



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 #: 214-055/14335-0000-00863
Date Received: 12/2/14
Application Accepted By: SP Fee: \$7040-
Comments: _____

LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 4820 Big Run South Zip 43123
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 010-255272
 Check here if listing additional parcel numbers on a separate page.
Current Zoning District(s) CPD Requested Zoning District(s) L-AR-12
Area Commission or Civic Association: Westland Area Commission
Proposed Use or reason for rezoning request: change from commercial to residential
(continue on separate page if necessary)
Proposed Height District: 35 Acreage 12.1
[Columbus City Code Section 3309.14]

APPLICANT:

Name Long & Wilcox
Address 250 Old Wilson Bridge Rd., Suite 140 City/State Worthington, OH Zip 43085
Phone # 777-0864 Fax # _____ Email blong@longandwilcox.com

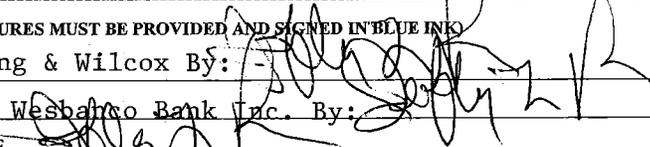
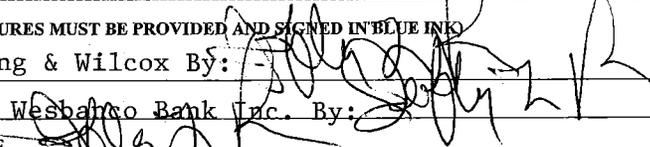
PROPERTY OWNER(S):

Name Wesbanco Bank Inc.
Address 1 Bank Place City/State Wheeling, WV Zip 26003
Phone # _____ Fax # _____ Email _____
 Check here if listing additional property owners on a separate page

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE) Attorney Agent

Name Jeffrey L. Brown - Smith & Hale LLC
Address 37 West Broad St., Ste. 460 City/State Columbus, OH Zip 43215
Phone # 221-4255 Fax # 221-4409 Email: jlbrown@smithandhale.com

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

APPLICANT SIGNATURE Long & Wilcox By: 
PROPERTY OWNER SIGNATURE Wesbanco Bank Inc. By: 
ATTORNEY / AGENT SIGNATURE Jeffrey L. Brown By: 

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 # 214-055

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Jeffrey L. Brown
of (1) MAILING ADDRESS 37 West Broad Street, Suite 460, 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 4820 Big Run South
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) 12/2/14

(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) Wesbanco Bank Inc.
1 Bank Place
Wheeling, WV 26003

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

Long & Wilcox
614-777-0864

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

(5) Westland Area Commission
Mike McKay
6336 Clover Meadow Court
Galloway, OH 43119

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) [Signature]
1st day of December, in the year 2014

SIGNATURE OF NOTARY PUBLIC

(8) [Signature]
9/4/15

My Commission Expires:

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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214-055

APPLICANT

Long & Wilcox
250 Old Wilson Bridge Road, Suite 140
Worthington, OH 43085

PROPERTY OWNER

Wesbanco Bank Inc.
1 Bank Plaza
Wheeling, WV 26003

AREA COMMISSION

Westland Area Commission
c/o Mr. Mike McKay
P.O. Box 45
Galloway, OH 43119

ATTORNEY

Jeffrey L. Brown
Smith & Hale LLC
37 West Broad Street, Suite 460
Columbus, OH 43215

SURROUNDING PROPERTY OWNERS

South-Western City Schools
3805 Marlane Drive
Grove City, OH 43123

Frank E & Tamara M Linard
4856 Big Run South Road
Grove City, OH 43123

Vineyard Christian Fellowship
3005 Holt Road
Grove City, OH 43123



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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 # 214-055

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jeffrey L. Brown
of (COMPLETE ADDRESS) 37 West Broad Street, Suite 460, 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. Long & Wilcox 250 Old Wilson Bridge Rd., Ste. 140 Worthington, OH 43085 Bob Long no Columbus based employees	2. Wesbanco Bank Inc. 1 Bank Place Wheeling, WV 26003 c/o Doug Tenenbaum 614-273-6226 <u> </u> number of Columbus based employees
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 15th day of December, in the year 2014

SIGNATURE OF NOTARY PUBLIC

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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Applications must be submitted by appointment. Call 614-645-4522 to schedule.
Please make all checks payable to the Columbus City Treasurer

714-055



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: dlh

DATE: 10/29/14



Disclaimer

Scale = 500



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

214-055

Thence parallel with the centerline of Holt Road, N 02 degrees 07' 08" E, a distance of 461.10 feet to a set 5/8" iron pin in the north line of said 15 acre tract being in the south line of a 42.21 acre tract conveyed to Wilma Jean Marcum in O.R. 06004 Page B09;

Thence along the north line of said 15 acre tract and the south line of said 42.21 acre tract, S 87 degrees 53' 53" E, a distance of 20.00 feet to a set 5/8" iron pin at the northwest corner of said 0.964 acre tract being the northeast corner of said 15 acre tract;

Thence along the east line of said 15 acre tract being the west line of said 0.964 acre tract, S 02 degrees 07' 08" W, a distance of 516.98 feet to a set 5/8" iron pin;

Thence along the south line of said 15 acre tract being a north line of said 0.964 acre tract, S 67 degrees 22' 25" W, a distance of 825.02 feet to the point of beginning.

Containing 0.641 acres of land out of Audijors Parcel Number 010-255272 of which the present right of way occupies (P.R.O.) 0.000 acres.

Subject to all legal right of ways and easements of record.

North based on a Centerline Survey Plat by Franklin County Engineers Office dated December 8, 2000, which is based on the Ohio State Plan Coordinate System, South Zone.

The above description was prepared by Kleingers and Associates under the supervision of Randy C. Wolfe Ohio Registered Surveyor No. 8033 from an actual field survey performed by Kleingers and Associates in June of 2001.

Above described right-of-way monumentation to be set by Franklin County Engineers Office post construction and shall consist of a 5/8" rebar with yellow plastic cap.

Parcel 6, WD; split out of 010-255272-00

ALSO KNOWN AS BY NEW SURVEY DESCRIPTION:

Description of 14.083 Acres at Holt Rd. & Big Run South Rd.

Situated in the State of Ohio, County of Franklin, Township of Prairie, and being a part of Virginia Military Survey Number 3026, and being 14.083 acres out of a 15.047 acre tract as conveyed to Riverside and Fishinger, L.L.C., as recorded in Instrument No. 200101230014760, Franklin County Recorder's Office, said 14.083 acre tract being further described as follows:

Beginning for reference at a found Franklin County Engineer's Monument, Number 4405, said monument being in the intersection of the centerlines of Holt Rd. (C.R. 265, 60' Wide), and Big Run South Rd. (C.R. 258, 60' Wide), said monument being in the east line of said V.M.S. 3026, and being in the west line of V.M.S. 1388, said monument being in the east line of said Prairie Township and being in the west line of Jackson Township, said monument being the southeast corner of said 15.047 acre tract;

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Thence South 67 degrees 23' 11" West 878.90 feet, along the centerline of said Big Run South Rd., being the south line of said 15.047 acre tract, to a spike set, said spike being the southwest corner of said 15.047 acre tract, and being the southeast corner of a 6.6383 acre tract as conveyed to Frank E. Linard & Tamara K. Linard as recorded in O. R. 31994 F-15;

Thence North 08 degrees 19' 00" West 30.96 feet, along the west line of said 15.047 acre tract, being the east line of said 6.6383 acre tract, to an iron pin set, said iron pin being the True Place of Beginning for the herein described 14.083 acre tract;

Thence North 08 degrees 19' 00" West 891.04 feet, along the west line of said 15.047 acre tract, being the east line of said 6.6383 acre tract, to an iron pin set, said iron pin being the northwest corner of said 15.047 acre tract, and being the northeast corner of said 6.6383 acre tract, said iron pin being in the south line of a 42.1 acre tract as conveyed to Wilma Jean Maroum as recorded in O.R. 6004 B-09;

Thence South 88 degrees 12' 24" East 935.39 feet, along the north line of said 15.047 acre tract, being the south line of said 42.1 acre tract, to a iron pin set in the west line of said Holt Rd.;

Thence crossing said 15.047 acre tract, along a new division line the following two (2) courses and distances:

South 02 degrees 07' 42" West 525.14 feet, to an iron pin set;

South 67 degrees 23' 11" West 852.05 feet, to the True Place of Beginning, containing 613447 square feet, or 14.083 acres, more or less, subject to all legal easements and right-of-ways of record.

Bearings used for the determination of angles only. For the purposes of this description bearings are referenced to the centerlines of Holt Rd. as being South 02 degrees 07' 42" West, assumed. Documents referred to are recorded in the Franklin County Recorder's Office. Iron Pins set are 3/8" rebar, 30" long, with yellow plastic cap stamped "J & J Surveying".

LESS AND EXCEPTING THE FOLLOWING TRACT:

Situated in Virginia Military Survey Number 3026, City of Columbus, Franklin County, Ohio being a part of a 15 acre tract of land conveyed to Riverside and Fishinger Limited Liability Company in Instrument Number 200101230014700, and being more particularly described as follows:

Commencing a Franklin County Monument Box Number 4405 at the centerline intersections of Big Run South Road and Holt Road, said point also being the southeast corner of a 0.964 acre tract conveyed to The City of Columbus in Instrument No. 200106220140809;

Thence along the centerline of said Big Run South Road, S 67 degrees 22' 25" W, a distance of 878.82 feet to the southwest corner of said 0.964 acre tract being the southeast corner of a 6.638 acre tract conveyed to Frank E. and Tamara M. Linard in O.R. 31994 Page 113;

Thence along the west line of said 0.964 acre tract being the east line of said 6.638 acre tract, N 08 degrees 24' 48" W, a distance of 30.95 feet to a set 5/8" iron pin at the southwest corner aforesaid 15 acre tract being a northwest corner of said 0.964 acre tract and said point also being the Real Point of Beginning for this description;

(SMB/KMA/021676-00001101042873 v. 2)

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Thence continuing along the east line of said 6.638 acre tract and along the west line of said 15 acre tract, N 08 degrees 24' 48" W, a distance of 20.63 feet to a set 5/8" iron pin;

Thence parallel with said Big Run South Road, N 67 degrees 22' 25" E, a distance of 791.16 feet to a set 5/8" iron pin;

Thence N 34 degrees 44' 47" E, a distance of 72.41 feet to a set 5/8" iron pin;

Thence parallel with the centerline of Holt Road, N 02 degrees 07' 08" E, a distance of 461.10 feet to a set 5/8" iron pin in the north line of said 15 acre tract being in the south line of a 42.21 acre tract conveyed to Wilma Jean Marcum in O.R. 06004 Page B09;

Thence along the north line of said 15 acre tract and the south line of said 42.21 acre tract, S 87 degrees 53' 53" E, a distance of 20.00 feet to a set 5/8" iron pin at the northwest corner of said 0.964 acre tract being the northeast corner of said 15 acre tract;

Thence along the east line of said 15 acre tract being the west line of said 0.964 acre tract, S 02 degrees 07' 08" W, a distance of 516.90 feet to a set 5/8" iron pin;

Thence along the south line of said 15 acre tract being a north line of said 0.964 acre tract, S 67 degrees 22' 25" W, a distance of 825.02 feet to the point of beginning.

Containing 0.641 acres of land out of Auditors Parcel Number 010-255272 of which the present right of way occupies (P.R.O.) 0.000 acres.

214-055

Big Run South/Holt Roads Rezoning

Legal Description: The existing legal description of parcel #010-255272 contains 13.442 acres ("Parcel") as identified in Exhibit A attached herein. The existing zoning is CPD. The entire site is to be rezoned L-AR-12 except for a 1.3 acre parcel on the corner of Holt Road and Big Run South Road (the "Intersection"). The 1.3 acres will be a rectangular site identified as extending 240' to the east along Holt Rd. from the Intersection and 240' north along Big Run South Rd from the Intersection per the attached Exhibit B.

Landscaping: The Owner agrees to provide mounding along Holt & Big Run South Roads at a height to eliminate headlights from parking on the site to be visible to drivers along both roads. Additionally, Owner shall provide 3 shade trees along Holt Road and 6 shade trees along Big Run South Road at a caliper of 2.5 inches.

TEXT

PROPOSED DISTRICTS: L-AR-12
PROPERTY ADDRESS: 4820 Big Run South
OWNER: Wesbanco Bank Inc.
APPLICANT: Long & Wilcox
DATE OF TEXT: 12/2/14
APPLICATION: Z14- 055

1. **INTRODUCTION:** This site is a portion of a larger site which was zoned a mixture of multi-family and commercial in 2000 (Zoning Case Z00-065). The northern portion of the larger site was purchased by Southwest school district. Most of the remaining commercial ground is now being rezoned to multi-family usage with this application.

2. **PERMITTED USES:** Those uses permitted in Chapter 3333, AR-12, Apartment Residential District of the Columbus City Code.

3. **DEVELOPMENT STANDARDS:** Unless otherwise indicated in this written text, the applicable development standards are contained in Chapter 3333, AR-12, Apartment Residential District of the Columbus City Code.

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

N/A

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

N/A

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

1. The frontage along Holt Road and Big Run South shall be landscaped in the following manner: an earthen mound within the setback along both the Holt Road and Big Run South frontages to a minimum height of 30 inches and three shade trees along Holt Road and six shade trees along Big Run South. Minimum caliper 2.5 inches at installation for the shade trees.

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

N/A

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

N/A

F. Graphics and Signage Commitments

1. All graphics and signage shall comply with the Graphics Code, Article 15, Title 33 of the Columbus City Code as it applies to the AR-12 zoning classification and any variance to those requirements will be submitted to the Columbus Graphics Commission for consideration.

G. Miscellaneous

N/A

The undersigned, being the owner of the subject property together with the applicant in the subject application, or their authorized representatives does hereby agree singularly and collectively for themselves, their heirs, 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.

longwilcox.txt (nct)
12/2/14 S:Docs/s&htxts/2014



City of Columbus Zoning Plat



214-055

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: 010255272

Zoning Number: 4820

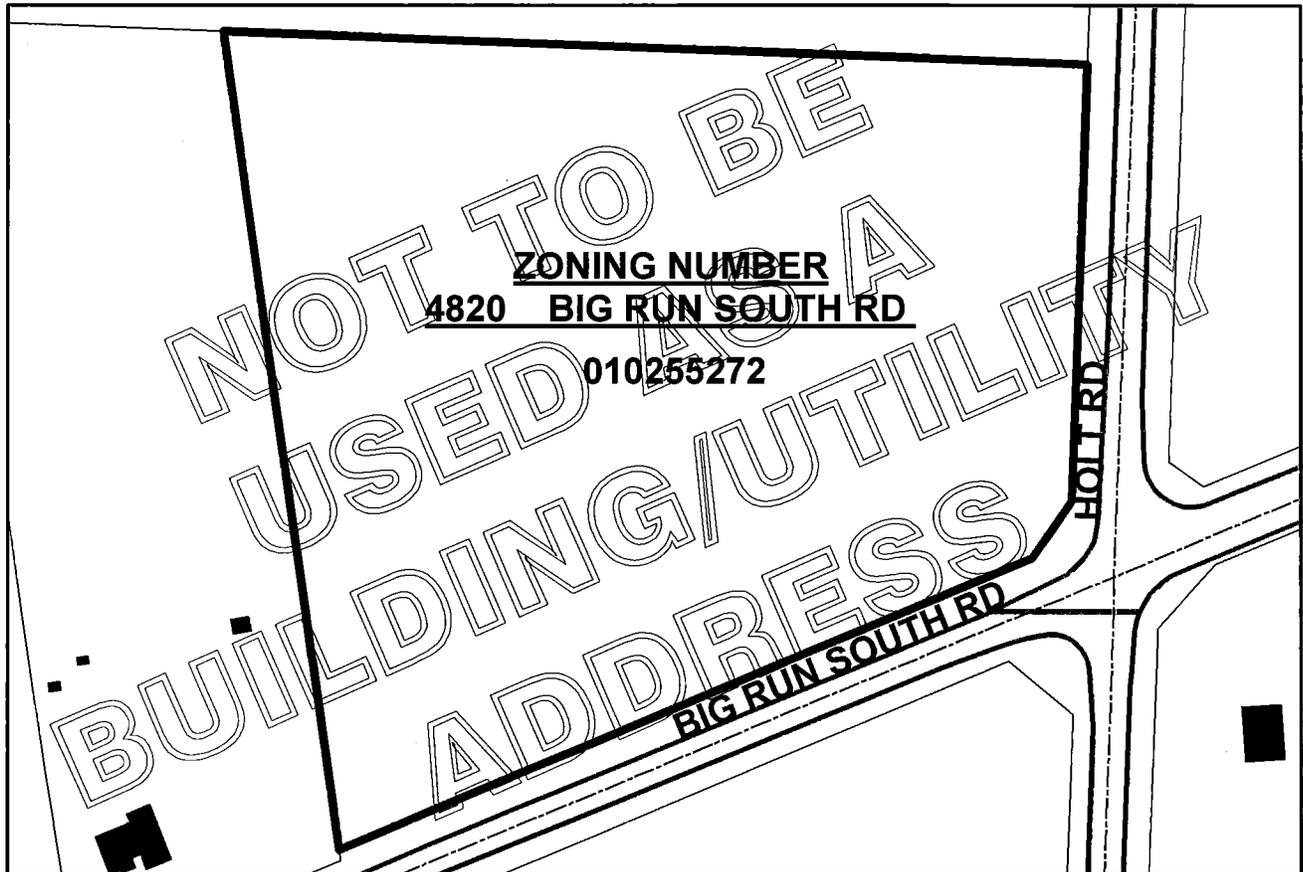
Street Name: BIG RUN SOUTH RD

Lot Number : N/A

Subdivision: N/A

Requested By: SMITH & HALE (DAVID HODGE)

Issued By: Richard American Date: 10/31/2014

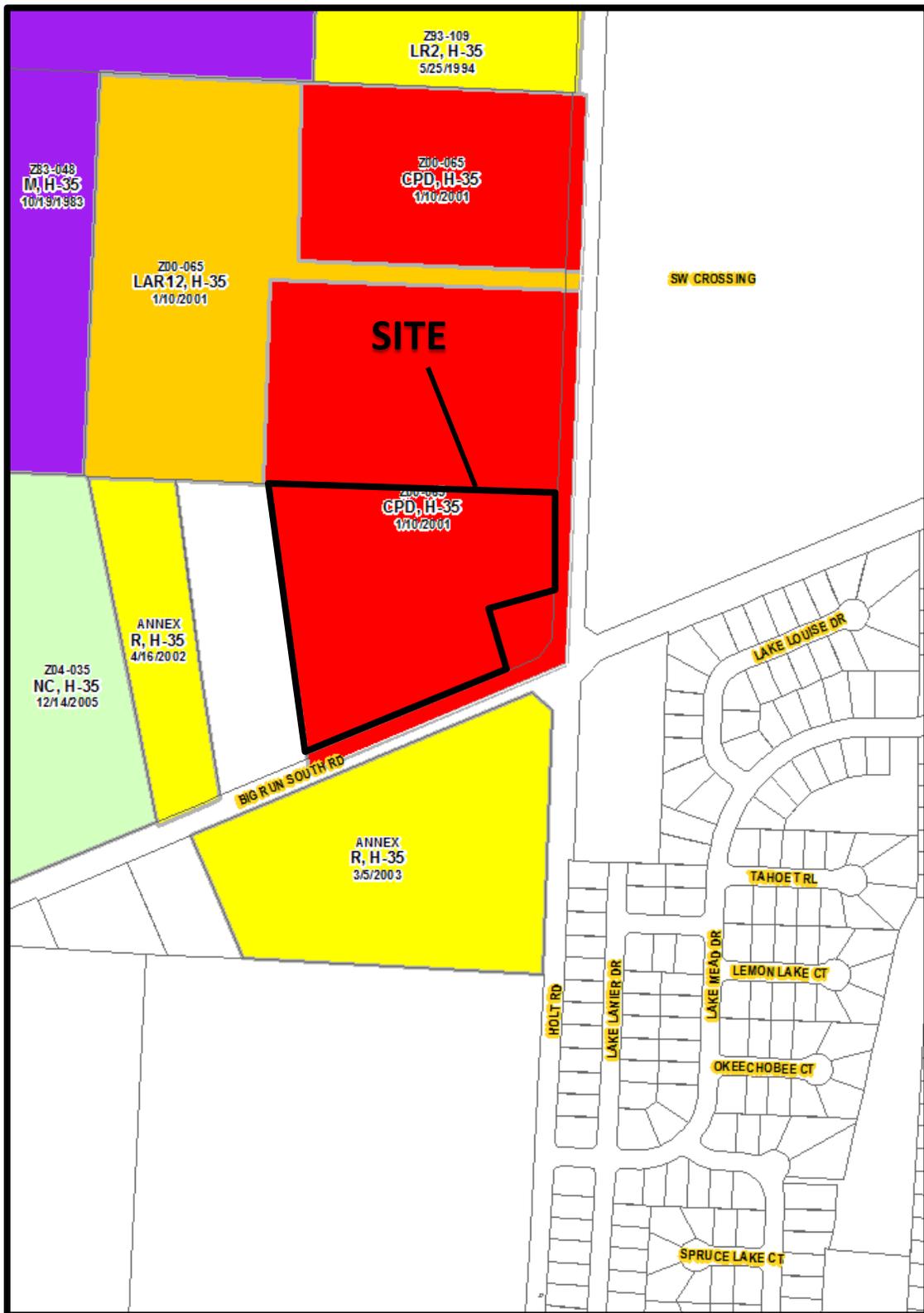


SCALE: 1 inch = 200 feet

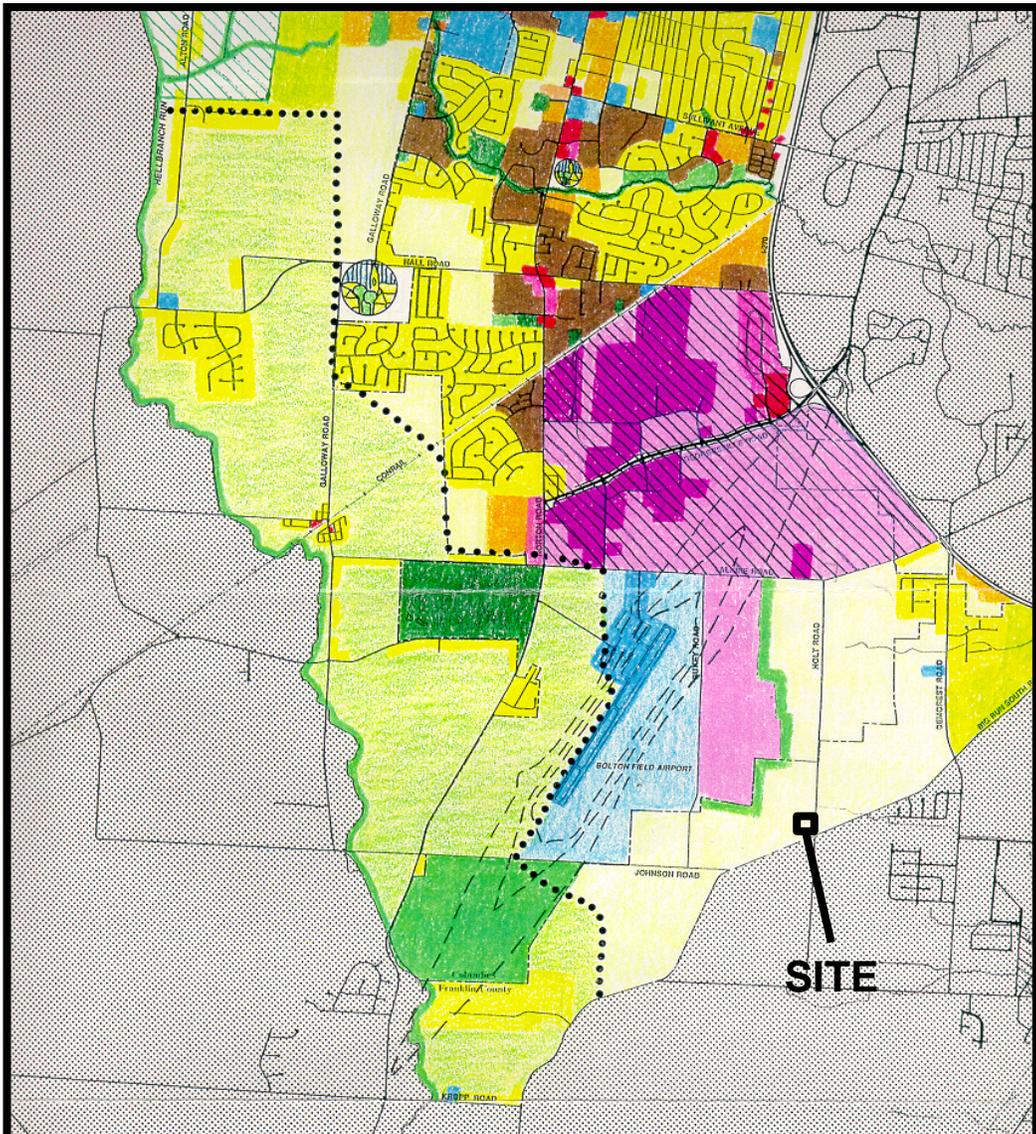
JAMES D. YOUNG, P.E., ADMINISTRATOR
DIVISION OF INFRASTRUCTURE MANAGEMENT
COLUMBUS, OHIO

GIS FILE NUMBER: 24421





Z14-055
4820 Big Run South Road
Approximately 12.1 acres
CPD to L-AR-12

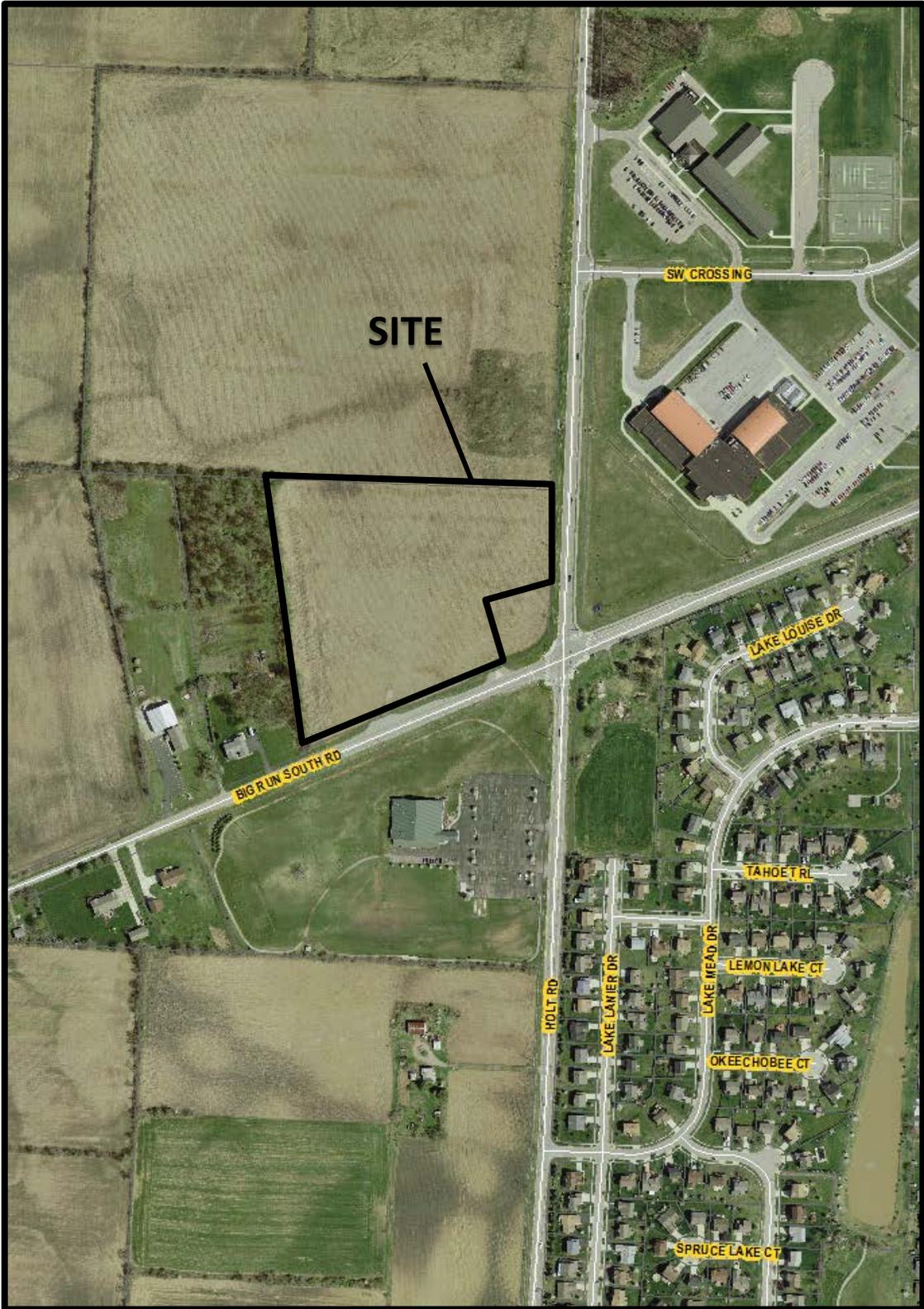


PROPOSED LAND USE

Existing	Proposed	
Agricultural /Very low density residential	Agricultural /Very low density residential	--- Columbus corporate boundary
Low density residential	Low density residential	••• Sewer facilities planning area
Residential 3-5 units per acre	Residential 3-5 units per acre	- - - Bolton Field noise contours
High density residential 6 units per acre +	High density residential 6 units per acre +	Environmental Conservation District
Commercial	Commercial	Industrial/ Office District
Office	Office	Village Center
Industrial/ Manufacturing	Industrial/ Manufacturing	
Institutional	Institutional	
Open space/ Parks/ Buffer	Open space/ Parks/ Buffer	

Westland Plan

Z14-055
 4820 Big Run South
 Approximately 12.1 acres
 Rezoning from CPD to L-AR-12



Z14-055
4820 Big Run South Road
Approximately 12.1 acres
CPD to L-AR-12