Rezoning Application

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

Application Number: 215-052 Date Received: 11/3/15
Application Accepted by: SP + JB Fee: $3,840
Comments: Assigned to S. Pinge, 645-3208, spinge@columbus.gov

LOCATION AND ZONING REQUEST:
Certified Address (for zoning purposes only): 1660 Harrisburg Pike Zip: 43223
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: 425-270757, 425-273194
□ Check here if listing additional parcel numbers on a separate page.
Current Zoning District(s): L-AR-0 / CPD (Z03-092) Requested Zoning District(s): L-AR-0
Area Commission or Civic Association: Southwest Area Commission
Proposed Use or reason for rezoning request (continue on separate page if necessary):
Multi-family development

Proposed Height District: H-35 [per Columbus City Code Section 5309.14] Acreage: 2.697 +/-

APPLICANT:
Name: Community Housing Network, Inc. c/o Dave Perry Phone Number: 614-228-1720 Ext: ---
Address: 145 E Rich St., Floor 3 City/State: Columbus, OH Zip: 43215
Email Address: dave@daveperryco.net Fax Number: 614-228-1790

PROPERTY OWNER(S) □ Check here if listing additional property owners on a separate page
Name: Community Housing Network, Inc. c/o Dave Perry Phone Number: 614-229-1727 Ext: ----
Address: 145 E Rich St., Floor 3 City/State: Columbus, Ohio Zip: 43215
Email Address: dave@daveperryco.net Fax Number: 614-228-1790

ATTORNEY / AGENT (Check one if applicable): □ Attorney □ Agent
Name: Donald Plank, Plank Law Firm Phone Number: 614-947-8600 Ext: ----
Address: 145 E Rich St., Floor 3 City/State: Columbus, OH Zip: 43215
Email Address: dplank@planklaw.com Fax Number: 614-228-1790

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 checks payable to the Columbus City Treasurer
Rezoning Application Z15-052
1660 Harrisburg Pike, Columbus, OH 43212

SUPPLEMENTAL PROPERTY OWNER EXHIBIT

Community Housing Network, Inc.
c/o Ryan Cassell
1680 Watermark Drive
Columbus, Ohio 43215

Briggsdale Apartments, LLC
c/o Ryan Cassell
1680 Watermark Drive
Columbus, OH 43215

10/30/2015
Rezoning Application

State of Ohio
County of Franklin

Being first duly cautioned and sworn (1) NAME David B. Perry

(1) Mailing Address Dave Perry Company, Inc. 145 E Rich St. 3rd Fl, 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 1660 Harrisburg Pike

for which application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and
Zoning Services, on (3) 11/3/15

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

Subject Property Owners Name and Mailing Address

(4) Community Housing Network, Inc.
c/o Dave Perry, Dave Perry Company, Inc.
145 E Rich Street, 3rd Floor
Columbus, Ohio 43215

Applicant's Name and Phone #

(5) Community Housing Network, Inc.
c/o Dave Perry 614-228-1727

Area Commission or Civic Group

(6) Southwest Area Commission

Area Commission Zoning Chair

(7) Stefanie Coe

Or Contact Person and Address

1437 Wilson Avenue
Columbus, Ohio 43206

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

Sworn to before me and signed in my presence this 30th day of October, in the year 2015

(8) Signature of Public Notary

Notary Seal Here

This Affidavit expires six (6) months after the date of notarization.
EXHIBIT A, Public Notice
1660 Harrisburg Pike
Z15-05a
October 30, 2015

APPLICANT
Community Housing Network, Inc.
c/o Dave Perry, Agent
David Perry Company, Inc.
145 East Rich Street, FL 3
Columbus, OH 43215

PROPERTY OWNER
Community Housing Network, Inc.
c/o Dave Perry, Agent
David Perry Company, Inc.
145 East Rich Street, FL 3
Columbus, OH 43215

Briggsdale Apartments, LLC
c/o Dave Perry, Agent
David Perry Company, Inc.
145 East Rich Street, FL 3
Columbus, OH 43215

COMMUNITY GROUP
Southwest Area Commission
c/o Stefanie Coe
1437 Wilson Avenue
Columbus, Ohio 43206

ATTORNEY
Donald Plank, Plank Law Firm
145 East Rich Street, FL 3
Columbus, OH 43215

PROPERTY OWNERS WITHIN 125 FEET

Donald E. Morris
Deborah K. Morris
6600 Alkire Road
Galloway, Ohio 43119

Jeff Hatfield
1628 Harrisburg Pike
Columbus, Ohio 43223

Darrell G. Neese
1678 Harrisburg Pike
Columbus, OH 43223

Commissioners of Franklin County
373 S High Street, 26th Floor
Columbus, Ohio 43215-4591

Rodger P. Morris
2380 Kunz Road
Galloway, Ohio 43119

Troy Alderman
1632 Harrisburg Pike
Columbus, Ohio 43223

Arnold A Miller
Helen C Miller
1655 Harrisburg Pike
Columbus, Ohio 43223

Richard A. Montesi
2306 Autumn Village Court
Columbus, Ohio 43223

Jack Gibson
2464 Chambers Avenue
Columbus, Ohio 43223

Elma E. Dorsey
110 Gale Court
Circleville, Ohio 43113

Z15-05a
Exhibit A, Public Notice
Page 1 of 2, 10/30/2015
Dana E. Bull, TOD  
2306 Autumn Village Court  
Columbus, Ohio 43223

James L. King  
2295 Autumn Village Court  
Columbus, Ohio 43223

Dustin D. Strickler  
2278 Golden Leaf Lane  
Columbus, Ohio 43223

Richard A. Clark  
3783 Broadway  
Grove City, Ohio 43123

Steven M. McGee  
2272 Golden Leaf Lane  
Columbus, Ohio 43223

Addo Kwasi  
2284 Golden Leaf Lane  
Columbus, Ohio 43223

Richard L. Hudson  
Ladonna L. Hudson  
2285 Golden Leaf Lane  
Columbus, Ohio 43223

John E. Sisco, Jr.  
Opal Yolanda Sisco  
2279 Golden Leaf Lane  
Columbus, Ohio 43223

Thomas G. Thornton  
Laurie A. Thornton  
2273 Golden Leaf Lane  
Columbus, Ohio 43223

Tiwana M. Caldwell  
1627 Harrisburg Pike  
Columbus, Ohio 43223

New Horizons United Methodist Church  
1665 Harrisburg Pike  
Columbus, Ohio 43223

Community Housing Network, Inc.  
1680 Watermark Drive  
Columbus, OH 43215

Briggsdale Apartments, LLC  
1680 Watermark Drive  
Columbus, OH 43215

ALSO NOTIFY

Walt Whitmyre  
Community Housing Network, Inc.  
1680 Watermark Drive  
Columbus, OH 43215

Ryan Cassell  
Community Housing Network, Inc.  
1680 Watermark Drive  
Columbus, OH 43215

Samantha Shuler  
Community Housing Network, Inc.  
1680 Watermark Drive  
Columbus, OH 43215
**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 # 215-052**

**STATE OF OHIO**

**COUNTY OF FRANKLIN**

Being first duly cautioned and sworn (NAME) **Donald Plank**

of (COMPLETE ADDRESS) **Plank Law Firm, 145 E Rich St., 3rd FL, 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

<table>
<thead>
<tr>
<th>1. Community Housing Network, Inc.</th>
<th>2. Briggsdale Apartments, LLC</th>
</tr>
</thead>
<tbody>
<tr>
<td>1680 Watermark Drive</td>
<td>1680 Watermark Drive</td>
</tr>
<tr>
<td>Columbus, Ohio 43215</td>
<td>Columbus, Ohio 43215</td>
</tr>
<tr>
<td># Columbus Based Employees: 93</td>
<td># Columbus Based Employees: 0</td>
</tr>
<tr>
<td>Contact: Ryan Cassell 614-487-6782</td>
<td>Contact: Ryan Cassell 614-487-6782</td>
</tr>
</tbody>
</table>

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

**SIGNATURE OF AFFIANT**

[Signature]

Subscribed to me in my presence and before me this 30th day of October, in the year 2015

**SIGNATURE OF NOTARY PUBLIC**

[Signature]

My Commission Expires: 11-5-2018

*This Project Disclosure Statement expires six months after date of notarization.*
City of Columbus
Zoning Plat

ZONING NUMBER

The Zoning Number Contained on This Form is Herein Certified to Obtain Zoning, Rezoning, and Variances, and is NOT to be Used for the Securing of Building & Utility Permits

Parcel ID: 425273194
Zoning Number: 1660         Street Name: HARRISBURG PIKE
Lot Number: N/A            Subdivision: N/A

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

Issued By: ___________________________ Date: 8/19/2014

SCALE: 1 inch = 150 feet

JENNIFER L. GALLGAHER, P.E., DEPUTY DIRECTOR
DIVISION OF INFRASTRUCTURE MANAGEMENT
COLUMBUS, OHIO

GIS FILE NUMBER: 21866

printed: 8/19/2014 9:11:15 AM - O:\MAPROOM\ADDRESS IMAGES\ZONING
REZONING DESCRIPTION

SUBAREA A

1.470 ACRES

210-052

CPD

to L-AR-0

Situated in the State of Ohio, County of Franklin, City of Columbus, and being part of Virginia Military Survey No. 7065, and containing 1.470 acres of land, more or less, and being all of that 0.930 acre (by survey) tract of land conveyed to Community Housing Network, Inc., of record in Instrument Number 200309160296016, (all references used in this description refer to the records of the Recorder’s Office, Franklin County, Ohio), also being 0.540 acre out of that 1.767 acre (by survey) tract of land conveyed to Briggsdale Apartments, LLC, of record in Instrument Number 200411160262536, said 1.470 acre SubArea A being more particularly described as follows:

Beginning, for reference, at the centerline intersection of Harrisburg Pike (R/W varies) with Chambers Road (50 feet in width);

Thence with the centerline of said Harrisburg Pike, South 32°55’00” West, a distance of 14.21 feet to the northwesterly corner of that 0.418 acre Right of Way parcel conveyed to the City of Columbus, Ohio, of record in Instrument Number 200405240118579;

Thence with the northerly line of said 0.418 acre City of Columbus Right of Way parcel, South 58°48’46” East, passing over a ¾ inch iron pipe found at 30.00 feet, a total distance of 60.03 feet to a ¾ inch iron pipe found at the northeasterly corner of said 0.418 acre Right of Way parcel, also being the northwesterly corner of said 0.930 acre Community Housing Network tract, also being in the southerly line of that 0.5 acre tract of land conveyed to Troy Alderman, of record in Instrument Number 201307010110108, said iron pipe marking the true point of beginning of the herein described 1.470 acre SubArea A;

Thence with the southerly line of said 0.5 acre Alderman tract, also with the northerly line of said 0.930 acre Community Housing Network tract, and continuing with the northerly line of said 1.767 acre Briggsdale Apartments tract, South 58°48’46” East, passing over iron pipes set at 159.96 feet and 338.28 feet, a total distance of 348.28 feet to a point referenced by said iron pipe set online at 10.00 feet, said point being the northeasterly corner of said 1.767 acre Briggsdale Apartments tract, also being the southeasterly corner of said 0.5 acre Alderman tract, also being in the westerly line of Autumn Village Section II, as shown for record in Plat Book 78, Page 85;

Thence with an easterly line of said 1.767 acre Briggsdale Apartments tract, also with the westerly line of said Autumn Village Section II, and continuing with a westerly line of Autumn Village Section III, as shown for record in Plat Book 81, Page 65, South 14°02’17” West, a distance of 85.12 feet to an iron pipe set;

Thence with a new line, across and through said 1.767 acre Briggsdale Apartments tract, the following six (6) courses:

1) North 58°47’56” West, a distance of 113.75 feet to an iron pipe set;

2) South 81°42’24” West, a distance of 5.87 feet to an iron pipe set;

3) North 65°15’37” West, a distance of 8.05 feet to an iron pipe set;

4) South 31°12’04” West, a distance of 44.82 feet to an iron pipe set;

5) North 58°47’56” West, a distance of 71.68 feet to an iron pipe set;

6) South 31°12’04” West, a distance of 122.46 feet to an iron pipe set;

Thence with a new line, and continuing with the southerly line of said 0.930 acre Community Housing Network tract, also continuing with a northerly line of said 1.767 acre Briggsdale Apartments tract, North 58°47’56” West, passing over an iron pipe set at 23.06 feet, a total distance of 183.02 feet to an iron pipe set at the southwest corner of said 0.930 acre Community Housing Network tract, also being a northwesterly corner of said 1.767 acre
Briggadale Apartments tract, also being in the easterly line of the aforesaid 0.418 acre City of Columbus Right of Way parcel;

Thence with the westerly line of said 0.930 acre Community Housing Network tract, also with the easterly line of said 0.418 acre City of Columbus Right of Way parcel, North 32°55'00" East, a distance of 253.28 feet to the point of beginning, and containing 1.470 acres of land, more or less.

Subject to all easements, restrictions, and rights of way of previous record or otherwise legally established.

Basis of Bearings: The easterly right of way of Harrisburg Pike was assigned a bearing of North 32°55'00" East, as described in Instrument Number 200309160296016, Recorder's Office, Franklin County, Ohio.

The above description was written by Kevin Beechy, Ohio Professional Surveyor No. 7891 of Geo Graphics, Inc., and is based on an actual survey of the premises performed in August 2014.

Kevin Beechy 10/28/15
Ohio Professional Surveyor No. 7891
REZONING DESCRIPTION  
SUBAREA B  
1.227 ACRES

Situated in the State of Ohio, County of Franklin, City of Columbus, and being part of Virginia Military Survey No. 7065, and containing 1.227 acres of land, more or less, and being all out of that 1.767 acre (by survey) tract of land conveyed to Briggsdale Apartments, LLC, of record in Instrument Number 200411160262536, (all references used in this description refer to the records of the Recorder’s Office, Franklin County, Ohio), said 1.227 acre SubArea B being more particularly described as follows:

Beginning, for reference, at the centerline intersection of Harrisburg Pike (R/W varies) with Chambers Road (50 feet in width);

Thence with the centerline of said Harrisburg Pike, South 32°55'00" West, a distance of 14.21 feet to the northwesterly corner of that 0.418 acre Right of Way parcel conveyed to the City of Columbus, Ohio, of record in Instrument Number 200405240118579;

Thence with the northerly line of said 0.418 acre City of Columbus Right of Way parcel, South 58°48'46" East, passing over a ¼ inch iron pipe found at 30.00 feet, a total distance of 60.03 feet to a ½ inch iron pipe found at the northeasterly corner of said 0.418 acre Right of Way parcel, also being the northwesterly corner of that 0.930 acre (by survey) tract of land conveyed to Community Housing Network, Inc., of record in Instrument Number 200309160296016, also being in the southerly line of that 0.5 acre tract of land conveyed to Troy Alderman, of record in Instrument Number 201307010110108;

Thence with the westerly line of said 0.930 acre Community Housing Network tract, also with the easterly line of said 0.418 acre City of Columbus Right of Way parcel, South 32°55'00" West, a distance of 253.28 feet to an iron pipe set at the southwestern corner of said 0.930 acre Community Housing Network tract, also being a northwesterly corner of said 1.767 acre Briggsdale Apartments tract, said iron pipe marking the true point of beginning of the herein described 1.227 acre SubArea B;

Thence with the southerly line of said 0.930 acre Community Housing Network tract, also with a northerly line of said 1.767 acre Briggsdale Apartments tract, and continuing with a new line, across and through said 1.767 acre Briggsdale Apartments tract, South 58°47'56" East, passing over an iron pipe set at 159.96 feet, a total distance of 183.02 feet to an iron pipe set;

Thence with a new line, across and through said 1.767 acre Briggsdale Apartments tract, the following six (6) courses:

1) North 31°12'04" East, a distance of 122.46 feet to an iron pipe set;

2) South 58°47'56" East, a distance of 71.68 feet to an iron pipe set;

3) North 31°12'04" East, a distance of 44.82 feet to an iron pipe set;

4) South 65°15'37" East, a distance of 8.05 feet to an iron pipe set;

5) North 81°42'24" East, a distance of 5.87 feet to an iron pipe set;

6) South 58°47'56" East, a distance of 113.75 feet to an iron pipe set in the easterly line of said 1.767 acre Briggsdale Apartments tract, also being in a westerly line of Autumn Village Section III, as shown for record in Plat Book 81, Page 65;

Thence with easterly lines of said 1.767 acre Briggsdale Apartments tract, also with westerly lines of said Autumn Village Section III, the following three (3) courses:

1) South 14°02'17" West, a distance of 68.03 feet to an iron pipe set;

2) South 67°44'29" West, a distance of 30.40 feet to an iron pipe set;
3) South 14°02'17" West, a distance of 138.67 feet to the southeasterly corner of said 1.767 acre Briggsdale Apartments tract, also being the northeastern corner of that 1.041 acre tract of land conveyed to Darrell G. Neese, of record in Instrument Number 201507070091362, said corner referenced by a ¾ inch iron pipe found 0.86 feet east of the corner;

Thence with the southerly line of said 1.767 acre Briggsdale Apartments tract, also with the northerly line of said 1.041 acre Neese tract, North 58°47'56" West, a distance of 425.37 feet to a ¾ inch iron pipe found at the southwest corner of said 1.767 acre Briggsdale Apartments tract, also being the southeasterly corner of the aforesaid 0.418 acre City of Columbus Right of Way parcel;

Thence with a westerly line of said 1.767 acre Briggsdale Apartments tract, also with the easterly line of said 0.418 acre City of Columbus Right of Way parcel, North 32°55'00" East, a distance of 50.02 feet to the point of beginning, and containing 1.227 acres of land, more or less.

Subject to all easements, restrictions, and rights of way of previous record or otherwise legally established.

Basis of Bearings: The easterly right of way of Harrisburg Pike was assigned a bearing of North 32°55'00" East, as described in Instrument Number 200309160296016, Recorder's Office, Franklin County, Ohio.

The above description was written by Kevin Beechy, Ohio Professional Surveyor No. 7891 of Geo Graphics, Inc., and is based on an actual survey of the premises performed in August 2014.

Kevin Beechy
Ohio Professional Surveyor No. 7891
DEVELOPMENT TEXT

EXISTING DISTRICT: L-AR-O, Limited Apartment Office and CPD, Commercial Planned Development
PROPOSED DISTRICT: L-AR-O, Limited Apartment Office
PROPERTY ADDRESS: 1660 Harrisburg Pike, Columbus, OH 43223
APPLICANT: Community Housing Network, Inc. c/o Dave Perry, David Perry Co., Inc., 145 East Rich Street, 3rd Flr., Columbus, OH 43215 and Donald Plank, Plank Law Firm, 145 East Rich Street, 3rd Flr., Columbus, OH 43215
OWNER: Community Housing Network, Inc. and Briggsdale Apartments, LLC c/o Dave Perry, David Perry Co., Inc., 145 East Rich Street, 3rd Flr., Columbus, OH 43215 and Donald Plank, Plank Law Firm, 145 East Rich Street, 3rd Flr., Columbus, OH 43215
DATE OF TEXT: November 1, 2015
APPLICATION NUMBER: Z15-

INTRODUCTION:

The subject property is 2.697 +/- acres located on the east side of Harrisburg Pike, 1,050 +/- feet north of Frank Road. By Ordinance 0134-2004 (Z03-092), the property was rezoned to L-AR-O (1.520 ac) and CPD (1.322 ac). The L-AR-O area is developed with a 35 dwelling unit apartment building. The CPD area is developed with a house that will be razed as part of redevelopment of the property. The current property lines of the two (2) tax parcels will be reconfigured by lot split to correspond to Subareas A and B, as depicted on the Subarea Plan titled "Rezoning Exhibit for CHN Briggsdale II", hereafter "Subarea Plan". Subarea A is proposed to be developed with a 40 dwelling unit apartment building. The existing 35 dwelling unit apartment house is located within Subarea B. Accessory parking will be located on each Subarea and the parking lot will be divided by the Subarea A/B property line. All applicable easements shall be provided for the common access to Harrisburg Pike and use of and circulation through the parking lots (Subarea A and B). Council Variance application CV15-_______ is a companion ordinance to this rezoning for applicable variances.

1.PERMitted Uses: The permitted uses of both Subarea A and Subarea B shall be all uses of Section 3333.04, Permitted Uses in AR-O Apartment Office District.

2.Development Standards: Except as specified herein, the applicable development standards of Chapter 3333, Apartment Residential Districts, Chapter 3312, Off-Street Parking and Loading and Chapter 3321, General Site
Development Standards of the Columbus City Code shall apply. Council variance application CV15-070 is a companion ordinance to this rezoning and modifies certain development standards, as itemized in the variance ordinance.

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

1. There shall be a maximum of 40 dwelling units in Subarea A.

2. There shall be a maximum of 35 dwelling units in Subarea B.

3. The minimum perimeter building setbacks along the external perimeter property lines of Subareas A and B, where abutting property owned by parties other than the two (2) property owners of the property included in this application, shall be fifteen (15) feet, expect for the location of the dumpsters, treated as structures, along the south property line.

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

There shall be a single vehicular access point to Harrisburg Pike. The vehicular access point shall be located on Subarea B. All vehicular access to Subarea A and B shall be from/to the single access point. A fire lane for access from Harrisburg Pike, if required by the Columbus Fire Department, shall be permitted, in addition to the vehicular access point on Subarea B.

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

1. Street trees shall be provided along the Harrisburg Pike frontage at the rate of one (1) tree per 40 lineal feet. Existing trees within the Harrisburg Pike parking setback shall satisfy this requirement.

2. A six (6) foot privacy fence shall be placed along the perimeter of the north, east and south property lines of the external perimeter of the 2.697 +/- acres.

D. Building design and/or Interior-Exterior treatment commitments.

N/A

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

1. All new or relocated utility lines on-site shall be installed underground unless the applicable utility company directs or requires otherwise.

2. Parking lot light poles shall be a maximum 14 feet tall.

F. Graphics and Signage Commitments.

All graphics shall conform to Article 15 of the Columbus Graphics Code, as it applies to the AR-O, Apartment Residential Office District. All signage shall be
monument style or shall be incorporated into an entrance feature. Any variance to the applicable sign requirements of the AR-3, Apartment Residential District shall be submitted to the Columbus Graphics Commission.

G. Miscellaneous.

1. The developer shall comply with applicable monetary payment requirements of Chapter 3318, Parkland Dedication, Columbus City Code.

2. The Subarea plan titled "Rezoning Exhibit for CHN Briggsdale II", dated _______, and signed by David B. Perry, Agent, and Donald Plank, Attorney, depicts Subareas A and B. The plan may be slightly adjusted to reflect engineering, topographical, or other site data developed at the time final development and engineering plans are completed. Any slight adjustment shall be reviewed and may be approved by the Director of the Building and Zoning Services Department or his designee upon submission of the appropriate data regarding the proposed adjustment.

3. See also CV15-070.

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: __________________
David B. Perry, Agent

Signature: ____________________________ Date: __________________
Donald Plank, Attorney
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
Z15-052
1660 Harrisburg Pike
Approximately 2.7 acres
CPD & L-AR-O to L-AR-O
Southwest Area Plan (2009)
Z15-052
1660 Harrisburg Pike
Approximately 2.7 acres
CPD & L-AR-O to L-AR-O
Z15-052
1660 Harrisburg Pike
Approximately 2.7 acres
CPD & L-AR-O to L-AR-O