



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 #: 2145040 / 14335-00000-00451
Date Received: 6/30/14
Application Accepted By: S.P. Fee: \$4160
Comments: Assigned to Shannon Pine spine@columbus.gov
614-645-2208

RECEIVED
JUN 24 2014

LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 245 Campus View Blvd. Zip 43235

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 610-237387

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: Far North Columbus Community Coalition

Proposed Use or reason for rezoning request: Amendment to existing CPD to reduce setbacks from 25 feet to 20 feet along Horizon Drive and Huntington Park Drive. (continue on separate page if necessary)

Proposed Height District: H-60 Acreage 3.658+- 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 Kotis Holdings LLC

Address PO Box 9296 City/State Greensboro NC Zip 27429

Phone # c/o Deanna Cook, Esq. & Tyler Quinn Phone / Fax # 614-464-6349 & 336-209-7571 / 614-719-5135 Email drcook@vorys.com & Tyler@kotisprop.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 # 614-464-6349 Fax # 614-464-5135 Email: drcook@vorys.com

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

APPLICANT SIGNATURE Deanna R Cook for applicant

PROPERTY OWNER SIGNATURE [Signature]

ATTORNEY / AGENT SIGNATURE Deanna R Cook

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



REZONING APPLICATION

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757 Carolyn Avenue, Columbus, Ohio 43224 Phone: 614-645-7433 www.columbus.gov

AFFIDAVIT

(See instruction sheet)

APPLICATION # 214-040

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 245 Campus View Blvd., Columbus, Ohio 43235
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) 01/30/14

(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.

Kotis Holdings LLC
PO Box 9296
Greensboro, NC 27429

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
c/o Jim Palmisano
P.O. 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 R. Cook

Subscribed to me in my presence and before me this 24th day of June, 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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214-040

7619 Properties LLC
7619 Huntington Park Drive
Columbus, Ohio 43235

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

Anchor Government Properties I LLC
222 Campus View Blvd
Columbus, Ohio 43235

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

Crossgates Center LLC
355 E. Campus View Blvd
Columbus, Ohio 43235

Deanna R. Cook, Esq.
Vorys, Sater, Seymour and Pease LLP
52 East Gay Street
Columbus, Ohio 4321

Columbus – Hunt Park Bank Investors
c/o Huntington Bank, Property Division
PO BOX 182334
COLUMBUS, OH 43218-2334

Deccan Properties LLC
7106 Corporate Way
Dayton, Ohio 45459

Huntington National Bank
7 Easton Oval
Columbus Oh 43219

Kotis Holdings LLC
P O BOX 9296
GREENSBORO NC 27429

Shanghi Enterprises LLC
7765 Wavetree Ct
Columbus OH 43235

Three Crosswoods Venture LLC
200 E. Campus View Blvd.
Columbus, OH 43235



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 # 214-040

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Deanna R. 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 Nicholas King #614-901-2400	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Deanna R. Cook

Subscribed to me in my presence and before me this 24th day of June, in the year 2014

SIGNATURE OF NOTARY PUBLIC

Torpy L. Yates

My Commission Expires:



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

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

Notary Seal Here

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214-040



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: 610237387

Zoning Number: 245

Street Name: E CAMPUS VIEW BLVD

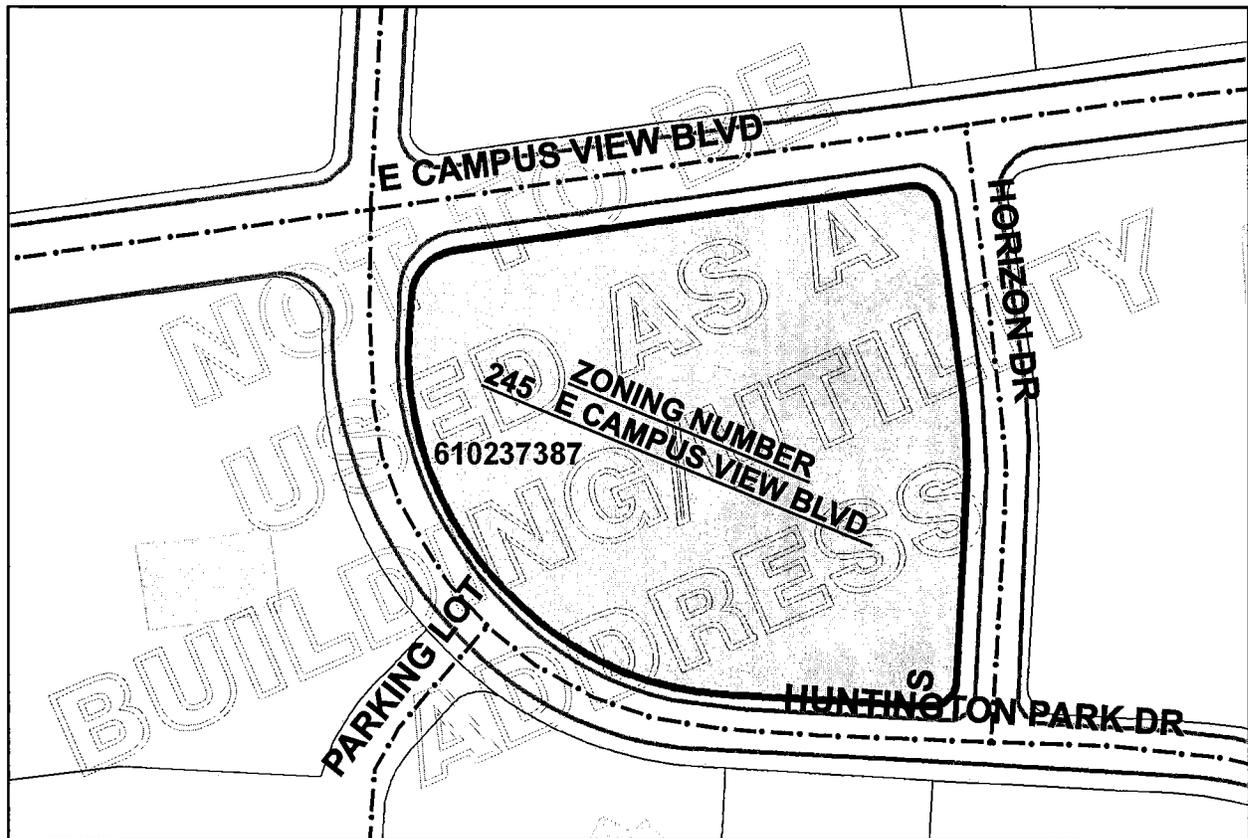
Lot Number : N/A

Subdivision: N/A

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

Issued By: *Patricia Austin*

Date: 4/24/2014



SCALE: 1 inch = 150 feet

GIS FILE NUMBER: 19945

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



245 Campus View**Legal Description**

Situated in the State of Ohio, County of Franklin and in the City of Columbus, being located in Quarter Township 2, Township 2, Range 18, United States Military Lands, being part of that 26.501 acre and 0.962 acre tracts as conveyed to Forty-One Corporation by deed of record in Official Record Volume 15500, page B02, all references being to records of the Recorder's Office, Franklin County, Ohio and bounded and described as follows:

Beginning for reference at the intersection of the centerline of Campus View Boulevard (80 feet in width), with the centerline of Horizon Drive (60 feet in width);

Thence South $82^{\circ} 10' 07''$ West, along the centerline of Campus View Boulevard, a distance of 50.00 feet to a point;

Thence South $7^{\circ} 49' 53''$ East, a distance of 40.00 feet to an iron pin set in the southerly right-of-way line of Campus View Boulevard and being the true point of beginning of the tract herein intended to be described;

Thence along the arc of a curve to the right (Delta = $90^{\circ} 00' 00''$, Radius = 20.00 feet), a chord bearing and distance of South $52^{\circ} 49' 53''$ East, 28.28 feet to an iron pin set at a point of tangency in the westerly right-of-way line of Horizon Drive;

Thence South $7^{\circ} 49' 53''$ East, along said right-of-way line of Horizon Drive, a distance of 147.77 feet to an iron pin set at a point of curvature of a curve to the right;

Thence continuing along said right-of-way line of Horizon Drive, being the arc of said curve (Delta = $11^{\circ} 00' 00''$, Radius = 470.00 feet), a chord bearing and distance of South $2^{\circ} 19' 53''$ East, 90.09 feet to an iron pin set at a point of tangency;

Thence South $3^{\circ} 10' 07''$ West, continuing along said right-of-way line of Horizon Drive, a distance of 152.17 feet to an iron pin set at a point of curvature of a curve to the right;

Thence along the arc of said curve (Delta = $90^{\circ} 00' 00''$, Radius = 20.00 feet), a chord bearing and distance of South $48^{\circ} 10' 07''$ West, 28.28 feet to an iron pin set at a point of tangency in the northerly right-of-way line of Huntington Park Drive;

Thence North $86^{\circ} 49' 53''$ West, along said right-of-way line of Huntington Park Drive, a distance of 169.56 feet to an iron pin set at a point of curvature of a curve to the right;

Thence continuing along said right-of-way, being along the arc of said curve (Delta = $38^{\circ} 40' 00''$, Radius = 258.87 feet), a chord bearing and distance of North $67^{\circ} 29' 53''$ West, 171.40 feet to an iron pin set at a point of tangency;

Thence North $48^{\circ} 09' 53''$ West, continuing along said right-of-way line of Huntington Park Drive, a distance of 14.25 feet to an iron pin set at a point of curvature of a curve to the right;

Thence continuing along said right-of-way line, being the arc of said curve (Delta = $51^{\circ} 20' 00''$, Radius = 276.68 feet), a chord bearing and distance of North $22^{\circ} 29' 53''$ West, 239.68 feet to an iron pin set at a point of tangency;

Thence North $3^{\circ} 10' 07''$ East, continuing along said right-of-way line of Huntington Park Drive, a distance of 29.16 feet to an iron pin set at a point of curvature of a curve to the right;

Thence along the arc of said curve (Delta = $79^{\circ} 00' 00''$, Radius = 40.00 feet), a chord bearing and distance of North $42^{\circ} 40' 07''$ East, 50.89 feet to an iron pin set at a point of tangency in the southerly right-of-way line of Campus View Boulevard;

Thence North $82^{\circ} 10' 07''$ East, along said right-of-way line of Campus View Boulevard, a distance of 380.58 feet to the point of beginning, containing 3.658 acres, more or less.

Bearings contained herein are based on the same meridian as the bearing of the southerly right-of-way line of Campus View Boulevard (North $82^{\circ} 10' 07''$ East), of record in Plat Book 61, page 79.

Together with the easement rights contained in the Easement Agreement of record in Official Record 34002, page H19; and as amended in Amendment No. I to Easement Agreement of record in Instrument No. 199812090317160.

Parcel No: 610-237387

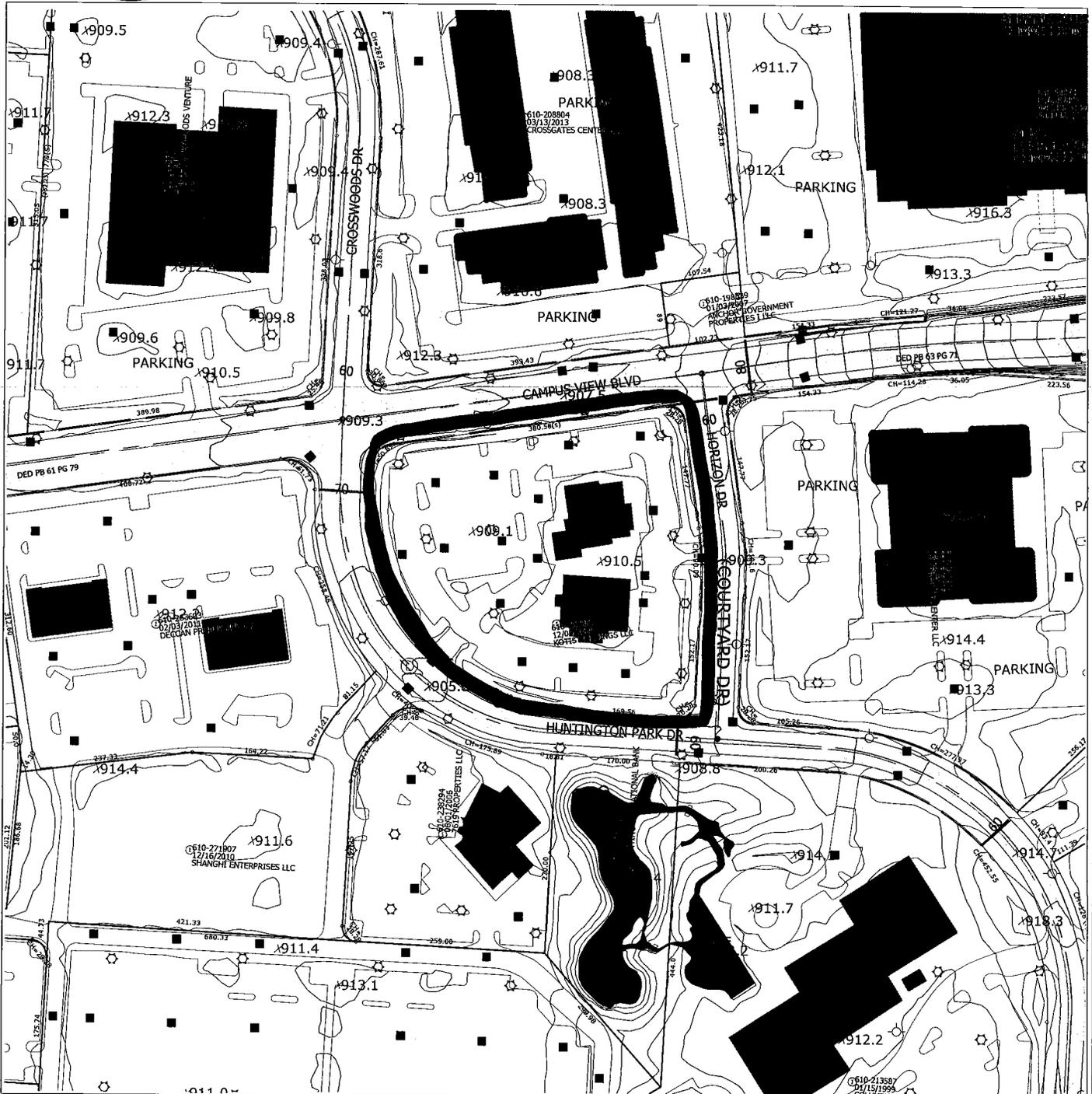
214-040



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: S

DATE: 4/25/14



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



Z14-040
245 Campus View Boulevard
Approximately 3.66 acres
CPD to CPD