



REZONING APPLICATION

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

OFFICE USE ONLY

Application #: 211-016/11335-00000-00194
Date Received: 4/7/11
Application Accepted By: S. Piro Fee: \$ 10,130 -
Comments: Planner: Dana Hitt 645-2395 dahitt@columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 9215 Antares Avenue, Columbus, OH Zip 43240
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 45-3184320101600 (Delaware County)
 Check here if listing additional parcel numbers on a separate page.
Current Zoning District(s) L-C-4 Requested Zoning District(s) L-ARLD
Recognized Area Commission Area Commission or Civic Association Far North Columbus Communities Coalition (FNCCC)
Proposed Use or reason for rezoning request: multi-family development
(continue on separate page if necessary)
Proposed Height District: H-35 Acreage 23.019
[Columbus City Code Section 3309.14]

APPLICANT:

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

PROPERTY OWNER(S):

Name NP Limited Partnership c/o Dave Perry, David Perry Co., Inc.
Address 145 East Rich Street, 3rd Flr. City/State Columbus, OH Zip 43215
Phone # (614) 228-1727 Fax # (614) 228-1790 Email dave@daveperryco.net
 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, 3rd Flr. 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 Limited Partnership by David B. Perry, Agent
PROPERTY OWNER SIGNATURE 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.
For all questions regarding this form and fees please call: 614-645-4522
Please make all checks payable to the Columbus City Treasurer



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: 31843201016000

Zoning Number: 9215

Street Name: ANTARES AVE

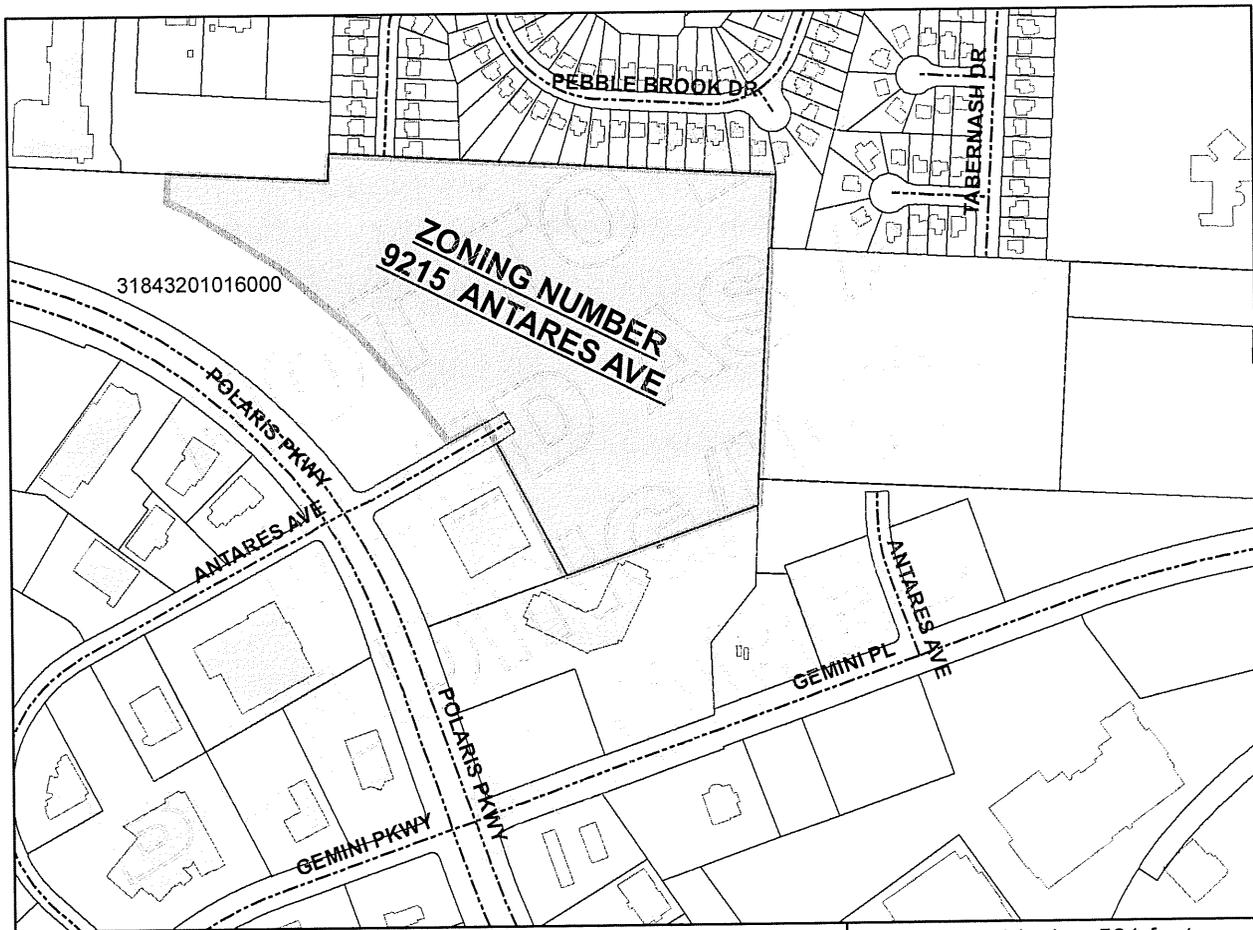
Lot Number: N/A

Subdivision: N/A

Requested By: DAVE PERRY CO. (DAVE PERRY)

Issued By: *Adyana Amisiam*

Date: 4/4/2011



SCALE: 1 inch = 501 feet

GIS FILE NUMBER: 2322



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



REZONING APPLICATION

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

AFFIDAVIT

(See instruction sheet)

APPLICATION # 211-016

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME DAVID B. PERRY, Agent
of (1) MAILING ADDRESS David Perry Co., Inc., 145 East Rich Street, 3rd Flr., Columbus, OH 43215

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

(2) CERTIFIED ADDRESS FOR ZONING PURPOSES 9215 Antares Avenue, Columbus, OH 43240
for which the application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3) 4/7/11
(THIS LINE TO BE FILLED OUT BY CITY STAFF)

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

(4) NP Limited Partnership
c/o Dave Perry, David Perry Co., Inc.
145 East Rich Street, 3rd Flr.
Columbus, OH 43215

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

NP Limited Partnership
c/o Dave Perry, (614) 228-1727

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

(5) Far North Columbus Communities Coalition
c/o Jan Province
8147 Flint Road, Columbus, OH 43235-6412

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) *David B. Perry*

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

SIGNATURE OF NOTARY PUBLIC

(8) *Barbara A. Painter*

My Commission Expires:

AUGUST 3, 2015

This Affidavit expires six months after date of notarization.

Notary Seal Here



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

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Exhibit A

9215 Antares Avenue

Z11- 016

April 5, 2011

APPLICANT:

NP Limited c/o Dave Perry
David Perry Co., Inc.
145 East Rich Street, 3rd Flr.
Columbus, OH 43215-3766

PROPERTY OWNER(S):

NP Limited c/o Dave Perry
David Perry Co., Inc.
145 East Rich Street, 3rd Flr.
Columbus, OH 43215-3766

ATTORNEY

Donald Plank
Plank Law Firm
145 East Rich Street, 3rd Flr.
Columbus, OH 43215-5240

COMMUNITY GROUP/COALITION:

FNCCC
c/o Jan Province
8147 Flint Road
Columbus, OH 43235-6412

SURROUNDING PROPERTY OWNERS (125 Feet)

Polaris Front Room LLC
8800 Lyra Drive, Suite 550
Columbus, OH 43240

Pickett Holstlaw & Byrne 1000 LLC
5003 Horizons Drive, Suite 100
Columbus, OH 43220

Three Fountains LLC
c/o Walgreen Co
104 Wilmot RD, MS 1535
Deerfield, IL 60015

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

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

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

Inland Western Columbus LLC
PO Box 9273
Oak Brook, IL 60522

PFP Columbus LLC
180 East Broad Street
Columbus, OH 43215

The Church at Polaris
1250 Gemini Place
Columbus, OH 43240

Wynstone Development Co
148 West Schrock Road
Westerville, OH 43081

Boudreau LTD
8990 S Old State Road
Lewis Center, OH 43035

SHEET 1 of 3

April 5, 2011

Z11- 016

9215 Antares Avenue

Cedar Polaris Plaza LLC
44 S Bayles Avenue, Suite 304
Port Washington, NY 11050

Two Polaris Company LLC
4835 Munson Street NW
Canton, OH 44718

Polaris Medical Office LLC
150 East Broad Street
Columbus, OH 43215

Jill and Benjamin Nostran
8983 Barley Loft Drive
Columbus, OH 43240

Brannon and Michelle Moser
8991 **Barley Loft Drive**
Columbus, OH 43240

Ryan W Richards
8999 Barley Loft Drive
Columbus, OH 43240

Dale and Deborah Kinball
8988 Barley Loft Drive
Columbus, OH 43240

Jayanta Chatterjee & Surjasikha
Ganguli
8996 Barley Loft Drive
Columbus, OH 43240

Matthew and Amanda Sonk
9004 Barley Loft Drive
Columbus, OH 43240

Alexander Timchenko
9033 Misty Dawn Drive
Columbus, OH 43240

Andrew and Amy Lewis
1001 Pebble Brook Drive
Columbus, OH 43240

R/E Advantage LLC
1099 Pebble Brook Drive
Columbus, OH 43240

Joe and Ashley Holloway
1017 Pebble Brook Drive
Columbus, OH 43240

Nicholas Stevenson
1025 Pebble Brook Drive
Columbus, OH 43240

Danish & Mackenzie Mahmud
1033 Pebble Brook Drive
Columbus, OH 43240

Erik and Katie Will
1041 Pebble Brook Drive
Columbus, OH 43240

Walter and Tina Wheatley
1049 Pebble Brook Drive
Columbus, OH 43240

Jeremy and Christine Naylor
1057 Pebble Brook Drive
Columbus, OH 43240

Jon Shoberg
1073 Pebble Brook Drive
Columbus, OH 43240

Jonathan Crawford
Robin Igo
1065 Pebble Brook Drive
Columbus, OH 43240

Ricky Imran Kamil
1081 Pebble Brook Drive
Columbus, OH 43240

Bonita K Helt-Adams
1089 Pebble Brook Drive
Columbus, OH 43240

Jeffrey and Sharon Nelson
1097 Pebble Brook Drive
Columbus, OH 43240

Arick M Dentinger
1015 Pebble Brook Drive
Columbus, OH 43240

Jeffrey & Winifred Hafner
1113 Pebble Brook Drive
Columbus, OH 43240

Matthew G Wyman II
1160 Wilstone Court
Columbus, OH 43240

Lori K Cox
1169 Wilstone Court
Columbus, OH 43240

Mike D Cligrow
1177 Wilstone Court
Columbus, OH 43240

Bradley and Katherine Lalonde
1185 Wilstone Court
Columbus, OH 43240

SHEET 2 of 3
April 5, 2011
Z11 - **016**
9215 Antares Avenue

Teok J Cheong
Kim Foong Chin
2659 Roe Drive
Lewis Center, OH 43035

Brian L. Bradshaw
1201 Wilstone Court
Columbus, OH 43240

Christopher & Brianna Crothers
9006 Tabernash Drive
Columbus, OH 43240

Margaret Trikoupis
9012 Tabernash Drive
Columbus, OH 43240

Polaris Medical Development LLC
150 East Broad Street
Columbus, OH 43215

Robert A Love IV et al
9002 Tabernash Drive
Columbus, OH 43240

ALSO NOTIFY:

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



REZONING APPLICATION

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

PROJECT DISCLOSURE STATEMENT

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

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

APPLICATION # 211-016

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Donald Plank

of (COMPLETE ADDRESS) Plank Law Firm, 145 East Rich Street, 3rd Flr., 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

<p>1. NP Limited Partnership 8800 Lyra Drive, Suite 550 Columbus, OH 43240 # of Columbus Based Employees: 3 Contact: Franz Geiger, Esquire, Managing Director, (614) 841-1000</p>	<p>2. -----</p>
<p>3. -----</p>	<p>4. -----</p>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Donald Plank

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

SIGNATURE OF NOTARY PUBLIC

Barbara A. Painter

My Commission Expires:

AUGUST 3, 2015

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

Notary Seal Here



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

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DEVELOPMENT TEXT

L-ARLD, LIMITED APARTMENT RESIDENTIAL DISTRICT

EXISTING DISTRICT: L-C-4, Limited Commercial District
PROPOSED DISTRICT: L-ARLD, Limited Apartment Residential District
PROPERTY ADDRESS: 9215 Antares Avenue, Columbus, OH 43240
OWNER: NP Limited Partnership c/o Dave Perry, David Perry Co., Inc., 145 East Rich Street, 3rd Fl., Columbus, OH 43215 and Donald Plank, Plank Law Firm, 145 East Rich Street, 3rd Fl., Columbus, OH 43215
APPLICANT: NP Limited Partnership c/o Dave Perry, David Perry Co., Inc., 145 East Rich Street, 3rd Fl., Columbus, OH 43215 and Donald Plank, Plank Law Firm, 145 East Rich Street, 3rd Fl., Columbus, OH 43215
DATE OF TEXT: April 6, 2011
APPLICATION NUMBER: Z11-016

INTRODUCTION:

The subject property is 23.019 +/- acres located at the north terminus of Antares Avenue, north of Polaris Parkway and northwest of Gemini Place. Applicant proposes to develop the site with a multi-family residential use generally as depicted on the site plan titled "Preliminary Site Plan Antares Property, 9215 Antares Avenue, Columbus, OH", dated _____. Development of the site will include the extension of Antares Avenue as a public street.

1.PERMITTED USES: The permitted use of the site will be multi-family residential development, as permitted in Section 3333.02, AR-12, ARLD and AR-1, Apartment Residential District Use, and accessory uses and structures.

2.DEVELOPMENT STANDARDS: Except as specified herein, the applicable development standards of Chapter 3333, Apartment Residential Districts, Chapter 3312, Off-Street Parking and Loading and Chapter 3321, General Site Development Standards of the Columbus City Code shall apply.

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

- 1.Maximum net density shall be fifteen (15) dwelling units per net acre, net of right of way dedication for extension of Antares Avenue.
- 2.The Antares Avenue (extended) building setback line shall be fifty (50) feet.

3. The minimum building setback from the north property line shall be fifty (50) feet.

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

Antares Avenue shall be extended as a public street to the north/east property line of the site.

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

1. Landscaping and open space shall be provided and maintained as depicted on the referenced plan.

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

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

4. Street trees shall be provided along Antares Avenue at the rate of one (1) tree per 50 lineal feet.

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

All new or relocated utility lines shall be installed underground unless the applicable utility company directs or requires otherwise.

E. Graphics and Signage Commitments.

All graphics shall conform to Article 15 of the Columbus Graphics Code, as it applies to the ARLD, Apartment Residential District. All signage shall be monument style or shall be incorporated into an entrance feature. Any variance to the applicable sign requirements of the ARLD, Apartment Residential District shall be submitted to the Columbus Graphics Commission.

F. Miscellaneous.

1. The developer shall comply with applicable monetary payment requirements of Chapter 3318, Parkland Dedication, Columbus City Code.

2. Development of the site shall generally be in accordance with the site plan titled "Preliminary Site Plan Antares Property, 9215 Antares Avenue, Columbus, OH", dated _____ and signed by David B. Perry, Agent, and Donald Plank, Attorney. The site plan may be slightly adjusted to reflect engineering, topographical, or other site data developed at the time final development and engineering plans are completed. Any slight adjustment to any of the drawings shall be reviewed and may be

approved by the Director of the Building and Zoning Services Department or his designee upon submission of the appropriate data regarding the proposed adjustment.

The undersigned, being the owner 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 permitted by the Development Text and drawings referenced herein.

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

Signature: _____ Date: _____
Donald Plank, Attorney for Applicant



POLARIS PKWY

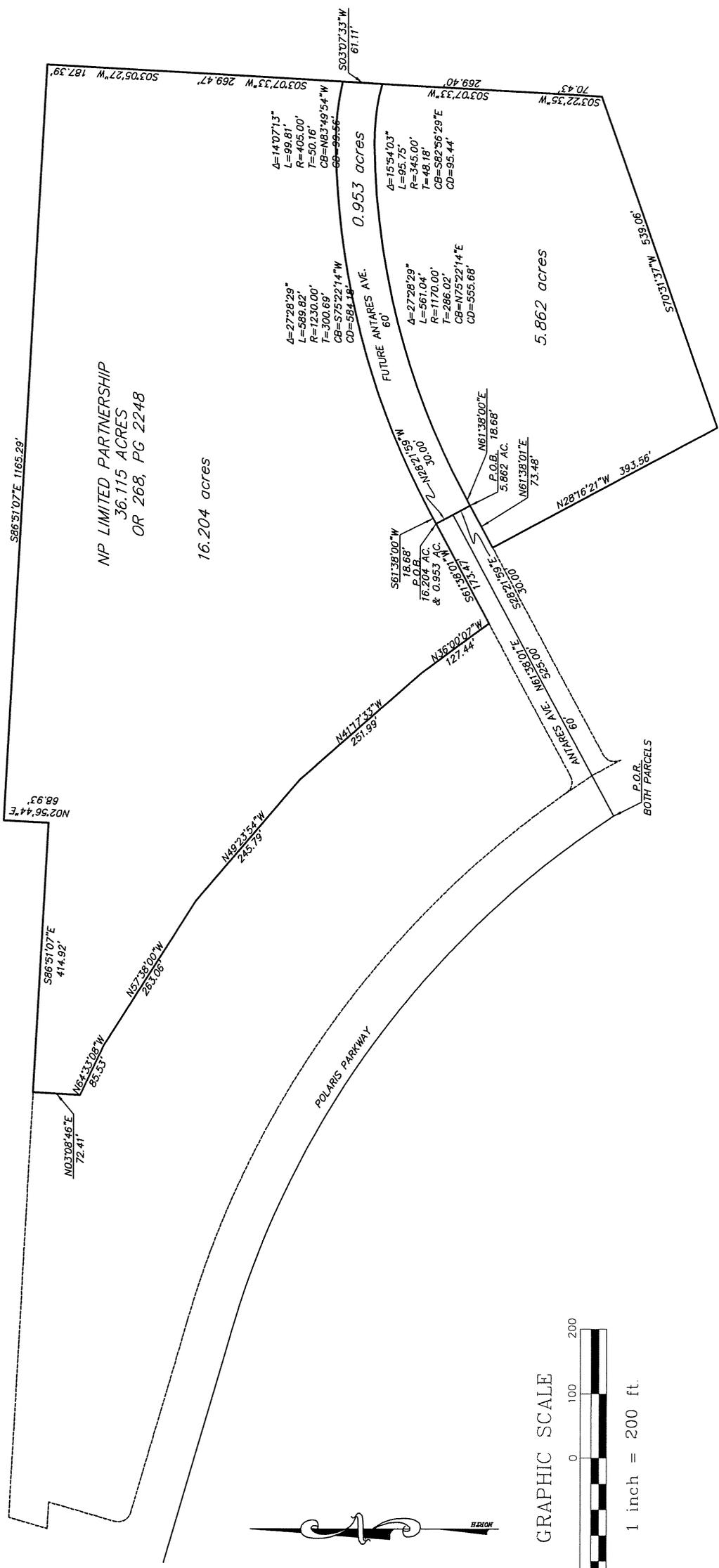
Information contained within this map may be used to generally locate, identify and inventory land parcels within Delaware County. Delaware County cannot warrant or guarantee the information contained in this map. The information is provided as is, without any representation or completeness. The map parcel lines shown are approximate. Aerial photo is current as of April 2010.

Flood Plain information is obtained from FEMA and is administered by the Delaware County Building Department (740-833-2201). Please report any errors or omissions to the Delaware County Auditor's office.
Prepared by: Delaware County Auditor's GIS Office on April 2011.


Delaware County Auditor
 George Kaitza


 0 170 340 680 Feet

ZONING EXHIBIT



REVISIONS	DATE

PREPARED BY: **TAT WATSON**

CONSULTING ENGINEERS & SURVEYORS
83 Stull Avenue
Cahanna, Ohio 43230
Ph. (614) 414-7979

DRAWN BY	RWM
CHECKED BY	
SCALE	1" = 200'
DATE	04/04/2011

Robert W. Martin
Professional Surveyor No. 8114

04/04/11

