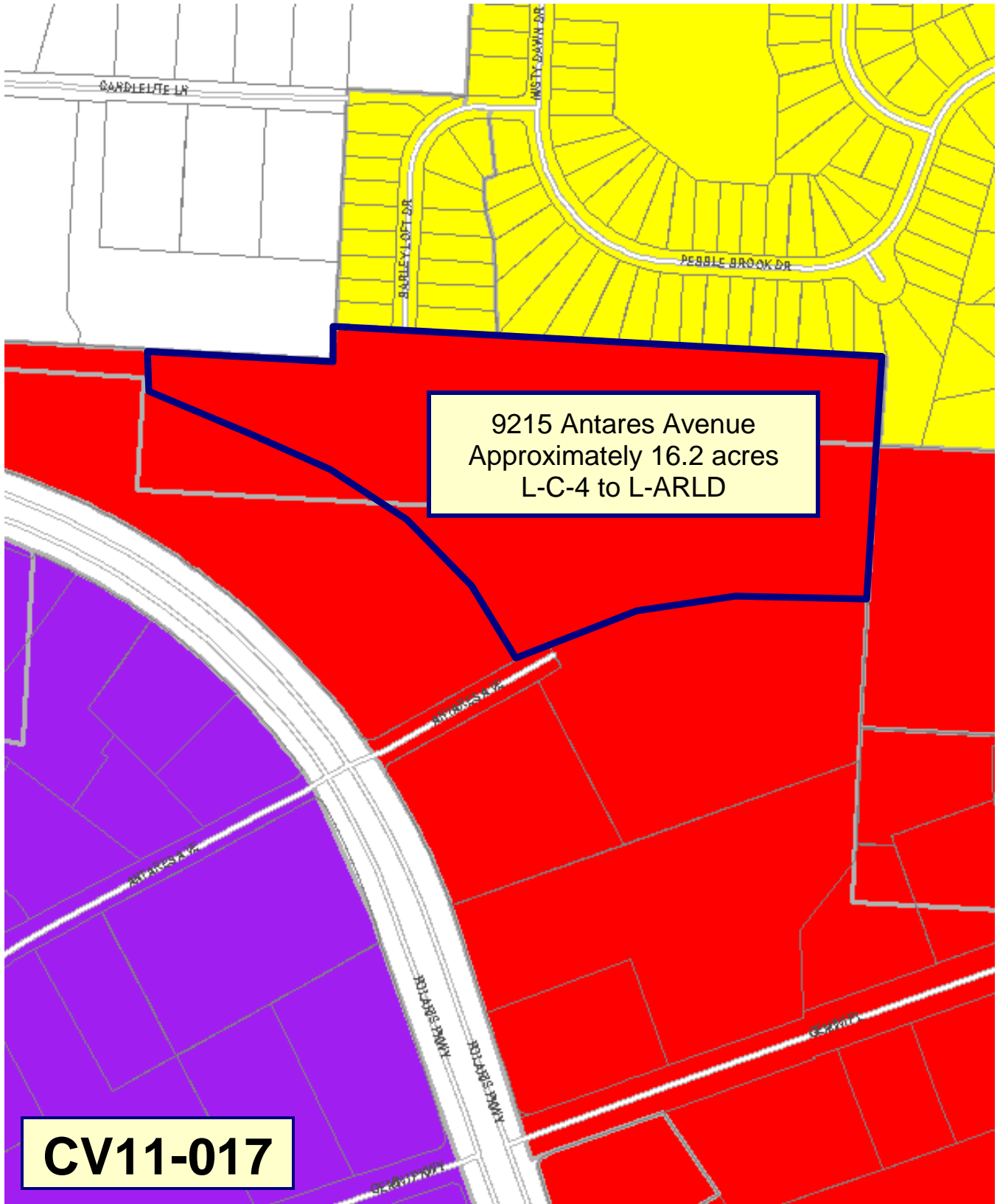


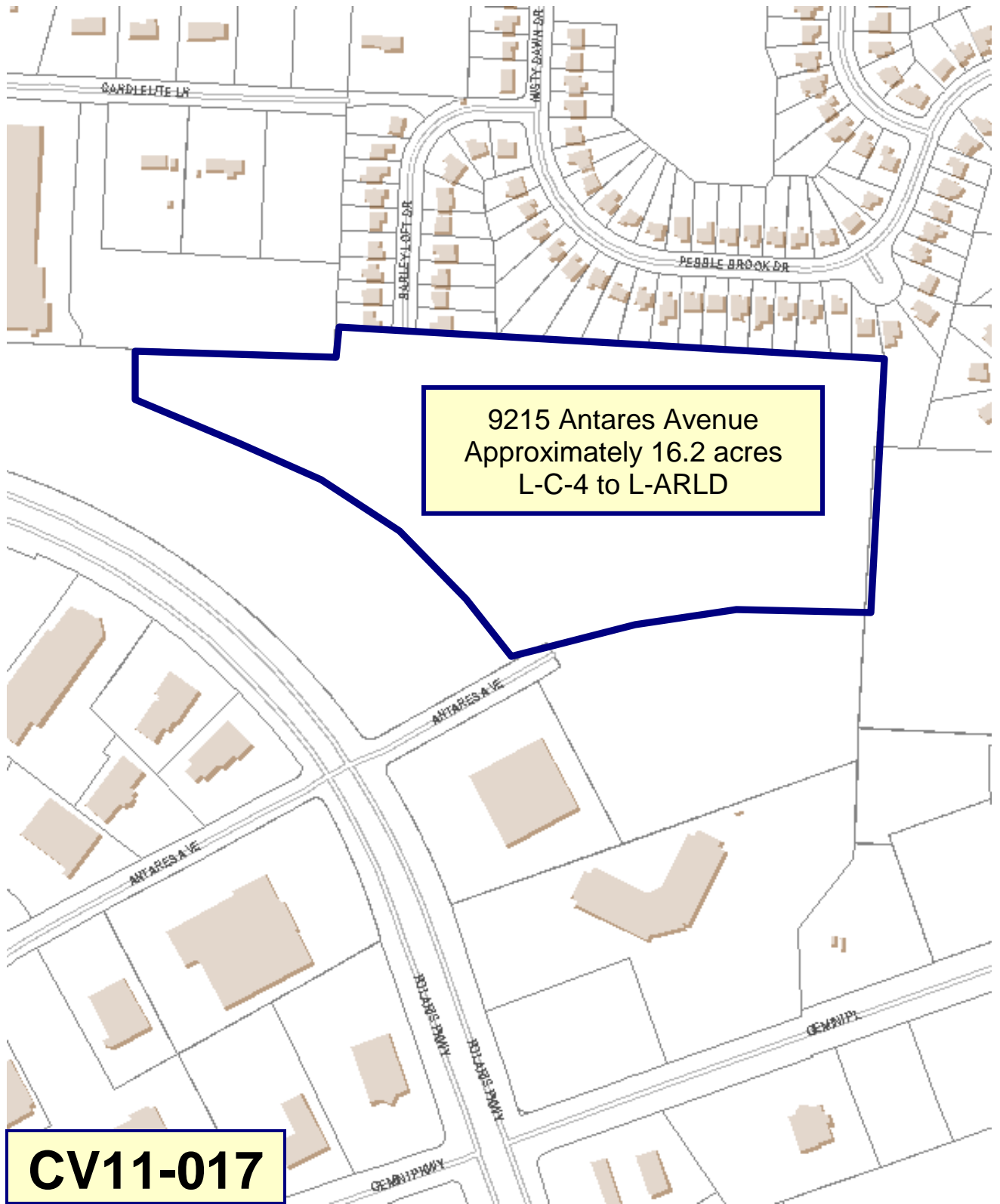
EXHIBIT B
Statement of Hardship
9215 Antares Avenue
CV11- 017

Rezoning of the 16.2 +/- acre site is pending with application Z11-016 for the L-ARLD district. In conjunction with providing for preservation of existing mature trees along the north property line and providing mounding and substantial new tree planting in the area of the terminus of Barley Loft Drive, applicant has shifted the residential site to the southwest about 15 to 20 feet. The shift of the residential development to the southwest to provide better buffering on the north side of the site causes certain pavement encroachment into the south perimeter yard. The code required 25 foot perimeter yard is a greenbelt area, but rather than provide a 25 foot north and the south perimeter yard, applicant proposes a wider, landscaped/mounded north perimeter yard where adjacent to the Prestwick Commons subdivision and proposes minor pavement encroachments in the south perimeter yard, in addition to a paved walking path. Applicant's perimeter buffer area in total far exceeds the area of the code required perimeter yard, but applicant proposes to distribute the perimeter yard differently than the code permits. By heavily buffering the north property line, better buffering and better site development occurs rather than complying with the letter of the code.

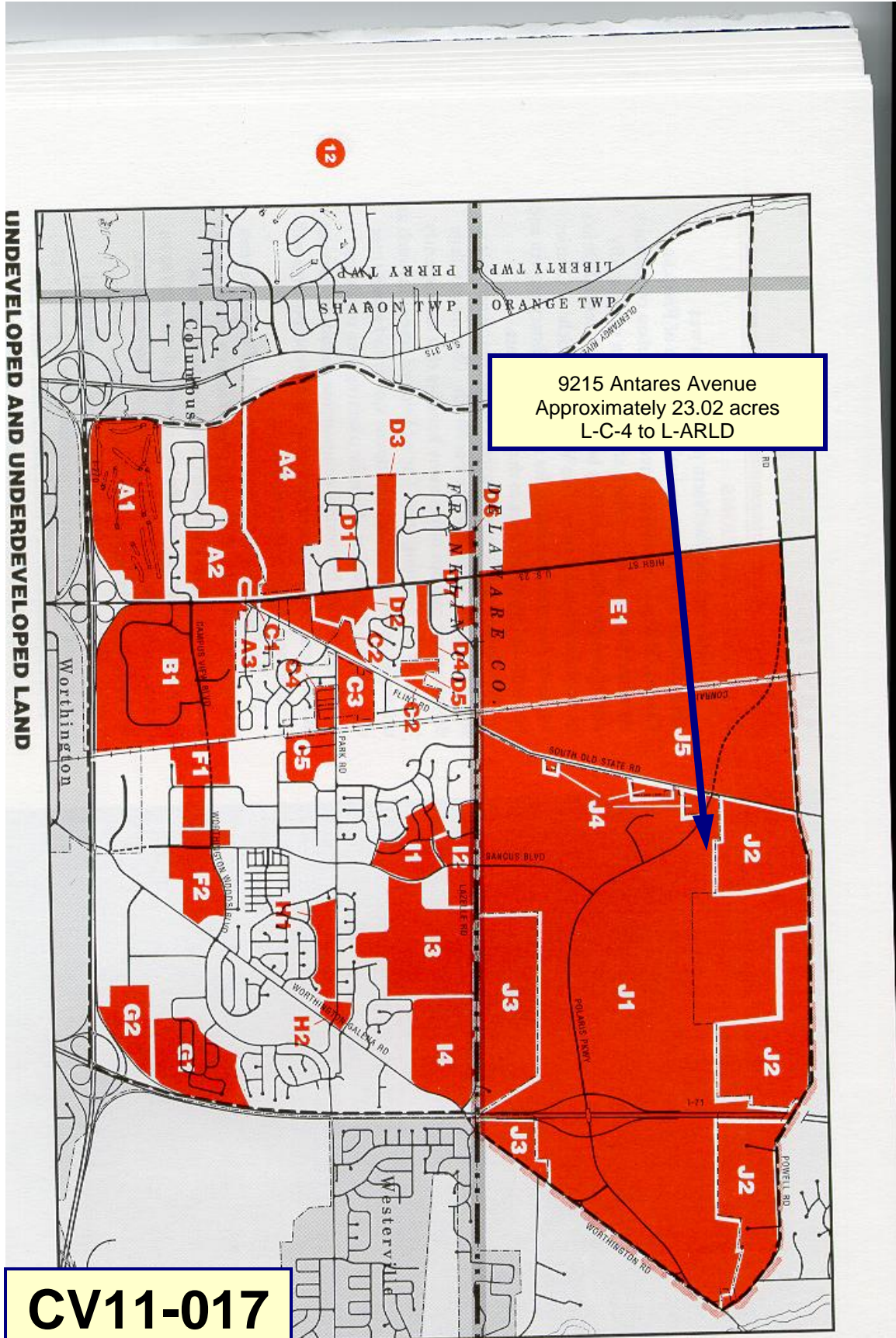
Applicant requests the following variance:

- 1) 3333.255, Perimeter Yard, which Section requires a twenty-five (25) foot perimeter yard, as defined, while applicant proposes to reduce the south 25 foot perimeter yard to permit certain areas of pavement for a private street internal to the apartment complex to within five (5) feet of the south property line and also to permit a paved meandering walking path in the south perimeter yard, as depicted on the submitted site plan.





CV11-017



CV11-017

- **Subarea I.2:** This subarea is the undeveloped land fronting along the southside of Lazelle Road that is located adjacent to Sancus Boulevard. Bordering development includes Polaris Centers of Commerce, water tower, and site of future fire station on the north, single-family and multi-family development on the south and west, and undeveloped land on the east. The existing zoning is Commercial Planned Development (CPD) and Commercial (C2, C3, C4, and C5).
- Support auto-oriented commercial uses as the most appropriate development for the parcels fronting on the intersection.
- Support neighborhood-oriented commercial development for the remaining portions of the subarea.
- All future development must be sensitive to the residential development located south of the subarea.



Area J: Polaris

Subarea J.1: This subarea is the 1200± acre Polaris

Brethren Church. The undeveloped portion of the subarea has been reserved by the church as the location for a private high school. Adjacent development consists of single-family homes on the north, multi-family apartments on the south and east, and undeveloped land on the west. Current zoning is Institutional (I), Residential (R2F), and Rural (R).

- Support development of this subarea with land uses that support the mission of the church. Appropriate uses include: expanded church facilities, church parking, retirement housing, church-operated school, and church-related athletic facilities.

- **Subarea I.3:** This is a large, 93-acre undeveloped tract of land that is located south of Lazelle Road. The subarea is owned by the Worthington School District and has been reserved as a site for additional school buildings. Adjacent development consists of single-family homes on the south and multi-family apartments on the west. Undeveloped land borders the site on the north and east. The existing zoning is Rural (R) and Institutional (I).
- Support development of the subarea as school facilities for the Worthington School District.
- If the entire subarea is not needed for school buildings, develop with public uses such as a library, community park and recreation center, and police substation. Additional appropriate uses for the subarea include private recreation facilities, a church, or medical facilities.

Subarea I.4: This large, 65-acre subarea is located in the southwest quadrant of Lazelle Road and Worthington Galena Road. The major portion of the subarea is developed as Grace

- Centers of Commerce that is currently being developed as a mixed-use industrial, office, and commercial complex. The subarea is designated as an employment and shopping component of the fringe village. Adjacent development consists of single-family homes that have been developed on large lots. The subarea is zoned Limited Manufacturing (LM), Commercial Planned Development (CPD), and Limited Commercial (LC4).
- Support development of subarea in accordance with current plans and existing zoning. The land uses planned for the subarea include a regional mall, auto-oriented commercial, corporate offices, and high-tech and light assembly industrial.
- Support auto-oriented commercial uses at the major intersections along Polaris Parkway and at the northwest and northeast corners of the Sancus Boulevard and Lazelle Road intersection.
- Support the Special Development Standards contained in the zoning text for Polaris that are designed to protect



COUNCIL VARIANCE 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 # CV11-017

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn [NAME] Donald Plank

Of [COMPLETE ADDRESS] Plank Law Firm, 145 East Rich Street, 3rd Flr., Columbus, OH 43215
deposes and states that he 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 formats

- 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. NP Limited Partnership 8800 Lyra Drive, Suite 550 Columbus, OH 43240 # of Columbus Based Employees: 3 Contact: Franz Geiger, Atty., Managing Director, (614) 841-1000	2. -----
3. -----	4. -----

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Donald Plank

Subscribed to me in my presence and before me this 20th day of JUNE, in the year 2011

SIGNATURE OF NOTARY PUBLIC

Barbara A. Painter

My Commission Expires:

AUGUST 3, 2015

Notary Seal Here



BARBARA A. PAINTER
Notary Public, State of Ohio
My Commission Expires AUGUST 3, 2015

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: 614-645-4522
Please make all checks payable to the Columbus City Treasurer