Mayor Michael B. Coleman

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 # 214-008 / 14335-00000-00141

Date of Submittal: 3/3/14

Planning Area: SE

Fee: 1st acre ($1,850 or $3,200): _____

Received by: SP / TP / ET

Each additional acre ($185 or $315) _____

Total: $4000

Assigned to Shannon Pine
SPine@columbus.gov
614-645-2208

LOCATION AND ZONING REEQUEST:

Certified Address (for Zoning Purposes) 6395 Abbie Trails Dr Zip 43110

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 530-228205-00

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

Current Zoning District(s) CPD Requested Zoning District(s) LAR-12

Recognized Area Commission Area Commission or Civic Association Southeast Community Coalition

Proposed Use or reason for rezoning request: Ranch Style Apartment Development

(continue on separate page if necessary)

Proposed Height District: 35' [Columbus City Code Section 3309.14] Acreage 5.~~33~~ .4 acres ~~SF~~

APPLICANT:

Name M. H. Murphy Development Company

Address 4442 Professional Parkway City/State Groveport, OH Zip 43125

Phone # 614-836-4403 Fax # 614-836-2057 Email deb@murphydevelopmentcompany.com

PROPERTY OWNER(S):

Name Long Road Development Co. LLC c/o Don Kelley

Address 250 E. Broad St City/State Columbus OH Zip 43125

Phone # _____ Fax # _____ Email _____

☐ ***If applicable, check here if listing additional property owners on a separate page [Required]***

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

Name Steven J. Fulkert

Address 677 Notchbrook Dr. City/State Delaware, OH Zip 43015

Phone # 614-620-9120 Fax # _____ Email: steve@fulkert.com

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

APPLICANT SIGNATURE Michael H. Murphy, President

PROPERTY OWNER SIGNATURE [signature]

ATTORNEY / AGENT SIGNATURE Steven J. Fulkert 2-28-2014

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.
For all questions regarding this form and fees please call: 614-645-8637
Please make all checks payable to the Columbus City Treasurer

Revised 10/10

Mayor Michael B. Coleman

REZONING APPLICATION

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

AFFIDAVIT

(See instruction sheet)

APPLICATION # Z14-003

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn **(1)** NAME Steven J. Fulkert
of **(1)** MAILING ADDRESS 677 Notchbrook Dr, Delaware OH 43015
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 6395 Abbie Trails Dr
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)** _____
(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) Long Road Development Co. LLC
c/o Don Kelley
250 E Broad St
Columbus OH 43215

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

Steven J. Fulkert
677 Notchbrook Dr, Delaware OH 43015

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

(5) Southeast Community Coalition
c/o Monte L. Johnson
2780 Millvale St, Columbus OH 43232

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)** Steven J. Fulkert

Subscribed to me in my presence and before me this 28th day of February, in the year 2014

SIGNATURE OF NOTARY PUBLIC **(8)** Debra A. Clark

My Commission Expires: 10/5/15

This Affidavit expires six months after date of notarization.

NOTARIAL SEAL
Notary Seal Here
STATE OF OHIO

DEBRA A. CLARK
NOTARY PUBLIC
STATE OF OHIO
Recorded in
Perry County
My Comm. Exp. 10/5/15

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 11/12 tmt

APPLICANT
M.H. Murphy Development Co
4442 Professional Parkway
Groveport OH 43125

PROPERTY OWNER
Long Road Development Co LLC
c/o Don Kelley
250 E Broad St
Columbus OH 43215

AGENT
Steven J Fulkert
677 Notchbrook Dr
Delaware OH 43015

AREA NEIGHBORHOOD GROUP
Southeast Community Coalition
c/o Monte L Johnson
2780 Millvale St
Columbus OH 43232

SURROUNDING PROPERTY OWNERS

Harold L Schact TR
Norma Jeanne Schact TR
5950 Shannon Rd
Canal Winchester OH 43110

Mabel Varner
Dorothy Evans
PO Box 3
Brice OH 43109

Board of Metro Parks
Commissioners
1069 W Main St
Westerville OH 43081

Brice Grove Apartments LLC
3 Easton Oval, Ste 130
Columbus OH 43219

City of Columbus
Real Estate Management
90 W Broad St, Rm 425
Columbus OH 43215

214-003

Mayor Michael B. Coleman

REZONING APPLICATION

City of Columbus, Ohio ▪ Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 ▪ 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 # 214-008

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Steven J. Fulkert
of (COMPLETE ADDRESS) 677 Notchbrook Dr, Delaware OH 43015
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, Sate, Zip
Number of Columbus based employees
Contact name and number

1. M. H. Murphy Development Company 10685 Edgewood Dr Dublin OH 43017 100% Employees: 12 Michael H. Murphy 614-836-4403	2.
3.	4.

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

SIGNATURE OF AFFIANT Steven J. Fulkert

Subscribed to me in my presence and before me this 25th day of February, in the year 2014

SIGNATURE OF NOTARY PUBLIC Debra A. Clark

My Commission Expires: 10/5/15

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

NOTARIAL SEAL STATE OF OHIO
Notary Seal Here
DEBRA A. CLARK
NOTARY PUBLIC
STATE OF OHIO
Recorded in
Perry County
My Comm. Exp. 10/5/15

PLEASE NOTE: incomplete information will result in the rejection of this submittal.
For all questions regarding this form and fees please call: 614-645-8637
Please make all checks payable to the Columbus City Treasurer

Revised 10/10

PROPOSED DISTRICT: LAR-12

PROPERTY ADDRESS: 6395 Abbie Trails Dr, Canal Winchester, Ohio 43110

OWNER(s): Long Road Development Co. LLC

APPLICANT: M. H. Murphy Development Company

DATE OF TEXT: 03/03/14

APPLICATION NUMBER: Z14-0 09

1. INTRODUCTION

The Subject Property is the 5.4 acres of an approximate 18 acre tract which is currently zoned CPD. The property is bordered to the east by existing ranch apartments. On the other sides there is undeveloped land zoned CPD. This proposal is an expansion of the existing and adjacent Abbie Cove Apartments, a ranch apartment community.

2. PERMITTED USES

Within the Property to be rezoned the permitted uses shall consist of all AR-12 uses permitted under the Columbus Zoning Code.

3. DEVELOPMENT STANDARDS

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

1. The density of the Property shall be limited to a maximum of 60 residential units.

2. The maximum height of any structure is 35'.

3. The building and parking setback from Abbie Trails Drive shall be 50 feet. The building and parking set back on side yards and/or rear yards shall be 25'.

4. All residential building which are along the frontage of Abbie Trails Drive shall be oriented so the front elevation of the building faces the street and all garages are to the back of the building.

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

1. Access to the Property will be from Abbie Trails Drive. The project entrance is a private drive on Abbie Cove Drive. All internal streets shall be a minimum of 21' wide, and all streets, parking areas and drive aisles on the Property shall be privately owned, and shall be maintained by the owner of the residential development.

2. The access point for the subject property is Abbie Cove Drive which has full access to Abbie Trails Drive. The access point serves the existing Abbie Cove Apartments, the subject property and the remaining undeveloped property.

3. Sidewalk or Pathway. Applicant agrees to construct a 5' wide sidewalk or pathway along the south side of Abbie Trails Drive across the subject Property frontage and connect to the existing sidewalk of the east property line.

4. There shall be an internal private sidewalk system connecting all of the units with each other, the parking areas and the clubhouse. These internal sidewalks shall connect to the public walk along Abbie Trails Drive.

C. Landscaping, Landscape Plan, Open Space, and/or Screening Commitments.

1. Street trees shall be planted evenly spaced along Abbie Trails Drive at a ratio of not less than one tree per thirty (30') feet of frontage.

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

1. Pitched Roof. All buildings shall have a pitched or angled roof.

2. Building Materials. Building materials shall be a combination of natural materials (brick, stone, etc.) and vinyl siding.

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

1. Lighting. Light standards shall not exceed fifteen feet (15') in height. For aesthetic compatibility, lights shall be from the same or similar type, color and supplied by the same manufacturer.

F. Graphics and/or Signage Commitments.

All graphics and signage shall comply with the 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.

City of Columbus
Zoning Plat

N

214-009

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

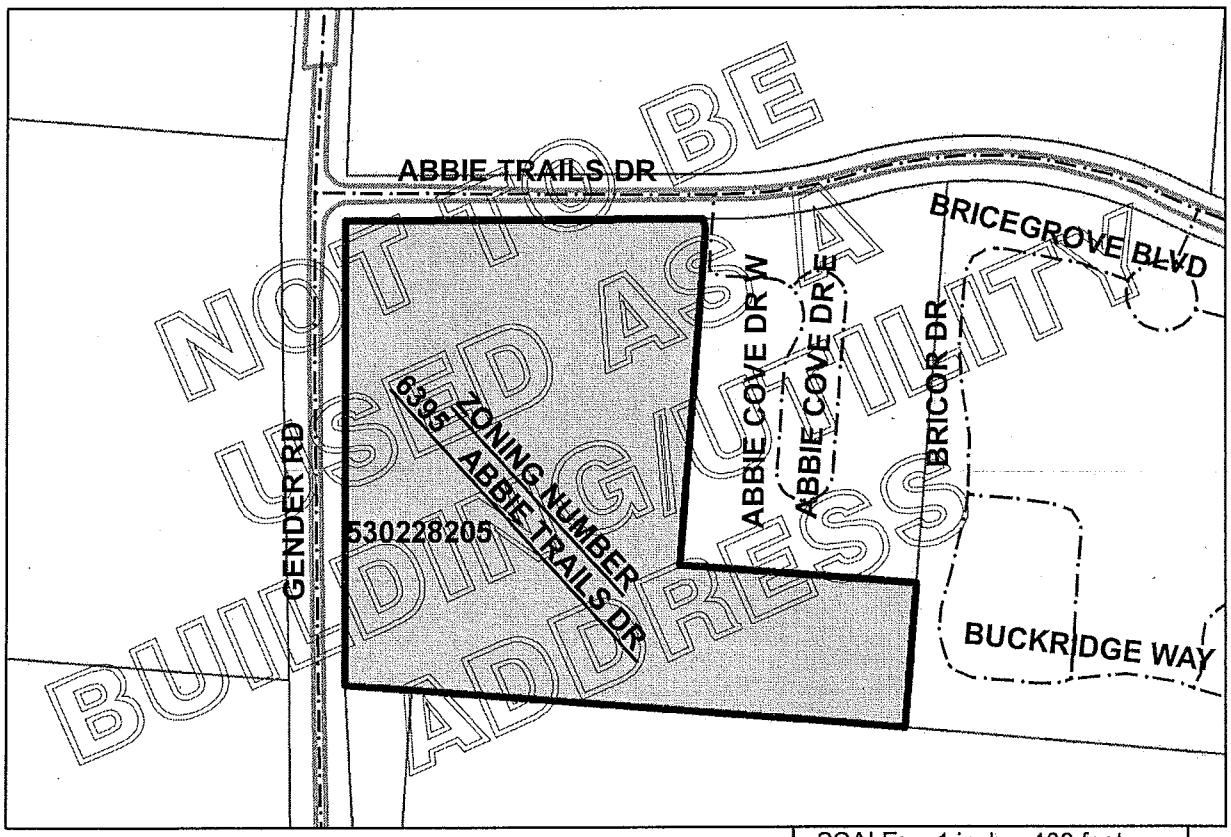
Parcel ID: 530228205

Zoning Number: 6395 **Street Name: ABBIE TRAILS DR**

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

Requested By: M.H. MURPHY DEVELOPMENT CO (STEVE FULKERT)

Issued By: [signature] **Date: 2/26/2014**



SCALE: 1 inch = 400 feet

GIS FILE NUMBER: 17741

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

printed: 2/26/2014 8:02:45 AM - P:\

Z14-008
CPD to L-AR-12

Zoning Exhibit
5.4 Acres

Situated in the State of Ohio, County of Franklin, City of Columbus, located in Section 1, Township 11, Range 21, Buckingham's Survey Congress Lands East of the Scioto River, being out of that tract of land conveyed to Long Road Development Company, LLC by deed of record in Instrument Number 199905040112415 (all references refer to the records of the Recorder's Office, Franklin County, Ohio), and being described as follows:

BEGINNING at a northeasterly corner of said Long Road tract, a northwesterly corner of that 10.003 acre tract conveyed to Abbie Cove Apartments LLC by deed of record in Instrument Number 201210150154916, being the southerly right-of-way line Abbie Trails Drive;

thence South 14° 26' 22" East, with the easterly line of said Long Road tract, a distance of 30.84 feet to a point;

thence South 04° 24' 58" West, continuing with said easterly line, a distance of 747.75 feet to a point;

thence across said Long Road tract, the following courses and distances:

North 85° 35' 02" West, a distance of 400.00 feet to a point;

North 04° 24' 58" East, a distance of 540.00 feet to a point;

North 89° 44' 18" East, a distance of 341.14 feet to a point;

North 04° 24' 58" East, a distance of 169.97 fee to point; and

North 14° 26' 22" West, a distance of 36.03 feet to a point in the southerly right-of-way line of said Abbie Trails Drive;

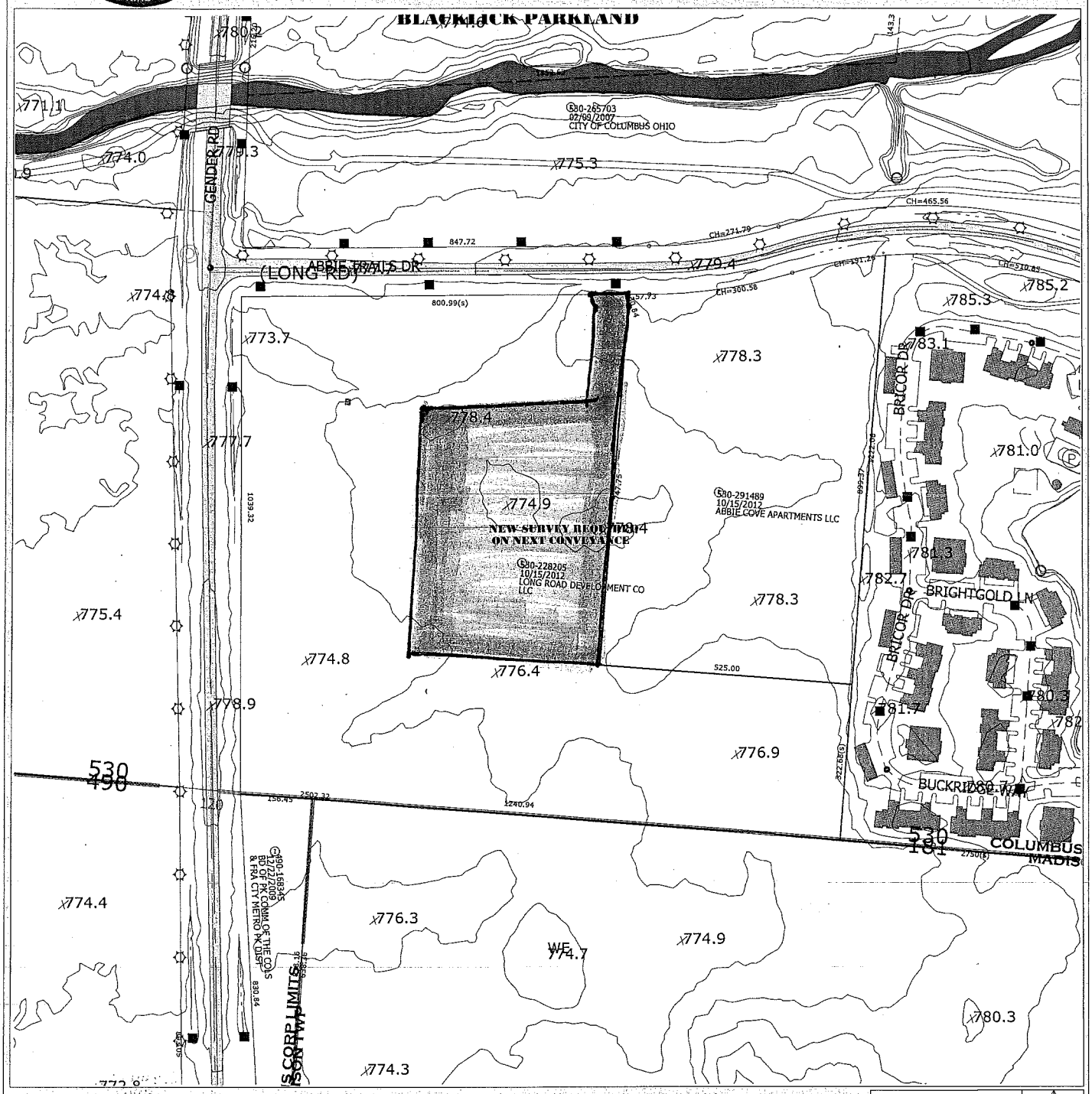
thence North 89° 44' 18" East, with said southerly right-of-way line, a distance of 61.88 feet to the POINT OF BEGINNING, and containing 5.4 acres of land, more or less.

This description was prepared from record information only and should be used for zoning purposes only.

2014-008

CLARENCE E MINGO II
FRANKLIN COUNTY AUDITOR

MAP ID: S **DATE: 2/28/14**



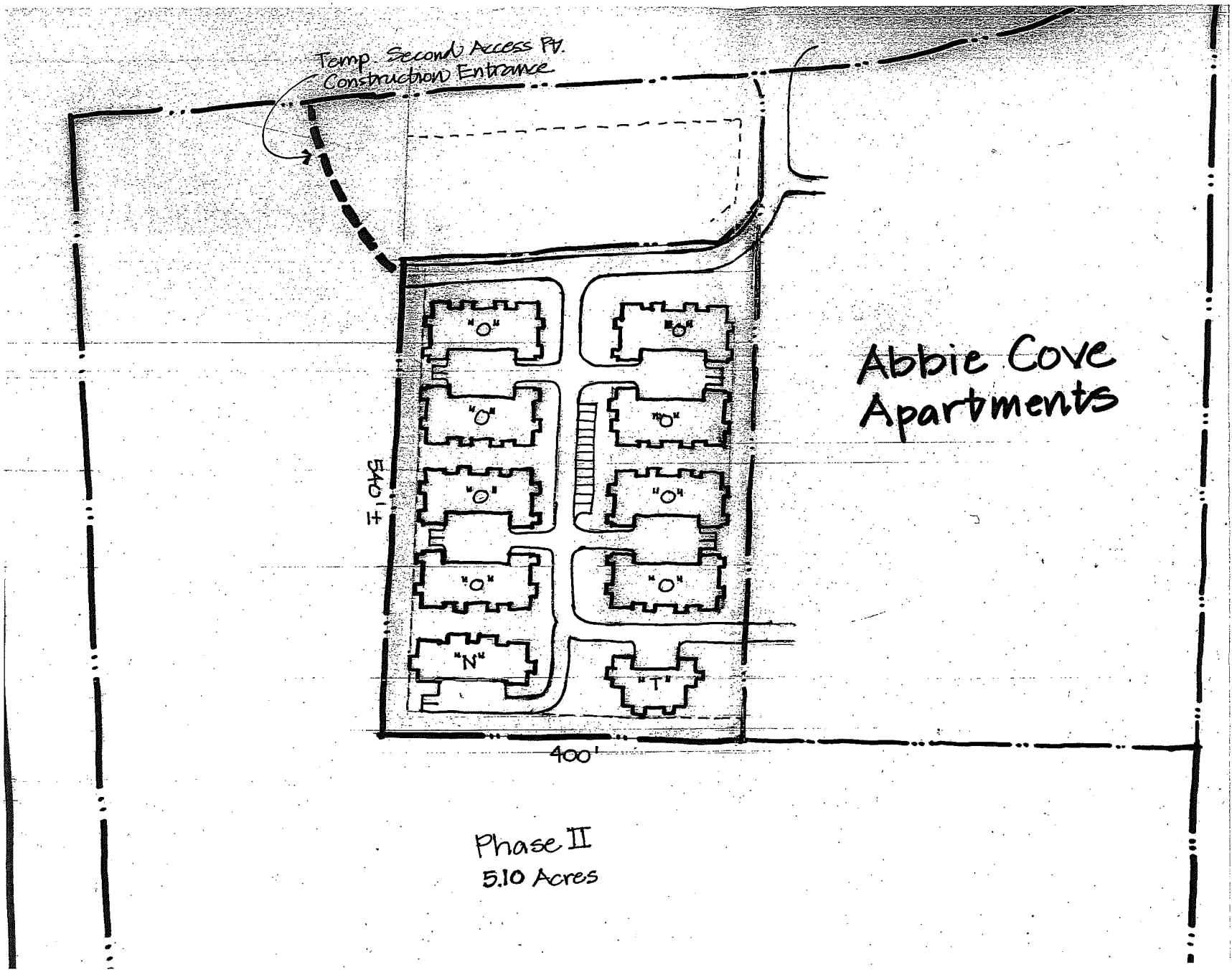
Scale =300

Grid North

Disclaimer

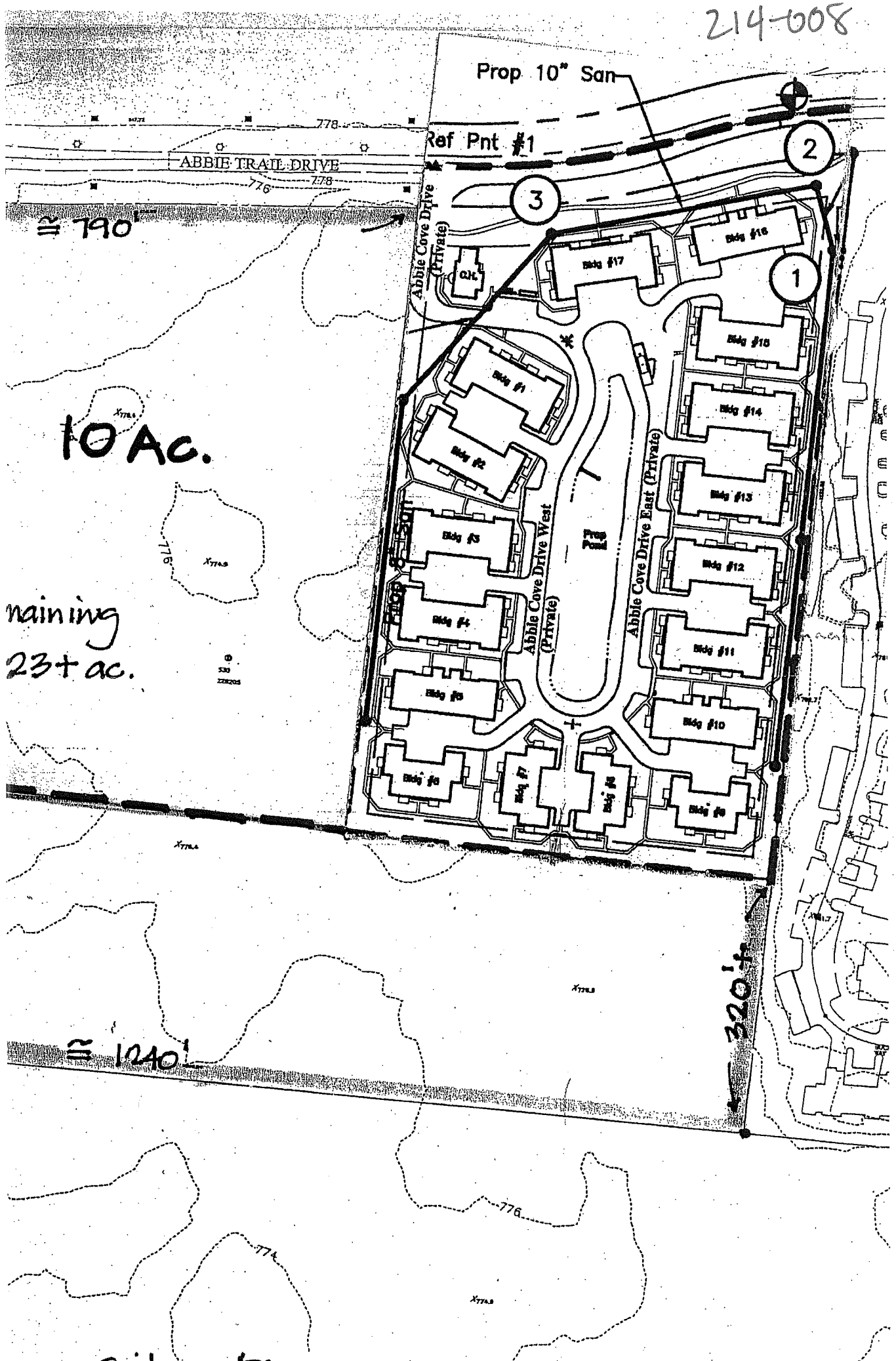
This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be consulted for verification of the information contained on 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.

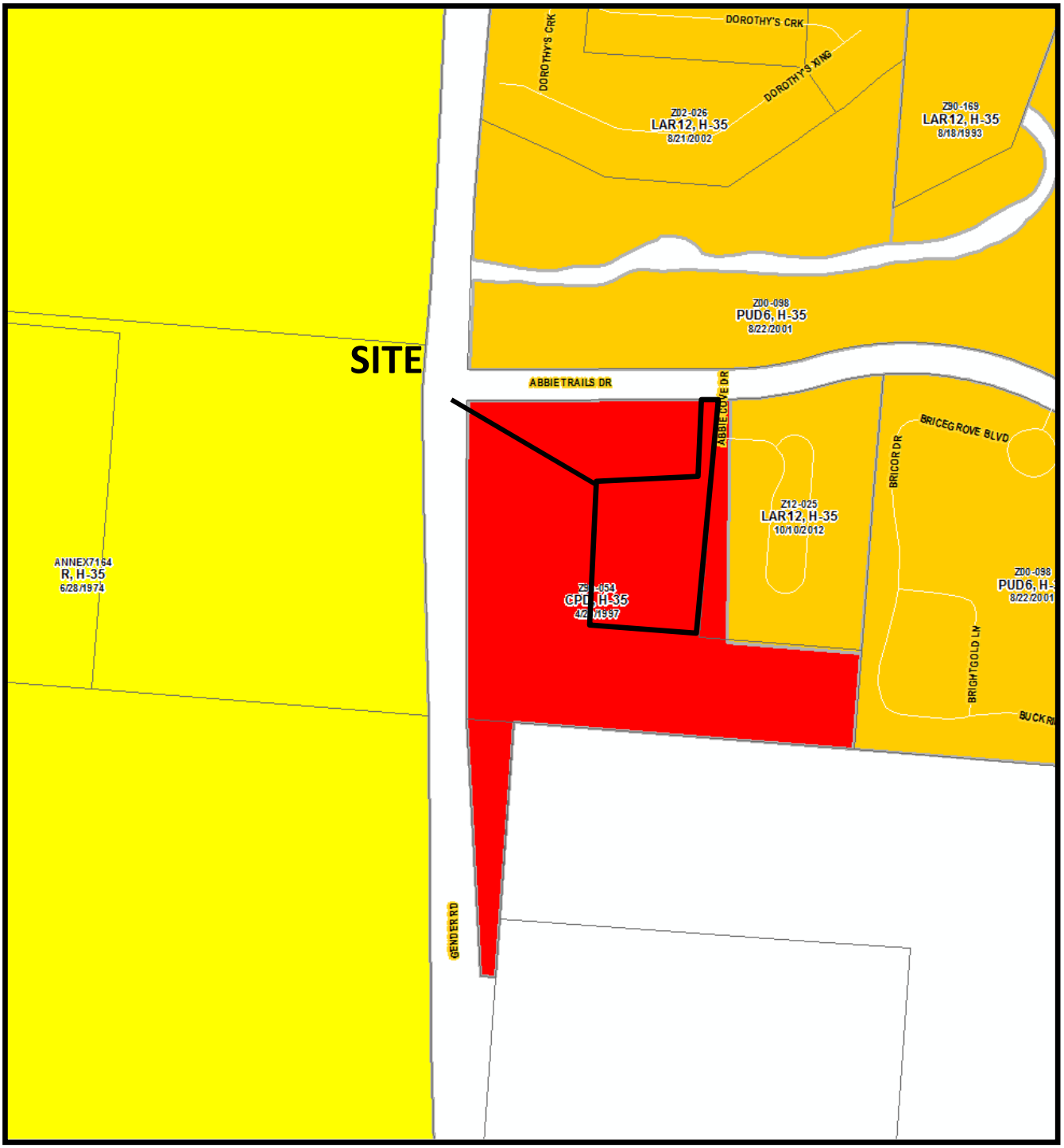
Real Estate / GIS Department


Temp. Second Access Pt.
Construction Entrance
"O"
"O"
"O"
"O"
"O"
"O"
"O"
"O"
"N"
"T"
540'
400'
Abbie Cove
Apartments
Phase II
5.10 Acres

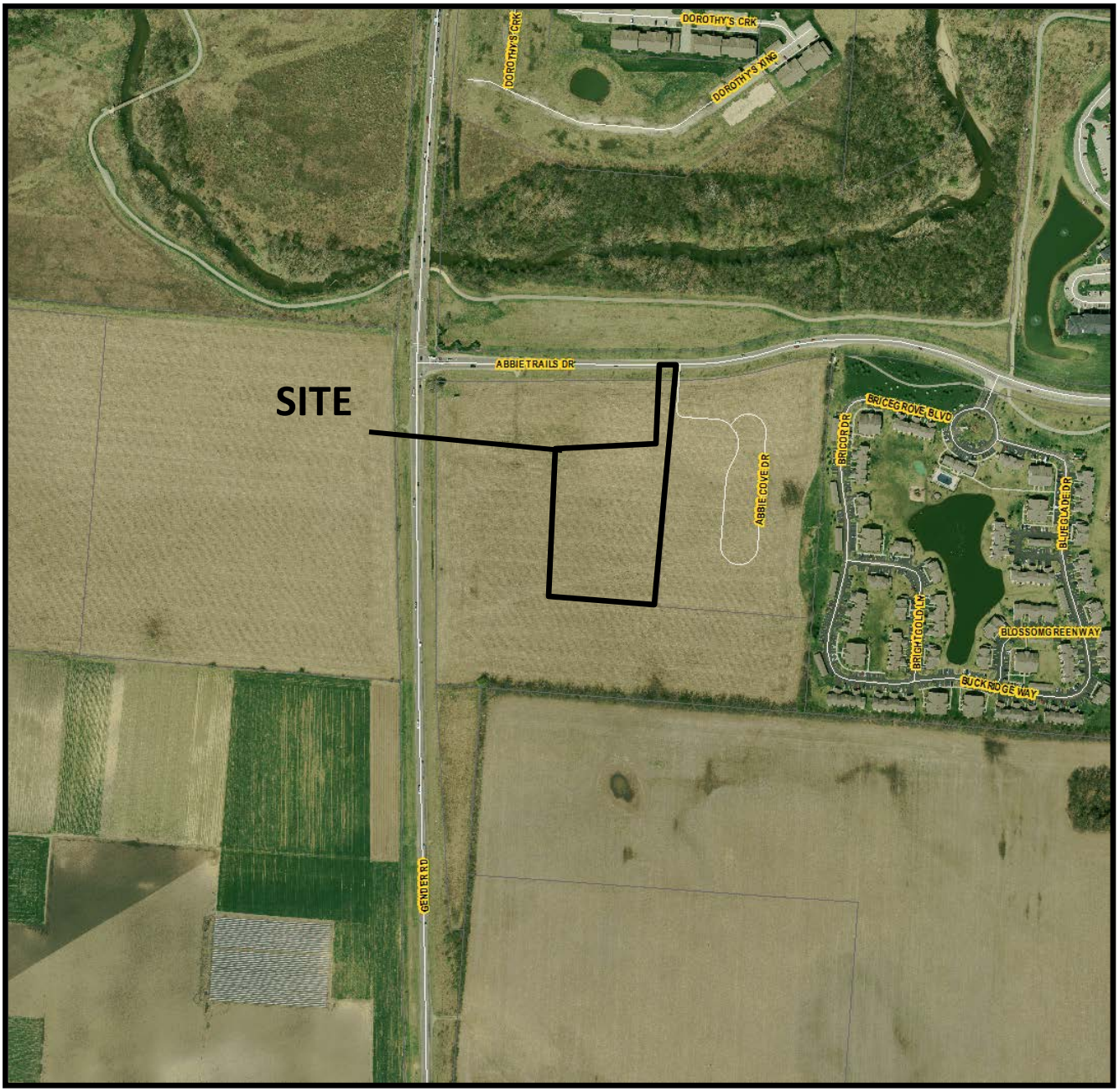
2009-412

214-008

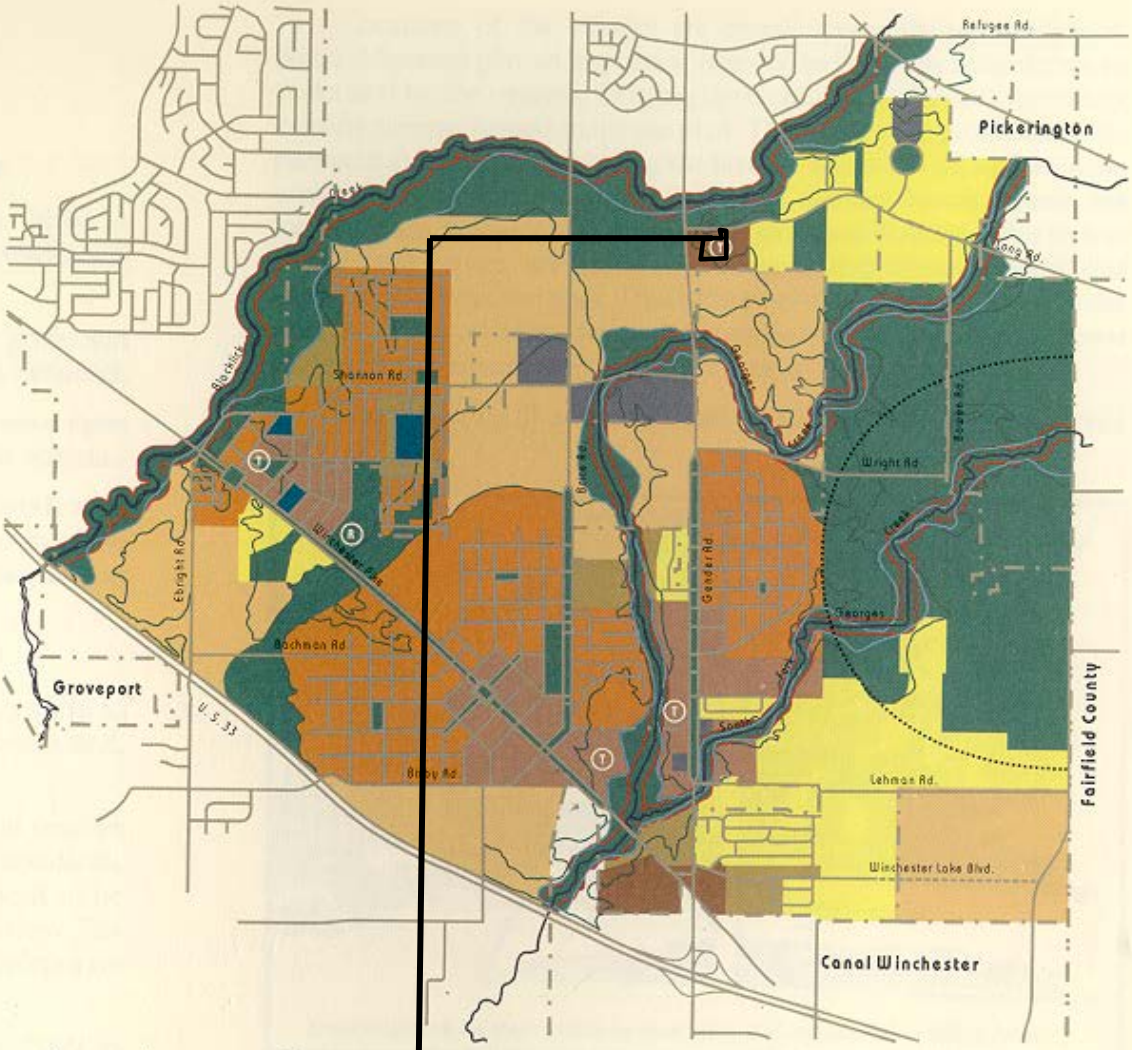

Prop 10" San
Ref Pnt #1
ABBIE TRAIL DRIVE
778
776
≅ 790'
10 Ac.
naining
23+ ac.
Abbie Cove Drive (Private)
Abbie Cove Drive West (Private)
Abbie Cove Drive East (Private)
Prop Pond
Bldg #1
Bldg #2
Bldg #3
Bldg #4
Bldg #5
Bldg #6
Bldg #7
Bldg #8
Bldg #9
Bldg #10
Bldg #11
Bldg #12
Bldg #13
Bldg #14
Bldg #15
Bldg #16
Bldg #17
1
2
3
320'+
≅ 1240'
774



Z14-008
Abbie Trails Drive
Approximately 5.4 acres
Request: CPD to L-AR12



Z14-008
Abbie Trails Drive
Approximately 5.4 acres
Request: CPD to L-AR12



Southeast Area

Proposed Land Use

Map 10
12-00

- Neotraditional Village/Neighborhood Center
- Neotraditional Village/Neighborhood
- Hamlet/Open Space Subdivision
- Residential
- Multi-Family Residential
- Institutional
- Parks
- Commercial
- Floodway
- 150' Protective Buffer
- Floodplain
- Buffer for Pickerington Ponds

(R) Rec Center
(T) Transit Stops

Department of
Trade and Development
Planning Office