



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 #: 214-029 / 14335 - 00000 - 00452
Date Received: 01/30/14
Application Accepted By: SP, ET, TP Fee: \$14,100
Comments: Assigned to Eliza Thrusch 014-045-1341 ecthrush@columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 4692 Kenny 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 010-129789 and 010-129792
 Check here if listing additional parcel numbers on a separate page.
Current Zoning District(s) M-1 Requested Zoning District(s) L-AR-1
Area Commission Area Commission or Civic Association: Northwest Civic Association
Proposed Use or reason for rezoning request: Redevelopment of site for a multi-family
(continue on separate page if necessary)
Proposed Height District: 35' Acreage 3.77 +/- 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 William C. Brunk
Address 2001 Circle Drive City/State Columbus, OH Zip 43220
Phone # c/o Jill Tangeman, Esq. Fax # 614-719-4638 Email jstangeman@vorys.com
 Check here if listing additional property owners on a separate page

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE)

Attorney Agent

Name Jill Tangeman, Esq.
Address 52 East Gay Street City/State Columbus, Ohio Zip 43215
Phone # 614-464-5608 Fax # _____ Email: jstangeman@vorys.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

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

214-029

RECEIVED
JUN 11 2014

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AFFIDAVIT

(See instruction sheet)



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AFFIDAVIT

(See instruction sheet)

APPLICATION # 214-029

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Jill Tangeman, 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 4692 Kenny 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) July 1, 2014

June 30 (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.

William C. Brunk
2001 Circle Drive,
Columbus, OH 43220

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

Northwest Civic Association
c/o Rosemarie Lissko
P.O. Box 20134, Columbus OH 43220

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) Jill Tangeman
Subscribed to me in my presence and before me this 27th day of July, in the year 2014

SIGNATURE OF NOTARY PUBLIC

(8) Michelle L. Parmenter

My Commission Expires:

This Affidavit expires six months after date of notarization

Notary Seal Here



MICHELLE L. PARMENTER
Notary Public, State of Ohio
My Commission Expires
10-16-2017

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Heidi Pavoni and Virginia Berry,
Co-Trustees of the Erika Strawn Trust
75 Longview Drive
Dublin, Ohio 43017

James R. Marshall
5504 Blue Ash Road
Columbus, Ohio 43229

John J. Ryle
3854 Maize Road
Columbus, Ohio 43224

John Ryle
208 Piedmont Road
Columbus, Ohio 43214

Thomas R. and Diane L. Persinger
1103 Lanning Drive
Columbus, Ohio 43220

Kenneth A. Kreinbrink
3554 Skipstone Place
Columbus, Ohio 43221

Gamma Club of Omega Tau Sigma Inc.
c/o Omega Tau Sigma
P.O. Box 12136
Columbus, Ohio 43212

E-R Development Northwest LLC
403 East Broad Street
Columbus, Ohio 43215

Carol J. Baker, Trustee
4150 Randmore Court
Columbus, Ohio 43220

Plahuta Properties LLC
4832 Kenny Road
Columbus, Ohio 43220

Kenroad LLC
4658 Kenny Road
Columbus, Ohio 43220

Kenny Road 4660 LLC
3900 Tarrington Lane
Columbus, Ohio 43220

CSX Transportation Inc.
Chesapeake & Ohio RY
c/o Tax Department
500 Water Street (J-910)
Jacksonville, Florida 32202

Savko Bros. Properties II, L.L.C.
4636 Shuster Road
Columbus, Ohio 43214

William C Brunk
2001 Circle Drive
Columbus, Ohio 43220

Vorys, Sater, Seymour and Pease LLP
Attention: Jill S. Tangeman, Esq.
52 East Gay Street
Columbus, Ohio 43215

Northwest Civic Association
Attention: John Ehlers
P.O. Box 20134
Columbus, Ohio 43220

Rosemarie Lisko
1035 Stoney Creek Road
Columbus, Ohio 43235



REZONING APPLICATION

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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 # 214-029

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jill S. Tangeman, 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

Jill Tangeman, Esq.

Subscribed to me in my presence and before me this 27th day of June, in the year 2014

SIGNATURE OF NOTARY PUBLIC

Michelle L. Parmenter

My Commission Expires:

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

Notary Seal Here



MICHELLE L. PARMENTER
Notary Public, State of Ohio
My Commission Expires
10-16-2017

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214-029

4692 Kenney Road – Legal Description

TRACT I – 010-129792 (.819 acres)

Being a part of Section 1, Township 1, Range 19, US Military Lands.

Beginning at a spike in the centerline of Kenny Road, at the southwest corner of the H. B. Sells Subdivision as recorded in Plat Book 21, Page 8, Recorder's Office, Franklin County, Ohio; thence and with the southerly line of said H. B. Sells Subdivision and with the northerly line of the herein described tract, South 89 degrees 58 ' 11 East (passing an iron pin on line at 20.75 Feet) a distance of 263.91 feet to an iron pin marking the northeasterly corner of the herein described tract;

Thence and with the easterly line of the herein described tract, and along the westerly line of Lot 2 of the said H. B. Sells Subdivision, South 4 degrees 2 ' 12 ' East a distance of 125.15 feet to an iron pin marking the southeast corner of the herein described tract and the southwest corner of the said Lot 2 of H. B. Sells Subdivision;

Thence and with the southerly line of the herein described tract North 89 degrees 58' 11" West a distance of 307.33 feet (passing an iron pin on line 286.58 feet) to a spike in the centerline of Kenny Road, said spike marking the southwest corner of the herein described tract;

Thence and with the centerline of Kenny Road, and with the west line of the herein described tract, North 15 degrees 30 ' East a distance of 129.53 feet to the place of beginning. Containing .819 acres of land more or less.

TRACT II – 010-129789 (2.9530 acres)

Being a part of Section 1, Township I, Range 19, US Military Lands.

Beginning at a point in the centerline of Kenny Road, at the northwest corner of this described tract; thence S. 89 degrees 57 ' E. a distance of 611.2 feet to an iron pin in the west right of way line of the C. & O. R. R. at the southeast corner of H. B. Sells Subdivision as recorded in Plat Book 21, Page 8, Recorder's Office, Franklin County, Ohio, (passing an iron pin in the east line of Kenny Road at 31.12 feet); thence S. 14 degrees 32 ' E. along the west right of way line of the C. & O. R.R. a distance of 188.42 feet to an iron pin; thence S. 88 degrees 11 ' W. a distance of 715.85 feet to a point in the centerline of Kenny Road (passing an iron pin in the east line of Kenny Road at 684.43 feet); thence N. 15 degrees 30 ' E. along the centerline of Kenny Road a distance of 213.33 feet to the place of beginning. Containing 2.953 acres of land more or less.

Limitation Overlay Text

Proposed District: L-AR-1
Property Address: 4692 Kenny Road
Owners: William C. Brunk
Applicant: Preferred Real Estate Investments II LLC
Date of Text: June 30, 2014
Application No: Z14- 629

1. Introduction: The subject site is 3.772 +/- acres located on Kenny Road south of Bethel Road. To the north and south is existing industrial land; to the east are railroad tracks; and to the west across Kenny Road is property zoned R2F. The site is currently zoned M1. The applicant is seeking to rezone the site to L-AR-1 to allow for the construction of a multi-family apartment project. The site is ideal for this type of zoning because the multi-family project will help buffer the existing residential developments in the area from nearby manufacturing uses. The multi-family project will have little impact on existing roadways, and support services, leisure activities and working environments are nearby.

2. Permitted Uses: Multi-family uses 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 120.
2. The parking and building setback shall be five feet on the north, south and east. The building and parking setback from Kenny Road shall be 25 feet from the edge of the existing right of way. A council variance application has been filed along with the rezoning application for the reduced perimeter yard setback on the north, south and east and for reduced setback from Kenny Road.
3. Maximum building height shall be 25'.

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. There shall be an internal pedestrian pathway network constructed. This network shall connect to a sidewalk to be constructed on Kenny Road, which sidewalk shall be a minimum of 5 feet in width.
4. The developer shall comply with requirements to pay bikeway fees associated with the proposed development.

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

1. N/A

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.

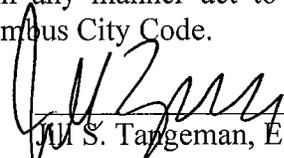
1. All graphics and signage shall comply with Article 15, Chapter 33 of the Columbus City Code and any variance to those requirements will be submitted to the Columbus Graphics Commission for consideration.

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.



J. S. Tangeman, Esq.
Vorys, Sater, Seymour and Pease, LLP
52 East Gay Street
Columbus, Ohio 43215



214-029



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: 010129789, 010129792

Zoning Number: 4692

Street Name: KENNY RD

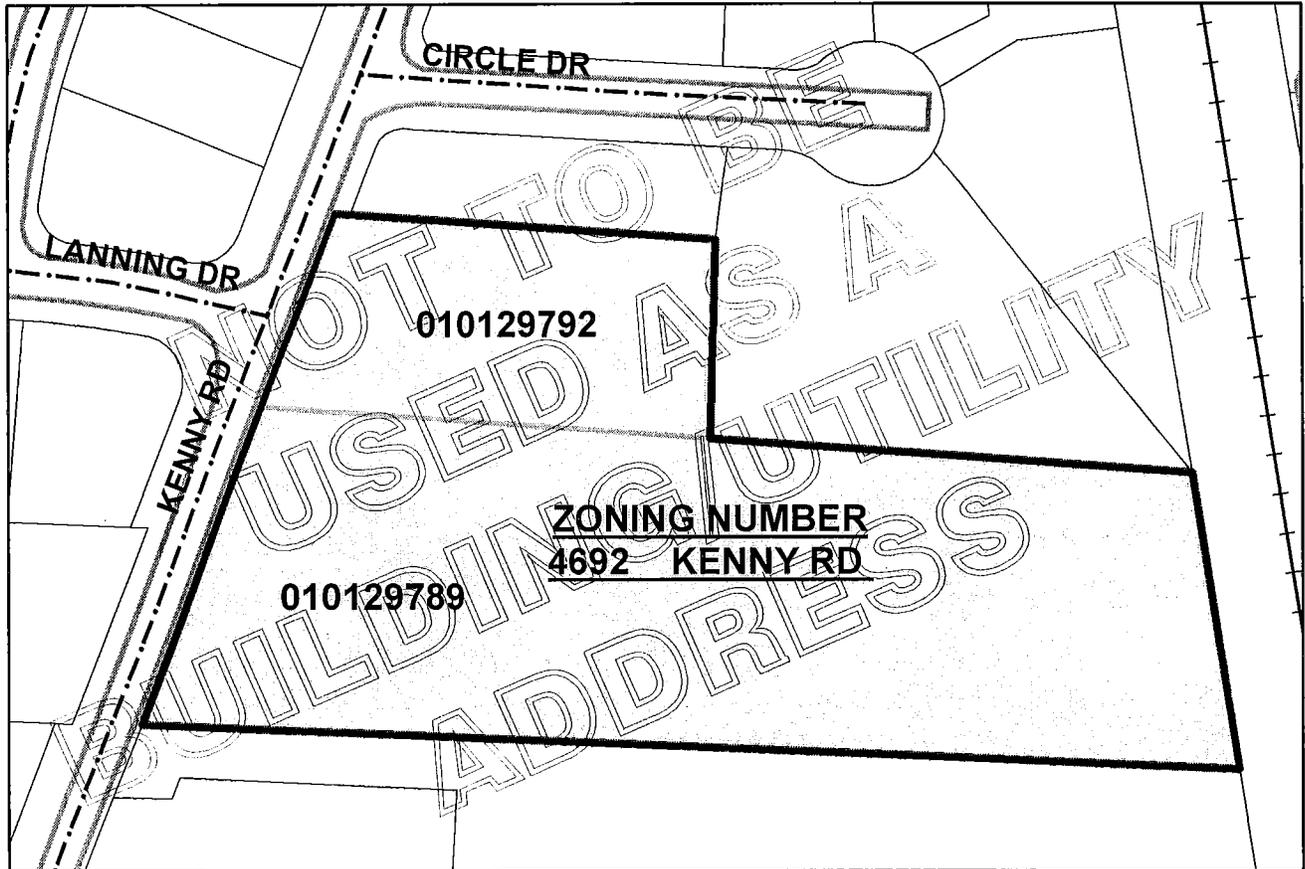
Lot Number : N/A

Subdivision: N/A

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

Issued By: *Patricia Austin*

Date: 6/6/2014



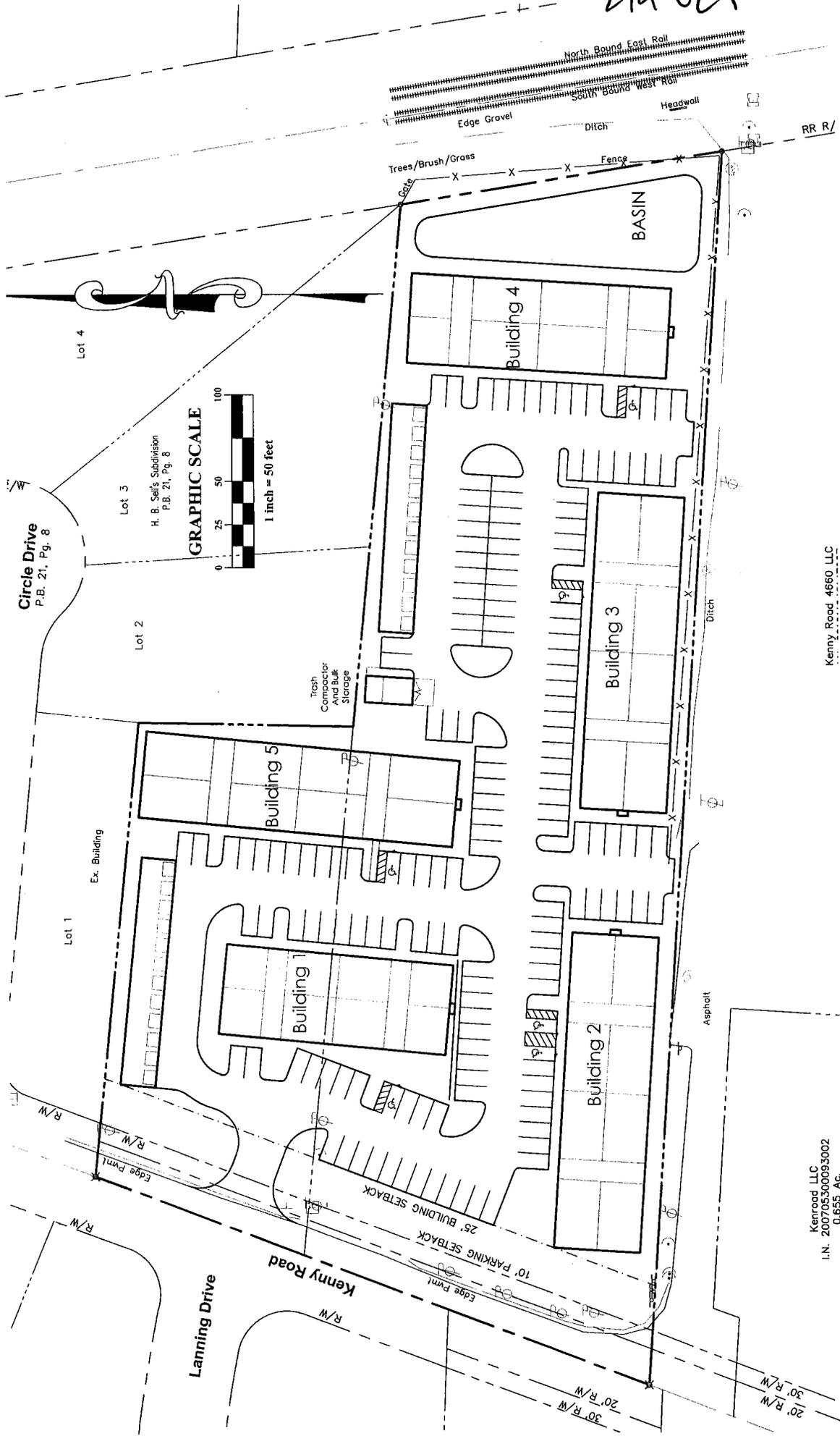
SCALE: 1 inch = 120 feet

GIS FILE NUMBER: 20923



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

214-029



Circle Drive
P.B. 21, Pg. 8

Lot 3
H. B. Sell's Subdivision
P.B. 21, Pg. 8



Kenny Road 4560 LLC

Kenrood LLC
I.N. 200705300093002
0.655 Ac.

Lanning Drive

Kenny Road

10' PARKING SETBACK
25' BUILDING SETBACK

Asphalt

BASIN

Building 4

Building 3

Building 2

Building 5

Building 1

Ex. Building

Lot 1

Lot 2

Lot 4

W

R/W

R/W

R/W

R/W

R/W

R/W

Edge Pmt.

Edge Pmt.

30' R/W

20' R/W

30' R/W

30' R/W

Headwall

RR R/

Ditch

Edge Grovel

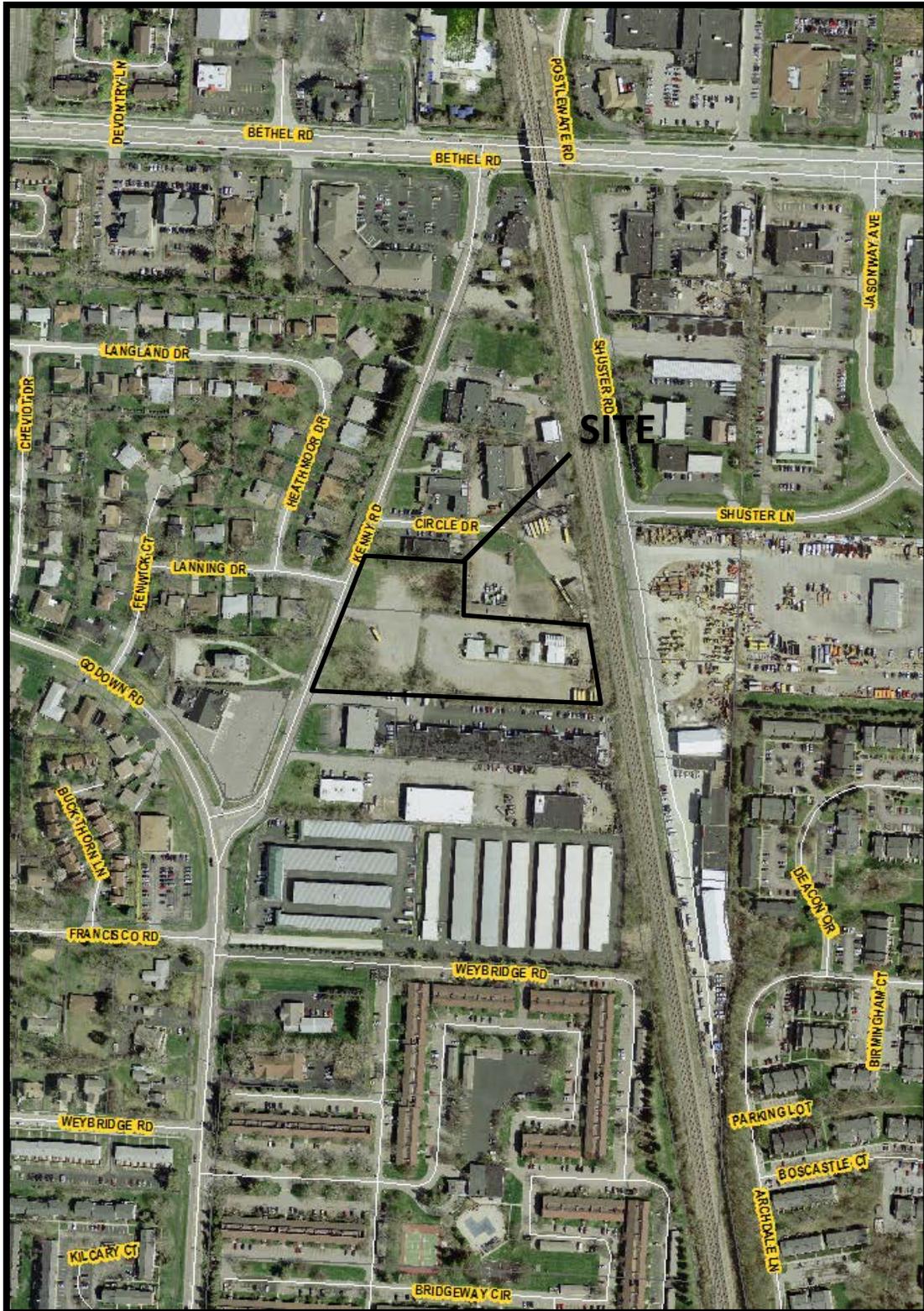
South Bound West Roll

North Bound East Roll

Trees/Brush/Grass

Fence

Gate



Z14-029
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Approximately 3.77 acres
From M-1 to L-AR-1