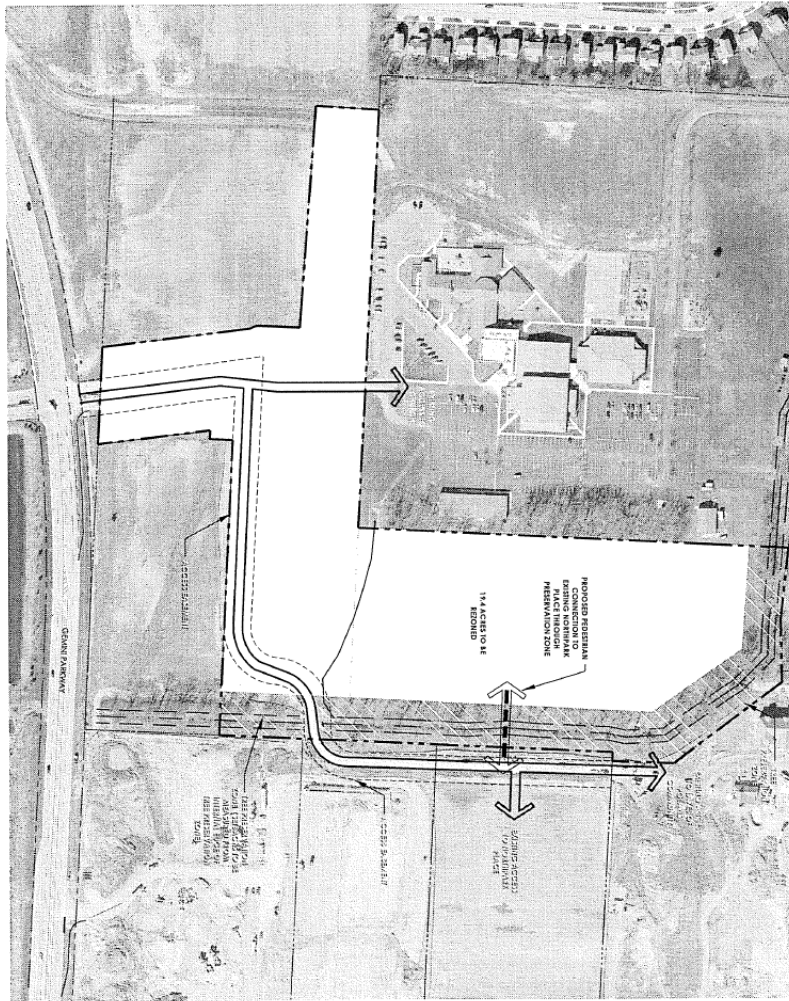


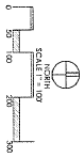
ACCESS AND TREE PRESERVATION

SITE PLAN

PREPARED FOR CHURCH OF POLARIS
DATE: OCTOBER 8, 2010



Handwritten signature:
 Noel Miller



Paris Planning & Design
 10000 N. 10th Ave., Suite 100
 Denver, CO 80231
 Phone: 303.755.1111
 Fax: 303.755.1112
 Email: info@parisplanning.com
 Website: www.parisplanning.com

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
NOVEMBER 14, 2010**

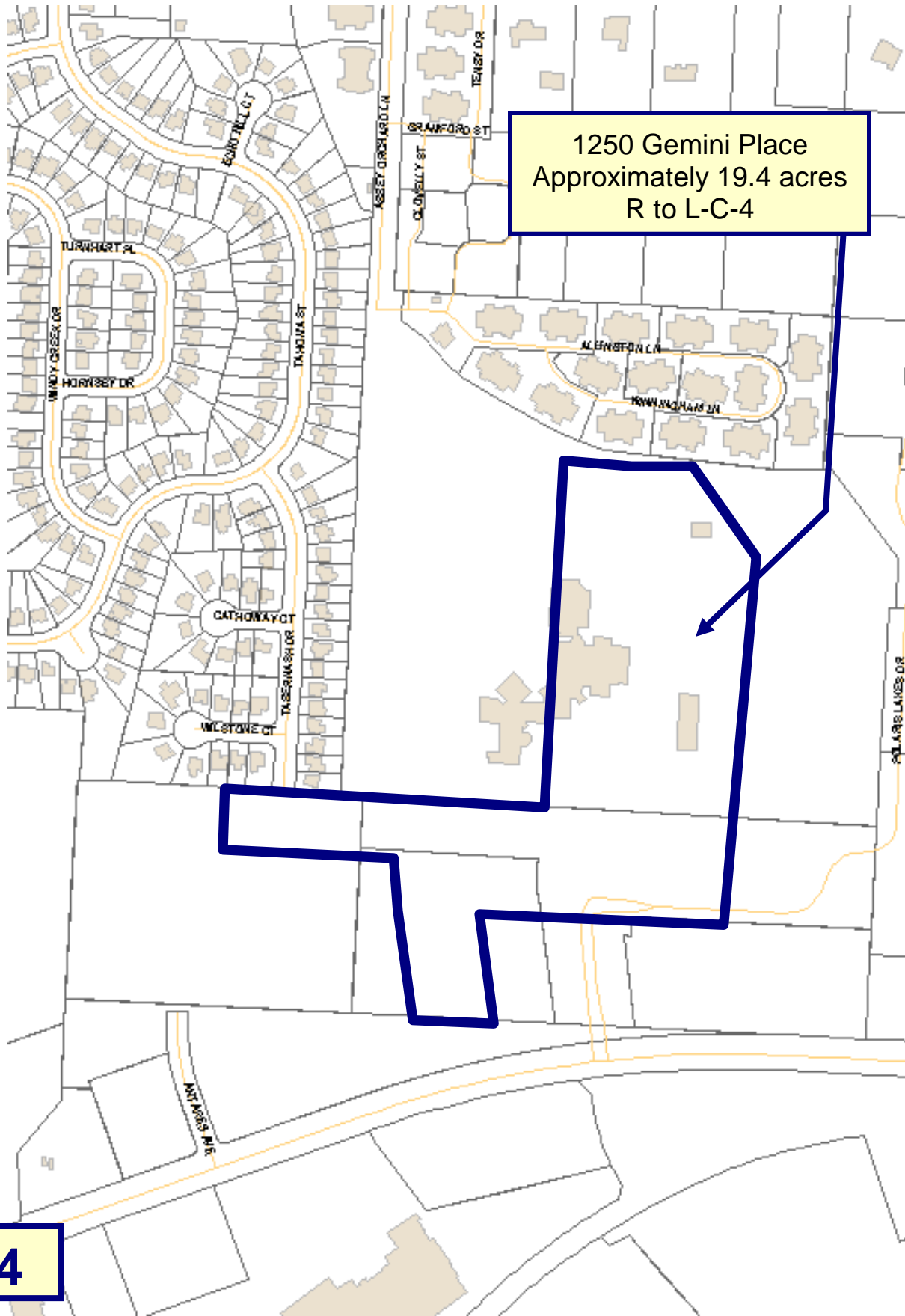
- 3. APPLICATION: Z10-014 (10335-00000-00224)**
Location: **1250 GEMINI PLACE (43240)**, being 19.4± acres located on the north side of Gemini Place, 2425± feet west of Lyra Drive (3184321002000).
Existing Zoning: R, Rural District.
Request: L-C-4, Limited Commercial District.
Proposed Use: Commercial development.
Applicant(s): The Church at Polaris; c/o Jill Tangeman; 52 East Gay Street; Columbus, OH 43215.
Property Owner(s): The Church at Polaris; 1250 Gemini Place; Columbus, Ohio 43240
Planner: Dana Hitt; 645-2395; dahitt@columbus.gov

BACKGROUND:

- The site is currently zoned in the R, Rural District. The applicant is applying to rezone this to the L-C-4, Limited Commercial District to permit commercial development.
- To the north are multi-family dwellings in the L-AR-12, Limited Apartment Residential District. To the south is undeveloped land in the L-C-4, Limited Commercial District. To the east is commercial development in the L-C-4, Limited Commercial District. To the west of the site is a church zoned in the R, Rural District.
- The Planning Division identifies that site being within Subarea J2 of *The Far North Plan* (1994). There is no specific land use recommendation for this site.
- The proposed L-C-4, Limited Commercial District text commits to customary use restrictions and development standards. The text commits to a plan for a tree preservation zone along the north and east boundaries of the site. The applicants are committing to a maximum lot coverage of 65% exclusive of the tree preservation zone. The text also addresses building and parking setbacks, landscaping, mechanical and dumpster screening, buffering and screening, and lighting controls.

CITY DEPARTMENTS RECOMMENDATION: Approval.

The site is currently zoned R, Rural District. The requested L-C-4, Limited Commercial District would permit commercial development with appropriate development standards, consistent with the adjacent L-C-4 districts. The request is compatible recommendations of *The Far North Plan* (1994) and with the zoning and development patterns in the area.



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

Z10-014



City of Columbus
Mayor Michael B. Coleman

Department of Development Building Services

757 Carolyn Avenue • Columbus, Ohio • 43224 • (614) 645-7314

FOR USE BY: AREA COMMISSIONS / CIVIC ASSOCIATIONS / ACCORD PARTNERS

STANDARDIZED RECOMMENDATION FORM

Group Name: FNCCC Meeting Date: September 7, 2010
 Case Number: Z10-014 Case Type: Council Variance Rezoning
 Zoning Address: 1250 Gemini Place Applicant: The Church at Polaris
 Person(s) Representing Applicant at Meeting: Atty: Jill Ingersoll

Conditions Requested by Group (Add continuation sheet if needed):
Area Commissions see note at bottom.

Applicant Response	
Yes	No

1. _____	<input type="checkbox"/>	<input type="checkbox"/>
2. _____	<input type="checkbox"/>	<input type="checkbox"/>
3. _____	<input type="checkbox"/>	<input type="checkbox"/>
4. _____	<input type="checkbox"/>	<input type="checkbox"/>
5. _____	<input type="checkbox"/>	<input type="checkbox"/>
6. _____	<input type="checkbox"/>	<input type="checkbox"/>
7. _____	<input type="checkbox"/>	<input type="checkbox"/>
8. _____	<input type="checkbox"/>	<input type="checkbox"/>

Recommendation

Approval Disapproval Conditional Approval (list conditions and applicant response above)

Explain the basis for Approval, Disapproval or Conditional Approval below (Add continuation sheet if needed).

Recommending Commission / Association / Accord Partner Vote: For 10 Against 0

Signature / Title of Authorized Representative: Melissa Humen - President - FNCCC

Daytime Phone Number: 614-781-0064

Note to Area Commissions: Ordinances sent to Council will contain only recommendations for "approval" or "disapproval." Recommendations for "conditional approval" will be treated as a disapproval, if, at the time the ordinance is sent to Council, any condition that was checked "No" on the *Standardized Recommendation Form* has not been resolved as documented in writing by the recommending body or party.

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

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 # Z10-014

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 12th day of January, in the year 2011

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.