



REZONING APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

OFFICE USE ONLY

Application #: 211-015 / 11335-00000-00192
Date Received: 4/7/11
Application Accepted By: S. Pine Fee: \$ 5090
Comments: Case Planner: Dana Hitt 645-2395 dahitt@columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 83 and 88 North Nelson Road Zip 43219
Is this application being annexed into the City of Columbus ☐ Yes ☒ No (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 010-039949, See Supplemental Tax Parcel Number List
☒ Check here if listing additional parcel numbers on a separate page.
Current Zoning District(s) 83 N Nelson: M, C-4, L-P-1; 88 N Nelson: CPD Requested Zoning District(s) CPD, Commercial Planned District
Recognized Area Commission Area Commission or Civic Association Near East Area Commission
Proposed Use or reason for rezoning request: development of auxiliary athletic facility for St. Charles Preparatory School (2010 East Broad Street, Columbus (Bexley), OH 43209 (continue on separate page if necessary)
Proposed Height District: H-35 Acreage 6.9
[Columbus City Code Section 3309.14]

APPLICANT:

Name Most Reverend Frederick F. Campbell, DD, Ph.D, Bishop of the Catholic Diocese of Columbus c/o William S. Davis, Chief Financial Officer
Address 198 East Broad Street City/State Columbus, OH Zip 43215-3766
Phone # (614) 224-1221 Fax # (614) 241-2573 Email wsdavis@colsdio.org

PROPERTY OWNER(S): See Supplemental Property Owner List

Name Most Reverend Frederick F. Campbell, DD, Ph.D, Bishop of the Catholic Diocese of Columbus c/o William S. Davis, Chief Financial Officer
Address 198 East Broad Street City/State Columbus, OH Zip 43215-3766
Phone # (614) 224-1221 Fax # (614) 241-2573 Email wsdavis@colsdio.org
☒ Check here if listing additional property owners on a separate page

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE)

~~XXXXXXXXXX~~ ☒ Agent
Name Dave Perry, David Perry Co., Inc.
Address 145 East Rich Street, 3rd Flr. City/State Columbus, OH Zip 43215
Phone # (614) 228-1727 Fax # (614) 228-1790 Email: dave@daveperryco.net

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

APPLICANT SIGNATURE [Signature]
PROPERTY OWNER SIGNATURE [Signature]
~~XXXXXXXXXX~~ / 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 (3) 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.

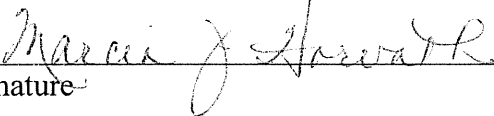
PLEASE NOTE: incomplete information will result in the rejection of this submittal.
For all questions regarding this form and fees please call: 614-645-4522
Please make all checks payable to the Columbus City Treasurer

SUPPLEMENTAL PROPERTY OWNER SIGNATURE SHEET

Rezoning Application Z11- 015
83 North Nelson Road and 88 North Nelson Road
Columbus, OH 43219

Franklin County Auditor PID: 010-066607

Marcia J. Horvath
90 North Nelson Road
Columbus, OH 43219

	<u>3-30-11</u>
Signature	Date

SUPPLEMENTAL PROPERTY OWNER SIGNATURE SHEET

Rezoning Application Z11- 015

83 North Nelson Road and 88 North Nelson Road

Columbus, OH 43219

Franklin County Auditor PID: 010-185205 and part of 010-066229

Norfolk Southern Corporation

c/o Solomon Jackson

8000 Ravines Edge Court, Suite 300-B

Columbus, OH 43235-5428

Norfolk Southern Corporation

BY: Malcolm G. Roof (Name)

Real Estate Manager (Title/Position)

March 31, 2011 (Date)

SUPPLEMENTAL TAX PARCEL NUMBER LIST

Rezoning Application Z11- 015

83 North Nelson Road and 88 North Nelson Road

Columbus, OH 43219

83 North Nelson Road:

010-039949

010-023129

010-010148

010-010147

010-013907

010-185205

010-066229 (only where contiguous with 010-039949 and parallel to the same west property line of 010-185205. See boundary drawing.

88 North Nelson Road:

010-066607

SUPPLEMENTAL PROPERTY OWNER LIST

Rezoning Application Z11- 015
83 North Nelson Road and 88 North Nelson Road
Columbus, OH 43219

- 1) Most Reverend Frederick F. Campbell, DD, Ph.D.
Bishop of the Catholic Diocese of Columbus
198 East Broad Street
Columbus, OH 43215-3766
- 2) Norfolk Southern Corporation
c/o Solomon Jackson
8000 Ravines Edge Court, Suite 300-B
Columbus, OH 43235-5428
- 3) Marcia J. Horvath
90 North Nelson Road
Columbus, OH 43219



Schematic Athletic Site Plan

04.05.2011

The Catholic Diocese of Columbus - Frederick F. Campbell, Bishop



City of Columbus Zoning Plat



ZONING NUMBER

(1 of 2)

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: 010039949, 010023129, 010010148, 010010147, 010013907, 010185205,

Zoning Number: 83

Street Name: N NELSON RD

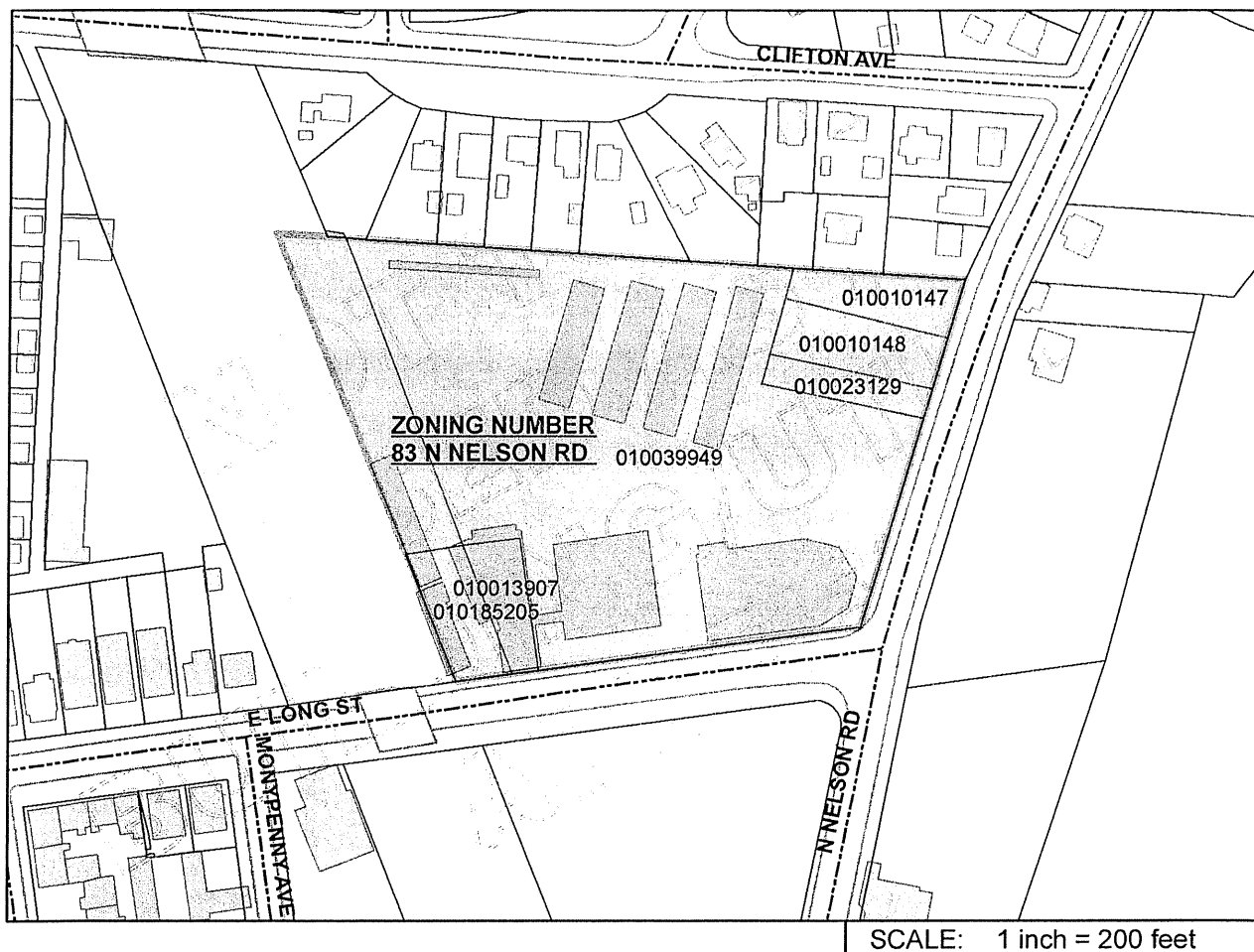
Lot Number: N/A

Subdivision: N/A

Requested By: DAVE PERRY CO. (DAVE PERRY)

Issued By: *Edyona Amarian*

Date: 3/21/2011



SCALE: 1 inch = 200 feet



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

GIS FILE NUMBER: 1694



City of Columbus Zoning Plat



ZONING NUMBER (2 of 2)

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: 010066607

Zoning Number: 88

Street Name: N NELSON RD

Lot Number: N/A

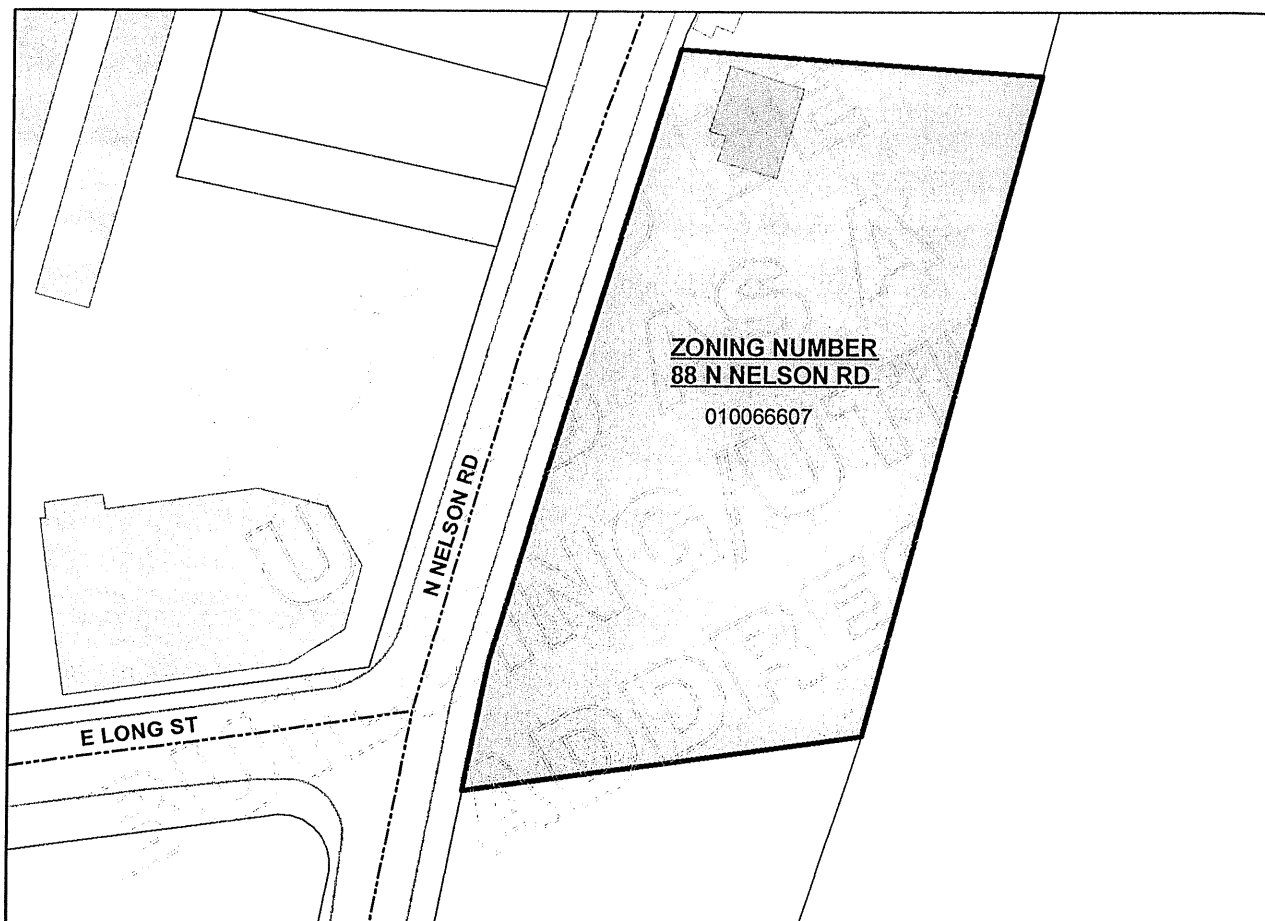
Subdivision: N/A

Requested By: DAVE PERRY CO. (DAVE PERRY)

Issued By:

Adyana Amarion

Date: 3/21/2011



SCALE: 1 inch = 100 feet



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

GIS FILE NUMBER: 1695



REZONING APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

AFFIDAVIT

(See instruction sheet)

APPLICATION # 211-015

STATE OF OHIO
COUNTY OF FRANKLIN

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

of (1) MAILING ADDRESS David Perry Co., Inc., 145 East Rich Street, 3rd Flr., Columbus, OH 43215

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 83 and 88 North Nelson Road, Columbus, OH 43219

for which the application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3) 4/7/11

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS

☒ Check here if listing additional property owners
on a separate page.

(4) Most Reverend Frederick F. Campbell, DD, Ph.D.

Bishop of the Catholic Diocese of Columbus

c/o William F. Davis, Chief Financial Officer

198 East Broad Street, Columbus, OH 43215

Most Reverend Frederick F. Campbell, DD, Ph.D., Bishop of the Catholic Diocese of Columbus

c/o Dave Perry, Agent, David Perry Co., Inc. (614) 228-1727

See Supplemental Property Owner List
APPLICANT'S NAME AND PHONE #
(same as listed on front of application)

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

(5) Near East Area Commission c/o Kathleen Bailey

489 Linwood Avenue

Columbus, OH 43205

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)

SEE EXHIBIT A

SIGNATURE OF AFFIANT

(8) David B. Perry

Subscribed to me in my presence and before me this 5th day of April, in the year 2011

SIGNATURE OF NOTARY PUBLIC

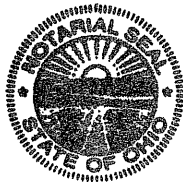
(8) Barbara A. Painter

My Commission Expires:

AUGUST 3, 2015

This Affidavit expires six months after date of notarization.

Notary Seal Here



BARBARA A. PAINTER
Notary Public, State of Ohio
My Commission Expires AUGUST 3, 2015

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

SUPPLEMENTAL PROPERTY OWNER LIST

Rezoning Application Z11- 015

83 North Nelson Road and 88 North Nelson Road
Columbus, OH 43219

- 1) Most Reverend Frederick F. Campbell, DD, Ph.D.
Bishop of the Catholic Diocese of Columbus
198 East Broad Street
Columbus, OH 43215-3766
- 2) Norfolk Southern Corporation
c/o Solomon Jackson
8000 Ravines Edge Court, Suite 300-B
Columbus, OH 43235-5428
- 3) Marcia J. Horvath
90 North Nelson Road
Columbus, OH 43219

Exhibit A

83 and 88 North Nelson Road

Z11- 015

March 28, 2011

APPLICANT:

Most Reverend Frederick F. Campbell
Bishop of the Catholic Diocese of
Columbus
198 East Broad Street
Columbus, OH 43215-3766

PROPERTY OWNER(S):

Most Reverend Frederick F. Campbell
Bishop of the Catholic Diocese of
Columbus
198 East Broad Street
Columbus, OH 43215-3766

Marcia Horvath
90 North Nelson Road
Columbus, OH 43219

Norfolk Southern Corporation
c/o Solomon Jackson
8000 Ravines Edge Court
Suite 300-B
Columbus, OH 43235-5428

AGENT

David B. Perry
David Perry Co., Inc.
145 East Rich Street, 3rd Flr.
Columbus, OH 43215-5240

COMMUNITY GROUP/COALITION:

Near East Area Commission
c/o Kathleen Bailey
489 Linwood Avenue
Columbus, OH 43205

**SURROUNDING PROPERTY
OWNERS (125 Feet)**

Sabra E Howell
1859 Clifton Avenue
Columbus, OH 43219

Dennis W Borowski
1855 Clifton Avenue
Columbus, OH 43219

Jospeh A Gauthia
1841 Clifton Avenue
Columbus, OH 43219

Theodore G. Eshenour
106 N Nelson Road
Columbus, OH 43219

TH Midwest Inc.
257 Centerville Road
Lancaster, PA 17603

Moody Dubenion
1887 Clifton Avenue
Columbus, OH 43219

Bryce E Baker
1873 Clifton Avenue
Columbus, OH 43219

Dennis and Phyllis Cunningham
1877 Clifton Avenue
Columbus, OH 43219

SHEET 1 of 2

March 28, 2011

Z11-_____

83 and 88 North Nelson Road

Alexander X Gerena
1881 Clifton Avenue
Columbus, OH 43219

Consolidated Management Co.
c/o Gary Beim
2776 East Main Street
Columbus, OH 43209

Ronald and Diane Jedlicka
475 South Main Street
Pataskala, OH 43062

Garnett L. Steele
109 North Nelson Road
Columbus, OH 43219

Garnett L. Steele
c/o Theodore Eshenour
1795 East Long Street
Columbus, OH 43203

Barbara Culpepper
257 Crossing Creek N
Columbus, OH 43230

Toya L Powell
101 North Nelson Road
Columbus, OH 43219

Evelyn T Slade, Tr.
1911 Clifton Avenue
Columbus, OH 43219

Theresa J. Russell
1905 Clifton Avenue
Columbus, OH 43219

Lavenia Preston
1865 Clifton Avenue
Columbus, OH 43219

Jesse T. Maynard
David J. Ryan
119 North Nelson Road
Columbus, OH 43219

OBN Development Corp LLC
1331 Walcutt Road
Columbus, OH 43228

Miebaka P. Braide
2949 Hubbarton Pl
Reynoldsburg, OH 43068

Sara and Jerry Westbrooks
1824 East Long Street
Columbus, OH 43203

Walter C. Justice
1818 East Long Street
Columbus, OH 43203

Jason T. Jackson
1810 East Long Street
Columbus, OH 43203

Jon W Nesbitt et al
2600 North Cassady Avenue
Columbus, OH 43219

ALSO NOTIFY:

Gary Bruck, AIA
Sullivan Bruck Architects
309 South Fourth Street
Columbus, OH 43215

Dominic Cavello
St. Charles Preparatory School
2010 East Broad Street
Columbus, OH 43209

Jon Stephens, AIA
Sullivan Bruck Architects
309 South Fourth Street
Columbus, OH 43215

Donald Plank
Plank Law Firm
145 East Rich Street, 3rd Flr.
Columbus, OH 43215

Bill Riat
CASTO
191 W. Nationwide Blvd., Suite 200
Columbus, OH 43215

Tim Kelley
Donald W. Kelley and Assoc.
250 East Broad Street
Columbus, OH 43215

Joseph A. Ridgeway, P.E.
E.P. Ferris and Assoc., Inc.
880 King Avenue
Columbus, OH 43212

Norfolk Southern Corporation
c/o Malcolm G. Roop
1200 Peachtree Street, N.E.
Atlanta, GA 303309

Matt Ferris, P.E.
E.P. Ferris and Assoc., Inc.
880 King Avenue
Columbus, OH 43212

SHEET 2 of 2

March 28, 2011

Z11 - 015

83 and 88 North Nelson Road



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 (1 of 3)

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 # 211-015

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Most Reverend Frederick F. Campbell, DD, Ph.D., Bishop of the Catholic Diocese of Columbus
of (COMPLETE ADDRESS) 198 East Broad Street, Columbus, OH 43215-3766

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. Most Reverend Frederick F. Campbell, DD, Ph.D. Bishop of the Catholic Diocese of Columbus 198 East Broad Street Columbus, OH 43215-3766 # of Columbus Based Employees: 1,553 Contact: William S. Davis, Chief Financial Officer, (614) 224-1221	2. -----
3. -----	4. -----

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

SIGNATURE OF AFFIANT

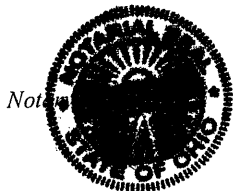
F. F. Campbell F. F. Campbell

Subscribed to me in my presence and before me this 31ST day of March, in the year 2011

SIGNATURE OF NOTARY PUBLIC

[Signature]
8/19/2013

My Commission Expires:



This Project Disclosure Statement expires six months after date of notarization.
Karina M. Neuman
Notary Public, State of Ohio
My Commission Expires 08-19-2013

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



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 (2 of 3)

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 # 211-015

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Marcia J. Horvath
of (COMPLETE ADDRESS) 90 North Nelson Road, Columbus, 43219

deposes and states that (he/she) is the ~~an~~ 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. Marcia J. Horvath 90 North Nelson Road Columbus, OH 43219 # of Columbus Based Employees: <u>7 (SEVEN)</u> Contact: Marcia J. Horvath, (614) <u>714-0417</u>	2. _____
3. _____	4. _____

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

SIGNATURE OF AFFIANT

Marcia J. Horvath

Subscribed to me in my presence and before me this 30 day of March, in the year 2011

SIGNATURE OF NOTARY PUBLIC

[Signature]

My Commission Expires:

6/23/2014



Beau M. Wickham
Notary Public - State of Ohio
My Commission Expires

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

PLEASE NOTE: incomplete information will result in the rejection of this submittal.

For all questions regarding this form and fees please call: 614-645-4522

Please make all checks payable to the Columbus City Treasurer



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 (3 of 3)

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 # _____

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Malcolm G. Roop Norfolk Southern Corporation c/o Solomon Jackson, Senior Real Estate Manager
of (COMPLETE ADDRESS) 8000 Ravines Edge Court, Suite 300-B, Columbus, OH 43235-5428

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 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. Norfolk Southern Corporation c/o Solomon Jackson 8000 Ravines Edge Court, Suite 300-B Columbus, OH 43235-5428 # of Columbus Based Employees: _____ Contact: Solomon Jackson, (614) 438-6915	2. _____
3. _____	4. _____

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

SIGNATURE OF AFFIANT

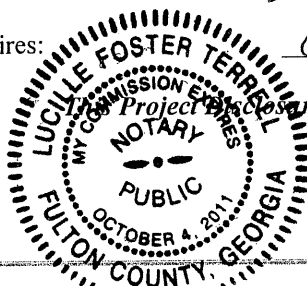
Malcolm G. Roop

Subscribed to me in my presence and before me this 31st day of March, in the year 2011

SIGNATURE OF NOTARY PUBLIC

Lucille Foster Terrell
October 4, 2011

My Commission Expires:



Notary Seal Here

Project Disclosure Statement expires six months after date of notarization.

PLEASE NOTE: incomplete information will result in the rejection of this submittal.

For all questions regarding this form and fees please call: 614-645-4522

Please make all checks payable to the Columbus City Treasurer

**CPD, Commercial Planned Development
83 and 88 North Nelson Road
Columbus, OH 43219**

PROPOSED DISTRICT: CPD, Commercial Planned Development
EXISTING DISTRICT: M, Manufacturing, C-4, Commercial, L-P-1,
Limited Private Parking (Z91-058) and CPD,
Commercial Planned Development (Z86-1058(A))
ACRES: 5.9 +/- acres
PROPERTY ADDRESS: 83 and 89 North Nelson Road, Columbus, OH
43219
PROPERTY OWNER(S): Most Reverend Frederick F. Campbell, DD, Ph.D.
Bishop of the Catholic Diocese of Columbus, 198
East Broad Street, Columbus, OH 43215-3766;
Norfolk Southern Corporation, 8000 Ravines
Edge Court, Suite 300-B, Columbus, OH 43235-
5428; Marcia J. Horvath, 90 North Nelson Road
Columbus, OH 43219; all c/o Dave Perry, Agent,
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 and Donald Plank, Plank
Law Firm, 145 East Rich Street, 3rd Flr.,
Columbus, OH 43215
APPLICANT: Most Reverend Frederick F. Campbell, DD, Ph.D.
Bishop of the Catholic Diocese of Columbus, 198
East Broad Street, Columbus, OH 43215-3766
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: April 5, 2011
APPLICATION NUMBER: Z11- 015

INTRODUCTION: The 5.9 +/- acre site consists of property on both the west and east sides of North Nelson Road. St. Charles Preparatory School and the Catholic Diocese of Columbus propose to redevelop the former lumber yard site at the northwest quadrant of North Nelson Road and East Long Street (Subarea A) for use as an auxiliary athletic facility (Subarea A) for St. Charles Preparatory School, located at 2210 East Broad Street, Bexley, OH and to develop property on the east side of Nelson Road (Subarea B) as a parking lot. Residual property (Subarea C) on the east side of Nelson Road will continue to be used for C-2, Commercial District office uses, as presently permitted (CPD, Z86-1058A). St. Charles Preparatory School is located to the east of North Nelson Road, on the east side of Alum Creek. Applicant proposes to connect the main St. Charles Preparatory School campus with the auxiliary athletic facility and parking by building a pedestrian bridge across Alum Creek to enhance connectivity and pedestrian movement between the main campus and auxiliary. The site plan, titled "St Charles Preparatory School West Campus – Schematic Athletic Site Plan", dated _____,

is referenced in Section I., Miscellaneous commitments as the schematic development plan.

SUBAREA A:

Subarea A is located at the northwest quadrant of North Nelson Road and East Long Street and consists of 5.3 +/- acres. The Subarea will be developed in concept as depicted on the plan titled "St Charles Preparatory School West Campus – Schematic Athletic Site Plan", dated _____. There are two (2) property owners of the property in Subarea A. As noted on the referenced site plan, Norfolk Southern Corporation owns approximately the west 0.70 +/- acres of Subarea A. While it is anticipated the property ownership will remain separate, from the balance of the site owned by the Catholic Diocese of Columbus, and, therefore, the tax parcels cannot be combined, the property line shall be disregarded for all compliance purposes with the Zoning Code and Site Compliance Plan and the site shall be reviewed as depicted as a single athletic facility and parking lot.

1. PERMITTED USES: The permitted use of Subarea A shall be an auxiliary athletic facility and customary accessory uses for an athletic facility. One (1) ground level dwelling unit shall also be permitted in the Support Building, subject to approval of pending Council Variance application CV11-_____.

2. DEVELOPMENT STANDARDS: Unless otherwise specified in the following Development Standards, the Development Standards shall be as specified in Chapter 3356 of Columbus City Code (C-4, Commercial District), Chapter 3312, Off-Street Parking and Loading and Chapter 3321, General Site Development Standards.

A. Density, Lot and/or Setback Commitments.

1.The North Nelson Road and East Long Street building setbacks shall be five (5) feet and zero (0) feet, respectively. The on-grade track shall be permitted to extend to within two (2) feet of the North Nelson Road right of way.

2.The North Nelson Road and East Long Street parking setback shall be two (2) feet, for the track, as depicted, and four (4) feet, for the East Long Street parking lot and service drive.

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

1.Vehicular access shall be located as depicted on the referenced plan. The primary vehicular access for the parking lot shall align with the commercial curbcut on the south side of East Long Street.

2.An on-site parking lot with not less than 70 parking spaces shall be provided, as depicted on the referenced plan

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

1. All landscaping shall be maintained in a healthy state. Any dead material shall be removed and replaced with like materials within six months or the next available planting season, whichever occurs first. The size of the new material shall equal the size of the original material when it was installed.

2. The minimum size of all trees at installation shall be two (2) inch in caliper for deciduous trees, five (5) feet in height for evergreen trees, and one and one half (1 ½) inches in caliper for ornamental trees. Tree caliper shall be measured six (6) inches from the ground.

D. Building Interior-Exterior Commitments. N/A

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

F. Graphics and/or 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-4 Commercial District. Any variance to the Graphics Code or request for Special Permit for Off-Premise Graphic(s) shall be submitted to the Columbus Graphics Commission for consideration.

G. Other CPD Requirements.

1. Natural Environment: The natural environment of the site is flat. All buildings on the site shall be removed other than the existing building at the northwest corner of North Nelson Road and East Long Street, which is planned to be remodeled for the athletic facility support building. Existing pavement will be removed.

2. Existing Land Use: The site is a former lumber yard. Most of the existing buildings will be removed for redevelopment of the site for the athletic facility.

3. Circulation: Access to and from the site will be via one (1) full turning movement curbcut on East Long Street and one (1) emergency access curbcut, also on East Long Street, as depicted on the referenced plan.

4. Visual Form of the Environment: The site is located at the intersection of two collector (C) right of ways. The site was used for decades as a retail and whole sale lumber yard. Residential uses abut the site to the north. Property zoned CPD and used for an office is located on the east side of North Nelson Road. Commercially zoned and developed property is located to the southeast and south. Norfolk and Western railroad property and rail lines are located to the west.

5. Visibility: The site is located at the intersection of North Nelson Road and East Long Street. There is good visibility of the site from both streets.

6. Proposed Development: Rezoning to CPD for development of the site as an auxiliary athletic facility of St. Charles Preparatory School.

7. Behavior Patterns: Vehicular access will be from East Long Street.

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

H. Modification of Code Standards.

1. Section 3356.11, C-4 District Setback Lines, which Section requires a thirty (30) foot building setback line on both East Long Street and North Nelson Road, based on both streets being Collectors (C) on the Columbus Thoroughfare Plan (CTP), while right of way for both streets presently complies with the CTP right of way designation and the existing building at the northwest corner of East Long Street and North Nelson Road is located at a setback of zero (0) feet and five (5) feet, respectively, and the track will be located approximately two (2) feet from the North Nelson Road right of way.

2. Section 33312.27, Parking Setback Line, which Section requires a minimum ten (10) foot parking setback, while applicant proposes a four (4) foot parking setback on East Long Street and the track will extend to within two (2) feet of the North Nelson Road right of way.

3. The 5.3 +/- acre Subarea A consists of property owned by two (2) different property owners. The proposed track and parking lot is, and may remain, divided by a property line. As long as there are two (2) separate property owners, the applicable parcels that are owned separately cannot be combined. The property line shall be disregarded for all purposes related to the Zoning Code and Site Compliance Plan process and the 5.3 +/- acre Subarea shall be treated as a single parcel for regulatory purposes. Due to the property line, the following code variances are provided:

a. 3312.09, Aisle, to permit a property line to divide a parking lot aisle(s), while the total width of the parking lot aisle shall comply with minimum aisle width.

b. 3312.25, Maneuvering, to permit parking spaces to have maneuvering area divided by a property line and to maneuver across a property line, while total code required maneuvering area shall comply.

c. 3312.29, Parking Space, to permit a property line to divide parking spaces, while the total parking space shall comply with required dimensions.

I. Miscellaneous Commitments.

1. Development of Subarea A shall be in accordance with the site plan titled "St Charles Preparatory School West Campus – Schematic Athletic Site Plan", dated _____, and signed by _____ David B. Perry, Agent for Applicant and Property Owner, and Donald Plank, Attorney for Applicant and Property Owner. The site 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 to any of the drawings 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.

SUBAREA B:

Subarea B, 1.0 +/- Ac., is located on the east side of North Nelson Road generally north of the intersection of North Nelson Road and East Long Street. The Subarea will be developed as a parking lot. The 1.0 +/- acre Subarea will be split from PID: 010-066607. The residual area of PID: 010-066607 is Subarea C.

3. PERMITTED USES: The permitted use of Subarea B shall be a parking lot.

4. DEVELOPMENT STANDARDS: Unless otherwise specified in the following Development Standards, the Development Standards shall be as specified in Chapter 3356 of Columbus City Code (C-4, Commercial District), Chapter 3312, Off-Street Parking and Loading and Chapter 3321, General Site Development Standards.

A. Density, Lot and/or Setback Commitments.

The North Nelson Road parking setback shall be three (3) feet.

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

Vehicular access shall be located as depicted on the referenced plan. The primary vehicular access for the parking lot shall be a full-turning movement curbcut on North Nelson Road. The parking lot may be connected with the parking lot to the south (18 North Nelson Road, PID: 010-213570) and/or the property to the north (Subarea C, 90 North Nelson Road).

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

1. All landscaping shall be maintained in a healthy state. Any dead material shall be removed and replaced with like materials within six months or the next available planting season, whichever occurs first. The size of the new material shall equal the size of the original material when it was installed.

2. The minimum size of all trees at installation shall be two (2) inch in caliper for deciduous trees, five (5) feet in height for evergreen trees, and one and one half (1 ½) inches in caliper for ornamental trees. Tree caliper shall be measured six (6) inches from the ground.

D. Building Interior-Exterior Commitments. N/A

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

F. Graphics and/or 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-4 Commercial District. Any variance to the Graphics Code or request for Special Permit for Off-Premise Graphic(s) shall be submitted to the Columbus Graphics Commission for consideration.

G. Other CPD Requirements.

1. Natural Environment: Part of the site is paved for parking. The balance of the Subarea site is unimproved.
2. Existing Land Use: Part of the site is paved for parking.
3. Circulation: Primary access to and from the site will be via one (1) full turning movement curbcut on North Nelson Road. The parking lot may be connected with the parking lot to the south (18 North Nelson Road, PID: 010-213570) and/or the property to the north (Subarea C, 90 North Nelson Road).
4. Visual Form of the Environment: The site is located east of Subarea A and is part of a parcel zoned CPD, in which most C-2 office uses are permitted. Property to the south is zoned commercial and is developed with a restaurant and accessory parking. Property to the north is part of the CPD and is developed with an office building. Alum Creek is to the east.
5. Visibility: The site is located on North Nelson Road and generally at and north of the T intersection of North Nelson Road and East Long Street. There is good visibility of the site from both streets.
6. Proposed Development: Rezoning to CPD for development of a parking lot.
7. Behavior Patterns: Vehicular access will be from North Nelson Road.
8. Emissions: Development will conform to City of Columbus requirements as further controlled by development standards of this development text and plan. There will be no objectionable emissions.

H. Modification of Code Standards.

Section 33312.27, Parking Setback Line, which Section requires a minimum ten (10) foot parking setback, while applicant proposes a three (3) foot parking setback on North Nelson Road.

I. Miscellaneous Commitments.

1. Development of Subarea B shall be in accordance with the site plan titled "St Charles Preparatory School West Campus – Schematic Athletic Site Plan", dated _____, and signed by _____ David B. Perry, Agent for Applicant and Property Owner, and Donald Plank, Attorney for Applicant and Property Owner. The site 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 to any of the drawings 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.

SUBAREA C:

Subarea C, 0.60 +/- Ac., is located on the east side of North Nelson Road approximately 200 feet north of the intersection of North Nelson Road and East Long Street. The Subarea will be developed as a parking lot. The 0.60 +/- acre Subarea will be split from PID: 010-066607. The residual area of PID: 010-066607 is Subarea B.

1. PERMITTED USES: The permitted use of Subarea C shall be all office uses of Section 3353.03, Permitted Uses, C-2 Office Commercial Uses, except dental or medical offices or clinics.

5. DEVELOPMENT STANDARDS: Unless otherwise specified in the following Development Standards, the Development Standards shall be as specified in Chapter 3353 of Columbus City Code (C-2, Office Commercial District), Chapter 3312, Off-Street Parking and Loading and Chapter 3321, General Site Development Standards.

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

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

Vehicular access shall be located as depicted on the referenced plan, as presently exists.

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

1. All landscaping shall be maintained in a healthy state. Any dead material shall be removed and replaced with like materials within six months or the next available planting season, whichever occurs first. The size of the new material shall equal the size of the original material when it was installed.

2. The minimum size of all trees at installation shall be two (2) inch in caliper for deciduous trees, five (5) feet in height for evergreen trees, and one and one half (1 ½) inches in caliper for ornamental trees. Tree caliper shall be measured six (6) inches from the ground.

D. Building Interior-Exterior Commitments. N/A

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

F. Graphics and/or 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-2 Commercial District. Any variance to the Graphics Code or request for Special Permit for Off-Premise Graphic(s) shall be submitted to the Columbus Graphics Commission for consideration.

G. Other CPD Requirements.

1.Natural Environment: The site is developed with an office building and accessory parking permitted by CPD/Z86-1058A. The site is at grade at North Nelson Road and slopes to the east to Alum Creek.

2.Existing Land Use: The site is developed with a 2,200 +/- sq. ft. office building and accessory parking.

3.Circulation: Primary access to and from the site will be via an existing circular drive with two (2) curbcuts on North Nelson Road. The circular drive may be connected with Subarea B to the south.

4. Visual Form of the Environment: The site is located east of Subarea A and is part of a parcel zoned CPD, in which most C-2 office uses are permitted. Property to the south is zoned commercial and is developed with a restaurant and accessory parking. Property to the north is zoned residential. Alum Creek is to the east.

5. Visibility: The site is located on the east side of North Nelson Road, north of the intersection of North Nelson Road and East Long Street. There is good visibility of the site from North Nelson Road.

6. Proposed Development: Rezoning to CPD in conjunction with Subareas A and B and to reflect change to site plan of CPD plan in Z86-1058A.

7. Behavior Patterns: Vehicular access will be from North Nelson Road.

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

H. Modification of Code Standards.

1.Section 33312.27, Parking Setback Line, which Section requires a minimum ten (10) foot parking setback, while the existing circular driveway is located with a zero (0) foot parking setback.

2. Section 3312.49, Minimum Numbers of Parking Spaces Required, which Section requires a minimum of five (5) parking spaces for general office use at the rate of one (1) space per 450 gross square feet, while there are three (3) parking spaces on-site.

I. Miscellaneous Commitments.

1. Development of Subarea C shall be in accordance with the site plan titled "St Charles Preparatory School West Campus – Schematic Athletic Site Plan", dated _____, and signed by _____ David B. Perry, Agent for Applicant and Property Owner, and Donald Plank, Attorney for Applicant and Property Owner. The site 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 to any of the drawings 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.

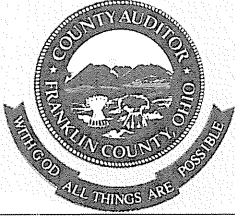
The undersigned, being the owner and/or applicant in the subject application, does hereby agree singularly and collectively for himself, his heirs, successors and assigns, to abide by above restrictions, conditions, and commitments regarding development of the subject property and for such purpose each 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, except as noted herein.

David B. Perry, Agent

Date

Donald Plank, Attorney

Date



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: dbp

DATE: 3/11/11



Disclaimer

Scale = 150



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

