

Rezoning Application

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

OFFICE USE ONLY

Application Number: 215-037 Date Received: 8/4/15
Application Accepted by: ET Fee: \$15,000
Comments: Assigned to Shannon Pine 645-2208
spine@columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address (for zoning purposes only): 7240 Harlem Road Zip: 43081

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: 220000266

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

Current Zoning District(s): R Requested Zoning District(s): L-R2 / L-AR-12

Rocky Fork Blacklick Accord

Area Commission or Civic Association: _____

Proposed Use or reason for rezoning request (continue on separate page if necessary):

Residential

Proposed Height District: 35 [per Columbus City Code Section 3309.14] Acreage: 78.9

APPLICANT:

Name: Metro Development LLC Phone Number: 614-540-2400 Ext.: _____

Address: 470 Olde Worthington Road, Suite 100 City/State: Westerville, OH Zip: 43082

Email Address: _____ Fax Number: _____

PROPERTY OWNER(S) Check here if listing additional property owners on a separate page

Name: Daryl Vesner Tr. & Judith Fuller Tr. Phone Number: _____ Ext.: _____

Address: 6186 Brenthurst Drive City/State: Columbus, OH Zip: 43230

Email Address: _____ Fax Number: _____

ATTORNEY / AGENT (Check one if applicable): Attorney Agent

Name: Jeffrey L. Brown Phone Number: 221-4255 Ext.: _____

Address: 37 West Broad Street, Suite 460 City/State: Columbus, OH Zip: 43215

Email Address: jlbrown@smithandhale.com Fax Number: 221-4409

SIGNATURES (All signatures must be provided and signed in blue ink)

APPLICANT SIGNATURE Metro Development LLC By: [Signature]

PROPERTY OWNER SIGNATURE Daryl Vesner Tr. & Judith Fuller Tr. By: [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 checks payable to the Columbus City Treasurer

Rezoning Application

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

AFFIDAVIT (See instruction sheet)

Application Number: 215-037

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

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 7240 Harlem Road

for which application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3) 8/4/15

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS

(4) Daryl Vesner Tr. / Judith Fuller Tr.

6186 Brenthurst Drive
Columbus, OH 43230

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

Metro Development LLC
614-540-2400

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

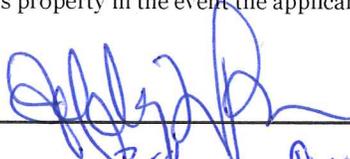
(5) Rocky Fork Blacklick Accord

Christopher Lohr
Planning Division

50 West Gay Street, Columbus, OH 43215-9030

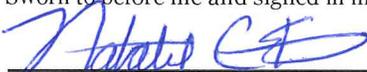
and that the attached document (6) is a list of the **names** and **complete mailing addresses**, including **zip codes**, as shown on the **County Auditor's Current Tax List or the County Treasurer's Mailing List**, of all the **owners of record of property within 125 feet** of the exterior boundaries 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 3rd day of August, in the year 2015

(9) SIGNATURE OF NOTARY PUBLIC



My Commission Expires 9/4/15



Here Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2015

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

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

215-037

APPLICANT

Metro Development LLC
470 Olde Worthington Road, Suite 100
Westerville, OH 43082

PROPERTY OWNER

Daryl Vesner Tr.
Judith Fuller Tr.
6186 Brenthurst Drive
Columbus, OH 43230

ATTORNEY

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

AREA COMMISSION

Rocky Fork Blacklick Accord
Christopher Lohr
Planning Division
50 West Gay Street
Columbus, OH 43215-9030

SURROUNDING PROPERTY OWNERS

Villages at New Albany Park Ltd.
c/o West Street Statutory Agent Corp.
230 West Street, Suite 375
Columbus, OH 43215

Harlem Road Real Estate LLC
6840 Havensport Road
Carroll, OH 43112

Mabel George Tr.
6840 Havensport Road
Carroll, OH 43112

Angela Scali Tr.
6936 Churchill Downs Drive
New Albany, OH 43054

Natalie L Garcia
3262 Miller Paul Road
Galena, OH 43021

John W Neth IV
Anna E Neth
6942 Churchill Downs Drive
New Albany, OH 43054

Donald R Knox
6774 Brook Hollow Drive
Warren, OH 44481

Gwynneth V Reutter
5767 Colts Gate Drive
New Albany, OH 43054

Todd & Trisha Crites
5769 Colts Gate Drive
New Albany, OH 43054

Thomas B & Diane Steelesmith
5771 Colts Gate Drive
New Albany, OH 43054

Lauren C Stefanov
5773 Colts Gate Drive
New Albany, OH 43054

Jason D Babinec
Jennifer M Snyder
5775 Colts Gate Drive
New Albany, OH 43054

Kevin Sullivan & Amy Bellas
5777 Colts Gate Drive
New Albany, OH 43054

David E Bates
5779 Colts Gate Drive
New Albany, OH 43054

Amy L Collo
5741 Colts Gate Drive
New Albany, OH 43054

James M Wade
5743 Colts Gate Drive
New Albany, OH 43054

John P Rockefeller
5747 Colts Gate Drive
New Albany, OH 43054

Gerdalinde Gatmaitan
5749 Colts Gate Drive
New Albany, OH 43054

215-037

Jane E & Francisco G Vazquez
5753 Colts Gate Drive
New Albany, OH 43054

City of Columbus
90 West Broad Street, Room 425
Columbus, OH 43215

Harlem Road Real Estate LLC
6480 Havensport Road
Carroll, OH 43112

Walker Land Ltd.
P.O. Box 2999
Westerville, OH 43086

HRRE LLC
6840 Havensport Road
Carroll, OH 43112

Thomas E & Belinda D Guard
5756 Burke Circle
New Albany, OH 43054

Brian R Greendyke Tr.
5752 Burke Circle
New Albany, OH 43054

Clarence E & Margaret M Helmick
13100 Woodtown Road
Galena, OH 43021

Dolores W Lehman
5747 Snedegar Drive
New Albany, OH 43054

Mark Hurt
5751 Snedegar Drive
New Albany, OH 43054

Ruth P Whittington
6910 Harlem Road, Rt. 3
Westerville, OH 43081

Valerie A Karikomi
5851 Walnut Street
Westerville, OH 43081

Gerald F Sahr Sr.
Sandra E Sahr
6926 Harlem Road
Westerville, OH 43081

AHAB Properties Ltd.
1220 Riffel Road
Wooster, OH 44691

James W Bryant
6888 Harlem Road
Westerville, OH 43081

William R Jr. & Michelle T Reeb
7000 Harlem Road
Westerville, OH 43081-9314

Zacariah P McKenzie
6149 Braet Road
Westerville, OH 43081

Frank D & Karen S Meadows
6950 Harlem Road
Westerville, OH 43081

Mallikha Samuel
7339 Lee Road
Westerville, OH 43081

Norman & Lois Singer
6838 Route 605
New Albany, OH 43054

Rezoning Application

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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 # 215-031

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

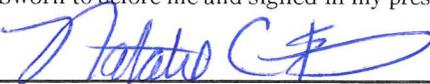
deposes and states that (he/she) is the APPLICANT, AGENT, OR DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application in the following format:

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

<p>1. Metro Development LLC 470 Olde Worthington Road, Ste. 100 Westerville, OH 43082 38 Columbus based employees Joe Thomas - 614-540-2400</p>	<p>2.</p>
<p>3.</p>	<p>4.</p>

SIGNATURE OF AFFIANT 

Sworn to before me and signed in my presence this 3rd day of AUGUST 2015


SIGNATURE OF NOTARY PUBLIC

9/4/15
My Commission Expires 9/4/15



Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2015

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

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Please make checks payable to the Columbus City Treasurer

TEXT

PROPOSED DISTRICTS: L-R-2 / L-AR-12
PROPERTY ADDRESS: 7240 Harlem Road
OWNER: Daryl Vesner Tr. & Judith Fuller Tr.
APPLICANT: Metro Development LLC
DATE OF TEXT: 8/3/15
APPLICATION: Z15- 037

1. **INTRODUCTION:** The site is on the east side of Harlem Road, north of Central College and is being annexed into the City of Columbus. The site is developed as a farm; surrounding Columbus development is multi-family and the township ground is developed as agricultural or single family residential.

2. **PERMITTED USES:**

Subarea A. Those uses permitted under Section 3332.033 R-2, Residential District of the Columbus City Code.

Subarea B. Those uses permitted under Section 3333.02 AR-12, Apartment Residential District of the Columbus City Code.

3. **DEVELOPMENT STANDARDS:** Unless otherwise indicated in the text or submitted drawings the applicable development standards for Subarea A are contained in Chapter 3332 Residential Districts of the Columbus City Code and for Subarea B are contained in Chapter 3333 Apartment Districts of the Columbus City Code.

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

1. The minimum density for Subarea A is 179 dwelling units.
2. The maximum density for Subarea B is 256 dwelling units.

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

1. Access to both Subareas A & B is through Harlem Road unless otherwise approved by the City's Division of Traffic Management, Department of Public Service.

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

1. The frontage along Harlem Road shall be landscaped as shown on the submitted site plan.

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

1. Subarea B. The applicant has submitted building elevations as part of its zoning application. The buildings shall be developed in accordance with the submitted building elevations. The building elevations may be slightly adjusted to reflect engineering, topographical, or other site data developed at the time of the development and when engineering and architectural drawings are completed. Any slight adjustments to the building elevations shall be subject to review and approval by the Director of the Department of Building and Zoning Services, or a designee, upon submission of the appropriate data regarding proposed adjustment.

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

F. Graphics and Signage Commitments

G. Miscellaneous

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.

metrodev-harlem.txt (nct)
8/3/15 S:Docs/s&htexts/2015



City of Columbus Zoning Plat

215-037



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: 220000266

Zoning Number: 7240

Street Name: HARLEM RD

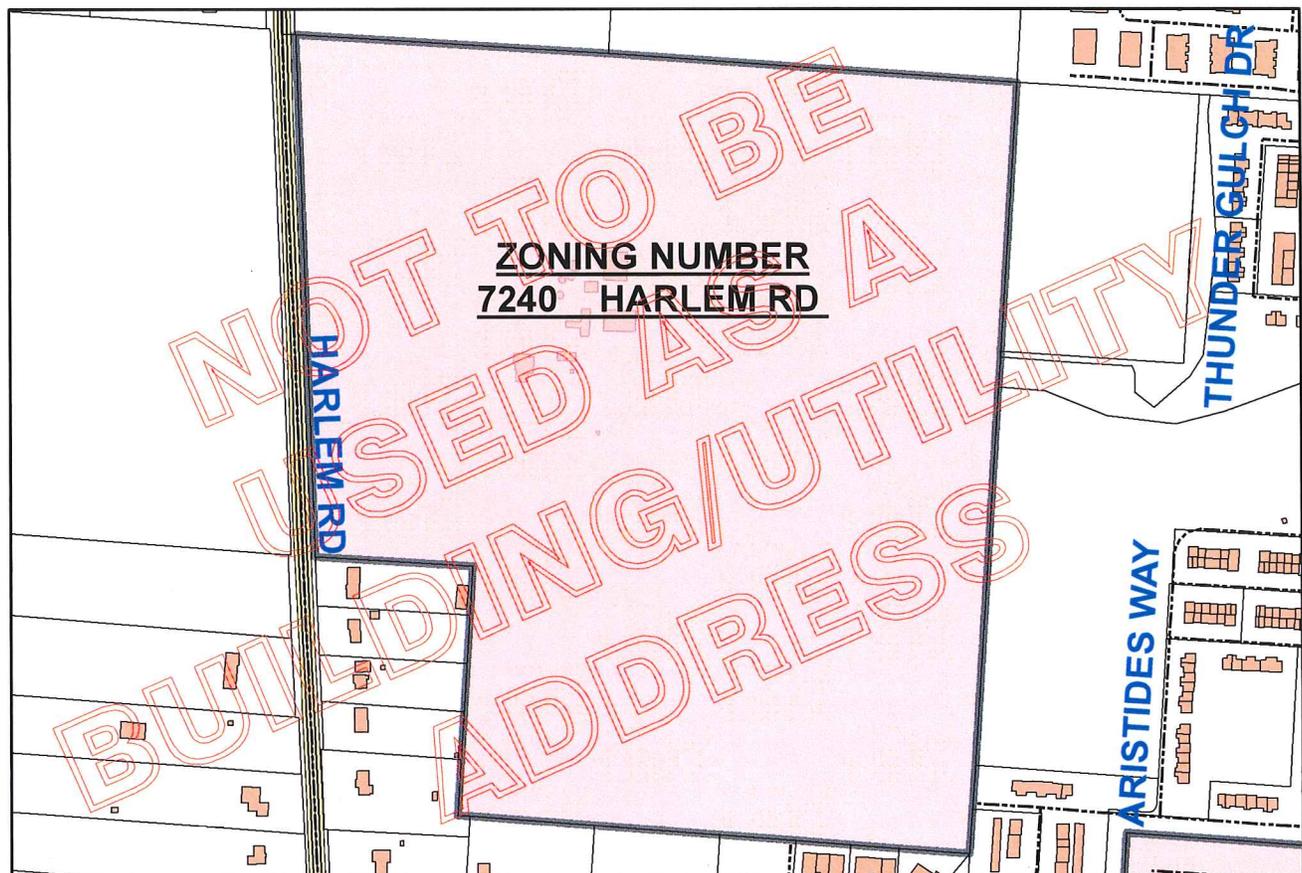
Lot Number: N/A

Subdivision: N/A

Requested By: SMITH & HALE (LIESEL SCHMADER)

Issued By: *Layana Umarism*

Date: 7/29/2015



SCALE: 1 inch = 500 feet

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

GIS FILE NUMBER: 39488



215-057
RECEIVED

MAY 07 2015



Franklin County Engineer
Dean C. Ringle, P.E., P.S.

**DESCRIPTION OF
79 ACRES +/- TO BE ANNEXED FROM PLAIN TOWNSHIP
TO CITY OF COLUMBUS**

Situated in the State of Ohio, County of Franklin, Township of Plain, being in Section 7, Township 2, Range 16, United States Military Lands, and being all of that 78 acres described in deed to Vesner Family Trust (PID: 200-000266), of record in Instrument Number 201412110164445, and part of that 75.8 acres described in deed to Harlem Road Real Estate (PID: 010-267723-00), all being of record in the Recorder's Office, Franklin County, Ohio, and being more particular described as follows:

BEGINNING, at the an angle point in the City of Columbus Corporation Line (Ord. No. 1655-05 - Instrument Number 200512150263904), same being at the common corner of said 78 acres and the Villas at West Albany Condominium Fourth Amendment, of record in Condominium Plat Book 185, Page 80;

Thence WESTERLY, a distance of 661 feet, more or less, with said Existing City of Columbus Corporation Line and the north line of said Villas at West Albany Condominium, to the northwest corner of said Villas at West Albany Condominium;

Thence WESTERLY, a distance of 330 feet, more or less, with the proposed City of Columbus Corporation Line and the north line of that 5.052 acres described in deed to Ahab Properties LTD, of record in Instrument Number 201503260037470, to the northwest corner of said 5.052 acres;

Thence WESTERLY, a distance of 362 feet, more or less, in part with the north line of the 5.0 acres described in deed to Grace Fellowship Church, of record in Instrument Number 201209180138837 and an existing City of Columbus Corporation Line (Ord No. 1717-2006- Instrument Number 200611220233309) at a distance of 330 feet, more or less), to the southwest corner of said 78 acres;

Thence NORTHERLY, a distance of 655 feet, more or less, with a west line of said 78 acres, in part with the east line of 2.36 acres described in deed to Ruth P. Whittington, of record in Instrument Number 199904260102788, in part with the east line of that 1.308 acres described in deed to William R. Reeb, Jr., of record in Official Record 12236 118, to a common corner of said 78 acres and said 1.308 acre;

Thence WESTERLY, a distance of 481 feet, more or less, with a common line of said 78 acres and said 1.308 acres, to a corner of the Existing City of Columbus Corporation Line (Ord. No. 1631-03 - Instrument Number 200309190299625);

Thence NORTHWESTERLY, a distance of 1365 feet, more or less, with said existing City of Columbus Corporation Line, to point;

Thence EASTERLY, a distance of 1965 feet, more or less, with the Existing City of Columbus Corporation Line for approximately 804 feet, more or less, (Ordinance 1631-03 - Instrument Number 200309190299625) and the common line of said 78 acres, that 35.238 acres described in deed to Harlem Road Real Estate, of record in Instrument Number 201310030167730 and that 65 acres described in deed to Valerie A. Karikomi, of record in Instrument Number 200906120085548, to the common corner of said 78 acres and said 65 acres, same being in an Existing City of Columbus Corporation Line (Ord. No. 2540-95 - O.R. 30955E11);

ANNEXATION
PLAT & DESCRIPTION
ACCEPTABLE
DEAN C. RINGLE, P.E., P.S.
FRANKLIN COUNTY ENGINEER

Date Prepared: April 6, 2015
File Name: 151017-ANNEXATION-DESC.docx

By CR Date 5/7/15

Page 1 of 2

215-057

Vesner Annexation
CEC Project 151-017

Thence SOUTHERLY, a distance of 2027 feet, more or less, with the Existing City of Columbus Corporation Line, the east line of said 78 acres, and with the west line of that 7.349 acres described in deed to City of Columbus, Ohio (Parcel No. 010-276170-00) and the westerly line of New Albany Park Condominium Eleventh Amendment, of record in Condominium Plat Book 137, Page 24, to the **POINT OF BEGINNING**, containing approximately 79 acres, more or less.

This annexation description is a general description of the location of the property to be annexed and is not a boundary survey as defined in the O.A.C. Chapter 4733.37. The above description is for annexation purposes only and not intended to be used for the transfer of real property.

The above annexation contains a perimeter is 5187 lineal feet that is contiguous with the existing corporation line of the City of Columbus and a total perimeter of 7846 lineal feet to be annexed and 66.1% of the perimeter length is contiguous to the existing City of Columbus corporation line (Ordinance No 2540-95, O. R. 30955E11, Ordinance 1631-03 - Instrument Number 200309190299625, Ord. No. 1655-05 - Instrument Number 200512150263904 and Ord. 1717-2006 - Instrument No. 200611220233309).

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.



Mark Alan Smith

Mark Alan Smith, P.S.
Registered Surveyor No. 8232

5/07/2015

Date

215-037

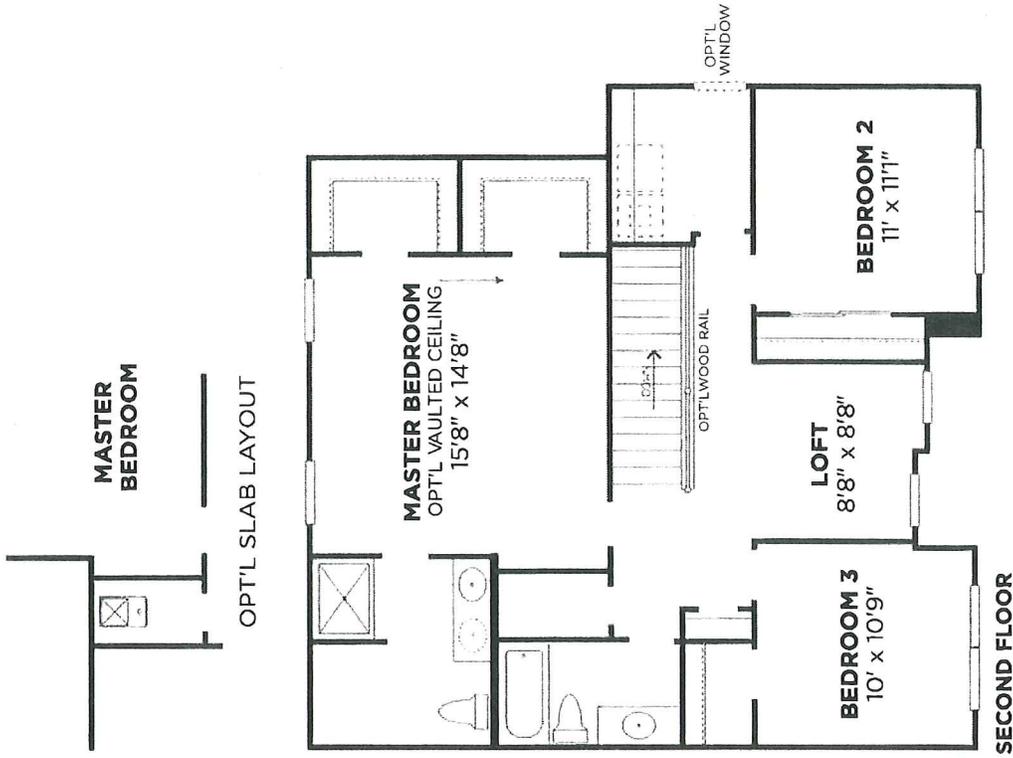
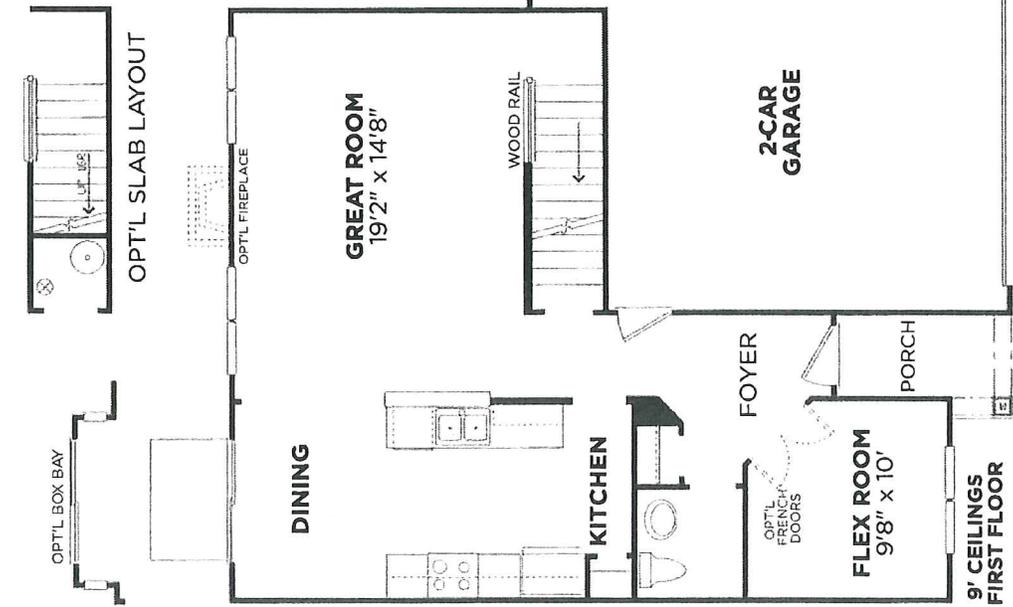
The Arlington



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215-037

The Arlington



PLEASE USE A COMPASS TO IMPROVE YOUR PROJECT. WE RESERVE THE RIGHT TO MAKE CHANGES WITHOUT NOTICE. SUBSTITUTIONS OF EQUIVALENT MATERIALS AND FINISHES ARE PERMITTED WITHOUT NOTICE. THIS PLAN IS FOR ILLUSTRATION PURPOSES ONLY. DIMENSIONS ARE APPROXIMATE AND SUBJECT TO CHANGE. PLEASE CONTACT US FOR MORE INFORMATION. © 2008 M/I HOMES, INC.

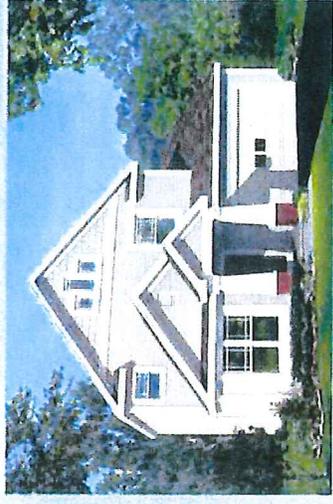


215-037

The Brady



Standard Elevation with 4th bedroom and loft.



Standard Elevation.



Vintage Elevation with optional full porch and 4th bedroom and loft.

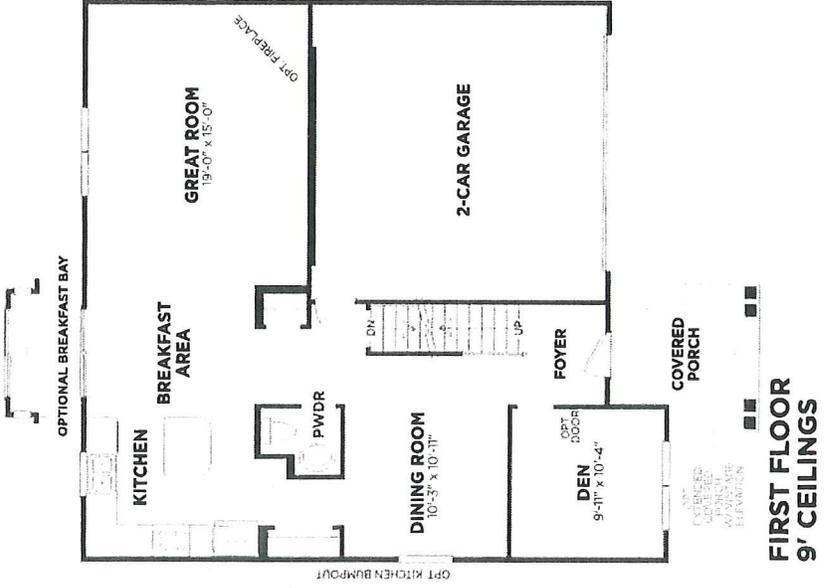
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215-037

The Brady



SECOND FLOOR



FIRST FLOOR 9' CEILINGS

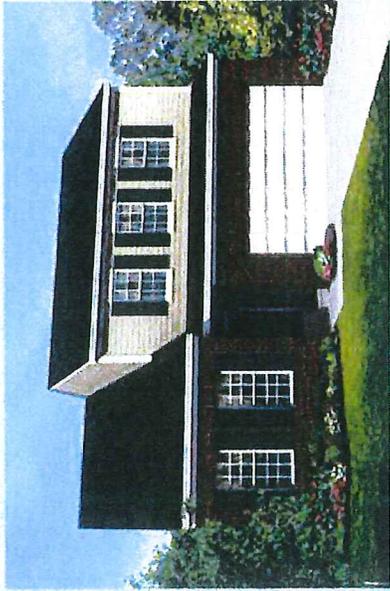


M/I HOMES
ROTH
TO AFFORDABLE
WARRANTY

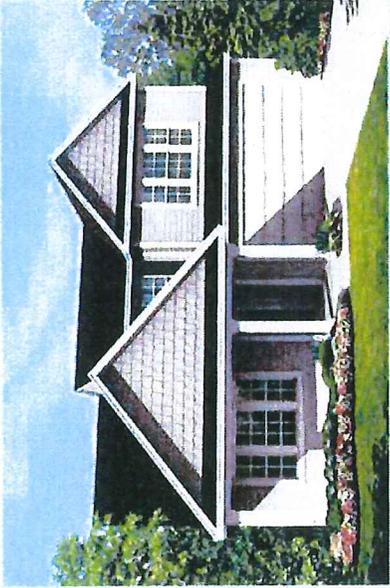
THIS FLOOR PLAN IS A REPRESENTATION OF THE PROPOSED DESIGN AND IS NOT A CONTRACT. ALL DIMENSIONS ARE APPROXIMATE AND SUBJECT TO CHANGE WITHOUT NOTICE. THE BUYER SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS OF THE PROPERTY PRIOR TO PURCHASE. THE SELLER MAKES NO WARRANTY, EXPRESS OR IMPLIED, AS TO THE ACCURACY OF THIS FLOOR PLAN OR THE CONDITION OF THE PROPERTY. THE BUYER SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS OF THE PROPERTY PRIOR TO PURCHASE. THE SELLER MAKES NO WARRANTY, EXPRESS OR IMPLIED, AS TO THE ACCURACY OF THIS FLOOR PLAN OR THE CONDITION OF THE PROPERTY.

The Bromwell

Z15-037



Elevation A shown with optional brick.



Elevation C shown with optional porch.

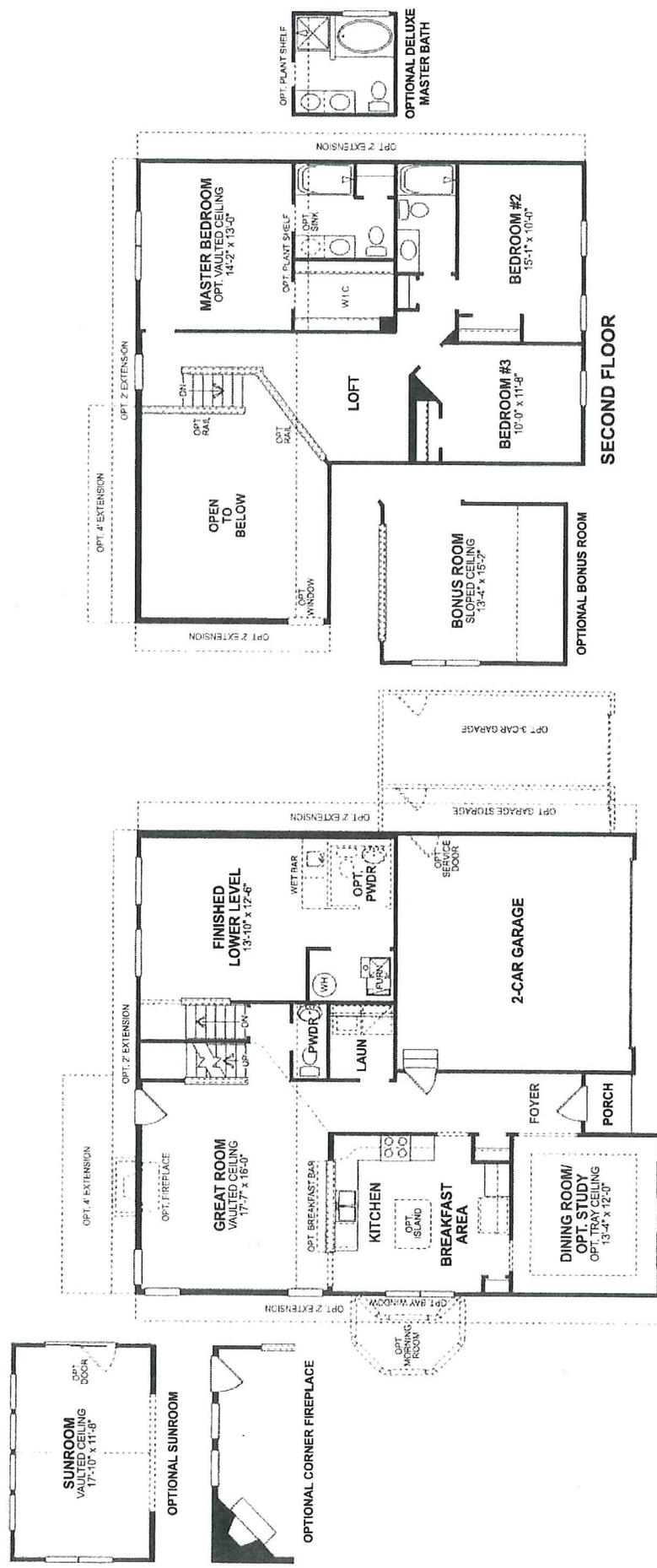


Elevation D shown with optional brick.

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215-037

The Bromwell



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The Cornelle

215-037



Elevation A shown with garage storage and opt. brick.



Elevation A

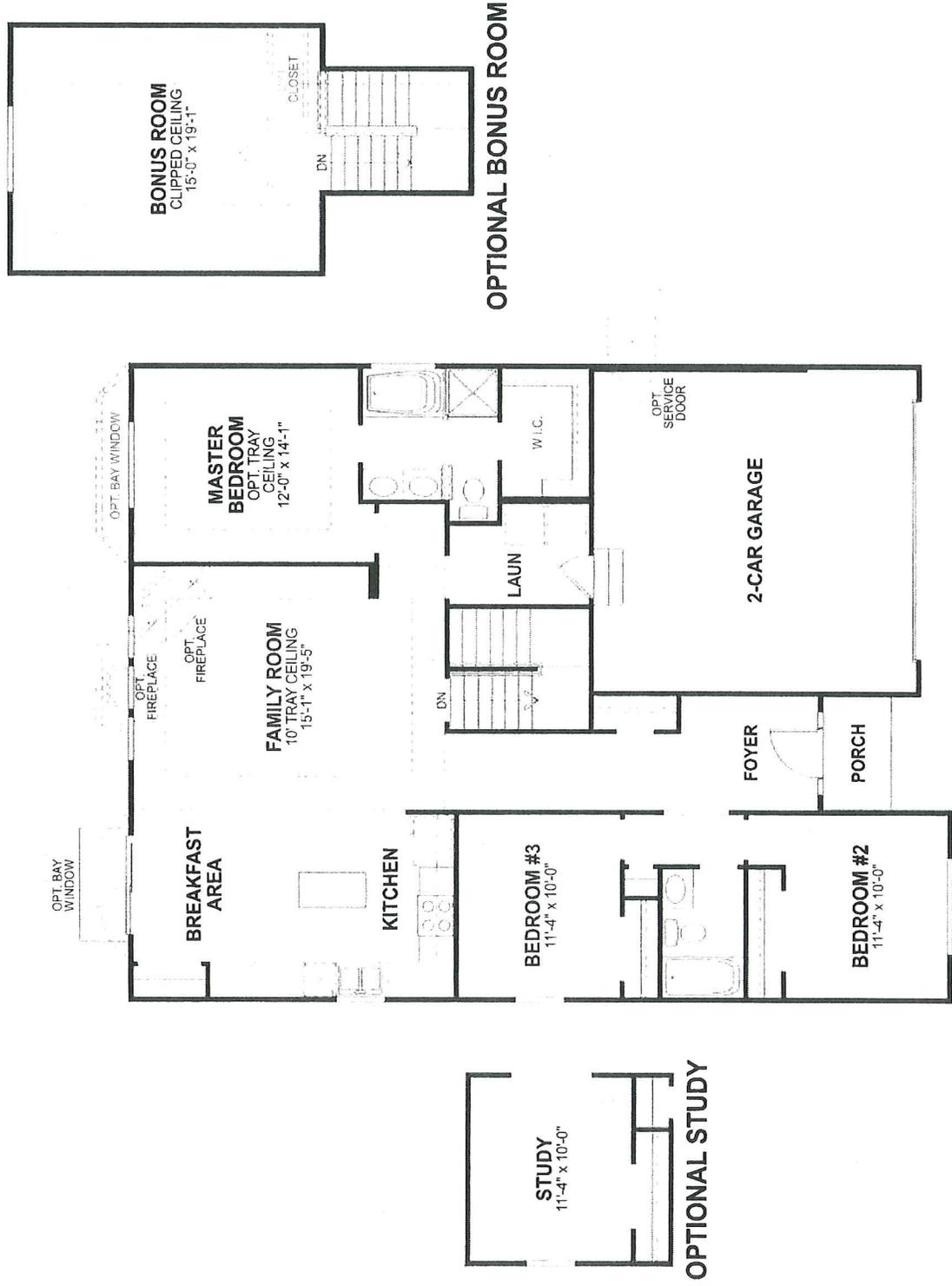


Elevation B shown with garage storage and opt. water table

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C.O.L. CORNELLE 03-14

215-037

The Harrison



Standard Elevation

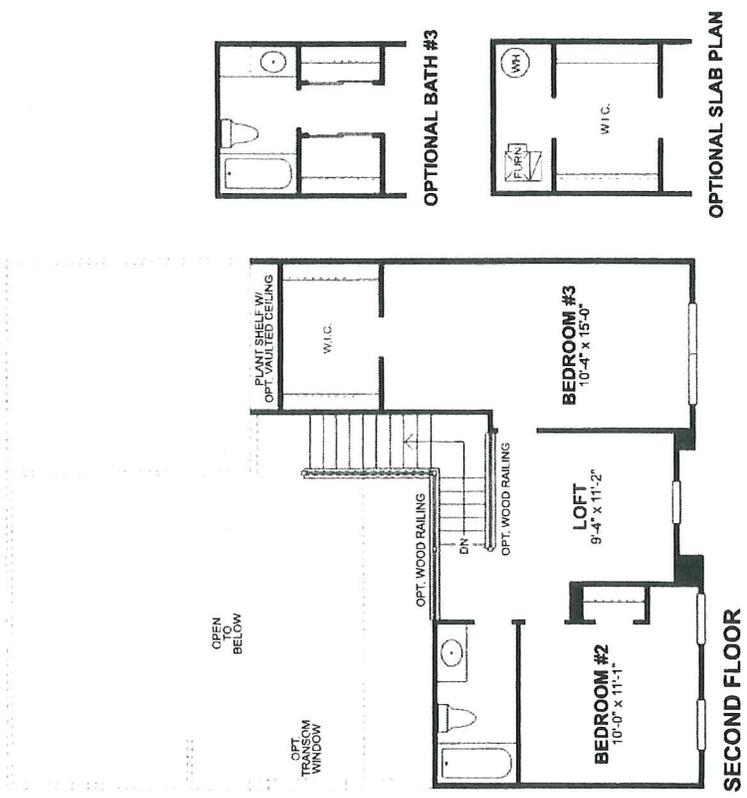
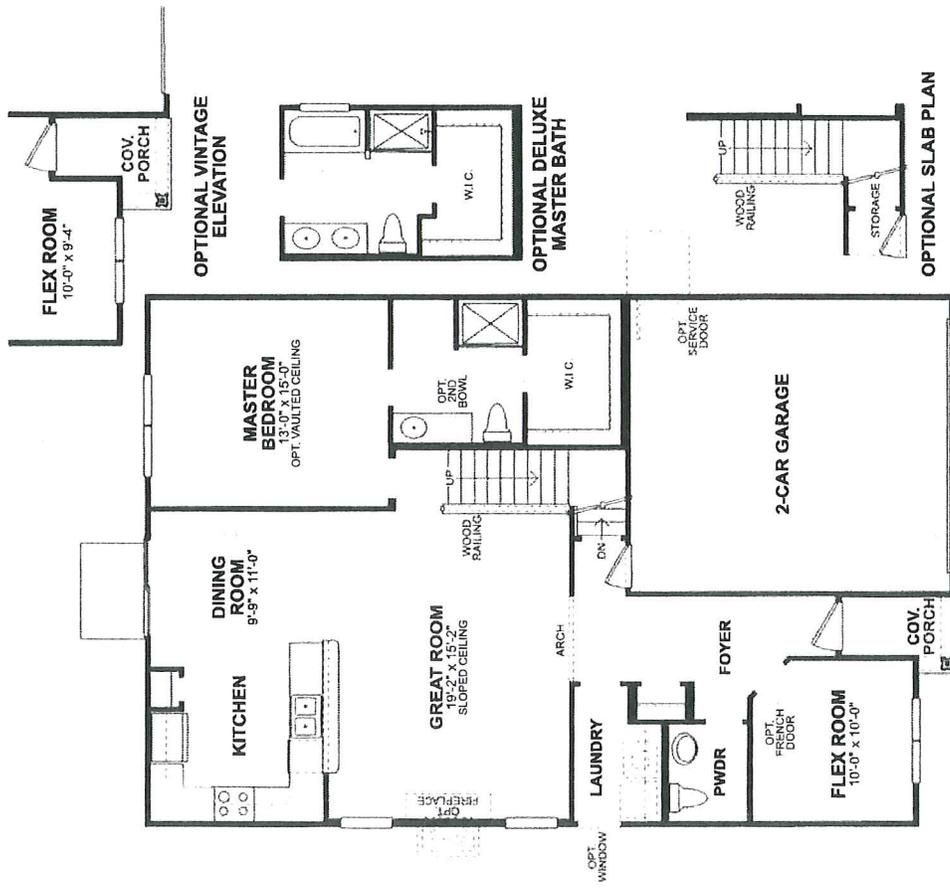


Vintage Elevation

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215-037

The Harrison



M/I HOMES
30 Year
 TRANSFERABLE WARRANTY

See dealer for complete details. All dimensions are approximate and subject to change without notice. All dimensions are approximate and subject to change without notice. All dimensions are approximate and subject to change without notice.

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215-037

The Hollister



Elevation C shown with optional full porch, dormers, 9' plate, and 3 car garage.



Elevation A.



Elevation B shown with optional brick and 4 car garage storage.

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215-037

The Rosemary



Elevation B shown w/ brick opt. #1 & Alt. 2nd Flr #1



Elevation A



Elevation C shown w/ brick opt. #2 & Alt. 2nd Flr #1

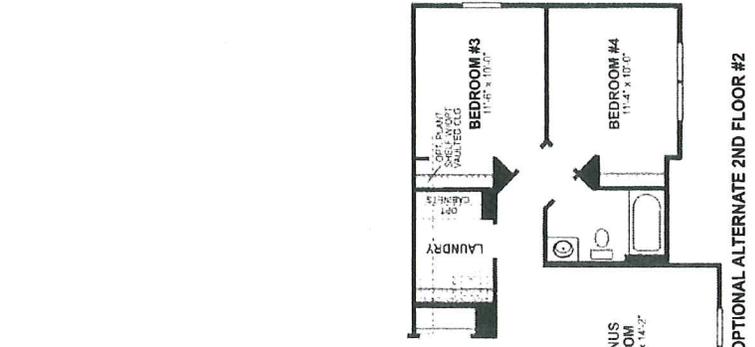
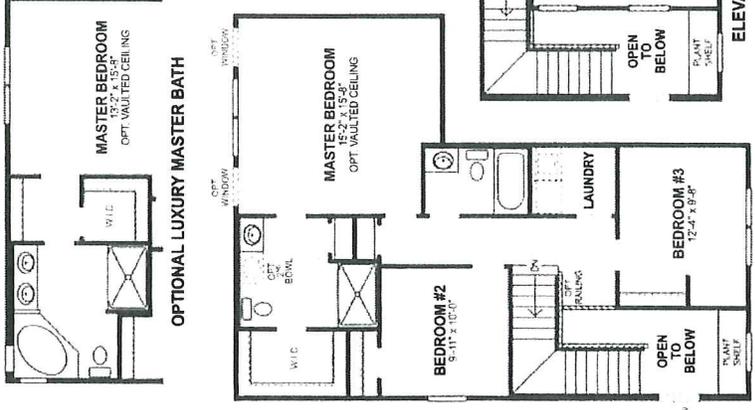
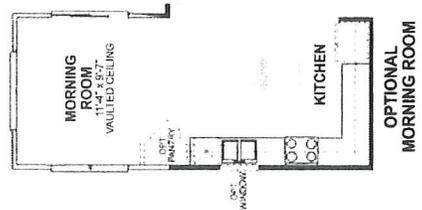


Elevation D shown w/ brick opt. #2 & Alt. 2nd Flr #2

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215-037

The Rosemary



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COL ROSEMARY 6-14

215-037



215-037



Z15-037



215-037



215-037



215-087





179 - 62 X 120' LOT

250 UNITS
 120 2BED
 120 3BED

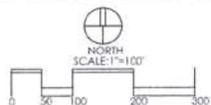
SITE DATA
 78,876 ACRES
 119 SF
 250 MF
 435 TOTAL UNITS
 8.51 DU/AC.

CONCEPT PLAN

ARLEM ROAD

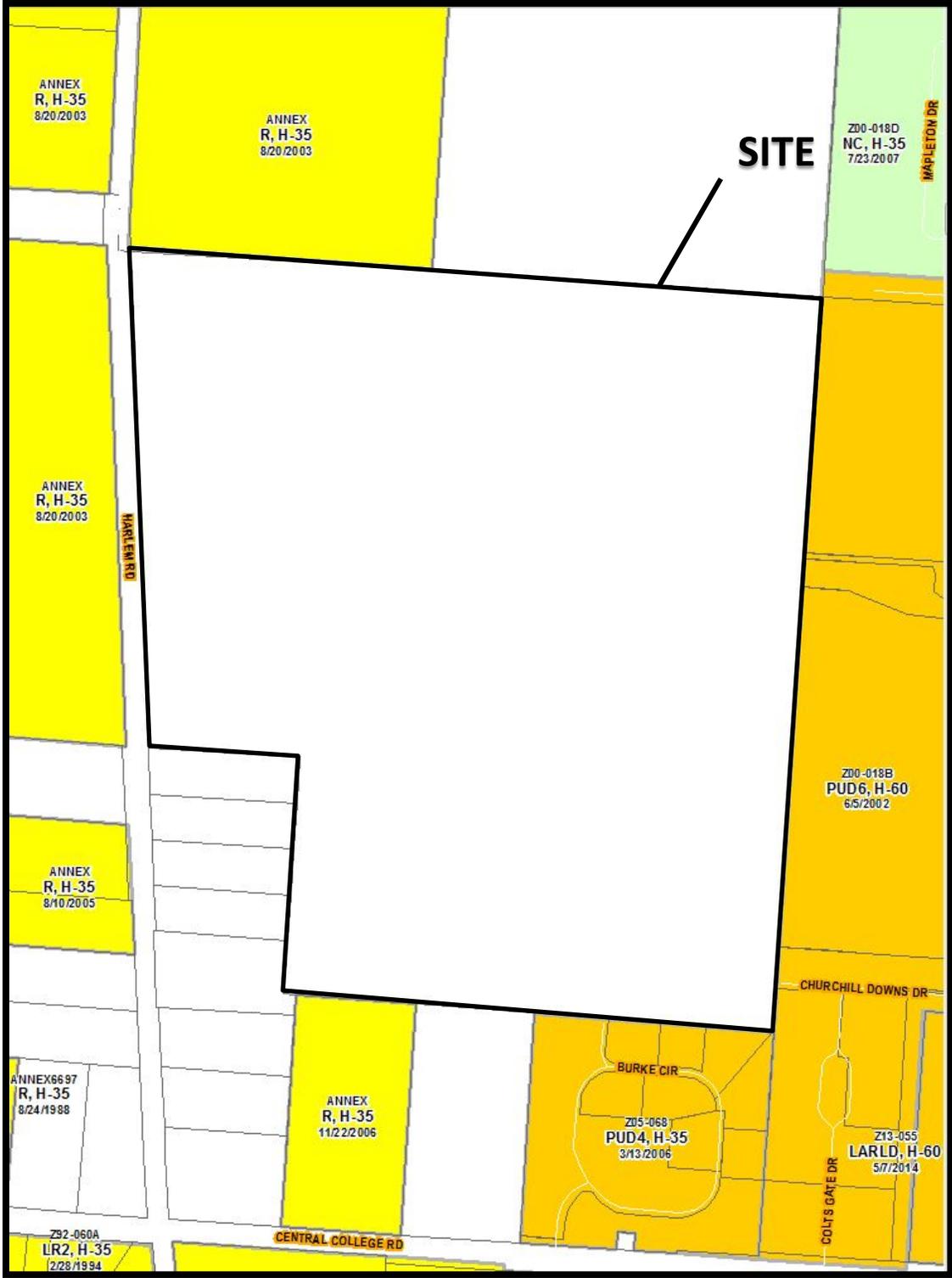
PREPARED FOR METRO DEVELOPMENT

11.14.15 215-031

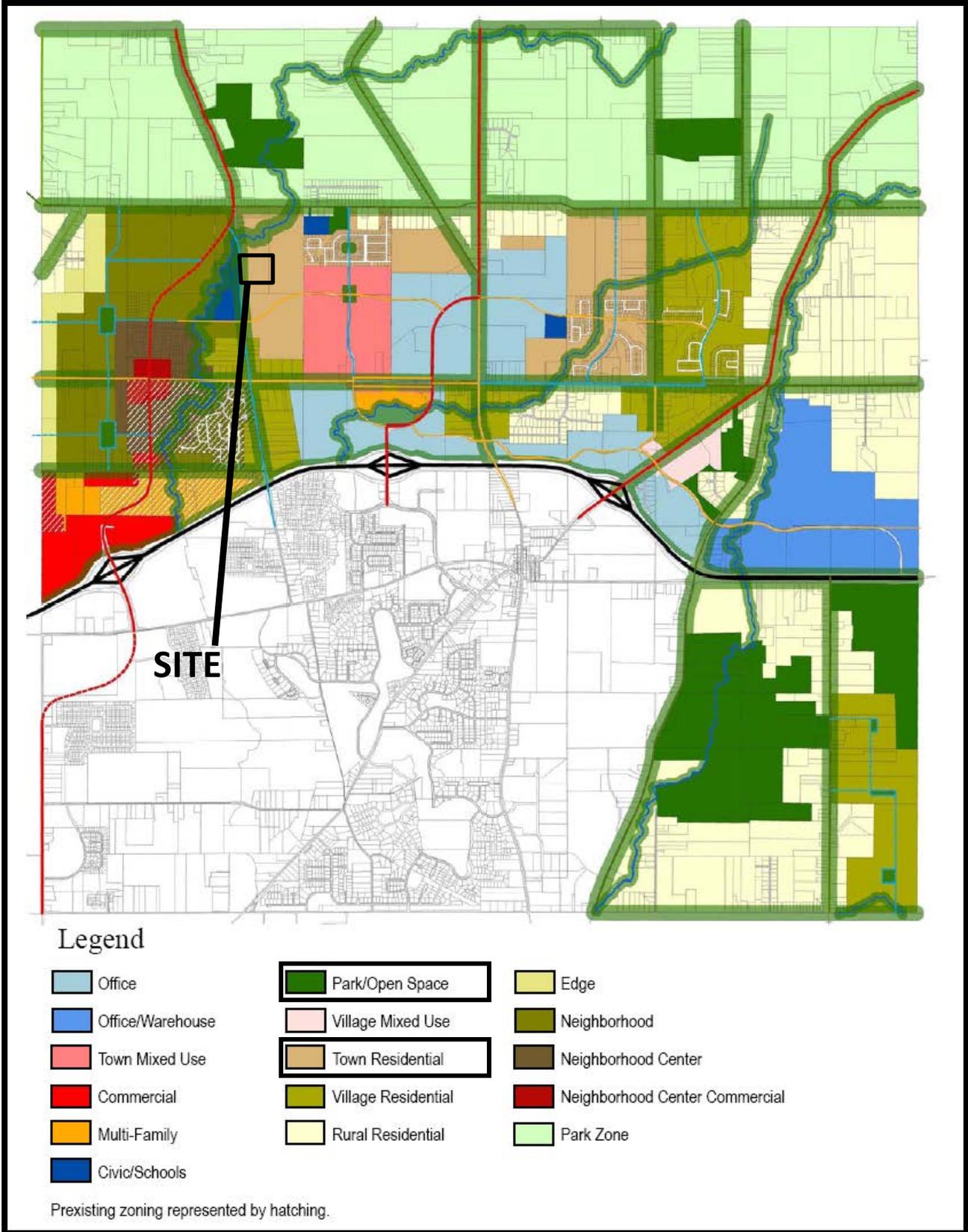


Faris Planning & Design

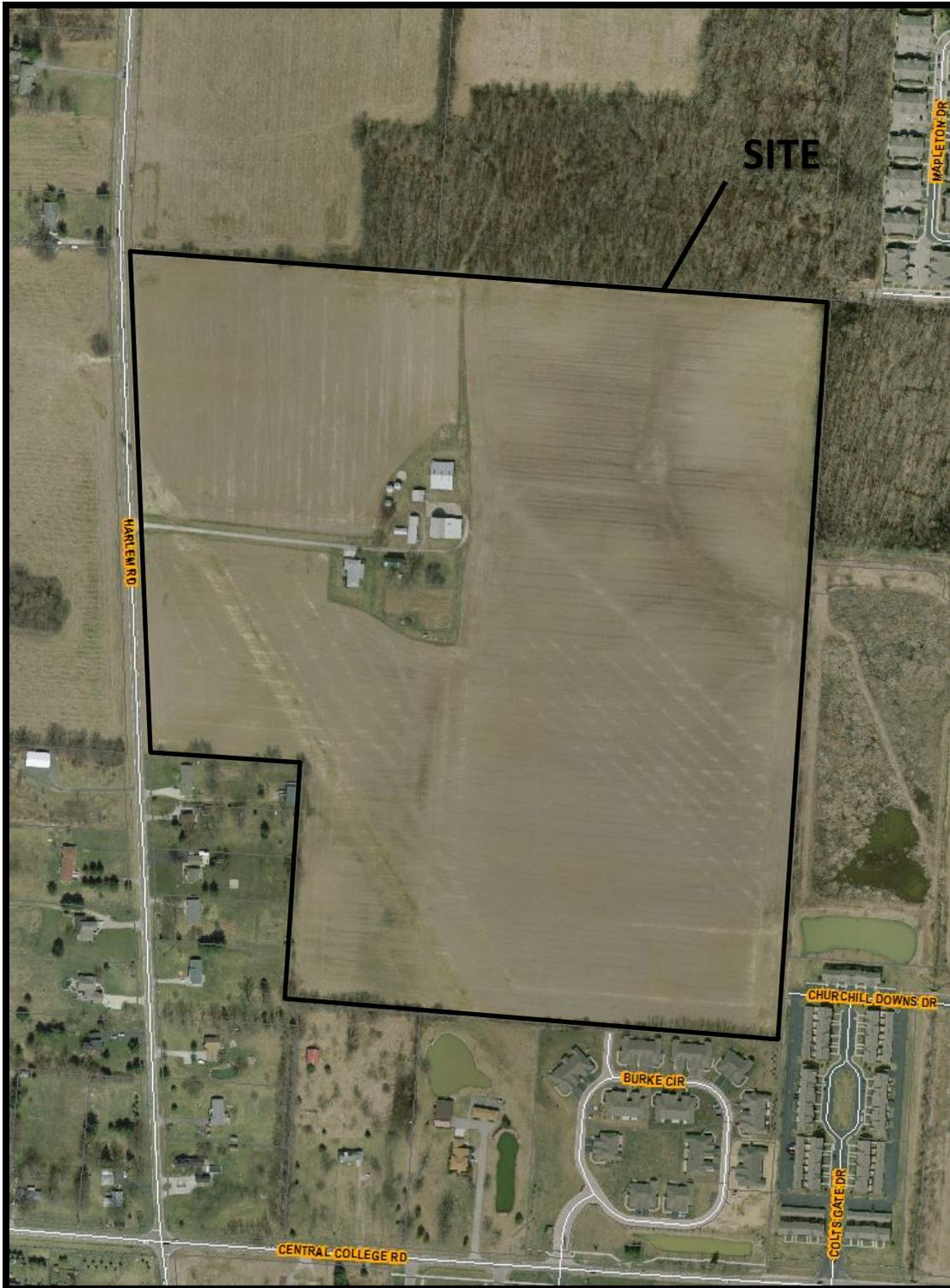
LAND PLANNING LANDSCAPE ARCHITECTURE
 2425 N. 20th Street Suite 403
 Charlotte, NC 28216 (704) 487-1944 www.farisplanning.com



Z15-037
7240 Harlem Road
Approximately 78.9 acres
R (pending annexation) to L-R-2 and L-AR-12



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