THE CITY OF
COLUMBUS
MICHAEL B. COLEMAN, MAYOR

DEPARTMENT OF BUILDING AND ZONING SERVICES

Rezoning Application

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

OFFICE USE ONLY

Application Number: 215-052 Date Received: 11/3/15

Application Accepted by: SP & JB Fee: $3,840

Comments: Assigned to S. Pine, 645-2208, spine@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-O / CPD (Z03-092) Requested Zoning District(s): L-AR-O

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 3309.14] Acreage 2.697 +/-

APPLICANT:

Name: Community Housing Network, Inc., c/o Dave Perry David Perry Company, Inc. Phone Number: 614-228-1727 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 David Perry Company, Inc. Phone Number: 614-228-1727 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 Community Housing Network Inc by David B Perry, Agent

PROPERTY OWNER SIGNATURE Community Housing Network, Inc and Briggs Lele Apartments LLC by David B Perry, Agent

ATTORNEY / AGENT SIGNATURE Donald Plank

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

tml 01/15

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

THE CITY OF
COLUMBUS
MICHAEL B. COLEMAN, MAYOR

DEPARTMENT OF BUILDING AND ZONING SERVICES

Rezoning Application

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

AFFIDAVIT (See instruction sheet) Application Number: 215-052

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn **(1)** NAME David B. Perry
of **(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
(See Supplemental Property Owner List)

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

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

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

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

(5) Southwest Area Commission
c/o Stefanie Coe
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)

(8) SIGNATURE OF AFFIANT David B. Perry

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

Stacey L. Danza
(8) SIGNATURE OF NOTARY PUBLIC

11-5-2018
My Commission Expires

Notary Seal Here

NOTARY SEAL STATE OF OHIO

Stacey L. Danza
Notary Public, State of Ohio
My Commission Expires 11-05-2018

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

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

EXHIBIT A, Public Notice
1660 Harrisburg Pike
Z15-052
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

ATTORNEY

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

COMMUNITY GROUP

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

PROPERTY OWNERS WITHIN 125 FEET

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

Central Ohio Community Improvement Corp (COCIC)
373 S High Street, 15th Floor
Columbus, Ohio 43206

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

Jeff Hatfield
1628 Harrisburg Pike
Columbus, Ohio 43223

Darrell G. Neese
1678 Harrisburg Pike
Columbus, OH 43223

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

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, Ohio 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

Mayor Michael B. Coleman

REZONING APPLICATION

City of Columbus, Ohio ▪ Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 ▪ Phone: 614-645-7433▪ 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 # Z15-052

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, Sate, Zip
Number of Columbus based employees
Contact name and number

1. Community Housing Network, Inc. 1680 Watermark Drive Columbus, Ohio 43215 # Columbus Based Employees: 93 Contact: Ryan Cassell 614-487-6782	2. Briggsdale Apartments, LLC 1680 Watermark Drive Columbus, Ohio 43215 # Columbus Based Employees: 0 Contact: Ryan Cassell 614-487-6782
3. ----------	4. ----------

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

SIGNATURE OF AFFIANT Donald Plank

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

SIGNATURE OF NOTARY PUBLIC Stacey L. Danza

My Commission Expires: 11-5-2018

This Project Disclosure Statement expires six months after date of notarization.

NOTARIAL SEAL
Notary Seal Here
STATE OF OHIO

Stacey L. Danza
Notary Public, State of Ohio
My Commission Expires 11-05-2018

PLEASE NOTE: Incomplete information will result in the rejection of this submittal.
Questions regarding this form and fees please call: 614-645-4522
Please make all checks payable to the Columbus City Treasurer

Revised 02/08/11

City of Columbus
Zoning Plat

N

Z15-052

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

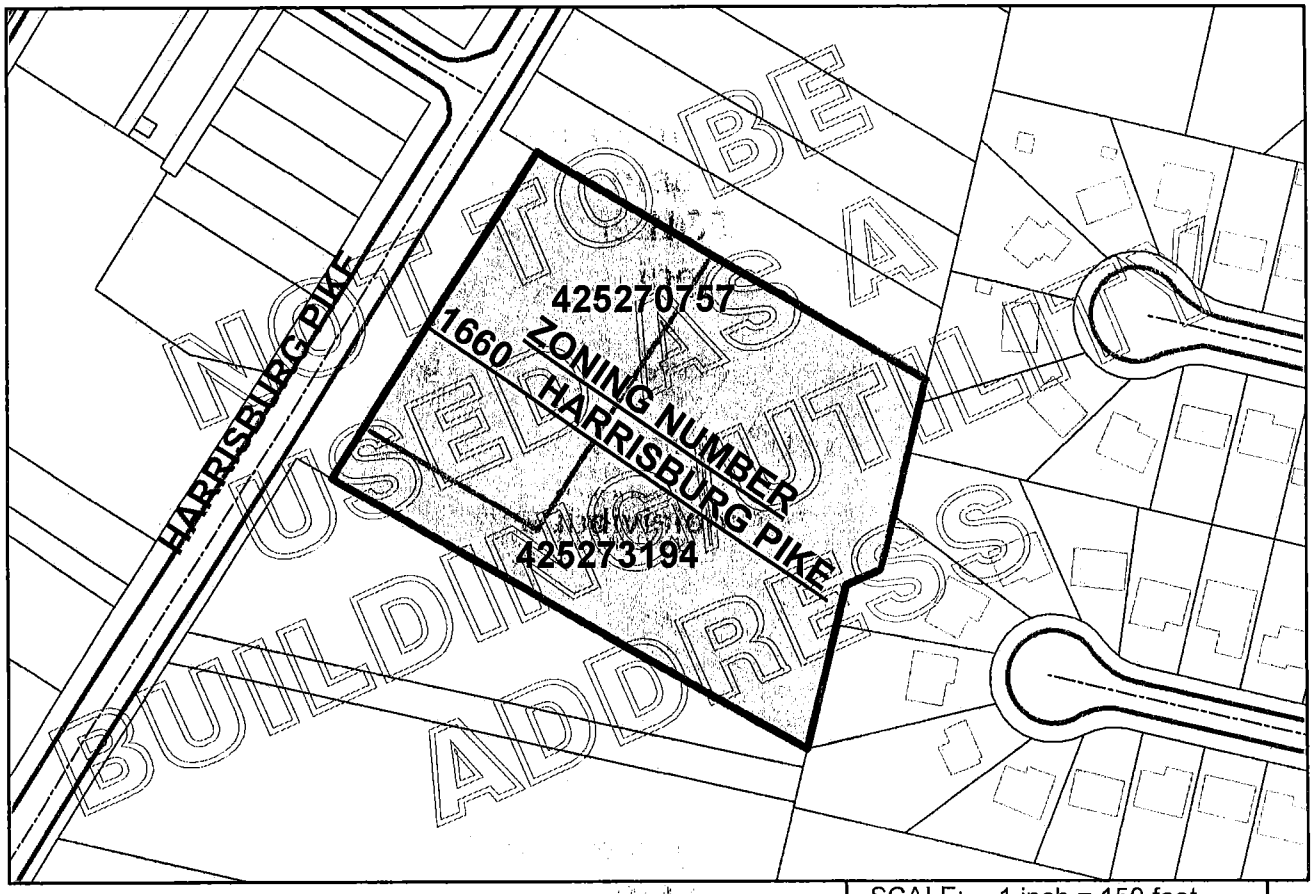
Parcel ID: 425273194

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: Adriana Amarian **Date: 8/19/2014**



SCALE: 1 inch = 150 feet

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

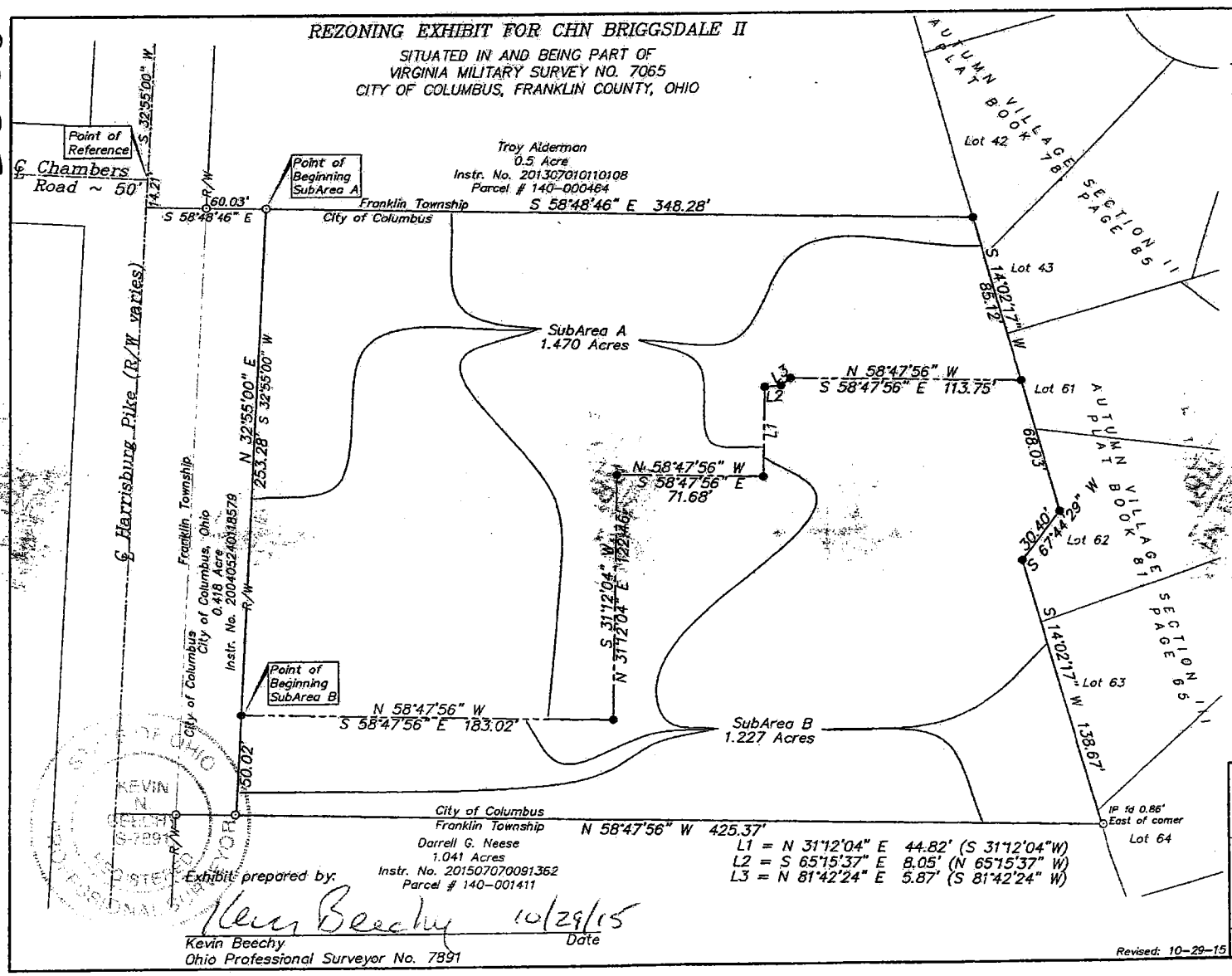
GIS FILE NUMBER: 21866

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

Z15-058

REZONING EXHIBIT FOR CHN BRIGGSDALE II

SITUATED IN AND BEING PART OF
VIRGINIA MILITARY SURVEY NO. 7065
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO



SURVEY NOTES:

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.

All linear dimensions shown are in feet and decimal parts thereof.

According to the Federal Emergency Management Agency's Flood Insurance Rate Map Number 39049 C 0316K (Effective Date: June 17, 2008), the parcel surveyed and shown hereon lies within Zone "X", (areas determined to be outside of the 0.2% annual chance floodplain).

Current City of Columbus Zoning Classification:
Parcel # 425-270757 (1662 Harrisburg Pike) – CPD (Commercial Planned Development), per case Z03-092, Height District H-35.
Parcel # 425-273194 (1670 Harrisburg Pike) – ARO (Multi-family District), per case Z03-092, Height District H-35.

LEGEND

- 3/4" Iron Pipe Fd/Set
- PK Nail Fd/Set
- Railroad Spike Fd/Set

0 60 120

SCALE 1 INCH = 60 FEET

Geo-Graphics Inc.
Land Surveying & Civil Engineering
3331 Livingston Avenue Columbus, Ohio 43227
Phone: 614-231-2016 Fax: 614-231-2018

REZONING EXHIBIT FOR
CHN BRIGGSDALE II
1662 & 1670 HARRISBURG PIKE
CITY OF COLUMBUS
FRANKLIN COUNTY, OHIO

SCALE	DRAWN	CHECKED	DATE	SHEET
1"=60'	KB	GWS	10-29-15	1 OF 1

Revised: 10-29-15

Exhibit prepared by:

Kevin Beechy 10/29/15
Kevin Beechy Date
Ohio Professional Surveyor No. 7891

N:\2014\14122\14122rezoning.dwg, 10/29/2015 2:34:46 PM, kbeechy, 1:60

215-052
CPD
to L-AR-O

REZONING DESCRIPTION 1.470 ACRES
SUBAREA A

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 southwesterly corner of said 0.930 acre Community Housing Network tract, also being a northwesterly corner of said 1.767 acre

Briggsdale 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
Kevin Beechy date
Ohio Professional Surveyor No. 7891

STATE OF OHIO
KEVIN
M.
BEECHY
S-7891
REGISTERED
PROFESSIONAL SURVEYOR

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Z15-052
L-AR-O
to
L-AR-O

REZONING DESCRIPTION 1.227 ACRES
SUBAREA B

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 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 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 southwesterly 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 northeast 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 southwesterly 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 10/28/15

Kevin Beechy date
Ohio Professional Surveyor No. 7891

STATE OF OHIO
KEVIN N. BEECHY S-7891
REGISTERED PROFESSIONAL SURVEYOR

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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:	Z15-052

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.

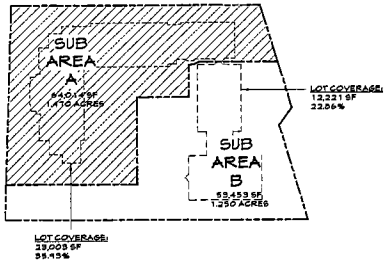
2. The Subarea plan titled "Rezoning Exhibit for CHN Briggsdale II", dated _____, and signed by David B. Perry, Agent, and Donald Plank, Attorney, depicts Subareas A and B. The plan may be slightly adjusted to reflect engineering, topographical, or other site data developed at the time final development 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



SITE DEVELOPMENT DATA

ADDRESS
1660 HARRISBURG PIKE

TOTAL AREA: 2.720 +/- ACRES
SUB AREA A: 1.410 +/- ACRES
SUB AREA B: 1.250 +/- ACRES

PID: 425-270757, 425-273144

EXISTING ZONING:
CPD, COMMERCIAL PLANNED DEVELOPMENT (203-092) AND L-AR-O, LIMITED APARTMENT RESIDENTIAL (203-092)

PROPOSED ZONING
L-AR-O, LIMITED APARTMENT RESIDENTIAL

COUNCIL VARIANCE
(Z15-_____)
(CV15-_____)

HEIGHT DISTRICT: H-35
HEIGHT:
SUB AREA A: BUILDING 27.75 FT. +/-
SILO 41.50 FT. +/-
SUB AREA B: BUILDING 27.50 FT. +/-
DECORATIVE CUPOLA 47.33 FT. +/-

PROPOSED USE:
ONE APARTMENT BUILDING EACH ON SUBAREA A + B
SUB AREA A: PROPOSED 40 DU APARTMENT BUILDING
SUB AREA B: EXISTING 35 DU APARTMENT BUILDING

SETBACKS: AS NOTED

LOT COVERAGE:
SUB AREA A: 35.45%
SUB AREA B: 22.06%

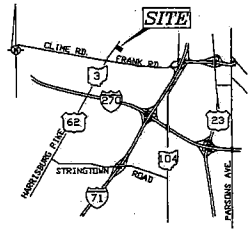
REAR YARD:
SUB AREA A: 6.54%
SUB AREA B: 25.83%

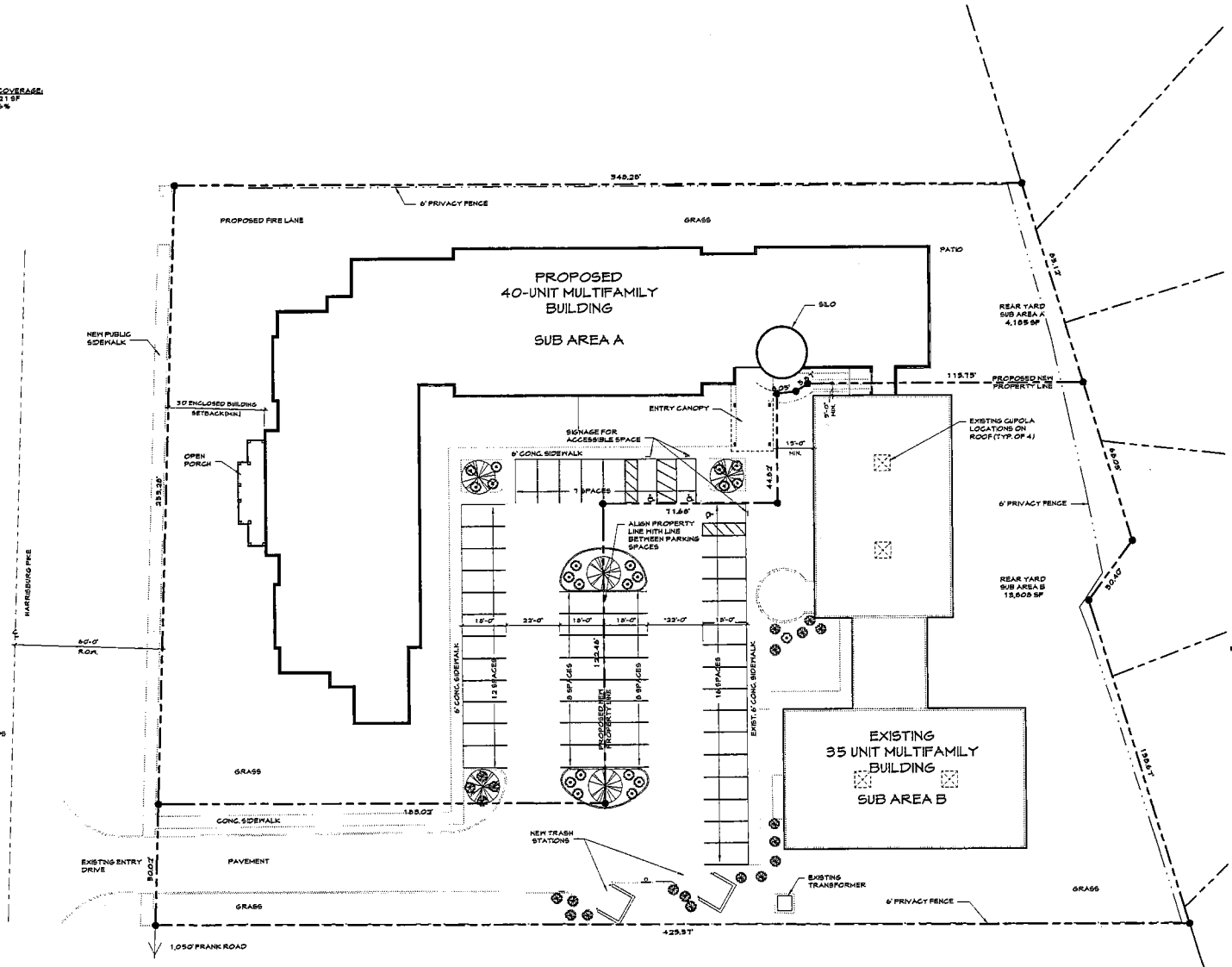
PARKING
CARS:
SUB AREA A: 40 DU, 27 PARKING SPACES, 0.675 SPACES/DU PROVIDED
SUB AREA B: 35 DU, 24 PARKING SPACES, 0.686 SPACES/DU PROVIDED

BICYCLE:
SUB AREA A: 4
SUB AREA B: 4
5 SPACES REQUIRED PER SUB AREA, 4 PROVIDED

REFUSE
SUB AREA A: 40 DU @ 0.50 CUBIC YARDS / DU = 20.0 CU YDS
SUB AREA B: 35 DU @ 0.50 CUBIC YARDS/DU = 17.5 CU YDS
TOTAL STORAGE CAPACITY REQUIRED = 37.5 CU YDS
TOTAL STORAGE CAPACITY PROVIDED = 16.0 CU YDS

PRIVATE HAULER / OPT-OUT OF COLUMBUS SERVICE
BOTH DUMPSTERS ON SUB AREA B





PRELIMINARY SITE PLAN 1" = 20'-0"

CHN
Briggsdale II

1670 Harrisburg Pike

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ARCHITECTS AND ENGINEERS
ALL RIGHTS RESERVED

SCHEMATIC DESIGN

PROJECT DATE: 08.21.2014
PROJECT #: 14145
SHEET DATE: 11/03/15

Issue	Description	Date

PRELIMINARY SITE PLAN

1A

berardi+
architecture + interior design + engineering

215-052

215-052

CLARENCE E MINGO II
FRANKLIN COUNTY AUDITOR

MAP ID: S **DATE: 10/21/15**

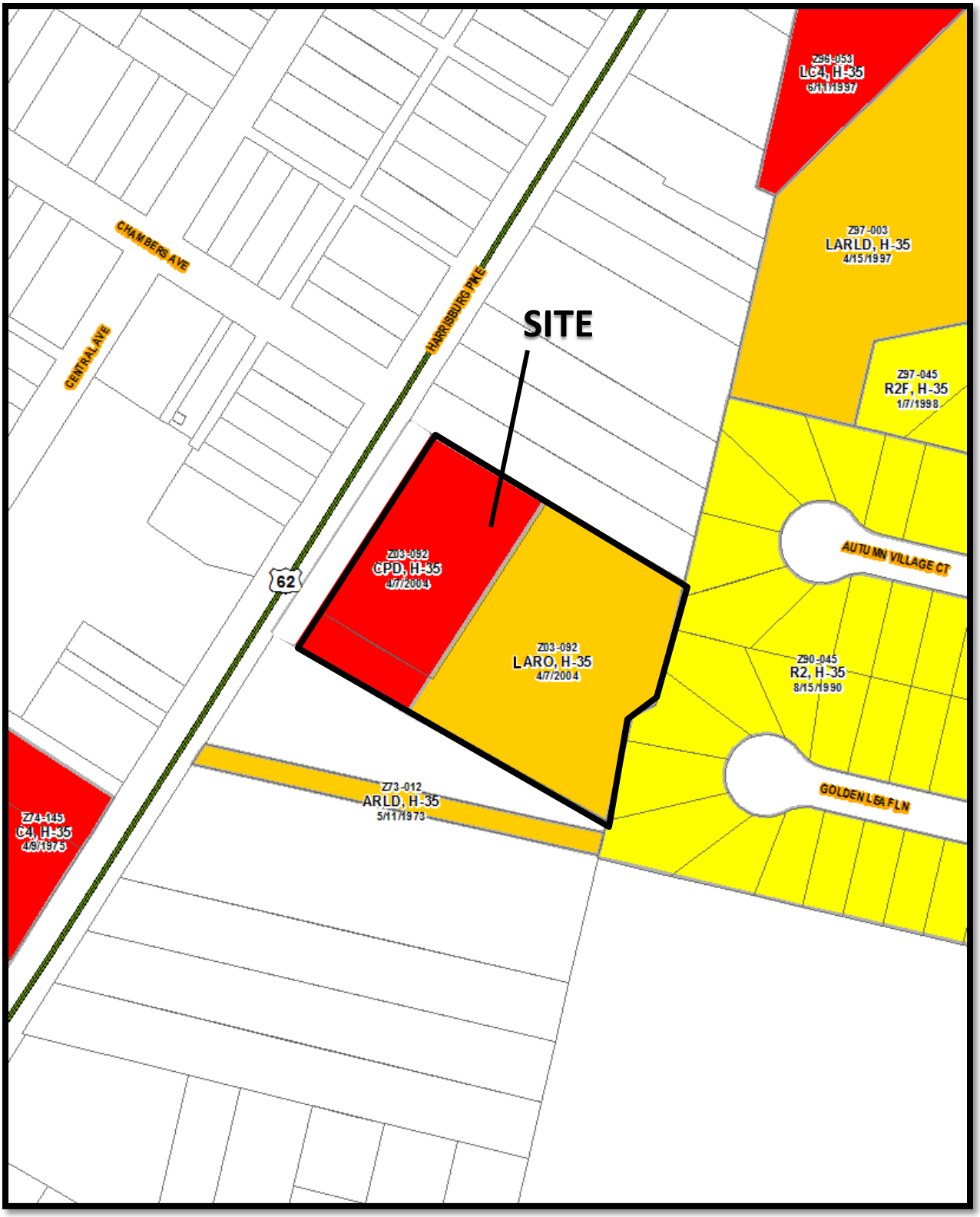
Scale =250

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



Z15-052
1660 Harrisburg Pike
Approximately 2.7 acres
CPD & L-AR-O to L-AR-O

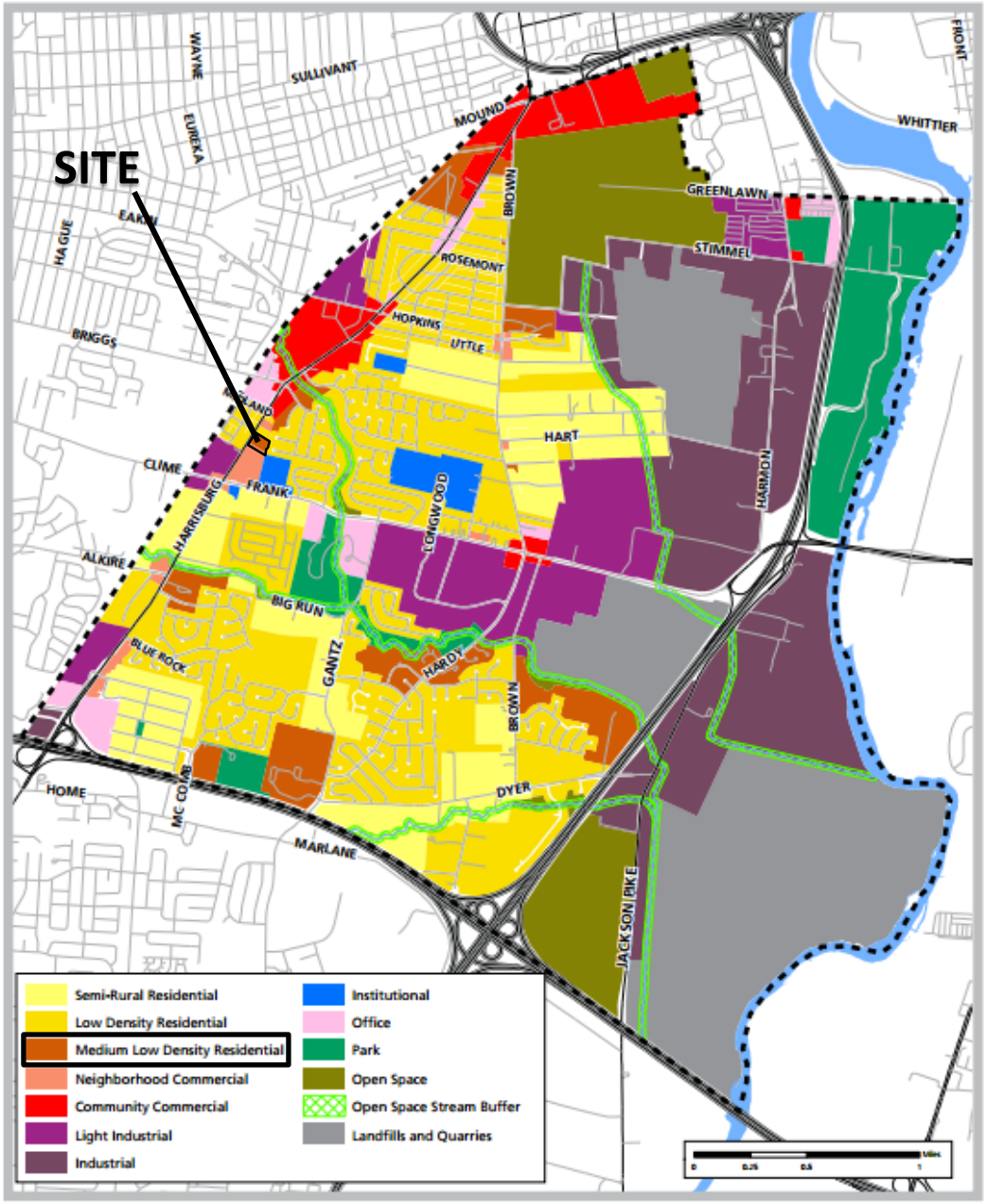


Figure 10: Future Land Use

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