59' 03''$ East, a distance of 66.44 feet to an iron pin set at a point of curvature;
5. With the arc of a curve to the left, having a radius of 1831.00 feet, a central angle of $18^{\circ} 13' 54''$, the chord of which bears North $49^{\circ} 52' 06''$ East, a chord distance of 580.17 feet to an iron pin set;
6. North $48^{\circ} 36' 42''$ East, a distance of 65.82 feet to an iron pin set at the westerly end of Curve Number 16 as delineated upon the aforementioned plat of Federated Boulevard;

Thence with the arc of said Curve (to the right), having a radius of 50.00 feet, a central angle of $92^{\circ} 48' 47''$, the chord of which bears North $87^{\circ} 09' 32''$ East, a chord distance of 72.42 feet to an iron pin set at a point of compound curvature (the northerly end of aforementioned Curve Number 19);

Description of 16.706 Acres
February 19, 1986
Page Two

Thence with the arc of said Curve Number 19 (to the right), having a radius of 865 feet, a central angle of $71^{\circ} 56' 14''$, the chord of which bears South $10^{\circ} 27' 57''$ East, a chord distance of 1,016.10 feet to the place of beginning and containing 16.706 acres of land.

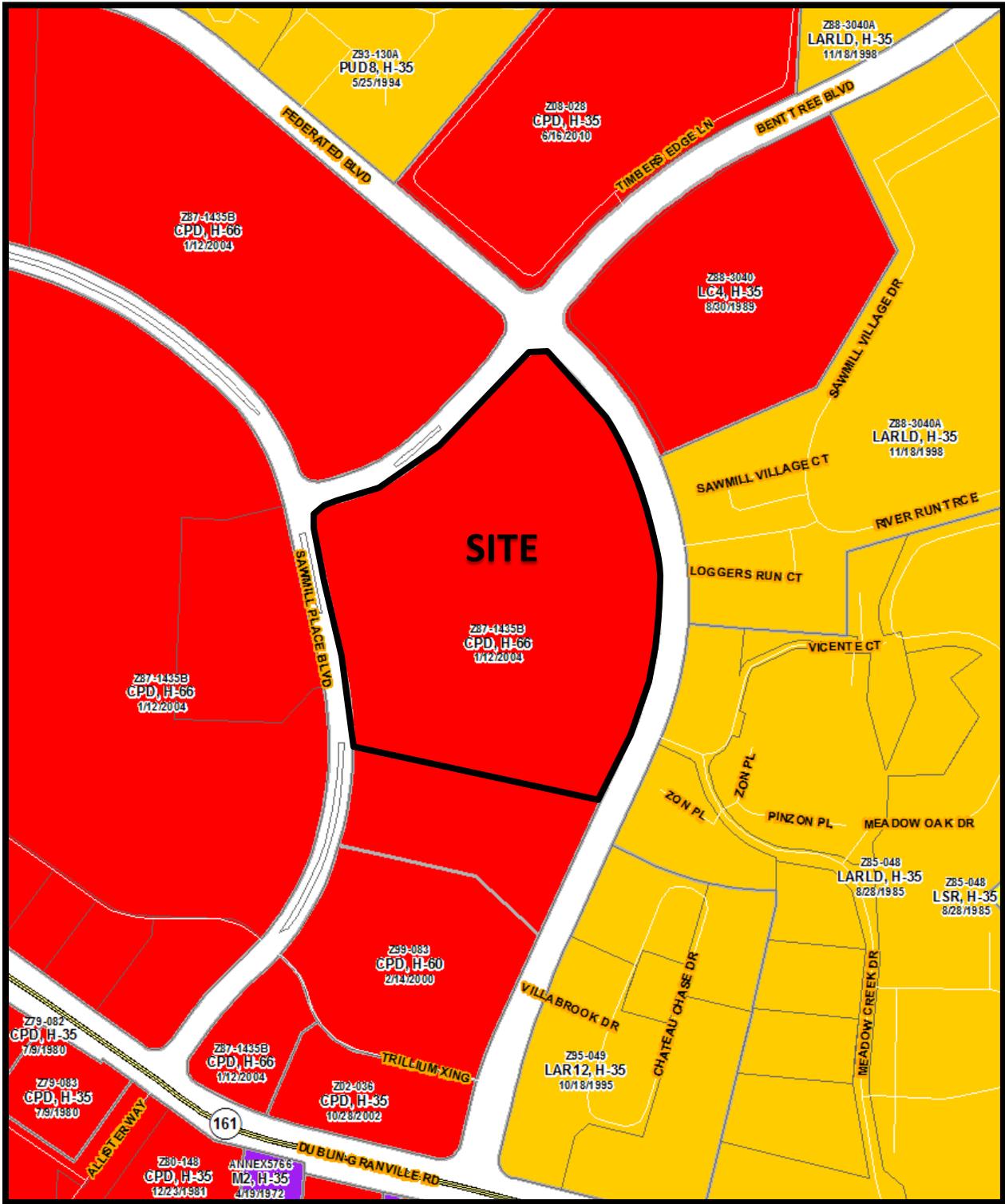
Bearings herein conform to those of the referenced plat "DEDICATION OF FEDERATED BOULEVARD", of record in Plat Book 64, Pages 19 and 20.

Iron pins set consist of a 1" O.D. iron pipe, 30" long with a plastic cap in the end stamped "M-E BLDG CONSULTANTS".

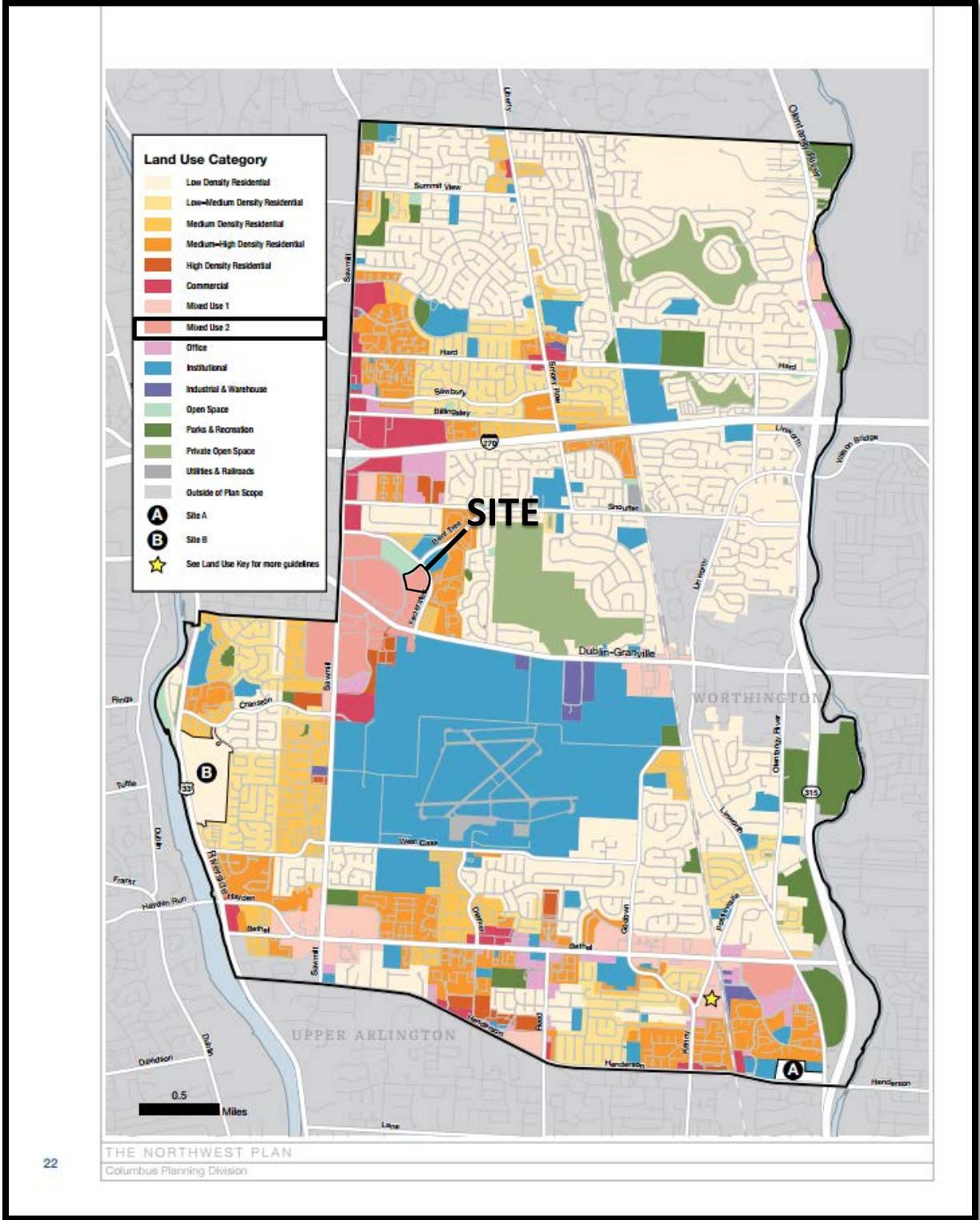
This description was prepared by M-E Building Consultants, Inc., Civil Engineering Division, from information obtained by an actual field survey.

M-E Building Consultants, Inc.
Civil Engineering Division

Robert S. Wynd
Registered Surveyory No. 6872



Z17-008
 7000 Bent Tree Boulevard
 Approximately 16.71 acres
 CPD to L-AR-2

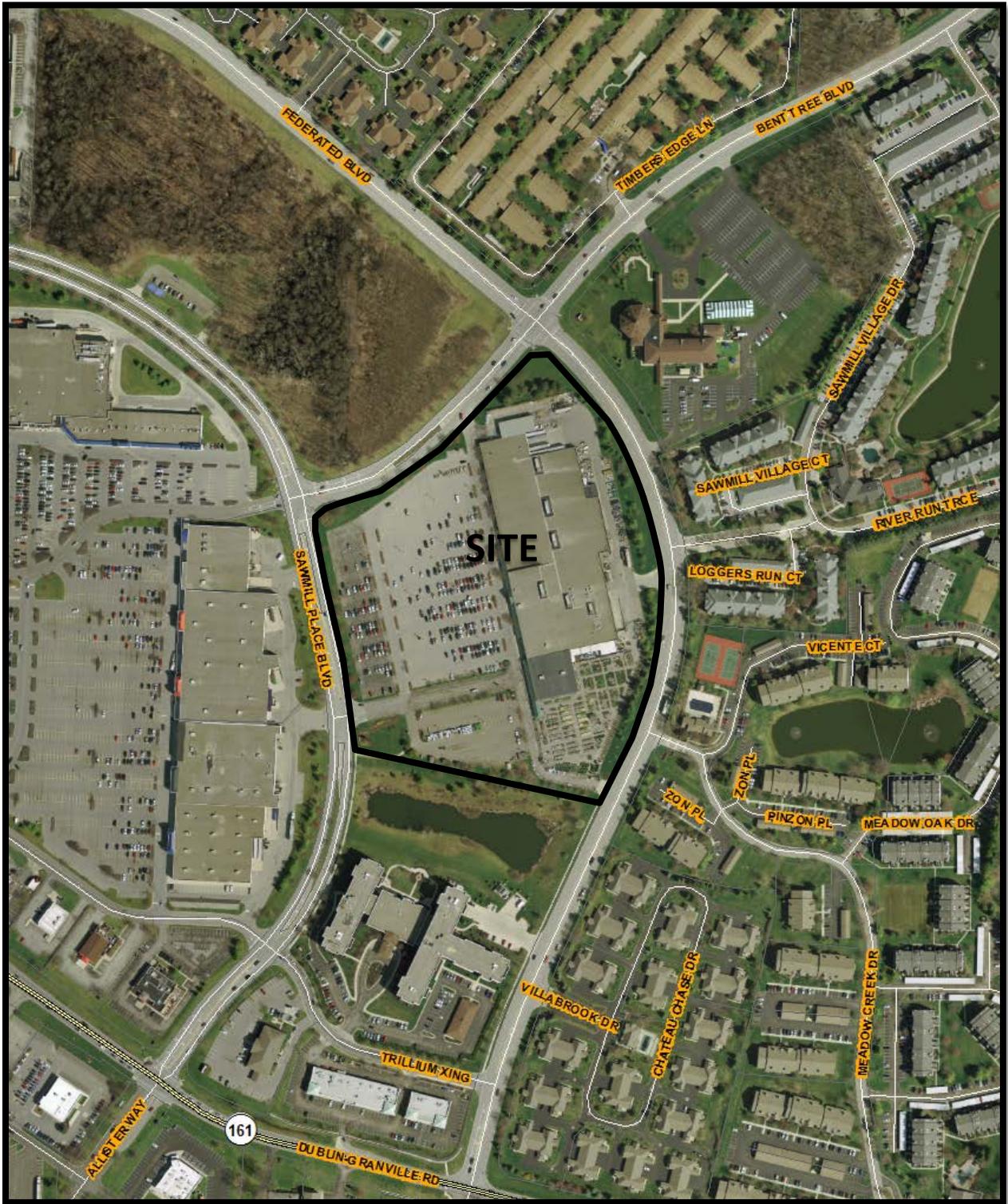


Z17-008
 7000 Bent Tree Boulevard
 Approximately 16.71 acres
 CPD to L-AR-2

Classification	Density Guideline	Map Color	General Description, including examples of supportable uses
Low Density Residential	Less than 4 du/acre		Predominantly single-family development, Refer to the Land Use Policies and Design Guidelines for additional standards regarding new development or redevelopment of low density residential sites.
Low-Medium Density Residential	4-6 du/acre		Predominantly single-family development, with limited amounts of multifamily.
Medium Density Residential	6-10 du/acre		Residential development including both smaller lot single-family and smaller scale multifamily development.
Medium-High Density Residential	10-16 du/acre		A variety of dwelling types, including smaller lot single-family, doubles, townhouses and multifamily development.
High Density Residential	16-24 du/acre		Multi-story, multifamily housing.
Commercial			Retail, office, or institutional uses. Fuel service stations are supported in this classification.
Mixed Use 1	Less than 24 du/acre		Commercial classification with residential uses supported. Development may include a mix of uses on one site (for example, residential units located either above and/or next to the commercial uses), or it may include only one use per site. The designation does not require a mix of uses, but instead promotes mixed use development where it is a viable development scenario. ★ For the area designated Mixed Use 1 located on the east side of Kenny Road between Weybridge Road and Bethel Road, the existing Manufacturing uses (M) are recognized and supported. Expansion of a manufacturing use in this area should be supported provided it is consistent with the Industrial and Warehouse classification policies and Commercial Design Guidelines. Additional retail development is not supported in this area.
Mixed Use 2	Less than 45 du/acre		Commercial classification with residential uses supported. Development may include a mix of uses on one site (for example, residential units located either above and/or next to the commercial uses), or it may include only one use per site. The designation does not require a mix of uses, but instead promotes mixed use development where it is a viable development scenario.
Office			Office uses.
Institutional			Schools, government property, and places of worship. The Plan recommends institutional land use for existing institutional sites, however, it is recognized that institutional sites may be subject to redevelopment. Refer to the Land Use Policies and Design Guidelines for additional standards regarding the redevelopment institutional sites.
Industrial and Warehouse			Industrial, manufacturing, and warehouse uses.
Open Space			Open space refers to natural areas that do not provide recreational facilities. This includes areas with development restrictions, such as cemeteries, regulated floodway, and conservation holdings.
Parks and Recreation			Publicly owned parks and recreation facilities.
Private Open Space			Golf courses, private sports fields, open space within a development owned by an HOA, or dedicated open space within developments. Refer to the Land Use Policies and Design Guidelines for additional standards regarding the development of private open space.
Site A: Northwest Corner of Henderson and Olentangy River roads		A	Office, institutional, medical, and/or multifamily would be appropriate land uses for this 20 acre site. Proposals should follow the Residential and/or Commercial Design Guidelines, as appropriate.
Site B: Properties on Riverside Drive in Perry Township		B	The Plan supports the existing residential uses at this location, which are currently in Perry Township. In the case that parcels in this area are annexed, office and residential uses would be appropriate. Refer to the Land Use Policies and Design Guidelines for additional standards regarding the redevelopment of low density residential sites including text on buffering and open space.
Note: Density (gross) is typically measured in terms of dwelling units per acre. The calculation includes the area of the entire site including internal roads and vehicular circulation. Density calculations allow for clustering of units on a smaller portion of the developable site to accommodate natural resource preservation and larger open space designations.			

▲ **Table 3.1**
Recommended Land Use
Classification Table

◀ **Figure 3.1**
Recommended Land Use
Map of the planning area



Z17-008
7000 Bent Tree Boulevard
Approximately 16.71 acres
CPD to L-AR-2