



# REZONING APPLICATION

City of Columbus, Ohio Department of Building & Zoning Services  
757 Carolyn Avenue, Columbus, Ohio 43224 Phone: 614-645-7433 [www.columbus.gov](http://www.columbus.gov)

Application #: 214-017114335-00000-00201  
Date Received: 4/1/14  
Application Accepted By: TP Fee: 84800.00

Comments: Assigned to Tori Proehl; 645-2749; [vjproehl@columbus.gov](mailto:vjproehl@columbus.gov)

### LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 7503 Worthington Galena Road Zip 43085  
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 610-146442

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

Current Zoning District(s) M-2 Requested Zoning District(s) L-M

Area Commission Area Commission or Civic Association: Far North Community Coalition

Proposed Use or reason for rezoning request: Redevelopment of site for a residential hotel.

(continue on separate page if necessary)

Proposed Height District: 35' Acreage 5.294 acres  
[Columbus City Code Section 3309.14]

### APPLICANT:

Name Preferred Real Estate Investments II, LLC  
Address 470 Olde Worthington Road City/State Westerville Zip 43082  
Phone # 614-901-2400 Fax # \_\_\_\_\_ Email \_\_\_\_\_

### PROPERTY OWNER(S):

Name Paul Schrock, Emmett Schrock, Sandra Lach, Paul Schrock Trustee  
Address 7535 Worthington Galena Road City/State Columbus, OH Zip 43085  
Phone # c/o Deanna Cook, Esq. 614-464-6349 Fax # 614-719-5135 Email drcook@vorys.com  
 Check here if listing additional property owners on a separate page

### ATTORNEY / AGENT (CHECK ONE IF APPLICABLE)

Attorney  Agent

Name Deanna Cook, Esq.  
Address 52 East Gay Street City/State Columbus, Ohio Zip 43215  
Phone # 614-464-5608 Fax # 614-719-5135 Email: drcook@vorys.com

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

APPLICANT SIGNATURE \_\_\_\_\_

PROPERTY OWNER SIGNATURE \_\_\_\_\_

ATTORNEY / AGENT 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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757 Carolyn Avenue, Columbus, Ohio 43224 Phone: 614-645-7433 [www.columbus.gov](http://www.columbus.gov)

## AFFIDAVIT

(See instruction sheet)

APPLICATION # 714-017

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Deanna Cook, Esq.  
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 7503 Worthington Galena Road  
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) 4/1/14

(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.

Paul Schrock, et al  
7535 Worthington Galena Rd.  
Worthington, OH 43085

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

Preferred Real Estate Investments II, LLC  
(614) 901-2400

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

Far North Columbus Communities Coalition  
PO Box 66, Lewis Center, OH 43035

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) Deanna Cook

Subscribed to me in my presence and before me this

20<sup>th</sup> day of March, in the year 2014

SIGNATURE OF NOTARY PUBLIC

(8) Torpy L. Yates

My Commission Expires:

*This Affidavit expires six months after date of notarization*

*Notary Seal Here*



**TORPY L. YATES**  
Notary Public, State of Ohio  
My Commission Expires  
07-15-2018

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714-017

Bryan Myers and Rachel A. Myers  
8011 Golfview Court  
Columbus, OH 43235

Bryan K. Myers and Rachel A. Myers  
7530 Worthington Galena Road  
Worthington, OH 43085

James D. Miller and Donna J. Miller  
7520 Worthington Galena Road  
Columbus, Ohio 43085

Three-D SAC Self-Storage LP  
1250 E. Missouri Avenue  
Phoenix, AZ 85014

Rubylafay LLC  
5667 E. Schaaf Road  
Cleveland, OH 44131

Rubylafay LLC  
c/o Ann Marie Hawkins  
1267 West 9<sup>th</sup> Street, Suite 500  
Cleveland, OH 44113

Sujen T. Fung  
7460 Liberton Place  
Worthington, OH 43085

Richard D. Ives and Katina R. Hairston  
7468 Liberton Place  
Worthington, OH 43085

Abby R. Quinter  
7476 Liberton Place  
Worthington, OH 43085

Rebecca L. Puckett and  
Christopher J. Rice  
7484 Liberton Place  
Worthington, OH 43085

Christopher C. Battig and May L. Battig  
7492 Liberton Place  
Worthington, OH 43085

Debra S. Demange  
879 Larkfield Drive  
Worthington, OH 43085

Brian P. Donahue, Trustee  
6253 Riverside Drive, Suite #100  
Dublin, OH 43017

Kerry J. Dickman  
895 Larkfield Drive  
Worthington, OH 43085

Rene G. Campbell and Cynthia S. Clay  
903 Larkfield Drive  
Worthington, OH 43085

Syeda A. Choudhury  
911 Larkfield Drive  
Worthington, OH 43085

Kyong H. Yi  
919 Larkfield Drive  
Worthington, OH 43085

Wladimero Villarroel and  
Soraya Villarroel  
927 Larkfield Drive  
Worthington, OH 43085

Johnny D. Ross and Cynthia A. Ross  
935 Larkfield Drive  
Worthington, OH 43085

Bin Xie and Qian S. Wang  
943 Larkfield Drive  
Worthington, OH 43085

Wladimero Villarroel and  
Soraya Villarroel  
2352 Ratcliff Ct.  
Lewis Center, OH 43035

Matthew E. Hoffman  
959 Larkfield Drive  
Worthington, OH 43085

Le Hang Truong  
967 Larkfield Drive  
Worthington, OH 43085

Harry F. Pierce and Jeanne M. Pierce  
975 Larkfield Drive  
Worthington, OH 43085

Troy W. Pattison and Valerie R. Pattison  
983 Larkfield Drive  
Worthington, OH 43085

Irene Ngayap  
991 Larkfield Drive  
Worthington, OH 43085

Sonya L. Jenkins  
999 Larkfield Drive  
Worthington, OH 43085

Liebert North America Inc.  
Attn: Tax Department  
1050 Dearborn Drive  
Columbus, OH 43229

Sang H. Heo and Jung Hyun Heo  
7452 Liberton Place  
Worthington, OH 43085

Martin Gross Family  
Limited Partnership  
542 Industrial Drive  
Lewisberry, PA 17339

214-017

Paul W. Schrock, et. al  
c/o P. Mallory  
7535 Worthington Galena Road  
Worthington, Ohio 43085

Paul W. Schrock, et. al  
7503 Worthington Galena Road  
Worthington, Ohio 43085

Deanna R. Cook, Esq.  
Vorys, Sater, Seymour and Pease LLP  
52 East Gay Street  
Columbus, Ohio 43215

Far North Columbus Communities  
Coalition  
Attention: Jim Palmisano, President  
P.O. Box 66  
Lewis Center, OH 43035

Heath B. Lafaber and  
Cheryl A. Faust-Lafaber  
951 Larkfield Drive  
Worthington, OH 43085

Preferred Real Estate  
Investments II, LLC  
470 Olde Worthington Road  
Westerville, OH 43082



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757 Carolyn Avenue, Columbus, Ohio 43224 Phone: 614-645-7433 [www.columbus.gov](http://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 # 714-017

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Deanna Cook, 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. Preferred Real Estate Investments II, LLC 470 Olde Worthington Road Westerville, OH 43082 0 Columbus employees c/o Jared Smith #614-901-2400	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Deanna Cook

Subscribed to me in my presence and before me this 20th day of March, in the year 2014

SIGNATURE OF NOTARY PUBLIC

Torpy L. Yates

My Commission Expires:

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

Notary Seal Here



**TORPY L. YATES**  
Notary Public, State of Ohio  
My Commission Expires  
07-15-2018

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# 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: 610146442

Zoning Number: 7503

Street Name: WORTHINGTON GALENA RD

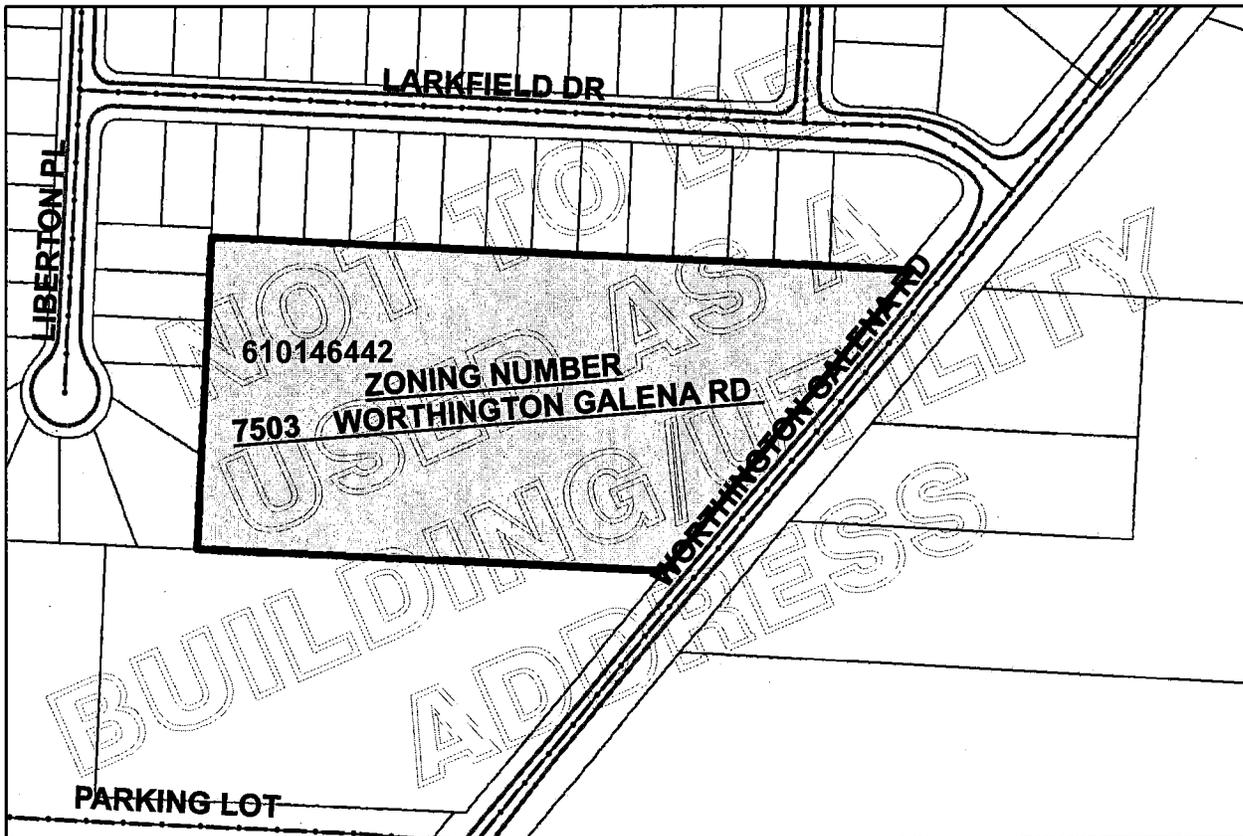
Lot Number N/A

Subdivision: N/A

Requested By: VORYS, SATER, SEYMOUR & PEASE (JILL S. TANGEMAN)

Issued By: *Patricia Austin*

Date: 3/12/2014



SCALE: 1 inch = 200 feet

GIS FILE NUMBER: 18346



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

**LEGAL DESCRIPTION**

7503 Worthington – Galena Road

Situated in the State of Ohio, County of Franklin, and City of Columbus, and containing 5.294 acres more or less, and being the remaining part of a 51.226 acre more or less acre tract, of Farm Lot 5, Section 1, Township 2, Range 18, and being more particularly described as follows;

Beginning for reference at a railroad spike found in the centerline of Worthington-Galena Road and the southeasterly corner of Worthington Village North, Section 1 of Plat Book 81, Pg 74 of the Franklin County Recorders Office, and being "THE TRUE POINT OF BEGINNING;"

thence with the centerline of said road, S 39°26'09"W a distance of 425.54 feet to the northeast corner of Millcraft Paper Company, OR 04619 C-02 of the Franklin County Recorders Office, and a railroad spike found,

thence with the northerly line of said Millcraft Paper Company, OR 04619 C-02 of the Franklin County Recorders Office and the southerly line of the herein described 5.294 acre tract, N 87°36'11" W a distance of 550.75' to the southeast corner of Worthington Village North, Section 3 of Plat Book 85, Pg 19 of the Franklin County Recorders Office, and an iron pin found,

thence with the easterly line of said Worthington Village North, Section 3 of Plat Book 85, Pg 19 of the Franklin County Recorders Office and westerly line of the herein described 5.294 acre tract, N 02°24'07" E a distance of 339.74' to a point on the southerly line of Worthington Village North, Section 1 of Plat Book 81, Pg 74 of the Franklin County Recorders Office, and an iron pin found,

thence with the southerly line of said Worthington Village North, Section 1 of Plat Book 81, Pg 74 of the Franklin County Recorders Office, and the northerly line of the herein described 5.294 acre tract, S 87°35'53" a distance of 806.97 feet to a railroad spike found in the centerline of Worthington-Galena Road and "THE TRUE POINT OF BEGINNING," containing 5.294 acres more or less.

Subject to any and all easements, restrictions, right-of-ways and highways of previous record.

Basis of bearing: Southerly subdivision of Worthington Village North Section 1 of Plat Book 81, Pg 74 of the Franklin County Recorders Office, and being S 87°35'53" E.



**Limitation Overlay Text**

Proposed District: L-M  
Property Address: 7503 Worthington-Galena Road  
Owners: Paul Schrock, et. al.  
Applicant: Preferred Real Estate Investments II LLC  
Date of Text: March 21, 2014  
Application No: Z14- 017

1. Introduction: The subject site is located south of Worthington Woods Boulevard on Worthington Galena Road. The site is current zoned M2. The site is surrounded by a single family subdivision (zoned R-2) on the north and west and by other M2 uses on the east and south. The site is current used for a mulch business. The applicant is seeking to rezone the site to L-M to allow for the construction of a residential hotel. The site is ideal for a hybrid commercial / residential project such as a residential hotel given that it is adjacent to single family residential uses but also contiguous to other manufacturing uses. A residential hotel will help to buffer the existing single family development from the nearby manufacturing uses and will have little impact on existing roadways.

2. Permitted Uses: A residential hotel as shown on the "Site Plan" attached hereto as Exhibit A.

3. Development Standards:

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

1. The maximum number of dwelling units shall be 150.
2. The parking and building setback shall be 25 feet on the north and west. The parking and building setback shall be 5 feet on the south. The parking setback from Worthington Galena Road shall be 25 feet, and the building setback from Worthington Galena Road shall be 30 feet.
3. Maximum building height shall be 35'.

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

1. All curb cuts and access points shall be subject to the review and approval of the Public Service Department for the City of Columbus.
2. The owner and/or developer shall establish and maintain an agreement(s) with a private towing company(s), which authorizes the private towing company(s) to remove/tow any vehicles parked in restricted areas. There may be one or more such agreements with one or more towing company(s) for any times/lengths, terms, etc. as the owner and/or developer

determines, so long as at least one such agreement will always, at all times be in force for the purposes of enforcements/removal towing as required above. Towing agreements will be filed annually with the Columbus Division of Fire, Fire Prevention Bureau, Plans Review Office, upon execution of contract. The owner and/or developer will designate the City of Columbus as an authorized agent for the sole and specific purposes of enforcement of parking restrictions and the issuance of citations and/or removal of vehicles parked in violation of posted parking restrictions.

3. A sidewalk shall be constructed on Worthington Galena Road. The sidewalk shall be a minimum of 5 feet in width.

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

1. The 25' setback area to the north and west shall be landscaped with deciduous, evergreen, or ornamental trees, totaling a minimum of 5 trees per 100 linear feet or fraction thereof. Trees can be randomly spaced to replicate a natural tree row or formally planted.
2. Minimum size of all trees at installation shall be 2 inches caliper for deciduous; and 6 feet in height for evergreen. Tree caliper is measured six (6) inches from the ground.

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

1. Maximum height of light poles shall be eighteen 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 (i) brick and/or stone veneer, and (ii) cementitious wood and/or vinyl siding.

*E. Graphics and/or Signage Commitments.*

1. 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*

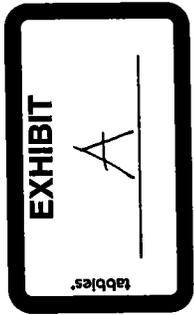
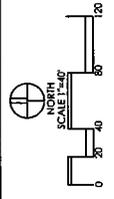
1. The developer shall comply with the park land dedication ordinance by contributing money to the City's Recreation and Parks Department.
2. The site shall be developed in general conformance with the submitted site plan. The plan may be adjusted to reflect engineering, topographical or

other site data developed at the time that development and engineering plans are completed. Streets are schematic and are subject to change. Any adjustment to the site plan 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 agent for the owner of the subject property together with the applicant in the subject application, does hereby agree on behalf of the owner and the applicant, singularly and collectively for themselves, their successors and assigns, to abide by above restrictions, conditions, and commitments regarding development of the subject property and for such purpose each states that he 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.

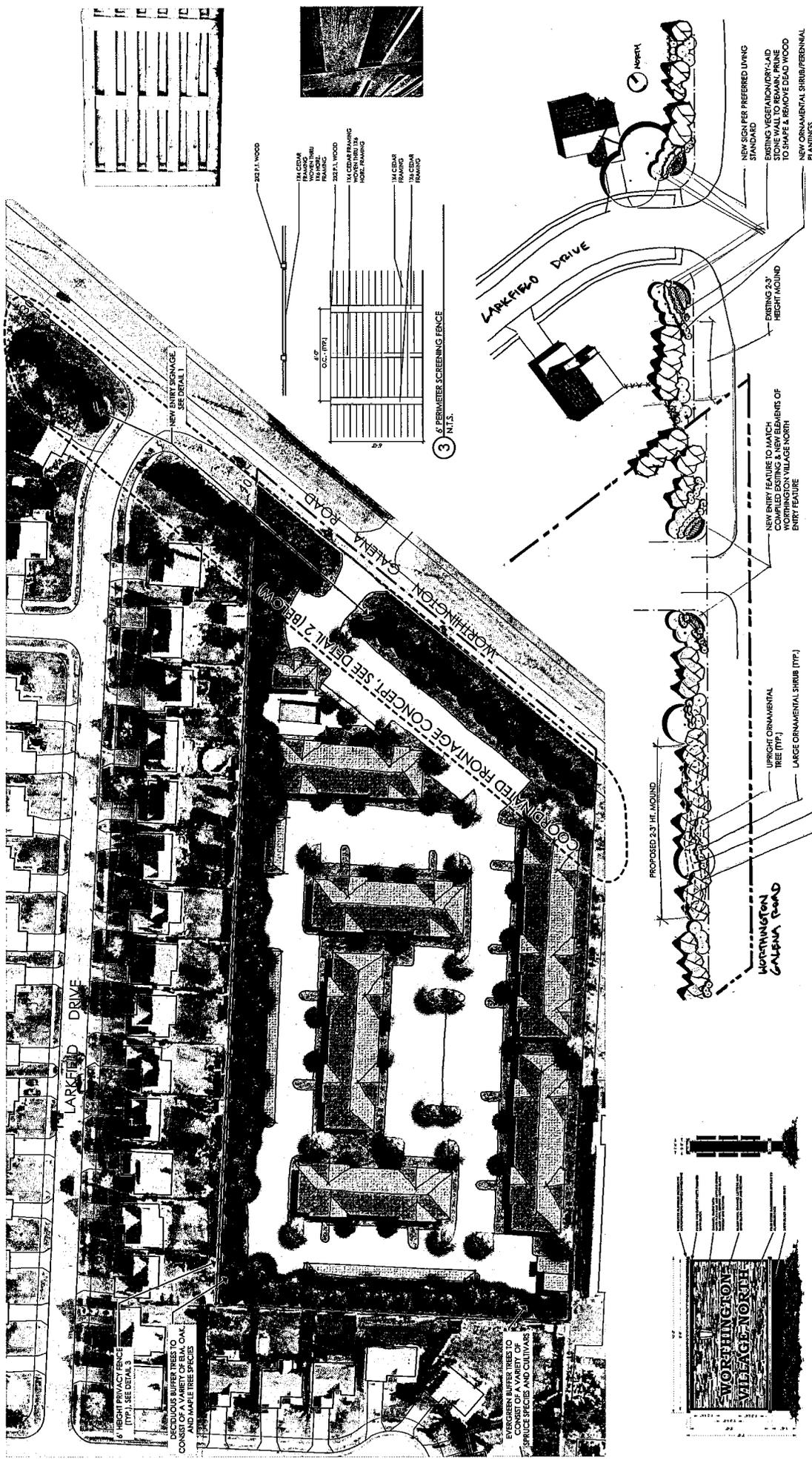


Deanna R. Cook, Esq.  
Vorys, Sater, Seymour and Pease, LLP  
52 East Gay Street  
Columbus, Ohio 43215



# WORTHINGTON GALENA ROAD

PREPARED FOR PREFERRED LIVING  
 DATE: MARCH 24, 2014



① TYPICAL SIGN N.T.S.

② FRONTAGE CONCEPT SCALE 1" = 30'

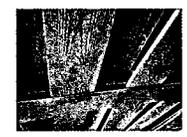
③ EXISTING ELEMENT TO PRESERVE

④ PROPOSED NEW ELEMENT

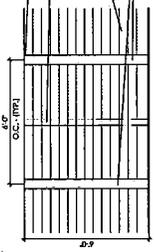
- NEW SIGN FOR PREFERRED LIVING STANDARD
- EXISTING VEGETATION/DRY-LAND STONE WALL TO REMAIN. PRUNE TO SHAPE & REMOVE DEAD WOOD
- NEW ORNAMENTAL SHRUB/PERENNIAL PLANTINGS
- EXISTING 2.3' HEIGHT MOUND
- NEW ENTRY FEATURE TO MATCH COMPLETED EXISTING & NEW ELEMENTS OF WORTHINGTON VILLAGE NORTH ENTRY FEATURE
- UPRIGHT ORNAMENTAL TREE (TYP.)
- LARGE ORNAMENTAL SHRUB (TYP.)
- SHADE TREE (TYP.)
- EVERGREEN TREE (TYP.)



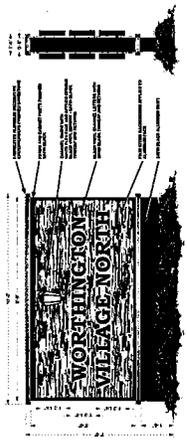
32' H. WOOD



1 1/2" CEDAR RAILING  
 1 1/2" RICK  
 1 1/2" RICK  
 202' H. WOOD  
 1 1/2" CEDAR RAILING  
 1 1/2" RICK  
 1 1/2" RICK  
 1 1/2" CEDAR RAILING  
 1 1/2" RICK  
 1 1/2" RICK



6' PERIMETER SCREENING FENCE N.T.S.



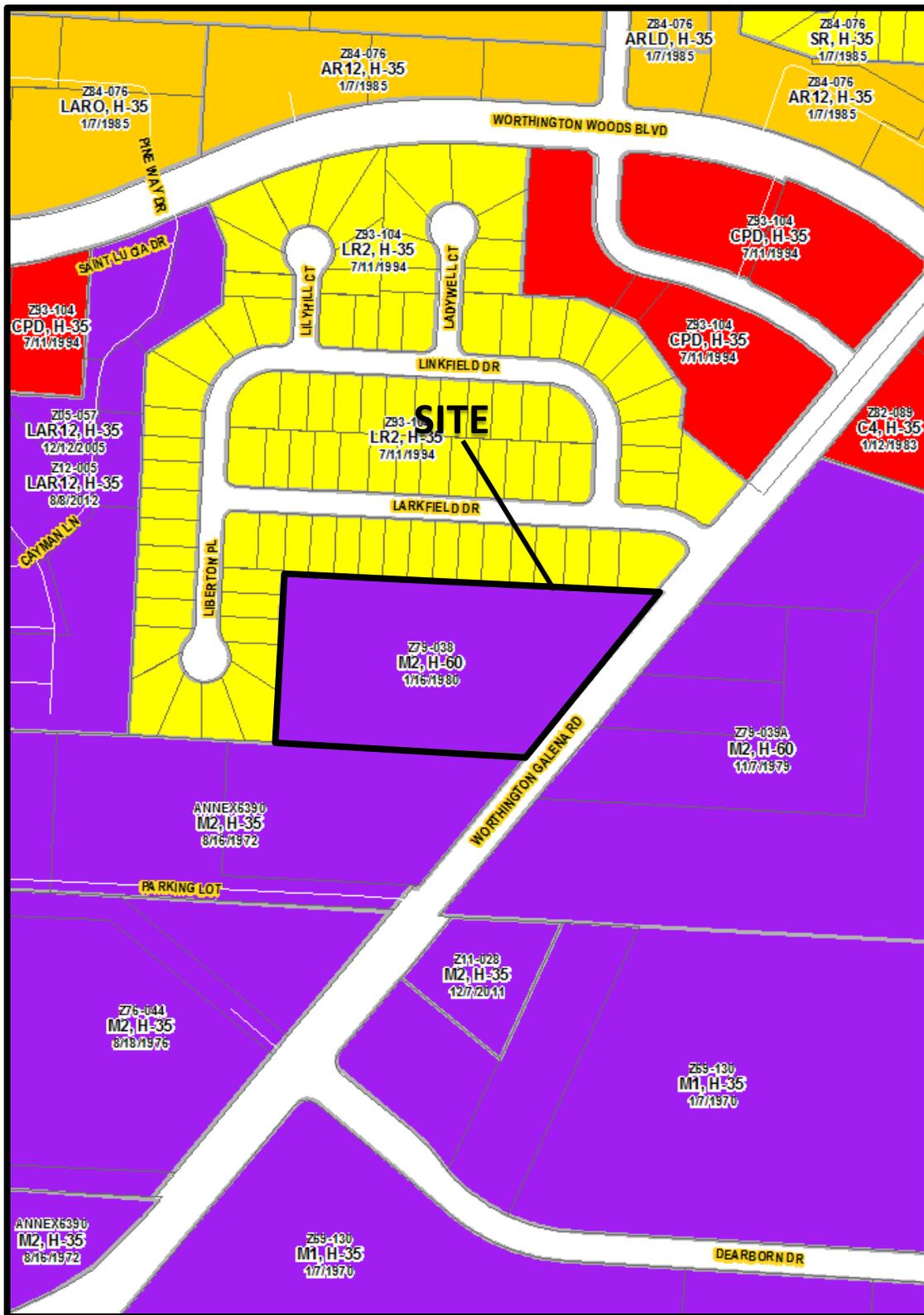
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Z14-017  
 7503 Worthington Galena Road  
 Approximately 5.29 acres  
 From M-2 to L-M



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7503 Worthington Galena Road  
Approximately 5.29 acres  
From M-2 to L-M