



OFFICE USE ONLY

Application # Z11-019 / 11335-00000-00351
Fee: 1st acre (\$1,850 or \$3,200):
Each additional acre (\$185 or \$315):
Date of Submittal: 6/30/11
Planning Area: REBA
Received by: S.P.
Total: \$4775-

Case Planner: Dana Hitt 645-2395 dahitt@columbus.gov

REZONING APPLICATION

LOCATION AND ZONING REQUEST

Certified Address (for Zoning Purposes) 5115 Warner Road Zip 43081

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 220-000657 and 220-000673
 Check here if listing additional parcel numbers on a separate page.

Current Zoning District(s) R Requested Zoning District(s) L-AR-12
Recognized Area Commission or Civic Association Rocky Fork Blacklick Accord
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 5.5+/- acres
(Columbus City Code Section 3309.14)

APPLICANT

Name Margaret O'Neal, et al. (*See attached list)
Address c/o Jill Tangeman, Esq. 52 East Gay Street City Columbus Zip 43216
Phone# 614-464-5608 Fax # Email

PROPERTY OWNER(S)

Name Margaret O'Neal Name Paul and Delila Cochenour
Address 5081 Warner Road, Westerville, OH 43081 Address 5011 Warner Road, Westerville, OH 43081
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 Jill Tangeman, Esq. attorney for applicants
Property Owner Signature Jill Tangeman
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

↓ OFFICE USE ONLY ↓

Application # 211-019/11335-00000-00351

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

Each additional acre (\$185 or \$315) _____

Total: \$4775

Date of Submittal: 6/30/11

Planning Area: RFBA

Received by: SP



REZONING APPLICATION

LOCATION AND ZONING REQUEST

Certified Address (for Zoning Purposes) ~~408~~ 5115 Warner Road Zip 43081

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

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Recognized Area Commission or Civic Association Rocky Fork Blacklick Accord

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

Proposed Height District: 35' Acreage 5.5+/- acres

(Columbus City Code Section 3309.14)

APPLICANT

Name Margaret O'Neal, et al. (*See attached list)

Address 470 Olde Worthington Rd. City Westerville Zip 43082

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

PROPERTY OWNER(S)

Name Margaret O'Neal

Address 5081 Warner Road, Westerville, OH 43081

Phone# c/o Jill Tangeman 614-464-5608

Name Paul and Delila Cochenour

Address 5011 Warner Road, Westerville, OH 43081

Phone# c/o Jill Tangeman 614-464-5608

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Address 52 East Gay Street City Columbus Zip 430216

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

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Applicant Signature Martha O'Neal

Property Owner Signature Martha O'Neal

Attorney/Agent Signature _____

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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) ~~608 Park~~ 5115 Warner Road Zip 43081

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

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Phone# c/o Jill Tangeman 614-464-5608

Name Paul and Delila Cochenour
Address 5011 Warner Road, Westerville, OH 43081
Phone# c/o Jill Tangeman 614-464-5608

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

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Applicant Signature _____

Property Owner Signature Delila Cochenour Paul Cochenour

Attorney/Agent Signature _____

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Proposed Height District: 35' Acreage 5.5+/- acres

(Columbus City Code Section 3309.14)

PAID JUN 30 2011 BUILDING SERVICES DIVISION

APPLICANT

Name Margaret O'Neal, et al. (*See attached list)

Address c/o Jill Tangeman, Esq. 52 East Gay Street City Columbus Zip 43216

Phone# 614-464-5608 Fax # _____ Email _____

PROPERTY OWNER(S)

Name Margaret O'Neal
Address 5081 Warner Road, Westerville, OH 43081
Phone# c/o Jill Tangeman 614-464-5608

Name Paul and Delila Cochenour
Address 5011 Warner Road, Westerville, OH 43081
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Property Owner Signature Jill Tangeman

Attorney/Agent Signature Jill Tangeman

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



City of Columbus Zoning Plat

211-019

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: 220000673, 220000657

Zoning Number: 5115

Street Name: WARNER RD

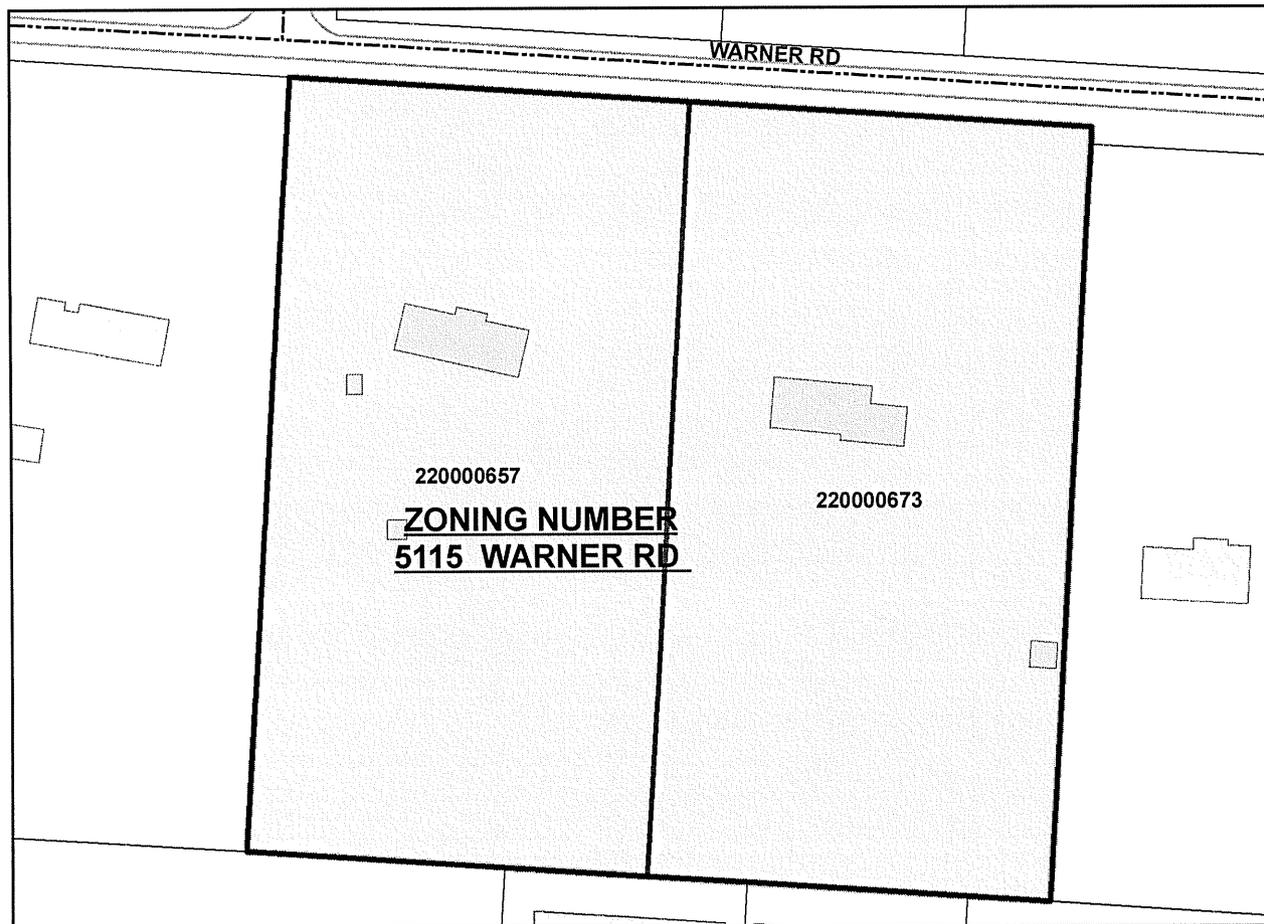
Lot Number: N/A

Subdivision: N/A

Requested By: VORYS (VIRGINIA BUDA)

Issued By: *Adyana Amarian*

Date: 6/22/2011



SCALE: 1 inch = 120 feet

GIS FILE NUMBER:



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



AFFIDAVIT

(See instruction sheet)

STATE OF OHIO
COUNTY OF FRANKLIN

APPLICATION # 211-019

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 Snodgrass Road~~ 5115 Warner Rd
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) 6/30/11
(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) Margaret O'Neal / Paul & Delila Cochenour
5081 Warner Road / 5115 Warner Rd.
Westerville, Ohio 43081 / Westerville, Ohio 43081

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

Margaret O'Neal, et al. (*See attached list)
c/o Jill Tangeman #614-464-5608

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

(5) Rocky Fork Blacklick Accord
c/o Kevin Wheeler
City of Columbus, Planning Division
109 N. Fron St., Columbus, OH 43215

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
21st day of June, in the year 2011
Deanna R. Cook
N/A

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.

211-019

Applicant

Martha L. O'Neal
5081 Warner Road
Westerville OH 43081

Paul D. Cochenour and
Delila A. Cochenour
5115 Warner Road
Westerville OH 4381-9390

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

Property Owner

Martha L. O'Neal
5081 Warner Road
Westerville OH 43081

Paul D. Cochenour and
Delila A. Cochenour
5115 Warner Road
Westerville OH 4381-9390

Commission/Civic Association

Rocky Fork-Blacklick Accord
Attn: Kevin Wheeler
City of Columbus, Planning Division
109 North Front Street, First Floor
Columbus OH 43215

Attorney

Jill S. Tangeman, Esq.
Vorys, Sater, Seymour and Pease LLP
52 East Gay Street
P. O. Box 1008
Email: jstangeman@vorys.com
Telephone: (614) 464-5608

Michael W. Adkins and
Mary A. Adkins
P O Box 757
New Albany OH 43054

Mohsen Shirzadian and
Michelle Shirzadian
5121 Warner Road
Westerville OH 43081

Albany Crossing Master Association
9054 Cotter Street
Lewis Center, OH 43035

Peak Property Management
P O Box 1128
Dublin OH 43017

Anthony S. Capuano
5130 Warner Road
Westerville OH 43081

Eugene T. Carty and Myra L. Carty
5068 Warner Road
Westerville OH 43081-9331

Dominion Homes, Inc.
4900 Tuttle Crossing Boulevard
Dublin OH 43016-5555

George Hartig and Leanna Hartig
5050 Warner Road
Westerville OH 43081

Ronald L. Vance
5100 Warner Road
Westerville OH 43081

The Reserve at Preston Woods
Condominium Association
c/o Sandi Crnko
9054 Cotter Street
Lewis Center, OH 43035

The Village at Preston Woods
Condominium Association
c/o Sandi Crnko
9054 Cotter Street
Lewis Center, OH 43035

Rocky Fork-Blacklick Accord
Attn: Kevin Wheeler
City of Columbus, Planning Div.
109 N. Front Street, First Floor
Columbus OH 43215

Martha L. O'Neal
5081 Warner Road
Westerville OH 43081

Paul D. Cochenour and
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5115 Warner Road
Westerville OH 43081-9390

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

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

211-019



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: m DATE: 5/27/11



Disclaimer

Scale = 240

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.

WATERPORT LN

Z05-104C
NG
12/7/2005

POPLAR RIDGE DR

JUMBOCK DR

WARNER RD

5115 Warner Road
Approximately 5.5 acres
R to L-AR-12

Z08-050
PUD8
4/6/2009

BIRKLAND LN

SOWERBY LN

Z07-090A
LAR12
11/4/1988

D ST

AWRY LN

Z11-019 / CV11-020



5115 Warner Road
Approximately 5.5 acres
R to L-AR-12

Z11-019 / CV11-020



5115 Warner Road
Approximately 5.5 acres
R to L-AR-12

Z11-019 / CV11-020

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 # 211-019

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

<p>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</p>	<p>2. Margaret O'Neal 5081 Warner Road Westerville, Ohio 43081</p>
<p>3. Paul and Delila Cochenour 5115 Warner Road Westerville, OH 43081</p>	<p>4.</p>

SIGNATURE OF AFFIANT

Jill Tangeman

Subscribed to me in my presence and before me this 21st day of June, in the year 2011

SIGNATURE OF NOTARY PUBLIC

Deanna R. Cook

My Commission Expires:

N/A

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

Notary Seal Here

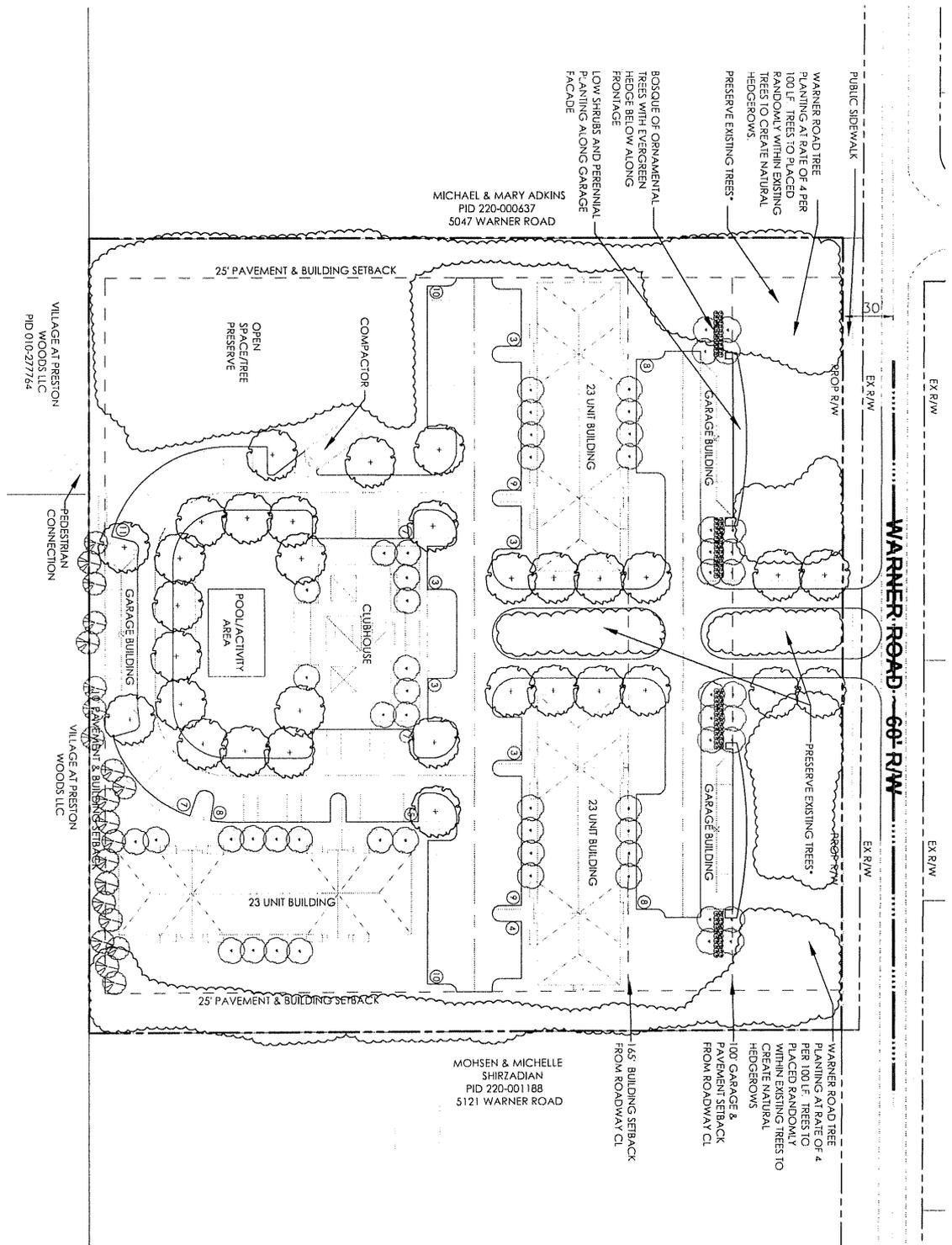


Deanna R. Cook, Attorney At Law
NOTARY PUBLIC - STATE OF OHIO
My commission has no expiration date
Sec. 147.03 R.C.

SITE PLAN

WARNER ROAD MULTI-FAMILY

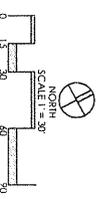
PREPARED FOR PREFERRED LIVING
DATE: JUNE 30, 2011



SITE DATA

TOTAL ACRES	±1.378 ACRES
TOTAL UNITS	69
DENSITY	±12.0 U/LAC
PARKING SURFACE	117 SPACES
PARKING GARAGE	21 BAYS
PARKING TOTAL	138 SPACES
LOT COVERAGE	39%

* TREE PRESERVATION AREAS ARE GRAPHIC REPRESENTATION AND ARE APPROXIMATE AND NOT BASED ON ACTUAL TREE SURVEY. FINAL UNITS TO BE REMOVED DEVELOPER TO MAKE BEST EFFORT POSSIBLE TO PRESERVE TREES

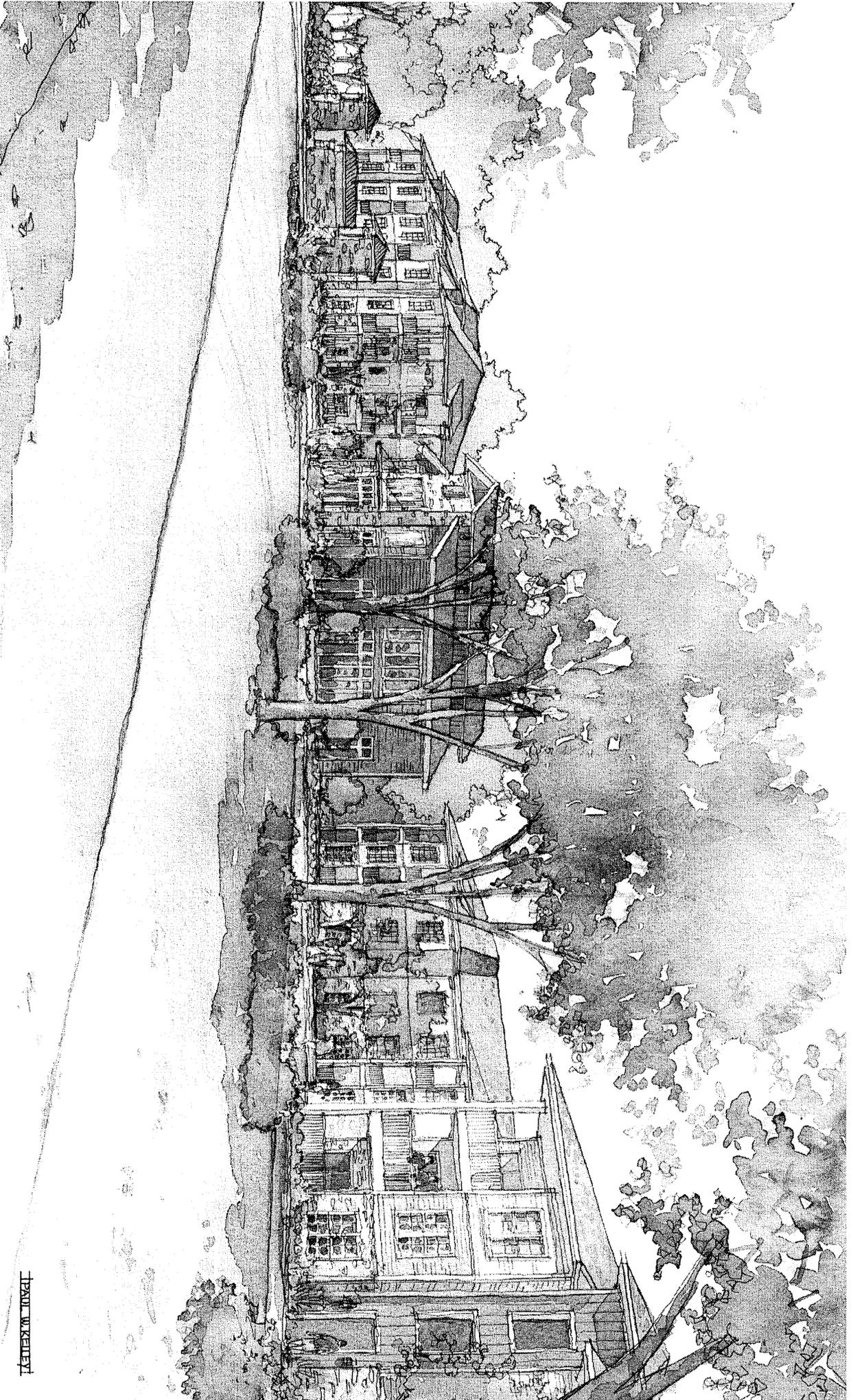


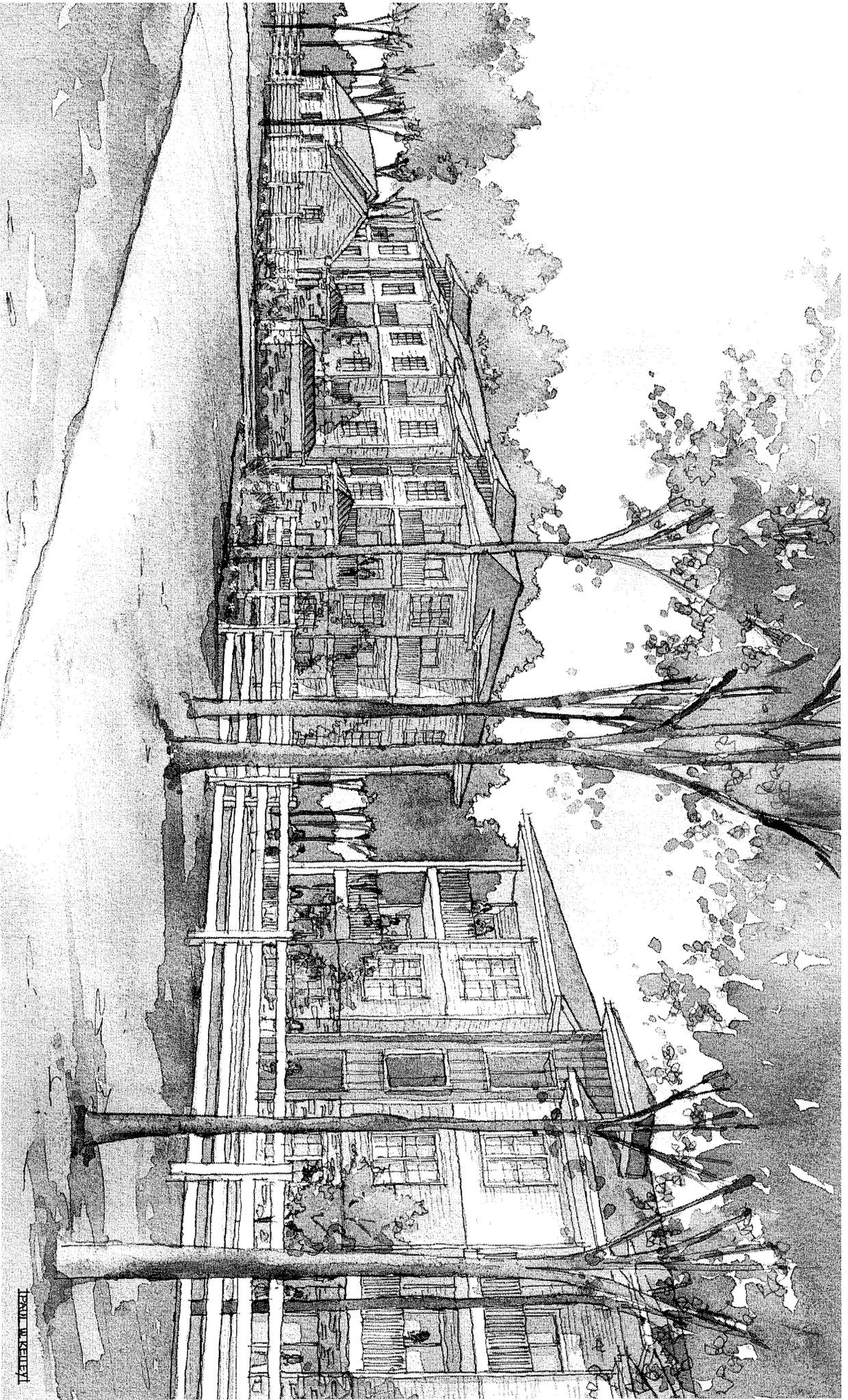
Farris Planning & Design
LAND PLANNING
2025 S. 101st Ave.
P.O. Box 244
Columbia, OH 43115
www.farrisplanning.com

211-019

211-019

PAUL W. KELLEY





FRANK W. KANEY

211-019

Limitation Overlay Text

Proposed District: L-AR-12
Property Address: 5081 and 5115 Warner Road
Owners: Margaret O'Neal / Paul and Delila Cochenour
Applicant: Margaret O'Neal / Paul and Delila Cochenour / Preferred Real Estate Investments II, LLC
Date of Text: June 30, 2011
Application No: Z 11-019

I. Introduction: The subject site is located on Warner Road and neighbors several existing multi-family developments. Although the Rocky Fork Blacklick Accord identifies this site as commercial, the continuation of the existing multi-family development pattern is more suitable for this location. The applicant is seeking to rezone the site to the same L-AR-12 designation that borders the site to the south.

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. The site can be developed at densities identical to the surrounding developments without impacting existing roadways or city infrastructure and, at the same time, provide significant funds for area parks, services and infrastructure.

2. Permitted Uses: All uses permitted in the L-AR-12, Limited Apartment Residential District contained in Chapter 3333 (AR-I.2) of the Columbus City Zoning Code, unless otherwise indicated in the limitation text.

3. Development Standards:

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

1. The parking and building setback along Warner Road shall be as shown on the site plan. The setback shall be measured from the existing Warner Road.

2. A minimum twenty-five (25) building and parking setback shall be established on the east and west sides of the site.

3. There shall be a ten (10) foot perimeter yard setback on the south side of the development as approved by CV 11-020. No encroachment shall be permitted.

3. Building height shall, be no greater than thirty-five (35) feet.

4. Lot coverage for all building and pavement shall be a maximum of 39% of lot area, as shown on the Site Plan.

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

1. Curb cuts and access points shall be approved according to the specifications of the City of Columbus Division of Traffic Engineering or any other appropriate governmental agency.

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

1. Within the setback along Warner Road, Developer shall install trees along Warner Road at a rate of 4 per 100 lineal feet, which may be evenly spaced, grouped or used to supplement the existing tree line.

2. All parking areas adjacent to Warner Road shall have headlight screening parallel to the frontage with a minimum height of forty (40) inches measured from the elevation of the nearest section of the adjacent parking area. Headlight screening shall be in the form of an evergreen hedge, earth mounding, or walls.

3. All trees and landscaping shall be well maintained. Dead items shall be replaced within six months or the next available planting season.

4. A tree preservation area shall be established along the west side of the site as shown on the Site Plan.

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

1. No mechanical equipment shall be placed on the roof of any residential structure. Any mechanical equipment or utility hardware on the roof of any non-residential building shall be screened from view by the same material utilized on the building roof or exterior. Color shall also match the building exterior or roof.

2. All building exteriors shall be constructed of wood, brick, stone, stucco, glass, vinyl siding shall be limited to an upgraded, quality and a thickness of .044 mils or greater, wood shingles, or a combination of these materials.

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

1. Except for decorative lighting, all other light poles shall be metal and, such light poles shall be of the same color. Light poles in the parking lots shall not exceed a maximum of 14 feet in height.

F. Graphics and Signage Commitments.

1. All on site graphics will comply with the Columbus Graphics Code or if the applicant desires to vary from the Columbus Graphics code, the applicant shall submit a Graphics Plan to the Graphics Commission for approval.

G. Miscellaneous

1. Pedestrian access, sidewalks and/or bikeways within the development will be provided to connect to parcels outside of the development and designed and located in cooperation with the Columbus Parks and Recreation Department.

2. Bicycle parking will be provided.

***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