Rezoning Application

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

Application Number: Z15-053 Date Received: 11/3/15
Application Accepted by: MM, JB, TD, SP Fee: $8200
Comments: Assigned to Tim Dietrich; 645-6665; tedietrich@columbus.gov

LOCATION AND ZONING REQUEST:
Certified Address (for zoning purposes only): 6183 Linworth Road Zip: 43085
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: 610-213858, 610-213859
☐ Check here if listing additional parcel numbers on a separate page.
Current Zoning District(s): RRR Requested Zoning District(s): CPD
Area Commission or Civic Association: Far Northwest Coalition
Proposed Use or reason for rezoning request (continue on separate page if necessary): parking lot
Proposed Height District: H-35 (per Columbus City Code Section 3309.14) Acreage 0.459 +/-

APPLICANT:
Name: Linworth Baptist Church c/o Dave Perry, David Perry Company, Inc. Phone Number: (614) 228-1727 Ext.: 222
Address: 145 E. Rich Street, FL 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: Linworth Baptist Church c/o Dave Perry, David Perry Company, Inc. Phone Number: (614) 228-1727 Ext.: 222
Address: 145 E. Rich Street, FL 3 City/State: Columbus, OH 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, LPA Phone Number: (614) 947-8600 Ext.: 
Address: 145 E. Rich Street, FL 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

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

AFFIDAVIT (See instruction sheet) Application Number: 215-053

STATE OF OHIO
COUNTY OF FRANKLIN

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

(1) MAILING ADDRESS: David Perry Company, Inc., 145 E. Rich Street, FL 3, 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: 6183 Linworth 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) 11-3-15

(THE LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS
(4) Linworth Baptist Church
 c/o Dave Perry, David Perry Company, Inc.
 145 E. Rich Street, FL 3
  Columbus, OH 43215

APPLICANT'S NAME AND PHONE #
(same as listed on front application)
Linworth Baptist Church
 c/o Dave Perry (614) 228-1727

AREA COMMISSION OR CIVIC GROUP
AREA COMMISSION ZONING CHAIR
OR CONTACT PERSON AND ADDRESS
(5) Far Northwest Coalition
 c/o Mr. John Murley
 3607 Waterbury Lane
  Powell, OH 43235

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 30th day of October, in the year 2015

(8) SIGNATURE OF NOTARY PUBLIC

My Commission Expires

Notary Seal

PLEASE NOTE: Incomplete information will result in the rejection of this submittal.
Applications must be submitted by appointment. Call 614-645-1022 to schedule.
Please make checks payable to the Columbus City Treasurer

This Affidavit expires six (6) months after the date of notarization.
**APPLICANT**
Linworth Baptist Church  
c/o Dave Perry, Agent  
David Perry Company, Inc.  
145 East Rich Street, FL 3  
Columbus, OH 43215

**PROPERTY OWNER**
Linworth Baptist Church  
c/o Dave Perry, Agent  
David Perry Company, Inc.  
145 East Rich Street, FL 3  
Columbus, OH 43215

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

**COMMUNITY GROUP**
Far Northwest Coalition  
c/o Mr. John Murley  
3607 Waterbury Lane  
Powell, OH 43235

Linworth Baptist Church  
6200 Linworth Rd.  
Worthington, OH 43085-2855

United Dairy Farmers, Inc.  
3955 Montgomery Rd.  
Cincinnati, OH 45212-3733

**PROPERTY OWNERS WITHIN 125 FEET**
Englefield Oil Co.  
BBC Co.  
447 James Pkwy.  
Newark, OH 43056-6099

Paul W. Doran  
Judith A. Doran  
87378 Bevelhymer Road  
Westerville, Ohio 43081

William A. Kanan  
6180 Hutchinson Street  
Worthington, Ohio 43085

Theresa S. Zborovsky  
2154 Thistlewood Drive  
Columbus, Ohio 43235

DK Erwin Properties LLC  
395 Country CV  
Cabot, AR 72023-7574

Eugene Gillman  
Carolyn L. Gillman  
6190 Hutchinson St.  
Worthington, OH 43085

Julia Keiser  
6180 Linworth Rd.  
Worthington, OH 43085-2812

Stefan Langer  
6194 Hutchinson St.  
Worthington, OH 43085

Paul W. Doran  
Judith A. Doran  
8378 Bevelhymer Rd.  
Westerville, OH 43081-9798

Margaret Price  
181 W Old Powell Road  
Powell, Ohio 43065

6183 Linworth Road  
Z15-053  
Exhibit A, Public Notice  
Page 1 of 2, 10/30/15
ALSO NOTIFY

Mr. Paul Ward  
Ward & Connolly  
5025 Arlington Centre Blvd., Ste. 250  
Columbus, OH 43220

Mr. Ed Montgomery  
5983 Sedgwick Rd.  
Columbus, OH 43235
# 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 # 215-053**

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) **Donald Plank**  
of (COMPLETE ADDRESS) **Plank Law Firm, 145 E. Rich Street, FL 3, 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:

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
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<tbody>
<tr>
<td>1. Linworth Baptist Church</td>
<td>2.</td>
</tr>
<tr>
<td>6200 Linworth Road</td>
<td></td>
</tr>
<tr>
<td>Worthington, OH 43085</td>
<td></td>
</tr>
<tr>
<td># Columbus based employees: 0</td>
<td></td>
</tr>
<tr>
<td>Contact: Ed Montgomery (614) 657-1663</td>
<td></td>
</tr>
</tbody>
</table>

**SIGNATURE OF AFFIANT**  

**Donald Plank**

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

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

**Notary Seal Here**  

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

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**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
CPD COMMERCIAL PLANNED DEVELOPMENT
0.459 +/- ACRES

EXISTING ZONING: RRR, Restricted Rural Residential
PROPOSED ZONING: CPD, Commercial Planned Development
PROPERTY ADDRESS: 6183 Linworth Road, Columbus, OH 43085
APPLICANT: Linworth Baptist Church c/o Dave Perry, Agent, David Perry Company, Inc., 145 East Rich Street, FL 3, Columbus, OH 43215 and Donald Plank, Attorney, Plank Law Firm, 145 East Rich Street, FL 3, Columbus, OH 43215.

PROPERTY OWNER: Linworth Baptist Church c/o Dave Perry, Agent, David Perry Company, Inc., 145 East Rich Street, FL 3, Columbus, OH 43215 and Donald Plank, Attorney, Plank Law Firm, 145 East Rich Street, FL 3, Columbus, OH 43215.

DATE OF TEXT: November 1, 2015
APPLICATION NUMBER: Z15-053

1. INTRODUCTION: The 0.459 +/- acre site is located on the west side of Linworth Road, 220’ +/- feet north of West Dublin Granville Road. The site is two (2) lots, one of which is developed with a single family dwelling and detached garage. The south side fo the site abuts Mason Alley (20’). The property on the south side of Mason Alley is zoned for and developed with commercial uses, including a retail gas station, restaurant and retail uses. Applicant proposes to develop the site as a commercial parking lot to provide additional parking for the Linworth Road Baptist Church (6200 Linworth Road) and also commercial parking. The existing dwelling is rented and may or may not be razed. Two (2) development plans are submitted with this application as follows: “Linworth Baptist Church, 6183 Linworth Road, Site Plan”, hereafter “Site Plan”, dated ________. Consisting of Sheets 1 of 2 and 2 of 2, to depict development of the site as a parking lot with and without removal of the dwelling and garage.

2. PERMITTED USES: A commercial parking lot, as permitted in Section 3355.03, C-3 Permitted Uses. The existing dwelling and garage presently on the property will become non-conforming uses with this rezoning. The dwelling and garage are permitted as non-conforming uses. At property owner’s discretion, the existing house and garage may be removed or retained. Two (2) development plans are submitted, with one showing use of the site for a commercial parking lot without the existing house/garage and one showing use of the site as a commercial parking lot with the house/garage remaining.

3. DEVELOPMENT STANDARDS: Unless otherwise indicated on the Site Plan or in this written text, the applicable development standards shall be those standards contained in Chapter 3355, C-3, Commercial District, of the Columbus City Code.

A). Density, Height, Lot and/or Setback commitments.

Use of the site as a commercial parking lot shall be as depicted on the submitted Site Plan (Sheet 1 of 2 and Sheet 2 of 2).
B.) Access, Loading, Parking and/or other Traffic related commitments.

1. Development of the site shall be as depicted on the Site Plan (Sheet 1 of 2 or Sheet 2 of 2).

2. Right of way totaling 30 feet from centerline of Linworth Road shall be deeded to the City of Columbus prior to approval of the final Site Compliance Plan.

3. Vehicular access to the site shall be from Mason Alley.

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

Required landscaping and screening for the parking lot shall be as depicted on the Site Plan.

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

N/A

E.) Dumpsters, Lighting, Outdoor display areas and/or other environmental commitments.

N/A.

F.) Graphics and Signage commitments.

1. All graphics and signage shall comply with the Graphics Code, Article 15, Title 33 of the Columbus City Code as it applies to the C-3, Commercial District. A ground sign, if any, shall be monument-style and shall not exceed six (6) feet in total height. Any variance to applicable sign standards shall be submitted to the Columbus Graphics Commission for consideration.

G). Other CPD Requirements.

1. Natural Environment: The site is located on the west side of Linworth Road, 220' +/- north of West Dublin-Granville Road. The site is flat. The site abuts commercial uses to the south. Linworth Road is a collector. The site is close to West Dublin Granville Road, a major arterial.

2. Existing Land Use: There is a single family dwelling and accessory building presently on the property. The dwelling and accessory building may or may not be razed.

3. Circulation: Vehicular access will be via a Mason Alley, located along the south side of the property.

4. Visual Form of the Environment: Linworth Road is a collector street connecting West Dublin-Granville Road and Hard Road. Commercial uses, fronting West Dublin Granville Road, are located to the south of the property.
5. Visibility: The site is visible from Linworth Road and commercially zoned and developed property to the south.

6. Proposed Development: Commercial parking lot, with or without the existing dwelling and accessory building, as provided for with Site Plan options Sheet 1 of 2 and Sheet 2 of 2.

7. Behavior Patterns: Vehicular access will be from Mason Alley. On-site circulation shall be as depicted on the Site Plan.

8. Emissions: Development will conform to City of Columbus requirements as further controlled by development standards of this development text. There will be no objectionable emissions.


Section 3312.21(A), Landscaping and Screening, Interior Landscaping, to reduce interior trees from 4 to 2.

I.) Miscellaneous commitments.

1. Development of the site for a commercial parking lot shall be in accordance with the Site Plan titled "Linworth Baptist Church, 6183 Linworth Road, Site Plan", dated _______, consisting of Sheets 1 of 2 and 2 of 2. These plans 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 to the Plan shall be reviewed and may be approved by the Director of the Department of Development or his designee upon submission of the appropriate data regarding the proposed adjustment.

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, other than as specified herein.

Signature:  
David B. Perry, Agent  Date

Signature:  
Donald Plank, Attorney  Date

3of 3, 6183 Linworth Road, Z15-05-1, 11-01-2015
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: 610213858, 610213858
Zoning Number: 6183 Street Name: LINWORTH RD
Lot Number: N/A Subdivision: N/A

Requested By: DAVE PERRY, INC. (DAVE PERRY)  
Issued By: Date: 10/9/2015

SCALE: 1 inch = 40 feet

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

GIS FILE NUMBER: 46548

215-053
Z15-083
6183 Linworth Road
Legal Description
0.459 acres

Situated in the City of Columbus, County of Franklin, State of Ohio, and is described as follows:

Being Lots Number Twenty-Five (25) and Twenty-Six (26), of MCCLELLAND’S SUBDIVISION KNOWN AS ‘ELMWOOD’, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 4, Page 93, Recorder’s Office, Franklin County, Ohio.

Property Address: 6183 Linworth Road, Columbus, Ohio 43085
Parcel No.: 610-213858, 610-213859

10/30/15
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.
REZONING

6183 LINWORTH ROAD
LINWORTH BAPTIST CHURCH
COLUMBUS, OHIO 43085

LOCATION MAP

PROPERTY DATA
PROPERTY ADDRESS
PROPERTY ID
PROPERTY AREA
Existing Zoning Classification
Proposed Zoning Classification
Proposed Use

SITE PLAN

EXISTING ZONE: R2A
PROPOSED ZONE: CRO

EXISTING USE: HOUSES AND RESIDENCES
PROPOSED USE: COMMERCIAL PLANNED DEVELOPMENT

EXISTING PAWING LOT
PROPOSED PARKING LOT OR SPACES OR ALTERNATIVE

DCH
DCH ARCHITECTS, LLC

Sheet Title: SITE PLAN
Sheet Number: SP2
Z15-053
6183 Linworth Road
approximately 0.46 acres
RRR to CPD
Z15-053
6183 Linworth Road
approximately 0.46 acres
RRR to CPD