



# REZONING APPLICATION

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

OFFICE USE ONLY

Application #: 214-046/14335-0000-00703  
Date Received: 9/30/14  
Application Accepted By: TP Fee: \_\_\_\_\_  
Comments: Assigned to Eliza Thrush, 645-1341, ecthrush@columbus.gov

### LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 782 NORTH WILSON ROAD, COLUMBUS, OH Zip 43204  
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 570213771 & 010218961  
 Check here if listing additional parcel numbers on a separate page.

Current Zoning District(s) L-C-2 LIMITED COMMERCIAL Requested Zoning District(s) C-2 COMMERCIAL  
Area Commission or Civic Association: GREATER HILLTOP AREA COMMISSION  
Proposed Use or reason for rezoning request: NEW BUILDING AND PARKING

(continue on separate page if necessary)

Proposed Height District: H-35 Acreage 5.88  
[Columbus City Code Section 3309.14]

### APPLICANT:

Name MARK LARRIMER (MOODY NOLAN INC.)  
Address 300 SPRUCE STREET SUITE 300 City/State COLUMBUS, OH Zip 43215  
Phone # (614) 461-4664 Fax # (614) 280-8881 Email LARRIMER@MOODYNOLAN.COM

### PROPERTY OWNER(S):

Name ROBERT DEL MARTIN CASTILLO  
Address 782 NORTH WILSON ROAD City/State COLUMBUS, OH Zip 43204  
Phone # (614) 527-8655 Fax # Cell- (614) 206-1097 Email ROBERT@MINISTERIOSCRISTOREY.ORG  
 Check here if listing additional property owners on a separate page

### ATTORNEY / AGENT (CHECK ONE IF APPLICABLE) Attorney Agent

Name \_\_\_\_\_  
Address \_\_\_\_\_ City/State \_\_\_\_\_ Zip \_\_\_\_\_  
Phone # \_\_\_\_\_ Fax # \_\_\_\_\_ Email: \_\_\_\_\_

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

APPLICANT SIGNATURE Mark Larrimer  
PROPERTY OWNER SIGNATURE Robert del Martin Castillo  
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 all checks payable to the Columbus City Treasurer

214-046

**Additional Property Owner:**

**PID #:** 010-218961-00

**Address:** 744 Wilson Road

**Current Owner:** Manuel G. Vargas

**Owner Address:** 3402 Fisher Rd. Columbus, OH 43204

**Phone Number:**

**Signature:**

A handwritten signature in black ink, appearing to be 'M. G. Vargas', written over a horizontal line.



# REZONING APPLICATION

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

## AFFIDAVIT

(See instruction sheet)

APPLICATION # 214-046

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME CHARMAGNE' CROOK  
of (1) MAILING ADDRESS 300 SPRUCE STREET SUITE 300 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 782 NORTH WILSON ROAD, COLUMBUS, OH 43204  
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) Sept. 30, 2014  
(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) ROBERT DEL MARTIN CASTILLO  
782 NORTH WILSON ROAD, COLUMBUS, OH, 43204

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

MARK LARRIMER (MOODY NOLAN INC.)  
(614) 461-4664

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

(5) GREATER HILLTOP AREA COMMISSION

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

(8) [Signature]

Subscribed to me in my presence and before me this

29th day of September, in the year 2014

SIGNATURE OF NOTARY PUBLIC

(8) [Signature]

My Commission Expires:

9-28-2015

*This Affidavit expires six months after date of notarization.*

Notary Seal Here

**MELANIE S. WERNERT**  
Notary Public, State of Ohio  
My Commission Expires 09-28-2015

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BAKER SAMUEL M-WILSON ROAD  
LLC  
BAKER RENTALS  
3319 E LIVINGSTON AVE  
COLUMBUS, OH 43227

BAKER SAMUEL M-WILSON ROAD  
LLC  
BAKER RENTALS  
3319 E LIVINGSTON AVE  
COLUMBUS, OH 43227

LINDENDALE APARTMENTS OF  
COLUMBUS L P  
3547 -3574 LINDENDALE DR  
COLUMBUS, OH 43204

BOWSER, RALPH T & KARIE L  
765 MACLAM DR  
COLUMBUS, OH 43204

STANLEY BROOKE L STANLEY  
CHRISTOPHER P  
799 MACLAM DR  
COLUMBUS, OH 43204

RANDOLPH L REAGAN  
829 MACLAM DR  
COLUMBUS, OH 43204

CRISTO REY MINISTRIES INC  
782 N WILSON RD  
COLUMBUS, OH 43204

BAKER SAMUEL M-WILSON ROAD  
LLC  
BAKER RENTALS  
3319 E LIVINGSTON AVE  
COLUMBUS, OH 43227

VARGAS MANUEL G  
744 N WILSON RD  
COLUMBUS, OH 43204

SIGMUND J MASLOSKI  
6951 JACKSON PIKE  
LOCKBOURNE, OH 43137

THOMAS, BRIAN L  
777 MACLAM DR  
COLUMBUS, OH 43204

CAMPBELL SHARON  
811 MACLAM DR  
COLUMBUS, OH 43204

DERIFAJ JACK E  
835 MACLAM DR  
COLUMBUS, OH 43204

A KATHRYN SCHIRTZINGER  
2272 CANTERBURY RD  
COLUMBUS, OH 43221

BAKER SAMUEL M-WILSON ROAD  
LLC  
BAKER RENTALS  
3319 E LIVINGSTON AVE  
COLUMBUS, OH 43227

RIN THOIUK  
736 N WILSON RD  
COLUMBUS, OH 43204

LINDENDALE APARTMENTS OF  
COLUMBUS L P  
820 WILSON RD  
COLUMBUS, OH 43204

CLARK EVON A CLARK JOHN A  
791 MACLAM DR  
COLUMBUS, OH 43204

ANN COFFMAN  
1509 MEADOW RD  
COLUMBUS, OH 43212

SCHORDOCK CHRIS P HENDRICKS  
JENNIFER E  
841 MACLAM DR  
COLUMBUS, OH 43204

214-046



# REZONING APPLICATION

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

## PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject of this application.

**THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED.** Do not indicate 'NONE' in the space provided.

APPLICATION # 214-046

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) CHARMAGNE' CROOK  
of (COMPLETE ADDRESS) 300 SPRUCE STREET SUITE 300, COLUMBUS, OH 43215  
deposes and states that (he/she) is the APPLICANT, AGENT or DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application in the following format:

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

1. Cristo Rey La Cathedral del Avivamiento 782 N. Wilson Road, Columbus, OH 43204 Robert del M. Castillo Office: (614) 527-8655, Cell: (614) 206-1097	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT *Charmagne Crook*

Subscribed to me in my presence and before me this 29<sup>th</sup> day of September, in the year 2014

SIGNATURE OF NOTARY PUBLIC *Melanie Wernert*

My Commission Expires: 9-28-2015

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

Notary Seal Here

**MELANIE S. WERNERT**  
Notary Public, State of Ohio  
My Commission Expires 09-28-2015

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Please make all checks payable to the Columbus City Treasurer

214-040

## LEGAL DESCRIPTION

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

Being a part of the land assigned to Eva A. Wilson Planck in the amicable Partition among the heirs of Elisha Wilson, deceased, recorded in Plat Book No.4, Page 249, Recorder's Office, Franklin County, Ohio:

Also a strip of land adjoining the same on the East subsequently acquired by said Eva A.W. Planck from the share assigned to her mother, Francina Wilson, deceased.

Being at a point In the center of Wilson Road S. 24° E. 308.22 feet distant From a stone in the northwest corner of the original 35, 82 acre tract assigned to said Eva Planck in the southwest corner of a 6.16 acres heretofore conveyed off of the north end of the said Eva Planck Tract; thence with the south line of said 6.16 acre tract N. 66° E. 872.50 feet to an iron stake, passing an iron stake on the East side of the Wilson Road at 20 feet, Thence S. 24-1/4° E. 249.44 feet to an iron stake; thence with a line parallel with the south line of said 6.16 acre tract S. 66° W. 873.60 feet to the center of the Wilson Road, passing an Iron stake at 853.60 feet Thence with the center of the Wilson Road North 24° W. 249.44 feet to the place of beginning, containing five acres of land.

EXCEPTING THEREFROM the following described real estate situated in the Township of Franklin, County of Franklin, State of Ohio and being in Virginia Military Survey No. 875 and more particularly described as follows;

Commencing at the intersection of Wilson Road and Fisher Road, said point being Station 145+46.67 in the centerline of survey of Fisher Road and Station 43+48.03 in the centerline of survey of Wilson Road;

Thence along the centerline or survey of Wilson Road, North 24° 00' 40" West a distance of 1033.70 feet to the true point of beginning of the tract herein described, said point being the Grantor's southwesterly property corner, Station 58+81.73 in the centerline of survey of Wilson Road;

Thence along the Grantor's westerly property line, the easterly line of Commercial Movers, Inc. (as recorded in O.B. 3626, Page 510 and 514 and O.B. 3617, Page 288, Franklin County Recorder's Office), and the Huntington National Bank (as recorded in O.B. 3751, Page 739, Franklin County Recorder's Office), North 24" 00' 40" West a distance of 249.26 feet to the Grantor's northwesterly property corner, said point being Station 61+30.99 in the centerline of survey of Wilson Road;

Thence along the Grantor's northerly property line North 66° 10' 04" East a distance or 46.00 feet to a point 46.00 feet right of Station 61+30.85;

Thence along the Right-of-Way line, South 24" 00' 40" East a distance of 249.26 feet to a point in the Grantor's southerly property line and the northerly line of James O. Neff (as recorded in D.B. 2768, Page 557, Franklin County Recorder's Office), said point being 46.00 feet of right of Station 58+81.59;

Thence along he Grantor's southerly property line and the northerly line of James O. Neff, South 66" 10' 04" West a distance of 46,00 feet to the point of beginning, containing 0.263 acres, more or less, Inclusive of the present road which occupies 0,172 acre, more or less.

Grantor retains the right of ingress and egress to and from any residual area.

This description is based on a survey made in 1980 by Ericksson Engineering Ltd., Juris Lazdins Registered Surveyor No. 6213. See also Warranty Deed recorded in D.B. 04593, Page J04, Franklin County Recorder's Office.

Parcel ID#: 570-213771-00

TRANSFERRED

APR 24 2014

CLARENCE E. MINGO II  
AUDITOR  
FRANKLIN COUNTY, OHIO



201404240049990  
Pos: 4 \$44.00 T20140026941  
04/24/2014 12:35PM BXTALON GROUP  
Terry J. Brown  
Franklin County Recorder

Conveyance	
Mandatory- 200.00	NS
Permissive- 200.00	
CLARENCE E. MINGO II FRANKLIN COUNTY AUDITOR	

Order Number: 145500037 **Quality Choice Title Box**

**DEED OF EXECUTOR, ADMINISTRATOR, TRUSTEE  
GUARDIAN, RECEIVER OR COMMISSIONER\***

**Ingrid Y Liu and Jasper E Liu, Successor Trustees of the Edward C Liu Revocable Trust**, by the power conferred by the Trust Agreement and every other power, for valuable consideration paid, grants, with fiduciary covenants, to **Cristo Rey Ministries, Inc.**, by Robert Del M Castillo, its Director whose tax mailing address is 1778 Dividend Dr., Columbus, OH 43228 the following real property:

**"See Exhibit "A" attached hereto and made a part hereof...."**

Parcel Number: 570-213771-00

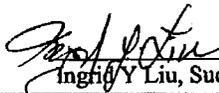
Property Address: 782 N Wilson Road, Columbus, OH 43204

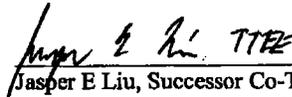
Except for the following and subject to all of which this conveyance is made: legal highways; zoning ordinances; real estate taxes and assessments which are now or may hereafter become a lien on said premises; covenants, conditions, restrictions and easements of record; and all coal, oil, gas, and other mineral rights and interests previously transferred or reserved of record.

Prior Instrument Reference: Instrument No 199803120057891 and in OR Volume 1464, Page H18 excepting therefrom OR Volume 4593, Page I02, Recorder's Office, Franklin County, Ohio.

145500037 liu trust

Witness our hand this 12<sup>th</sup> day of March, 2014.

 TTEZ  
Ingrid Y Liu, Successor Co-Trustee

 TTEZ  
Jasper E Liu, Successor Co-Trustee



State of Ohio  
County of Franklin ss:

Be It Remembered, that on this 12<sup>th</sup> day of March, 2014, before me, a Notary Public in and for said State, personally came Ingrid Y Liu and Jasper E Liu Successor Co-Trustees of the Edward C Liu Revocable Trust, the Grantor(s) in the foregoing deed, and acknowledged the signing thereof to be their voluntary act and deed.

In Testimony Thereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

  
Notary Public

\*See Section 5302.09 Ohio Revised Code

This instrument prepared by Magnuson & Barone, Attorneys at Law

145500037 liu trust

**EXHIBIT 'A'**

File Number: 145500037

**LEGAL DESCRIPTION**

Situated in the State of Ohio, County of Franklin, <sup>City Columbus</sup> ~~Township of Franklin~~ and being described as follows:

Being a part of the land assigned to Eva A. Wilson Planck in the amicable Partition among the heirs of Elisha Wilson, deceased, recorded in Plat Book No. 4, Page 249, Recorder's Office, Franklin County, Ohio:

Also a strip of land adjoining the same on the East subsequently acquired by said Eva A.W. Planck from the share assigned to her mother, Francina Wilson, deceased.

Being at a point in the center of Wilson Road S. 24° E. 308.22 feet distant From a stone in the northwest corner of the original 35, 82 acre tract assigned to said Eva Planck in the southwest corner of a 6.16 acres heretofore conveyed off of the north end of the said Eva Planck Tract; thence with the south line of said 6.16 acre tract N. 66° E. 872.50 feet to an iron stake, passing an iron stake on the East side of the Wilson Road at 20 feet, Thence S. 24-1/4° E. 249.44 feet to an iron stake; thence with a line parallel with the south line of said 6.16 acre tract S. 66° W. 873.60 feet to the center of the Wilson Road, passing an iron stake at 853.60 feet. Thence with the center of the Wilson Road North 24° W. 249.44 feet to the place of beginning, containing five acres of land.

EXCEPTING THEREFROM the following described real estate situated in the Township of Franklin, County of Franklin, State of Ohio and being in Virginia Military Survey No. 875 and more particularly described as follows;

Commencing at the intersection of Wilson Road and Fisher Road, said point being Station 145+46.67 in the centerline of survey of Fisher Road and Station 43+48.03 in the centerline of survey of Wilson Road;

Thence along the centerline or survey of Wilson Road, North 24° 00' 40" West a distance of 1033.70 feet to the true point of beginning of the tract herein described, said point being the Grantor's southwesterly property corner, Station 58+81.73 in the centerline of survey of Wilson Road;

Thence along the Grantor's westerly property line, the easterly line of Commercial Movers, Inc. (as recorded in D.B. 3626, Page 510 and 514 and D.B. 3617, Page 288, Franklin County Recorder's Office), and the Huntington National Bank (as recorded in D.B. 3751, Page 739, Franklin County Recorder's Office), North 24° 00' 40" West a distance of 249.26 feet to the Grantor's northwesterly property corner, said point being Station 61+30.99 in the centerline of survey of Wilson Road;

Thence along the Grantor's northerly property line North 66° 10' 04" East a distance of 46.00 feet to a point 46.00 feet right of Station 61+30.85;

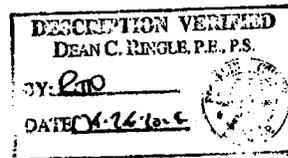
Thence along the Right-of-Way line, South 24° 00' 40" East a distance of 249.26 feet to a point in the Grantor's southerly property line and the northerly line of James O. Neff (as recorded in D.B. 2768, Page 557, Franklin County Recorder's Office), said point being 46.00 feet of right of Station 58+81.59;

Thence along he Grantor's southerly property line and the northerly line of James O. Neff, South 66° 10' 04" West a distance of 46.00 feet to the point of beginning, containing 0.263 acres, more or less, inclusive of the present road which occupies 0.172 acre, more or less.

Grantor retains the right of ingress and egress to and from any residual area.

This description is based on a survey made in 1980 by Ericksson Engineering Ltd., Juris Lazdins Registered Surveyor No. 6213. See also Warranty Deed recorded in D.B. 04593, Page J04, Franklin County Recorder's Office.

Parcel ID#: 570-213771-00



0-018-E

ALUF

(570)

213771

214-046

**LEGAL DESCRIPTION**

Beginning at a point in the center of the Wilson Road, south 24° E. 557.66 feet from the northwest corner of the original 35.82 acre tract conveyed to said Eva A. Planck, the same being the southwest corner of the tract heretofore conveyed to John Wildermuth by Deed of Record in Deed Book 823, page 478, Recorder's , Franklin County, Ohio;

Thence North 66° East 873.50 feet to an iron pin, passing an iron pin in the east line of Wilson Road at 20 feet; thence South 24° E. 59.86 feet to an iron pin; thence South 66° West 873.67 feet to the center of Wilson Road, passing an iron pin at 853.67 feet; Thence with the center of said Wilson Road North 24° West 59.86 feet to the place of beginning, containing 1.20 acres, more or less.

**EXCEPTING THEREFROM THE FOLLOWING,**

Situated in the Township of Franklin, County of Franklin, State of Ohio and being in Virginia Military Survey No. 875 and more particularly described as follows;

Commencing at the intersection of Wilson Road and Fisher Road, said point being Station 145 plus 46.67 in the centerline of survey of Fisher Road and Station 48 plus 48.03 in the centerline of survey of Wilson Road;

Thence along the centerline of survey of Wilson Road, North 24° 00' 40" West a distance of 973.70 feet to the true point of beginning of the tract herein described, said point being the Grantor's southwesterly property corner, Station 58 plus 21.73 in the centerline of survey of Wilson Road;

Thence along the Grantor's westerly property line and the easterly line of Commercial Movers, Inc. (as recorded in D.B. 3626, pages 510 and 514 and D.B. 3617, page 288, Franklin County Recorder's Office), North 24° 00' 40" West a distance of 60.00 feet to the Grantor's northwesterly property corner and the southwesterly property corner of Edward Chung-Hong Liu and Ingrid Liu (as recorded in Official Records Book 1464, page H-18, Franklin County Recorder's Office), said point being Station 58 plus 81.73 in the centerline of survey of Wilson Road;

Thence along a grantor's northerly property line and the southerly line of Edward Chung-Hong Liu and Ingrid Liu, North 66° 10' 04" East a distance of 46.00 feet to a point 46.00 feet right of Station 58 plus 81.59;

Thence along the right-of-way line, South 24° 00' 40" East a distance of 60.00 feet to a point in the Grantor's southerly property line and the northerly line of Harry W. Bradshaw (as recorded in D.B. 2001, page 402, Franklin County Recorder's Office), said Point being 46.00 feet right of Station 58 plus 21.59;

Thence along the Grantor's southerly property line and the northerly line of Harry W. Bradshaw, south 66° 10' 04" West a distance of 46.00 feet to the point of beginning, containing 0.063 acre, more or less, inclusive of the present road which occupies 0.041 acre, more or less.

Grantor retains the right of ingress and egress to and from any residual area.

This description is based on a survey made in 1980 by Eriksson Engineering Ltd., Chris Lardins Registered Surveyor No. 6213

Parcel ID#: 010-218961-00.



## Deed Legal Description (Continued)

BEGINNING AT A POINT IN THE CENTER OF THE WILSON ROAD, SOUTH 24° E. 557.66 FEET FROM THE NORTHWEST CORNER OF THE ORIGINAL 35.82 ACRE TRACT CONVEYED TO SAID EVA A. PLANCK, THE SAME BEING THE SOUTHWEST CORNER OF THE TRACT HERETOFORE CONVEYED TO JOHN WILDERMUTH BY DEED OF RECORD IN DEED BOOK 823, PAGE 478, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO;

THENCE NORTH 66° EAST 873.50 FEET TO AN IRON PIN, PASSING AN IRON PIN IN THE EAST LINE OF WILSON ROAD AT 20 FEET; THENCE SOUTH 24° E. 59.86 FEET TO AN IRON PIN; THENCE SOUTH 66° WEST 873.67 FEET TO THE CENTER OF WILSON ROAD, PASSING AN IRON PIN AT 853.67 FEET; THENCE WITH THE CENTER OF SAID WILSON ROAD NORTH 24° WEST 59.86 FEET TO THE PLACE OF BEGINNING, CONTAINING 1.20 ACRES, MORE OR LESS.

EXCEPTING THEREFROM THE FOLLOWING:

SITUATED IN THE TOWNSHIP OF FRANKLIN, COUNTY OF FRANKLIN, STATE OF OHIO AND BEING IN VIRGINIA MILITARY SURVEY NO. 875 AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF WILSON ROAD AND FISHER ROAD, SAID POINT BEING STATION 145 PLUS 46.67 IN THE CENTERLINE OF SURVEY OF FISHER ROAD AND STATION 48 PLUS 48.03 IN THE CENTERLINE OF SURVEY OF WILSON ROAD;

THENCE ALONG THE CENTERLINE OF SURVEY OF WILSON ROAD, NORTH 24° 00' 40" WEST A DISTANCE OF 973.70 FEET TO THE TRUE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED, SAID POINT BEING THE GRANTOR'S SOUTHWESTERLY PROPERTY CORNER, STATION 58 PLUS 21.73 IN THE CENTERLINE OF SURVEY OF WILSON ROAD;

THENCE ALONG THE GRANTOR'S WESTERLY PROPERTY LINE AND THE EASTERLY LINE OF COMMERCIAL MOVERS, INC. (AS RECORDED IN D.B. 3626, PAGES 510 AND 514 AND D.B. 3617, PAGE 288, FRANKLIN COUNTY RECORDER'S OFFICE), NORTH 24° 00' 40" WEST A DISTANCE OF 60.00 FEET TO THE GRANTOR'S NORTHWESTERLY PROPERTY CORNER AND THE SOUTHWESTERLY PROPERTY CORNER OF EDWARD CHUNG HONG LIU AND INGRID LIU (AS RECORDED IN OFFICIAL RECORDS BOOK 1464, PAGE H-18, FRANKLIN COUNTY RECORDER'S OFFICE), SAID POINT BEING STATION 58 PLUS 81.73 IN THE CENTERLINE OF SURVEY OF WILSON ROAD;

THENCE ALONG A GRANTOR'S NORTHERLY PROPERTY LINE AND THE SOUTHERLY LINE OF EDWARD CHUNG-HONG LIU AND INGRID LIU, NORTH 66° 10' 04" EAST A DISTANCE OF 46.00 FEET TO A POINT 46.00 FEET RIGHT OF STATION 58 PLUS 81.59;

THENCE ALONG THE RIGHT-OF-WAY LINE, SOUTH 24° 00' 40" EAST A DISTANCE OF 60.00 FEET TO A POINT IN THE GRANTOR'S SOUTHERLY PROPERTY LINE AND THE NORTHERLY LINE OF HARRY W. BRADSHAW (AS RECORDED IN D.B. 2001, PAGE 402, FRANKLIN COUNTY RECORDER'S OFFICE), SAID POINT BEING 46.00 FEET RIGHT OF STATION 58 PLUS 21.59;

THENCE ALONG THE GRANTOR'S SOUTHERLY PROPERTY LINE AND THE NORTHERLY LINE OF HARRY W. BRADSHAW, SOUTH 66° 10' 04" WEST A DISTANCE OF 46.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.063 ACRE, MORE OR LESS, INCLUSIVE OF THE PRESENT ROAD WHICH OCCUPIES 0.041 ACRE, MORE OR LESS.

GRANTOR RETAINS THE RIGHT OF INGRESS AND EGRESS TO AND FROM ANY RESIDUAL AREA.

THIS DESCRIPTION IS BASED ON A SURVEY MADE IN 1980 BY ERIKSSON ENGINEERING LTD., CHRIS LARDINS REGISTERED SURVEYOR NO. 6213.



0-18-R  
ALLOX  
(010)  
218961



# City of Columbus Zoning Plat



214-046

## 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: 570213771, 010218961

Zoning Number: 762

Street Name: N WILSON RD

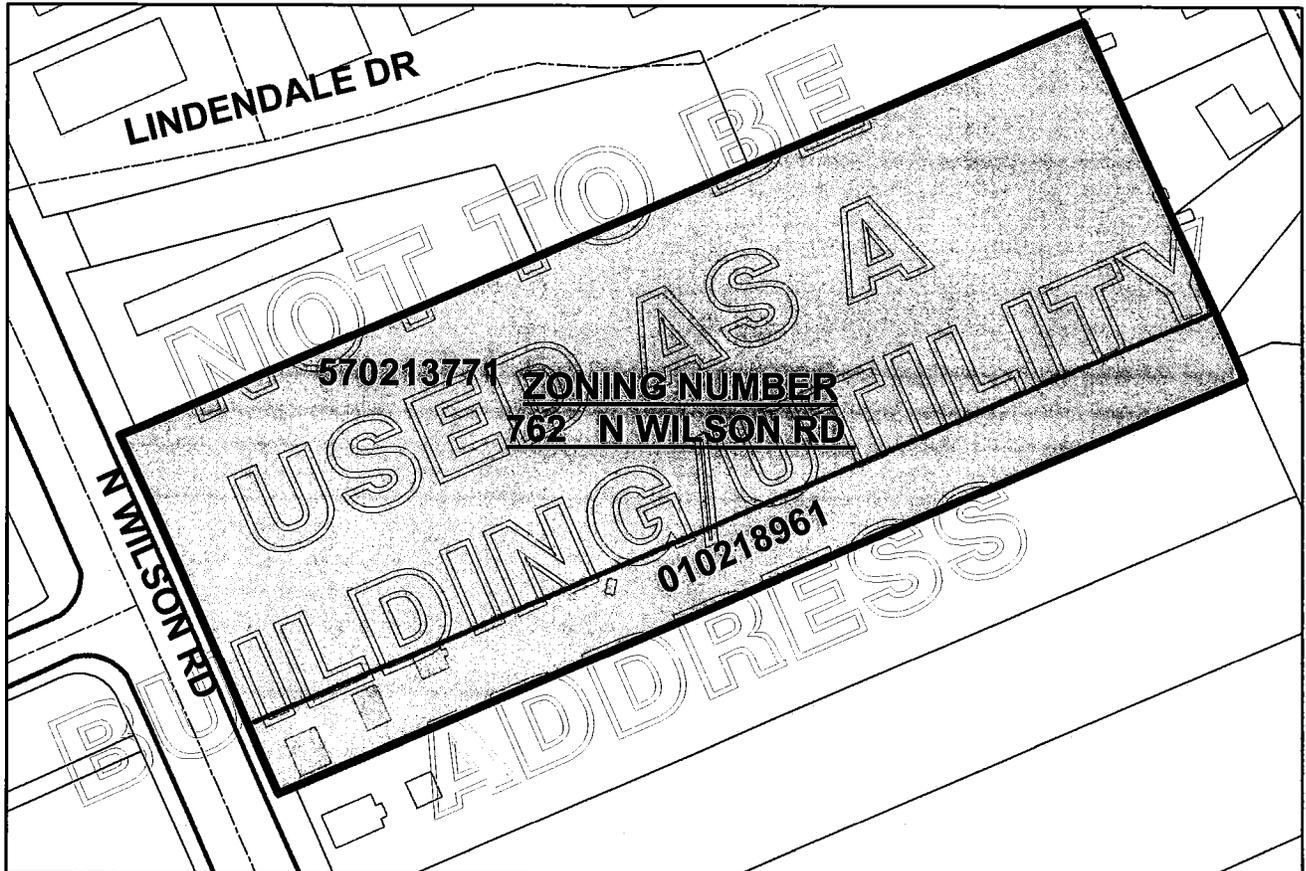
Lot Number : N/A

Subdivision: N/A

Requested By: MOODY-NOLAN, INC, (CHARMAGNE "CROOK)

Issued By: *Edyona Abramian*

Date: 9/30/2014



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

SCALE: 1 inch = 150 feet

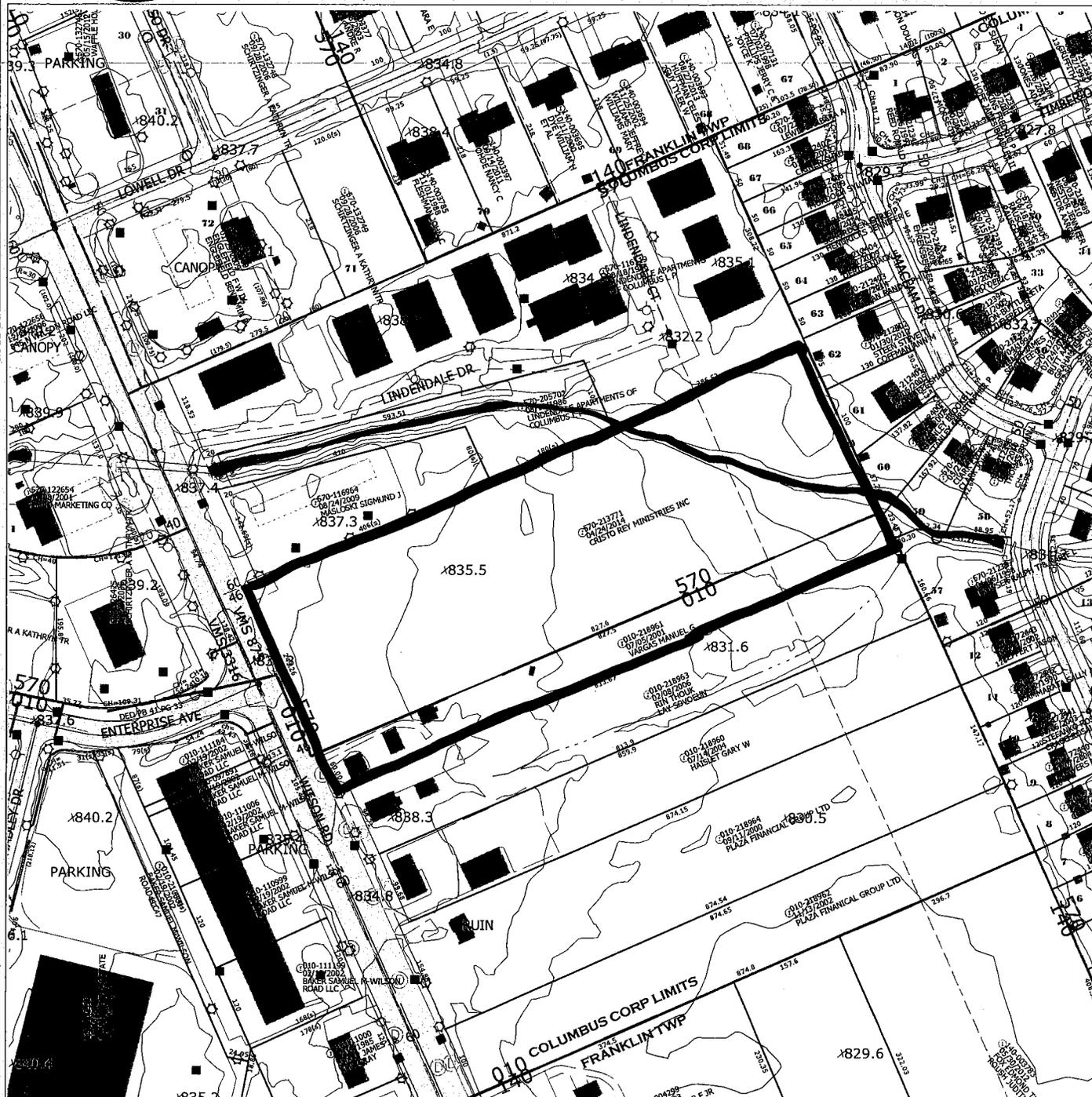
GIS FILE NUMBER: 23148



# CLARENCE E MINGO II 214-046 FRANKLIN COUNTY AUDITOR

MAP ID: S

DATE: 9/16/14

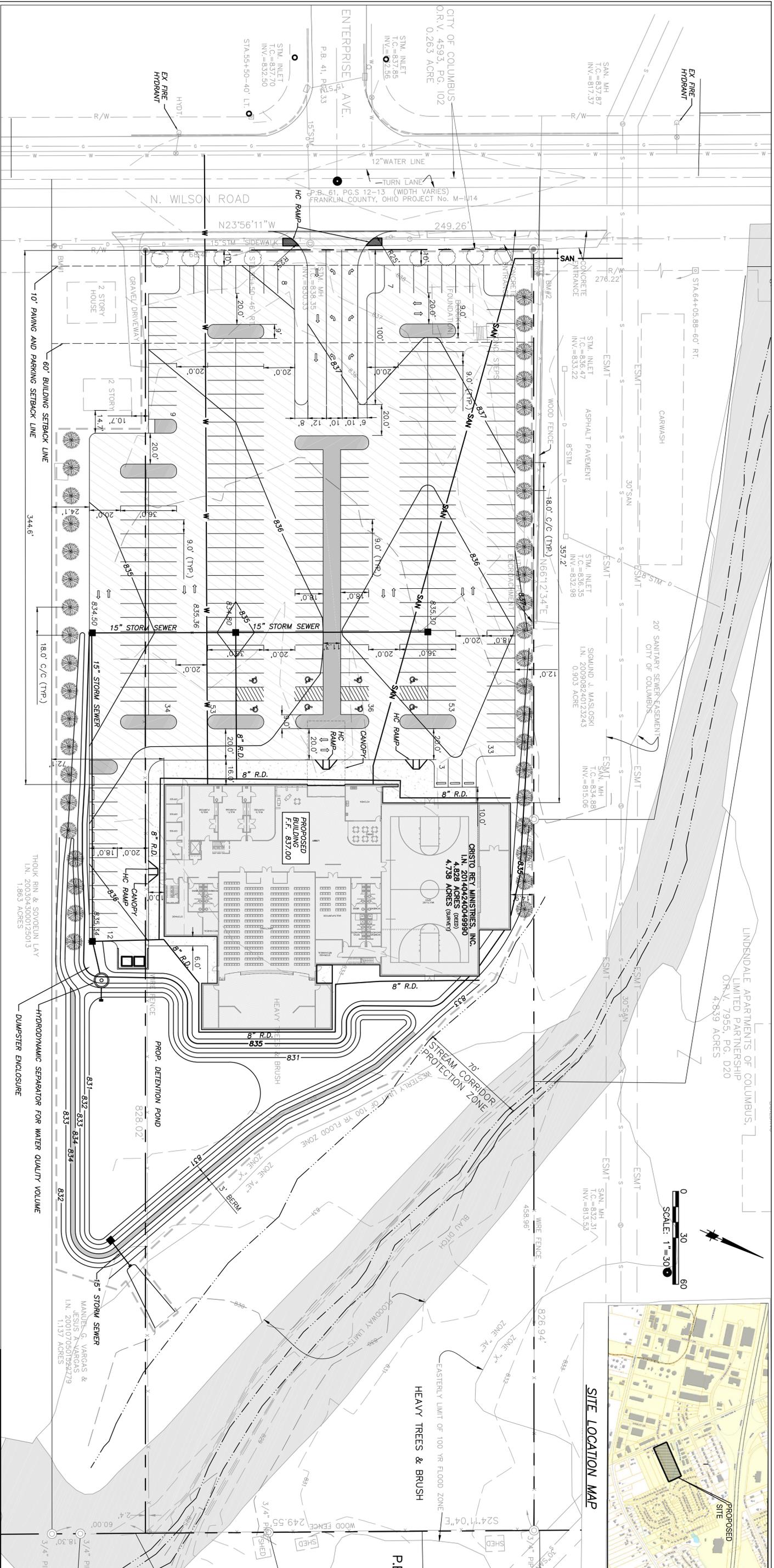


Disclaimer

Scale = 200



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.



**DIVISION OF POWER NOTES**

THE DIVISION OF POWER HAS OVERHEARD PRIMARY, SECONDARY, AND STREET LIGHTING IN THE PROJECT AREA. THE CONTRACTOR IS HEREBY REQUIRED TO CONTACT CUPS AT 1-800-362-2764 FOR FORTY-EIGHT HOURS PRIOR TO CONDUCTING ANY ACTIVITY WITHIN THE CONSTRUCTION AREA. THE DOP DISPATCH OFFICE NUMBER IS: (614) 645-7627 (VOICE).

ANY REQUIRED RELOCATION, SUPPORT, PROTECTION, OR AVOIDANCE OF UTILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND AT THE EXPENSE OF THE PROJECT. DOP SHALL MAKE ALL FINAL CONNECTIONS TO DOP'S EXISTING ELECTRICAL SYSTEM AT THE EXPENSE OF THE PROJECT. THE CONTRACTOR SHALL USE MATERIAL AND MAKE REPAIRS TO THE CITY OF COLUMBUS STREET LIGHTING SYSTEM BY FOLLOWING DOP'S MATERIAL AND INSTALLATION SPECIFICATIONS (MIS) AND THE CITY OF COLUMBUS (CMSC). ANY NEW OR RE-INSTALLED UNDERGROUND STREETLIGHT SYSTEM SHALL REQUIRE TESTING AS REFERRED TO IN SECTION 1000.18 OF THE CMS MANUAL. THE CONTRACTOR SHALL CONFORM DOP'S EXISTING CONDUCTOR SIZING POLICY AND FOLD CARD SYSTEM, MIS-95, WHICH ARE AVAILABLE FROM DOP. IF YOU HAVE ANY QUESTIONS, CALL MIHA ORBOGA AT (614) 645-6831 OR CHRIS KOEHL AT (614) 645-6863.

IF ANY ELECTRICAL FACILITY BELONGING TO DOP IS DAMAGED IN ANY MANNER BY THE CONTRACTOR, ITS AGENTS, SERVANTS, OR EMPLOYEES, AND REQUIRES EMERGENCY REPAIRS, DOP SHALL MAKE ALL NECESSARY REPAIRS, AND THE EXPENSE OF SUCH REPAIRS AND OTHER RELATED COSTS SHALL BE PAID BY THE CONTRACTOR TO THE DIVISION OF POWER, CITY OF COLUMBUS, OHIO.

**SITE DATA**

TOTAL SITE AREA: 4.378 AC ± 1.137 AC = 5.875 AC  
 TOTAL SITE AREA: 4.378 AC ± 1.137 AC = 5.875 AC  
 PRE-DEVELOPED IMPERVIOUS AREA: 0.06 AC  
 POST-DEVELOPED IMPERVIOUS AREA: 2.92 AC

**PARKING DATA**

PARKING REQUIREMENTS PER CITY OF COLUMBUS CODE SECTION 3312:  
 PARKING REQUIRED:  
 1 SPACE FOR EACH 350 SF OF SANCTUARY OR MAIN ASSEMBLY FOR EACH 250 SF OF REMAINING OFFICE, CATERING, CLASSROOM, ETC.  
 NO MAXIMUM CAP OF SPACES.  
 SANCTUARY = 6,171 SF / 30 = 206 SPACES  
 MULTI-PURPOSE = 7,735 SF / 30 = 258  
 ADD'L 20,144 SF / 250 = 81  
 TOTAL PARKING SPACES REQUIRED = 155+96 = 545

PARKING PROVIDED:  
 230 SPACES INCLUDING 8 HANDICAP SPACES

**SANITARY SEWER NOTE**  
 CONTRACT SEWER PERMIT OFFICE: 910 DUBLIN ROAD AND FLOOR 645-450 PARK SERVICE LITERALS) OUTSIDE OF THE BUILDINGS, AND IF ANY NEW CONNECTIONS TO THE SANITARY SEWER MAINLINE ARE REQUIRED.

**DETENTION / WQ SUMMARY**

DISTURBED AREA: 188,180 Sq. Ft.  
 PROPOSED IMPERVIOUS: 4,378 Sq. Ft.  
 WALK: 4,378 Sq. Ft.  
 PAVING: 82,216 Sq. Ft.  
 TOTAL PROP. IMPERVIOUS AREA: 112,316 Sq. Ft.

EXISTING IMPERVIOUS:  
 BUILDINGS: 2,390 Sq. Ft.  
 TOTAL EXISTING IMPERVIOUS AREA: 2,390 Sq. Ft.

**PROJECT ZONING INFORMATION**

Project: Cristo Rey Church  
 Certified Site Address: 782 North Wilson Rd., Columbus, Ohio 43204  
 Owner: Cristo Rey Ministries  
 Owner Contact: Robert del Martin-Gastillo (614) 771-5000  
 Architect/Civil Engineer: Moody Nolan, Inc.

A. SITE PLAN: As Shown  
 B. SITE LOCATION MAP: As Shown  
 C. ZONING DISTRICT: L-C-2 Limited Commercial  
 MAXIMUM BUILDING HEIGHT: 35'  
 SINGLE STORY ONLY

D. SITE AREA: Approximately 5.88 Acres  
 E. PARCEL NUMBERS: 5702131771 & 010218961  
 F. AREA PER USE: 28,640 sf - Church  
 G. BUILDING HEIGHT: \_\_\_\_\_  
 H. FLOOD DESIGNATION: This site is located within a Special Flood Hazard Area per the Federal Emergency Management Agency's Flood Insurance Rate Map. No. 39049C0301K, June 17, 2008.

**LEGEND**

- I. DUMPSTER SCREENS: Dumpster Screening to be masonry wall.
- J. The proposed project will comply with the following sections of the Columbus City Code: 3321.01 Dumpster 3321.03 Landscaping 3312.29 Signage/Marking 3312.43 Surface 3312.45 Wheel Stops/Curbs.
- K. REZONING: Does not apply.
- L. BUILDING FACADE/LANDSCAPING/LIGHTING: To be supplied in future.
- M. SOUTH SIDE PLAN, ADOPTED IN 2002: Does not apply.
- N. SOUTH SIDE AREA COMMISSION: Does not apply.
- O. PARKLAND DEDICATION ORDINANCE: Does Not Apply
- P. ENGINEER'S SEAL AND SIGNATURE: As Shown

**LEGEND**

- PROPOSED BUILDING
- ASPHALT PAVEMENT
- CONCRETE SIDEWALK
- LIMITS OF DISTURBED AREA
- PROPOSED TREES (2" TO 3" CALIPER)
- AUSTRIAN PINE (MIN. 7" TALL)

**CLIENT**

Client: **Cristo Rey Church**  
 Logo:   
 782 North Wilson Road  
 Columbus, Ohio 43204

For: **Cristo Rey Ministries**

architect | civil engineering | interior architecture  
**MOODY•NOLAN**  
 300 Spruce Street  
 Columbus, Ohio 43215  
 Phone: (614) 461-6664  
 Fax: (614) 280-8881  
 www.moodynolan.com

MOODY•NOLAN  
 PROJECT: C11  
 DRAWING: NOT FOR CONSTRUCTION  
 DATE: September 16, 2014





Z14-046  
782 North Wilson Road  
Approximately 5.88 acres  
From L-C-2 to C-2

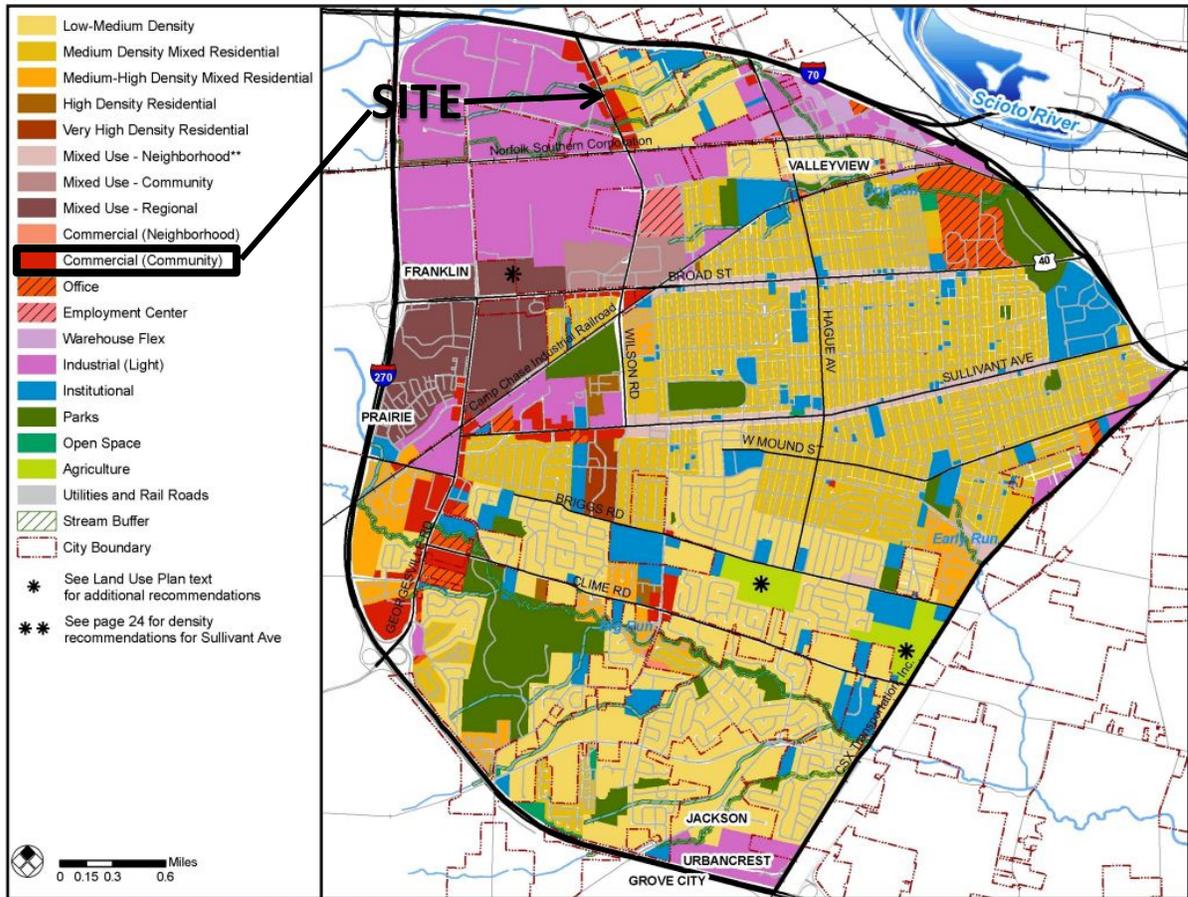


Figure 7: Future Land Use Plan

Z14-046  
 782 North Wilson Road  
 Approximately 5.88 acres  
 From L-C-2 to C-2