

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 #: 217-018 Date Received: 5/22/17

Application Accepted By: MM + KP Fee: \$6,400

Assigned Planner: Kelsey Priebe; kpriebe@columbus.gov; 614-645-1341

LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 7230 East Broad Street Zip 43213

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 010218968

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

Current Zoning District(s) Annex7199, Residential R Requested Zoning District(s) CPD

Area Commission Area Commission or Civic Association: Far East Area Commission

Proposed Use or reason for rezoning request: Construction of retail development with multiple buildings and associated parking and detention on approximately 8.7 acres of land (10.01 acres to centerline) (continue on separate page if necessary)

Proposed Height District: H-35 Acreage 10.012
[Columbus City Code Section 3309.14]

APPLICANT:

Name Mark Lee, Berengaria Development

Address 301 N. Broadway St., Ste 300 City/State Milwaukee, WI Zip 53202

Phone # 414.585.8879 Fax # n/a Email mark.lee@berengariadevelopment.com

PROPERTY OWNER(S):

Name Giacomo, Mario and Loreto A. D'Eramo

Address 7230 E Broad Street City/State Columbus, OH Zip 43213

Phone # 614.329.0942 Fax # n/a Email mcooper@equity.net

Check here if listing additional property owners on a separate page

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE) Attorney Agent

Name Justin Muller; Kimley-Horn

Address 4449 Easton Way, 2nd Floor City/State Columbus, OH Zip 43219

Phone # 614.454.6696 Fax # n/a Email: justin.muller@kimly-horn.com

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

APPLICANT SIGNATURE [Signature]

PROPERTY OWNER SIGNATURE [Signatures: Mario D'Eramo, Loreto D'Eramo, Giacomo D'Eramo]

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 # 217-018

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Justin Muller; Kimley-Horn
of (1) MAILING ADDRESS Kimley-Horn, 4449 Easton Way, 2nd Floor, Columbus OH 43219

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 7230 E Broad Street, Columbus, OH 43213
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) 5/18/17

(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) Giacomo, Mario & Loreto D'Eramo
7230 E Broad Street
Columbus, OH 43213

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

Justin Muller; Kimley-Horn
4449 Easton Way, 2nd Floor, Columbus OH 43219
614.454.6696

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

(5) Larry Marshall
FEAC Commissioner/Zoning Chair
ldmarshall1965@yahoo.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

Sworn to before me and signed in my presence this 18th day of May, in the year 2017

SIGNATURE OF NOTARY PUBLIC

(8) Patricia E Tobin
9.18.17

My Commission Expires:

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

Lowell J Todd Miller
or Current Tenant
7235 Kirkdale Dr. 37E
Blacklick, 43004

Thearley Miller
or Current Tenant
7233 Kirkdale Dr. 37F
Blacklick, OH 43004

Susan E. Merrick
or Current Tenant
7209 Kirkdale Dr. 39B
Blacklick, OH 43004

MOHRING ANN
or Current Tenant
5970 SHARON WOODS BLVD
COLUMBUS, OH 43229

CASTLE BETTY S
or Current Tenant
5970 SHARON WOODS DR Unit 101
COLUMBUS, OH 43229

SCHNABEL CELESTE A TOD
or Current Tenant
5970 SHARON WOODS BL APT 102
COLUMBUS, OH 43229

NEWMAN RUTH H SU TR
or Current Tenant
5970 SHARON WOODS BLV APT 103
COLUMBUS, OH 43229

LARRY & MARY WRIGHT
or Current Tenant
5970 SHARON WOODS BL
COLUMBUS, OH 43229

VANCOMB HOLDINGS LLC
or Current Tenant
169 S LIBERTY ST
POWELL, OH 43065

MCCABE MARY L
SCHNEIDER KENNETH L
or Current Tenant
669 E DOMINION BLVD
COLUMBUS, OH 43214

HONEYCUTT CAMILLA R
or Current Tenant
5970 SHARON WOODS BLVD
COLUMBUS, OH 43229

LEITZEN BETTY A TOD
or Current Tenant
5970 SHARON WOODS BLVD
COLUMBUS, OH 43229

PATTERSON GLEN & IREBELLE
or Current Tenant
5970 SHARON WOODS
COLUMBUS, OH 43229

KURIGER LORRINE L
or Current Tenant
5970 SHARON WOODS BLVD
COLUMBUS, OH 43229

DONALD & PATRICIA ALLEN
or Current Tenant
5970 SHARON WOODS BLVD UNIT 113
COLUMBUS, OH 43229

LANNING RITA H
or Current Tenant
5970 SHARON WOODS BLVD UNIT 105
COLUMBUS, OH 43229

CREMEANS RICHARD C
or Current Tenant
6808 NEWROCK DR
NEW ALBANY, 43054

VANCOMB HOLDINGS LLC
or Current Tenant
169 S LIBERTY ST
POWELL, OH 43065

MIESSE MARK H
or Current Tenant
6120 HARBOUR POINTE Unit 320
COLUMBUS, OH 43231

VANCOMB HOLDINGS LLC
or Current Tenant
169 S LIBERTY ST
POWELL, OH 43065

SHEPHARD NAOMI J ET AL 5
or Current Tenant
5970 SHARON WOODS BLVD Apt 204
COLUMBUS, OH 43229

KORNJA VERGIL
or Current Tenant
5724 PINE TREE ST W APT B
COLUMBUS, OH 43229

COOPER DORIS
WALLICK MARIE
or Current Tenant
1795 LAYLON DR
COLUMBUS, OH 43229

EVERHART ROSEMARY H
or Current Tenant
5970 SHARON WOODS BLVD UNIT 207
COLUMBUS, OH 43229

COOPER DORIS
WALLICK MARIE
or Current Tenant
1795 LAYLON DR
COLUMBUS, OH 43229

GUILKEY IDA F
or Current Tenant
5970 SHARON WOODS BLVD APT 209
COLUMBUS, OH 43229

CECCHETTI JULIE A
or Current Tenant
161 ACADEMY CT
COLUMBUS, OH 43230

SIMMONS DEATRICE
or Current Tenant
5970 SHARON WOODS BLVD APT 211
COLUMBUS, OH 43229

SARGENT ROBERT H
or Current Tenant
5970 SHARON WOODS BLVD APT 213
COLUMBUS, OH 43229

ERLER GARY & BARBARA
or Current Tenant
1008 VINCENT CT
WESTERVILLE, OH 43081

COOPER BETTY J
or Current Tenant
5970 SHARON WOODS BLV APT 217
COLUMBUS, OH 43229

MEDIC SANDRA G
or Current Tenant
5970 SHARON WOODS BLVD APT 300
COLUMBUS, OH 43229

RON SLANE LLC
or Current Tenant
2141 ANASAZI TRL
SAINT GEORGE, UT 84770

VANCOMB HOLDINGS LLC
or Current Tenant
169 S LIBERTY ST
POWELL, OH 43065

KERN KEITH & BARBARA
or Current Tenant
5970 SHARON WOODS BLVD UNIT 303
COLUMBUS, OH 43229

VANCOMB HOLDINGS LLC
or Current Tenant
169 S LIBERTY ST
POWELL, OH 43065

BROWN CHARLES D TR
or Current Tenant
5970 SHARON WOODS BLVD
COLUMBUS, OH 43229

VANCOMB HOLDINGS LLC
or Current Tenant
169 S LIBERTY ST
POWELL, OH 43065

CLAIRDY FOWLER HELENA ANN TR
or Current Tenant
5970 SHARON WOODS BLVD APT #307
COLUMBUS, OH 43229

BROWN CHARLES D TR
or Current Tenant
5970 SHARON WOODS BLVD UNIT 308
COLUMBUS, OH 43229

SGUERRA MARY & TANIOS
or Current Tenant
5504 LARKWOOD RD
COLUMBUS, OH 43229

CLINE MURIEL J TOD
or Current Tenant
5970 SHARON WOODS BLVD
COLUMBUS, OH 43229

BROWN CHARLES D TR
or Current Tenant
5970 SHARON WOODS BLVD APT 305
COLUMBUS, OH 43229

BEISWENGER JAMES S
THOMPSON JANE L
or Current Tenant
1200 KILHAM CT
COLUMBUS, OH 43235

CONDON CAROL D
or Current Tenant
10487 WOODBURN DR
POWELL, 43065

VANCOMB HOLDINGS LLC
or Current Tenant
169 S LIBERTY ST
POWELL, OH 43065

Constance Ashby
or Current Tenant
7203 Kirkdale Dr. 39E
Blacklick, OH 43004

WILLIAMS PATIENCE E
or Current Tenant
7367 KIRKDALE DR
BLACKLICK, OH 43004

BOSAK MICHAEL C
or Current Tenant
7365 KIRKDALE DR
BLACKLICK, OH 43004

POWERS RAVEEWAN
STEGMEIER MELVYN L
or Current Tenant
1669 VAN PELT ST
COLUMBUS, OH 43220

DLP PROPERTIES LLC
or Current Tenant
BLACKLICK, OH 43004

COLE BELINDA
or Current Tenant
149 SHAWNEE LOOP N
PATASKALA, 43062

LATOURELLE BRIAN & TERRI
or Current Tenant
7357 KIRKDALE DR
BLACKLICK, OH 43004

RILEY VINCENT M
or Current Tenant
156 MACFALLS WAY
BLACKLICK, OH 43004

STONEKING ROBERT J II
or Current Tenant
154 MACFALLS WAY
BLACKLICK, OH 43004

SMITH PHILLIP
or Current Tenant
152 MACFALLS WAY
BLACKLICK, OH 43004

OBERG PAMELA
or Current Tenant
150 MACFALLS WAY
BLACKLICK, OH 43004

UHER THERESA A
or Current Tenant
148 MACFALLS WAY
BLACKLICK, OH 0

TRAN XUAN & YEN
or Current Tenant
146 MACFALLS WY
BLACKLICK, OH 43004

FIKE STEVEN A
or Current Tenant
141 MACFALLS WY
BLACKLICK, OH 43004

STRAWSER JOSEPH II
or Current Tenant
143 MACFALLS WAY
BLACKLICK, OH 43004

SILA LLC
or Current Tenant
PO BOX 69
OSTRANDER, 43061

ZAROV GORAN
or Current Tenant
147 MACFALLS WY
BLACKLICK, OH 43004

GJURCHINOVSKI BORIS
or Current Tenant
7322 DONOVAN DR
BLACKLICK, OH 43004

WASHINGTON LAVADA L
or Current Tenant
151 MACFALLS WAY
BLACKLICK, OH 43004

GRAF DANIEL T
or Current Tenant
157 MCFALLS WAY UNIT 15A
BLACKLICK, OH 43004

MARY & JERRY DARNELL
or Current Tenant
159 MACFALLS WAY
BLACKLICK, OH 43004

JENNIFER G & FELIPE SILVA
or Current Tenant
161 MACFALLS WAY
BLACKLICK, OH 43004

ULRICH ROSS W
or Current Tenant
4733 MCBANE CT
COLUMBUS, OH 43230

J PACIFIC VENTURES LLC
or Current Tenant
4686 E ONTARIO MILLS PKWY
ONTARIO, CA 91764

COLLIER GERALD E
or Current Tenant
167 MACFALLS WAY
BLACKLICK, OH 43004

SMITH DARRELL L
or Current Tenant
172 MACFALLS WAY STREET UNIT 16A
BLACKLICK, OH 43004

ZEDMAR PROPERTIES LLC
or Current Tenant
1952 STATE ROUTE 256
REYNOLDSBURG, OH 43068

WILLIAMS ROGER B TOD
or Current Tenant
168 MACFALLS WAY
BLACKLICK, OH 43004

RAY-KOP GLOBAL LLC
or Current Tenant
8534 E KEMPER RD
CINCINNATI, OH 0

BRADLEY STAR
or Current Tenant
164 MACFALLS WAY
BLACKLICK, OH 43004

DENHARD JOYCE W TOD
or Current Tenant
7208 Kirkdale Dr. 36E
BLACKLICK, OH 43004

VESNA & IVANA BOGDANOVSKA
or Current Tenant
8702 GREYLAG ST
BLACKLICK, OH 43004

TERRELL AUDRA L
or Current Tenant
186 MACFALLS WAY
BLACKLICK, OH 43004

KIRK TRISHA S
or Current Tenant
184 MACFALLS WAY
BLACKLICK, OH 43004

HUMAN PATRICIA L
or Current Tenant
182 MACFALLS WAY
BLACKLICK, OH 43004

BOYCE MASON P
or Current Tenant
180 MACFALLS WAY
BLACKLICK, OH 43004

GRUENLER CONSTANCE L
or Current Tenant
6588 GLACIER AVE
REYNOLDSBURG, OH 43068

RENICO DONALD E TOD
or Current Tenant
173 MACFALLS WAY
BLACKLICK, OH 43004

SAWYERS BRENDA L
or Current Tenant
175 MACFALLS WAY
BLACKLICK, OH 43004

MCCOY CHRISTOPHER M
or Current Tenant
1236 FREEMAN ST
BLACKLICK, OH 43004

HOCHDOERFER EDNA L
or Current Tenant
179 MACFALLS WAY
BLACKLICK, OH 43004

TOURETTE PATRICE
or Current Tenant
181 MACFALLS WY
BLACKLICK, OH 43004

BABCOCK JAMES P
or Current Tenant
183 MACFALLS WY
BLACKLICK, OH 43004

GALL JEROLD L
or Current Tenant
7290 KIRKDALE DR
BLACKLICK, OH 43004

KIMBERLY A HOUSEHOLDER
or Current Tenant
7602 PINE RIDGE CT
COLUMBUS, OH 43054

TRAVIS LEE ROBERTSON
or Current Tenant
12529 CROUSE WILLISON RD
CROTON, OH 43013

RAEJAY ENTERPRISES LLC
or Current Tenant
6947 REMSEN DR
CANAL WNCNSTR, 43110

JULIE A MIZER
or Current Tenant
7298 KIRKDALE DR
BLACKLICK, OH 43004

PAMELA T WALKER
or Current Tenant
7300 KIRKDALE DR
BLACKLICK, OH 43004

JOYCE WINANS
or Current Tenant
7319 KIRKDALE DR UNIT#20A
BLACKLICK, OH 43004

HIGHT JAMERRA
or Current Tenant
7317 KIRKDALE DR
BLACKLICK, OH 43004

JAMES & THERESA FARRIS
or Current Tenant
858 HUNT VALLEY DR
REYNOLDSBURG, OH 43068

BRIAN L KANE
or Current Tenant
7313 KIRKDALE DR
BLACKLICK, OH 43004

SONDRA J REED
or Current Tenant
7311 KIRKDALE DR
BLACKLICK, OH 0

RONALD L JEFFERIES
or Current Tenant
7309 KIRKDALE DR
BLACKLICK, OH 43004

JASON R COMBS
or Current Tenant
158 MALLOY LN UNIT 21A
BLACKLICK, OH 43004

Alyson A. Bivens
or Current Tenant
156 Malloy Ln 21B
Blacklick, OH 43004

Chelsea J Davis
or Current Tenant
154 Malloy Ln 21C
Blacklick, OH 43004

MATTINGLY LANCE T
MATTINGLY KIMBERLY R
or Current Tenant
20 HARBOR COVE CT
MONROE, OH 45044

ROCHELLE CLEMMONS
or Current Tenant
150 MALLOY LN
BLACKLICK, OH 43004

Edward Ohrablo
or Current Tenant
148 Malloy Ln 21F
Blacklick, OH 43004

Kathleen L Liu
or Current Tenant
153 Malloy Ln
Blacklick, OH 43004

JTR REAL ESTATE INVESTMENTS LLC
or Current Tenant
155 MALLOY LN
BLACKLICK, OH 43004

Barbara Charlton
or Current Tenant
157 Malloy Ln 22C
Blacklick, OH 43004

ILIEVSKI PECE
or Current Tenant
111 MULBERRY ST
PICKERINGTON, OH 43147

Elena Vaynshel & Simon Shamis
or Current Tenant
8458 Kingsley Dr
Reynoldsburg, OH 43068

Maqadasa Butt
or Current Tenant
6288 Tallow Tree Dr 22F
Hilliard, OH 43026

RC Franklin Properties LLC
or Current Tenant
947 E Johnstown Rd. #104
Columbus, OH 43230

Steve L Laufer
or Current Tenant
171 Malloy Ln 23B
Blacklick, OH 43004

SEVENOFF CHRISTINE
or Current Tenant
173 MALLOY LN UNIT 23C
BLACKLICK, OH 0

320 LLP
or Current Tenant
7775 Pembroke Dr 23D
Reynoldsburg, OH 43004

Dustin Epperly
or Current Tenant
177 Malloy Ln 23E
Blacklick, OH 43004

JAMES R & KARRIE BOGGS
or Current Tenant
179 MALLOY LN UNIT 23F
BLACKLICK, OH 43004

Robert S. Grubbs III
or Current Tenant
174 Malloy Ln.
Blacklick, OH 43004

Victor R Niday
or Current Tenant
170 Malloy Ln 24C
Blacklick, OH 43004

HAVENS JONATHAN R
or Current Tenant
168 MALLOY LN UNIT 24D
BLACKLICK, OH 43004

TAIA D FULLER
or Current Tenant
166 MALLOY LN UNIT 24E
BLACKLICK, OH 43004

ERICA SCHLESINGER
or Current Tenant
164 MALLOY LN
BLACKLICK, OH 43004

PEJ
or Current Tenant
188 MALLOY LN UNIT 25B
BLACKLICK, OH 43004

Faith Rebekah Lyons
or Current Tenant
186 Malloy Ln 25C
Blacklick, OH 43004

LADD A RISER
or Current Tenant
184 MALLOY LN
BLACKLICK, OH 43004

JOSHUA ALAN WANK
or Current Tenant
182 MALLOY LN UNIT 25E
BLACKLICK, OH 43004

Stephen S. Craley
or Current Tenant
616 Shelden Ave Suite 300
Houghton, MI 49931

GREGORY COWEN GROVES
or Current Tenant
185 MALLOY LN
BLACKLICK, OH 43004

Adese Y Tamrat
or Current Tenant
191 Malloy Ln 26D
Blacklick, OH 43004

MAUREEN P MICHELS
or Current Tenant
193 MALLOY LN
BLACKLICK, OH 43004

Monica D Gibson
or Current Tenant
7287 Kirkdale Dr. 27A
Blacklick, OH 43004

Mahmoud S Ismael & Naziha M Sleiman
or Current Tenant
475 Rose Hill Rd
Reynoldsburg, OH 43068

Theodore Deibel
or Current Tenant
6280 Clark State Rd
Columbus, OH 43230

Evan Howard
or Current Tenant
7279 Kirkdale Dr
Blacklick, OH 43004

James H & Shirley C Gerald
or Current Tenant
9080 Firstgate Dr
Reynoldsburg, OH 43068

ROBERT R CRAWFORD
or Current Tenant
7262 KIRKDALE DR
BLACKLICK, OH 43004

5350 Riverside LLC
or Current Tenant
2550 Brixton Rd
Columbus, OH 43221

David W & Marlene Holdren
or Current Tenant
1260 Youngland Dr.
Columbus, OH 43228

Elsa Memhr
or Current Tenant
7268 Kirkdale Dr 28D
Blacklick, OH 43004

Gary A Kinsey
or Current Tenant
7270 Kirkdale Dr 28E
Blacklick, OH 43004

Sylvia Trujillo & Monica Roman-Rivas
or Current Tenant
156 MacEnroe Dr. 29A
Blacklick, OH 43004

KEITH & HANG JENNINGS
or Current Tenant
154 MACENROE DR UNIT 29B
BLACKLICK, OH 43004

ROBIN A EASON
or Current Tenant
150 MACENROE DR
BLACKLICK, OH 0

Tricia White
or Current Tenant
2735 N Glenville Dr
Richardson, TX 75082

Wanda J Stearns
or Current Tenant
2356 Haviland Rd
Columbus, OH 43220

MILDRED E DENNIS
or Current Tenant
149 MACENROE DR UNIT 30A
BLACKLICK, OH 0

Curtis Lovell II & Thor Thorvaldsson
or Current Tenant
2140 E. Desert Palms Dr.
Desert Palms Dr., CA 92262

Renee A Henrey
or Current Tenant
153 MacEnroe Dr 30C
Blacklick, OH 43004

Donna J & Donald M Brown
or Current Tenant
155 MacEnroe Dr 30D
Blacklick, OH 43004

Taira Lambert
or Current Tenant
3956 Laurel Ln 30E
Columbus, OH 43232

Lexiane Rental Properties
or Current Tenant
8122 Reynoldswood Dr
Reynoldsburg, OH 43068

Christopher Scott Garcia
or Current Tenant
5720 Whispering Ridge Dr
Galena, OH 43021

Shirley L Todd Stalter
or Current Tenant
168 MacEnroe Dr. 31C
Blacklick, OH 43004

WILLIAM & JUDITH THERRIEN
or Current Tenant
166 MACENROE DR
BLACKLICK, OH 43004

Linda D Hanke
or Current Tenant
164 MacEnroe Dr 31E
Blacklick, OH 43004

SIDNEY ROSEN
or Current Tenant
162 MACENROE DR UNIT 31F
BLACKLICK, OH 43004

Richard L & Jean E Moeller
or Current Tenant
165 MacEnroe Dr 32A
Blacklick, OH 43004

Kwame Mark Oppong
or Current Tenant
167 MacEnroe Dr 32B
Blacklick, OH 43004

Timothy J Nowell
or Current Tenant
169 MacEnroe Dr 32C
Blacklick, OH 43004

John E & Sharon R Mirenda
or Current Tenant
171 MacEnroe Dr 32D
Blacklick, OH 43004

Norma J McCumber
or Current Tenant
173 MacEnroe Dr 32E
Blacklick, OH 43004

RUSSELL F BUTTI & LYNN J POPE
or Current Tenant
175 MACENROE DR UNIT 32F
BLACKLICK, OH 43004

MARIAH N JOYNER
or Current Tenant
188 MACENROE DR UNIT 33A
BLACKLICK, OH 43004

Margaret A Goett
or Current Tenant
186 MacEnroe Dr
Blacklick, OH 43004

EDNA M FLEMING
or Current Tenant
182 MACENROE DR UNIT 33D
BLACKLICK, OH 0

Ruth N Rawls
or Current Tenant
180 MacEnroe Dr 33E
Blacklick, OH 43004

HEATHER B WATKINS
or Current Tenant
178 MACENROE DR
BLACKLICK, OH 43004

ANGELA M BRIDGER
or Current Tenant
181 MACENROE DR
BLACKLICK, OH 43004

Keyon M Beckley
or Current Tenant
183 MacEnroe Dr
Blacklick, OH 43004

STEPHIE YOUNG
or Current Tenant
185 MACENROE DR UNIT 34C
BLACKLICK, OH 43004

Chris A Carter Jr. & Robin A Byerly
or Current Tenant
8172 Chapel Stone Road
Blacklick, OH 43004

TUCKER JENEFENESS
or Current Tenant
189 MACENROE DR
BLACKLICK, OH 43004

Ronald & Dottie Wolfinger
or Current Tenant
4508 Beachworth Ct.
Columbus, OH 43232

Gretchen M Burton
or Current Tenant
7263 Kirkdale Dr. 35B
Blacklick, OH 43004

Sandra Ross
or Current Tenant
7261 Kirkdale Dr. 35C
Blacklick, OH 43004

Sandra A Ross
or Current Tenant
7261 Kirkdale Dr. 35D
Blacklick, OH 43004

Kathryn M. Nolan
or Current Tenant
7257 Kirkdale Dr. 35E
Blacklick, OH 43004

Dennis N. Kinsey
or Current Tenant
7255 Kirkdale Dr. 35F
Blacklick, OH 43004

Monique Tucker
or Current Tenant
5906 Abernstky Lane
Columbus, OH 43232

David&Vicky Schulte
or Current Tenant
311 Peachtree Ct.
Westerville, OH 43081

Jerry&Carol Amburgey
or Current Tenant
7204 Kirkdale Dr. 36C
Blacklick, OH 43004

Anne M Martell
or Current Tenant
7206 Kirkdale Rd. 36D
Blacklick, OH 43004

Deborah C Bay
or Current Tenant
7208 Kirkdale Dr. 36E
Blacklick, OH 43004

Scott Carpenter
or Current Tenant
7210 Kirkdale Dr. 36F
Blacklick, OH 43004

Kevin L. Carlen
or Current Tenant
7243 Kirkdale Dr. 37A
Blacklick, OH 43004

Rachel Gonzales & Steven J. Serrano
or Current Tenant
7241 Kirkdale Dr. 37B
Blacklick, OH 43004

Keeley A Hall
or Current Tenant
7239 Kirkdale Dr. 37C
Blacklick, OH 43062

Theresa Lemick
or Current Tenant
7237 Kirkdale Dr. 37D
Blacklick, OH 43004

Ryan&Meri Robinson
or Current Tenant
731 Ridgeview Dr.
Pataskala, OH 43062

Natwar Chabria
or Current Tenant
7225 Kirkdale Dr. 38B
Blacklick, OH 43004

Adam J Pope
or Current Tenant
7223 Kirkdale Dr. 38C
Blacklick, OH 43004

Michele Wilbur
or Current Tenant
7221 Kirkdale Dr. 38D
Blacklick, OH 43004

Karen&Richard Bell
or Current Tenant
7219 Kirkdale Dr. 38E
Blacklick, OH 43004

Linda Pool
or Current Tenant
801 Byron Ave
Columbus, OH 43227

Seth Powell
or Current Tenant
7211 Kirkdale Dr. 39A
Blacklick, OH 43004

Richard L. McCreery Jr
or Current Tenant
7207 Kirkdale Dr. 39C
Blacklick, OH 43004

Andrea Moore
or Current Tenant
7205 Kirkdale Dr. 39D
Blacklick, OH 43004

Scott D Kisslinger
or Current Tenant
7201 Kirkdale Dr 39F
Blacklick, OH 43004

IFIF LLC
or Current Tenant
7200 E BROAD ST
COLUMBUS, OH 43213

ALTHOFF ROBERT L & LYNN
or Current Tenant
7298 E. BROAD ST
BLACKLICK, OH 43004

Erica Schlesinger
or Current Tenant
14 Malloy Ln 24F
Blacklick, OH 43004

Michael A. Ornstein
or Current Tenant
2200 S. Ocean Ln Ste 902
Fort Lauderdale, FL 33316

Edgemont Properties LLC
or Current Tenant
52 E 15th Ave
Columbus, OH 43201

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 # 217-018

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Justin Muller
of (COMPLETE ADDRESS) 4449 Easton Way, Columbus, OH 43219
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

<p>1. Berengaria Development 301 N Broadway St., Ste 300 Milwaukee, WI 53202 # Columbus Based employees = 0 Contact: Mark Lee at 414.585.8879</p>	<p>2. Giacomo, Mario & Loreto D'Eramo 7230 E Broad Street Columbus, OH 43213 # Columbus Based employees = 0 Contact: Mario D'Eramo at 614.329.0942</p>
<p>3. Lidl US, LLC 4449 Easton Way, 2nd Floor Columbus, OH 43219 # Columbus Based employees = 7 Contact: Drew Miller at 571.457.6230</p>	<p>4.</p>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

[Handwritten Signature]

Subscribed to me in my presence and before me this 14th day of May, in the year 2017

SIGNATURE OF NOTARY PUBLIC

[Handwritten Signature]

My Commission Expires:

9.18.17



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

Being in Section 4, Township 1, Range 16, U.S.M. Lands and bounded and described as follows:

Beginning at a point in the centerline of East Broad Street and being north $80^{\circ} 28'$ east 728.2 feet from a railroad spike where the center line of said road intersects the center line of the Reynoldsburg-New Albany Road; thence along the east line of the Alfred A. Long tract produced north $2^{\circ} 22'$ east (passing an iron pin at 33.72 feet) 800.62 feet to an iron pin; thence north $80^{\circ} 28'$ east 556.7 feet to an iron pin; thence south $2^{\circ} 22'$ west (passing an iron pin at 766.90 feet) 800.62 feet to a point; thence along the center line of East Broad Street, south $80^{\circ} 28'$ west 556.7 feet to the place of beginning, containing 10.012 acres, more or less.

Introduction

The subject property ("Site") is approximately 8.81 acres (approximately 10.00 acres to centerline) located on the north side of East Broad Street, just to the east of Reynoldsburg – New Albany Road and Blacklick Creek. The Site consists of one (1) tax parcel (PID: 102-18968), was Annex7199, and is currently zoned R – Residential. The 8.81 acres will be split into a minimum of two (2) parcels. Parcel 1 is approximately 3.57 acres located at the southwest corner. Parcel 2 is the balance of the site and is approximately 5.24 acres. The site plan titled "7230 East Broad Street - Development Site Plan", hereafter referred to as "Site Plan", dated 05-19-17, is submitted as the site development plan for the site.

1. PERMITTED USES: All uses permitted in Columbus City Code Chapter 3356, C-4, Commercial District except Automobile and Light Truck Dealers; Automobile Driving Training Facility; Automotive sales, including new or used car sales lot; Bars, Cabarets and Nightclubs, Blood and Organ Banks; Community Food Pantry; Missions/Temporary Shelters; Motorcycle, Boat and Other Motor Vehicle Dealers; Outdoor Power Equipment Stores; Parking Lots, other than accessory parking, and Parking Garages; Pawn Brokers; Recreational Vehicle Dealers; Truck, Utility Trailer and RV (Recreational Vehicle) Sales, rental and leasing; Vending Machine Operators; Drive-In Motion Picture Theaters; Animal Shelter; Amusement Arcade; Halfway House; Veterinarian with outside runs; Billboards and Off-premise Graphics, other than as permitted by the Graphics Commission.

2. DEVELOPMENT STANDARDS: The applicable development standards shall be as specified in Chapter 3356, C-4, Commercial District, Chapter 3312, Off-Street Parking and Loading, and Chapter 3321, General Site Development Standards, except as specifically set forth herein.

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

1. The East Broad Street building setback shall be a minimum of sixty (60) feet.
2. Storm detention shall be located generally as depicted on the Site Plan.
3. Building locations shall be located generally as depicted on the Site Plan.
4. There shall be no required building or parking setback from the easterly property line and any future internal property line created by subdividing the property. "Internal" property line means any property line other than the property line(s) that establish the present external perimeter boundary of the area being rezoned.

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

1. One (1) full access curb cut shall be permitted on-site on the East Broad Street frontage to service the Site.
2. East Broad Street is designated as a 4-2D arterial on the Columbus Thoroughfare Plan, so a minimum of 120 feet of right of way or 60 feet from centerline is required. 90 feet or more right of way north of centerline is presently dedicated. No additional right of way dedication is required in conjunction with this rezoning.
3. Applicant shall provide a minimum of one (1) internal vehicular connections to property to the east of the site. A vehicular connection shall mean driveway pavement extended to the east property line of applicant's

site, which may be connected to adjacent property to the east if adjacent property to the east at the location of the proposed vehicular connection is owned or controlled by applicant. If the adjacent property to the east of the proposed vehicular connection is not owned or controlled by applicant and the property owner to the west refuses vehicular connection, applicant shall have no further responsibility to provide a connection other than to build an improved surface to the property line for future vehicular connection. Proposed vehicular access points are noted on the Site Plan, but the proposed locations for vehicular connections indicated are not specifically binding and are subject to change.

4. A public sidewalk with a minimum width of five (5) feet shall be provided along East Broad Street in the East Broad Street right of way.
5. The following specific road improvements shall be required:
 - a. At the intersection of East Broad Street and the subject site, the following intersection improvements shall be the responsibility of the developer:
 - i. A new signalized intersection on East Broad Street to support the subject development.
 - ii. A westbound right turn lane on East Broad Street of 420 feet of storage/deceleration plus an appropriate taper.
 - iii. An eastbound left turn of 275 feet to serve traffic turning into the subject site. Additionally, a westbound left turn lane of 75 feet into the Strader's drive will be provided. A 60-foot taper would separate the two turn lanes.

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

1. A ten (10) foot wide landscaping strip shall be provided along the north property line, as depicted on the Site Plan. Buffering within the 10-foot landscaping strip shall be limited to landscaping and may also include mounding.
2. A ten (10) foot wide landscaping strip shall be provided along the west property line, as depicted on the Site Plan. Buffering within the 10-foot landscaping strip shall be limited to landscaping and may also include mounding.
3. A street tree row shall be established along East Broad Street. The street tree row shall require trees at the minimum rate of one (1) tree for every 50 feet of lineal frontage. Such trees shall be those specified in the Columbus Street Tree Program guidelines from the City Forester. The trees shall be planted in the right of way, subject to approval of the City Forester and Public Service Department, or otherwise shall be planted adjacent to the right-of-way.
4. A ten (10) foot wide parking setback shall be provided along the south property line, as depicted on the Site Plan.
5. Headlight screening shall be provided along the East Broad Street parking setback. This headlight screening shall comply with development standards contained in Section 3312.21(D.1), Landscaping and Screening.

6. Evergreen trees shall be provided along the north property line at approximately 50' on center, as depicted on the Site Plan.

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

Buildings shall be subject to the following building design standards:

1. The buildings shall have the same quality and level of finish on at least three (3) of the four (4) exterior sides of the building(s), meaning a consistent level of detailing and finish on all three (3) sides. The three (3) sides are defined as the sides facing south, west, and east which also shall be defined as primary surfaces.
2. The buildings shall have a front elevation oriented to East Broad Street and have clearly demarcated entries facing East Broad Street.
3. Primary surfaces over 20 feet high or over 50 feet in length shall be relieved with a change of wall plane or by other means that provide strong shadow and visual interest.
4. Primary surface design shall incorporate patterns and materials that provide visual interest, which may be accomplished through the use of changes in color, materials, or relief, such as the inclusion of beltlines, pilasters, recesses and popouts (offsetting planes).

E. Dumpsters, Lighting, Outdoor Display Areas and/or Other Environmental Commitments.

N/A

F. Graphics and Signage Commitments.

All graphics shall conform to Article 15 of the Columbus City Code, as it applies to the C-4 Commercial District. Any variance to the applicable requirements of the C-4 District shall be submitted to the Columbus Graphics Commission.

G. Modifications.

1. 3312.25, Maneuvering, to permit parking spaces to have maneuvering area divided by a property line, while total code required maneuvering area shall comply and applicable easements(s) shall be provided.
2. 23312.09, Aisle, to permit an aisle to be divided by a property line, while total code required aisle width shall comply and applicable easements(s) shall be provided.
3. 3312.21(B), Landscaping and Screening, to permit the eastern property line, as shown on the Site Plan, without parking lot screening.
4. 3312.29, Parking space, to permit parking spaces to be divided by a property line, while total code required dimensions of a parking space shall comply and applicable easements(s) shall be provided.
5. 3312.49, Minimum Number of Parking Spaces Required, which Section establishes various minimum (2) or more parcels in the future said parcels resulting from lot split(s) shall not be individually required to comply with code required off-street parking within each split parcel, but the sum of parking within the site shall comply with total code required minimum and maximum parking for all uses. No separate parcel

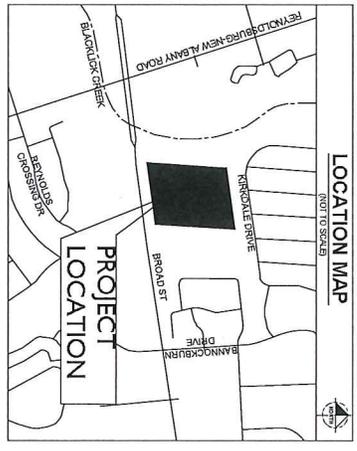
established within the overall site shall be subject to any applicable minimum or maximum parking standards.

H. Other CPD Requirements

1. Natural Environment: The natural environment of the site is generally flat.
2. Existing Land Use: Primarily undeveloped with a few residential structures.
3. Circulation: Primary access to and from the site shall be via East Broad Street.
4. Visual Form of the Environment: East Broad Street is a five (5) lane arterial right of way heavily developed with commercial uses.
5. Visibility: The site is visible from East Broad Street.
6. Proposed Development: Commercial development.
7. Behavior Patterns: Vehicular access from East Broad Street, future internal circulation with adjacent commercial property to the east.
8. Emissions: Development will conform to City of Columbus requirements as further controlled by development standards of this development text for light levels, sounds and dust. There will be no objectionable emissions.

I. Miscellaneous Commitments.

1. Development of the site shall be in accordance with the plan titled "7230 East Broad Street – Development Site Plan", dated and signed 05-19-17 by Justin Muller, Agent. 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 drawing shall be reviewed and may be approved by the Director of the Building and Zoning Services Department or his designee upon submission of the appropriate data regarding the proposed adjustment.
2. The Site will undergo a lot split to divide the property into a minimum of two (2) smaller parcels and a minimum of two (separate) tax parcels. The number of parcels is subject to change and will be finalized with the lot split document(s).



SITE DATA SUMMARY	
ADDRESS:	7230 EAST BROAD STREET
PID:	10218988
SITE AREA:	3.57 AC
PARCEL 1:	5.24 AC
PARCEL 2:	8.81 AC
TOTAL SITE AREA:	14.05 AC
ZONING:	ANNEX/189 R - RESIDENTIAL
PROPOSED:	CPD
SETBACKS:	AS NOTED ON PLAN

THE SITE PLAN MAY BE SIGNED AND SEALED TO REFLECT ENGINEERING, TOPOGRAPHICAL, OR OTHER SITE DATA DEVELOPED BY THE CONSULTANT AND ASSAULT TO THE SITE PLAN SHALL BE REVIEWED AND APPROVED BY THE ENGINEER AND ARCHITECT AND SHALL BE RETURNED TO THE ENGINEER AND ARCHITECT FOR THEIR SIGNATURE AND SEAL. THE ENGINEER AND ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DATA PROVIDED TO THEM BY THE CLIENT AND FOR THE ACCURACY OF THE DATA PROVIDED TO THEM BY THE CLIENT.

SIGNATURE: JUSTIN WILLIAMS, ASST
DATE: _____

**7230 EAST BROAD STREET -
DEVELOPMENT SITE PLAN**

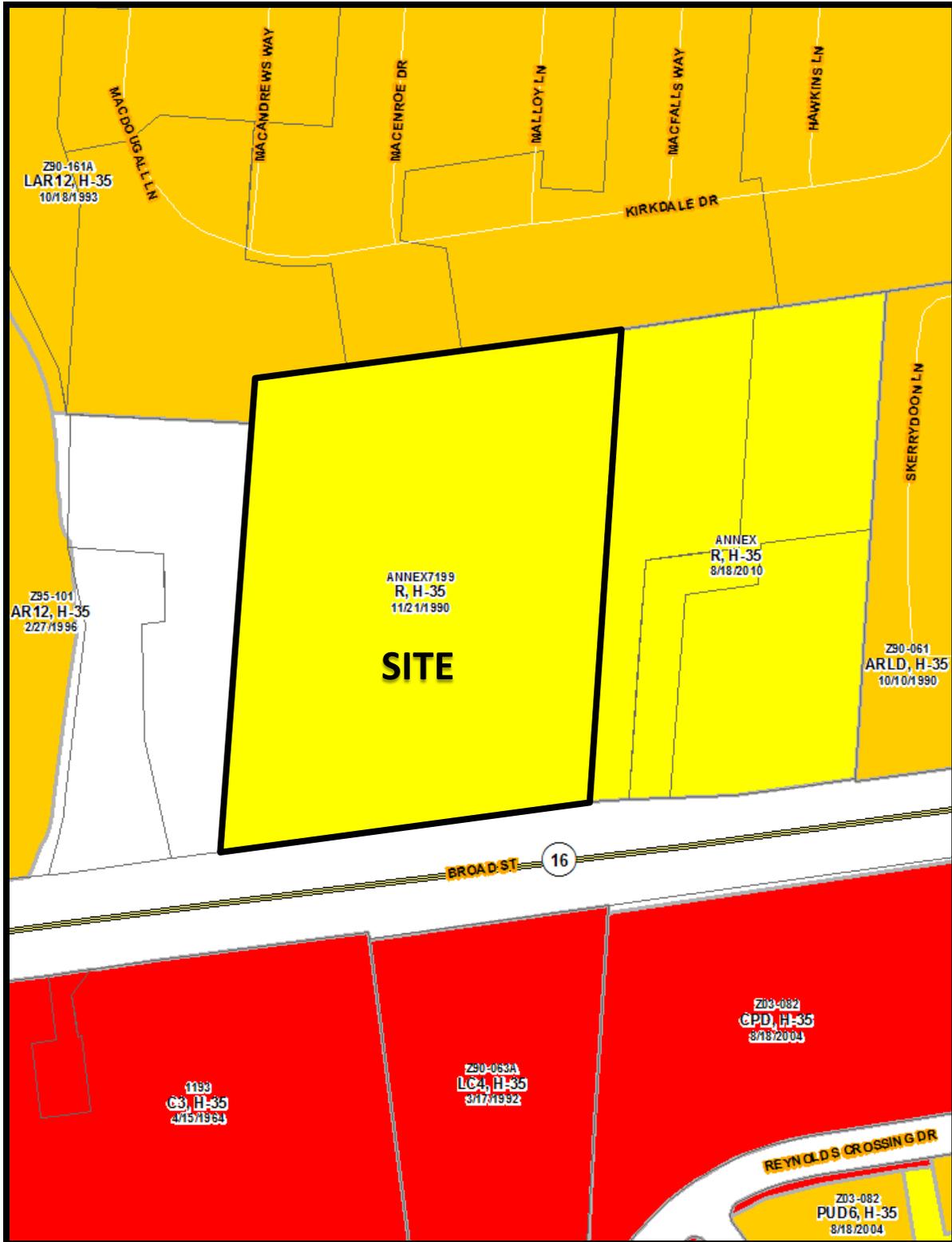
7230 EAST BROAD STREET
COLUMBUS, OH 43213

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NOV 16 2017
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EX 1.0

Kimley-Horn
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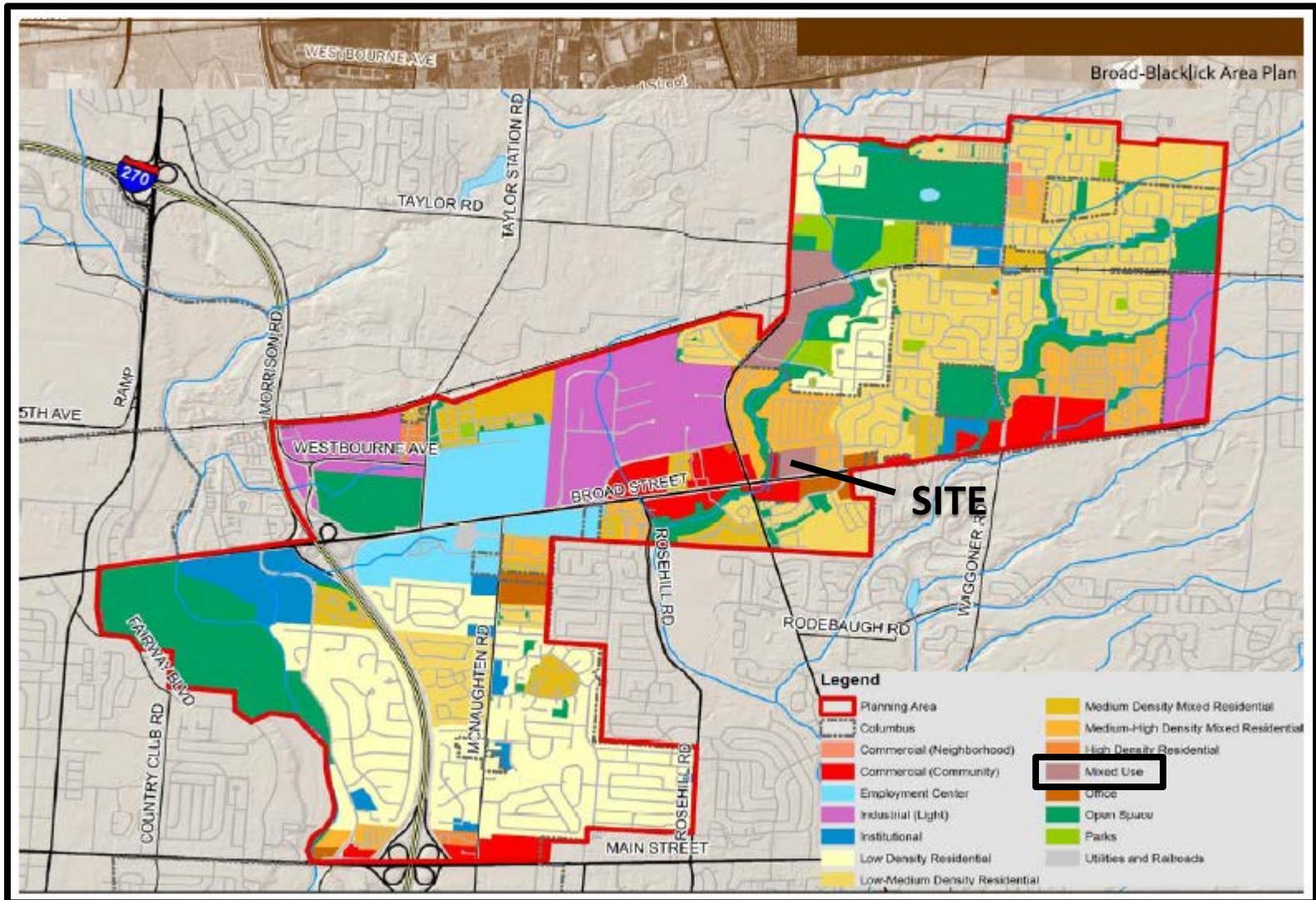
NO.	REVISIONS	DATE	BY

217-018



Z17-018
 7230 East Broad Street
 Approximately 10.01 acres
 R to CPD

Broad/Blacklick Area Plan (2011)



Z17-018
7230 East Broad Street
Approximately 10.01 acres
R to CPD



Z17-018
7230 East Broad Street
Approximately 10.01 acres
R to CPD