

FNCCC

OFFICE USE ONLY



Application # 210-014
To 335-00000-00224
 Fee: 1st acre (\$1,850 or \$3,200): _____
 Each additional acre (\$185 or \$315) _____
 Total: \$9185

Date of Submittal: 6/24/10
 Planning Area: Far North
 Received by: S. Fine

REZONING APPLICATION

LOCATION AND ZONING REQUEST

Certified Address (for Zoning Purposes) 1250 Gemini Place Zip 43240
 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 3184321002000; 31843201001000
 Check here if listing additional parcel numbers on a separate page.

Current Zoning District(s) R Requested Zoning District(s) L-C-4
 Recognized Area Commission or Civic Association Far North Columbus Communities Coalition
 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 19.4
 (Columbus City Code Section 3309.14)

APPLICANT

Name The Church at Polaris
 Address 1250 Gemini Place City Columbus Zip 43240
 Phone# c/o Jill Tangeman 614-464-5608 Fax # _____ Email _____

PROPERTY OWNER(S)

Name The Church at Polaris
 Address 1250 Gemini Place City Columbus Zip 43240
 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 Pastor Bennett Smith
 Property Owner Signature Pastor Bennett Smith
 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.



AFFIDAVIT

(See instruction sheet)

STATE OF OHIO
COUNTY OF FRANKLIN

APPLICATION # 210-014

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) The Church at Polaris
1250 Gemini Place
Columbus, Ohio 43240

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

The Church at Polaris
c/o Jill Tangeman #614-464-5608

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

(5) Far North Columbus Communities Coalition
c/o Gloria Humes
771 Wynstone Drive
Lewis Center, OH 43035

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

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

8) Jill Tangeman
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.

210-014

JILL S. TANGEMAN, ESQ.
VORYS LAW FIRM
52 EAST GAY STREET
COLUMBUS, OH 43216

NP LIMITED PARTNERSHIP
GEMINI PL
COLUMBUS OH 43240

CROTHERS CHRISTOPHER A
9006 TABERNASH DR
COLUMBUS OH 43240

TRIKOUPIS MARGARET
9012 TABERNASH DR
COLUMBUS OH 43240

GEMINI PL TOWNE CENTER
1400 GEMINI PL
COLUMBUS OH 43240

LOVE ROBERT A IV @ 3
TABERNASH DR
COLUMBUS OH 43240

THE WOODS AT POLARIS
CONDO ASSOCIATION
470 OLDE WORTHINGTON RD
WESTERVILLE OH 43082

NORTHPARK PLACE LLC
470 OLDE WORTHINGTON RD
WESTERVILLE OH 43082

THE LAKES AT POLARIS
CONDO ASSOCIATION
470 OLDE WORTHINGTON RD
WESTERVILLE OH 43082

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 # 210-014

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. The Church at Polaris 1250 Gemini Place Columbus, OH 43240 c/o Jill Tangeman, Esq. #614-464-5608 10 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.

LIMITATION OVERLAY TEXT

Zoning District: L-C-4
Property Location: 1250 Gemini Place, being 19.4+/- acres located on the south side of Powell Road and north of Gemini Parkway
Owner: The Church at Polaris
Applicant: The Church at Polaris
Date of Text: June 22, 2010
Application: 210-014

1. Introduction: The applicant seeks to rezone 19.4 +/- acres located north of Gemini Parkway for commercial uses.

2. Permit Uses: Those uses listed in Chapter 3356.03 (C-4, Regional Scale Commercial District) of the Columbus City Code shall be permitted.

A. The following uses are excluded from this site:

1. Billboards
2. Used car lots, except used car lots used in conjunction with the sale of new cars.
3. Outside display of items with the exception of items offered for sale and accessory to a permitted use, such as hardware, lumber, or landscaping sales uses, etc.
4. Halfway House
5. Animal Shelter
6. Automobile and light truck dealers
7. Automotive accessories, parts, and tire sales
8. Automobile maintenance and repair
9. Automotive sales, leasing, and rental
10. Motorcycle, boat and other motor vehicle dealers
11. Motor vehicle accessories and parts dealers
12. Recreational vehicle dealers

13. Truck, utility trailer and RV sales, rental and leasing

14. Nightclubs

15. Video Sales

3. Development Standards: Except as otherwise noted above and herein, the applicable development standards of Chapter 3356 (C-4) shall apply to this site.

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

1. The height district shall be H-35.

2. Building lines:

a. The building setback line shall be twenty five (25) feet on the north and east side of the site. The building setback line shall be ten (10) feet from the south and west sides of the site.

b. Notwithstanding the foregoing paragraph, no building setback shall be required from any property line that is created within and internal to the total site and the parcel created continues to function as part of the overall site.

3. Parking setbacks:

a. The parking setback line shall be twenty five (25) feet on the north and east sides of the site. The parking setback line shall be five (5) feet from the south and west sides of the site.

b. Notwithstanding the foregoing paragraph, no parking or maneuvering setback shall be required from any property line that is created within and internal to the total site and the parcel created continues to function as part of the overall site.

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

1. If a traffic signal is warranted for the intersection of Gemini Place and the Church at Polaris access point, the developer shall contribute to the installation and maintenance of a traffic signal at the subject intersection.

2. A pedestrian walkway shall be provided to the north and the south of the subject site to connect the residential development to the north with the commercial development to the south.

3. At least one bike rack located within fifteen (15) feet of each building shall be provided on site.

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

1. Screening with landscaping (or screening materials which may consist of any combination of earth mounding, landscaping, walls, and/or fences) shall be provided so as to hide trash collection areas and waste storage areas from view, to a minimum opacity of not less than seventy five percent (75%). All such landscaping shall be properly trimmed and all screening shall be maintained. All service areas shall be separated from public circulation and parking areas.
2. All heating, ventilating, air conditioning and other building mechanical systems and equipment, whether roof mounted or ground level, shall be fully screened from view from all public streets. As an exception to the foregoing, equipment requiring ventilation shall be located within architectural elements having an opacity of at least 80%. Ground level equipment may be screened by landscaping.
3. Where freestanding walls are used for screening, they shall be integrated into the building design and/or landscaping plan.
4. On the north and east sides of the property, there shall be a landscape buffer of evergreen trees installed at 3 trees for every 100 linear feet of property line.
5. All trees and landscaping shall be well maintained. Weather permitting, dead items shall be replaced within six months.
6. The minimum size of trees at the time of planting shall be as follows: Deciduous – 2.5 inch caliper; Ornamental – 1.5 inch caliper; Evergreen – 6 feet in height; Shrubs – 2 gallon.
7. Provision for handling all truck service shall be totally within each parcel. No off-street loading areas or loading docks shall be located on or along the front wall of any building, within the front yard of any parcel or nearer than fifteen (15) feet from any side or rear property line. Off-street loading areas or loading docks located on or along the side wall of any building shall in no event be located nearer than twenty-five (25) feet from the front of the building and such facilities and all activities therein shall be screened from view from all public streets with buildings or view-obscuring treatment such as landscaped mounds, a wall or fence, dense planting, strips of trees or shrubs, or a combination thereof so as to achieve a minimum height of 6' high and an opacity of not less than seventy five percent (75%). All such view-obscuring measures shall be maintained in good condition and appearance by the owners of the property containing such freight loading area at all times.

8. Any freight loading area located within fifty (50) feet of a residentially zoned property used for residential purposes shall be screened from such residential property by buildings or view-obscuring treatment such as landscaped mounds, a wall or fence, dense plating, strips of trees or shrubs, or a combination thereof so as to achieve a minimum height of 6' high and an opacity of not less than seventy five percent (75%). All such view-obscuring measures shall be maintained in good condition and appearance by the owner of the property containing such freight loading area at all times.

9. Each parcel shall provide minimum three (3) foot wide landscape buffer areas within the parcel and adjacent and parallel to the side property lines, except where no building setback is required, where aisles connect adjacent parking lots and where no parking setback is required. The surface of the side buffer areas shall be expressly reserved for the planting of lawns, trees or shrubs and no structures except approvable graphics), equipment of any nature (except utility equipment, which shall be either underground or fully screened) or paved areas (except driveways) shall be permitted within the side and rear buffer areas.

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

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

12. All open areas on each developed parcel not occupied by buildings, structures, outside storage areas, parking areas, street right-of-way paved areas, driveways, walkways and off-street loading areas shall belandscaped with lawns, trees and shrubs.

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

1. Buildings shall be finished with the same level and quality of finish on all four sides. There shall be no exposed smooth face concrete block.

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

1. All parking lot lighting shall use cut-off type fixtures (downlighting) and shall be designed and placed to minimize off-site light spillage and glare. Buildings and landscaping may be uplighted from a concealed source.

2. Parking lot lighting shall be no higher than 18 feet.

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

F. Graphics and/or Signage Commitments.

1. All signage and graphics shall conform to Article 15, Title 33 of the Columbus City Code as it applies to the C-4 Commercial zoning district. Any variance to the sign requirements shall be submitted to the Columbus Graphics Commission.

***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



City of Columbus Zoning Plat

210-014

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: 31843201001000

Zoning Number: 1250

Street Name: GEMINI PL

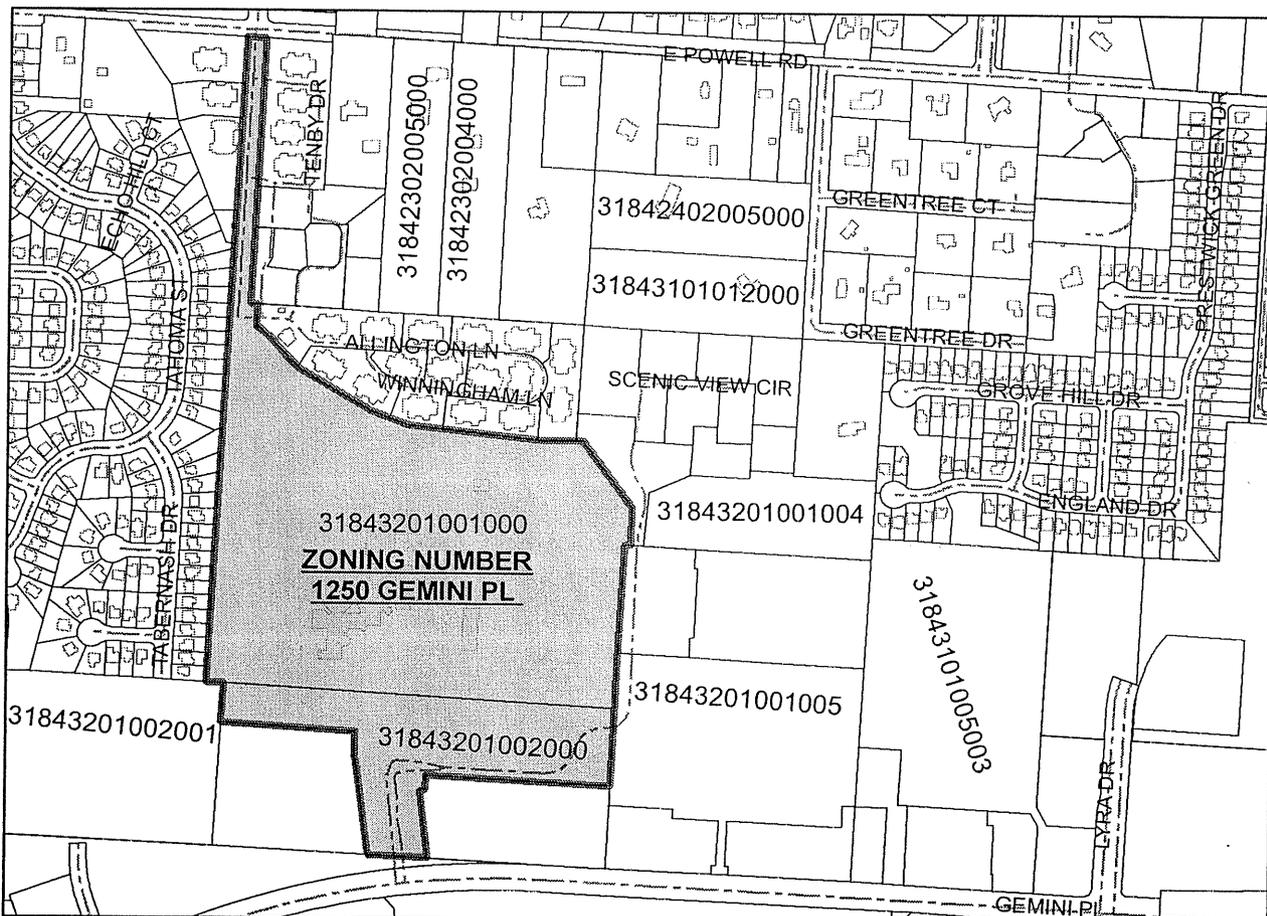
Lot Number: N/A

Subdivision: N/A

Requested By: VORYS (VIRGINIA S. BUDA)

Issued By: *Patricia Austin*

Date: 6/2/2010



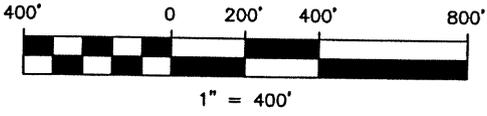
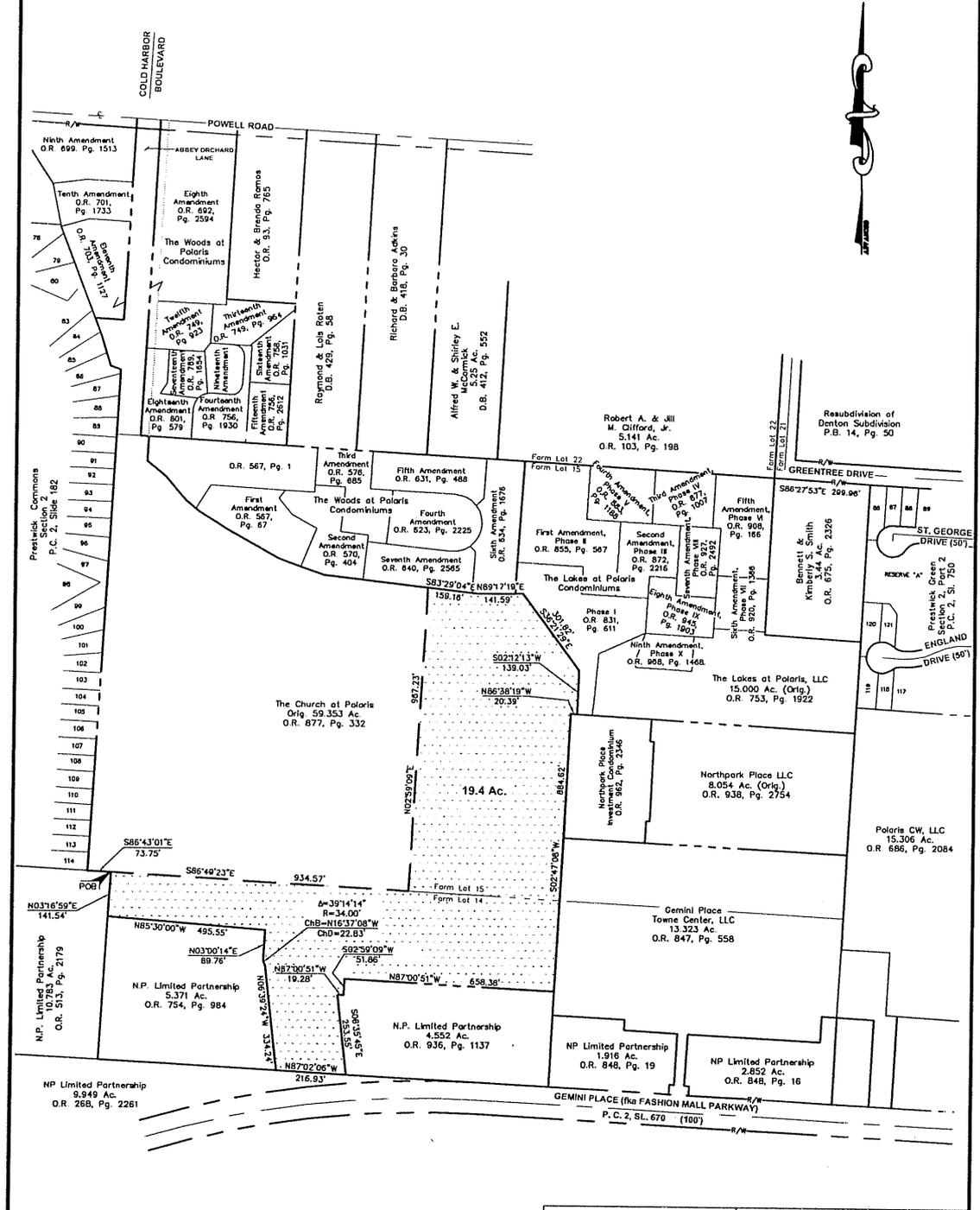
SCALE: 1 inch = 700 feet

GIS FILE NUMBER: 4485



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

REZONING EXHIBIT
FARM LOTS 14 & 15, QUARTER TOWNSHIP 4, TOWNSHIP 3, RANGE 18
UNITED STATES MILITARY DISTRICT
CITY OF COLUMBUS, DELAWARE COUNTY, OHIO



DRAWN BY: JCD	JOB NO.: 08-0014-128
DATE: 06/09/2010	CHECKED BY: DRH



ADVANCED
CIVIL DESIGN
ENGINEERS SURVEYORS

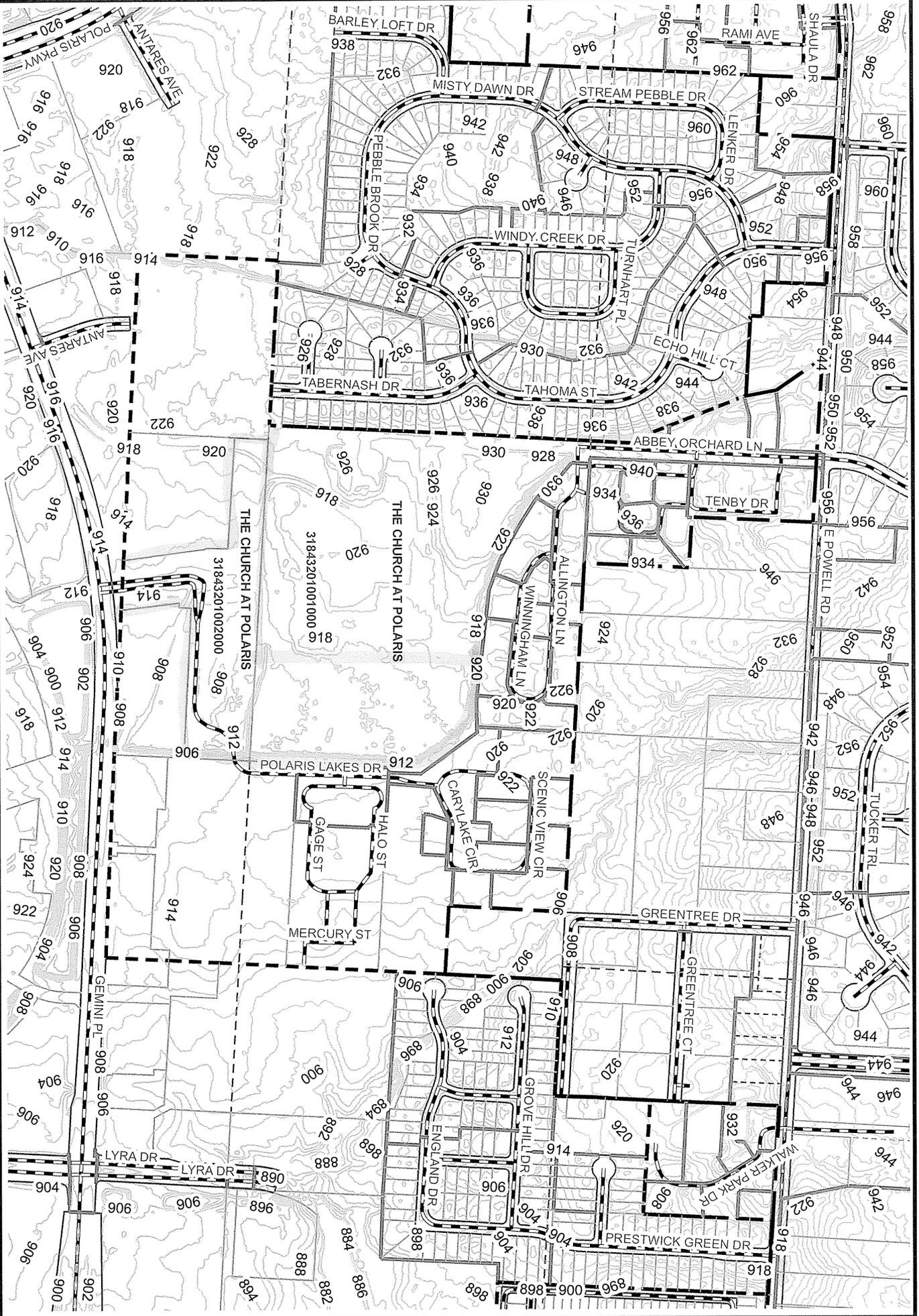
422 Beecher Road
 Gahanna, Ohio 43230
 ph 614.428.7750
 fax 614.428.7755



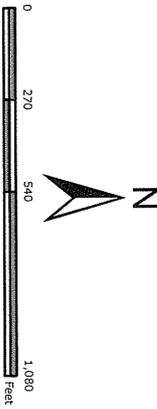
Delaware County Auditor
George Katka

210-014

THE CHURCH AT POLARIS



Information contained within this map may be used to generally locate, identify and inventory land parcels within Delaware County, Ohio. Delaware County cannot warrant or guarantee the information contained herein, including, but not limited to its accuracy or completeness. The map parcel lines shown are approximate and this information cannot be construed or used as a "legal description" of a parcel. 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 June 2010.



210-014

**REZONING DESCRIPTION FOR 19.4 ACRES
SOUTH SIDE OF POWELL ROAD
EAST OF OLD STATE ROAD**

Situated in the State of Ohio, County of Delaware, City of Columbus, located in Farm Lots 14 and 15, Quarter Township 4, Township 3, Range 18, United States Military District, and being part the residuum of that original 59.353 acre tract conveyed to The Church at Polaris by deed of record in Official Record 877, Page 332, and described as follows:

Beginning at a original corner of said 59.353 acre tract, being **S 86° 43' 01" E**, with an original south line of said 59.353 acre tract, **73.75 feet** from an original corner to said 59.353 acre tract, the same being the southeast corner of "Prestwick Commons Section 2" as recorded in Plat Cabinet 2, Slide 182 and in the north line of that 10.783 acre tract conveyed to N.P. Limited Partnership of record in Official Record 513, Page 2179;

Thence across said 59.353 acre tract, the following courses;

S 86° 42' 23" E, 934.57 feet;

N 02° 59' 09" E, 967.23 feet to an original north line of said 59.353 acre tract;

Thence along the perimeter of said remainder of 59.353 acre tract, the following courses;

S 83° 29' 04" E, 159.16 feet;

N 89° 17' 19" E, 141.59 feet;

S 36° 21' 29" E, 301.82 feet;

S 02° 12' 13" W, 139.03 feet;

N 86° 38' 19" W, 20.39 feet;

S 02° 47' 08" W, 884.62 feet;

N 87° 00' 51" W, 658.38 feet;

S 02° 59' 09" W, 51.86 feet;

N 87° 00' 51" W, 19.28 feet;

S 06° 35' 45" E, 253.55 feet;

N 87° 02' 06" W, 216.93 feet;

N 06° 39' 24" W, 334.24 feet;

19.4 ACRES

-2-

with a curve to the right, having a central angle of **39° 14' 14"** and a radius of **34.00 feet**, a chord bearing and chord distance of **N 16° 37' 08" W, 22.83 feet**;

N 03° 00' 14" E, 89.76 feet;

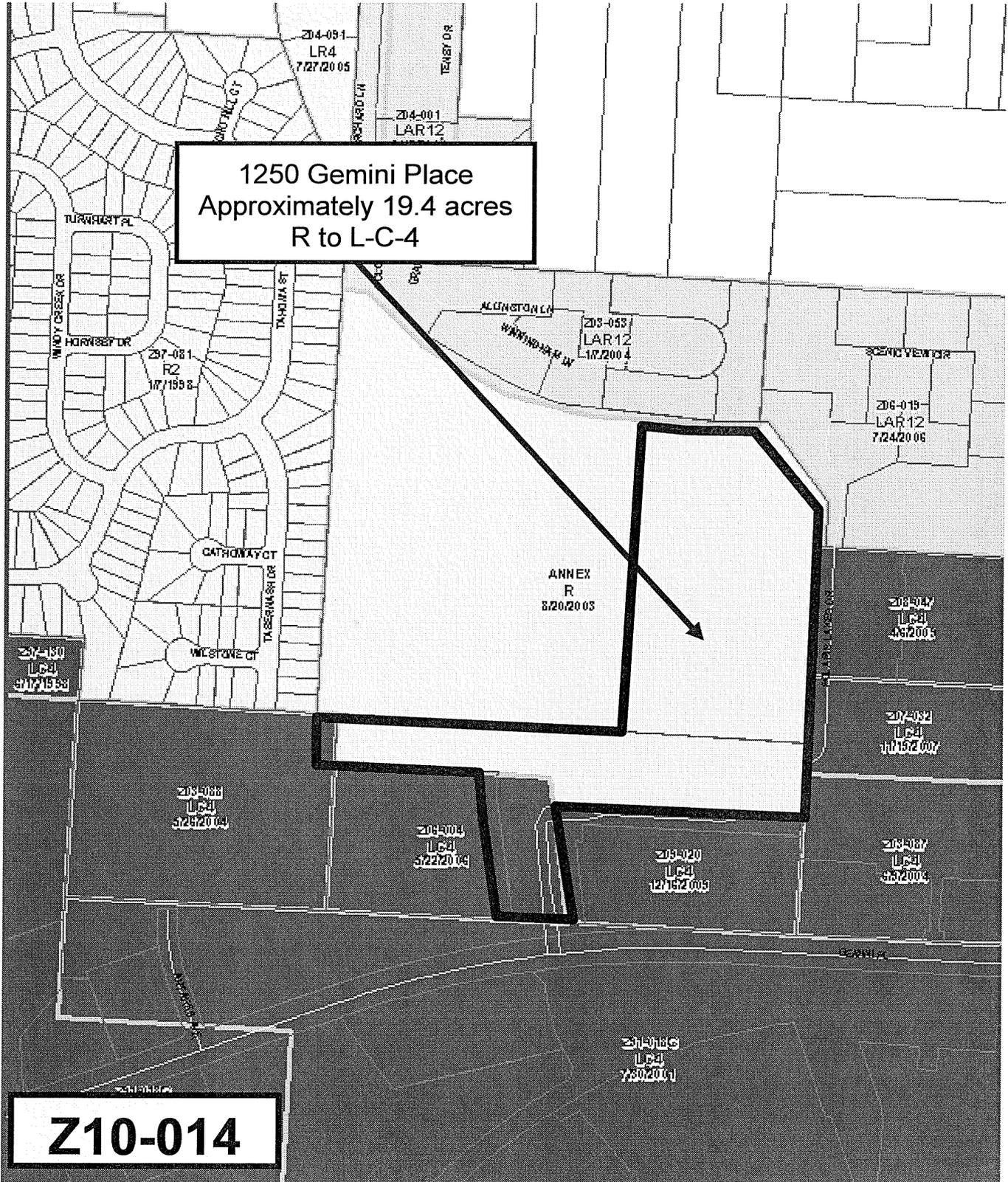
N 85° 30' 00" W, 495.55 feet;

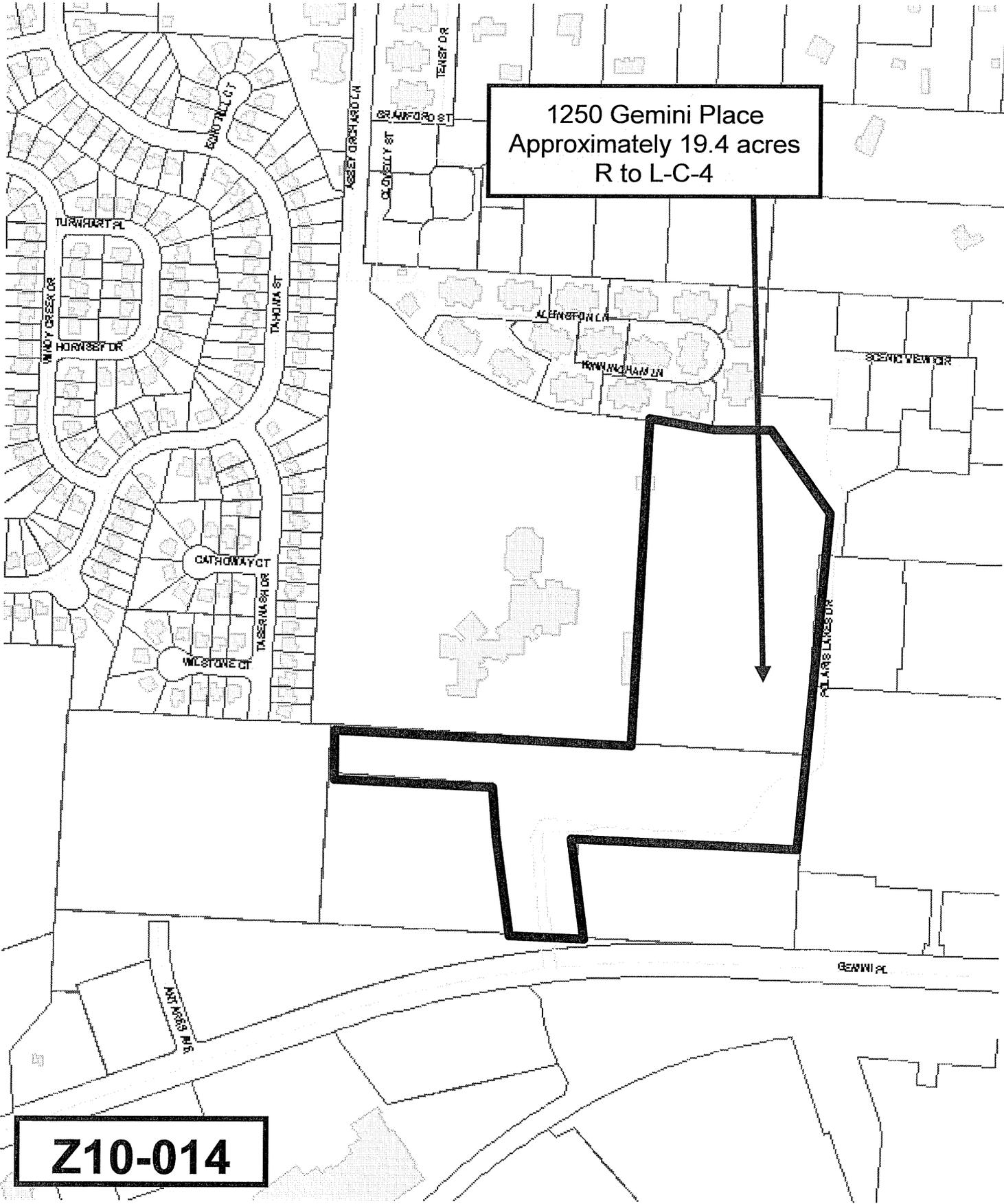
N 03° 16' 59" E, 141.54 feet to the **Point of Beginning** and containing **19.4 acres**, more or less.

This description is for rezoning purposes and not for transfer.

All references used in this description can be found at the Recorder's Office, Delaware County, Ohio.

ADVANCED CIVIL DESIGN, INC.

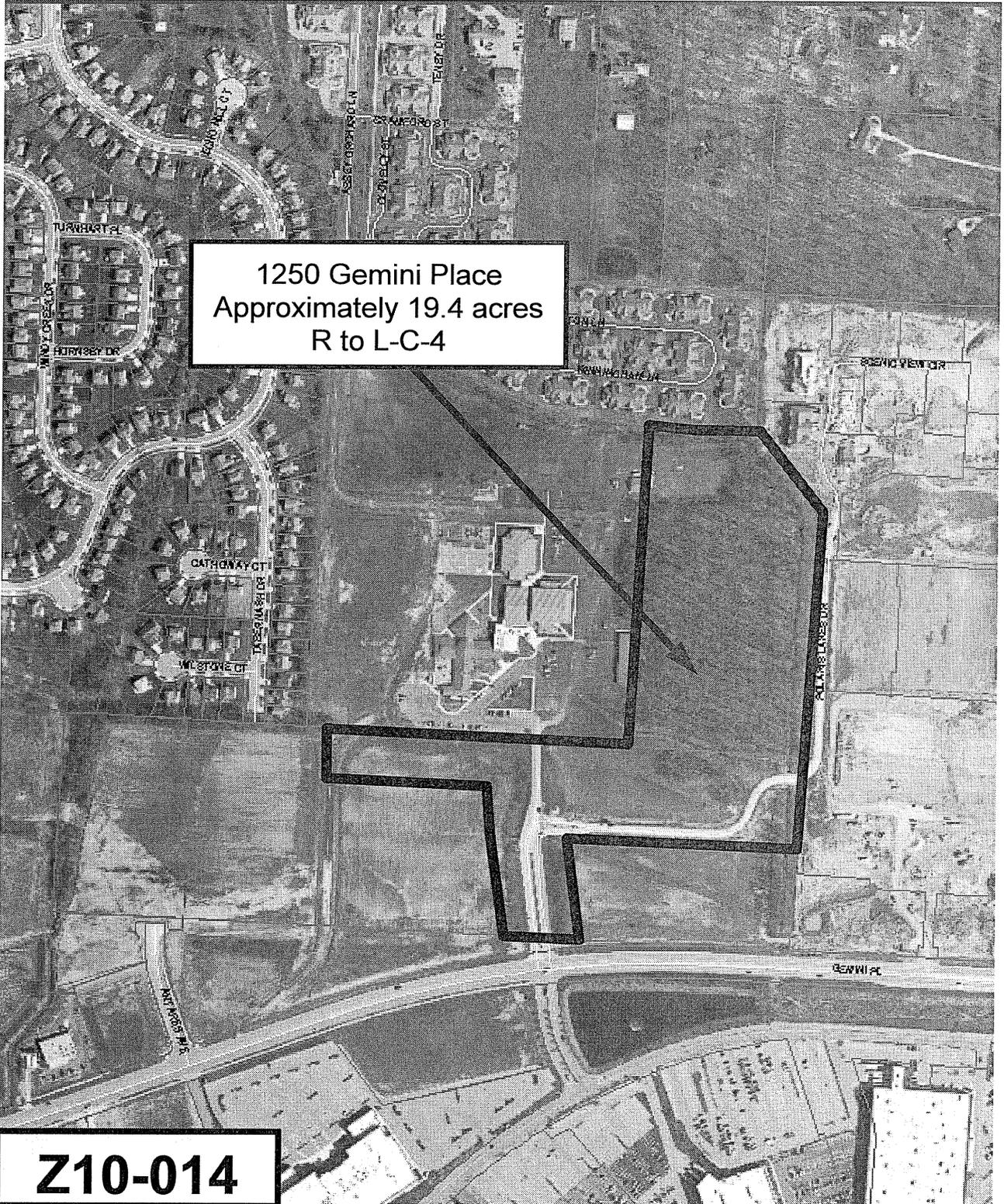




Z10-014

CITY OF COLUMBUS
DEPARTMENT OF BUILDING AND ZONING SERVICES

151 CAROLYN AVENUE, COLUMBUS, OH 43224



1250 Gemini Place
Approximately 19.4 acres
R to L-C-4

Z10-014