THE CITY OF COLUMBUS
ANDREW J. GINTHER, MAYOR

DEPARTMENT OF BUILDING AND ZONING SERVICES

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 #: Z17-043 Date Received: 10/24/17
Application Accepted By: MM Fee: $7360
Assigned Planner: Tim Dietrich; 614-645-6665; tedietrich@columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 3100 Easton Square Place Zip 43219
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 010-282381

☐ ***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: North East Area Commission

Proposed Use or reason for rezoning request: Construction of parking deck to support existing office use

(continue on separate page if necessary)

Proposed Height District: 110 Acreage 13.4+/-
[Columbus City Code Section 3309.14]

APPLICANT:

Name NRFC Easton Holdings LLC
Address 433 East Las Colinas Blvd., Suite 1 City/State Irving, Texas Zip 75039
Phone # 972.865.0448 Fax # Email DMiller@clns.com

PROPERTY OWNER(S):

Name NRFC Easton Holdings LLC
Address 433 East Las Colinas Blvd., Suite 1 City/State Irving, Texas Zip 75039
Phone # 972-865-0448 Fax # Email DMiller@clns.com

☐ ***Check here if listing additional property owners on a separate page***

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

Name Jill Tangeman, Esq.
Address 52 East Gay Street City/State Columbus, OH Zip 43215
Phone # 614-464-5608 Fax # 614-719-4638 Email: jstangeman@vorys.com

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

APPLICANT SIGNATURE Jill Tangeman, Esq
PROPERTY OWNER SIGNATURE Jill Tangeman, Esq
ATTORNEY / AGENT SIGNATURE Jill Tangeman, Esq.

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

AFFIDAVIT

(See instruction sheet)

APPLICATION # 217-043

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn **(1)** NAME Jill Tangeman
of **(1)** MAILING ADDRESS 52 East Gay Street, Columbus, OH 43215
deposed and states that (he/she) is the applicant, agent, or duly authorized attorney for same and the following is a list of the name(s) and mailing address(es) of all the owners of record of the property located at
(2) CERTIFIED ADDRESS FOR ZONING PURPOSES 3100 Easton Square Place
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)** 10/4/17
(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) NRFC Easton Holdings LLC
433 East Las Colinas Blvd., Suite 1, Irving, TX 75039

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

NRFC Easton Holdings LLC
c/o Doug Miller / #972.865.0448

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

(5) Northeast Area Commission
c/o Alice Porter, 3130 McCutcheon Place,
Columbus, OH 43219

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)** Jill Tangeman

Sworn to before me and signed in my presence this 23rd day of October, in the year 2017

SIGNATURE OF NOTARY PUBLIC **(8)** Michelle L. Parmenter

My Commission Expires:

Notary Seal Here

NOTARIAL SEAL STATE OF OHIO

MICHELLE L. PARMENTER
Notary Public, State of Ohio
My Commission Expires
10-16-2022

This Affidavit expires six (6) months after notarization.

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Flint Funding Company LLC
c/o The Georgetown Co.
or current occupant
667 Madison Ave. – Floor 23
New York, NY 10065-8029

MORSO Holding Co.
or current occupant
Three Limited Parkway
Columbus, Ohio 43230

MORSO Holding Co.
Attn: Pete Blake
or current occupant
P.O. Box 16000
Columbus, Ohio 43216-6000

Krishnan Chandra and
Vimala Chandra
or current occupant
3737 Florian Drive
Columbus, Ohio 43219

Bonnie Smith
or current occupant
3735 Florian Drive
Columbus, Ohio 43219

Douglas K. Green
or current occupant
3721 Florian Drive
Columbus, Ohio 43219

Gloria S. Davis
or current occupant
3715 Florian Drive
Columbus, Ohio 43219

Cheryl Bennett and
Rodney Ishida, Trustees
or current occupant
90 Brickel Street
Columbus, Ohio 43215

Cheryl Bennett and
Rodney Ishida, Trustees
or current occupant
3699 Florian Drive
Columbus, Ohio 43219

Mark E. Hairston and
Charlene E. Hairston
or current occupant
3691 Florian Drive
Columbus, Ohio 43219

Danny D. Hairston, Sr.
or current occupant
3700 Florian Drive
Columbus, Ohio 43219

NRFC Easton Holdings LLC and
NRFC Easton Holdings 2, LLC
or current occupant
399 Park Avenue
New York, New York, 10022

NRFC Easton Holdings LLC
or current occupant
3100 Easton Square Place
Columbus, Ohio 43219-6232

Easton Ally Property LLC
c/o Georgetown Co.
or current occupant
667 Madison Ave., Floor 23
New York, New York 10056

Easton Ally Property LLC
c/o US Realty Advisors LLC
or current occupant
1370 Avenue of the Americas
New York, New York 10019-4601

Abbott Laboratories
c/o Tax Div D367/AP6D
or current occupant
100 Abbott Park Road
North Chicago, Illinois 60064-3502

Jill Tangeman, Esq.
Vorys, Sater, Seymour and Pease LLP
52 East Gay Street
Columbus, Ohio 43215

Alice Porter, Zoning Chair
Northeast Area Commission
3130 McCutcheon Place
Columbus, Ohio 43219

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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 # Z17-043

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jill S. Tangeman, Esq.
of (COMPLETE ADDRESS) 52 East Gay Street, Columbus, OH 43215
deposes and states that (he/she) is the APPLICANT, AGENT or DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application in the following format:

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

1. NRFC Easton Holdings LLC 433 East Las Colinas Blvd., Suite 100 Irving, Texas 75039 c/o Doug Miller / #972.865.0448 0 Columbus Employees	2.
3.	4.

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

SIGNATURE OF AFFIANT Jill Tangeman

Subscribed to me in my presence and before me this 23rd day of October, in the year 2017

SIGNATURE OF NOTARY PUBLIC Michelle L. Parmenter

My Commission Expires:

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

Notary Seal Here

NOTARIAL SEAL STATE OF OHIO
MICHELLE L. PARMENTER
Notary Public, State of Ohio
My Commission Expires
10-16-2022

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

Revised 10/16 slp

City of Columbus
Zoning Plat

N
W E
S

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

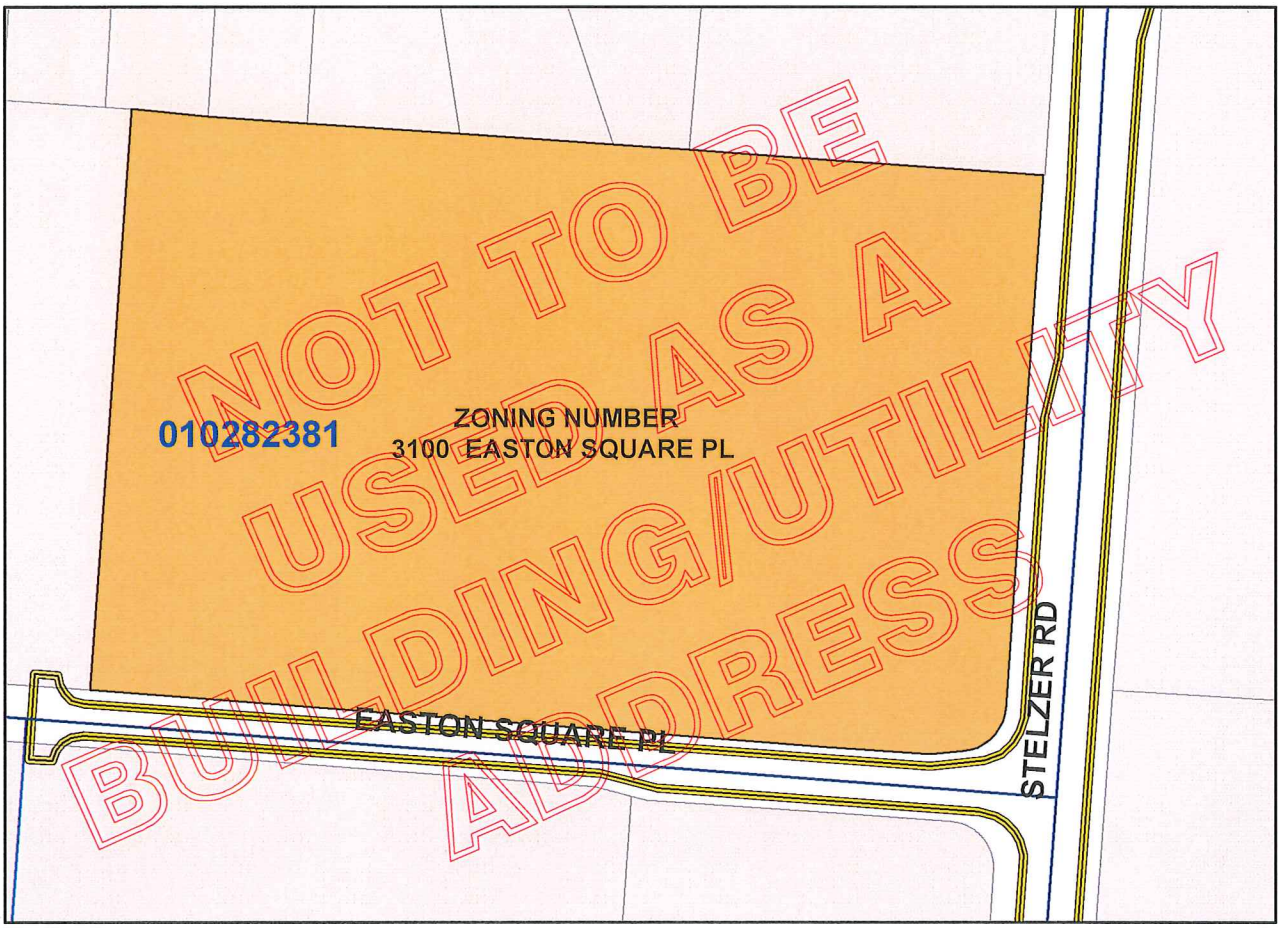
Parcel ID: 010282381

Zoning Number: 3100 **Street Name: EASTON SQUARE PL**

Lot Number: N/A **Subdivision: N/A**

Requested By: VORY, SATER, SEYMOUR & PEASE (JILL TANGEMAN)

Issued By: Adyana Whariam **Date: 10/19/2017**



SCALE: 1 inch = 200 feet

GIS FILE NUMBER: 105731

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

217-043

LEGAL DESCRIPTION

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS, LOCATED IN QUARTER TOWNSHIP 2, TOWNSHIP 1, RANGE 17, UNITED STATES MILITARY LANDS, BEING OUT OF A 48.000 ACRE TRACT CONVEYED TO MORSO HOLDING CO. BY DEED OF RECORD IN INSTRUMENT NUMBER 200106260144478 (ALL REFERENCES REFER TO THE RECORDS OF THE RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO) AND DESCRIBED AS FOLLOWS:

BEGINNING, FOR REFERENCE, AT FRANKLIN COUNTY GEODETIC SURVEY MONUMENT NUMBER 7778 LOCATED IN THE CENTERLINE INTERSECTION OF STELZER ROAD (R/W VARIES) AND MCCUTCHEON ROAD (90' R/W);

THENCE NORTH 04° 06' 45" EAST, WITH THE OLD CENTERLINE OF STELZER ROAD (R/W VARIES). A DISTANCE OF 1396.92 FEET TO A POINT; THENCE NORTH 85° 53' 15" WEST, ACROSS SAID 48.000 ACRE TRACT, A DISTANCE OF 22.00 FEET TO AN IRON PIN SET, BEING THE TRUE POINT OF BEGINNING;

THENCE ACROSS SAID 48.000 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES;

WITH THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 80° 21' 07", A RADIUS OF 50.00 FEET, AN ARC LENGTH OF 70.12 FEET, HAVING A CHORD BEARING AND DISTANCE OF SOUTH 44° 17' 19" WEST, 64.51 FEET TO AN IRON PIN SET;
SOUTH 84° 27' 52" WEST, 33.49 Feet to AN IRON PIN SET;
NORTH 85° 53' 15" WEST, 886.82 FEET TO AN IRON PIN SET; AND

NORTH 04° 06' 45" EAST. 606.44 FEET TO AN IRON PIN SET IN THE SOUTHERLY LINE OF THE SUBDIVISION PLAT ENTITLED BRUNSWICK ESTATES NO. 2 OF RECORD IN PLAT BOOK 31, PAGE 8;

THENCE SOUTH 86° 04' 11" EAST. PARTIALLY WITH SAID SOUTHERLY LINE AND PARTIALLY WITH THE SOUTHERLY LINE OF A 1.667 ACRE TRACT CONVEYED TO MORSO HOLDING CO. BY DEED OF RECORD IN INSTRUMENT NUMBER 200106260144478. A DISTANCE OF 961.46 FEET TO AN IRON PIN SET;

THENCE SOUTH 04° 06' 45" WEST, ACROSS SAID 48.000 ACRE TRACT, A DISTANCE OF 554.60 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 13.400 ACRES, MORE OR LESS. IRON PINS SET, WHERE INDICATED, ARE IRON PIPES, THIRTEEN SIXTEENTHS (13/16) INCH INSIDE DIAMETER, THIRTY (30) INCHES LONG WITH A PLASTIC PLUG PLACED IN THE TOP BEARING THE INITIALS EMHT INC.

THIS DESCRIPTION IS BASED UPON AN ACTUAL FIELD SURVEY PERFORMED BY EMH&T, INC. IN JUNE, 2001. THE BEARINGS ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM PER NAD83 (1986 ADJUSTED). CONTROL FOR BEARINGS WAS FROM COORDINATES OF MONUMENTS FCGS 7778 & 8858, HAVING A BEARING OF SOUTH 03° 57' 06" WEST, ESTABLISHED BY THE FRANKLIN COUNTY ENGINEERING DEPARTMENT

212-043

CPD TEXT

Property Location:	3100 Easton Square
Parcel No.:	010-282381
Owner:	NRFC Easton Holdings LLC
Applicant:	NRFC Easton Holdings LLC
Existing Zoning District:	CPD
Proposed District:	CPD
Date of Text:	October 12, 2017
Application No.:	Z17- 043

INTRODUCTION: The subject site is improved with a three-story office building and surface parking lot. The current tenant has vacated the property. In order to secure a new tenant, the owner is seeking to construct a parking deck to increase parking to meet market requirements.

A. PERMITTED USES:
The following uses shall be permitted within this development: Those uses as listed in Chapter 3353, C-2, Commercial District of the Columbus City Code.

1. Excepting therefrom: armory, electric substation, photography studio, and transmission tower

2. Flex office uses may be established in this development if an appropriate council variance is granted.

B. DEVELOPMENT STANDARDS
Except as otherwise noted above and herein, the applicable development standards of Chapter 3353, C-2, Commercial District shall apply.

1.01 Density, Height, Lot, and/or Setback Commitments:

1. Setback from Easton Square Place shall be 25' for all parking, loading, and maneuvering areas and 100' for buildings.

2. Setback from Stelzer Road shall be 50' for all parking, loading, and maneuvering areas and 100' for buildings.

3. Setback from those lots within Brunswick Estates and abutting the north side of Easton Campus Offices lots shall be 50' for all parking, loading, and maneuvering areas and 100' for buildings.

4. The parking and building setbacks along with the height restrictions contained in this text may be modified by action of the Board of Zoning Adjustment.

5. For that portion of Easton Campus Offices, which is adjacent to Stelzer Road and south of Brunswick Estates, the height limit for buildings located

between the 100 foot building setback and 200 feet from the right-of-way of Stelzer Road shall be 35 feet. The height limit for buildings located more than 200 feet and less than 300 feet from the right-of-way of Stelzer Road shall be 75 feet. The height limit for buildings located 300 feet or more from the right-of-way of Stelzer Road shall be 100 feet. The portions of buildings, or structures, which exceed 60 feet in height may not cover more than 15% of the area of the subject property on which the 100 foot limit is permitted.

6. The height limit is measured by the City of Columbus Code definition of height.

1.02 Access, Loading, Parking, and/or Other Traffic Related Commitments:

1. Stelzer Road shall have a minimum of 120' right-of-way.

2. Easton Square Place shall have a minimum 60' right-of-way and, except for required turn lanes, shall be a standard 36-foot street from its intersection with Morse Crossing to Stelzer Road.

3. Curbcuts on Easton Square Place shall be restricted to 300 feet measured centerline to centerline and either aligned or offset by at least 150 feet from curb cuts on the other side of the street. These spacing requirements shall not apply to right in/right out curb cuts.

4. There shall be a full access curbcut located both north and south of Easton Square Place to Stelzer Road located at least 500 feet from Easton Square Place (measured centerline to centerline).

5. Notwithstanding the traffic limitations contained within this document, said traffic limitations, including number and location of curbcuts, may be modified with the approval of the Division of Traffic Engineering.

1.03 Buffering, Landscaping, Open Space and/or Screening Commitments:

1. Reasonable and good faith efforts shall be used to preserve existing trees and vegetation within the required 50-foot parking setback adjacent to Brunswick Estates. Any open areas within the existing tree line shall be supplemented with a minimum of 5 deciduous trees per 100 lineal feet. These trees shall be grouped or spaced to fill in the tree line wherever existing trees do not occur. There shall also be located in the area a continuous evergreen hedge all as shown on "ELEVATIONS".

2. The area east of Easton Square Place and west of Brunswick Estates shall be supplemented with a minimum of 3 deciduous and 2 evergreen trees per 100 lineal feet to provide a wooded buffer between those existing lots and the roadway. These trees shall be grouped or spaced to fill in areas where existing trees do not occur.

3. A tree row shall be established along Stelzer Road and Easton Square Place containing one tree for every 30' of road frontage. Trees shall be equally spaced or grouped together.

4. Any surface parking lot shall be screened from adjacent public right-of-ways with a minimum 3' high continuous planting, hedge, fence, wall or earth mound or any combination thereof.

5. Any surface parking lot excluding loading, unloading and storage area containing more than 6,000 sq. feet of area or 20 or more vehicular parking spaces shall provide interior landscaping on the basis of one tree for every ten (10) parking spaces in addition to previously required perimeter landscaping.

6. Special treatment shall occur along Stelzer Road. There shall be a mixture of deciduous shade and ornamental trees and evergreen trees and shrubs at a quantity of three deciduous shade trees, one ornamental tree, three evergreen trees and five deciduous or evergreen shrubs per 100 lineal feet or fraction thereof of frontage. This is the minimum amount of landscaping required along Stelzer Road. Trees do not have to be equally spaced but may be grouped.

7. The landscaping requirements of this section may be satisfied or offset by the preservation of existing vegetation.

8. Minimum size of all trees at installation shall be $2^1/_2$" caliper for deciduous, 5' high for evergreens, and $1^1/_2$" caliper for ornamentals. All trees and landscaping shall be well maintained. Dead items shall be replaced within six months or the next planting season, whichever occurs first.

9. The landscaping required in this section shall count toward satisfying the landscaping requirements of Chapter 3342 of the Columbus City Code.

10. The area identified as open space shall be preserved in its native setting subject to sound forestry practices and the installation of utilities.

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

1. All external lighting shall be cutoff type fixtures (down-lighting), and shall provide no light spillage to off-site parcels. However, buildings and landscaping may be uplit or downlit provided that landscaping lighting does not spill over into the public right-of-way. Maximum height of the light poles shall not exceed 28 feet.

2. No materials, supplies, equipment or products shall be stored or permitted to remain on any portion of the parcel outside any building.

217-043

3. Loading areas shall be screened from view from all public roadways and parking lots with either a wall, fencing, or landscaping.

4. There shall be no incineration of waste, trash or other matter permitted on any part of said tract nor in any building at any time located on said tract.

5. Stormwater drainage shall conform to the City of Columbus standards, and no surface storm water runoff shall be increased on any adjacent properties.

1.05 Graphics:

All signage and graphics shall conform to Article 15 of the Columbus City Code as it applies to the C-2, Commercial District. Any variance to the sign requirements shall be submitted to the Columbus Graphics Commission.

Natural Environment

The natural environment of the this development is limited to relatively flat terrain on the eastern portion, sloping to the west.

Existing Land Use

To the north is Brunswick Estates, zoned R1; to the west and south is land zoned CPD; and to the east is land zoned L-M2.

Circulation

Primary access to the Subarea is from Stelzer Road and Easton Square Place.

Visual Form

The visual form of the area consists of multi-story office buildings to the west and south, and single-family development to the north.

Visibility

The site has great visibility from Stelzer Road.

Proposed Development

The proposed development shall office and office related uses.

Behavior Patterns

No new behavior patterns will be established as a result of this rezoning.

Emissions

This development would conform to the City's requirements for light levels, sound, smells, and dust. It is anticipated that this development would not adversely affect proposed adjacent uses in this regard.

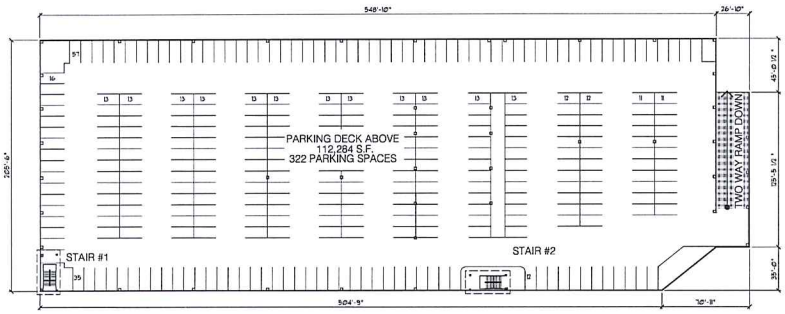
Miscellaneous

The site shall be developed in general conformance with the submitted Site Plan attached hereto as Exhibit A. The plan may be adjusted to reflect engineering, topographical or other site data developed at the time that development and engineering plans are completed. Any slight adjustment to the plans 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.

The undersigned, being the owner and the applicant or other authorized representative, does hereby agree singularly and collectively for themselves, their heirs, successors and assigns, to abide by the above restrictions, conditions, and commitments regarding development of the subject property and for such purpose each states that she 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.

Jill S. Tangeman, Esq.
Vorys, Sater, Seymour and Pease LLP
52 East Gay Street
Columbus, Ohio 43215
Phone: 614-464-5608
Fax: 614-719-4638
Email: jstangeman@vorys.com

Z17-043



PROJECT DATA

BUILDING HEIGHT	3 STORY OFFICE BUILDING
TOTAL BUILDING AREA	204,000 G.S.F.
TOTAL RENTABLE AREA	199,112 N.S.F.

PARKING COUNT

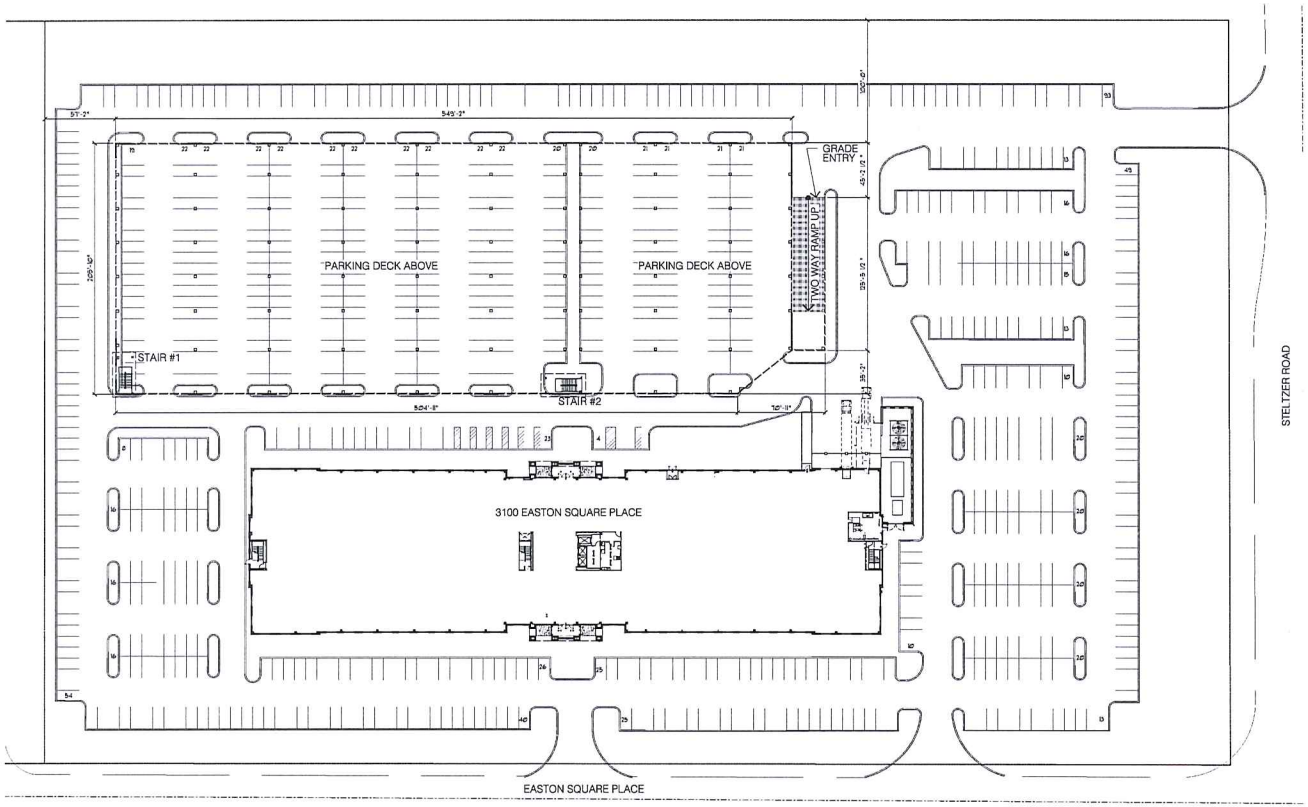
EXISTING PARKING	204,000 G.S.F @ 4 CARS Per 1000 G.S.F. - 816 REQUIRED PARKING SPACES - 977 EXISTING PARKING SPACES
PROPOSED PARKING	204,000 G.S.F @ 6.0 CARS Per 1000 G.S.F. - 1224 PARKING SPACES 204,000 G.S.F @ 6.21 CARS Per 1000 G.S.F. - 1266 PROPOSED PARKING SPACES (289 NET NEW SPACES) 199,112 N.S.F @ 6.00 CARS Per 1000 N.S.F. - 1195 PARKING SPACES 199,112 N.S.F @ 6.36 CARS Per 1000 N.S.F. - 1266 PROPOSED PARKING SPACES (289 NET NEW SPACES)

SECOND LEVEL DECK - 322 PARKING SPACES
GRADE LEVEL PARKING - 944 PARKING SPACES

0 40 80 120
SCALE 1" = 40'

NORTH

(A) PARKING DECK PLAN
SCALE 1" = 40'-0"



0 40 80 120
SCALE 1" = 40'

NORTH

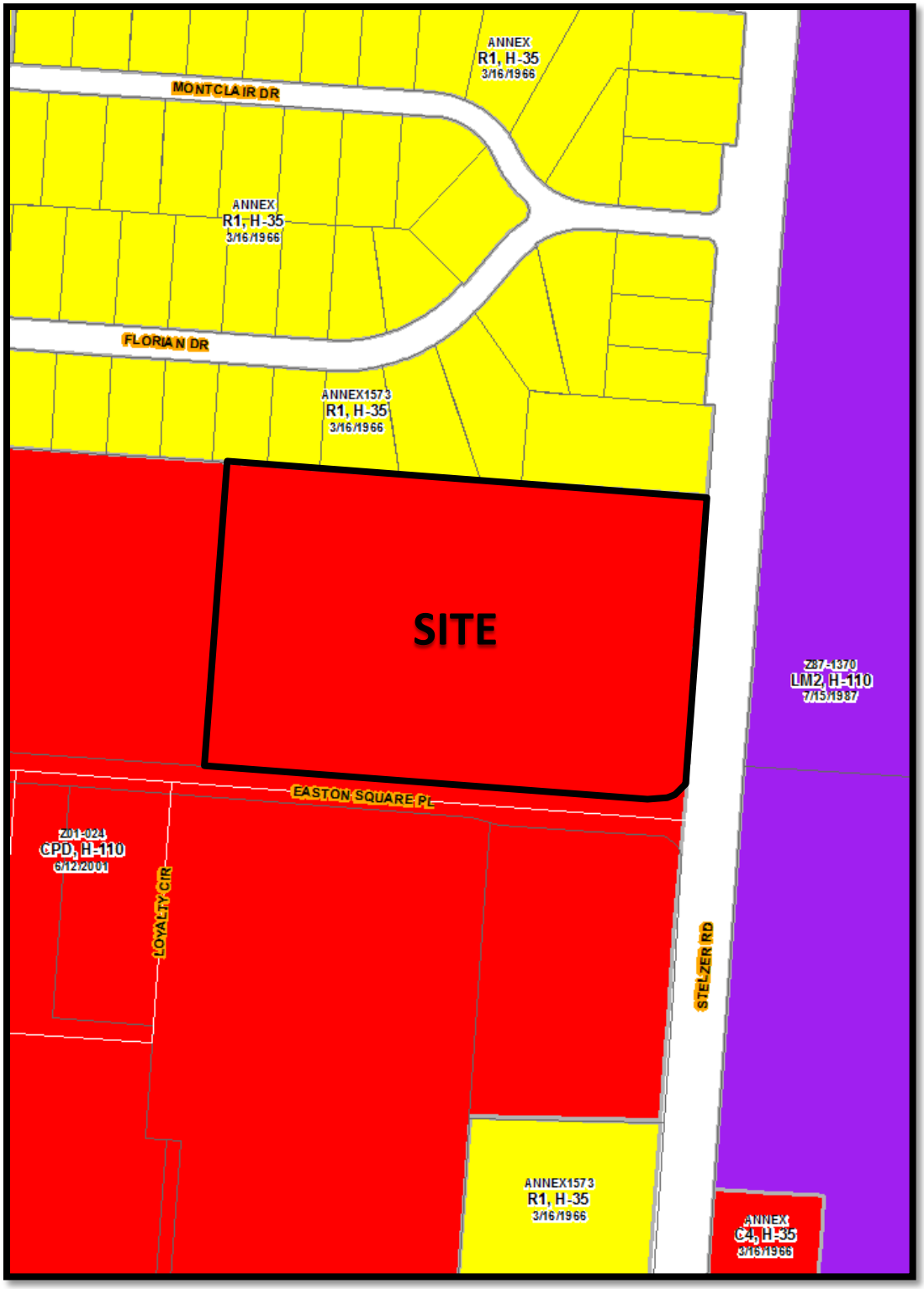
(B) SITE PLAN
SCALE 1" = 40'-0"

FORD & ASSOCIATES
ARCHITECTS

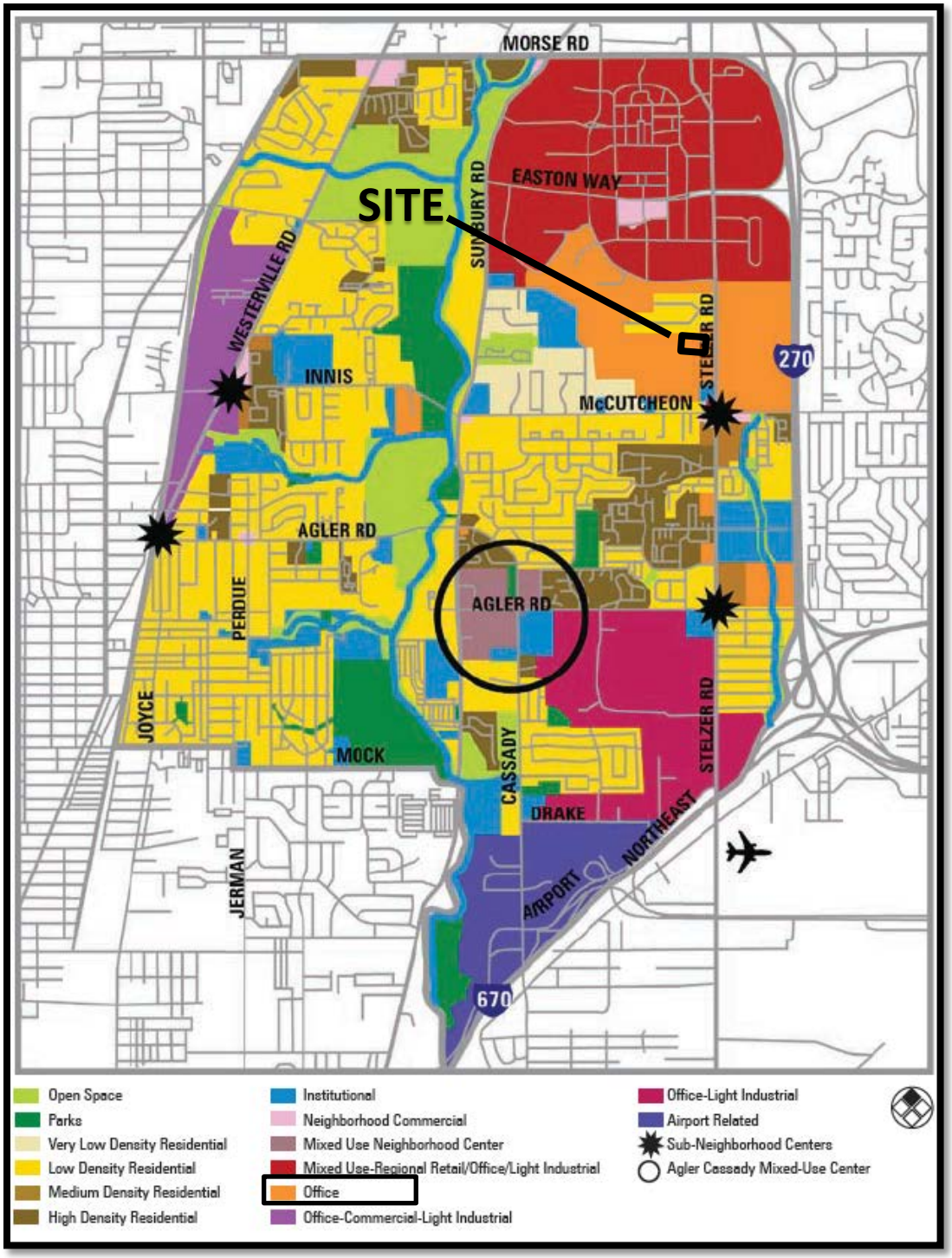
PARKING GARAGE STUDY - OPTION C (ONE ELEVATED DECK LEVEL)

3100 Easton Square Place, Columbus, Ohio
OCTOBER 10, 2017

217-043



Z17-043
3100 Easton Square Place
Approximately13.4 acres
From CPD to CPD



***Northeast Area Plan* (2007)**

Z17-043
3100 Easton Square Place
Approximately13.4 acres
From CPD to CPD

Z17-043
3100 Easton Square Place
Approximately13.4 acres
From CPD to CPD