



REZONING APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

OFFICE USE ONLY

Application #: 213-003
Date Received: 1/2/13
Application Accepted By: DH Fee: _____
Comments: 13335-00000-00001 Case Planner: Shannon Pine 645-2208
spine@columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 1469 HILLIARD - ROME ROAD EAST Zip 43228

Is this application being annexed into the City of Columbus Yes No (circle 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 560-229654; 560-137451

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

Current Zoning District(s) C4 Requested Zoning District(s) L-ARLD

Area Commission Area Commission or Civic Association: none

Proposed Use or reason for rezoning request: multi-family residential

(continue on separate page if necessary)

Proposed Height District: 35' Acreage 4.652
[Columbus City Code Section 3309.14]

APPLICANT:

Name Home Port Ohio c/o Laura MacGregor Comek, Esq.

Address 500 S. Front St., 12th floor City/State Columbus Ohio Zip 43215

Phone # 614-229-4557 Fax # 614-229-4559 Email LComek@cbjlawyers.com

PROPERTY OWNER(S):

Name Central Ohio Transit Authority

Address 1600 McKinley Avenue City/State Columbus OH Zip 43222

Phone # 614-228-1832 Fax # c/o 614-229-4559 Email c/o LComek@cbjlawyers.com

Check here if listing additional property owners on a separate page

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE) Attorney Agent

Name Laura MacGregor Comek, Esq.

Address 500 S. Front Street, 12th Floor City/State Columbus, OH Zip 43215

Phone # 614-229-4557 Fax # 614-229-4559 Email: LComek@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



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: 560137451, 560137451

Zoning Number: 1469

Street Name: HILLIARD-ROME RD E

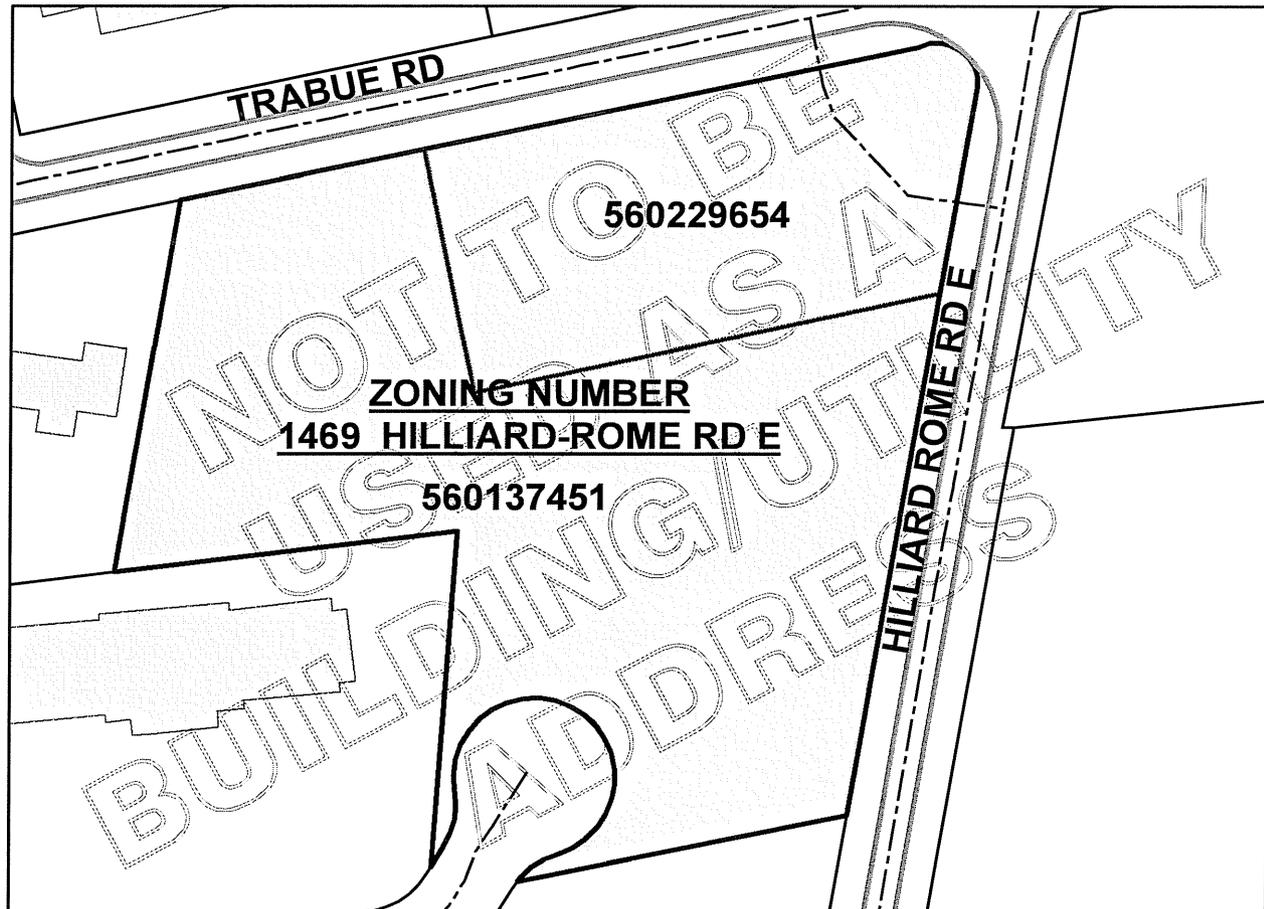
Lot Number: N/A

SUBDIVISION: N/A

Requested By: CRABLE, BROWN & JAMES

Issued By: *Adyana Amarian*

Date: 1/2/2013



SCALE: 1 inch = 120 feet

GIS FILE NUMBER: 12105



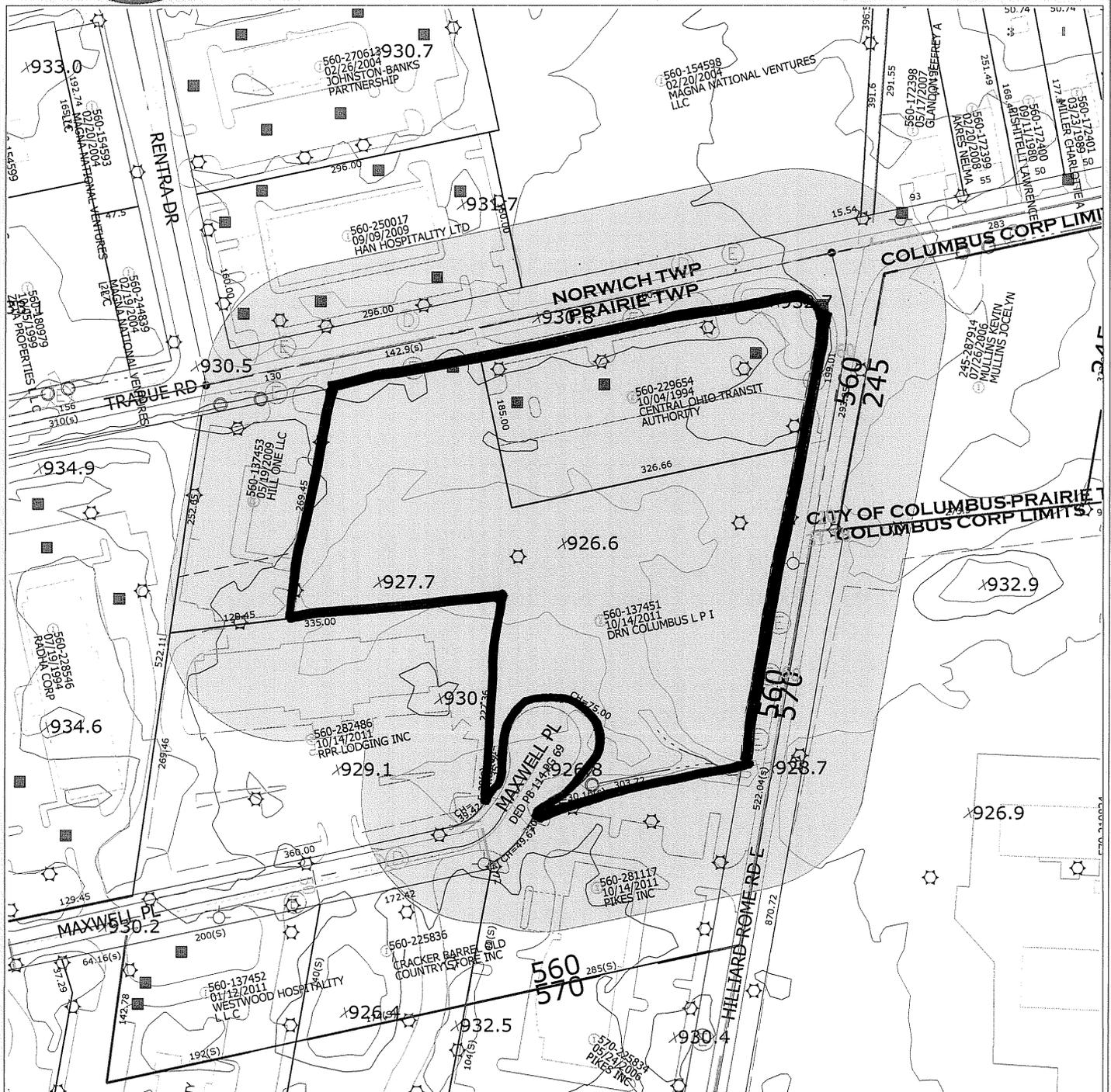
PATRICIA A. AUSTIN, P.E., ADMINISTRATOR
DIVISION OF PLANNING AND OPERATIONS
COLUMBUS, OHIO



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: s

DATE: 12/28/12



Disclaimer

Scale = 150'



This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be consulted for verification of the information contained on this map. The county and the mapping companies assume no legal responsibilities for the information contained on this map. Please notify the Franklin County GIS Division of any discrepancies.

Additional Owner

DRN Columbus LPI
29425 Chagrin Boulevard
Suite 211
Beachwood, Ohio 44122
c/o Laura MacGregor Comek, Esq.
Telephone: 614-229-4557
Fax: 614-229-4559



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AFFIDAVIT

(See instruction sheet)

APPLICATION # 213-003

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Laura MacGregor Comek, Esq.
of (1) MAILING ADDRESS 500 S. Front Street, 12th Floor, 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 _____
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) 1/2/13

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS

(4) COTA (Central Ohio Transit Authority)
1600 McKinley Avenue
Columbus, OH 43222
Home Port Ohio c/o Laura MacGregor Comek

Check here if listing additional property owners on a separate page.

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

614-229-4557
614-229-4559 (fax)

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

(5) None

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

Subscribed to me in my presence and before me this

(8) 28th day of December, in the year 2012

SIGNATURE OF NOTARY PUBLIC

(8) Nancy J. Grossman

My Commission Expires:

This Affidavit expires six months after date of notarization.

Notary Seal Here



NANCY J. GROSSMAN
Notary Public, State of Ohio
My Commission Expires April 29 2014

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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 # 213-003

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Laura MacGregor Comek, Esq.
of (COMPLETE ADDRESS) 500 S. Front Street, 12th Floor, 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. HomePort Ohio by Columbus Housing Partnership 562 E. Main St. Columbus, OH 43215 #Employees: <u>60</u>	2.
3.	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 December, in the year 2012

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

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



NANCY J. GROSSMAN
Notary Public, State of Ohio
My Commission Expires April 29 2014

Notary Seal Here

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Please make all checks payable to the Columbus City Treasurer

LIMITATION TEXT

From C4, Commercial District To L-ARLD

Acreege: 4.654 acres

Proposed Districts: L-ARLD

Property Address: 1469 Hilliard Rome Rd. E., Columbus, Ohio 43228

Owner(s): COTA, 33 N High, Columbus, Ohio 43215 and

DRN Columbus LPI, Ste 11., 29425 Chagrin Blvd., Beachwood, Oh., 44122

Applicant: HomePort Ohio / Columbus Housing Partnership

c/o Laura MacGregor Comek, Esq., 500 S. Front Street, Suite 1200, Columbus, Ohio 43215

lcomek@cbjlawyers.com

Date of Text: January 2, 2013

Application No: Z13- 003

INTRODUCTION: The subject property consists of 4.654 acres on the Southwest Corner of Hilliard Rome Rd. E and Trabue Road.. The Site is currently zoned C4, Commercial and is occupied at the corner 1 acre area with a former COTA park and ride. The Applicant is proposing a multi family development zoned in the L-ARLD Limited Apartment Residential District.

The Site is surrounded by the following uses/zoning districts:

North: The Site is bordered on the north by undeveloped C4, a hotel and existing residential in the ARLD zoning district.

East: The Site is bordered on the east by undeveloped unincorporated areas and limited manufacturing/offices.

South: To the south is developed with a hotel in the C4 district.

West: The site is bounded on the West by a hotel and furniture store in the C4 district.

DEVELOPMENT STANDARDS

1. **Permitted Use:** The following specific uses shall be permitted: all uses specified in C.C.C. §3333.
2. **Development Standards:** the applicable development standards shall be those contained in Chapter 3333 (Apartment Districts) of the Columbus City Code.
 - A. **Density, Height, Lot and/or Setback Commitments**
 1. The maximum number of dwelling units shall be 55.
 2. The apartment buildings shall contain a maximum of four (3) stories.

B. Access, Loading, Parking and Other Traffic Related Commitments

1. Any and all traffic related commitments shall be designated and located to the specifications of the City of Columbus Department of Public Service.
2. The development's internal sidewalk shall be a minimum of 4 feet wide.

C. Buffering, Landscaping and/or Screening Commitments

1. Privacy fencing shall be provided for each unit patio.

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

1. Rooftop mechanical equipment shall be screened from view by the same or similar material used on the building roof or exterior, and shall be of the same or similar material. Ground level mechanicals and equipment shall be fully screened from view by a wall, fence or landscape materials, or a combination thereof. Such screening shall match or compliment the character of the building.

E Graphics

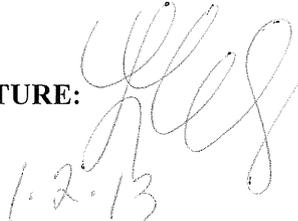
All graphics and signage shall comply with the Columbus City Graphics Code, Article 15, Title 33 of the Columbus City Code and any variance to those requirements will be submitted to the Columbus Graphics Commission for consideration.

F Miscellaneous Commitments.

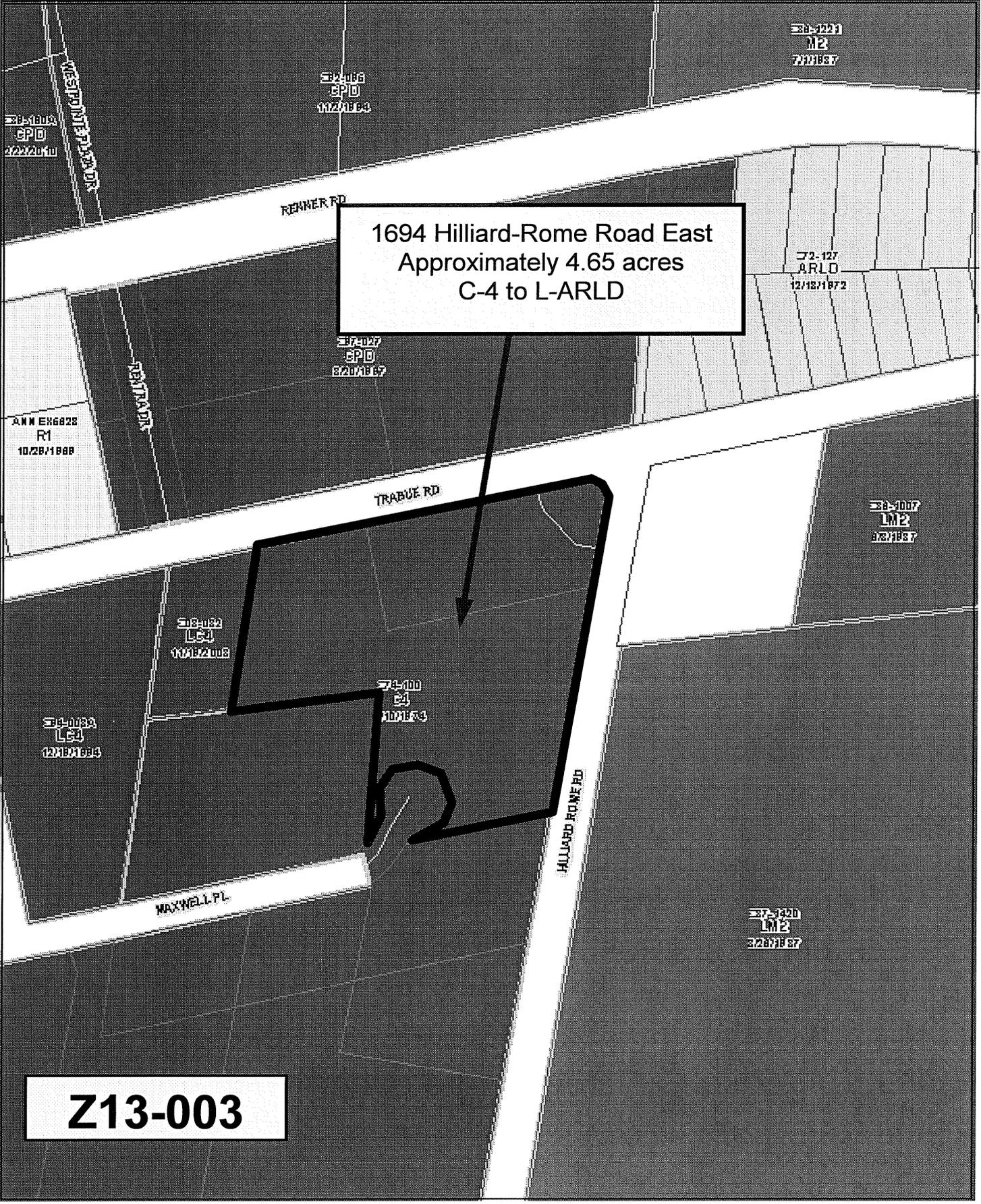
1. The developer shall comply with Parkland Dedication provisions of C.C.C. Chapter 3318. Such compliance shall be in the form of land dedication and/or a monetary contribution, the details of which shall be reviewed and approved by the Recreation and Parks Department.

SIGNATURE:

DATE:

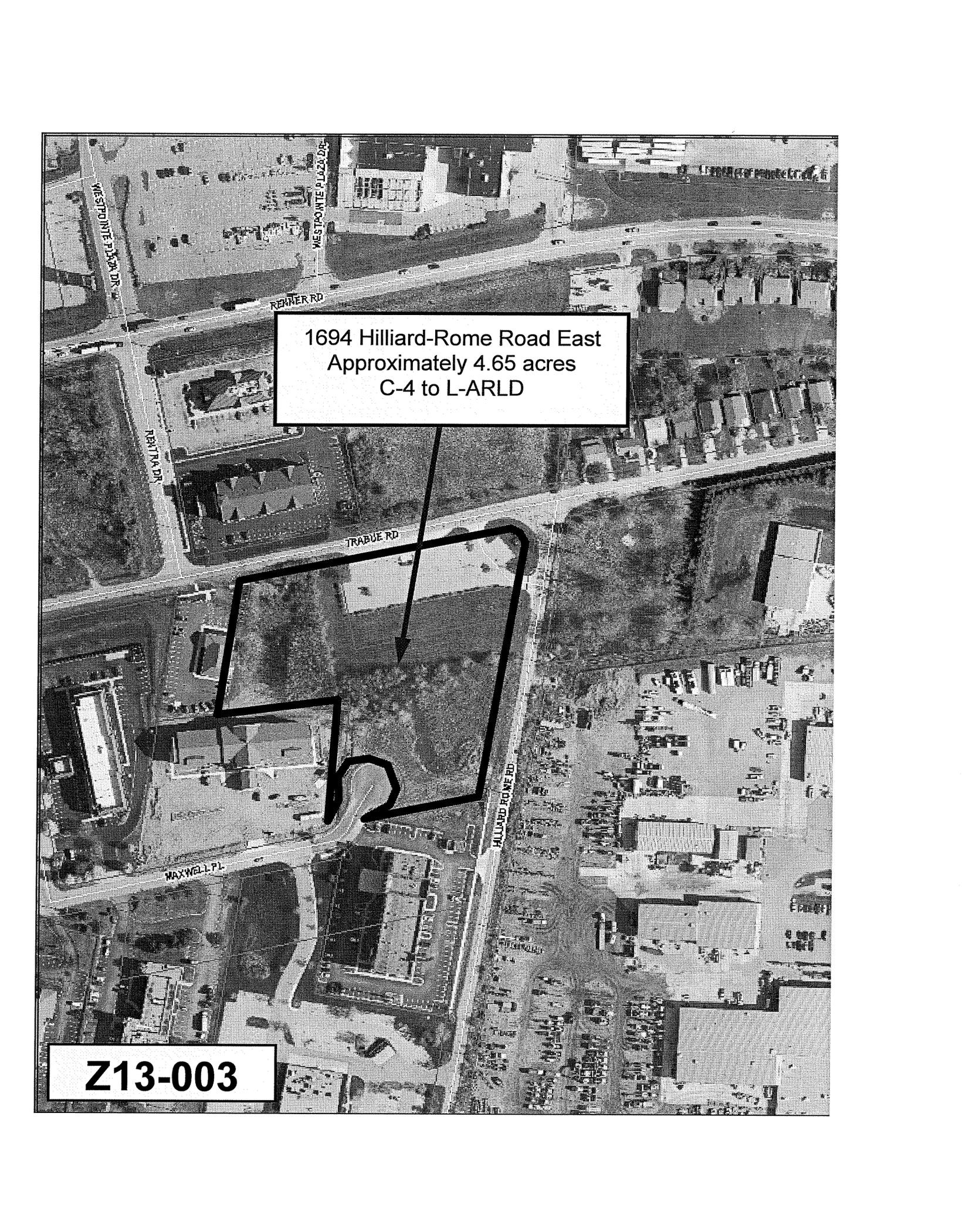


The signature is a cursive scribble, likely representing the initials 'JLS'. The date is handwritten as '1.2.13'.



1694 Hilliard-Rome Road East
Approximately 4.65 acres
C-4 to L-ARLD

Z13-003



1694 Hilliard-Rome Road East
Approximately 4.65 acres
C-4 to L-ARLD

Z13-003