



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 #: 214-021 / 14335-00000-00269
Date Received: 4/29/14
Application Accepted By: Spine Fee: \$2160-
Comments: Assigned to Shannon Pine; 645-2208; spine@columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 1281 Edgehill Road Zip 43212
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 010-063723 / 010-003020

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

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

Area Commission or Civic Association: Fifth by Northwest Area Commission

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

(continue on separate page if necessary)

Proposed Height District: 60' Acreage 2.8+/- acres
[Columbus City Code Section 3309.14]

APPLICANT:

Name Continental Bell, Ltd.
Address 1200 Glenn Ave. City/State Columbus, OH Zip 43212
Phone # 989-5643 Fax # 488-0471 Email _____

PROPERTY OWNER(S):

Name 1281 Edgehill LLC, et al.
Address 911 Henry St. City/State Columbus, OH Zip 43215
Phone # _____ Fax # _____ Email _____
☐ Check here if listing additional property owners on a separate page

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE)

☒ Attorney ☐ Agent

Name David Hodge / Smith & Hale LLC
Address 37 W. Broad St., Suite 460 City/State Columbus, OH Zip 43215
Phone # 221-4255 Fax # 221-4409 Email: _____

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

APPLICANT SIGNATURE Continental Bell, Ltd. By: David Hodge

PROPERTY OWNER SIGNATURE 1281 Edgehill LLC, et al. By: David Hodge

ATTORNEY / AGENT SIGNATURE _____ By: David Hodge

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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AFFIDAVIT

(See instruction sheet)

APPLICATION # 214-021

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME David Hodge

of (1) MAILING ADDRESS 37 West Broad Street, Suite 460, Columbus, Ohio 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 1281 Edgehill 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) 4/29/14

(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.

(4) 1281 Edgehill LLC	Link Holdings LLC
911 Henry St.	1286 W. Lane Ave.
Columbus, OH 43215	Columbus, OH 43221

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

Continental Bell, Ltd.
989-5643

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

(5) Fifth by Northwest Area Commission
c/o Mr. Bruce Shalter
1635 B Grandview Ave., Columbus, OH 43212

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

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

(8) 29th day of April, in the year 2014
(8) Natalie C. Timmons
9/4/15

This Affidavit expires six months after date of notarization.



Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2015

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APPLICANT

AREA COMMISSIONS

ATTORNEY

Continental Bell, LTD.
1200 Glenn Ave.
Columbus, OH 43212

5th x Northwest Area Commission
c/o Bruce Shalter
1635B Grandview Ave.
Columbus, OH 43212

David Hodge
37 W. Broad St., Suite 460
Columbus, OH 43215

PROPERTY OWNERS

1281 Edgehill LLC.
911 Henry St.
Columbus, OH 43215

SURROUNDING PROPERTY OWNERS

Link Holdings LLC
1286 W. Lane Ave.
Columbus, OH 43221

Saley Enterprises
1271 Edgehill Rd.
Columbus, OH 43212

CSX Transportation Inc.
500 Water St.
Jacksonville, FL.32202

Commons at Third, LP
2335 N. Bank Dr.
Columbus, OH 43220

Goodwill Industries of Central OH
1331 Edgehill Rd.
Columbus, OH 43212

NRI Equity Land Investments LLC
375 N. Front St., Ste. 200
Columbus, OH 43215

Sarah Smith, TR
1160 Millcreek Ln.
Columbus, OH 43220

North of Third Investment LLC
375 N. Front St., Ste 200
Columbus, OH 43215

Grandview 1341 LLC
536 S. Wall St.
Columbus, OH 43215

214-021



REZONING APPLICATION

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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 #

214-021

STATE OF OHIO

COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) David Hodge

of (COMPLETE ADDRESS) 37 West Broad Street, Suite 460, Columbus, Ohio 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. Continental Bell, Ltd. 1200 Glenn Ave. Columbus, OH 43212 0 Columbus based employees Donald H. Plas / 989-5643	2. 1281 Edgehill LLC 911 Henry St. Columbus, OH 43215 0 Columbus based employees
3. Link Holdings LLC 1286 W. Lane Ave. Columbus, OH 43221	4.

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

SIGNATURE OF AFFIANT

David Hodge

Subscribed to me in my presence and before me this

29th

day of

April

, in the year

2014

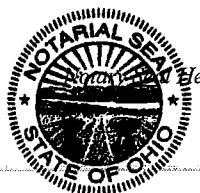
SIGNATURE OF NOTARY PUBLIC

Natalie C. Timmons

My Commission Expires:

9/4/15

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

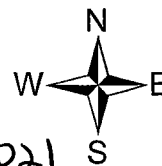


Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2015

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City of Columbus Zoning Plat



214-021

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: 010063723 / 010003020

Zoning Number: 1281

Street Name: EDGEHILL RD

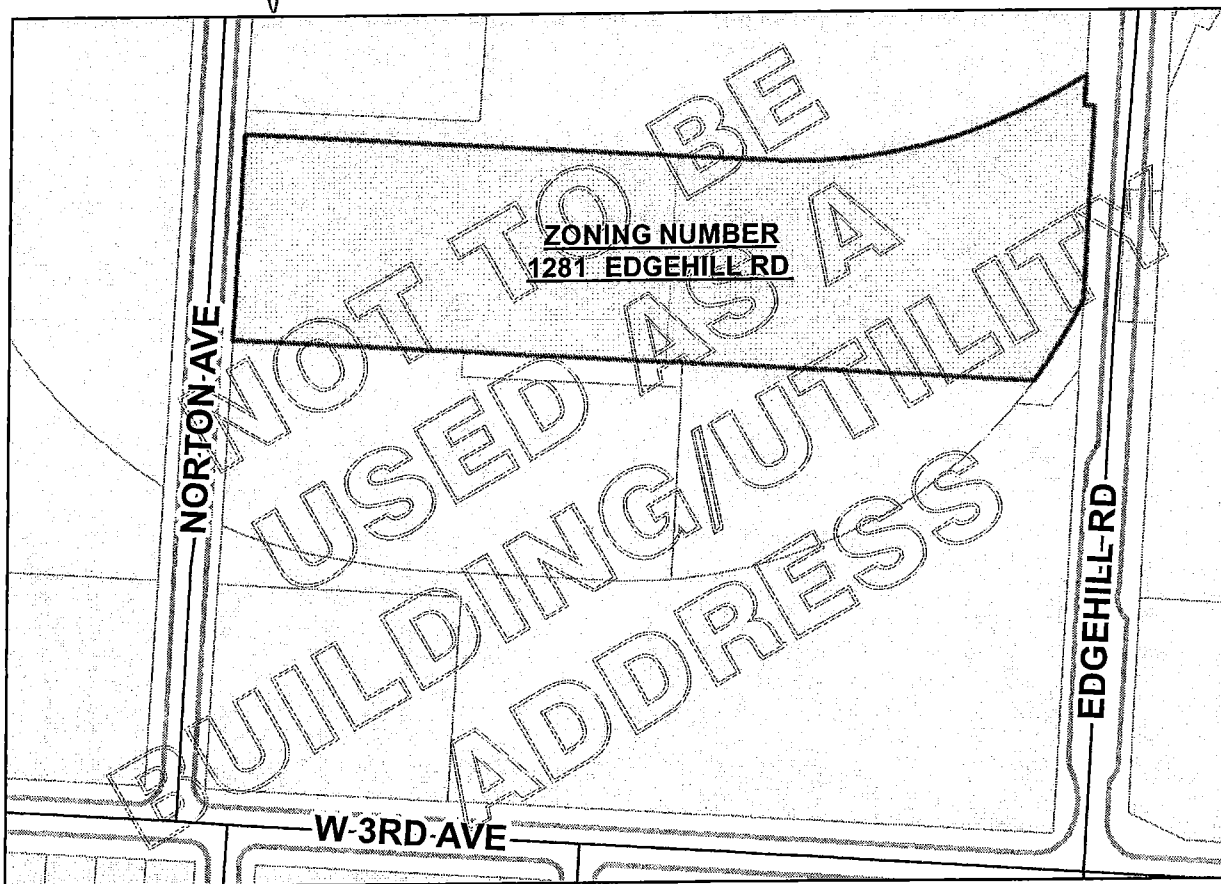
Lot Number: N/A

Subdivision: N/A

Requested By: SMITH & HALE LLC (DAVID HODGE)

Issued By: Alfred Carson

Date: 3/6/2014



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

SCALE: 1 inch = 150 feet

GIS FILE NUMBER: 18029

Situated in the County of Franklin in the State of Ohio and in the City of Columbus and bounded and described as follows:

Being 1.508 acres out of Lot No. 10 of the distribution of the Estate of William Neil, deceased, as said lot is numbered and delineated upon the recorded plat thereof, of record in Plat Book No. 3, page 168, Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

Beginning at a point in the northwest corner of the 3.076 acre tract of land conveyed by the Northwest Boulevard Company to The Columbus Sucker Rod Company by Warranty Deed dated September 7, 1922 and recorded in the Deed Book 715, page 253, Recorder's Office, Franklin County, Ohio; thence South 89 deg. 37' East, along the north line of said 3.076 acre tract of land and along the south line of a Twenty foot railroad right of way belonging to the Chesapeake and Ohio Railroad Company, a distance of 386.6 feet to an iron pin; thence South 0 deg. 26' West, through said 3.076 acre tract of land, a distance of 170.17 feet to a point in the South line of said 3.076 acre tract and in the center of a Forty Foot strip of land reserved for street purposes (passing an iron pin on line in the north line of said strip reserved for street purposes at 150.17 feet); thence North 89 deg. 40' West, along the north line of said 3.076 acre tract and along the center line of said Forty foot strip of land reserved for street purposes, a distance of 384.6 feet to a point in the southwest corner of said 3.076 acre tract, thence North 0 deg. 15' West, along the west line of said 3.076 acre tract, a distance of 170.52 feet to the point of beginning, containing 1.508 acres.

Excepting Therefrom, 117 acre dedicated to the City of Columbus as shown by Plated Dedication of Norton Avenue recorded in Plat Book 21 page 43, Recorder's Office, Franklin County, Ohio.

Subject to easements, conditions and restrictions of record and affecting said premises if any.

Being situated in the State of Ohio, County of Franklin, City of Columbus, being a part of Lot 10, Estate of William Neil (deceased) recorded in Plat Book 3, Page 168, and being all of the tract conveyed to Edward B. Jones in Official Record Volume 8789 C-09, all records in Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

Beginning at a railroad spike set in the centerline of Edgehill Road (said road being 60 feet wide) at the intersection of said centerline with the southerly right-of-way line of the C & O Railroad Tract (formerly Hocking Valley Railroad) (Deed Book 840, Page 289, Parcel 1), said spike being the northeast corner of the said Jones Tract and located 619.09 feet south of the intersection of said centerline of Edgehill Road and the centerline of W. Fifth Avenue;

Thence, continuing along the centerline of Edgehill Road and east line of said Jones Tract, South 78.82 feet to a railroad spike set at the intersection of said centerline with the northerly right-of-way line of the C & O Railroad Tract (Deed Book 840, Page 289, Parcel 3);

Thence along part of the northerly right-of-way line, along the arc of a curve to the right having a radius of 400.28 feet, a delta angle of 30 deg. 45' 18", a chord bearing and distance of South 17 deg. 02' 05" West, 212.29 feet to a railroad spike set at the intersection of said line with the centerline of a 40 feet private street (said line being the south line of said Jones Tract);

Thence, along the centerline of said private street and along the south line of said Jones Tract, North 89 deg. 42' 29" West, 306.80 feet to a railroad spike set at the southwest corner of the said Jones Tract and the southeast corner of the tract conveyed to Hazel Christensen in Official Record Volume 6906 I-01;

Thence, along the west line of the Jones Tract and east line of the Christensen Tract, North 00 deg. 21' 11" East, 170.27 feet to an iron pin set at the northeast corner of the said Jones Tract (northeast corner of the Christensen Tract), and in the southerly right-of-way line of the said C & O Railroad Tract (Parcel 1);

Thence, along part of the northerly line of said Jones Tract and along the said southerly right-of-way line, South 89 deg. 40' 09" East, 81.55 feet to a point of curvature of said lines;

Thence, continuing along the north line of said Jones Tract and southerly right-of-way line, along the arc of a curve to the left having a radius of 420.28 feet, a delta angle of 42 deg. 50' 06", a chord bearing and distance of North 68 deg. 54' 48" East, 306.94 feet to the place of beginning, containing 68,477 square feet (1.572 acres), subject to an easement 30 feet wide off the east side and 20 feet wide off the south side which were to be dedicated as public right-of-ways in Deed Book 715, Page 253.

Iron pins set are 30" x 1" 0.0 with orange plastic caps inscribed, "P.S. 6579". Basis of bearings is the centerline of Edgehill Road from Deed Book 715, Page 253.

Excepting Therefrom the following:

Situated in the State of Ohio, County of Franklin, City of Columbus, being a 0.034 acre tract out of a 1.572 acre tract deeded to Khempco Building Supply Company in Deed Volume 20708, Page E16, also being part of Lot 10 in The Estate of William Neil in Plat Book 3, Page 168 in Township 5 North, Range 22 West, Section 6, Refugee Tract of the Recorder's Office, Franklin County, Ohio, (all deed and plat references made being to said Recorder's Office, unless otherwise noted), being more particularly described as follows:

Beginning for a pint of commencement (POC) at the centerline intersection of Edgehill Road, variable width, and Fifth Avenue, 60 feet wide.

Thence along the centerline of said Edgehill Road, and also along the easterly line of Lot 10 in said William Neil's Heirs Land, and also along the easterly line of Salzgeber and Gomper's

Subdivision Recorded in Plat Book 5, Page 404, South 00 deg. 00' 00" West, 616.18 feet to a magnail set in the centerline of said Edgehill Road, which point also being the northeast corner of said Khempco Building Supply Company, which point also being the true point of beginning for the land herein after described;

Thence continuing along said centerline of Edgehill Rod, and also along the easterly line of said Lot 10, and also along the easterly line of said Khempco Building Supply Company Land, South 00 deg. 00' 00" West, 56.38 feet to a magnail set in said centerline and said easterly line;

Thence crossing said Khempco Building Supply Company Land, South 90 deg. 00' 00" West, 37.00 feet to a magnail set;

Thence continuing across said Khempco Building Supply Company Land, North 00 deg. 00' 00" East, 25.30 feet to a magnail set in the northerly line of said Khempco Building Supply Company Land, which point also being in the southerly line of a 3.671 acre tract deeded to Goodwill Columbus in Volume 1843, Page 469, Volume 2520, Page 103, Volume 24825 Page A08;

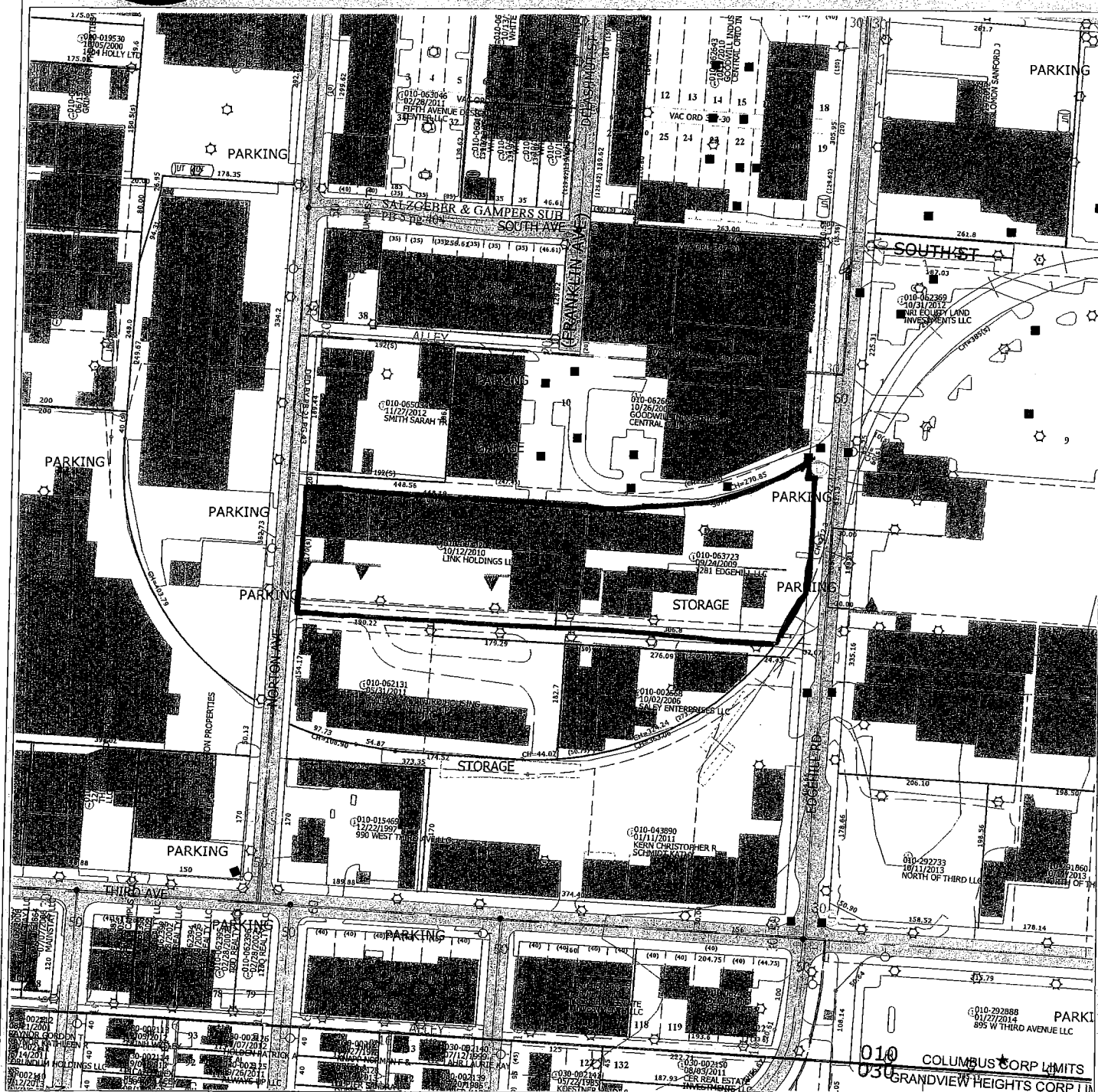
Thence along said northerly and southerly line, and also along a southerly line of land deeded to Northwest Boulevard Company in Deed Volume 1958, Page 262, and also along the arc of a non-tangent curve to left 48.35 feet with a radius of 414.29 feet, a central angle of 06 deg. 41' 13", North 49 deg. 57' 54" East, 48.32 feet to the true point of beginning, containing 0.034 acres, all being out of parcel number 010-063723, and being subject to all legal easements, and subject to all legal easements, restrictions, and right-of-way of record.

Jonathan E. Phelps, Ohio Surveyor No. 8241, of BRH Group, Inc., Worthington, Ohio, prepared the above description from actual field surveys performed in July 2005 and August 2006. Basis of bearings are based on the deed bearings from Columbus Good Will Deeds; Volume 1843, Page 469 and Volume 2520, Page 103 and Volume 24825, Page A08, Centerline bearing of Edgehill Drive = North 00 deg. 00' 00" East;

CLARENCE E MINGO II
FRANKLIN COUNTY AUDITOR

MAP ID: dlh

DATE: 2/25/14



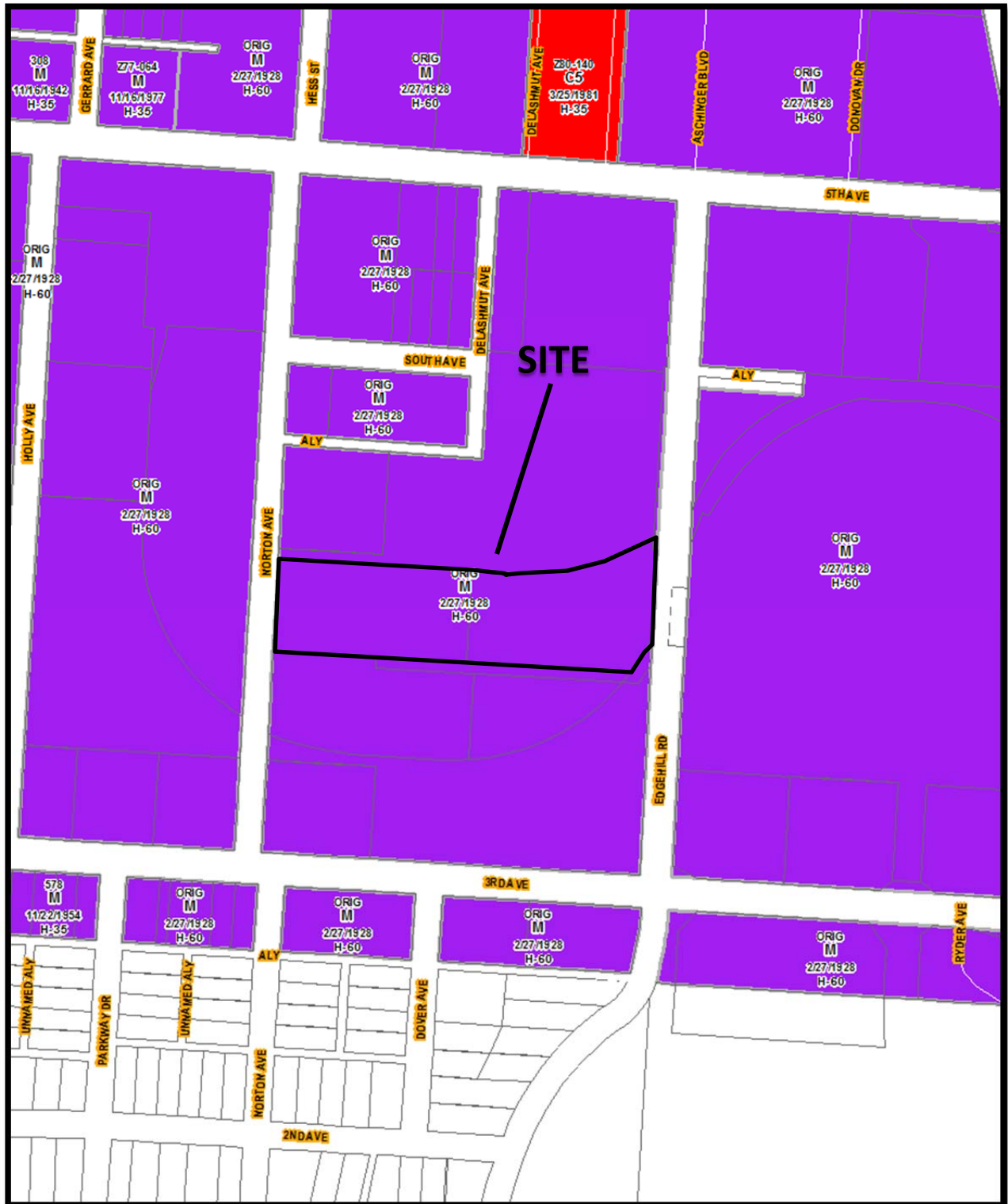
Disclaimer

Scale = 200



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



Z14-021
1281 Edgehill Road
Approximately 2.8 acres
M to AR-2

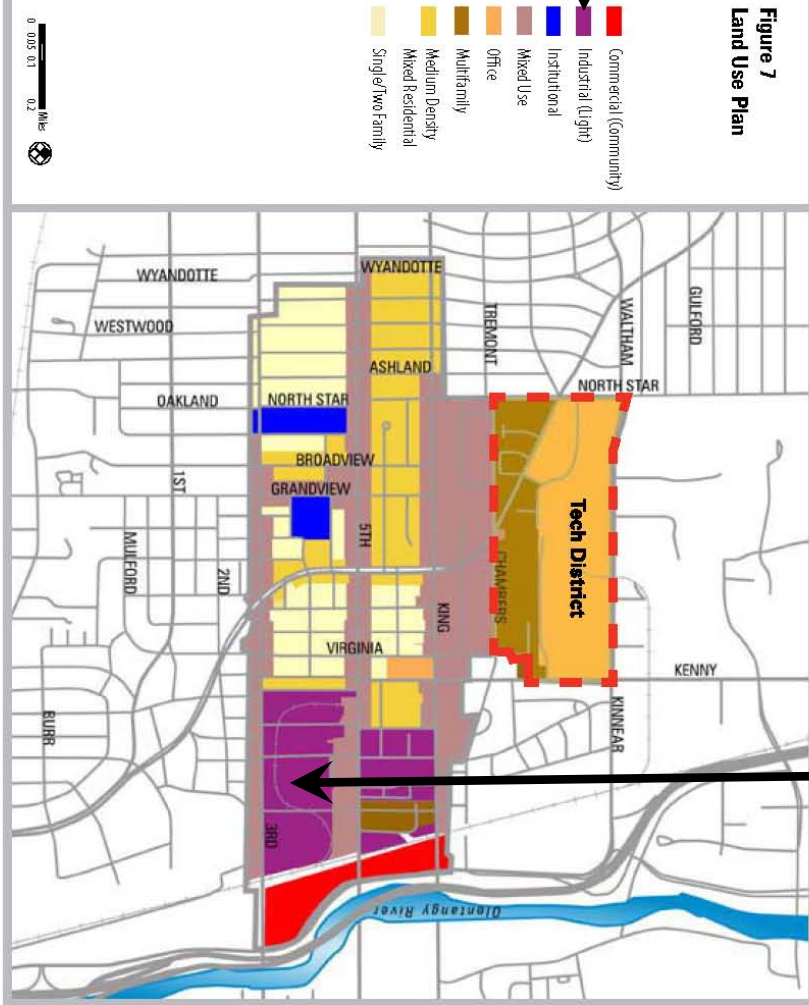
Policy:

Mixed use development should be common on Fifth by Northwest's primary corridors and include multifamily housing, neighborhood-scale retail, offices, and other services that contribute to a walkable environment.

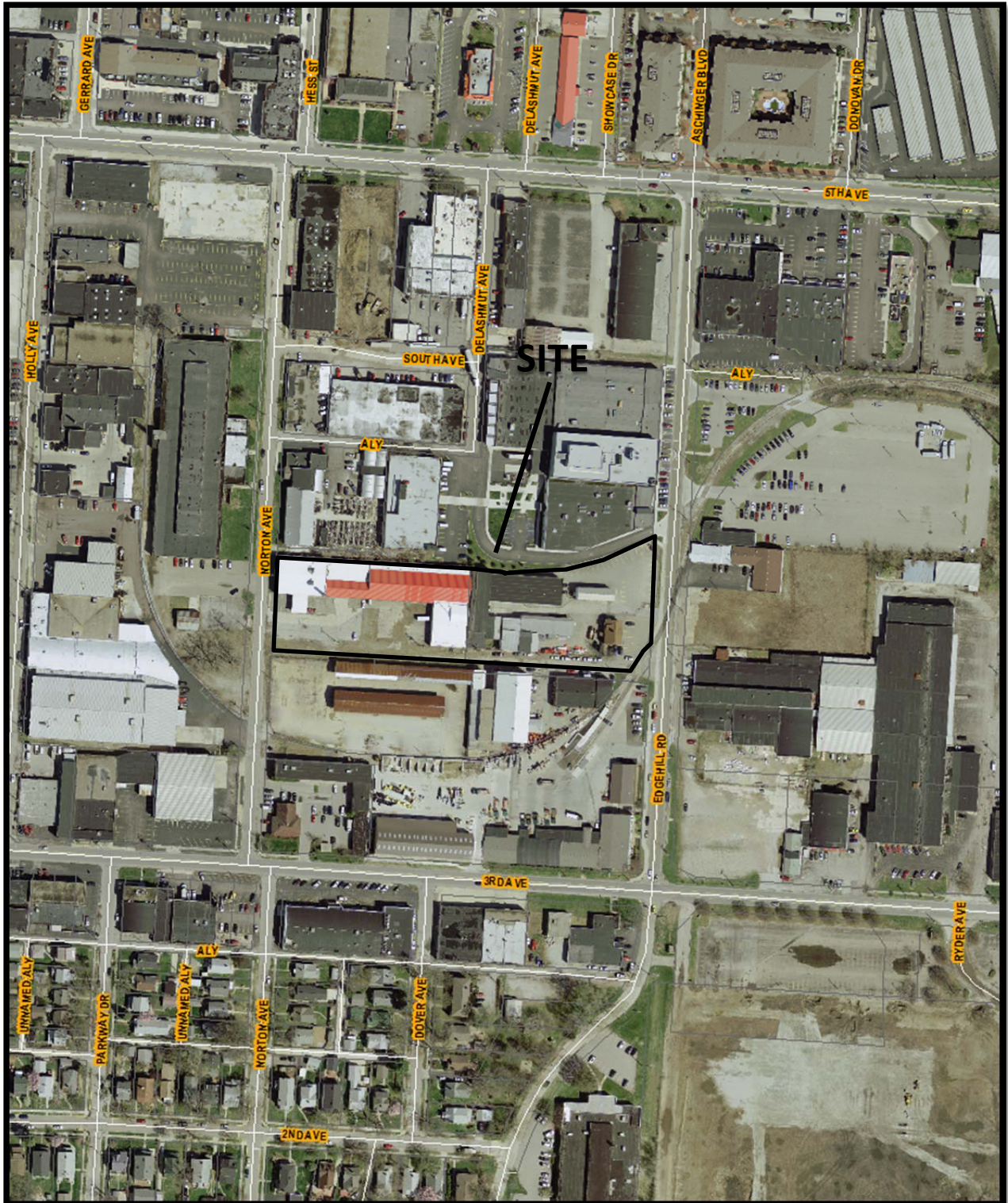
Guidelines/Strategies

- Mixed use (retail, office, multifamily) is recommended for Fifth Avenue and Grandview Avenue (south of Fifth). The intersection of Fifth and Northwest and Fifth and Grandview should be the focus of the most intense neighborhood activity, expressed in the form of higher densities and intense commercial buildings. The intersection of Northwest and Chambers may also serve as a mixed use redevelopment opportunity.
- Mixed use (office and multifamily) is recommended for King Avenue to the east of North Star Road, with Medium Density Mixed Residential recommended to the west of North Star Road. New retail should be limited to the sites of existing retail (such as at the intersections of King Avenue and Northwest Boulevard and King Avenue and North Star Road) or as part of a new mixed-use project, such as integrated within a single building (no new stand-alone retail).

**Figure 7
Land Use Plan**



Z14-021
1281 Edgehill Road
Approximately 2.8 acres
M to AR-2



Z14-021
1281 Edgehill Road
Approximately 2.8 acres
M to AR-2