

11335-00000-00058

OFFICE USE ONLY

Application # Z11-002
Fee: 1st acre (\$1,850 or \$3,200): _____
Each additional acre (\$185 or \$315) _____
Total: \$16035

Date of Submittal: 1/31/11
Planning Area: Northwest
Received by: SP



REZONING APPLICATION

LOCATION AND ZONING REQUEST

Certified Address (for Zoning Purposes) 2870 Snouffer Road Zip 43235
Is this application being annexed into the City of Columbus? Y or N (circle one)
If the site is currently pending annexation, Applicant must show documentation of County Commissioner's adoption of the annexation petition.

Parcel Number for Certified Address 010-242690; 590-200923; 590-200924
 Check here if listing additional parcel numbers on a separate page.

Current Zoning District(s) R Requested Zoning District(s) L-AR-1
Recognized Area Commission or Civic Association Far Northwest Coalition
See instructions in "Things to Remember" on front of application packet.
Proposed Use or reason for rezoning request: residential development (continue on separate page if necessary)
Proposed Height District: 35' Acreage 9.234+/- acres
(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 Congregation Beth Tikvah Name Bishop James A Griffin
Address 6121 Olentangy River Rd., Worthington 43085 Address 6899 Smoky Row Rd., Columbus 43235
Phone# c/o Jill Tangeman 614-464-5608 Phone# c/o Jill Tangeman 614-464-5608
 If applicable, check here if listing additional property owners on a separate page (REQUIRED)

ATTORNEY / AGENT (CIRCLE ONE IF APPLICABLE)

Name Jill S. Tangeman, Esq.
Address 52 East Gay Street City Columbus Zip 430216
Phone# 614-464-5608 Fax # 614-719-4638 Email jstangeman@vorys.com

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

Applicant Signature _____
Property Owner Signature _____
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.
City of Columbus | Department of Development | Building Services Division | 757 Carolyn Avenue, Columbus, Ohio 43224

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

211-002

OFFICE USE ONLY

Application # _____
Fee: 1st acre (\$1,850 or \$3,200): _____
Each additional acre (\$185 or \$315) _____
Total: _____

Date of Submittal: _____
Planning Area: _____
Received by: _____



REZONING APPLICATION

LOCATION AND ZONING REQUEST

Certified Address (for Zoning Purposes) 2879 Snouffer Road Zip 43235
Is this application being annexed into the City of Columbus? Y or N (circle one)
If the site is currently pending annexation, Applicant must show documentation of County Commissioner's adoption of the annexation petition.

Parcel Number for Certified Address 010-242690; 590-200923; 590-200924
 Check here if listing additional parcel numbers on a separate page.

Current Zoning District(s) R Requested Zoning District(s) AR-1
Recognized Area Commission or Civic Association Far Northwest Coalition
See instructions in "Things to Remember" on front of application packet.

Proposed Use or reason for rezoning request: residential development (continue on separate page if necessary)
Proposed Height District: 35' Acreage 9.234+/- acres
(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 Congregation Beth Tikvah Name Bishop James A Griffin
Address 6121 Olentangy River Rd., Worthington 43085 Address 6899 Smoky Row Rd., Columbus 43235
Phone# c/o Jill Tangeman 614-464-5608 Phone# c/o Jill Tangeman 614-464-5608
 If applicable, check here if listing additional property owners on a separate page (REQUIRED)

ATTORNEY / AGENT (CIRCLE ONE IF APPLICABLE)

Name Jill S. Tangeman, Esq.
Address 52 East Gay Street City Columbus Zip 430216
Phone# 614-464-5608 Fax # 614-719-4638 Email jstangeman@yorys.com

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

Applicant Signature _____
Property Owner Signature Patrice L. Priso - Vice President - Beth Tikvah
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.
City of Columbus | Department of Development | Building Services Division | 757 Carolyn Avenue, Columbus, Ohio 43224



Application # 211-002
Fee: 1st acre (\$1,850 or \$3,200): _____
Each additional acre (\$185 or \$315) _____
Total: _____

Date of Submittal: _____
Planning Area: _____
Received by: _____

REZONING APPLICATION

LOCATION AND ZONING REQUEST

Certified Address (for Zoning Purposes) 2879 Snouffer Road Zip 43235

Is this application being annexed into the City of Columbus? Y or N (circle one)
If the site is currently pending annexation, Applicant must show documentation of County Commissioner's adoption of the annexation petition.

Parcel Number for Certified Address 010-242690; 590-200923; 590-200924
 Check here if listing additional parcel numbers on a separate page.

Current Zoning District(s) R Requested Zoning District(s) AR-1
Recognized Area Commission or Civic Association Far Northwest Coalition

See instructions in "Things to Remember" on front of application packet.
Proposed Use or reason for rezoning request: residential development (continue on separate page if necessary)
Proposed Height District: 35' Acreage 9.234 +/- acres
(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 Congregation Beth Tikvah Name Bishop James A Griffin
Address 6121 Olentangy River Rd., Worthington 43085 Address 6899 Smoky Row Rd., Columbus 43235
Phone# c/o Jill Tangeman 614-464-5608 Phone# c/o Jill Tangeman 614-464-5608
 If applicable, check here if listing additional property owners on a separate page (REQUIRED)

ATTORNEY / AGENT (CIRCLE ONE IF APPLICABLE)

Name Jill S. Tangeman, Esq.
Address 52 East Gay Street City Columbus Zip 430216
Phone# 614-464-5608 Fax # 614-719-4638 Email jstangeman@vorys.com

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

* Applicant Signature _____
Property Owner Signature J. J. Campbell 1/24/11
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.
City of Columbus | Department of Development | Building Services Division | 757 Carolyn Avenue, Columbus, Ohio 43224



AFFIDAVIT

(See instruction sheet)

STATE OF OHIO
COUNTY OF FRANKLIN

APPLICATION # 211-002

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 2870 Snouffer 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) 1/31/11
(THIS LINE TO BE FILLED OUT BY CITY STAFF)

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

(4) Congregation Beth Tikvah / Bishop James Griffin
6121 Olentangy River Road / 6899 Smoky Row Rd.
Worthington, Ohio 43085 / Columbus, Ohio 43235

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) Far Northwest Coalition
c/o John Best
7527 Foxfield Court
Columbus, OH 43235

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

SIGNATURE OF AFFIANT
Subscribed to me in my presence and before me this
SIGNATURE OF NOTARY PUBLIC
My Commission Expires:

8) Jill Tangeman
29th day of January, in the year 2011
Michelle L. Parmenter

This Affidavit expires six months after date of notarization.

Notary Seal Here



MICHELLE L. PARMENTER
Notary Public, State of Ohio
My Commission Expires
October 16, 2012

EXHIBIT A

Applicant/Property Owners

Congregation Beth Tikvah
6121 Olentangy River Road
Worthington OH 43085

Bishop James A. Griffin
St. Peters
6899 Smoky Row Road
Columbus OH 43235

John Wu and
Jun Zhou
6901 Riverside Drive
Powell OH 43065

Area Commission/Civic Association

Mr. John Best
Far Northwest Coalition
7894 Fairwind Drive
Columbus OH 43235
Phone: 614-625-1383
Email: jwbest@juno.com

Attorney

Jill S. Tangeman, Esq.
Vorys Sater Seymour and Pease LLP
52 East Gay Street
Columbus OH 43215
Phone: 614-464-5608
Email: jstangeman@vorys.com

Surrounding Property Owners
Located within 125 Feet of the Subject Properties

<u>Owner Name</u>	<u>Parcel Number</u>	<u>Property Address</u>	<u>Mailing Address</u>
Asheville Commons Owners Association	610-232322	Asheville Park Drive Asheville Commons Reserve B .152 Acres	Asheville Commons Owners Association 7123 Asheville Park Drive Columbus OH 43235 and Onyx Realty Owners Association 6400 East Main Street, Suite 201 Reynoldsburg OH 43068
	610-232323	Asheville Park Drive Asheville Commons Reserve C .124 Acres	
	610-232324	Asheville Park Drive Asheville Commons Reserve D .031 Acres	
Clarence W. Blackhurst and Virginia G. Blackhurst	213-001662	2801 Snouffer Road Columbus OH 43235	Clarence W. Blackhurst and Virginia G. Blackhurst 2801 Snouffer Road Columbus OH 43235
Douglas E. Cowgill and Diane K. Cowgill	610-208173	1960 Thistlewood Court Columbus OH 43235	Douglas E. Cowgill and Diane K. Cowgill 1960 Thistlewood Court Columbus OH 43235-5007
Michael C. Eberly and Heather L. Young	610-176745	7191 Pebble Way Court Columbus OH 43235	Michael C. Eberly and Heather L. Young 7191 Pebble Way Court Columbus OH 43235
Larry T. Fedor and Linda E. Fedor	610-208171	1976 Thistlewood Court Columbus OH 43235	Larry T. Fedor and Linda E. Fedor 1976 Thistlewood Court Columbus OH 43235

Gregorio Gamez and Melanie M. Gamez	590-208083	6852 Spruce Pine Drive Columbus OH 43235	Gregorio Gamez and Melanie M. Gamez 6852 Spruce Pine Drive Columbus OH 43235
Marcus L. Griffith and Gina M. Griffith	610-208175	1944 Thistlewood Court Columbus OH 43235	Marcus L. Griffith and Gina M. Griffith 1944 Thistlewood Court Columbus OH 43235
Dorothea E. Hannigan, Trustee	010-263081	6851 Smoky Row Road Columbus OH 43235	Dorothea E. Hannigan, Trustee 6851 Smoky Row Road Columbus OH 43235
Bishop Edward J. Herrmann	610-138856-80 610-138856-90	6899 Smoky Row Road Columbus OH 43235	Bishop Edward J. Herrman St. Peter Parish 6899 Smoky Row Road Columbus OH 43235
Terry D. Holloway and Gail E. Holloway	610-176748	7213 Pebble Way Court Columbus OH 43235	Terry D. Holloway and Gail E. Holloway 7213 Pebble Way Court Columbus OH 43235
Korean Church of Columbus	213-000872	2825 Snouffer Road Columbus OH 43235	Korean Church of Columbus 2825 Snouffer Road Columbus OH 43235
Lynn Mulkey and Cathy A. Mulkey	610-232292	7188 Asheville Park Drive Columbus OH 43235	Lynn Mulkey and Cathy A. Mulkey 7188 Asheville Park Drive Columbus OH 43235
David R. Nix and Jana M. Mastriano	590-208082	6860 Spruce Pine Drive Columbus OH 43235	David R. Nix and Jana M. Mastriano 6860 Spruce Pine Drive Columbus OH 43235
New Par	212-000510	2978 Snouffer Road Columbus OH 43235	New Par Verizon Wireless Network Real Estate Department 180 Washington Valley Road Bedminster NJ 07921
Moo-Jae Pak and Soon Mo Pak	610-249599 610-251315	2845-2855 Snouffer Road Columbus OH 43235	Moo-Jae Pak and Soon Mo Pak 2845 Snouffer Road Columbus OH 43235
Douglas J. Price and Norma J. Price	610-208174	1952 Thistlewood Court Columbus OH 43235	Douglas J. Price and Norma J. Price 1952 Thistlewood Court Columbus OH 43235-5007
Joan A. Scherer, TOD	610-176746	7197 Pebble Way Court Columbus OH 43235	Joan A. Scherer, TOD 7197 Peeble Way Court Columbus OH 43235
John P. Stewart	212-001245	2968 Snouffer Road Columbus OH 43235	John P. Stewart 2968 Snouffer Road Columbus OH 43235
Shoichi Suzawa and Naoko M. Suzawa	590-208084	6844 Spruce Pine Drive Columbus OH 43235	Shoichi Suzawa and Naoko M. Suzawa 290 Glen Village Court Powell OH 43065
William P. Tracy	610-176747	7205 Pebble Way Court Columbus OH 43235	William P. Tracy 7205 Pebble Way Court Columbus OH 43235-2037

<u>Owner Name</u>	<u>Parcel Number</u>	<u>Property Address</u>	<u>Mailing Address</u>
Hector M. Villarreal and Noemi Villarreal	610-232320	7187 Asheville Park Drive Columbus OH 43235	Hector M. Villarreal and Noemi Villarreal 7187 Asheville Park Drive Columbus OH 43235
William J. Warth and Margaret D. Warth	610-208172	1968 Thistlewood Court Columbus OH 43235	William J. Warth and Margaret D. Warth 1968 Thistlewood Court Columbus OH 43235
Michael W. Waugh and Teresa L. Waugh	010-263084	6847 Smoky Row Road Columbus OH 43235	Michael W. Waugh and Teresa L. Waugh 6847 Smoky Row Road Columbus OH 43235
Chloe S. Worley, Trustee	213-001788	6853 McVey Boulevard Columbus OH 43235	Chloe S. Worley, Trustee 6853 McVey Boulevard Columbus OH 43235
	213-002351	McVey Boulevard Brookside Estates 5 .4582 Acres - Pt Res A	

PROJECT DISCLOSURE STATEMENT



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

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

STATE OF OHIO
COUNTY OF FRANKLIN

APPLICATION # 211-002

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 28th day of January, in the year 2011

SIGNATURE OF NOTARY PUBLIC

Michelle L. Parmenter

My Commission Expires: _____

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

Notary Seal Here



MICHELLE L. PARMENTE
Notary Public, State of Ohio
My Commission Expires
October 16, 2012



211-002

City of Columbus Zoning Plat



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: 010242690

Zoning Number: 2870

Street Name: SNOUFFER RD

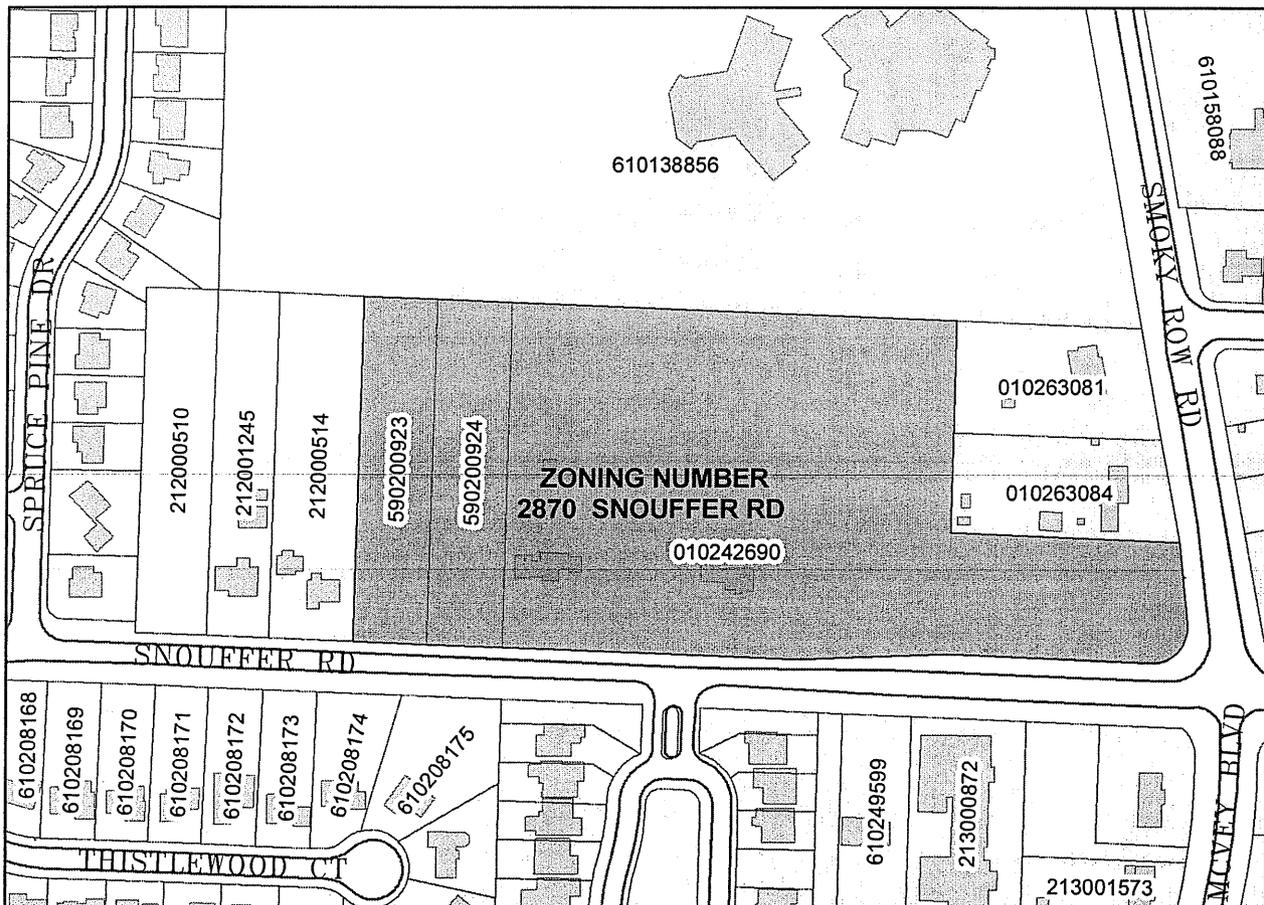
Lot Number: N/A

Subdivision: N/A

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

Issued By: *Patricia A. Austin*

Date: 1/12/2011

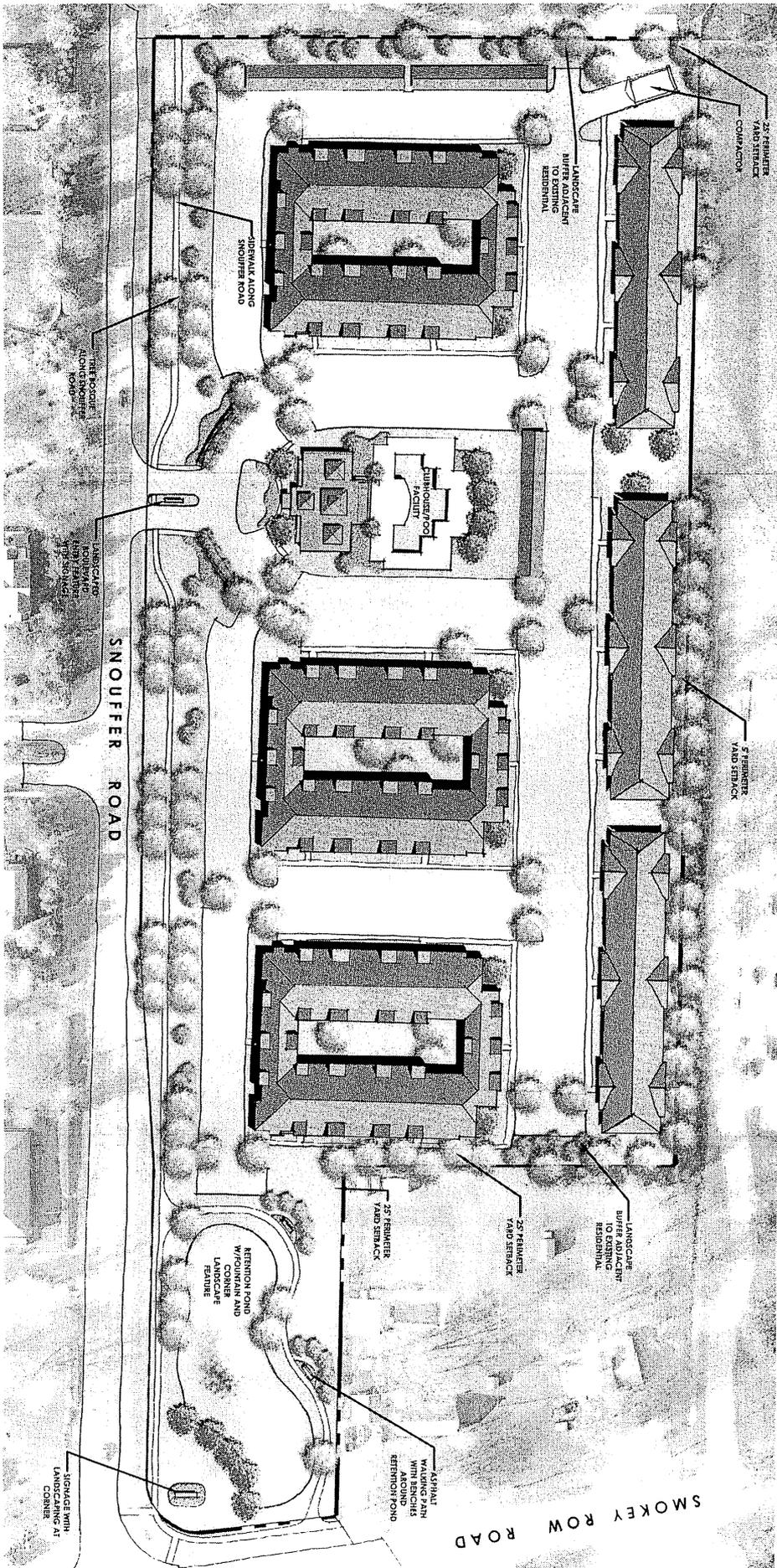


SCALE: 1 inch = 250 feet

GIS FILE NUMBER: 730



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



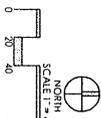
ILLUSTRATIVE PLAN

SNOUFFER RD./SMOKEY ROW RD. DEVELOPMENT
 PREPARED FOR PREFERRED LIVING

DATE: JANUARY 14, 2011

SITE DATA

TOTAL ACRES	11.98 ACRES
TOTAL UNITS	376
PARKING PROVIDED	402
SURFACE	373
GARAGE	33



Farris Planning & Design

LAND PLANNING
 241 N. 9th Street
 B. 01418-774

211-002

Limitation Overlay Text

Proposed District: L-AR-1
Property Address: 2870 Snouffer Road
Owners: Congregation Beth Tikvah; Bishop James A. Griffin
Applicant: Preferred Real Estate Investments II LLC
Date of Text: February 1, 2011
Application No: 211-002

I. Introduction: The subject site is an in-fill property located between institutional uses and residential uses. The applicant is proposing to rezone the site for multi-family uses.

The applicant has committed to a Site Plan. The Site Plan identifies a landscape buffer against neighboring single family residential uses on the east and west sides of the property, as well as additional landscaping and fencing along Snouffer Road.

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

3. Development Standards:

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

1. The maximum number of dwelling units shall be 270.
2. There shall be a five (5) foot perimeter yard setback on the north side of the development as approved by CV 11-003 and a twenty five (25) foot perimeter yard setback on the east and south sides of the development. No encroachment shall be permitted.
3. Maximum building height 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 Planning and Operations Division of 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 Snouffer Road shall be landscaped with 2 deciduous and 2 ornamental trees planted for every 100 feet of frontage.
2. The developer shall install landscaping along the east and west property lines as shown on the Site Plan.
3. 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.

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

1. Buildings will be constructed with an exterior mixture of brick or stone veneer, wood or cement wood siding and beaded vinyl siding.
2. Maximum height of light poles shall be fourteen feet.

E. 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.

F. Miscellaneous

1. The proposed shall be developed in general conformance with the submitted site plan and building elevations. The plan and elevations 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 or building elevation shall be subject to the review and approval by the Director of the Department of Building and Zoning Services 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.

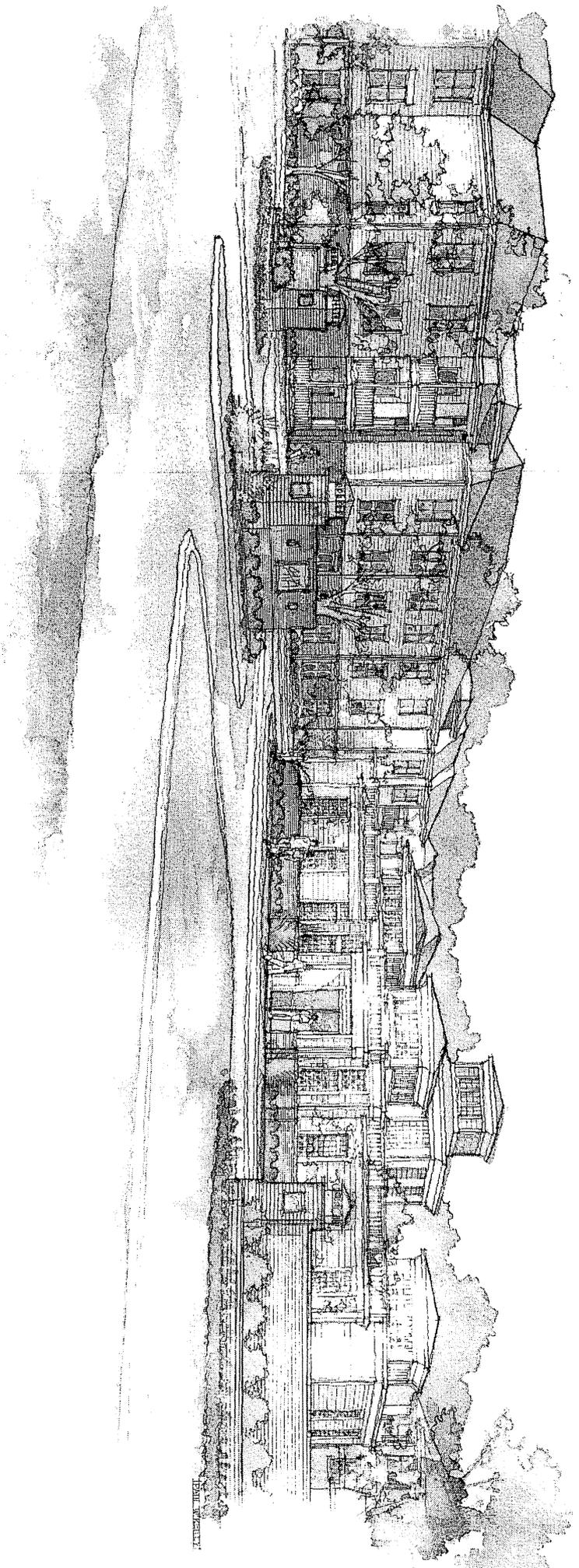
Jill S. Tangeman, Esq.

Vorys, Sater, Seymour and Pease, LLP

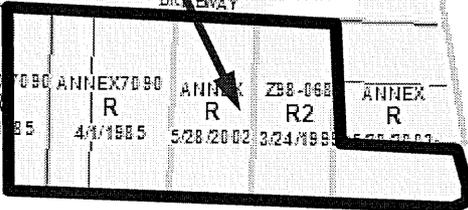
52 East Gay Street

Columbus, Ohio 43215

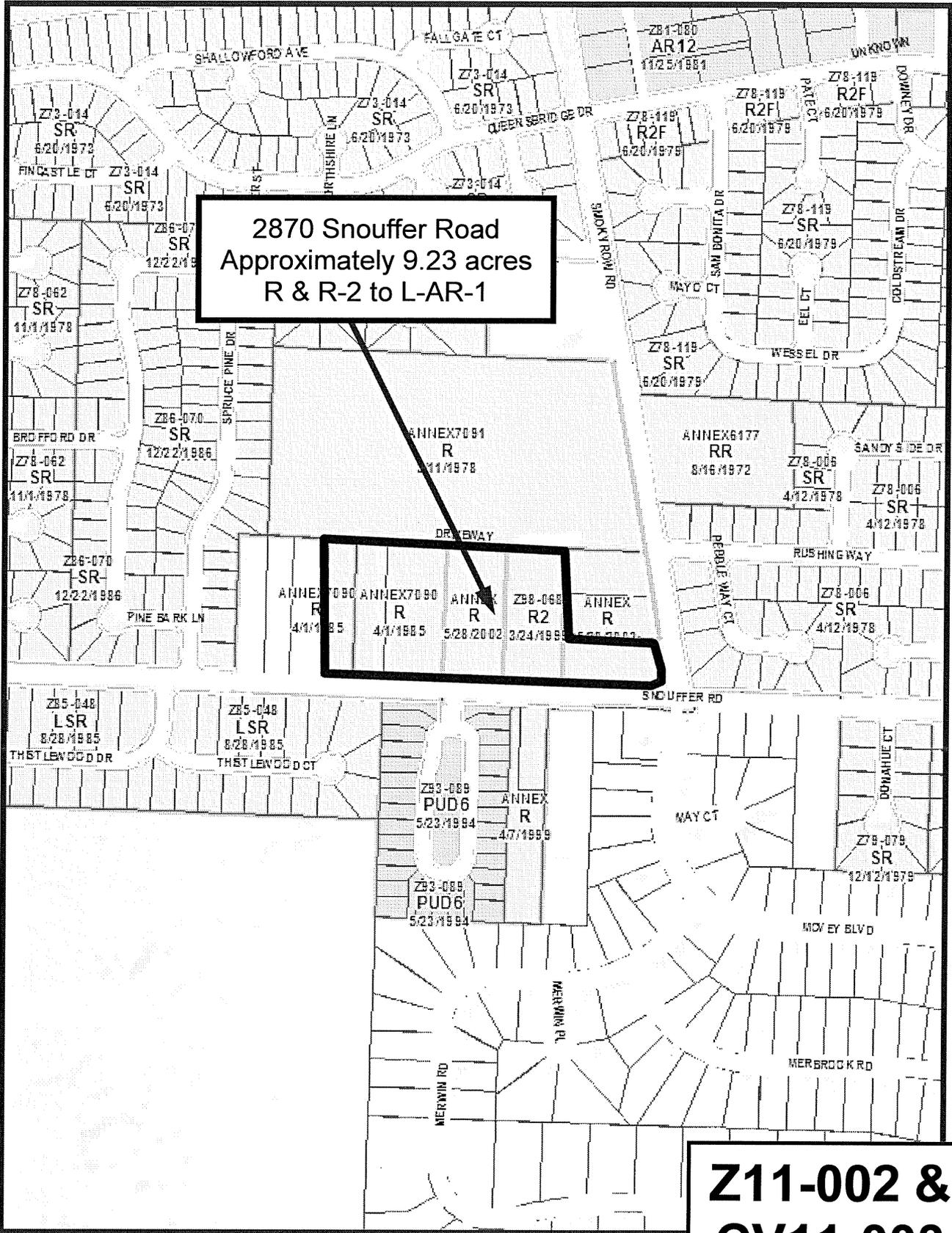
Z11-002

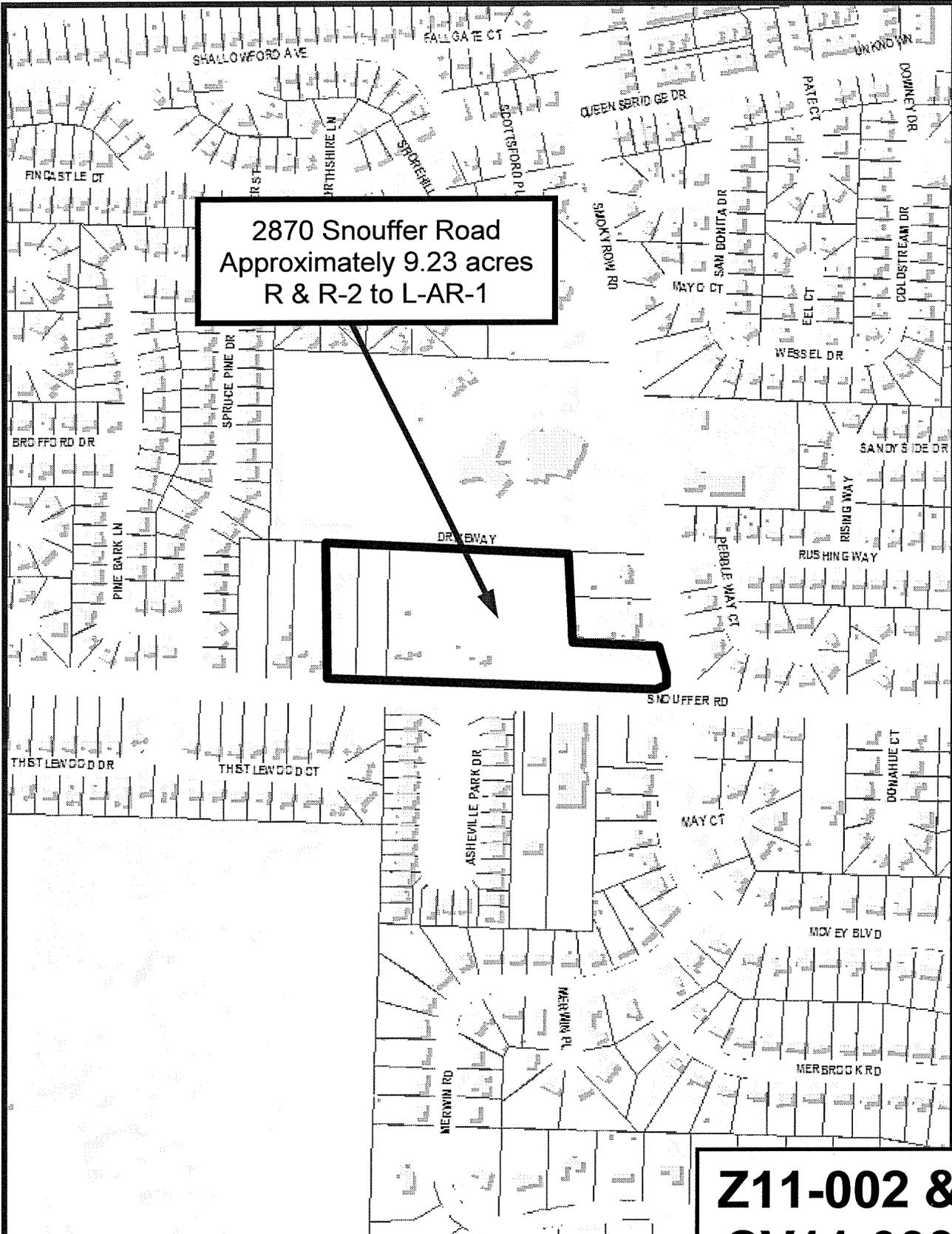


2870 Snouffer Road
Approximately 9.23 acres
R & R-2 to L-AR-1



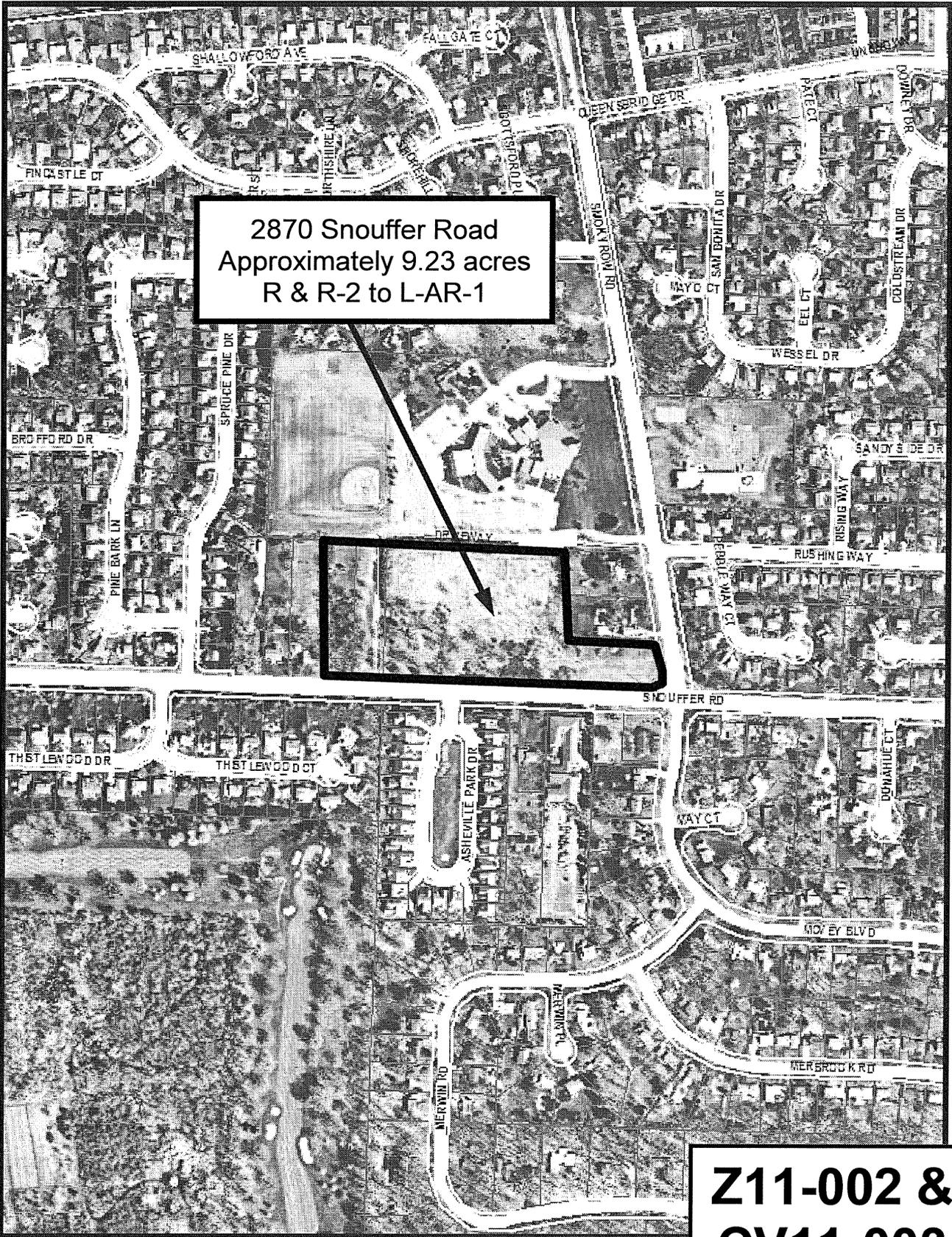
**Z11-002 &
CV11-003**





2870 Snouffer Road
Approximately 9.23 acres
R & R-2 to L-AR-1

**Z11-002 &
CV11-003**



2870 Snouffer Road
Approximately 9.23 acres
R & R-2 to L-AR-1

**Z11-002 &
CV11-003**