Mayor Michael B. Coleman

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 # Z11-007

Date of Submittal: 2/25/11

Planning Area: 5th x NW

Fee: 1st acre ($1,850 or $3,200): _____

Each additional acre ($185 or $315) _____

Total: _____

Received by: _____

LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 700 W. Third Ave and 1201 Olentangy River Rd Zip 43212

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 010-096214

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

Current Zoning District(s) M-Manufacturing Requested Zoning District(s) C4 and L-AR-O

Recognized Area Commission Area Commission or Civic Association Fifth by Northwest Area Commission

Proposed Use or reason for rezoning request: Mixed Use, Commercial and Multi-family Development

(continue on separate page if necessary)

Proposed Height District: H-60 Acreage 7.327 acres

[Columbus City Code Section 3309.14]

APPLICANT:

Name North Star Realty and Edwards Development Companies (See Attached Sheet)

Address _____ City/State _____ Zip _____

Phone # _____ Fax # _____ Email _____

PROPERTY OWNER(S):

Name Olentangy Ventures I and II LLC

Address 150 E. Broad St., Ste. 100 City/State Columbus, OH Zip 43215

Phone # 614.454.5000 Fax # 614.454.5001 Email tbrigdon@nsrealty.net

☐ ***If applicable, check here if listing additional property owners on a separate page [Required]***

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE) ☒ Attorney ☐ Agent

Name Crabbe, Brown & James, LLP, Michael T. Shannon, Esq.

Address 500 S. Front St., Ste. 1200 City/State Columbus, OH Zip 43215

Phone # 614.229.4506 Fax # 614.229.4559 Email: mshannon@cbjlawyers.com

SIGNATURES (ALL 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.

PLEASE NOTE: incomplete information will result in the rejection of this submittal.
For all questions regarding this form and fees please call: 614-645-8637
Please make all checks payable to the Columbus City Treasurer

Olentangy and Third Rezoning
700 W. Third Ave
and
1201 Olentangy River Road
Rezoning from M-Manufacturing to C4 and L-AR-O

Rezoning Application - All Parcels Included in Request

PID:	010-096214	700 W. Third Ave
PID:	010-096215	No Address Available
PID:	010-096216	No Address Available
PID:	010-096217	No Address Available
PID:	010-096218	1241 Olentangy River Road
PID:	010-061836	1200 Olentangy River Road
PID	010-061837	No Address Available

Olentangy and Third Rezoning
700 W. Third Ave
and
1201 Olentangy River Road
Rezoning from M-Manufacturing to C4 and L-AR-O

Rezoning Application
Applicants

Name: North Star Realty
Address: 150 E Broad Street
Ste. 100
Columbus, Ohio 43215
PH: 614.454.5000
FAX: 614.454.5001
Email: tbrigdon@nsrealty.net

Name: Edwards Development Companies
Address: 495 S. High Street
Ste. 150
Columbus, Ohio 43215
PH: 614.241.2070
FAX: 614.241.2080
Email: steve.simonetti@edwardscdc.com

Mayor Michael B. Coleman

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 # Z11-007

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Michael T. Shannon, Esq.
of (1) MAILING ADDRESS 500 S. Front St., Ste. 1200, Columbus, Ohio 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 700 W. Third Ave & 1201 Olentangy River Rd
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) 3/1/11
(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) Olentangy Ventures I and II LLC
150 E. Broad St., Ste. 100
Columbus, OH 43215

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

North StarRealty & Edwards Development Companies
c/o Michael T. Shannon Esq.
614.229.4506

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

(5) Fifth by Northwest
Bruce Shalter, Zoning Comm. Chair
1635B Grandview Ave.
Columbus, Ohio 43212

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) Michael T Shannon

Subscribed to me in my presence and before me this 24th day of February, in the year 2011

SIGNATURE OF NOTARY PUBLIC (8) Carol A. Stewart

My Commission Expires:

CAROL A. STEWART
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES 06/28/2014

This Affidavit expires six months after date of notarization.

Notary Seal Here

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For all questions regarding this form and fees please call: 614-645-8637
Please make all checks payable to the Columbus City Treasurer

Revised 10/10

NRI Equity Land Investments LLC
375 N. Front St., Ste. 200
Columbus, Ohio 43215

Olentangy Ventures II LLC
150 E. Broad St., Ste. 100
Columbus, Ohio 43215

Cole FM Grandview OH LLC
Ruths Hospitality Group
333 Bush St., Ste. 2510
San Francisco, CA 94104

Gowdy Partners III LLC
1533 Lake Shore Drive
Columbus, Ohio 43204

Cab Holding Company LLC
1177 Olentangy River Road
Columbus, Ohio 43212

National Tax Search LLC
C N A Mary Fehl
303 E. Wacker Dr., Ste. 1040
Chicago, IL 60601-5222

Olentangy Ventures I LLC
Northstar Realty
150 E. Broad St., Ste. 100
Columbus, Ohio 43215

R.S. Garek Associates
464 E. Main St., Ste. 100
Columbus, Ohio 43215

CSX Transportation INC
TAX DEPARTMENT
500 Water St (J-910)
Jacksonville, FLA 32202

City of Columbus
Real Estate Management
90 W. Broad St, Room 425
Columbus, Ohio 43215

OWNER

Olentangy Ventures I & II LLC
150 E. Broad St., Ste. 100
Columbus, Ohio 43215

AREA COMMISSION

Fifth by Northwest
Bruce Shalter
Zoning Commission Chair
1635B Grandview Ave
Columbus, Ohio 43212

APPLICANT

North Star Realty
150 E. Broad Street, Ste. 100
Columbus, Ohio 43215

Edwards Development Companies
495 S. High Street, Ste. 150
Columbus, Ohio 43215

Michael Shannon, Esq.
Crabbe, Brown & James, LLP
500 S. Front St., Ste. 1200
Columbus, Ohio 43215

Property Address:
700 W. Third Avenue
Columbus, Ohio 43212

Property Address:
1201 Olentangy River Road
Columbus, Ohio 43212

City of Columbus
Zoning Plat

N

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

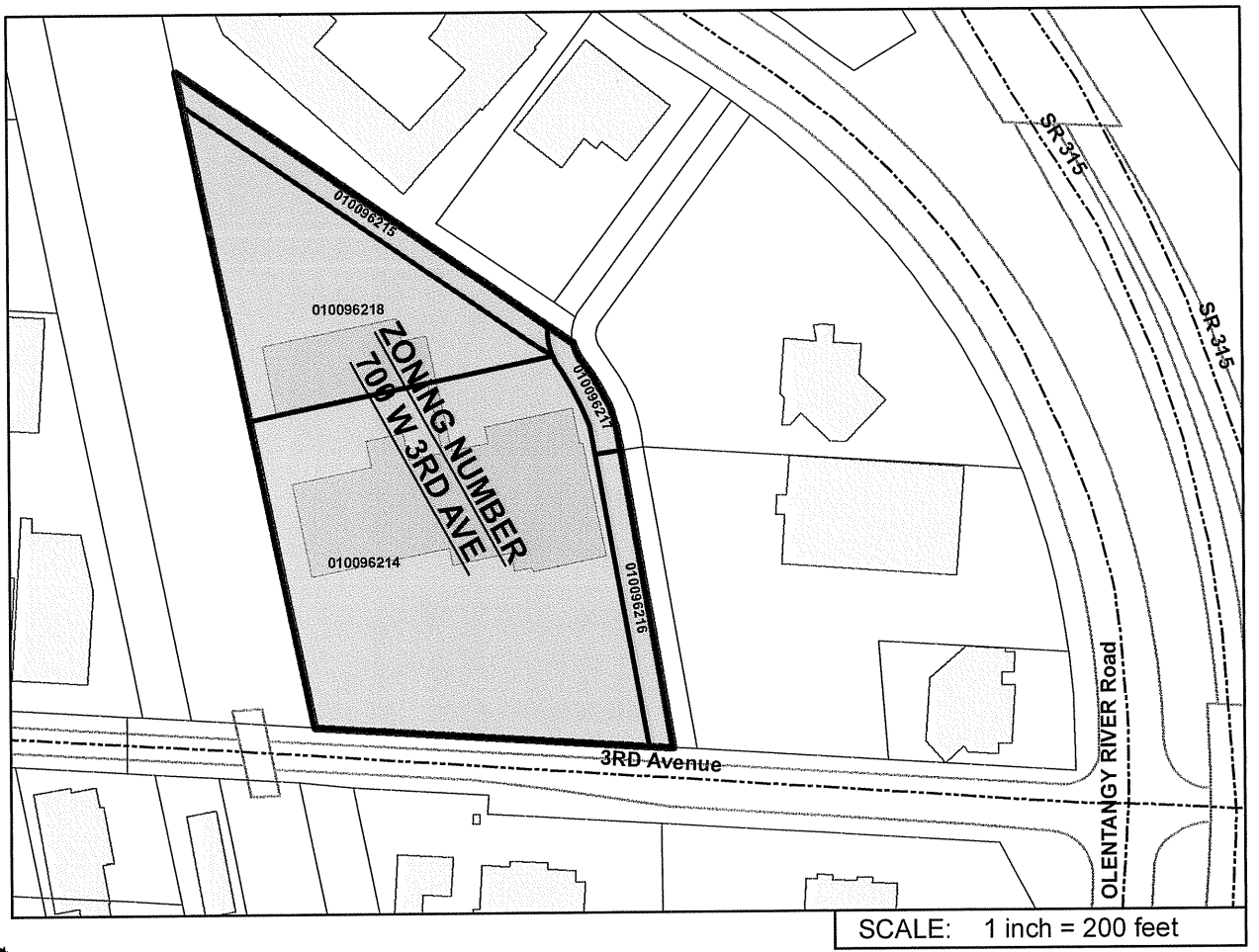
Parcel ID: 010096214, 010096215, 010096216, 010096217, 010096218

Zoning Number: 700 **Street Name: W 3RD AVE**

Lot Number:N/A **Subdivision:N/A**

Requested By: CRABLE, BROWN & JAMES, LLP (MICHAEL SHANNON)

Issued By: Adriana Amariam **Date: 2/23/2011**



SCALE: 1 inch = 200 feet

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

GIS FILE NUMBER: 251

City of Columbus
Zoning Plat

N

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

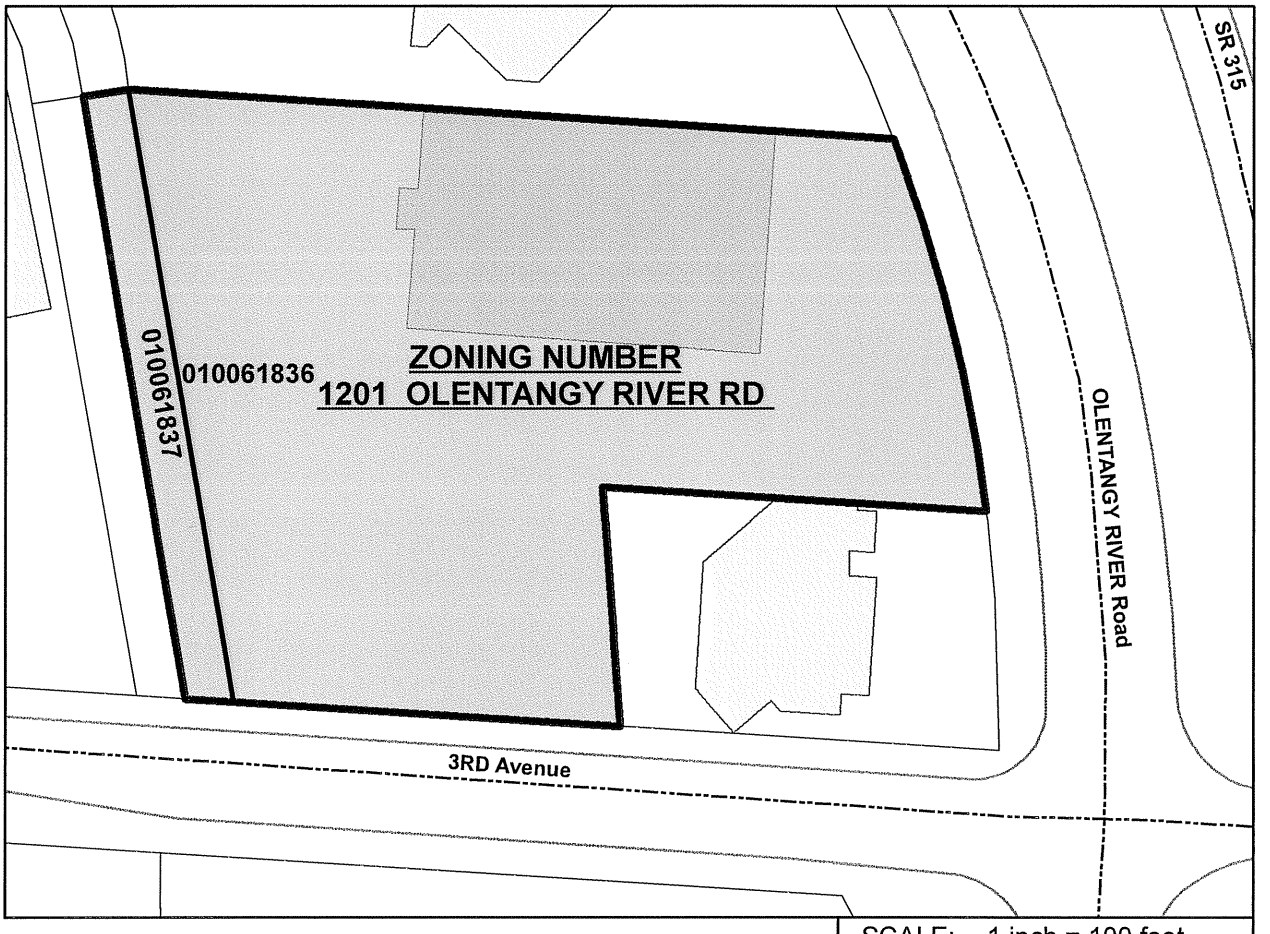
Parcel ID: 010061836, 010061837

Zoning Number: 1201 **Street Name: OLENTANGY RIVER RD**

Lot Number:N/A **Subdivision:N/A**

Requested By: CRABE, BROWN & JAMES, LLP (MICHAEL SHANNON)

Issued By: Edyona Amarian **Date:** _____



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

GIS FILE NUMBER: 1681

Mayor Michael B. Coleman

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 # Z11-007

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Michael T. Shannon, Esq.
of (COMPLETE ADDRESS) 500 S. Front St., Ste. 1200, Columbus, Ohio 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, Sate, Zip
Number of Columbus based employees
Contact name and number

1. Olentangy Ventures I and II LLC 150 E. Broad St., Ste. 100 Columbus, Ohio 43215	2. North Star Realty 150 E. Broad St., Ste. 100 Columbus, Ohio 43215
3.	4. Edwards Development Companies 495 S. High Street, Ste. 150 Columbus, Ohio 43215

☐ ***Check here if listing additional parties on a separate page.***

SIGNATURE OF AFFIANT Michael T. Shannon

Subscribed to me in my presence and before me this 24th day of February, in the year 2011

SIGNATURE OF NOTARY PUBLIC Carol A. Stewart

CAROL A. STEWART
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES 06/28/2014

My Commission Expires:

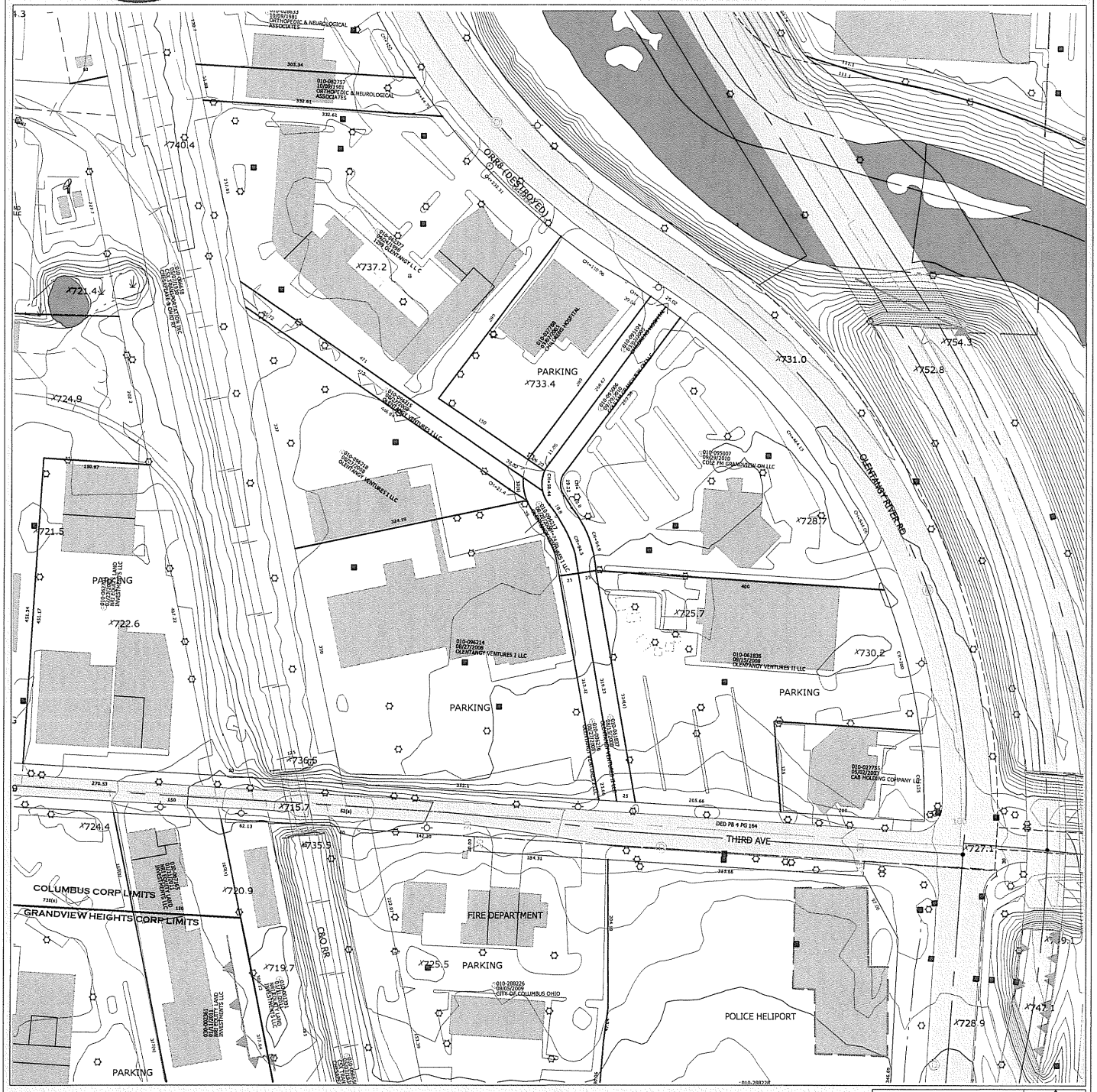
Notary Seal Here

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

PLEASE NOTE: incomplete information will result in the rejection of this submittal.
For all questions regarding this form and fees please call: 614-645-8637
Please make all checks payable to the Columbus City Treasurer

CLARENCE E MINGO II
FRANKLIN COUNTY AUDITOR

MAP ID: S DATE: 2/18/11



Scale = 200

Grid North

Disclaimer

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

Rezoning Application
To: Rezone: 1201 Olentangy River Road, 43212 (2.586 acres)
from M –Manufacturing to C4
To Rezone: 700 West Third Avenue, 43212 (4.786 acres)
From M to L-AR-O

Existing Zoning District: M Total site area (7.327 acres)

Proposed Districts: C4 and L-ARO

Property Address: 700 West Third Ave, 43212 and 1201 Olentangy River Rd, 43212

Owner: Olentangy Ventures I and II, 150 E. Broad St., Ste. 100, Columbus, Ohio 43215

Applicant: North Star Realty and the Edwards Company,
c/o CRABBE, BROWN & JAMES, LLP, Michael T. Shannon, Esq.,
John P. Kennedy, Esq, 500 S. Front Street, Suite 1200, Columbus, Ohio 43215
mshannon@cbjlawyers.com, jkennedy@cbjlawyers.com

Date of Text: February 23, 2011

Application No: Z11-007

INTRODUCTION: The subject property consists of 7.37 acres on the Northwest Corner of Olentangy River Road and West Third Street. The Site is currently zoned M (Manufacturing). The Applicant is proposing a mixed-use development within two-proposed Sub-Areas. Sub-Area A, 1201 Olentangy River Road, being 2.586 acres is proposed to be rezoned to C-4. Sub-Area B, 700 West Third Street being 4..786 acres is proposed to be zoned in the L-AR-O Limited Apartment Residential Office District.

The Site is within the boundaries of the Fifth by Northwest Neighborhood Plan.

The Site is surrounded by the following uses/zoning districts:
North: The Site is bordered on the north by a variety of retail and office uses all zoned M, Manufacturing District.

East: The Site is bordered on the east by railroad tracks and parcels zoned in the M, Manufacturing District.

South: To the Southwest and contiguous to the Site is a corner lot zoned M previously occupied by a bank, and subsequently retail-restaurant uses. The property to the South of West Third Street is zoned CPD and has medical and office uses.

West: The site is bounded on the West by Olentangy River Road and the Olentangy River.

Sub-Area A (2.586 acres)

The permitted uses and development standards are those permitted in Chapter 3356-C4, Regional Scale Commercial District of the Columbus City Codes.

Sub-Area B (4.786 Acres)

1. Permitted Use: The following specific uses shall be permitted, all uses specified in C.C.C. §3330.04 AR-O.

2. Development Standards: the applicable development standards shall be those contained in Chapter 3333 (Apartment Districts) of the Columbus City Code.

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

1. The maximum number of dwelling units shall be 205.

2. The parking and building setback line for accessory structures from West Third Avenue shall be approximately 15 feet.

3. The apartment buildings shall contain a maximum of four (4) stories.

4. The Site shall be designated in the H-60 Height District.

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

1. Any and all traffic related commitments shall be designated and located to the specifications of the City of Columbus Planning and Operations Division.

2. Curb cuts and access to and from the Site shall be depicted on the submitted Site Plan.

3. The developments internal sidewalk shall be a minimum of 4 feet wide.

4. The Applicant shall provide the appropriate number of bike racks at the Clubhouse.

C. Buffering, Landscaping and/or Screening Commitments

1. A decorative fence and landscaping will be placed on the southern perimeter to buffer the site to the south.

2. COURTYARDS: there will be two separate landscaped courtyards totaling 16,000 square feet of greenspace as depicted on the attached site plan.

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

1. The exterior wall finish of all buildings constructed on Site shall be brick, stone, cultured stone, Metal, stucco, wood and/or fiber cement siding, vinyl siding or any combination.

2. All buildings containing residential units shall have a pitched or angled roof.

E. Dumpsters, Lighting, Open Space Commitments

1. Area lighting on the Site shall be cut-off type (down lighting) and shall be no higher than 18 feet.

2. Accent lighting (such as uplighting) shall be permitted for landscaping and architectural features, provided such light source is concealed and designed to minimize off site glare.

3. DUMPSTER: There will be a centralized trash compactor, properly buffered as shown on the attached Site Plan.

F. Graphics

All graphics and signage shall comply with the Columbus City Graphics Code, Article 15, Title 33 of the Columbus City Code and any variance to those requirements will be submitted to the Columbus Graphics Commission for consideration.

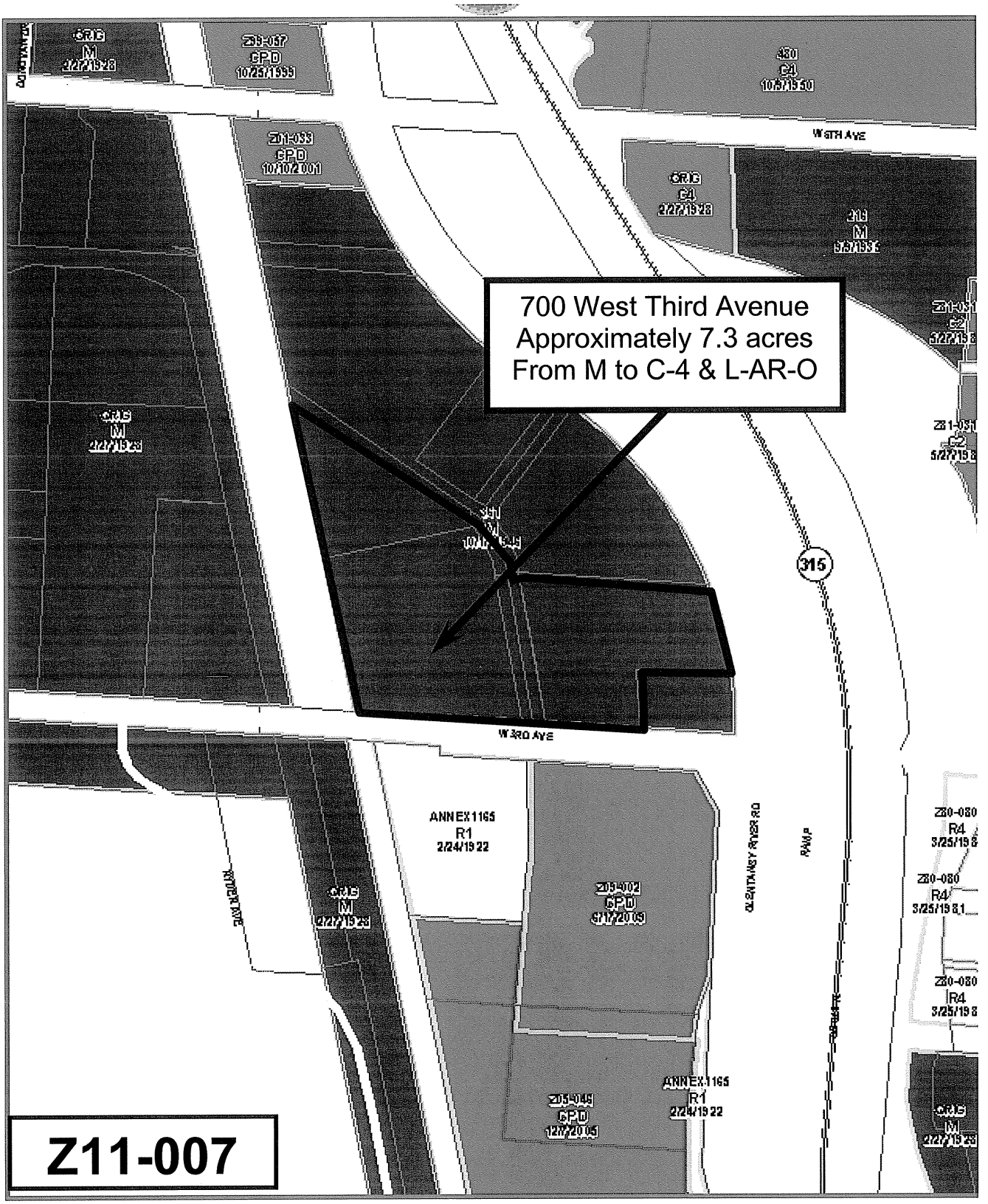
G. Miscellaneous Commitments.

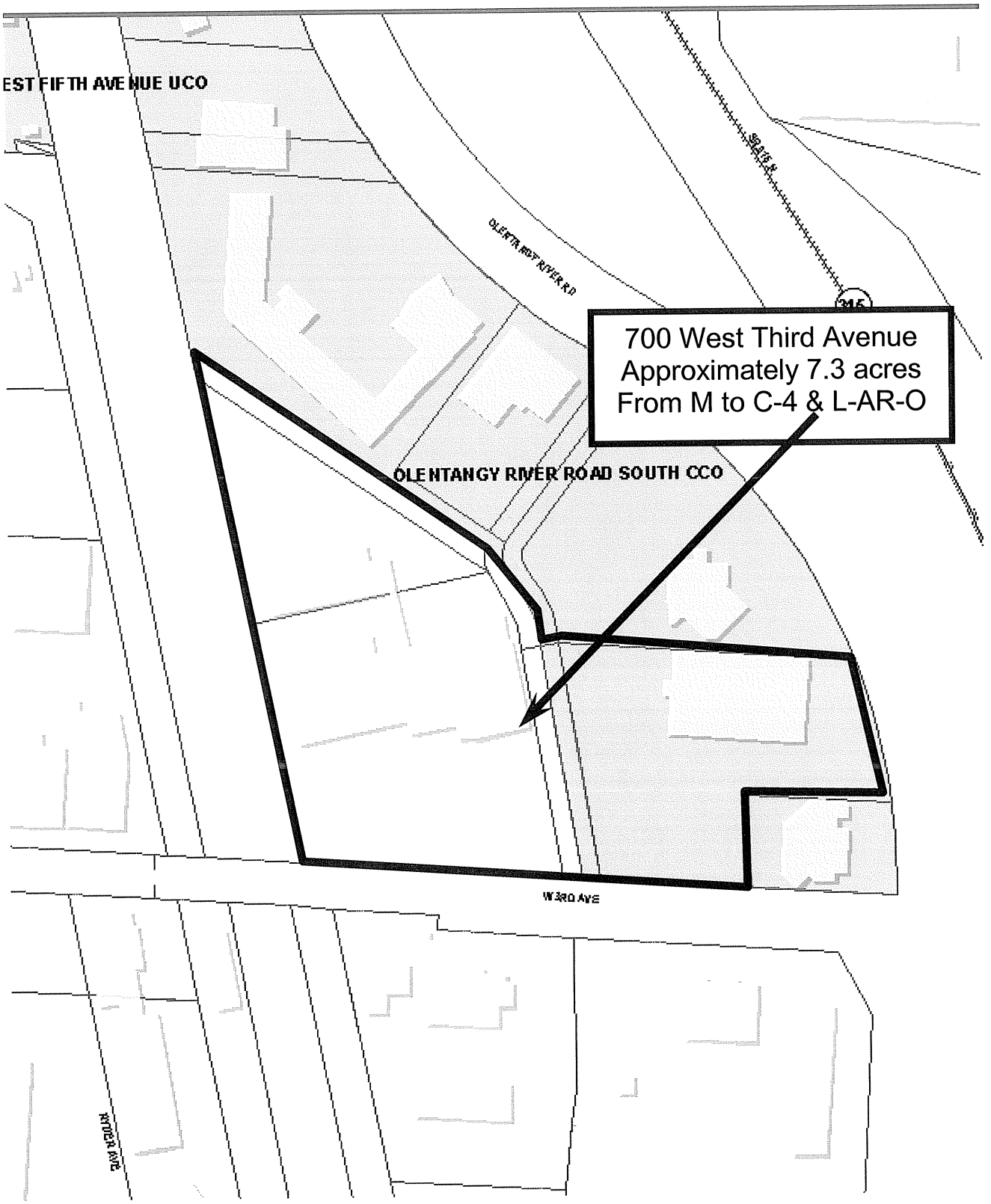
1. Developer shall comply with Parkland Dedication provisions of C.C.C. Chapter 3318. Such compliance shall be in the form of land dedication and/or a monetary contribution, the details of which shall be reviewed and approved by the Recreation and Parks Department.

2. CLUBHOUSE: The development shall include a 4,000 square foot Clubhouse as depicted on the attached Site Plan. The Clubhouse shall include a leasing office, fitness center, theater, lounge, gathering space and a business center.

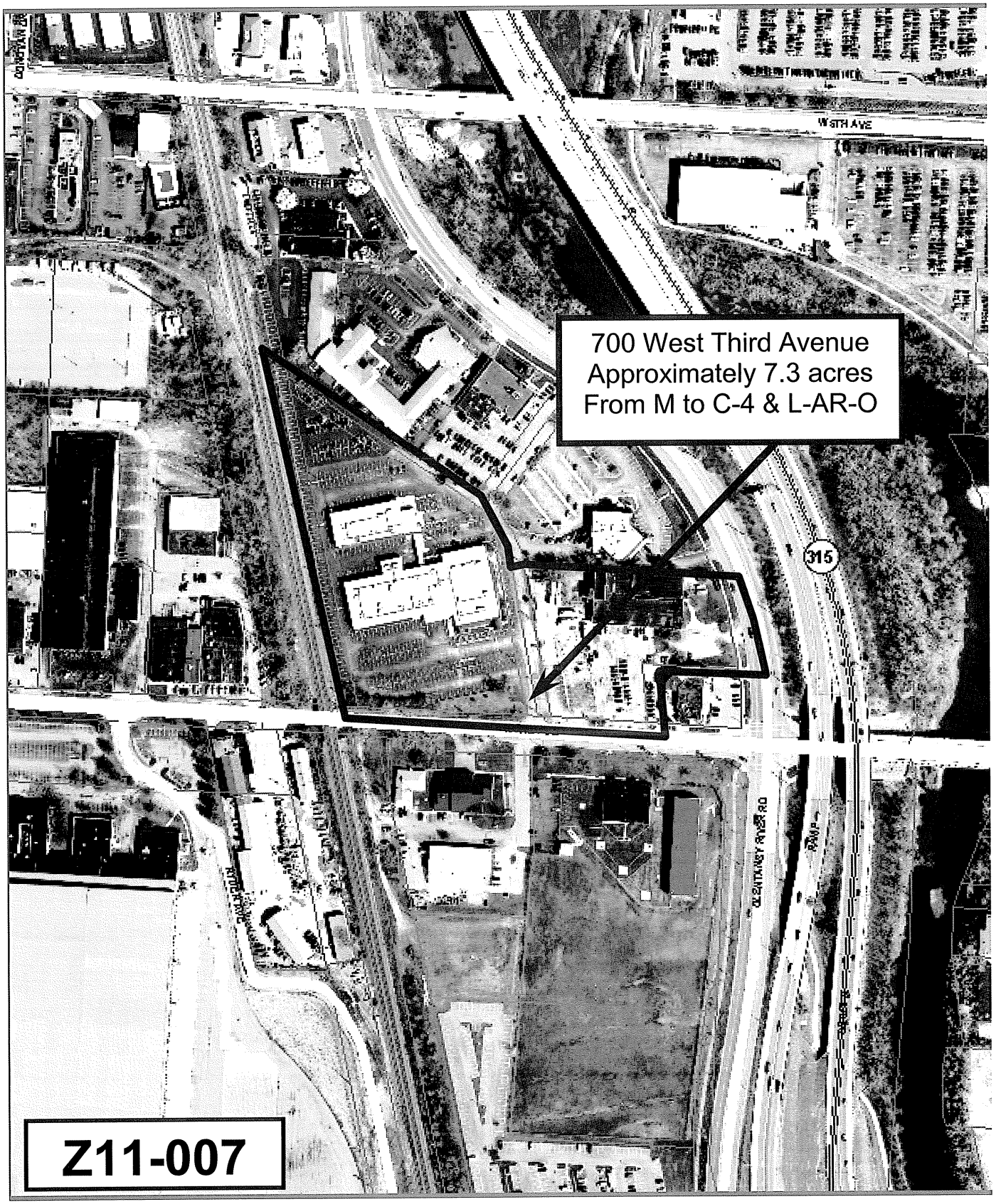
The undersigned being the owner of the subject property together with the applicant in the subject application, or their authorized representatives, do hereby agree singularly and collectively for themselves, their heirs, successors and assigns, to abide by the above restrictions, conditions and commitments regarding development of the subject property and for such purposes 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 and more restrictive provision of the Columbus City Codes.

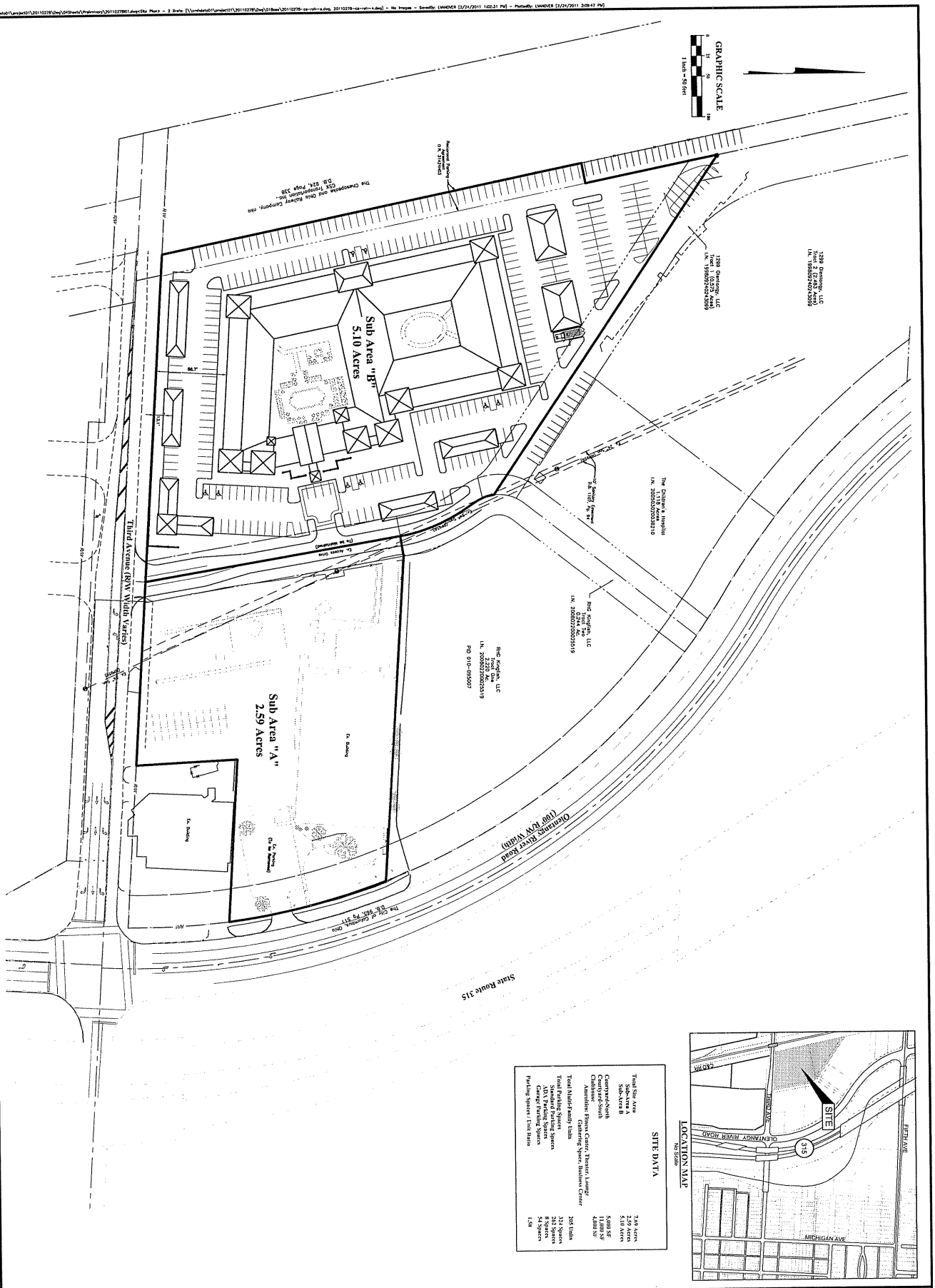
Signature: Michael Shamm Date: 2/24/11


700 West Third Avenue
Approximately 7.3 acres
From M to C-4 & L-AR-O
W 3RD AVE
W 6TH AVE
315
ANNEX 1165
R1
2/24/1922
Z11-007


EST FIFTH AVENUE UCO
OLENTANGY RIVER RD
315
700 West Third Avenue
Approximately 7.3 acres
From M to C-4 & L-AR-O
OLENTANGY RIVER ROAD SOUTH CCO
W 3RD AVE
RIVER AVE

Z11-007


700 West Third Avenue
Approximately 7.3 acres
From M to C-4 & L-AR-O
W 5TH AVE
315
Z11-007



SITE DATA

Total Site Area	7.69 Acres
Sub-Area A	2.59 Acres
Sub-Area B	5.10 Acres
Commercial-North	6,000 SF
Commercial-South	11,000 SF
Clubhouse	4,000 SF
Amenities: Fitness Center, Theater, Lounge, Outdoor Pool, Parking Space, Business Center	
Total Multi-Family Units	205 Units
Total Parking Spaces	334 Spaces
Standard Parking Spaces	282 Spaces
ADA Parking Spaces	8 Spaces
Garage Parking Spaces	44 Spaces
Parking Spaces / Unit Ratio	1.63

LOCATION MAP
No Scale

CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO
PRELIMINARY SITE PLAN
FOR
OLENTANGY RIVER ROAD & W THIRD AVE
PRELIMINARY SITE PLAN - SUB AREA "B"

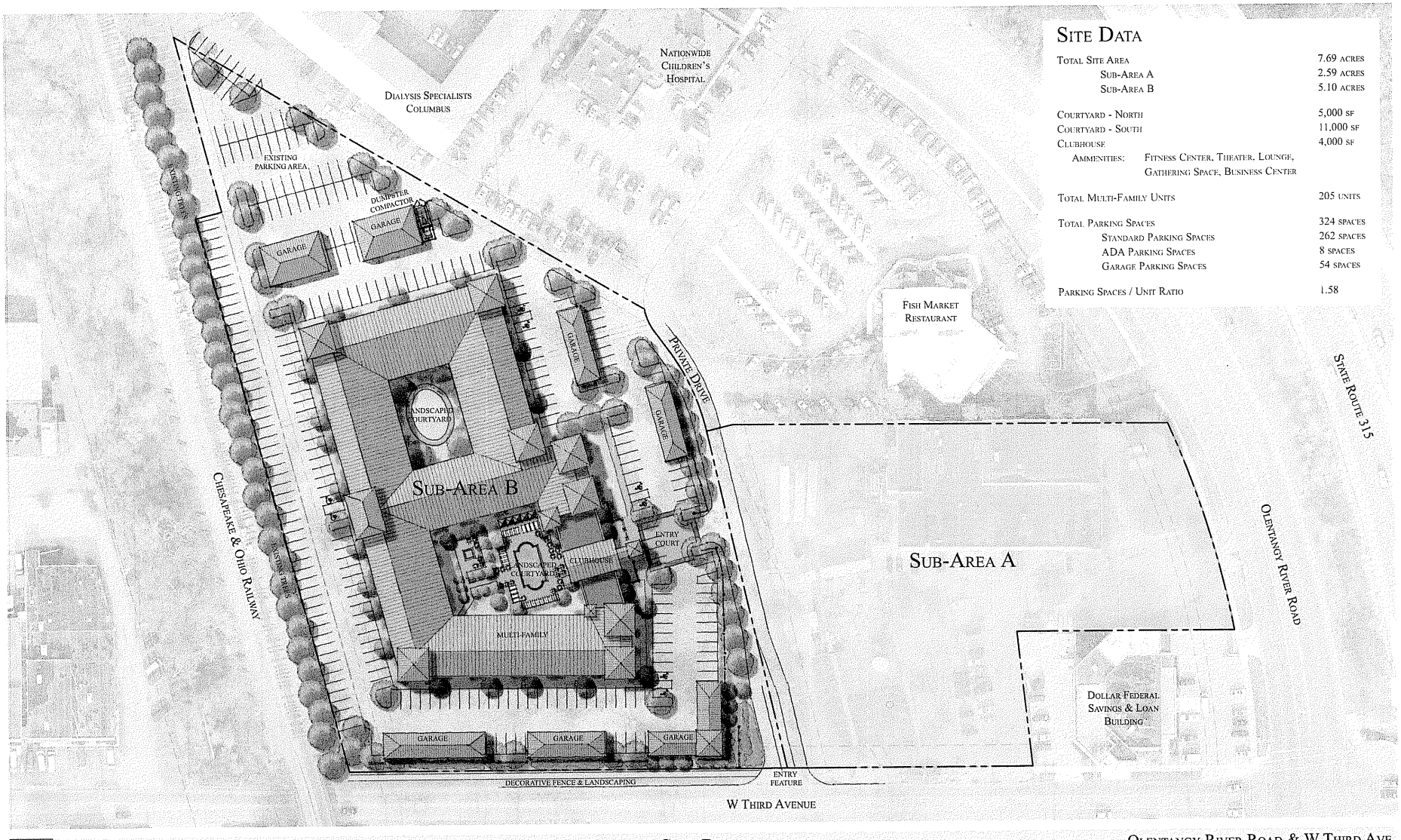
EDWARDS COMMUNITIES

EMHT
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 866.775.3648
emht.com

DATE	February, 2011
SCALE	1" = 50'
JOB NO.	20110278
SHEET	1 / 1

REVISIONS

MARK	DATE	DESCRIPTION



SITE DATA

TOTAL SITE AREA	7.69 ACRES
SUB-AREA A	2.59 ACRES
SUB-AREA B	5.10 ACRES
COURTYARD - NORTH	5,000 SF
COURTYARD - SOUTH	11,000 SF
CLUBHOUSE	4,000 SF
AMMENITIES:	FITNESS CENTER, THEATER, LOUNGE, GATHERING SPACE, BUSINESS CENTER
TOTAL MULTI-FAMILY UNITS	205 UNITS
TOTAL PARKING SPACES	324 SPACES
STANDARD PARKING SPACES	262 SPACES
ADA PARKING SPACES	8 SPACES
GARAGE PARKING SPACES	54 SPACES
PARKING SPACES / UNIT RATIO	1.58

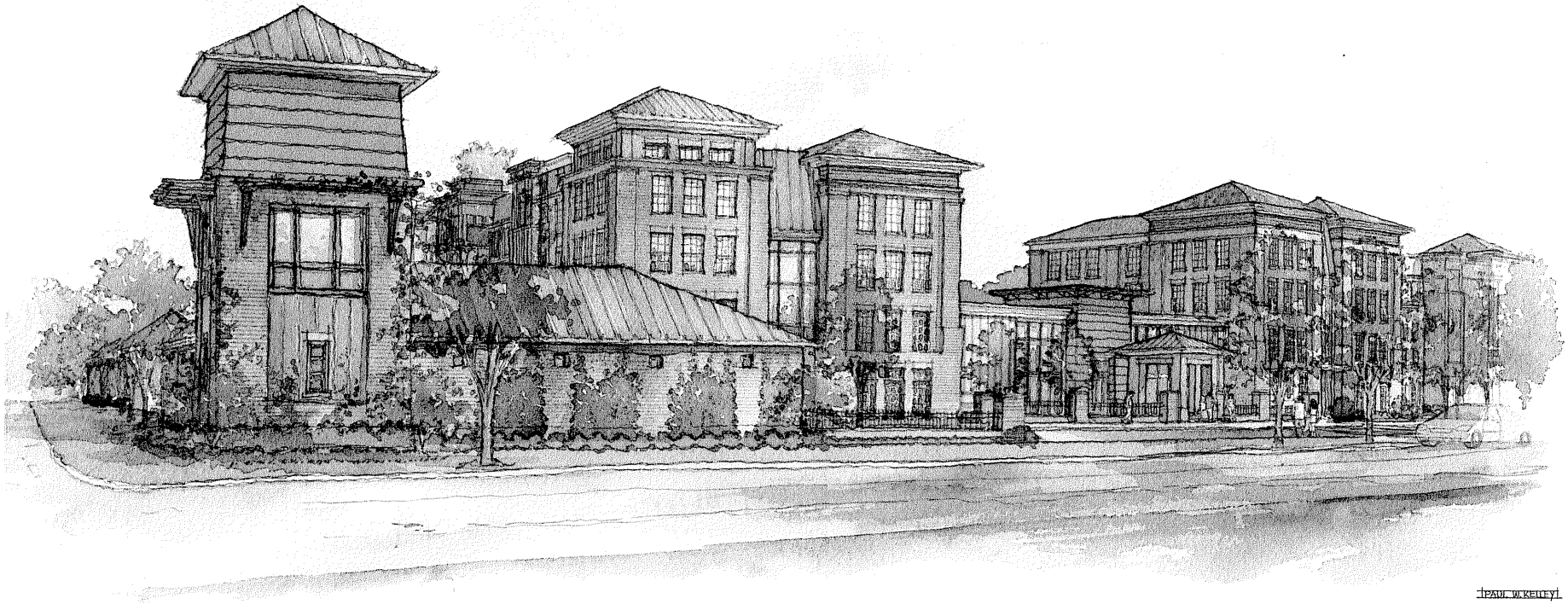
CAPLINGER

JONES
BRIAN KENT JONES ARCHITECTS, INC.

0' 40' 80'

SITE PLAN
SCALE: 1" = 80'-0"

OLENTANGY RIVER ROAD & W THIRD AVE
EDWARDS COMMUNITIES DEVELOPMENT COMPANY
COLUMBUS, OHIO - MARCH 2011

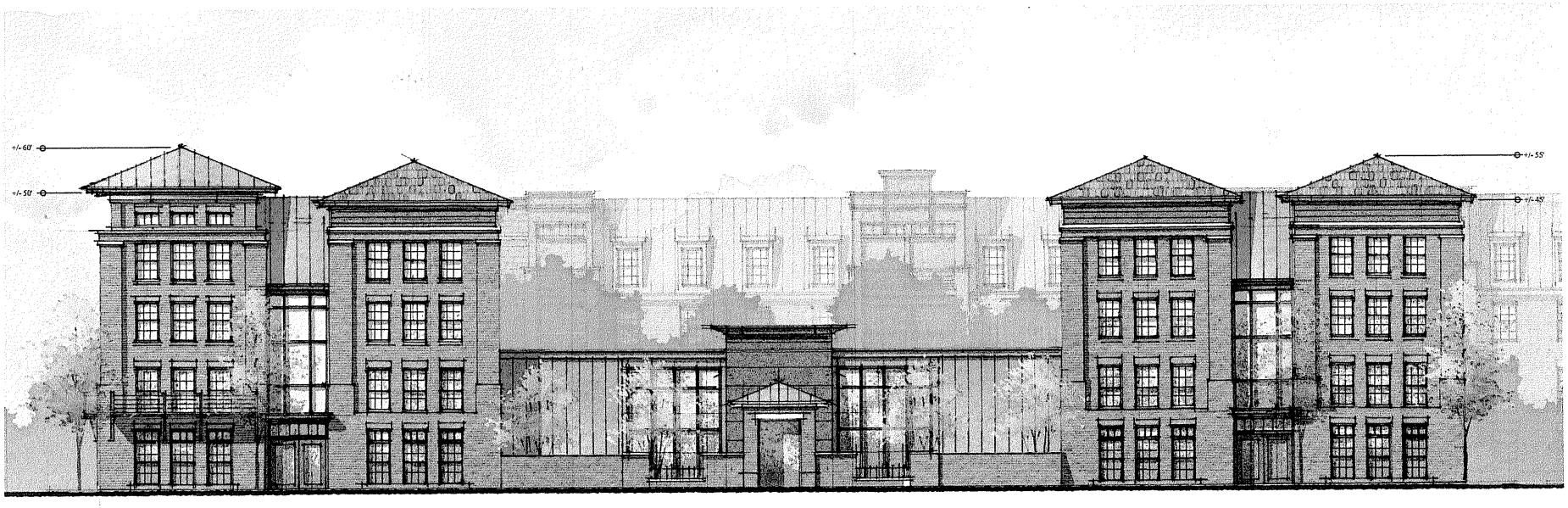


NOTE: ILLUSTRATIONS ARE CONCEPTUAL ARTIST RENDERINGS AND DO NOT REFLECT FINAL ARCHITECTURAL DESIGN AND ARE SUBJECT TO REVISIONS IN COLOR AND MATERIALS.

JONES
BRIAN KENT JONES ARCHITECTS, INC.

ILLUSTRATIVE PERSPECTIVE VIEW
NOT TO SCALE

OLENTANGY RIVER ROAD & W THIRD AVE
EDWARDS COMMUNITIES DEVELOPMENT COMPANY
COLUMBUS, OHIO - MARCH 2011



NOTE: ILLUSTRATIONS ARE CONCEPTUAL ARTIST RENDERINGS AND DO NOT REFLECT FINAL ARCHITECTURAL DESIGN AND ARE SUBJECT TO REVISIONS IN COLOR AND MATERIALS.

CARLINGER

JONES

BRIAN KENT JONES ARCHITECTS, INC.

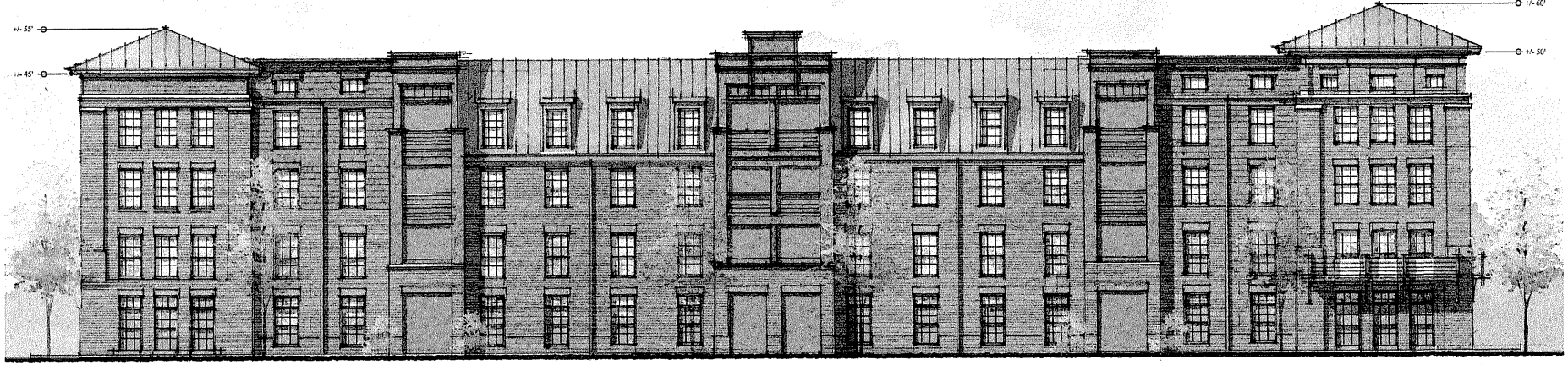
EAST ELEVATION

NOT TO SCALE

OLENTANGY RIVER ROAD & W THIRD AVE

EDWARDS COMMUNITIES DEVELOPMENT COMPANY

COLUMBUS, OHIO - MARCH 2011



NOTE: ILLUSTRATIONS ARE CONCEPTUAL ARTIST RENDERINGS AND DO NOT REFLECT FINAL ARCHITECTURAL DESIGN AND ARE SUBJECT TO REVISIONS IN COLOR AND MATERIALS.

CALFINGER

JONES

BRIAN KENT JONES ARCHITECTS, INC.

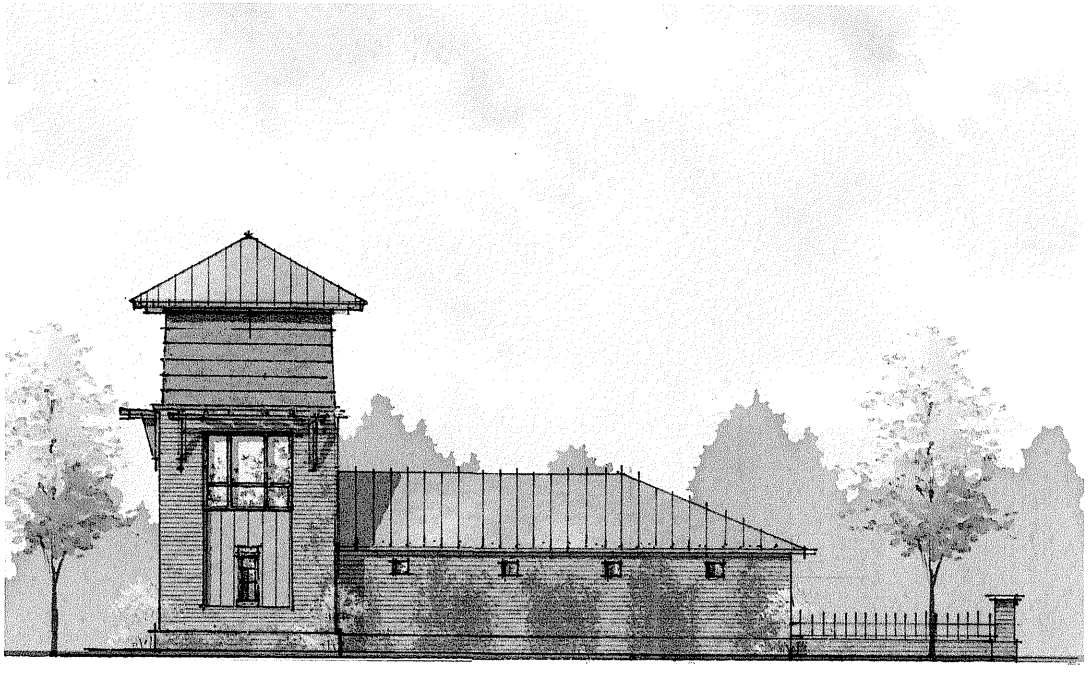
SOUTH ELEVATION

NOT TO SCALE

OLENTANGY RIVER ROAD & W THIRD AVE

EDWARDS COMMUNITIES DEVELOPMENT COMPANY

COLUMBUS, OHIO - MARCH 2011



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