

Northland

Planner: Shannon Pine, 645-2200, spine@columbus.gov

OFFICE USE ONLY

Application # 210-016
10335-00000-00226
Fee: 1st acre (\$1,850 or \$3,200): _____
Each additional acre (\$185 or \$315) _____
Total: \$5405-

Date of Submittal: 6/24/10
Planning Area: Northland II
Received by: S. Pine



REZONING APPLICATION

LOCATION AND ZONING REQUEST

Certified Address (for Zoning Purposes) 5101 Thompson Road Zip 43230

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

If the site is currently pending annexation, Applicant must show documentation of County Commissioner's adoption of the annexation petition.

Parcel Number for Certified Address 220-000597; 220-000634

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

Current Zoning District(s) R Requested Zoning District(s) L-AR-O

Recognized Area Commission or Civic Association Northland Community Council

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

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

Proposed Height District: 35' Acreage 7.20

(Columbus City Code Section 3309.14)

APPLICANT

Name Preferred Real Estate Investments II, LLC

Address 470 Olde Worthington Rd. City Westerville Zip 43082

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

PROPERTY OWNER(S)

Name Judith Davis / Daniel Galiardi

Address 5101 Thompson Rd. / 5151 Thompson Rd. City Columbus Zip 43230

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

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

ATTORNEY / AGENT (CIRCLE ONE IF APPLICABLE)

Name Jill S. Tangeman, Esq.

Address 52 East Gay Street City Columbus Zip 430216

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

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

Applicant Signature _____

Property Owner Signature Judith Davis / Dan Galiardi

Attorney/Agent Signature Jill Tangeman

My signature attests to the fact that the attached application package is complete and accurate to the best of my knowledge. I understand that the City staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me/my firm/etc., may delay the review of this application.
City of Columbus | Department of Development | Building Services Division | 757 Carolyn Avenue, Columbus, Ohio 43224



AFFIDAVIT

(See instruction sheet)

STATE OF OHIO
COUNTY OF FRANKLIN

APPLICATION # 210-016

Being first duly cautioned and sworn (1) NAME Jill Tangeman, Esq.
of (1) MAILING ADDRESS 52 East Gay Street, Columbus, Ohio 43216

deposed and states that (he/she) is the applicant, agent, or duly authorized attorney for same and the following is a list of the name(s) and mailing address(es) of all the owners of record of the property located at

(2) CERTIFIED ADDRESS FOR ZONING PURPOSES 5300 Avery Road
for which the application for a rezoning, variance, special permit or graphics plan was filed with the Department of Development, Building Services Division on (3) 6/24/10

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNER'S NAME
AND MAILING ADDRESS

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

(4) Judith Davis
5101 Thompson Rd.
Columbus, Ohio 43230

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

Preferred Real Estate Investments II LLC
c/o Jill Tangeman #614-464-5608

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

(5) Northland Community Council
c/o Dave Paul
PO Box 297836
Columbus, OH 43229

and that the attached document (6) is a list of the names and complete mailing addresses, including zip codes, as shown on the County Auditor's Current Tax List or the County Treasurer's Mailing List, of all the owners of record of property within 125 feet of the exterior boundaries of the property for which the application was filed, and all of the owners of any property within 125 feet of the applicant's or owner's property in the event the applicant or the property owner owns the property contiguous to the subject property: (7)

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

8) [Signature]
23rd day of June, in the year 2010
Deanna R. Cook
NA

This Affidavit expires six months after date of notarization.

Notary Seal Here



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

210-016

Windsor Bridge at the Preserve
Condominium Association
c/o Real Property Management
Attn: Jeff Comerford
9054 Cotter Street
Lewis Center OH 43035

Epcon Cobblestone LLC
500 Stonehenge Parkway
Dublin OH 43017

Cobblestone at the Preserve Condominium
Association
c/o The Case Bowen Company
Attn: Robin Bollinger
6940 Wilcox Place, Suite B
Dublin OH 43016

Willows at Preserve Crossing LLC
470 Olde Worthington Road
Westerville OH 43082

Kenneth J. Horton
4147 Sweet Shadow Avenue
Columbus OH 43230

Lyndi R. Yenne
4141 Sweet Shadow Avenue
Columbus OH 43230

James C. Nelson and
Cherie J. Nelson
4135 Sweet Shadow Avenue
Columbus OH 43230

Xing C. Dong
4129 Sweet Shadow Avenue
Columbus OH 43230

Robert J. Ball
4123 Sweet Shadow Avenue
Columbus OH 43230

Sheri Cameron
25015 Larkspur Drive
Mission Viejo CA 92692

Meredith A. Sweeney and
Thomas J. Sweeney, Jr.
4111 Sweet Shadow Avenue
Columbus OH 43230-7430

Zachary R. Barber and
Coleen N. Barber
4105 Sweet Shadow Avenue
Columbus OH 43230

Sikyu Lau
6156 Willow Knoll Avenue
Columbus OH 43230

Susan M. Angel
6150 Willow Knoll Avenue
Columbus OH 43230-7429

Steven P. George and
Sue George
6144 Willow Knoll Avenue
Columbus OH 43230

Daniel M. Rayak
6138 Willow Knoll Avenue
Columbus OH 43230

Justin Caple
6132 Willow Knoll Avenue
Columbus OH 43230

Donna B. Poland
6126 Willow Knoll Avenue
Columbus OH 43230

Eric J. Livingston and
Jenna C. Reed
4061 Summerstone Drive
Columbus OH 43230

Jeanette A. Bury
4055 Summerstone Drive
Columbus OH 43230

Kenneth W. Crissman, Jr., Trustee
and Janice A. Crissman, Trustee
4049 Summerstone Drive
Columbus OH 43230

John Russell Maley and
Laurie Lea Maley
4043 Summerstone Drive
Columbus OH 43230

John Russell Maley and
Laura Lea Maley
268 Marjoram Drive
Columbus OH 43230

Wells Fargo Bank NA
3476 Stateview Boulevard
Fort Mill SC 29715

Robert L. Hutchinson, Jr. Trustee
and Cynthia M. Hutchinson, Trustee
420 McKinley Street, 111-264
Corona CA 92879

Todd Wyer and
Jean Wyer
4100 Pathfield Drive
Columbus OH 43230-6325

Jo Ellen Rock
4106 Pathfield Drive
Columbus OH 43230

Victor A. Peddicord and
Jane A. Peddicord
4112 Pathfield Drive
Columbus OH 43230-6325

William S. Giroux and
Jill R. Giroux
4118 Pathfield Drive
Columbus OH 43230-63

Mengqi Wu and
Kanglin Li
4124 Pathfield Drive
Columbus OH 43230

HCP Emfin Properties LLC
3760 Kilroy Airport Way
Long Beach CA 90806

Preferred Real Estate
Investments II, LLC
470 Olde Worthington Road
Westerville OH 43082

Judith A. Davis
5101 Thompson Road
Columbus OH 43230

Daniel J. Galiardi
5151 Thompson Road
Columbus OH 43230

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



PROJECT DISCLOSURE STATEMENT

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

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

STATE OF OHIO
COUNTY OF FRANKLIN

APPLICATION # 210-016

Being first duly cautioned and sworn (NAME) Jill Tangeman, Esq.
of (COMPLETE ADDRESS) 52 East Gay Street, Columbus, OH 43216

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

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

1. Preferred Real Estate Investments II, LLC 470 Olde Worthington Road Westerville, Ohio 43082 c/o Jill Tangeman, Esq. #614-464-5608 0 Columbus Employees	2.
3.	4.

SIGNATURE OF AFFIANT

Jill Tangeman

Subscribed to me in my presence and before me this 23rd day of June, in the year 2010

SIGNATURE OF NOTARY PUBLIC

Deanna R. Cook

My Commission Expires:

NA

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

Notary Seal Here



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

210-016

**DESCRIPTION OF 7.2 ACRES LOCATED IN PLAIN TOWNSHIP
TO BE ANNEXED TO THE CITY OF COLUMBUS
EXPEDITED II ANNEXATION UNDER ORC §709.021 AND §709.023**

Situated in the State of Ohio, County of Franklin, Township of Plain, Quarter Township 3, Township 2, Range 16, United States Military District, and being all the residuum of that tract conveyed to Daniel J. Galiardi of record in Official Record 18002B02 and Instrument Number 200312150394705 (A.P.N. 220-000634) and all the residuum of those tracts conveyed to Judith A. Davis of record in Deed Book 3251, Page 357, Deed Book 3555, Page 361 and Official Record 30152J08 (A.P.N. 220-000597), and described as follows:

Beginning at the current northeast corner of said Galiardi tract, the same being the southeast corner of that tract conveyed to City of Columbus of record in Instrument Number 200502040022202 and in the south right-of-way line for Thompson Road, being in an existing City of Columbus Corporation Line (Case No. 42-99, Ord. No. 0018-00, I.N. 200003170052263);

Thence **Southerly**, with the east line of said Galiardi tract, being said corporation line, about **438 feet** to the southeast corner of said Galiardi tract;

Thence **Westerly**, with the south line of said Galiardi tract, being said corporation line and an existing City of Columbus Corporation Line (Case No. 55-90, Ord. No. 935-91, O.R. 16932H09), about **272 feet** to the southwest corner of said Galiardi tract, in the east line of said Davis tract;

Thence **Southerly**, with the east line of said Davis tract, being said corporation line, about **263 feet** to the current southeast corner of said Davis tract;

Thence **Southwesterly**, with a current south line of said Davis tract, about **92 feet** to a current corner of said Davis tract, in an existing City of Columbus Corporation Line (Case No. 4-78, Ord. No. 1441-78, M.R. 170, Pg. 555);

Thence **Northerly**, with a west line of said Davis tract, being said corporation line, about **54 feet** to a corner of said Davis tract;

Thence **Westerly**, with a south line of said Davis tract, being said corporation line, about **200 feet** to the southwest corner of said Davis tract;

Thence **Northerly**, with the west line of said Davis tract, being an existing City of Columbus Corporation Line (Case No. 89-88, Ord. No. 642-89, O.R. 13292F10), about **691 feet** to the current northwest corner of said Davis tract, the same being the southwest corner of that tract conveyed to City of Columbus of record in Instrument Number 200309270310626 and in said south right-of-way line for Thompson Road;

Thence **Easterly**, with said south right-of-way line, about **549 feet** to the **Point of Beginning**. Containing approximately **7.2 acres** of land, more or less. The above description was written by John C. Dodgion, P.S. 8069 on June 04, 2009. A drawing of the above description has been prepared and is a part hereof.

The total length of the annexation perimeter is about 2559 feet, of which about 1918 feet are contiguous with existing City of Columbus Corporation Lines, being about 75% contiguous. This annexation does not create any islands of township property.

This description was written for annexation purposes only and was not intended to be used in the transfer of lands.

ADVANCED CIVIL DESIGN, INC.

John C. Dodgion, P.S. 8069

Date:

Limitation Overlay Text

Proposed District: L-AR-0
Property Address: 5101 Thompson Road
Owners: Judith Davis and Daniel Galiardi
Applicant: Preferred Real Estate Investments II LLC
Date of Text: June 22, 2010
Application No: 210-016

I. Introduction: The subject site is an in-fill property located between regional scale commercial uses, institutional uses and residential uses. The site is ideal for a multi-family project with increased density, due to the fact that that infrastructure, support services, leisure activities and working environments are all in the immediate proximity. A traffic study for the site was completed and showed that there is already a sufficient roadway network in this area and that the proposed development would not have any significant impact on traffic levels. The traffic study has been reviewed and approved by the City of Columbus. The site is part of the Pay-As-We-Grow program and the applicant will be obligated to pay \$2,300 per unit to the City of Columbus, which will result in more than \$430,000.00 in additional income to the City of Columbus. The site can be developed at increased densities without impacting existing roadways and, at the same time, provide significant funds for area parks, services and infrastructure.

2. Permitted Uses: Multi-family and associated uses as shown on the "Preliminary Development Plan".

3. Development Standards:

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

1. The maximum number of dwelling units shall be 190.
2. The parking setback shall be 25 feet from Thompson Road.
3. There shall be a five (5) foot perimeter yard setback on the west side of the development and a twenty five (25) foot perimeter yard setback on the east and south sides of the development. No encroachment shall be permitted.
4. Maximum building shall be 35'

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

1. All curb cuts and access points shall be subject to the review and approval of the Division of Transportation for the City of Columbus.

2. The owner and/or developer must establish and maintain an agreement(s) with a private towing company(s), which authorizes the private towing company(s) to remove/tow any vehicles parked in restricted areas. There may be one or more such agreements with one or more towing company(s) for any times/lengths, terms, etc. as the owner and/or developer determines, so long as at least one such agreement will always, at all times be in force for the purposes of enforcements/removal towing as required above. Towing agreements will be filed annually with the Columbus Division of Fire, Fire Prevention Bureau, Plans Review Office, upon execution of contract. The owner and/or developer will designate the City of Columbus as an authorized agent for the sole and specific purposes of enforcement of parking restrictions and the issuance of citations and/or removal of vehicles parked in violation of posted parking restrictions.

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

1. The frontage along Thompson Road shall be landscaped with 2 deciduous and 2 ornamental trees planted for every 100 feet of frontage. These trees may be evenly spaced or grouped together.
2. The developer shall install a minimum 30 inch high screen consisting of mounding or shrubbery individually or in any combination thereof to screen the parking areas which are adjacent to Thompson Road.
3. The developer shall install landscaping and fencing along the east and south property lines as shown on the submitted landscape plans.
4. All trees and landscaping shall be well maintained. Dead items shall be replaced within six months or the next planting season, whichever occurs first. The fencing shall be well maintained and painted regularly as needed.
5. Minimum size of all trees at installation shall be 2 ½ inches caliper for deciduous; 5 feet in height for evergreen; and 1 ½ inches caliper for ornamental. Tree caliper is measured six (6) inches from the ground.

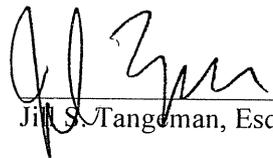
D. Building Design and/or Interior-Exterior Commitments.

1. Dumpsters shall be screened on three sides by a wall, fence and/or landscaping to a height of six feet with a gate on the fourth side.
2. Maximum height of light poles shall be eighteen feet.
3. All external lighting shall be cut-off fixtures (down lighting) and shall be designed to prevent offsite spillage. Lighting shall not exceed .1 foot candle along the east and south property line.
4. Lights shall be of the same or similar type and color.

F. Graphics and/or Signage Commitments.

1. All graphics and signage shall comply with Article 15, Chapter 33 of the Columbus City Code and any variance to those requirements will be submitted to the Columbus Graphics Commission for consideration.
2. The developer shall comply with the park land dedication ordinance by contributing money to the City's Recreation and Parks Department.
3. The proposed shall be developed in general conformance with the submitted site plan. The plan may be adjusted to reflect engineering, topographical or other site data developed at the time that development and engineering plans are completed. Streets are schematic and subject to change. Any adjustment to the site plan shall be reviewed and may be approved by the Director of the Department of Development or his designee upon submission of the appropriate data regarding the proposed adjustment.

***The undersigned, being the agent for the owner of the subject property together with the applicant in the subject application, does hereby agree on behalf of the owner and the applicant, singularly and collectively for themselves, their successors and assigns, to abide by above restrictions, conditions, and commitments regarding development of the subject property and for such purpose each states that he fully understands and acknowledges that none of the foregoing restrictions, conditions, or commitments shall in any manner act to negate, nullify, alter or modify any more restrictive provision of the Columbus City Code.

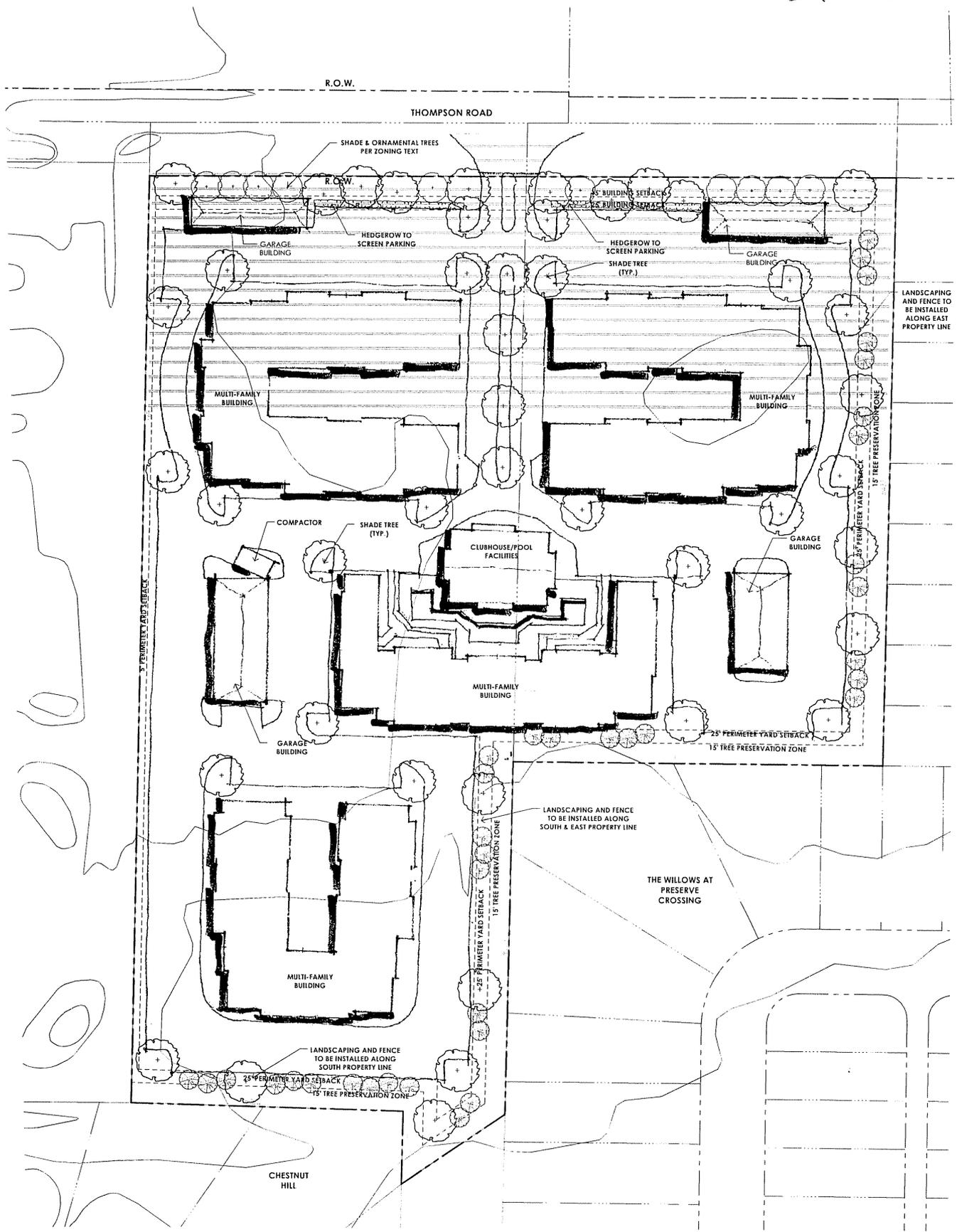


Jill S. Tangeman, Esq.

Vorys, Sater, Seymour and Pease, LLP

52 East Gay Street

Columbus, Ohio 43215

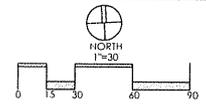


ZONING SITE PLAN

THOMPSON ROAD

PREPARED FOR PREFERRED LIVING

DATE: JUNE 22, 2010



Paris Planning & Design

LAND PLANNING LANDSCAPE ARCHITECTURE
 243 N. 5th Street Suite 403
 Columbus, OH 43215
 (614) 481-1554 www.parisplanninganddesign.com



City of Columbus Zoning Plat

210-016

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: 460289147

Zoning Number: 5101

Street Name: THOMPSON RD

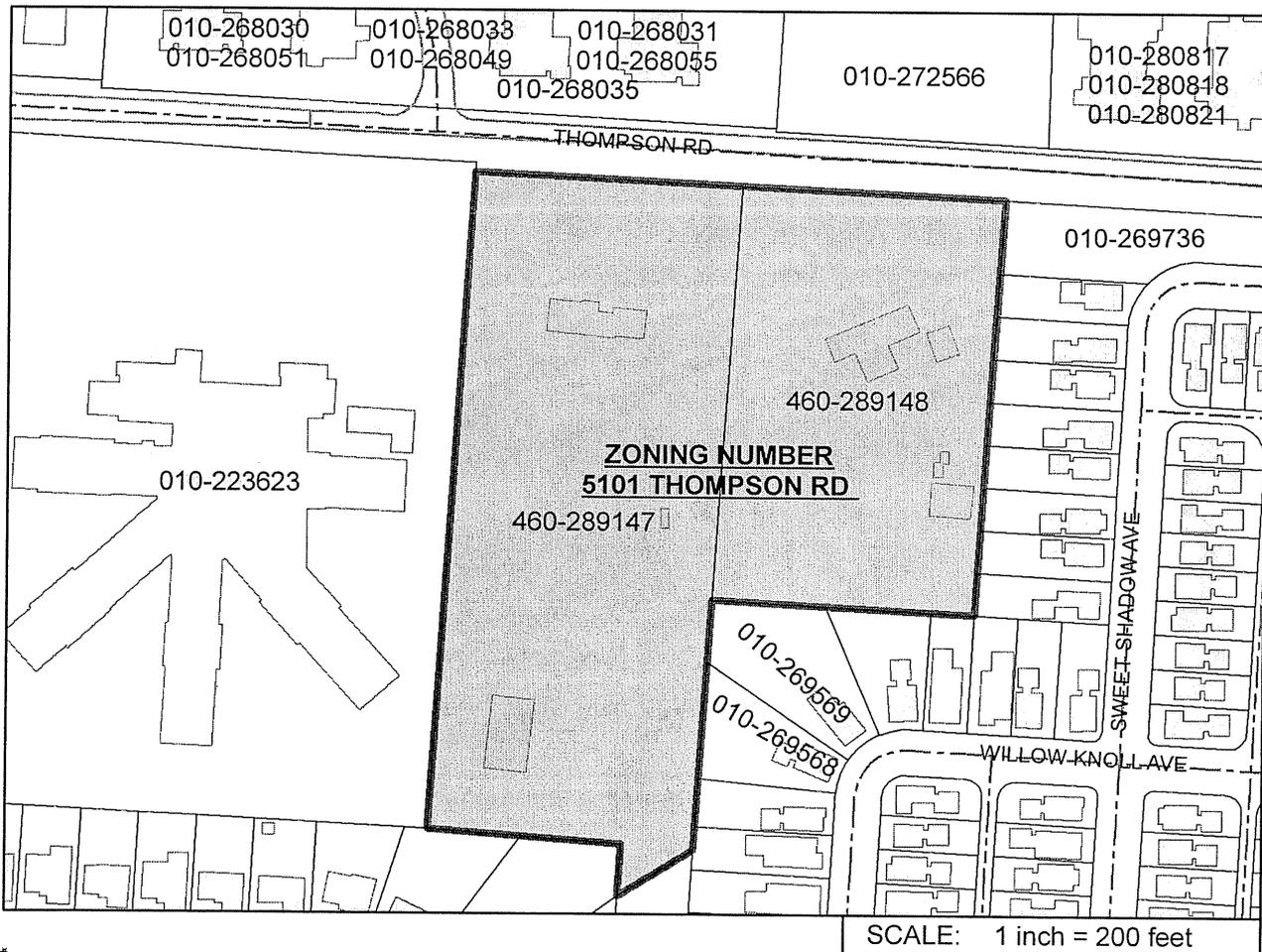
Lot Number: N/A

Subdivision: N/A

Requested By: VORYS (VIRGINIA S. BUDA)

Issued By: *Virginia Amarican*

Date: 6/2/2010



SCALE: 1 inch = 200 feet

GIS FILE NUMBER: 4486



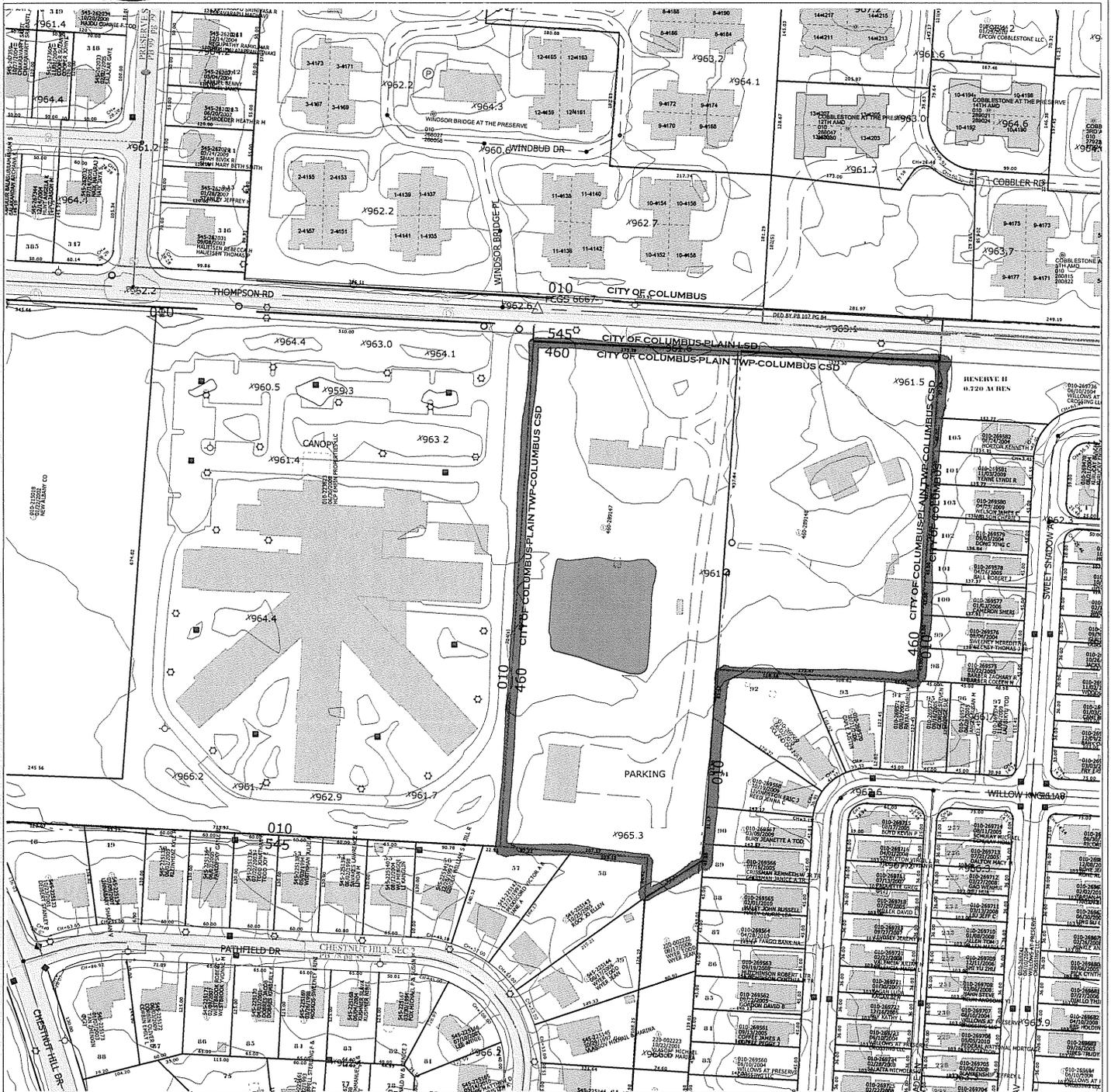
PATRICIA A. AUSTIN, P.E., ADMINISTRATOR
DIVISION OF PLANNING AND OPERATIONS
COLUMBUS, OHIO



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: S

DATE: 6/10/10



Disclaimer

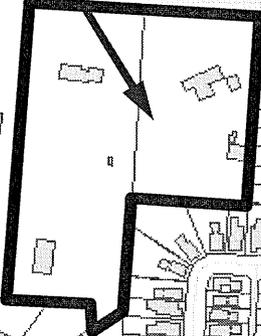
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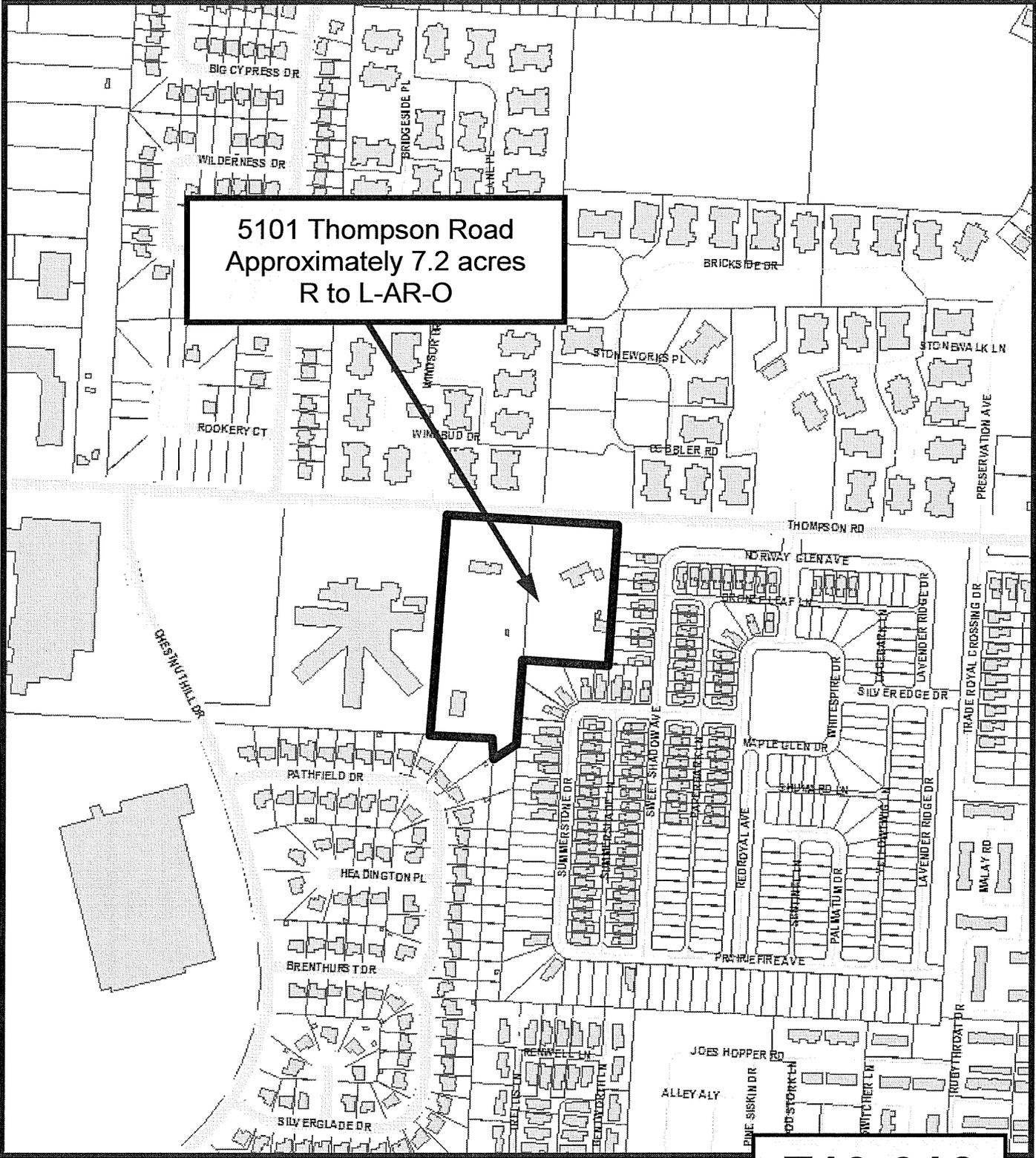
This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be consulted for verification of the information contained on 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

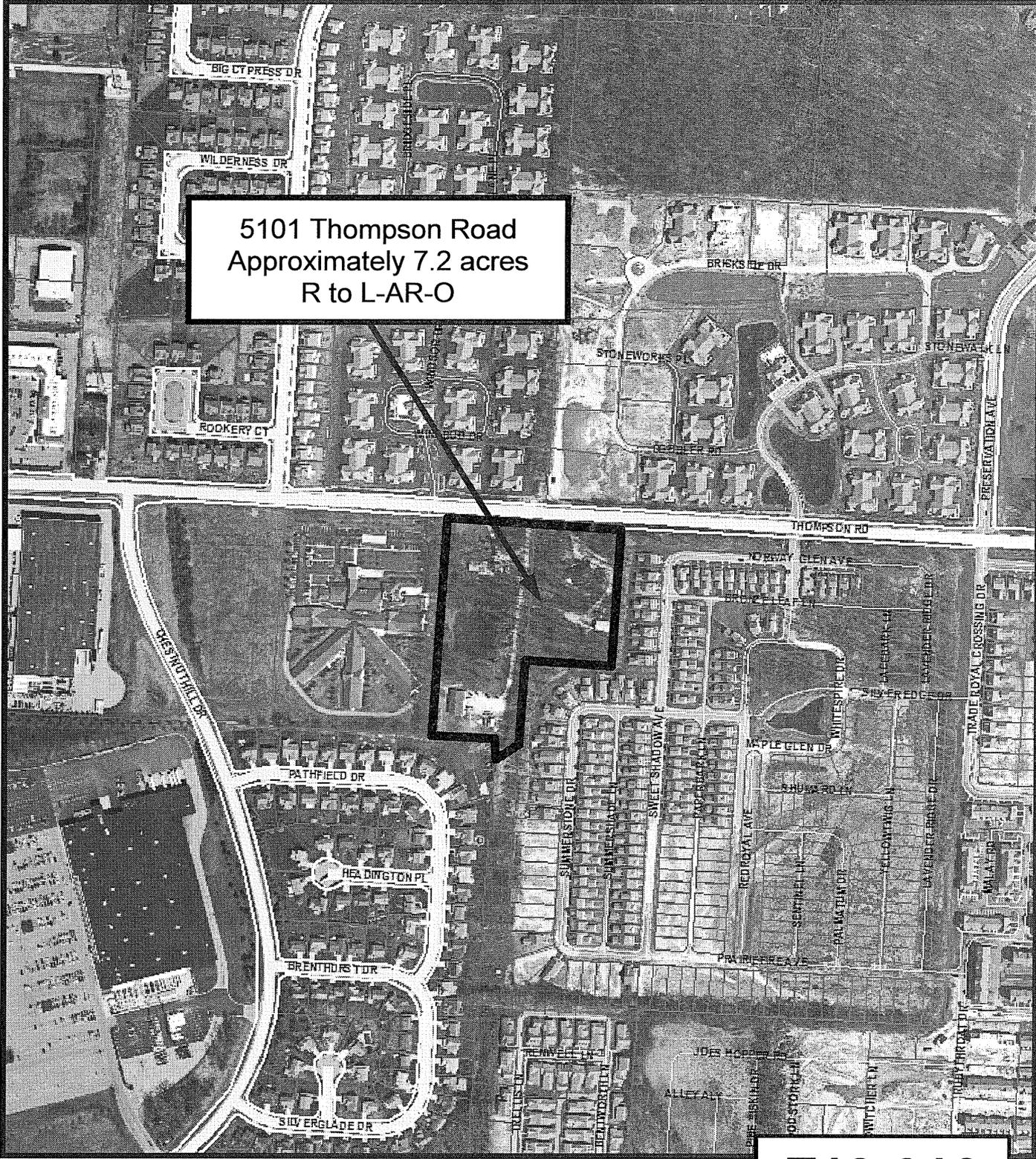
5101 Thompson Road
Approximately 7.2 acres
R to L-AR-O



Z10-016



5101 Thompson Road
Approximately 7.2 acres
R to L-AR-O



Z10-016