THE CITY OF
COLUMBUS
MICHAEL B. COLEMAN, MAYOR

Rezoning Application

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

OFFICE USE ONLY

Application Number: 215-030 Date Received: 6/2/15
Application Accepted by: ET+TP Fee: $0 - comparable rezoning
Comments: Assigned to Eliza Thrush; 645-1341; ecthrush@columbus.gov

LOCATION AND ZONING REQUEST:
Certified Address (for zoning purposes only): 5049 Sunbury Rd Zip:
Is this application being annexed into the City of Columbus? Select one: ☑ YES ☐ NO
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: 110-008882
☐ ***Check here if listing additional parcel numbers on a separate page.***
Current Zoning District(s): R, Rural Requested Zoning District(s): PUD 8
Area Commission or Civic Association: Northland Community Council
Proposed Use or reason for rezoning request (continue on separate page if necessary):
residential development
Proposed Height District: 35' [per Columbus City Code Section 3309.14] Acreage 6.17

APPLICANT:
Name: CIG c/o Laura MacGregor Comek, Esq Phone Number: 614 560 1488 Ext.: —
Address: 300 E Broad St., Suite 450 City/State: Cols, Oh Zip: 43215
Email Address: laura@comeklaw.com Fax Number: —

PROPERTY OWNER(S) ☐ *Check here if listing additional property owners on a separate page*
Name: Cynthia & Charles Herndon, Trs. Phone Number: 614 560 1488 Ext.: —
Address: c/o Laura MacGregor Comek, Esq City/State: Cols, Oh Zip: 43215
Same as above
Email Address: Fax Number:

ATTORNEY / AGENT (Check one if applicable): ☑ Attorney ☐ Agent
Name: Laura MacGregor Comek, Esq Phone Number: 614 560 1488 Ext.: —
Address: 300 E. Broad St., Suite 450 City/State: Cols Oh Zip: 43215
Email Address: laura@comeklaw.com Fax Number: —

SIGNATURES (All signatures must be provided and signed in **blue** ink)
APPLICANT SIGNATURE by
PROPERTY OWNER SIGNATURE by
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 checks payable to the Columbus City Treasurer

tmt 01/15

THE CITY OF
COLUMBUS
MICHAEL B. COLEMAN, MAYOR

Rezoning Application

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

AFFIDAVIT (See instruction sheet) Application Number: 215-030

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn **(1)** NAME Laura MacGregor Comek
of **(1)** MAILING ADDRESS 300 E Broad St, 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 the name(s) and mailing address(es) of all the owners of record of the property located at
(2) per ADDRESS CARD FOR PROPERTY 5049 Sunbury Rd
for which application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on **(3)** 6/2/15
(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME AND MAILING ADDRESS **(4)** Cynthia Charles Herndon, Trs,
c/o Laura MacGregor Comek, Esq
350 E Broad St. Suite 450
Cols. Oh 43215

APPLICANT'S NAME AND PHONE #
(same as listed on front application)
CIG c/o Laura MacGregor Comek
Same as above 614 560 1488

AREA COMMISSION OR CIVIC GROUP
AREA COMMISSION ZONING CHAIR
OR CONTACT PERSON AND ADDRESS **(5)** Northland Community Council
PO Box 297836
Columbus, Ohio 43229
attn. Dave Faul

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)

(8) SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this 2nd day of June, in the year 2015

(8) SIGNATURE OF NOTARY PUBLIC

My Commission Expires

Notary Seal Here

JAMES ROBERT RISHEL
ATTORNEY AT LAW
Notary Public, State of Ohio
My Commission Has No Expiration
Section 147.03

This Affidavit expires six (6) months after the date of notarization.

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Please make checks payable to the Columbus City Treasurer

tmt 01/15

715-030

Sergei Bakalov
Svetlana Bakalov
5005 Sunbury Rd
Columbus, OH 43230

Sergei Bakalov
Svetlana Bakalov
6141 Stornoway Dr S
Columbus, OH 43213

Life Church At Easton
5000 Sunbury Rd
Columbus, OH 43230

City Of Columbus
Real Estate Management
90 W Broad St Rm 425
Columbus, OH 43215

Danielle L Kirkpatrick
Sean M Kirkpatrick
3837 Peak Ridge Dr
Columbus, OH 43230

Cynthia K Price
3831 Peak Ridge Dr
Columbus, OH 43230

Robert J Lewandowski
Marilyn R Lewandowski
3825 Peak Ridge Dr
Columbus, OH 43230

MBK Investments II LLC
3819 Peak Ridge Dr
Columbus, OH 43230

Lauren A Ranalli
3813 Peak Ridge Dr
Columbus, OH 43230

Francis J Laiacona Jr
3805 Peak Ridge Dr
Columbus, OH 43230

Sharon K Halbert
3799 Peak Ridge Dr
Gahanna, OH 43230

Marc E Logan
3791 Peak Ridge Dr
Columbus, OH 43230

Damon Frentsos
Heather J McCoy
3783 Peak Ridge Dr
Columbus, OH 43230

Paul O Hildahl
3775 Peak Ridge Dr
Columbus, OH 43230

Brenda W Watkins
3769 Peak Ridge Dr
Columbus, OH 43230

Cheryl A Goodwin
3763 Peak Ridge Dr
Columbus, OH 43202

Cheryl L DeWeese
3757 Peak Ridge Dr
Columbus, OH 43230

Eric B Heffley
3751 Peak Ridge Dr
Columbus, OH 43230

Robert H Reiff
Deborah W Reiff
3745 Peak Ridge Dr
Columbus, OH 43230

Jennifer Kathryn Ahlborn
3737 Peak Ridge Dr
Columbus, OH 43230

Todd J Moyer
3729 Peak Ridge Dr
Columbus, OH 43230

CRI Easton Square LLC
250 Civic Center Drive
Ste 500
Columbus, OH 43215

THE CITY OF
COLUMBUS
MICHAEL B. COLEMAN, MAYOR

Rezoning Application

757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 ▪ www.bzs.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 # 215-030

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Laura MacGregor Comek
of (COMPLETE ADDRESS) 300 E Broad St., Suite 450 Cols, 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. Clear Interving Group c/o Laura MacGregor Comek 300 E Broad St. Cols, Oh 43215 Suite 450	2.
3. zero Columbus employees	4.

SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this 2nd day of June, in the year 2015

SIGNATURE OF NOTARY PUBLIC

My Commission Expires

Notary Seal Here

JAMES ROBERT RISHEL
ATTORNEY AT LAW
Notary Public, State of Ohio
My Commission Has No Expiration
Section 147.03 R.C.

This Project Disclosure expires six (6) months after the date of notarization.

PLEASE NOTE: Incomplete information will result in the rejection of this submittal.
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Please make checks payable to the Columbus City Treasurer

City of Columbus
Zoning Plat

N

Z15-030

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

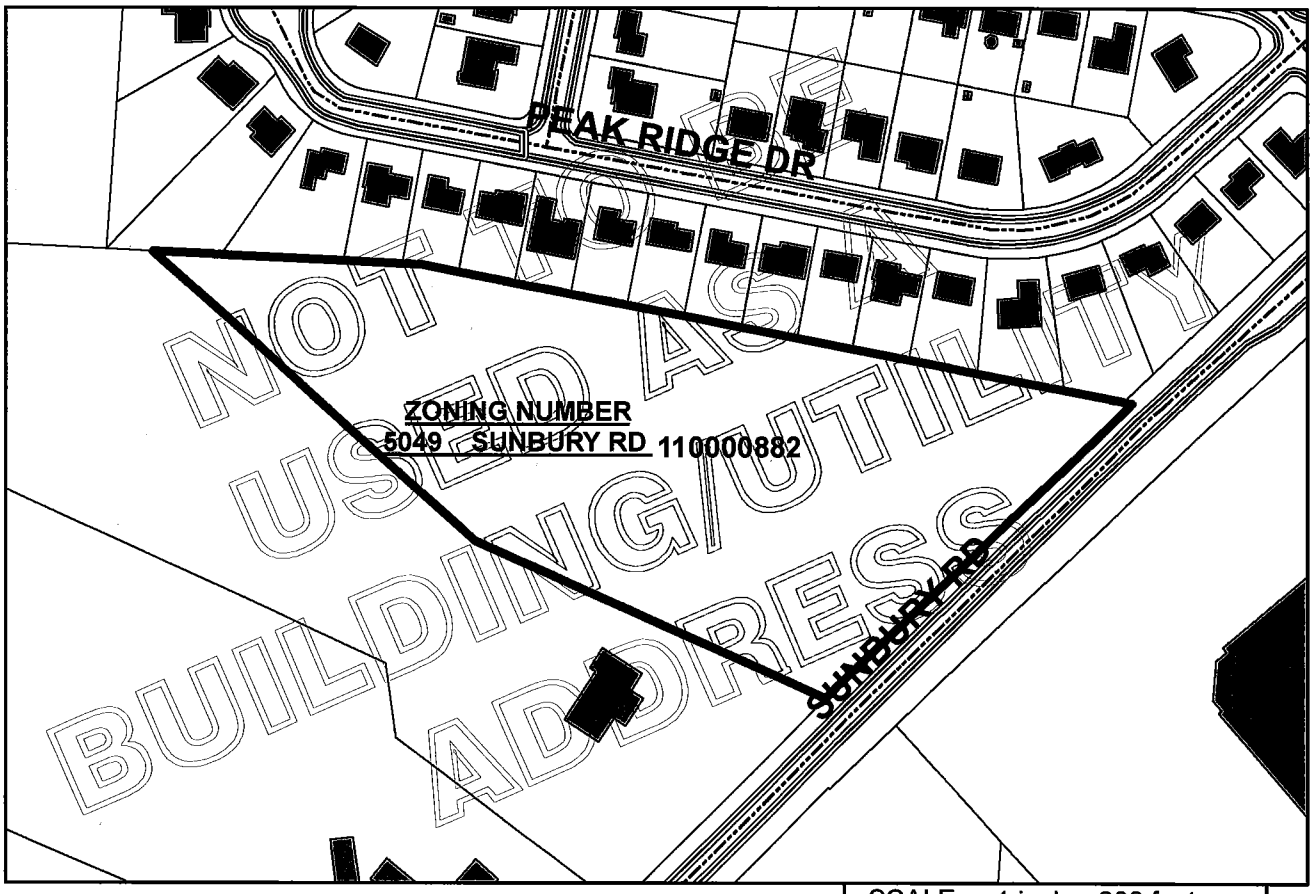
Parcel ID: 110000882

Zoning Number: 5049 **Street Name: SUNBURY RD**

Lot Number : N/A **Subdivision: N/A**

Requested By: COMEK LAW LLC. (LAURA COMEK)

Issued By: [signature] **Date: 6/1/2015**



SCALE: 1 inch = 200 feet

GIS FILE NUMBER: 35635

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

printed: 6/1/2015 8:39:31 AM - U:\

Z15-030

CLARENCE E MINGO II
FRANKLIN COUNTY AUDITOR

MAP ID: s **DATE: 5/19/15**

Scale = 200

Grid North

Disclaimer

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

215-030

FEB 10 2015

ANNEXATION
PLAT & DECRIPTION
ACCEPTABLE
DEAN C. RINGLE, P.E., P.S.
FRANKLIN COUNTY ENGINEER
By BB Date 2/10/15

ANNEXATION DESCRIPTION OF 6.17 ACRES ±

Situated in the State of Ohio, County of Franklin, Township of Blendon, being part of a 5.564 acre tract described in a deed to Charles L. Herndon and Cynthia S. Herndon Family Trust, of record in Instrument Number 200201310028625, being part of a proposed 0.510 acre right-of-way drop, being part of a 0.638 acre tract of land described in a deed to The City of Columbus, of record in Official Record 11082, page G04, and being a part of the right-of-way dedicated to the City of Columbus by the Creek Ridge, Section 1 plat, of record in Plat Book 67, page 61, all records referenced herein are on file at the Office of the Recorder for Franklin County, Ohio, and being generally described for annexation purposes only as follows:

Beginning at the northwest corner of said 5.564 acre tract, being on the south line of Lot 19 of said Creek Ridge, Section 1, and being on an existing City of Columbus corporation line established by Ordinance Number 658-74;

Thence Easterly, along the north line of said 5.564 acre tract, along the south lines of Lot numbers 19, 18, 17 and 16 of said Creek Ridge, Section 1, and along said corporation line (Ord. 658-74), a distance of 280 feet, more or less, to a north corner of said 5.564 acre tract, being a south corner of said Lot 16;

Thence Southeasterly, along the northeast line of said 5.564 acre tract, along the southwest lines of Lot numbers 16, 15, 14, 13, 12, 11, 10, 9, 8, 7, 6 and 5 of said Creek Ridge, Section 1, and continuing along said corporation line (Ord. 658-74), a distance of 757 feet, more or less, to a point on the original northwest right-of-way line for Sunbury Road, being on the north line of said 0.510 acre tract;

Thence Northeasterly, along said original northwest right-of-way line for Sunbury Road, across the right-of-way as dedicated by said Creek Ridge, Section 1, and continuing along said corporation line (Ord. 658-74), a distance of 144 feet, more or less, to a point on an existing City of Columbus corporation line, as established by Ordinance Number 974-78;

Thence Southeasterly, crossing the existing right-of-way for Sunbury Road, along said corporation line (Ord. 974-78), a distance of 70 feet, more or less, to a point on the existing southeast right-of-way line for Sunbury Road, being on the southeast line of said 0.638 acre tract, and being on the northwest line of the remainder of a 7.63 acre tract described in a deed to Life Church of Easton, of record in Instrument Number 201203120033960;

Thence Southwesterly, along the existing southeast right-of-way line for Sunbury Road, along the southeast line of said 0.638 acre tract, along the northeast line of the remainder of said 7.63 acre tract, and along said corporation line (Ord. 974-78), a distance of 555 feet, more or less, to a point;

Thence Northwesterly, crossing the existing right-of-way for Sunbury Road, along the southerly line and its easterly projection of said 0.510 acre tract, along the southerly line and its easterly projection of said 5.564 acre tract, along the northerly line and its easterly projection of an 8.336 acre tract described in deeds to Sergei Bakalov and Svetlana Bakalov, of record in Instrument Number 201410150136408 and Instrument Number 201410150136409, and along a proposed new corporation line for the City of Columbus, a distance of 481 feet, more or less, to a southwest corner of said 5.564 acre tract, being a northeast corner of said 8.336 acre tract;

Thence Northwesterly, along a southwest line of said 5.564 acre tract, along a northeast line of said 8.336 acre tract, and continuing along said proposed corporation line, a distance of 452 feet, more or less, to the Point of Beginning for this annexation description.

The above annexation description contains a total area of approximately 6.17 acres, more or less

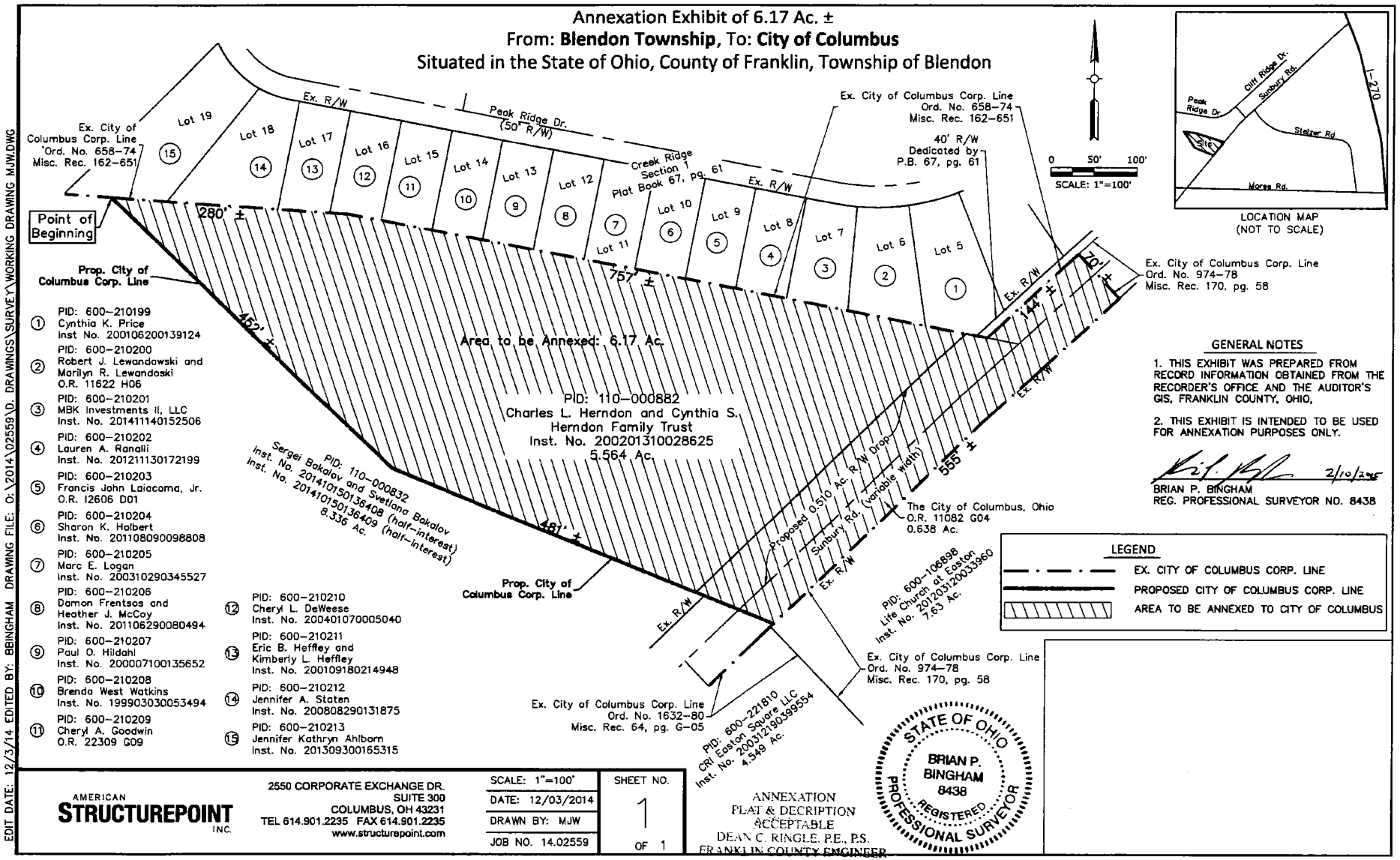
This description was prepared based on record information obtained from the Franklin County Recorder's Office, and from the Franklin County Auditor's GIS and is intended for annexation purposed only.

Z15-030

Annexation Exhibit of 6.17 Ac. ±

From: **Blendon Township**, To: **City of Columbus**

Situated in the State of Ohio, County of Franklin, Township of Blendon



1. PID: 600-210199 Cynthia K. Price Inst No. 200106200139124
2. PID: 600-210200 Robert J. Lewandowski and Marilyn R. Lewandoski O.R. 11622 H06
3. PID: 600-210201 MBK Investments II, LLC Inst. No. 201411140152506
4. PID: 600-210202 Lauren A. Ranalli Inst. No. 201211130172199
5. PID: 600-210203 Francis John Laiacona, Jr. O.R. 12606 D01
6. PID: 600-210204 Sharon K. Halbert Inst. No. 201108090098808
7. PID: 600-210205 Marc E. Logan Inst. No. 200310290345527
8. PID: 600-210206 Damon Frentsos and Heather J. McCoy Inst. No. 201106290080494
9. PID: 600-210207 Paul O. Hildahl Inst. No. 200007100135652
10. PID: 600-210208 Brenda West Watkins Inst. No. 199903030053494
11. PID: 600-210209 Cheryl A. Goodwin O.R. 22309 G09
12. PID: 600-210210 Cheryl L. DeWeese Inst. No. 200401070005040
13. PID: 600-210211 Eric B. Heffley and Kimberly L. Heffley Inst. No. 200109180214948
14. PID: 600-210212 Jennifer A. Staten Inst. No. 200808290131875
15. PID: 600-210213 Jennifer Kathryn Ahlborn Inst. No. 201309300165315

GENERAL NOTES

1. THIS EXHIBIT WAS PREPARED FROM RECORD INFORMATION OBTAINED FROM THE RECORDER'S OFFICE AND THE AUDITOR'S GIS, FRANKLIN COUNTY, OHIO.
2. THIS EXHIBIT IS INTENDED TO BE USED FOR ANNEXATION PURPOSES ONLY.

2/10/2015
BRIAN P. BINGHAM
REG. PROFESSIONAL SURVEYOR NO. 8438

LEGEND

- EX. CITY OF COLUMBUS CORP. LINE
- PROPOSED CITY OF COLUMBUS CORP. LINE
- AREA TO BE ANNEXED TO CITY OF COLUMBUS

STATE OF OHIO
BRIAN P. BINGHAM
8438
REGISTERED
PROFESSIONAL SURVEYOR

ANNEXATION PLAT & DECRIPTION ACCEPTABLE
DEAN C. RINGLE, P.E., P.S.
FRANKLIN COUNTY ENGINEER
By BB Date 2/10/15

AMERICAN STRUCTUREPOINT INC.
2550 CORPORATE EXCHANGE DR.
SUITE 300
COLUMBUS, OH 43231
TEL 614.901.2235 FAX 614.901.2235
www.structurepoint.com

SCALE: 1"=100'	SHEET NO.
DATE: 12/03/2014	1
DRAWN BY: MJW	OF 1
JOB NO. 14.02559	

EDIT DATE: 12/3/14 EDITED BY: BBINGHAM DRAWING FILE: O:\2014\02559\D. DRAWINGS\SURVEY\WORKING DRAWING MJW.DWG

PLANNED UNIT DEVELOPMENT TEXT

APPLICATION:	Z15-030
PROPERTY ADDRESS:	5049 Sunbury Rd.
PROPERTY SIZE:	6.17 +/- Acres
CURRENT DISTRICT:	R, Rural (annexation pending)
PROPOSED DISTRICT:	PUD-8, Planned Unit Development
OWNER:	Cindy and Charles Herndon, Tr. 5049 Sunbury Rd. Columbus, OH 43230
APPLICANT:	Clear Intergity Group LLC c/o Laura MacGregor Comek, Esq. Laura MacGregor Comek Law, LLC 300 E. Broad St., Ste 450 Columbus, OH 43215 laura@comeklaw.com
DATE OF TEXT:	June 1, 2015

1. Introduction: The subject property site ("Site") is currently pending annexation from Blendon Township and is located along the east side of Sunbury Road, north of Morse Road in the Northland I area (and area plan). While the area plan calls for moderate density of single family development, the applicant is seeking comparable zoning from that in the township (R-8) that permits twin single (two family dwelling) units. The Site is not subject to a commercial overlay, graphic commission, or planning overlay.

This application includes a basic Site layout with significant area for parkland preservation/dedication.

The Site is bordered to the west by PUD8 and unincorporated R-8 parcels (undeveloped), to the north by PUD 8 single family development, on the east by industrial development zoning R from a 1978 annexation to the south by unincorporated R-8 parcels (undeveloped).

The total number of units is 44 (within 22 buildings). Attached with the text is an architectural rendering of the twin single buildings.

2. Permitted Uses: The permitted uses shall be those contained in Section 3332.037 (R2-F) of the Columbus City Code. The site shall permit retention basins as may be determined through final engineering.

3. Development Standards: Unless otherwise indicated in the text, the applicable development standards are found in Chapter 3332 of the Columbus City Code.

i. The maximum building height shall be 35 feet.

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

i. All streets shall be private and will be owned and maintained by the homeowners's association.
ii. Access shall be as depicted on the PUD Site Plan attached hereto.

C. Buffering, Landscaping, Open Space and/or Screening Commitments:
i. The existing tree ling along the Sunbury Road frontage shall be preserved to the extent possible all mature and healthy trees.

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

i. Each dwelling unit shall provide a one garage one additional parking space.

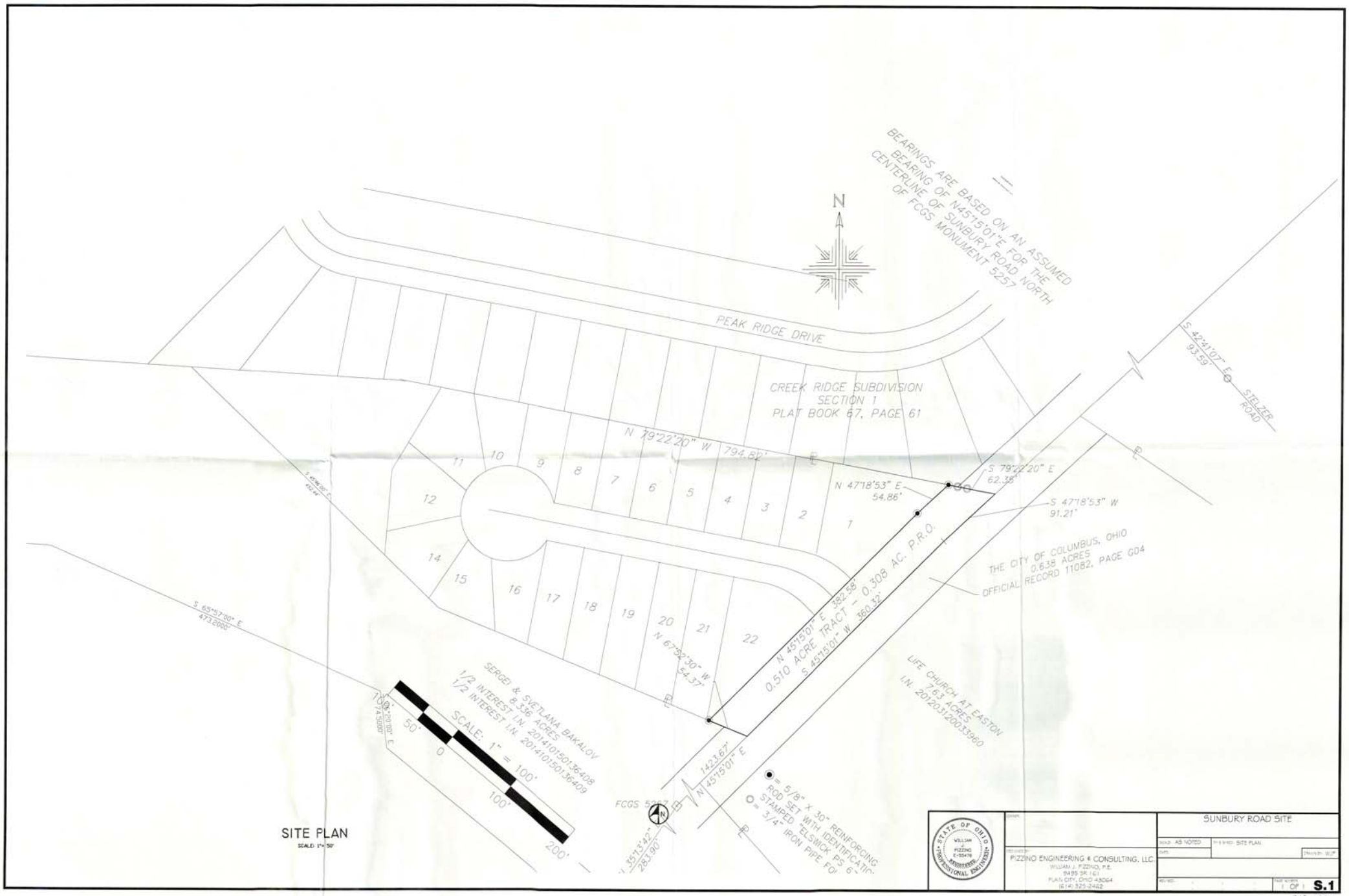
E. Dumpsters, Lighting, Outdoor Display Areas, and/or other Environmental Commitments:
n/a

F. Graphics and Signage Commitments:
i. All signage and graphics shall conform to Article 15 of the Columbus City Graphics Code, as it applies to the R-2, Residential district. Any variance to the sign applicable requirements of the AR-12 district shall be submitted to the Columbus Graphics Commission.

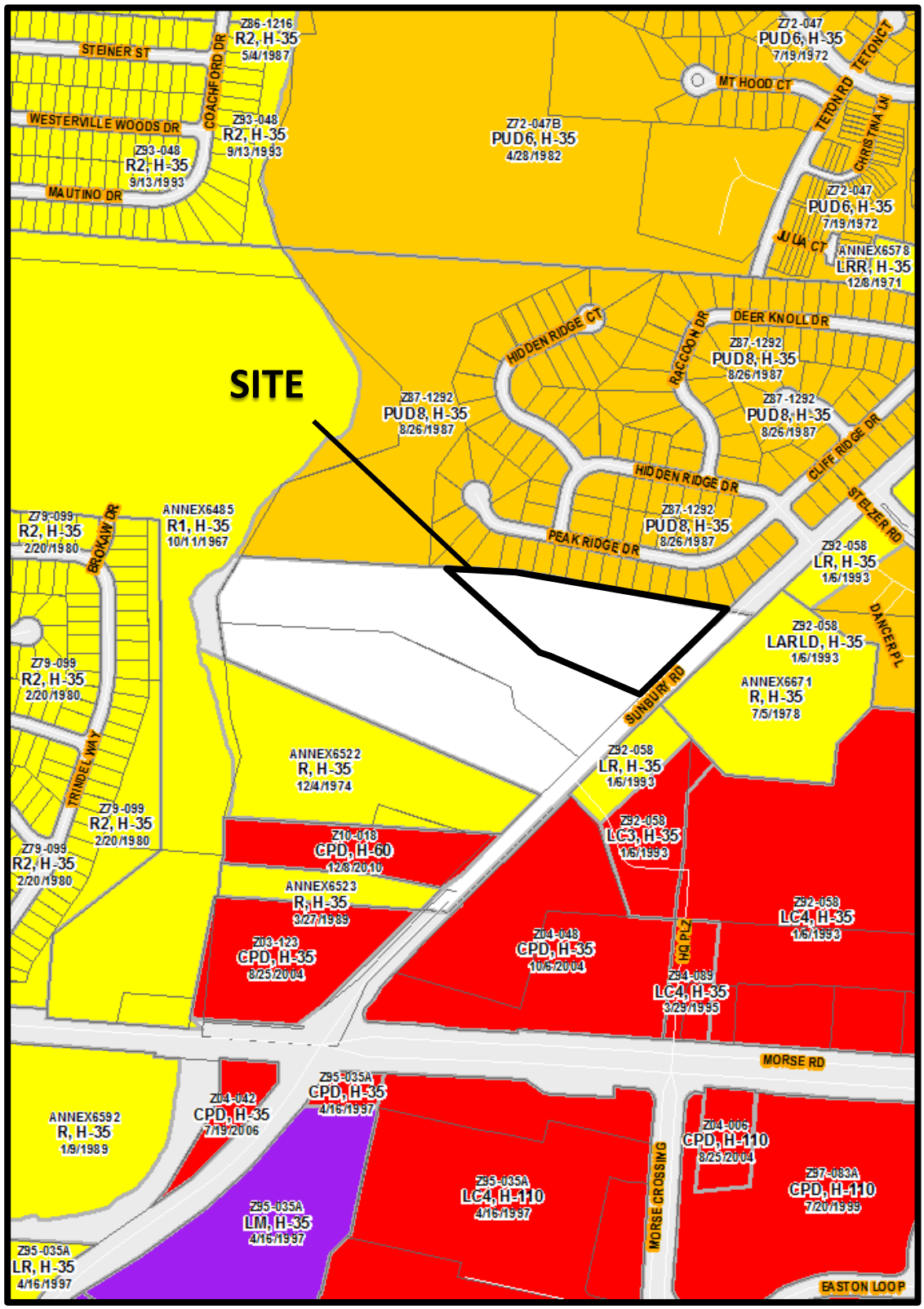
G. Miscellaneous Commitments:
i. Applicant shall comply with the City's Parkland Dedication Ordinance.

The undersigned, being the owner of the subject property, together with the Applicant in the subject Application, or their authorized representatives, do 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 Codes.

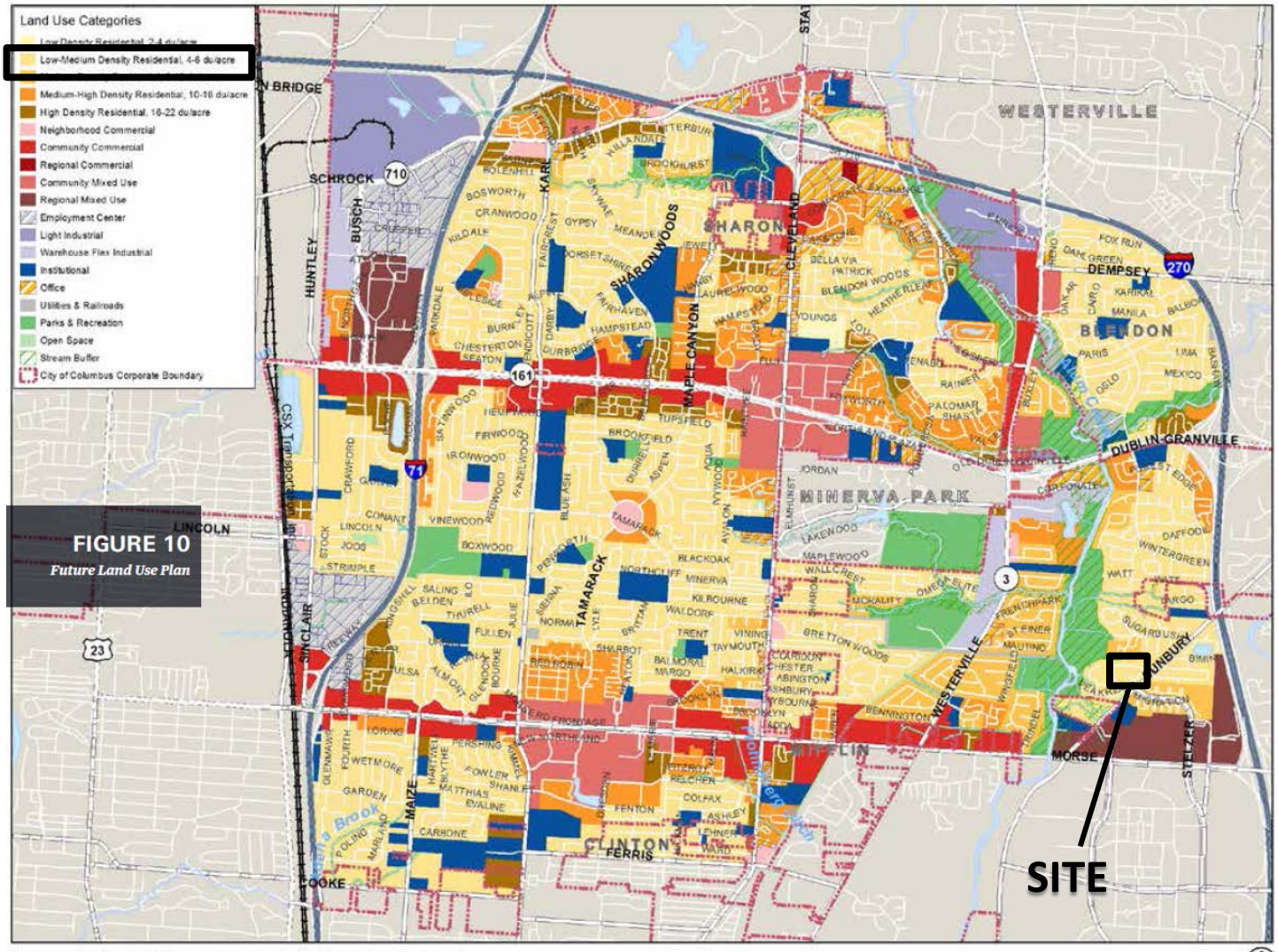
Signature:_____ Date: 6·1·15


BEARINGS ARE BASED ON AN ASSUMED BEARING OF N45°15'01"E FOR THE CENTERLINE OF SUNBURY ROAD NORTH OF FCGS MONUMENT 5257
N
PEAK RIDGE DRIVE
CREEK RIDGE SUBDIVISION
SECTION 1
PLAT BOOK 67, PAGE 61
N 79°22'20" W 794.82'
S 42°41'07" E 93.59'
STELZER ROAD
S 79°22'20" E 62.38'
N 47°18'53" E 54.86'
S 47°18'53" W 91.21'
THE CITY OF COLUMBUS, OHIO
0.638 ACRES
OFFICIAL RECORD 11082, PAGE G04
N 45°15'01" E 382.58'
0.510 ACRE TRACT - 0.308 AC. P.R.O.
S 45°15'01" W 360.32'
N 67°52'30" W 54.37'
S 65°57'00" E 473.2000'
SERGEI & SVETLANA BAKALOV
8.336 ACRES
1/2 INTEREST I.N. 201410150136408
1/2 INTEREST I.N. 201410150136409
SCALE: 1" = 100'
50'
0
100'
200'
LIFE CHURCH AT EASTON
7.63 ACRES
I.N. 201203120033960
1423.67'
N 45°15'01" E
FCGS 5257
= 5/8" X 30" REINFORCING ROD SET WITH IDENTIFICATION STAMPED "ELSWICK PS 6"
= 3/4" IRON PIPE FOUND
SITE PLAN
SCALE: 1"= 50'
STATE OF OHIO
WILLIAM J. PIZZINO
E-55478
REGISTERED PROFESSIONAL ENGINEER
PIZZINO ENGINEERING & CONSULTING, LLC.
WILLIAM J. PIZZINO, P.E.
9495 SR 161
PLAIN CITY, OHIO 43064
(614) 325-2462
SUNBURY ROAD SITE
SCALE: AS NOTED
SITE PLAN
1 OF 1
S.1
215-030

246-030



Z15-030
5049 Sunbury Road
Approximately 6.2 acres
Rezoning from R to PUD-8



NORTHLAND I AREA PLAN - FUTURE LAND USE PLAN

Z15-030
5049 Sunbury Road
Approximately 6.2 acres
Rezoning from R to PUD-8
Northland I Area Plan (2014)

Z15-030
5049 Sunbury Road
Approximately 6.2 acres
Rezoning from R to PUD-8