

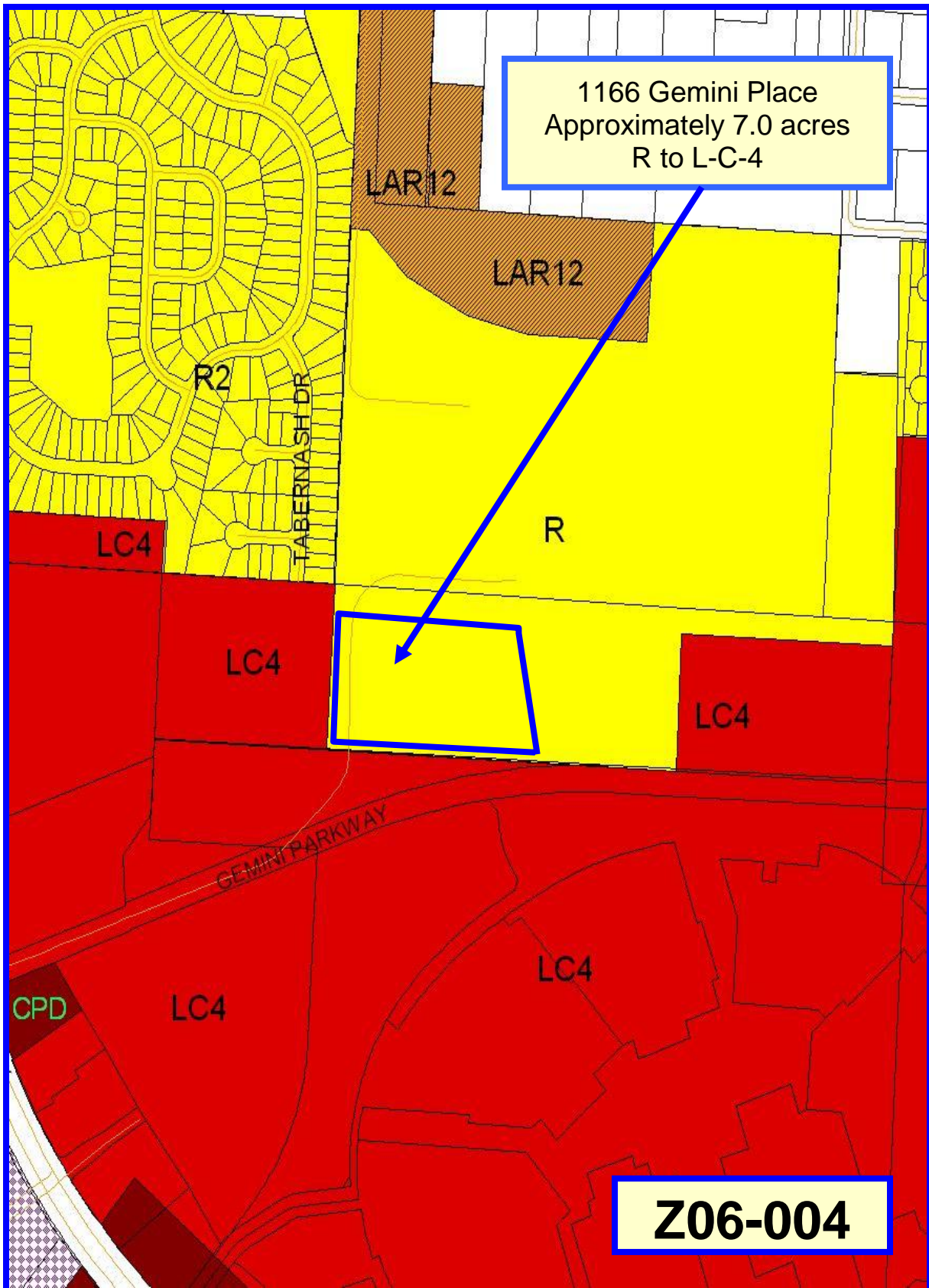
**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
APRIL 13, 2006**

- 7. APPLICATION: Z06-004**
- Location:** **1166 GEMINI PLACE (43240)**, being 7.001± acre located on the north side of Gemini Place, 240± feet east of Antares Avenue (46-31843201002000).
- Existing Zoning:** R, Rural District.
- Request:** L-C-4, Limited Commercial District.
- Proposed Use:** Retail commercial development.
- Applicant(s):** N.P. Limited; c/o Donald T. Plank, Atty.; 145 East Rich Street; Columbus, Ohio 43215.; c/o David Perry, Agent; The David Perry Company; 145 East Rich Street; Columbus, OH 43215; and Donald T. Plank, Atty.; Plank and Brahm; 145 East Rich Street; Columbus, OH 43215.
- Property Owner(s):** Christ the King Church; 1250 Gemini Place, Columbus, Ohio 43240.
- Planner:** Lisa Russell, 645-0716, llrussell@columbus.gov

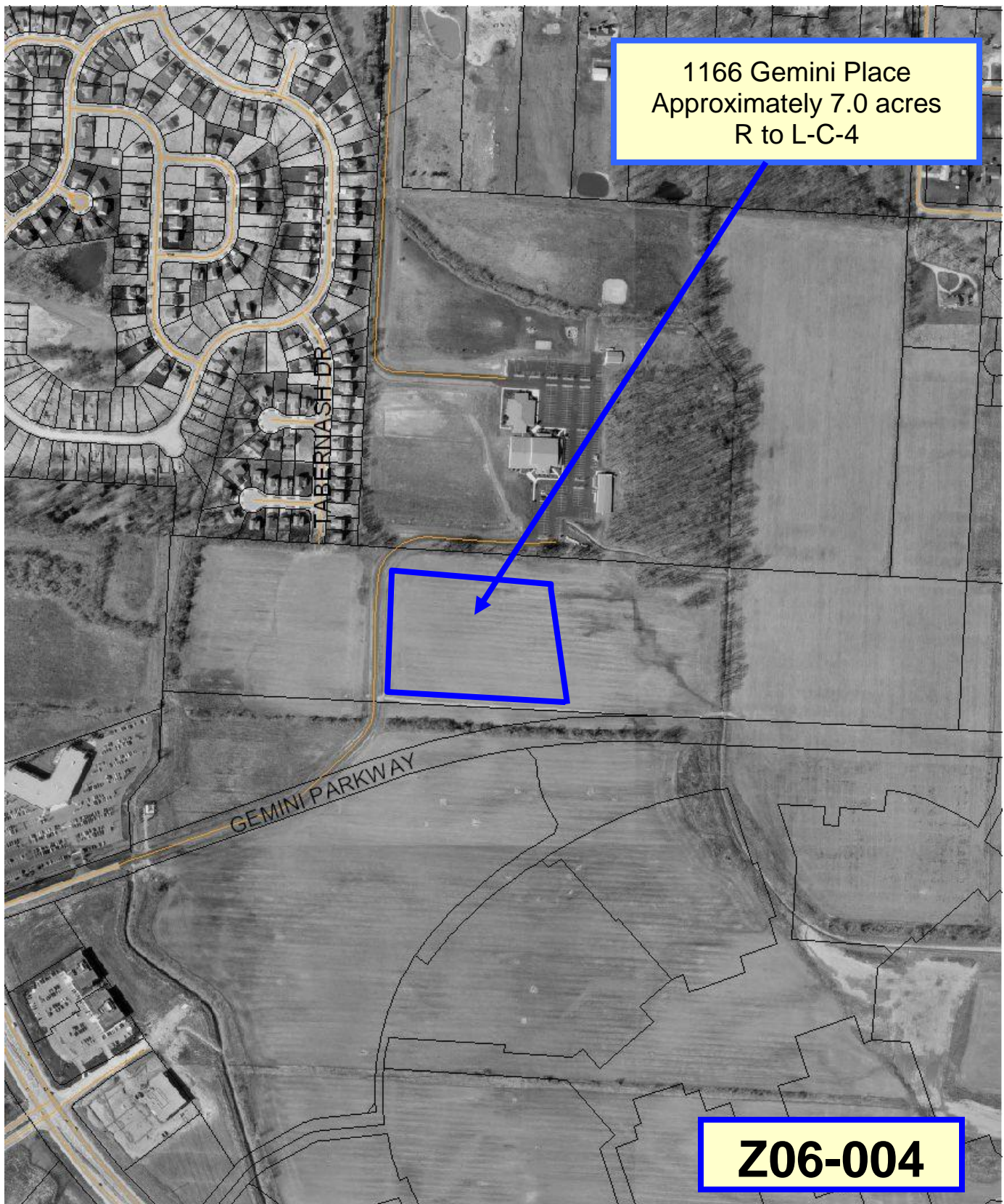
**BACKGROUND:**

- The 7.0± acre site is undeveloped and is zoned R, Rural District. North of the site is Christ the King church and vacant fields are surrounding the site otherwise.
- The applicant requests rezoning from R, Rural District to L-C-4, Limited Commercial District for commercial uses related to the Polaris Centers of Commerce development. Polaris Centers of Commerce is a 1200± acre commercial development that abuts this 7.0± site to the west and south, and includes the Polaris Fashion Place regional mall. The site is located in sub area J-1 of the Far North Plan, which supports commercial land uses. This proposal is consistent with other approved rezoning applications that provided expansion from the original Polaris rezoning. Applicant intends to employ standards comparable to the Polaris Design Review Board standards.
- The Far North Columbus Communities Coalition recommends approval of the rezoning.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval. The proposed CPD, Commercial Planned Development District is consistent with the zoning and development patterns of the area.







# F.N.C.C.C.

8147 Flint Road  
Columbus, OH 43235  
March 2, 2006

RE: Z06-004

Development Commission  
City of Columbus  
757 Carolyn Avenue  
Columbus, OH 43224

Ms. Lisa Russell

We heard this rezoning at our FNCCC meeting February 7, 2006.

The proposed rezoning is for a rezoning of some 6.66 acres at 1166 Gemini Place from R-rural to L-C-4.

The FNCCC wishes to express our opinion that the rezoning be **APPROVED**. The vote was ten (10) in favor, none opposed.

Thank you for your consideration and forwarding of this notice to the members of the Development Commission.

Truly,

Daniel Province, President of FNCCC and zoning chair.

### 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 # 206-004

Being first duly cautioned and sworn (NAME) Donald Plank  
of (COMPLETE ADDRESS) Plank & Brahm, 145 E. Rich St., 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

If applicable, check here if listing additional parties on a separate page (REQUIRED)

<p>1. Christ The King Church 1250 Gemini Place Columbus, Ohio 43240 # of Employees: 33 Contact: Bennett Smith 614 436-1117</p>	<p>2. N.P. Limited Partnership 8800 Lyra Drive, Suite 550 Columbus, Ohio 43240 # of Employees: 2 Contact: Franz Geiger 614-841-1000</p>
<p>3.</p>	<p>4.</p>

SIGNATURE OF AFFIANT

Donald Plank

Subscribed to me in my presence and before me this 3rd day of January, in the year 2006

SIGNATURE OF NOTARY PUBLIC

Stacey L. Danza

My Commission Expires:

11-05-08

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



STACEY L. DANZA  
Notary Public, State of Ohio  
My Commission Expires 11-05-08