



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 #: 213-008 - 13335-00000 00069
Date Received: 2/4/13
Application Accepted By: S. Pine Fee: \$7295
Comments: Assigned to Shannon Pine, 645-2208, spine@columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 3386 E Powell Road Zip 43085
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. Included in application exhibits
Parcel Number for Certified Address 27-31844202024000
☒ Check here if listing additional parcel numbers on a separate page.
Current Zoning District(s) R, Rural Requested Zoning District(s) L-C-4
Area Commission Area Commission or Civic Association: Far North Columbus Communities Coalition
Proposed Use or reason for rezoning request: commercial development

(continue on separate page if necessary)

Proposed Height District: H-110 Acreage 13.937 ac
[Columbus City Code Section 3309.14]

APPLICANT:

Name NP/FG, LLC and NP Limited Partnership c/o Dave Perry, David Perry Co., Inc.
Address 145 East Rich Street, FL 3 City/State Columbus, OH Zip 43215
Phone # 614-228-1727 Fax # 614-228-1790 Email dave@daveperryco.net

PROPERTY OWNER(S):

Name NP/FG, LLC and NP Limited Partnership c/o Dave Perry, David Perry Co., Inc.
Address 145 East Rich Street, FL 3 City/State Columbus, OH Zip 43215
Phone # 614-228-1727 Fax # 614-228-1790 Email dave@daveperryco.net
☒ Check here if listing additional property owners on a separate page

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE)

☒ Attorney ☐ Agent

Name Donald Plank, Plank Law Firm
Address 145 East Rich Street, FL 3 City/State Columbus, OH Zip 43215
Phone # 614-947-8600 Fax # 614-228-1790 Email: dplank@planklaw.com

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

APPLICANT SIGNATURE NP/FG, LLC and NP Limited Partnership by David B. Perry, Agent
PROPERTY OWNER SIGNATURE NP/FG, LLC and NP Limited Partnership 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 all checks payable to the Columbus City Treasurer

SUPPLEMENTAL PROPERTY OWNER LIST

Z13- 000
3386 East Powell Road

Property Owners:

- 1) NP/FG, LLC
8800 Lyra Drive, Suite 550
Columbus, OH 43240
- 2) N.P. Limited Partnership
8800 Lyra Drive, Suite 550
Columbus, OH 43240

SUPPLEMENTAL PARCEL LIST

Z13- 000
3386 East Powell Road

Tax District/Parcels (Delaware County)

27- 31844202024000

27- 31844202028000

27- 31844202030000



REZONING APPLICATION

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

AFFIDAVIT

(See instruction sheet)

APPLICATION #

213-008

STATE OF OHIO

COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME DAVID B. PERRY
of (1) MAILING ADDRESS David Perry Company, Inc., 145 E Rich Street, FL 3, Columbus
deposed and states that (he/she) is the applicant, (agent) or duly authorized attorney for same and the following is a OH, 4321
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 3385 East Powell Road
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) 2/4/13

(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) NP/FG, LLC and NP Limited Partnership
c/o Dave Perry, David Perry Co., Inc.
145 East Rich Street, FL 3
Columbus, OH 43215

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

NP/FG, LLC and NP Limited
c/o Dave Perry, (614) 228-1727

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

(5) FNCCC c/o Gloria Humes
771 Wynstone Drive
Lewis Center, OH 43035

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 4th day of FEBRUARY, in the year 2013

SIGNATURE OF NOTARY PUBLIC

(8)

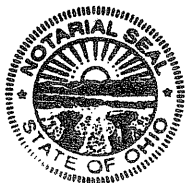
Barbara A. Painter

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.
Applications must be submitted by appointment. Call 614-645-4522 to schedule.
Please make all checks payable to the Columbus City Treasurer

APPLICANT

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

PROPERTY OWNER

NP Limited c/o Dave Perry
David Perry Company., Inc.
145 East Rich Street, FL 3
Columbus, OH 43215

NP/FG, LLC c/o Dave Perry
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

FNCCC
c/o Gloria Humes, President
771 Wynstone Drive
Lewis Center, OH 43035

Stephanie R. Flowers
Michael J. Carroll
3462 E Powell Road
Lewis Center, OH 43035

Face Fixers, Inc.
3400 E Powell Road
Lewis Center, OH 43035

PROPERTY OWNERS WITHIN 125 FEET

Richard A. Grosh
Linda S. Grosh
3380 East Powell Road
Lewis Center, OH 43085

Polaris 91, LLC
8800 Lyra Drive, Suite 550
Columbus, OH 43240

Addison I. Smith
Teresa L. Smith
8044 Hickory Ridge Court
Lewis Center, OH 43035

Richard A. Grosh
Linda S. Grosh
8028 Hickory Ridge Court
Lewis Center, OH 43035

Oakley A. Addis
3440 E Powell Road
Lewis Center, OH 43035

Colonial Meadows Rentals LLC
8800 Lyra Drive, Suite 550
Columbus, OH 43240

ALSO NOTIFY

NP Limited c/o Franz Geiger
8800 Lyra Drive, Suite 550
Columbus, OH 43240

DEVELOPMENT TEXT

L-C-4, LIMITED COMMERCIAL DISTRICT

13.937 ± Acres

EXISTING DISTRICT:

R, Rural District

PROPOSED DISTRICT:

L-C-4, Limited Commercial

PROPERTY ADDRESS:

3386 East Powell Road, Columbus, OH 43035

OWNER(S):

NP/FG, LLC and N.P. Limited Partnership c/o Dave Perry, Agent, David Perry Company, Inc., 145 East Rich Street, FL 3, Columbus, OH 43215 and Donald Plank, Plank Law Firm, 145 East Rich Street, FL 3, Columbus, OH 43215

APPLICANT:

NP Limited Partnership c/o Dave Perry, Agent, David Perry Company, Inc., 145 East Rich Street, FL 3, Columbus, OH 43215 and Donald Plank, Plank Law Firm, 145 East Rich Street, FL 3, Columbus, OH 43215

DATE OF TEXT:

February 3, 2013

APPLICATION NUMBER:

Z13-008

1. INTRODUCTION:

Applicant proposes to rezone 13.937 +/- acres to the L-C-4, Limited Commercial District for commercial uses related to the Polaris Centers of Commerce development. The site abuts Sub-Area J-1 of the Far North Plan, which sub-area supports commercial land use and recognizes the Polaris Centers of Commerce and other commercial development as the appropriate land use. Since the original Polaris Centers of Commerce rezoning (1991), numerous additional commercial rezoning applications

have been approved as additional property became available to expand the commercial development, including property that abuts Sub-Area J-1, as this property does. The site also abuts 5.5 +/- acres now zoned L-C-4 (Z06-026) to the west. The construction of a second interstate interchange on I-71 for the Polaris Centers of Commerce will cause this property to be located in close proximity to the new interchange, making it particularly appropriate for commercial use, along with its adjacency to other Polaris/L-C-4 property to the west and south. This proposal is consistent with other approved rezoning applications that provided expansion area from the original Polaris rezoning. Extensive deed restrictions have been established on property presently in the Polaris Centers of Commerce and all property in the Polaris Centers of Commerce is subject to use and design review (Polaris Design Review Board) approval of both the site plan and architecture. It is applicant's intention to establish the same or comparable deed restrictions and design review on this property.

2. PERMITTED USES: The following uses shall be permitted:

A. All uses of Section 3356.03, C-4 Permitted Uses, except the following:

1. Billboards

2. Off premise graphics except for (i) graphics which identify an overall development on the subject property (such as a large office park or shopping center) and the management of the development and (ii) graphics identifying uses within the Subarea in which the graphics are located or a Subarea contiguous to the Subarea in which the graphics are located or (iii) as approved by the Columbus Graphics Commission as part of a Graphics Plan.

3. Used car lots, except used car lots used in conjunction with the sale of new cars.

4. Outside storage 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.

5. Storage of hazardous wastes except for small quantities generated or used in connection with testing labs or other permitted use under controlled conditions in compliance with all laws regulating such materials.

6. Halfway House.

3. DEVELOPMENT STANDARDS: Except as specified herein, the applicable development standards shall be as specified in the C-4, Commercial District.

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

1. Building Height: The height district shall be H-110, allowing for a 110-foot height limitation in accordance with Sections 3309.14 and 3309.142 of the Columbus Zoning Code, except as follows:

a) Any building or structure (or any portion thereof) within fifty (50) feet of the north property line and/or within twenty-five (25) feet of any property line of the 1 acre parcel (PID: 27-31844202029000), presently owned by Douglas and Lori Rini (O.R.V. 441, Page 21), hereafter "Rini Parcel", as separately applicable to the north property line and the "Rini" parcel, shall not exceed thirty-five (35) feet in height, as long as adjacent property to the north or the "Rini" parcel, is zoned and used for single-family dwelling(s).

b) Any building or structure (or any portion thereof) within seventy-five (75) feet of the north property line and/or within fifty (50) feet of any property line of the "Rini Parcel", as separately applicable to the north property line and the "Rini" parcel, shall not exceed sixty (60) feet in height, as long as adjacent property to the north or the "Rini" parcel, is zoned and used for single-family dwelling(s).

2. Building Lines:

(a) The building setback line shall be fifty (50) feet from any public street, fifteen (15) feet from any side property line, and ten (10) feet from any rear property line, except as otherwise set forth herein:

1) No building setback shall be required from any property line, other than a property line abutting a public street, that is created within and internal to a larger site for which a Certificate of Zoning Clearance has been issued and the parcel created by the property line continues to function as part of the overall site for which the Certificate of Zoning Clearance was issued.

2) The minimum building setback from the north property line and any property line of the "Rini Parcel" shall be twenty-five (25) feet, as long as the adjacent property to the north or the "Rini" Parcel, as separately applicable to the north property line and the "Rini Parcel", is zoned and used for single-family dwellings, and subject further to applicable height and setback provisions established in A.1.a and b.

3) Parking Setback

a) There shall be a minimum thirty (30) foot parking setback from all public streets.

b) A minimum eighteen (18) foot landscaped parking setback shall be provided along and parallel to the north property line and along the south and east property lines of the "Rini" parcel, as separately applicable to the north property line and the "Rini" parcel, as long as adjacent property to the north or the "Rini Parcel", as applicable, is zoned and used for single-family dwellings.

c) No parking or maneuvering areas, except driveways, shall be constructed nearer than three (3) feet from any side or rear property line, except as required above (b) and as follows:

- 1) Internal aisles for vehicular circulation within parking lots to provide internal connection and circulation between adjacent parking lots are permitted.
- 2) No parking or maneuvering setback shall be required from any property line, other than a property line abutting a public street, that is created within and internal to a larger site for which a Certificate of Zoning Clearance has been issued and the parcel created by the property line continues to function as part of the overall site for which the Certificate of Zoning Clearance was issued.

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

- 1) There shall be no vehicular access to East Powell Road.
- 2) Wheel blocks shall be provided in any parking spaces adjacent to the three (3) foot side or rear property line parking setback and the wheel blocks shall be placed within the parking space to prevent the overhang of vehicles into the parking setback.
- 3) The site does not directly abut any public street for vehicular access. Vehicular access will be provided through the adjacent commercially zoned property to the east, west or south.

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

- 1) Screening with landscaping (or screening materials which may consist of any combination of earth mounding, landscaping, walls, and/or fences) shall be provided so as to hide trash collection areas and waste storage area from view, to a minimum opacity of not less than 100%. All such landscaping shall be properly trimmed and all screening shall be maintained in a neat and tidy manner. All service areas shall be separated from public circulation and parking areas.
- 2) All heating, ventilating, air conditioning and other building mechanical systems and equipment, whether roof mounted or ground level, shall be fully screened from view from all public streets and also from view from the north property line of the 5.35 +/- acres being rezoned. As an exception to the foregoing, equipment requiring ventilation may be located within architectural elements having an opacity of at least 80%. Ground level equipment may be screened by landscaping.
- 3) Where freestanding walls are used for screening, they shall be integrated into the building design and/or landscaping plan so as to appear to be a natural element of the building and/or lot on which such building is located.
- 4) Provision for handling all truck service shall be totally within each parcel. No off-street loading areas or loading docks shall be located on or along the front wall of any building, within the front yard of any parcel 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 feet high 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 owner of the property containing such freight loading area at all times.

7) Any freight loading area located within fifty (50) feet of a residentially zoned property used for residential purposes shall be screened from such residential property by 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 foot high 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 owner of the property containing such freight loading area at all times.

8) Each parcel shall provide minimum three (3) foot wide landscape buffer areas within the parcel, if not in conflict with a more restrictive standard of this text, and adjacent and parallel to the side and rear property lines, except where no building setback is required, where aisles connect adjacent parking lots and where no parking setback is required. The surface of the side and rear buffer areas shall be expressly reserved for the planting of lawns, trees or shrubs and no structures (except approvable graphics), equipment of any nature (except utility equipment, which shall be either underground or fully screened) or paved areas (except driveways) shall be permitted within the side and rear buffer areas.

9) Each parcel shall provide in the front of the parcel, along any public street, a minimum thirty (30) foot wide landscape buffer area, unless otherwise permitted in this development text, outside of but adjacent and parallel to any public street. Except for graphics and driveways, the surface of the front buffer area shall be expressly reserved for the planting of lawns, trees or shrubs. Storm water detention or retention areas may occur in said buffer areas.

10) The landscaped setback (A.3.B.) along the north property line of the 13.937 +/- acres being rezoned and the south and east property lines of the "Rini Parcel", shall contain a combination of screening and/or mounding and/or plant material to provide an opacity of not less than 85% to a height of five (5) feet high at installation. Both the north setback and the "Rini Parcel" setbacks shall specifically include: a) continuous mounding at 3:1 slope to a minimum height of three (3) feet, except where mound height is reasonably tapered to terminate the mound or if specifically not permitted by the City of Columbus related to required storm water management, and b) plant material with a mixture of deciduous and evergreen trees at the minimum rate of eight (8) trees per 100 lineal feet. Plant material required by this section shall be planted on the required mound. Trees may be planted in a row or clustered. The requirements of this section shall be applicable as long as adjacent property to the north and all property lines of the "Rini Parcel, as separately applicable to the north property line and the "Rini Parcel", are zoned and used for single-family dwellings.

11) For all retaining walls an area to be planted with shrubs and/or vines shall be provided between the wall and any paved area.

12) All open areas on each developed parcel 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 suitably graded and drained and 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, as determined by the Polaris Design Review Board. There shall be no exposed smooth face concrete block.

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

1) There shall be no parking lot lighting within 18 feet of the north property line or any property line of the "Rini Parcel" , as separately applicable to the north property line and the "Rini Parcel", as long as applicable adjacent property to the north and the "Rini Parcel", is zoned and used for single-family dwellings.

2) All new or relocated utility lines shall be installed underground, unless the applicable utility company requires above ground installation.

F. Graphics and Signage Commitments.

1) All graphics shall conform to Article 15 of the Columbus City Code, as it applies to the C-4, Commercial District. Any variance to the applicable requirements of the C-4, Commercial District, shall be submitted to the Columbus Graphics Commission.

G. Miscellaneous.

1) A monetary payment at the rate of \$400.00/acre shall be made to the Recreation and Parks Department in conjunction with a request for a Certificate of Zoning Clearance, to comply with the Parkland Dedication Ordinance (PDO).

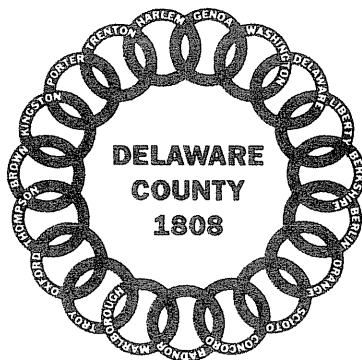
2) Severability. If for any reason any one or more articles, sections, sentences, clauses or parts of this Text are held invalid by any court of law or duly authorized public body, such determination shall not affect, impair or invalidate the remaining provisions of this Text, but shall be confined in its operation to the specific sections, sentences, clauses or parts of this Text held invalid and the invalidity of any section, sentence, clauses or parts of the Text in any one or more instances shall not prejudice in any way the validity of the Text in any other instance.

3) Future Zoning Applications. A zoning classification (L-C-4) and development standards which are thought to be appropriate are being established for the site with this Limitation Text. Development of the site will occur over an extended period of time and it may be necessary from time to time to augment the development standards and to provide for additional uses which cannot be foreseen but are compatible with the uses allowed. Any portion of the site being rezoned with this application may be rezoned independently or in conjunction with other abutting property in the future.

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, except as noted herein.

Signature: _____ Date: _____
David B. Perry, Agent

Signature: _____ Date: _____
Donald Plank, Attorney



Delaware County Commissioners

Gary Merrell
Ken O'Brien
Dennis Stapleton

County Administrator
Timothy C. Hansley

Clerk to the Commissioners
Jennifer Walraven

January 4, 2013

Plank Law Firm
Att: Ms. Amy K. Kuhn, MAI
145 E. Rich Street, 3rd Floor
Columbus, Ohio 43215-5240

RE: Annexation Petition Of 4.912 Acres
 Orange Township To The City Of Columbus

Dear Ms. Kuhn:

The Delaware County Commissioners in Regular Session on January 3, 2013 adopted a Resolution granting Prayer of Petition for 4.912 acres, more or less, from Orange Township to the City of Columbus.

I am herewith forwarding a certified copy of the Commissioners' Journal Resolution.

If you have questions, please call me at 740-833-2108.

Sincerely,

Jennifer Walraven,
Clerk to the Commissioners

213-008



Delaware County Commissioners

Gary Merrell
Ken O'Brien
Dennis Stapleton

County Administrator
Tim Hansley

Clerk to the Commissioners
Jennifer Walraven

RESOLUTION NO. 13-04

IN THE MATTER OF GRANTING THE ANNEXATION PETITION OF 4.912 ACRES OF LAND IN ORANGE TOWNSHIP TO THE CITY OF COLUMBUS:

It was moved by Mr. O'Brien, seconded by Mr. Stapleton to approve the following resolution:

Whereas, on December 5, 2012, the Clerk to the Board of the Delaware County Commissioners received an annexation petition filed by Donald T. Plank, agent for the petitioner, of 4.912 acres, more or less, in Orange Township to the City of Columbus;

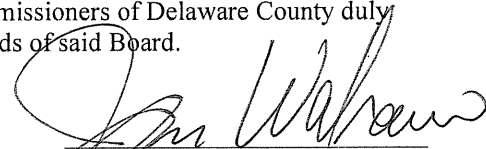
Whereas, ORC Section 709.023-Expedited Type 2 Annexation Petition; Petitions By All Property Owners With Or Without Consent of Municipality & Township(s) – If the Municipality or Township does not file an objection within 25 days after filing of annexation, the Board at its next regular session shall enter upon its journal a resolution granting the proposed annexation;

Whereas, 25 days have passed and the Clerk of the Board has not received an objection from the City of Columbus or the Township of Orange;

Therefore, Be It Resolved, the Delaware County Board of Commissioners grants the annexation petition request to annex 4.912 acres, more or less, in Orange Township to the City of Columbus.

Vote on Motion Mr. O'Brien Aye Mr. Merrell Aye Mr. Stapleton Aye

I, Jennifer Walraven, Clerk to the Board of County Commissioners hereby certify that the foregoing is a true and correct copy of a resolution of the Board of County Commissioners of Delaware County duly adopted on January 3, 2013, and appearing upon the official records of said Board.


Jennifer Walraven
Clerk to Commissioners



Delaware County Commissioners

Gary Merrell
Ken O'Brien
Dennis Stapleton

County Administrator
Timothy C. Hansley

Clerk to the Commissioners
Jennifer Walraven

January 4, 2013

Plank Law Firm
Att: Ms. Amy K. Kuhn, MAI
145 E. Rich Street, 3rd Floor
Columbus, Ohio 43215-5240

RE: Annexation Petition Of 8.014 Acres
 Orange Township To The City Of Columbus

Dear Ms. Kuhn:

The Delaware County Commissioners in Regular Session on January 3, 2013 adopted a Resolution granting Prayer of Petition for 8.014 acres, more or less, from Orange Township to the City of Columbus.

I am herewith forwarding a certified copy of the Commissioners' Journal Resolution.

If you have questions, please call me at 740-833-2108.

Sincerely,

Jennifer Walraven,
Clerk to the Commissioners

213-000



Delaware County Commissioners

Gary Merrell
Ken O'Brien
Dennis Stapleton

County Administrator
Tim Hansley

Clerk to the Commissioners
Jennifer Walraven

RESOLUTION NO. 13-05

IN THE MATTER OF GRANTING THE ANNEXATION PETITION OF 8.014 ACRES OF LAND IN ORANGE TOWNSHIP TO THE CITY OF COLUMBUS:

It was moved by Mr. O'Brien, seconded by Mr. Merrell to approve the following resolution:

Whereas, on December 5, 2012, the Clerk to the Board of the Delaware County Commissioners received an annexation petition filed by Donald T. Plank, agent for the petitioner, of 8.014 acres, more or less, in Orange Township to the City of Columbus;

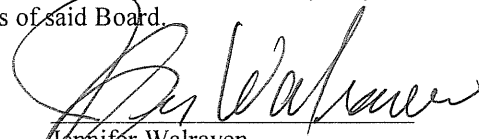
Whereas, ORC Section 709.023-Expedited Type 2 Annexation Petition; Petitions By All Property Owners With Or Without Consent of Municipality & Township(s) – If the Municipality or Township does not file an objection within 25 days after filing of annexation, the Board at its next regular session shall enter upon its journal a resolution granting the proposed annexation;

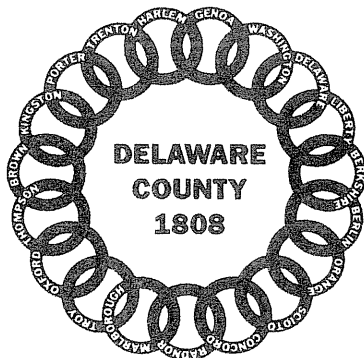
Whereas, 25 days have passed and the Clerk of the Board has not received an objection from the City of Columbus or the Township of Orange;

Therefore, Be It Resolved, the Delaware County Board of Commissioners grants the annexation petition request to annex 8.014 acres, more or less, in Orange Township to the City of Columbus.

Vote on Motion Mr. Merrell Aye Mr. Stapleton Aye Mr. O'Brien Aye

I, Jennifer Walraven, Clerk to the Board of County Commissioners hereby certify that the foregoing is a true and correct copy of a resolution of the Board of County Commissioners of Delaware County duly adopted on January 3, 2013, and appearing upon the official records of said Board.


Jennifer Walraven
Clerk to Commissioners



Delaware County Commissioners

Gary Merrell
Ken O'Brien
Dennis Stapleton

County Administrator
Timothy C. Hansley

Clerk to the Commissioners
Jennifer Walraven

January 4, 2013

Plank Law Firm
Att: Ms. Amy K. Kuhn, MAI
145 E. Rich Street, 3rd Floor
Columbus, Ohio 43215-5240

RE: Annexation Petition Of 1.0 Acres
 Orange Township To The City Of Columbus

Dear Ms. Kuhn:

The Delaware County Commissioners in Regular Session on January 3, 2013 adopted a Resolution granting Prayer of Petition for 1.0 acres, more or less, from Orange Township to the City of Columbus.

I am herewith forwarding a certified copy of the Commissioners' Journal Resolution.

If you have questions, please call me at 740-833-2108.

Sincerely,



Jennifer Walraven,
Clerk to the Commissioners

213-008



Delaware County Commissioners

Gary Merrell
Ken O'Brien
Dennis Stapleton

County Administrator
Tim Hansley

Clerk to the Commissioners
Jennifer Walraven

RESOLUTION NO. 13-06

IN THE MATTER OF GRANTING THE ANNEXATION PETITION OF 1.0 ACRES OF LAND IN ORANGE TOWNSHIP TO THE CITY OF COLUMBUS:

It was moved by Mr. O'Brien, seconded by Mr. Merrell to approve the following resolution:

Whereas, on December 5, 2012, the Clerk to the Board of the Delaware County Commissioners received an annexation petition filed by Donald T. Plank, agent for the petitioner, of 1.0 acres, more or less, in Orange Township to the City of Columbus;

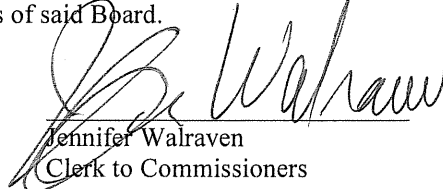
Whereas, ORC Section 709.023-Expedited Type 2 Annexation Petition; Petitions By All Property Owners With Or Without Consent of Municipality & Township(s) – If the Municipality or Township does not file an objection within 25 days after filing of annexation, the Board at its next regular session shall enter upon its journal a resolution granting the proposed annexation;

Whereas, 25 days have passed and the Clerk of the Board has not received an objection from the City of Columbus or the Township of Orange;

Therefore, Be It Resolved, the Delaware County Board of Commissioners grants the annexation petition request to annex 1.0 acres, more or less, in Orange Township to the City of Columbus.

Vote on Motion Mr. Stapleton Aye Mr. Merrell Aye Mr. O'Brien Aye

I, Jennifer Walraven, Clerk to the Board of County Commissioners hereby certify that the foregoing is a true and correct copy of a resolution of the Board of County Commissioners of Delaware County duly adopted on January 3, 2013, and appearing upon the official records of said Board.


Jennifer Walraven
Clerk to Commissioners



City of Columbus Zoning Plat



213-0098

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: 31844202024000

Zoning Number: 3386

Street Name: E POWELL RD

Lot Number: N/A

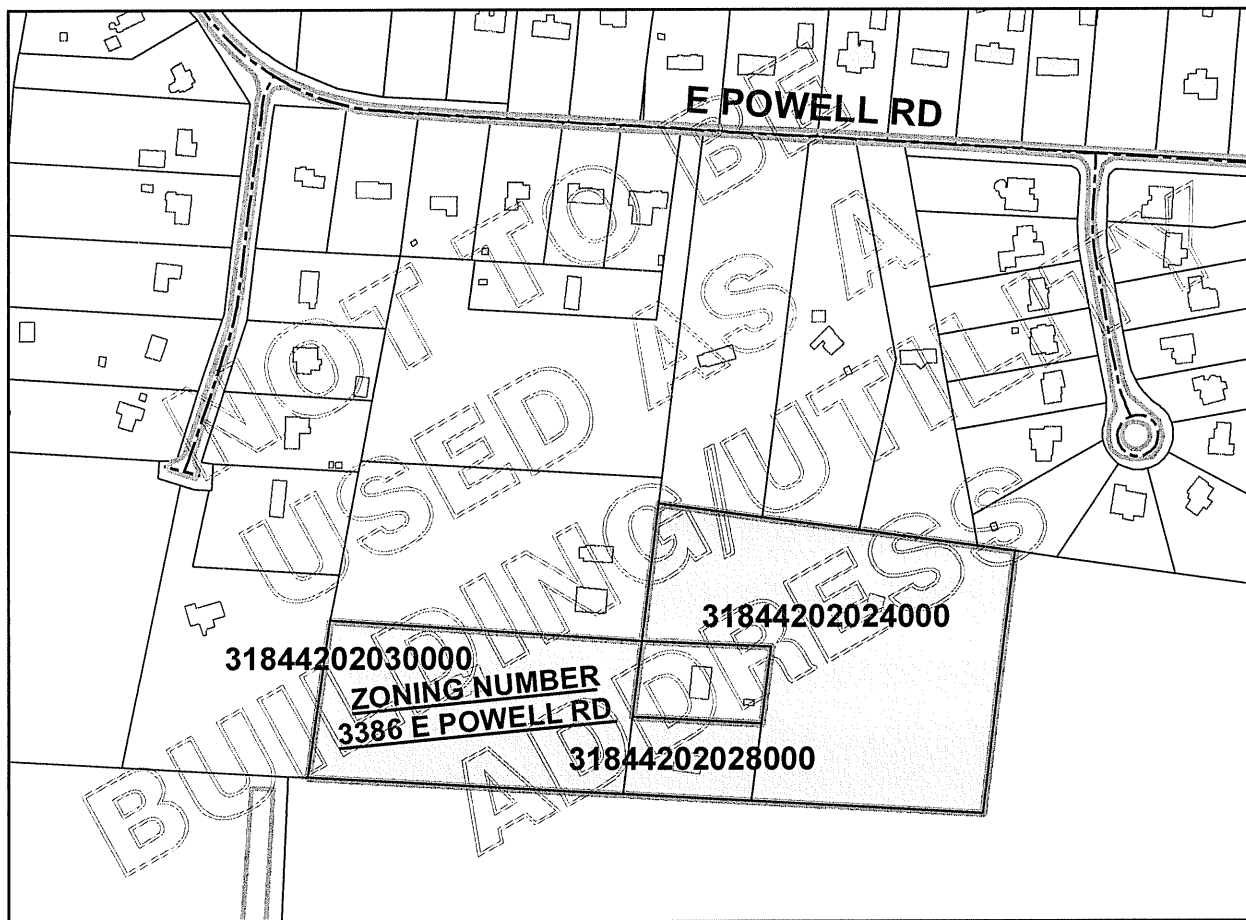
SUBDIVISION: N/A

Requested By: DAVE PERRY CO., Inc. (DAVE PERRY)

Issued By:

Adyana Amarion

Date: 1/22/2013



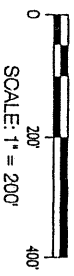
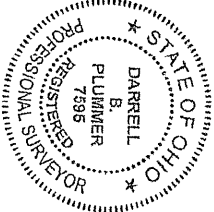
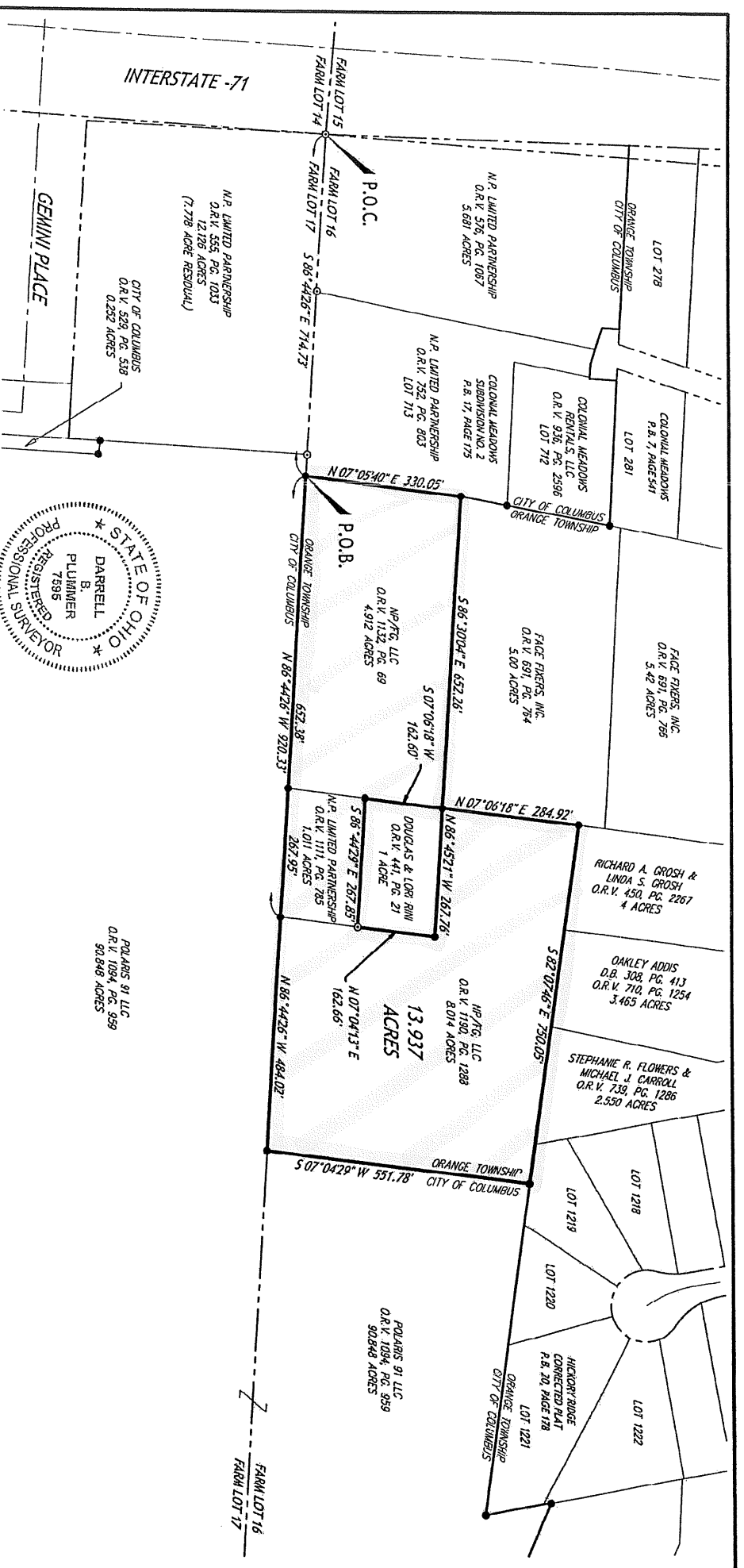
SCALE: 1 inch = 400 feet



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

GIS FILE NUMBER: 12113

213-008



NOTE
ALL RECORD INFORMATION SHOWN HEREON WAS OBTAINED FROM THE RECORDERS OFFICE, DELAWARE COUNTY, OHIO.
NOTE
ALL IRON PINS SET ARE 5/8" SOLID IRON PINS 30" IN LENGTH WITH A YELLOW PLASTIC CAP STAMPED "CT CONSULTANTS".

LEGEND

●	IRON PIN FND	13.937 ACRES OUT OF FARMLAND LOT 16.
○	IRON PIPE FND	4.912 ACRES OUT OF 4.912 ACRES TRACT.
⊙	MAG NAIL FND	1.011 ACRES OUT OF 1.011 ACRES TRACT.
○	IRON PIN SET	8.014 ACRES OUT OF 8.014 ACRES TRACT.
⊙	MAG NAIL SET	

BASIS OF BEARINGS
BEARINGS ARE BASED ON DATA ACQUIRED BY GPS OBSERVATIONS AS PER MND 83 (1995)-OHIO STATE PLANE COORDINATE SYSTEM-NORTH ZONE FROM THE DELAWARE COUNTY GEODETIC CONTROL MONUMENTATION.
I HEREBY STATE THAT THIS SURVEY IS BASED ON ACTUAL FIELD MEASUREMENTS AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IS CORRECT.
DARRELL B. PLUMMER, P.S.
PROFESSIONAL SURVEYOR NO. 7895
DATE: 2/1/2013

PAGE 3 OF 3
DRAWN BY: DBP
CHECKED BY: MOW
FILE NO. 11-60142

PLAT OF SURVEY FOR REZONING
13.937 ACRES
SITUATED IN THE STATE OF OHIO, COUNTY OF DELAWARE, TOWNSHIP OF ORANGE, BEING PART OF FARMLAND LOT 16, QUARTER TOWNSHIP 4, TOWNSHIP 3, RANGE 18, UNITED STATES MILITARY LANDS.



3386 E. Powell Road
Approximately 13.94 acres
R to L-C-4

Z13-088
LC4
8/25/2014

Z16-026
LC4
7/24/2006


Z1-018C
LC4
7/30/2001

Z1-018C
LC4
7/30/2001

Z1-018C
LC4
7/30/2001

Z1-018C
LC4
7/30/2001

Z13-008



3386 E. Powell Road
Approximately 13.94 acres
R to L-C-4

Z13-008