



# 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)

OFFICE USE ONLY

Application #: 215-0210  
Date Received: 5/4/15  
Application Accepted By: JP+ET Fee: \$8320  
Comments: Assigned to Eliza Thrush 614-645-1341 ecthrush@columbus.gov

### LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 3771 Trabue Road Zip 43204

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 140-004316; 140-004031; 140-004066 and 140-04069

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

Current Zoning District(s) R Requested Zoning District(s) L-AR-12

Area Commission Area Commission or Civic Association: None

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 16.3 +/- acres  
[Columbus City Code Section 3309.14]

### APPLICANT:

Name Metro Development LLC

Address 470 Olde Worthington Road City/State Westerville Zip 43082

Phone # 614-540-2400 Fax # \_\_\_\_\_ Email \_\_\_\_\_

### PROPERTY OWNER(S):

Name Estate of Irene Jayz and D&S Investments of Powell LLC

Address 3775 and 3747 Trabue Road City/State Columbus, OH Zip 43204

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 \_\_\_\_\_

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**

# REZONING APPLICATION

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

OFFICIAL USE ONLY

Application #: 215-026  
Date Received: \_\_\_\_\_  
Application Accepted By: \_\_\_\_\_  
Comments: \_\_\_\_\_

Fee: \_\_\_\_\_

### LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) Trabue Road Zip 43204

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 140-004316; 140-004031; 140-004066 and 140-01069

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

Current Zoning District(s) R Requested Zoning District(s) L-AR-12

Area Commission Area Commission or Civic Association: None

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 16.3 +/- acres

(Columbus City Code Section 3309.14)

### APPLICANT:

Name Memo Development LLC  
Address 4764 Side Worthington Road City/State Westerville Zip 43082  
Phone # 614-540-2400 Fax # \_\_\_\_\_ Email \_\_\_\_\_

### PROPERTY OWNER(S)

Name Estate of Irene Jay and D&S Investments of Powell LLC  
Address 3775 and 3747 Trabue Road City/State Columbus, OH Zip 43204  
Phone # c/o Jill Tangeman, Esq. 614-719-0638 Email jtangeman@covys.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: jtangeman@covys.com

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

APPLICANT SIGNATURE \_\_\_\_\_  
PROPERTY OWNER SIGNATURE Frank Del Greco  
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.

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# 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 #: 215-024

Date Received: \_\_\_\_\_

Application Accepted By: \_\_\_\_\_ Fee: \_\_\_\_\_

Comments

### ~~Life Structures AND REZONING REQUIREMENTS~~

Certified Address (for Zoning Purposes) Trotter Road Zip 43204

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 140-004316; 140-004021; 140-004066 and 140-004069

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

Current Zoning District(s) R Requested Zoning District(s) L-2B-12

Area Commission Area Commission or Civic Association: None

Proposed Use or reason for rezoning request: Redevelopment of site for a multi-family

(complete on separate page if necessary)

Proposed Height District: 35'

(Columbus City Code Section 3309.14)

Acres: 16.3 (4 acres)

### APPLICANT:

Name Meteo Development LLC

Address 420 Old Worthington Road

City/State Westerville

Zip 43081

Phone # 614-940-2400

Fax # \_\_\_\_\_

Email \_\_\_\_\_

### PROPERTY OWNER(S):

Name Estate of Irene Jany and D&S Investments of Powell LLC

Address 3775 and 3747 Trotter Road

City/State Columbus, OH

Zip 43204

Phone # c/o Bill Tangeman, Esq. \_\_\_\_\_

Fax # 614-719-4638

Email jtangeman@verva.com

Check here if listing additional property owners on a separate page

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

Attorney

Agent

Name Bill Tangeman, Esq.

Address 52 East Gray Street

City/State Columbus, Ohio

Zip 43215

Phone # 614-464-5858

Fax # \_\_\_\_\_

Email: jtangeman@verva.com

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

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

PROPERTY OWNER SIGNATURE

William R. Sheehan

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.

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# 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)

## AFFIDAVIT

(See instruction sheet)

APPLICATION # 215-024

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 3771 Trabue 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) 5/4/15

(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.

Estate of Irene Jayz  
3773 Trabue Road  
Columbus, OH 43204

D&S Investments of Powell LLC  
3747 Trabue Road  
Columbus, OH 43204

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

Metro Development LLC  
(614) 540-2400

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

None

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

Jill Tangeman  
SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this  
SIGNATURE OF NOTARY PUBLIC

4th day of May, in the year 2015  
(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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City of Columbus  
c/o Real Estate Management  
90 West Broad Street, Room 425  
Columbus, Ohio 43215-9000

D & S Investments of Powell LLC  
3747 Trabue Road  
Columbus, Ohio 43228-9393

Brandon M. Johnson and  
Karena K. Clark  
2319 Heathchase Drive  
Hilliard, Ohio 43026

Brandon M. Johnson and  
Karena K. Clark  
1512 Bendelow Drive  
Columbus, Ohio 43228

Nancy R. Vanfossen  
1518 Bendelow Drive  
Columbus, Ohio 43228

Judith S. Miller  
1524 Bendelow Drive  
Columbus, Ohio 43228

Douglas K. Eagle and  
Stephanie B. Eagle  
5840 Paint Creek Way  
Hilliard, Ohio 43026

Douglas K. Eagle and  
Stephanie B. Eagle  
1530 Bendelow Drive  
Columbus, Ohio 43228

Daniel L. Davis and Vickie J. Murphy  
1536 Bendelow Drive  
Columbus, Ohio 43228

Jillian Hall and Joseph Hall  
1542 Bendelow Drive  
Columbus, Ohio 43228

Terry Walczak  
1548 Bendelow Drive  
Columbus, Ohio 43228

Kerry V. Roberts  
1554 Bendelow Drive  
Columbus, Ohio 43228

Donald W. Search  
3492 Aaron Drive  
Columbus, Ohio 43228

Bruce A. Murray and  
Kimberly S. Murray  
3500 Aaron Drive  
Columbus, Ohio 43228

Robert P. Grinch and Anita A. Ruiz  
3506 Aaron Drive  
Columbus, Ohio 43228

Josephine S. Bertino  
3512 Aaron Drive  
Columbus, Ohio 43228

Josephine S. Bertino  
1346 W. 2<sup>nd</sup> Avenue  
Columbus, Ohio 43212

Freddy W. Dutton and Terry L. Dutton  
1700 Hale Court  
Columbus, Ohio 43228

David R. Bird and Jeannette J. D. Bird  
1708 Hale Court  
Columbus, Ohio 43228

Jennifer L. Dowler  
1716 Hale Court  
Columbus, Ohio 43228

Charles D. Mann and Emily T. Mann  
1715 Hale Court  
Columbus, Ohio 43228

Herbert N. Dillow and Kathy Dillow  
1707 Hale Court  
Columbus, Ohio 43228

Paul A. Bork and Patty Black  
1699 Hale Court  
Columbus, Ohio 43228

Kevin M. O'Rourke and  
Elizabeth A. O'Rourke  
1708 Sarazen Court  
Columbus, Ohio 43228

Michael T. Purcell and  
Patricia J. Purcell  
1714 Sarazen Court  
Columbus, Ohio 43228

Brandon A. Borgmann  
1720 Sarazen Court  
Columbus, Ohio 43228

Jon A. Christensen, Executor  
E/O Irene Jasys  
5756 County Road 77  
Mount Gilead, Ohio 43338

Janet M. Zumrick  
1506 Bendelow Drive  
Columbus, Ohio 43228

Kenneth V. Kray, Trustee  
1500 Bendelow Drive  
Columbus, Ohio 43228

Sara Lynn Cole  
1800 Gerrard Avenue  
Columbus, Ohio 43212

215-0260

Easy Peel® Labels  
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Sara Lynn Cole  
1494 Bendelow Drive  
Columbus, Ohio 43228

W. Charles Alexander and  
Virginia L. Alexander  
3406 Littler Lane  
Columbus, Ohio 43228

Yan Li, Ling Ling Sun and Boen Ling  
3388 Littler Lane  
Columbus, Ohio 43228

Michael D. Trettel  
3709 Britton Avenue  
Columbus, Ohio 43204

Janie Beth Dehn, Tr.  
10355 Riverside Drive  
Powell, Ohio 43065

Garshar Asset Management LLC  
3729 Trabue Road  
Columbus, Ohio 43228

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Catherine L. Deal  
3418 Littler Lane  
Columbus, Ohio 43228

Sarine Saiyoeun  
3400 Littler Lane  
Columbus, Ohio 43228

Melvin A. Pascall  
3382 Littler Lane  
Columbus, Ohio 43228

Janet S. Knab  
1120 Regency Drive  
Columbus, Ohio 43220

Antonio Lombardi and  
Julie A. Lombardi, Trustees  
6055 Springburn Drive  
Dublin, Ohio 43017

Vorys, Sater, Seymour and Pease, LLP  
c/o Jill S. Tangeman, Esq.  
52 East Gay Street  
Columbus, Ohio 43215

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Richard W. Basinger and  
Harry C. Swanberg, Jr.  
3412 Littler Lane  
Columbus, Ohio 43228

Robert N. Swigart  
3394 Littler Lane  
Columbus, Ohio 43228

Mazeika S.P. Sullivan and  
Gabriela H. Sullivan  
3376 Littler Lane  
Columbus, Ohio 43228

Janet Knab, et. al.  
2208 Fairfax Road  
Columbus, Ohio 43221

Lloyd D. Dalin and Dianne Dalin  
3695 Britton Avenue  
Columbus, Ohio 43204

215-026

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# 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)

## 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 # 215-024

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. Metro Development LLC 470 Olde Worthington Road Westerville, OH 43082 0 Columbus employees c/o Joe Thomas #614-540-2400	2.
3.	4.

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

SIGNATURE OF AFFIANT

*Jill Tangeman*

Subscribed to me in my presence and before me this 4<sup>th</sup> day of May, in the year 2015

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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# City of Columbus Zoning Plat

215-0260



## 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: 140004316,140004066,140004031,140004069

Zoning Number: 3771

Street Name: TRABUE RD

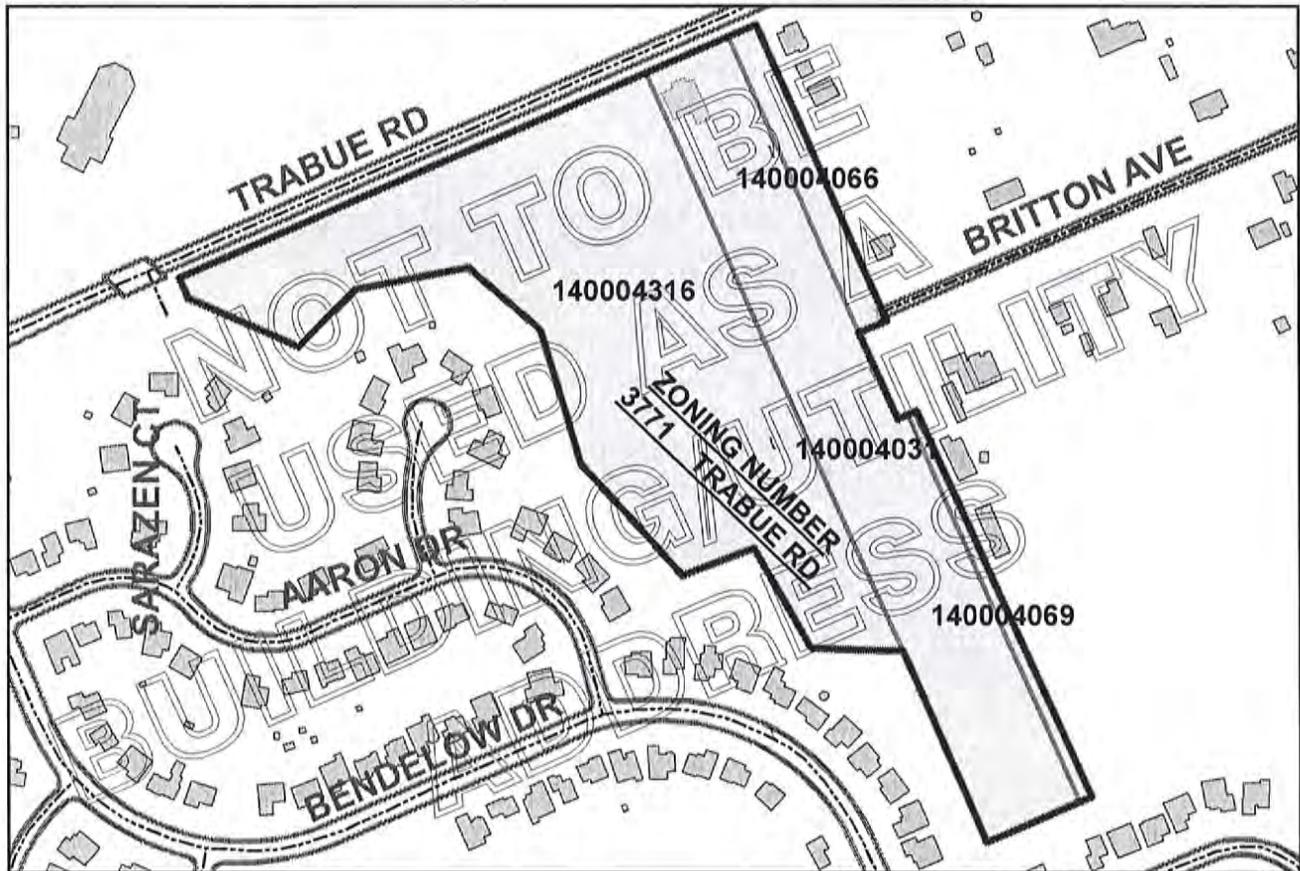
Lot Number : N/A

Subdivision: N/A

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

Issued By: *Edyona Amarian*

Date: 4/28/2015



SCALE: 1 inch = 300 feet

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

GIS FILE NUMBER: 32446



### Limitation Overlay Text

Proposed District: L-AR-12  
Property Address: 3771 Trabue Road  
Owners: Estate of Irene Jays / D&S Investments of Powell LLC  
Applicant: Metro Development LLC  
Date of Text: May 1, 2015  
Application No: Z15-026

1. Introduction: The subject site is 16.3+/- acres located on Trabue Road. The site is being annexed to the City of Columbus and was approved for annexation by the Franklin County Commissioners on April 14, 2015. To the north is the Wilson Road Golf Course; to the west and south is a single family residential development zoned LR-2; and to the east are commercial properties located in Franklin Township. 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 commercial uses and will allow for the protection of significant natural resources on the site. The multi-family project will have little impact on existing roadways. 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 156.
2. The parking setback from Trabue Road shall be 25 feet and the building setback from Trabue Road shall be 50 feet. The building and parking setback to the east will be 25 feet. The building and parking setback to the south and west will be a minimum of 225 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. There shall be an internal pedestrian pathway network constructed. This pathway network shall be 4 feet in width and shall connect to a sidewalk to be constructed on Trabue Road.
3. Required bicycle parking shall be distributed throughout the site to provide convenient access to each proposed building and shall be as close as possible to each primary building entrance.

*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 fourteen 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. Any minor 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.

---

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

215-026

**DESCRIPTION OF 16.3 ACRES LOCATED IN  
FRANKLIN AND NORWICH TOWNSHIPS  
TO BE ANNEXED TO THE CITY OF COLUMBUS  
EXPEDITED TYPE I ANNEXATION UNDER ORC §709.021 AND §709.023**

-1-

Situated in the State of Ohio, County of Franklin, Townships of Franklin and Norwich, Survey Nos. 544 and 875 of the Virginia Military Survey, and being all of that 8.115 acre tract of land as conveyed to Irene Jasys of record in Official Record 10405E16 (A.P.N. 140-004316), all of a 5.595 acre tract conveyed to D & S Investments of Powell, LLC of record in Instrument Number 201405220063596 (A.P.N. 140-004031, A.P.N. 140-004066 and A.P.N. 140-004069), all of a 0.0395 acre tract of land (2WD) as conveyed to the Franklin County Commissioners of record in Official Record 982J03, a portion of a 0.1665 acre tract of land (1WD) as conveyed to the Franklin County Commissioners of record in Official Record 1078I19, a portion of a 1.563 acre tract of land as conveyed to the City of Columbus, Ohio of record in Official Record 12785I20, a portion of a 1.306 acre tract of land (38WD) as conveyed to the Franklin County Commissioners of record in Instrument Number 199807080170990 and a portion of an Original 219.748 acre tract of land as conveyed to City of Columbus (Raymond Memorial Golf Course) (A.P.N. 560-154646) of record in Deed Book 1507, Page 396, some of which is a portion of Trabue Road and described as follows:

**Beginning** at the northeast corner of an existing City of Columbus Corporation Line (Case No. 38-00, Ord. No. 2112-00, I.N. 200011150231301, Parcel No. 2), said corner being in the north right-of-way line of said Trabue Road;

Thence **Northeasterly**, along said City of Corporation Line, being said north right-of-way line, about **2241 feet** to the northeast corner of said D & S Investment tract;

Thence **Southeasterly, Southwesterly and Northeasterly**, along the east line of said D & S Investment tract, the following courses;

about **569 feet** to corner thereof;

about **48 feet** to corner thereof;

about **149 feet** to corner thereof;

about **32 feet** to corner thereof;

about **668 feet** to the southeast corner of said D & S Investment tract, being the northwest line of a Subdivision "Scioto Woods Section 4" of record in Plat Book 73, Page 72 and being an existing City of Columbus Corporation Line (Case No. 14-69, Ord. No. 1155-69, M.R. 148, Pg. 229);

Thence **Southwesterly**, along the southeasterly line of said D & S Investment tract, being the northwesterly line of said "Scioto Woods Section 4" and being the northwesterly line of said City of Columbus Corporation Line (Case No. 14-69, Ord. No. 1155-69, M.R. 148, Pg. 229), about **180 feet** to the southeast corner of a Subdivision "Scioto Woods Section 2" of record in Plat Book 73, Page 12 and being the southeast corner of a City of Columbus Corporation Line (Case No. 34-71, Ord. No. 1843-71, M.R. 155, Pg. 52);

Thence **Northwesterly, Southwesterly and Westerly**, along the westerly lines of said Jasys tract, being the easterly lines of said existing City of Columbus Corporation Line (Case No. 34-71, Ord. No. 1843-71, M.R. 155, Pg. 52), being easterly lines and northerly lines of a said "Scioto Woods Section 2" and a northeast line of a Subdivision "Scioto Woods Section 1" of record in Plat Book 71, Page 70, the following courses;

about **145 feet** to an angle point;

about **181 feet** to an angle point;

about **121 feet** to an angle point;

215-024

**DESCRIPTION OF 16.3 ACRES LOCATED IN  
FRANKLIN AND NORWICH TOWNSHIPS  
TO BE ANNEXED TO THE CITY OF COLUMBUS  
EXPEDITED TYPE I ANNEXATION UNDER ORC §709.021 AND §709.023**

-2-

about **238 feet** to an angle point;

about **221 feet** to an angle point;

about **150 feet** to an angle point;

about **180 feet** to an angle point;

about **130 feet** to an angle point;

about **235 feet** to an angle point;

Thence **Southwesterly**, continuing along the north line of said existing City of Columbus Corporation Line (Case No. 34-71, Ord. No. 1843-71, M.R. 155, Pg. 52), being the north line of said "Scioto Woods Section 1", about **1215 feet** to a southeast corner of said existing City of Columbus Corporation Line (Case No. 38-00, Ord. No. 2112-00, I.N. 200011150231301, Parcel No. 2);

Thence **Northwesterly**, along an east line of said existing City of Columbus Corporation Line (Case No. 38-00, Ord. No. 2112-00, I.N. 200011150231301, Parcel No. 2), about **60 feet** to the **Point of Beginning**. Containing approximately **16.3 acres** of land, more or less, (14.8 acres being in Franklin Township and 1.5 acres being in Norwich Township). The above description was prepared by Advanced Civil Design, Inc. on December 3, 2014. A drawing of the above description has been prepared and is a part hereof.

The total length of the annexation perimeter is about 7093 feet, of which about 5627 feet are contiguous with existing City of Columbus Corporation Lines, being 79% contiguous. This annexation does not create any islands of township property.

This description was written for annexation purposes only and was not intended to be used in the transfer of lands.

**ADVANCED CIVIL DESIGN, INC.**

Douglas R. Hock, P.S. 7661

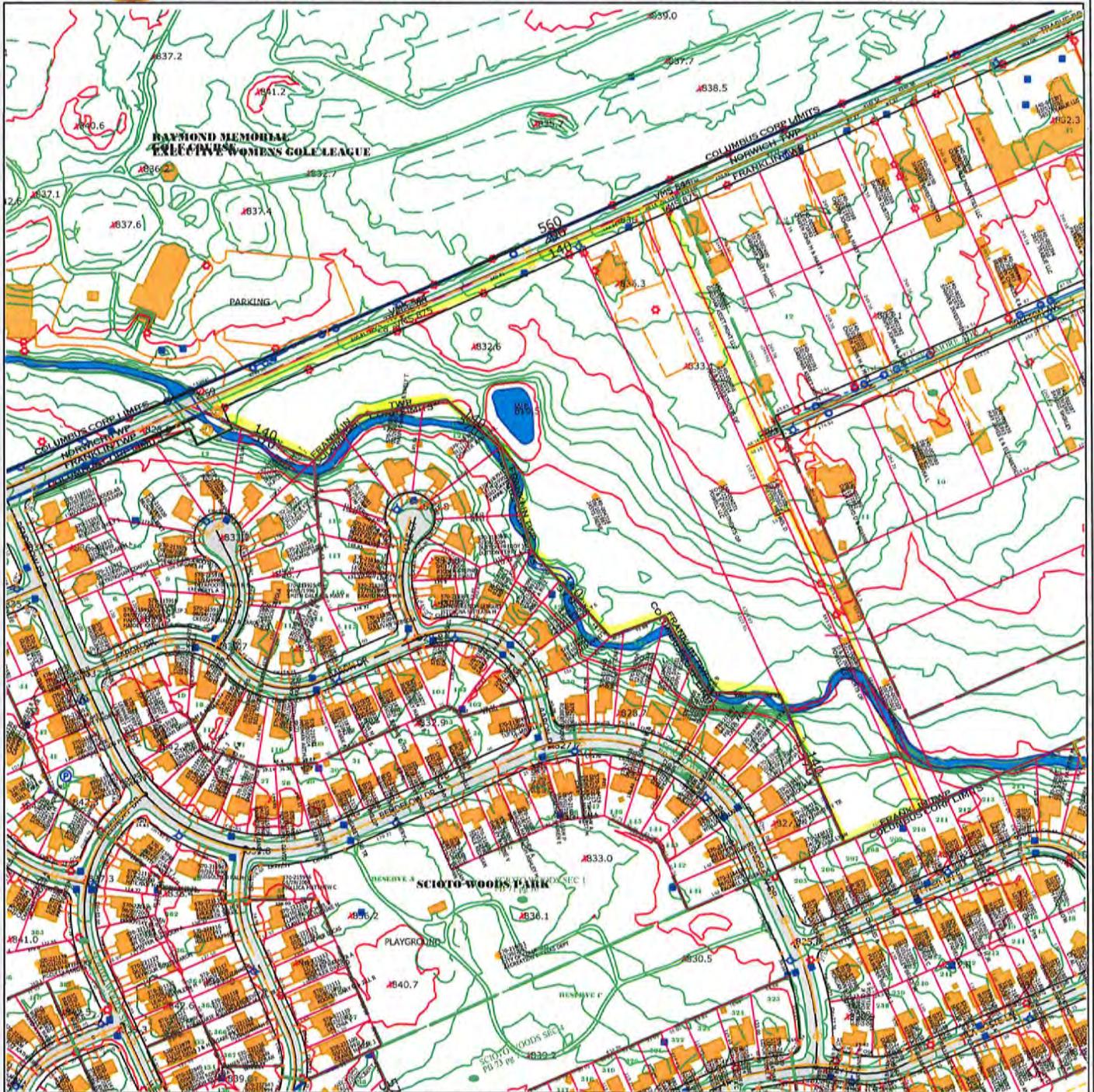
Date:



# CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: S

DATE: 4/28/15



Disclaimer

Scale = 300



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

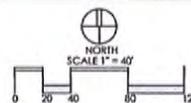


**SITE DATA**

TOTAL ACRES	+/- 13.1 ACRES
TOTAL UNITS	156
DENSITY	+/- 11.9 D.U./AC.
TOTAL PARKING	229
SURFACE PARKING	245
GARAGE PARKING	34

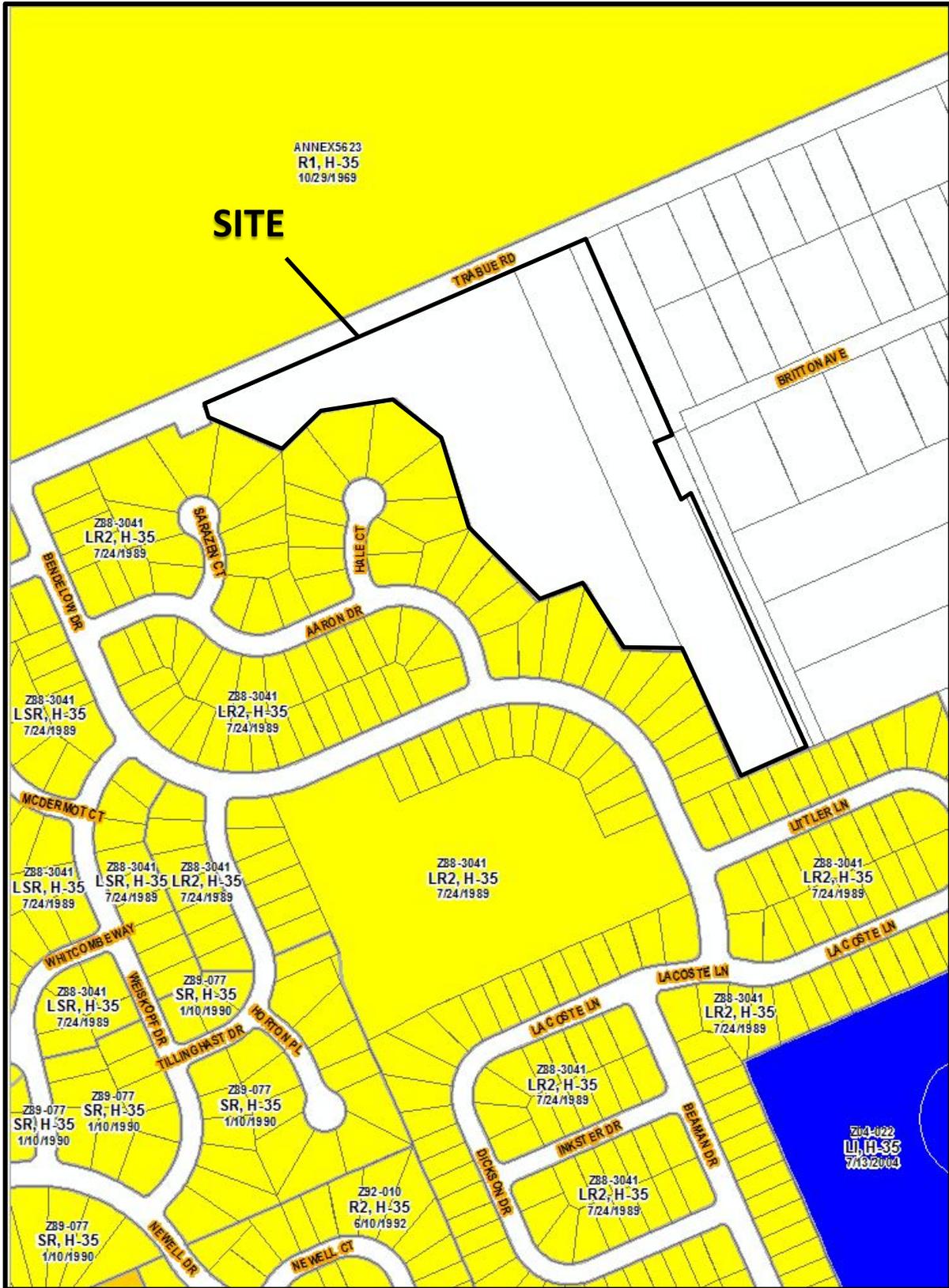
**DEVELOPMENT PLAN**

**TRABUE ROAD**  
 PREPARED FOR METRO DEVELOPMENT  
 DATE: 4.28.2015



**Faris Planning & Design**

LAND PLANNING      LANDSCAPE ARCHITECTURE  
 243 N. 5th Street      Suite 401      Columbus, OH 43215  
 P: (614) 487-1744      www.farisplanninganddesign.com



ANNEX 56 23  
R1, H-35  
10/29/1989

**SITE**

TRABUE RD

BRITTON AVE

Z88-3041  
LR2, H-35  
7/24/1989

Z88-3041  
LSR, H-35  
7/24/1989

Z88-3041  
LR2, H-35  
7/24/1989

Z88-3041  
LSR, H-35  
7/24/1989

Z88-3041  
LSR, H-35  
7/24/1989

Z88-3041  
LR2, H-35  
7/24/1989

Z88-3041  
LR2, H-35  
7/24/1989

Z88-3041  
LR2, H-35  
7/24/1989

Z88-3041  
LSR, H-35  
7/24/1989

Z88-077  
SR, H-35  
1/10/1990

Z89-077  
SR, H-35  
1/10/1990

Z89-077  
SR, H-35  
1/10/1990

Z89-077  
SR, H-35  
1/10/1990

Z88-3041  
LR2, H-35  
7/24/1989

Z88-3041  
LR2, H-35  
7/24/1989

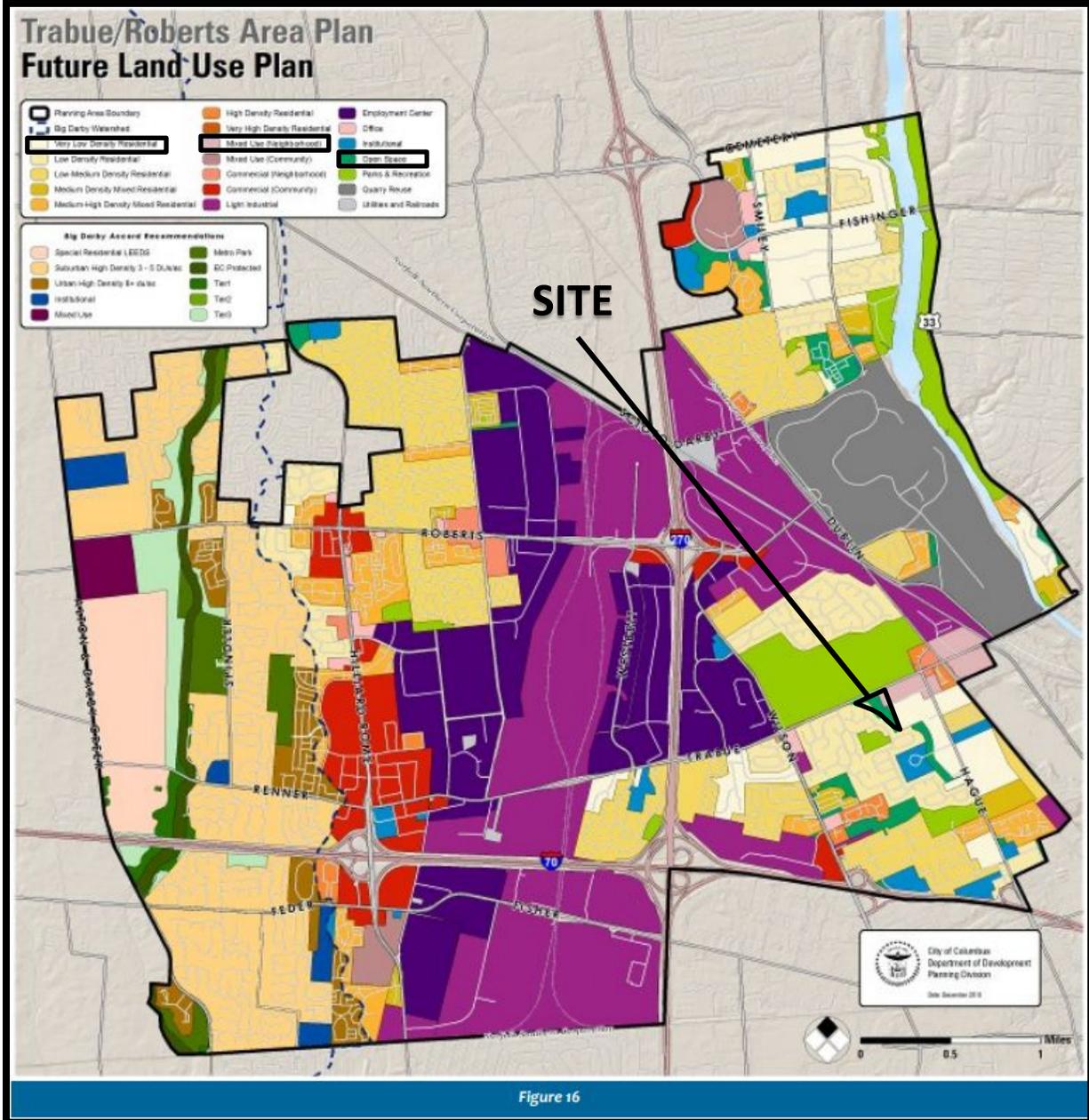
Z88-3041  
LR2, H-35  
7/24/1989

Z89-077  
SR, H-35  
1/10/1990

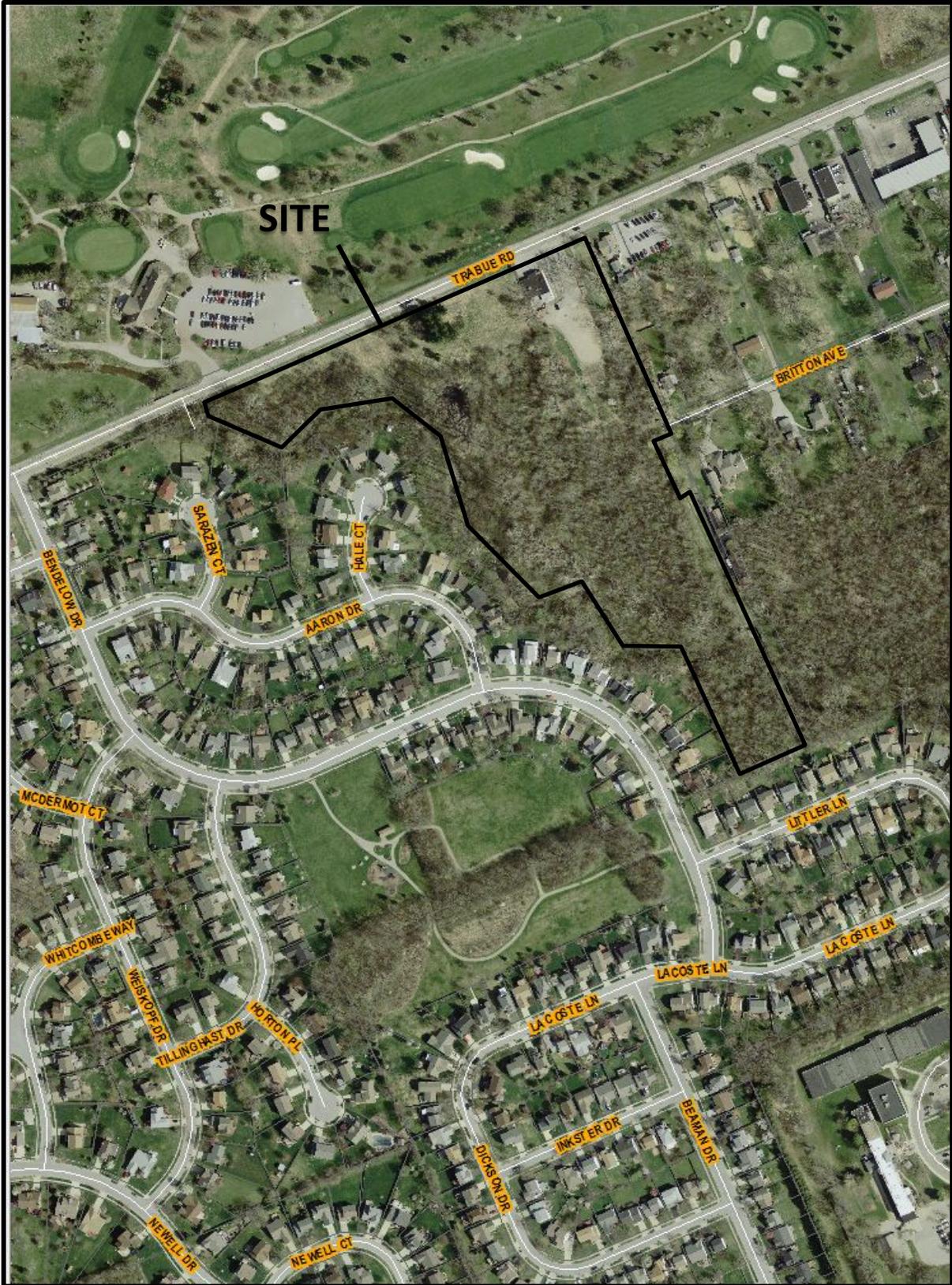
Z82-010  
R2, H-35  
6/10/1992

Z14-022  
LI, H-35  
7/19/2004

Z15-026  
3771 Trabue Road  
Approximately 16.3 acres  
Request: R, Rural (pending) to L-AR-12



Z15-026  
 3771 Trabue Road  
 Approximately 16.3 acres  
 Request: R, Rural (pending) to L-AR-12  
 Trabue/Roberts Area Plan (2011)  
 Recommendation: Open Space, Neighborhood Mixed Use,  
 and Very Low Density Residential



Z15-026  
3771 Trabue Road  
Approximately 16.3 acres  
Request: R, Rural (pending) to L-AR-12