

OFFICE USE ONLY

Application # 200-026 / 11335-00000 00480

Fee: 1st acre (\$1,850 or \$3,200): _____

Each additional acre (\$185 or \$315) _____

Total: 14145

Date of Submittal: 8/31/11

Planning Area: NW

Received by: SP



Case Planner: Dana Hitt 645-2395 dahitte@columbus.gov

REZONING APPLICATION

LOCATION AND ZONING REQUEST

Certified Address (for Zoning Purposes) 865 DeSantis Court Zip 43214

Is this application being annexed into the City of Columbus? Y or N (circle one)

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 010-014735

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

Current Zoning District(s) C-3 Requested Zoning District(s) L-C-4

Recognized Area Commission or Civic Association Far Northwest Coalition

See instructions in "Things to Remember" on front of application packet.

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

Proposed Height District: 35' Acreage 3.331 +/- acres

(Columbus City Code Section 3309.14)

APPLICANT

Name DESANTIS FLORISTS, INC.

Address 865 DeSantis Court City Columbus Zip 43214

Phone# c/o Jill Tangeman 614-464-5608 Fax # _____ Email _____

PROPERTY OWNER(S)

Name DESANTIS FLORISTS, INC.

Address 865 DeSantis Court, Columbus, Ohio 43214

Phone# c/o Jill Tangeman 614-464-5608

☐ If applicable, check here if listing additional property owners on a separate page (REQUIRED)

ATTORNEY / AGENT (CIRCLE ONE IF APPLICABLE)

Name Jill S. Tangeman, Esq.

Address 52 East Gay Street City Columbus Zip 430216

Phone# 614-464-5608 Fax # 614-719-4638 Email jstangeman@vorys.com

SIGNATURES (ALL APPLICABLE SIGNATURES MUST BE PROVIDED AND SIGNED IN BLUE INK)

Applicant Signature [Signature]

Property Owner Signature [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.

City of Columbus | Department of Development | Building Services Division | 757 Carolyn Avenue, Columbus, Ohio 43224



AFFIDAVIT

(See instruction sheet)

STATE OF OHIO
COUNTY OF FRANKLIN

APPLICATION # 211-026

Being first duly cautioned and sworn (1) NAME Jill Tangeman, Esq.
of (1) MAILING ADDRESS 52 East Gay Street, Columbus, Ohio 43216
deposed 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) CERTIFIED ADDRESS FOR ZONING PURPOSES 865 DeSantis Court
for which the application for a rezoning, variance, special permit or graphics plan was filed with the Department of Development, Building Services Division on (3) 9/31/11
(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNER'S NAME
AND MAILING ADDRESS
☐ Check here if listing additional property
owners on a separate page.

(4) DESANTIS FLORISTS, INC.
865 DeSantis Court, Columbus, Ohio 43214

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

DESANTIS FLORISTS, INC.
c/o Jill Tangeman #614-464-5608

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

(5) Northwest Civic Association
c/o Marilyn Goodman and Mark Krietemeyer
P.O. Box 20134
Columbus, OH 43220

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

Subscribed to me in my presence and before me this

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

8) Jill Tangeman
29th day of August, in the year 2011
Deanna R. Cook
N/A

This Affidavit expires six months after date of notarization.

Notary Seal Here



Deanna R. Cook, Attorney At Law
NOTARY PUBLIC - STATE OF OHIO
My commission has no expiration date
Sec. 147.03 R.C.



Real Estate / GIS Department



City of Columbus

Address Plat

CERTIFIED HOUSE NUMBERS

The House Numbers Contained on This Form
are Herein Certified for Securing
of Building & Utility Permits

Parcel ID: 010014735

Project Name: DESANTIS FLORISTS & GIFTS

House Number: 865

Street Name: DESANTIS CT

Lot Number: N/A

Subdivision: N/A

Work Done: N/A

Complex: N/A

Owner: DE SANTIS FLORISTS INC

Requested By: VORYS SATER SEYMOUR & PEASE LLP (VIRGINIA S BUDA)

Printed By: James P. Reagan Date: _____



SCALE: 1 inch = 123 feet



PATRICIA A. AUSTIN, P.E., ADMINISTRATOR
DIVISION OF PLANNING AND OPERATIONS
COLUMBUS, OHIO

GIS FILE NUMBER: 711472

Gloria T. Fares, Trustee
4489 W. Loos Circle
Columbus OH 43214-2439

Anne H. Davidson
4485 W. Loos Circle
Columbus OH 43214

Daniel M. Hubbard and
Christine Hubbard
4481 W. Loos Circle
Columbus OH 43214

Allison T. Moore
4477 W. Loos Circle
Columbus OH 43214

SH 711 LLC
6467 Main Street
Williamsville NY 14221

CSX Transportation, Inc.
Tax Department
500 Water Street (J910)
Jacksonville FL 32202

Evans Adhesive Corp Ltd.
FKA Evans Investment Co.
925 Old Henderson Road
Columbus OH 43220

INFODEPOT LLC
1165 W. Third Street
Columbus OH 43212

INFODEPOT
c/o John Ritchey
919 Old Henderson Road
Columbus OH 43220

City of Columbus
Real Estate Management
90 W. Broad Street #425
Columbus OH 43215

DeSantis Florists, Inc.
865 DeSantis Court
Columbus OH 43214

Northwest Civic Association
Attn: Mark Krietemeyer
P.O. Box 20134
Columbus OH 43220

Jill S. Tangeman, Esq.
Vorys, Sater, Seymour and Pease LLP
52 East Gay Street
P O Box 1008
Columbus OH 43216-1008

211-026

LIMITATION OVERLAY TEXT

Zoning District: L-C-4
Property Location: 865 DeSantis Court, Columbus, Ohio
Owner: DeSantis Florists, Inc.
Applicant: DeSantis Florists, Inc.
Date of Text: August 31, 2011
Application: Z11-026

1. Introduction: The applicant seeks to rezone 3.432 +/-acres to L-C-4. The site is currently zoned C-3. The applicant is asking to rezone the site to L-C-4 to allow for broader commercial uses.

2. Permit Uses: Those uses listed in Chapter 3356.03 (C-4, Regional Scale Commercial District) of the Columbus City Code shall be permitted.

A. The following uses are excluded from this site:

1. Billboards
2. Used car lots, except used car lots used in conjunction with the sale of new cars.
3. Outside display of items with the exception of items offered for sale and accessory to a permitted use, such as hardware, lumber, or landscaping sales uses, etc.
4. Halfway House
5. Automobile and light truck dealers
6. Automotive accessories, parts, and tire sales
7. Automobile maintenance and repair
8. Automotive sales, leasing, and rental
9. Motorcycle, boat and other motor vehicle dealers
10. Motor vehicle accessories and parts dealers
11. Recreational vehicle dealers
12. Truck, utility trailer and RV sales, rental and leasing
13. Video Sales

3. Development Standards: Except as otherwise noted above and herein, the applicable development standards of Chapter 3356 (C-4) shall apply to this site.

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

1. Building lines:

- a. The building setback line shall be 50 feet on the north side of the subject site and 10 feet on the south, west and east sides of the site.

2. Parking setbacks:

- a. The parking setback line shall be 10 feet on the north side of the site and 5 feet on the south; east and west sides of the site.

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

1. Sidewalks from the parking areas to any building shall be provided.

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

1. No off-street loading areas or loading docks shall be located on or along the front wall of any building, within the front yard or nearer than fifteen (15) feet from any side or rear property line. Off-street loading areas or loading docks located on or along the side wall of any building shall in no event be located nearer than twenty-five (25) feet from the front of the building and such facilities and all activities therein shall be screened from view from all public streets with buildings or view-obscuring treatment such as landscaped mounds, a wall or fence, dense planting, strips of trees or shrubs, or a combination thereof so as to achieve a minimum height of 6' and an opacity of not less than seventy five percent (75%). All such view-obscuring measures shall be maintained in good condition and appearance by the owners of the property containing such freight loading area at all times.

2. All open areas not occupied by buildings, structures, outside storage areas, parking areas, street right-of-way paved areas, driveways, walkways and off-street loading areas shall be landscaped with lawns, trees and shrubs.

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

1. Buildings shall be finished with the same level and quality of finish on all four sides. There shall be no exposed smooth face concrete block.

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

1. All new or relocated utility lines shall be installed underground.

F. Graphics and/or Signage Commitments.

1. All signage and graphics shall conform to Article 15, Title 33 of the Columbus City Code as it applies to the C-4 Commercial zoning district. Any variance to the sign requirements shall be submitted to the Columbus Graphics Commission.

***The undersigned, being the agent for the owner of the subject property together with the applicant in the subject application, does hereby agree on behalf of the owner and the applicant, singularly and collectively for themselves, their 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.

Jill S. Tangeman, Esq.
Vorys, Sater, Seymour and Pease, LLP
52 East Gay Street
Columbus, Ohio 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.

STATE OF OHIO
COUNTY OF FRANKLIN

APPLICATION # 211-026

Being first duly cautioned and sworn (NAME) Jill Tangeman, Esq.

of (COMPLETE ADDRESS) 52 East Gay Street, Columbus, OH 43216

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

Name of business or individual
Business or individual's address
Address of corporate headquarters
City, State, Zip
Number of Columbus based employees
Contact name and number

1. DESANTIS FLORISTS, INC. 865 DeSantis Court, Columbus, Ohio 43214 c/o Jill Tangeman, Esq. #614-464-5608 0 Columbus Employees	2.
3.	4.

SIGNATURE OF AFFIANT

Jill Tangeman

Subscribed to me in my presence and before me this 29th day of August, in the year 2011

SIGNATURE OF NOTARY PUBLIC

Deanna R. Cook

My Commission Expires:

N/A

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

Notary Seal Here



Deanna R. Cook, Attorney At Law
NOTARY PUBLIC - STATE OF OHIO
My commission has no expiration date
Sec. 147.03 R.C.

232-057
ARLD
2/4/1953

233-107
CPD
12/11/1983

233-053
CPD
10/21/1953

237-174
CPD
4/6/1981

KNIGHTS BRIDGE BLVD

237-174
CPD
4/6/1981

865 DeSantis Court
Approximately 3.3 acres
RR & C-3 to L-C-4

W HENDERSON RD

W HENDERSON RD

374
ES
10/21/1951

274-107
ES
10/25/1972

204-055
CPD
3/22/2001

767
RR
4/21/1958

374
RR
10/31/1961

Z11-026

374
RR
10/31/1961

865 DeSantis Court
Approximately 3.3 acres
RR & C-3 to L-C-4

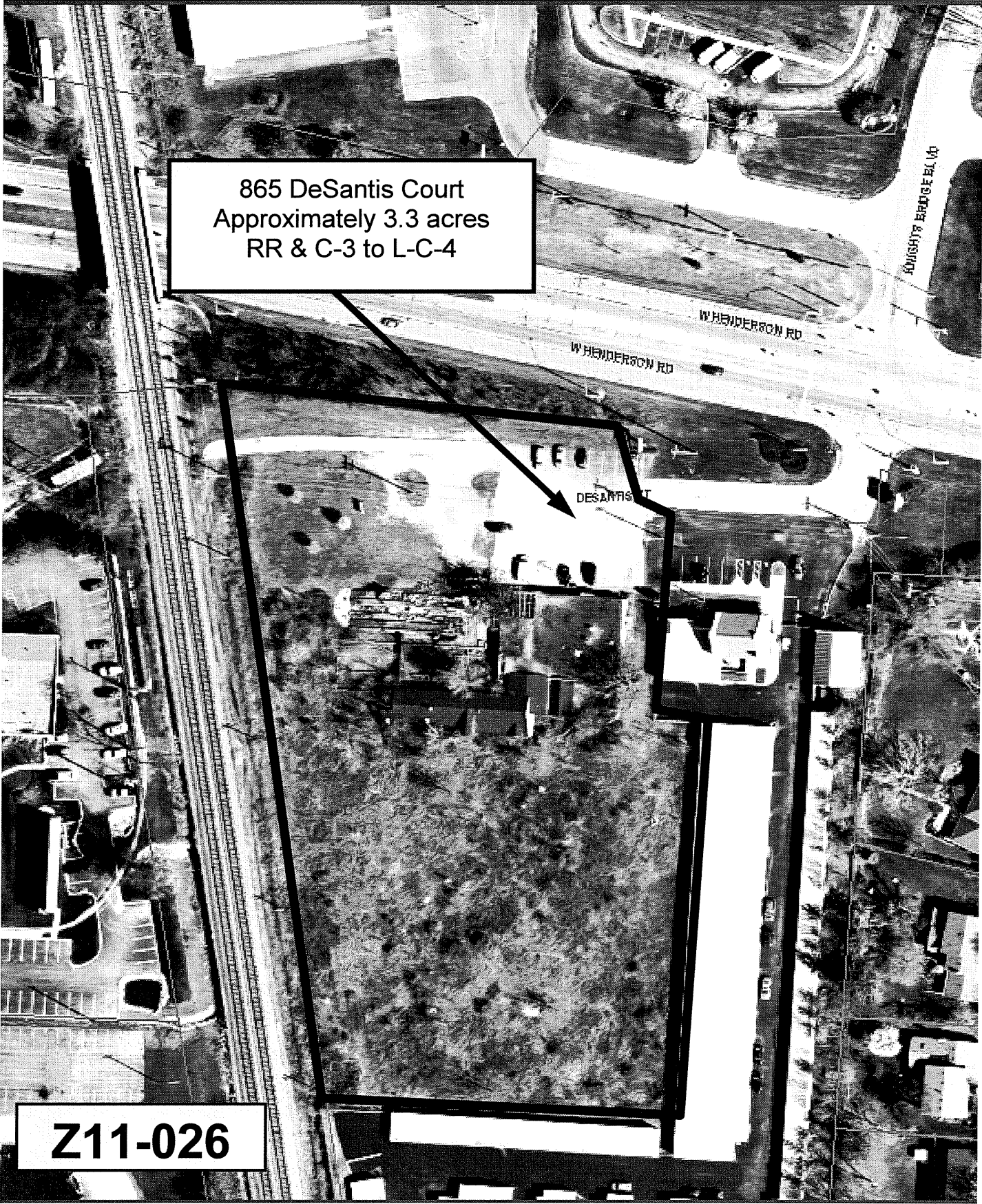
KNIGHTS BRIDGE BLVD

W HENDERSON RD

W HENDERSON RD

DESANTIS CT

Z11-026



865 DeSantis Court
Approximately 3.3 acres
RR & C-3 to L-C-4

The image is a black and white aerial photograph. A large, irregularly shaped area is outlined in black. An arrow points from a text box in the upper left to a building within this outlined area. The building is a long, rectangular structure with a flat roof. To the left of the outlined area are railroad tracks. To the right is a road labeled 'W HENDERSON RD'. At the top right, another road is labeled 'KIMBERLY HARRIS BLVD'. The area is mostly undeveloped with some trees and a few small structures.

Z11-026