



City of Canal Winchester

36 South High Street
Canal Winchester, Ohio 43110
Development Department
Phone (614) 837-7501 Fax (614) 837-0145

ZONING CODE AND MAP AMENDMENT APPLICATION

rev. 9/24/2013

PROPERTY OWNER

Name Crossroads Christian Life Center, Inc.

Address 11573 Lithopolis Rd., Lithipolis, Ohio 43136

Daytime Phone 614-837-9800

Email joe.miller@crossroads.tv

APPLICANT

Name Joe Miller, Executive Pastor

Address Same as Above

Daytime Phone 614.284.4600

Email Joe.Miller@crossroads.tv

Address or Location of Subject Property 6450 Gender Road

Requested Amendment to the current zoning of AR-1 to GC for the proposed 4.7 acre lot split out of the original 27.834 acre parcel owned by Crossroads Christian Life Center, Inc.

Attach a current survey (within 2 years) and legal description along with supporting materials required per Section 1143.02 (c) (see attachment). Additional information may be required by the Planning & Zoning Administrator, the Planning & Zoning Commission or Village Council.

I certify that the information provided with this application is correct and accurate to the best of my ability.

Property Owner's or Authorize Agent's Signature

9-18-17
Date

DO NOT WRITE BELOW THIS LINE

Date Received: 9/18/17

Fee: \$ 250.00
Paid [checked]

Tracking Number: 24-17-025

P&Z Public Hearing: \_\_\_/\_\_\_/\_\_\_
Recommendation \_\_\_ Approval \_\_\_ Denial

Council Public Hearing: \_\_\_/\_\_\_/\_\_\_
Action \_\_\_ Approval \_\_\_ Denial

Expiration Date: \_\_\_/\_\_\_/\_\_\_

Council Ordinance No.: \_\_\_\_\_



**ADR & Associates, Ltd.**

88 West Church St.

Newark, Ohio 43055

740-345-1921

Fax 740-345-4994

Clientcentric Consulting  
Design . Engineering . Innovation

September 13, 2017

Andrew Moore  
Planning and Zoning Administrator  
Canal Winchester Planning Commission  
36 S. High Street  
Canal Winchester, OH 43055

Re: APPLICATION FOR ZONING CODE & MAP AMENDMENT (4.7 ACRE OUTLOT, 6450 GENDER RD.)

Dear Mr. Moore,

Crossroads.TV Church is requesting a map amendment to the zoning district from AR-1 to GC (General Commercial) for the proposed 4.733 acre lot split that is along the western side of their current 27.834 acre parcel, and fronting Gender Road.

The current use of this 4.733 acres is open farm field, under the current AR-1 zoning district. The proposed use being requested is GC. The rezoning of this outlot and its location along Gender Road will maintain conformity to adjacent GC, PCD, and LM districts currently along Gender Road. The only residential district is to the east well behind the proposed lot, and will be buffered by the proposed Crossroads.TV Church site, small wooded area that is to be preserved with that development, and additional trees that will also be provided with the development of the Church and extension of Bigerton Bend. See attached schematic plan of the proposed outlot and layout of the church site and associated drives and roadway.

It is the Church's opinion that this zoning change in conjunction with the size of the outlot will provide additional commercial, retail, and possible restaurant opportunities to an area of Canal Winchester that is in favor this type of growth. This proposed lot as a GC district is the last vacant ground along the business/commercial corridor of Gender Road from US-33 to the railroad tracks on the south side of the Church's property.

This zoning change request for the proposed 4.733 acre outlot will in not adversely affect the public health, safety, convenience, comfort, prosperity, and general welfare. Crossroads.TV Church would like to thank you in advance for your consideration and approval of the request for zoning district as described above.

Sincerely,

R. Ryan Badger  
Project Manager

c: 290301 (1)

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17039  
TRANSFERRED

SEP 15 2014

CLARENCE E. MINGO II  
AUDITOR  
FRANKLIN COUNTY, OHIO

Conveyance	872 50
Mandatory	872 50
Permissive	872 50 <i>sel</i>
CLARENCE E. MINGO II FRANKLIN COUNTY AUDITOR	

201409150121642  
 Pg: 2 \$28.00 T20140052898  
 09/15/2014 2:33PM BXAMERITITLE  
 Terry J. Brown  
 Franklin County Recorder

AmeriTitle Box  
1405044-SDWS

**LIMITED WARRANTY DEED**  
**(By a Limited Liability Company) /**

Trine Street Investors, Ltd., an Ohio limited liability company, (Grantor), for valuable consideration paid, grants with General Limited Covenants, to Crossroads Christian Life Center, Inc., an Ohio non-profit corporation (Grantee), whose tax mailing address is 11573 Kilgus Rd. Columbus, OH 43136, the following REAL PROPERTY:

SEE ATTACHED EXHIBIT 'A' FOR LEGAL DESCRIPTION

Tax Parcel Number: 184-000865-00

Property Address: 27.834 acres Gender Road Canal Winchester, OH 43110

Prior Instrument of Reference: Instrument No. 199812150323894, Instrument No. 200302260056379, Instrument No. 200302260056382

Grantor has caused its name to be subscribed hereto by Robert S. Wood, being duly authorized by resolution, signed this 10th day of September, 2014.

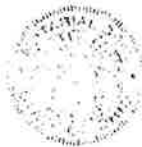
GRANTOR:  
Trine Street Investors, Ltd.  
an Ohio limited liability company

By: Robert S. Wood  
Robert S. Wood  
Manager

State of Ohio, County of Franklin :ss

Be it remembered that on this 10th day of September, 2014, before me, a Notary Public in and for said County and State, personally appeared Robert S. Wood, Manager of Trine Street Investors, Ltd., an Ohio limited liability comp, the Grantor(s) in the foregoing deed whose identity was either known to me or proven to me by satisfactory evidence, and who has/have signed the foregoing instrument and acknowledged the same as his/her/their voluntary act and deed, and the voluntary act and deed of said limited liability company.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my seal on the day and year aforesaid.



Pamela K. Allen  
Notary Public, State of Ohio  
My Commission Expires 12-14-2015

[Signature]  
NOTARY PUBLIC  
My Commission Expires \_\_\_\_\_

THIS INSTRUMENT WAS PREPARED BY: Lisa J. Berger, Esq.

**EXHIBIT A**

**LEGAL DESCRIPTION**

Situated in the State of Ohio, County of Franklin, City of Canal Winchester, Section 25 Township 11, Range 21, Congress Lands and being all out of that tract conveyed to Trine Street Investors, Ltd. by deed of record in Instrument Number 199812150323894 (all references refer to the records of the Recorder's Office, Franklin County, Ohio) and described as follows:

Beginning, for reference, at Franklin County Geodetic Survey Monument Number 9951 found marking the northeasterly corner of said Section 25, the southeasterly corner of said Section 24, said monument being North 04 degrees 42' 39" East, with the easterly line of said Section 25, a distance of 103.55 feet from Franklin County Geodetic Survey Monument Number 9937 found marking the southwesterly corner of Section 30, the northwesterly corner of Section 19, Township 15, Range 20;

thence North 85 degrees 27' 14" West, with the northerly line of said Section 25, the southerly line of said Section 24, being the northerly line of that tract conveyed to ERB Limited Partnership, LLP of record in Instrument Number 199905060114995, a distance of 996.49 feet to the northwesterly corner of said ERB tract;

Thence South 04 degrees 44' 47" West, with the westerly line of said ERB Limited Partnership tract, a distance of 979.04 feet to an iron pin found at the northwesterly corner of that tract conveyed to John D. Bigerton, Tr. and Mary Bigerton by deed of record in Official Record 16084E13 and Deed Book 2619, Page 158, being the True Point of Beginning;

Thence South 04 degrees 44' 47" West, with the westerly line of said Bigerton Tract, a distance of 985.52 feet to an iron pin found in the northerly right-of-way line of the Chesapeake & Ohio Railway, being the southwesterly corner of said Bigerton tract;

thence North 78 degrees 28' 26" West, with said northerly railway line, a distance of 1634.00 feet to an iron pin set in the easterly right-of-way line of Gender Road;

Thence with the easterly right-of-way line of said Gender Road, as shown in Official Record 34797E20, the following courses:

North 04 degrees 44' 36" East, a distance of 254.34 feet to an iron pin set; and  
North 00 degrees 27' 15" East, a distance of 55.00 feet to an iron pin set;  
Thence crossing said Trine tract, the following courses:  
North 61 degrees 26' 36" East, a distance of 380.00 feet to an iron pin set;  
North 69 degrees 26' 03" East, a distance of 430.00 feet to an iron pin set;  
North 80 degrees 07' 43" East, a distance of 67.00 feet to an iron pin set;  
North 87 degrees 16' 52" East, a distance of 435.00 feet to an iron pin set;  
South 77 degrees 09' 31" East, a distance of 310.00 feet to an iron pin set; and

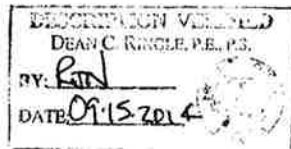
North 67 degrees 12' 35" East, a distance of 132.33 feet to the True Point of Beginning, and containing 27.834 acres of land, more or less.

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC..

Bearings shown hereon are based on the Ohio State Plane Coordinate System as per NAD83. Control for bearings is from coordinates of monuments Franklin County Geodetic Survey 2270 and Franklin County Geodetic Survey 4452 established by the Franklin County Engineering Department, using Global Positioning System procedures and equipment.

Parcel No: 184-000865-00  
Property Address: 27.834 acres Gender Road Canal Winchester, OH 43110

0-046-E  
ALL OF  
(184)  
000865





**SMART**  
**SERVICES, INC.**

**Surveying • Environmental • Traffic • CA/CM**

*An Ohio EDGE Certified Firm*



88 W. Church Street  
Newark, Ohio 43055  
740.345.4700

1900 Crown Park Court  
Columbus, Ohio 43235  
614.914.5543

**LEGAL DESCRIPTION**  
**4.730 ACRES**  
**FOR CROSSROADS CHRISTIAN LIFE CENTER**

September 15, 2017

Page 1 of 2

Situated in the State of Ohio, County of Franklin, City of Canal Winchester, being part of the Northeast Quarter of Section 25, Township 11, Range 21, of the Buckingham Survey of the Congress Lands East of the Scioto River, and being part of the 27.834 Acre (record) property conveyed to Crossroads Christian Life Center, Inc. by Instrument Number 201409150121642, of the Franklin County Recorder's Office, (part of Auditor's Parcel No. 184-000865-00), and being more particularly described as follows:

Beginning for Reference at "Franklin County Geodetic Survey Monument 2270 Reset", an Aluminum Disk in Concrete Monument Found at the north quarter corner of Section 25, said point being in the centerline of Gender Road; thence along the north-south mid-section line of Section 25, and the centerline of Gender Road, South 04 degrees 44 minutes 40 seconds West, 1755.45 feet to a point, said point being on the northerly line of the property conveyed to CSX Transportation, Inc. by Official Record 13276 A14, and being referenced by "Franklin County Geodetic Survey Monument 4452 Reset", an Aluminum Disk in Concrete Monument Found at the center of Section 25;

Thence along the northerly line of said CSX Transportation, Inc. property, and crossing the right-of-way of Gender Road, South 78 degrees 28 minutes 26 seconds East, 85.61 feet to a Pipe w/Cap "EMIIT, Inc." Found in the easterly right-of-way line of Gender Road (O.R. 34797 E20), said point being the southwest corner of said Crossroads Christian Life Center, Inc. property, and being the True Point of Beginning of the parcel herein described;

Thence along the easterly right-of-way line of Gender Road, and along the westerly line of said Crossroads Christian Life Center, Inc. property, **North 04 degrees 44 minutes 36 seconds East, 224.93 feet** to an Iron Pin Set;

Thence crossing said Crossroads Christian Life Center, Inc. property, the following Eight (8) Courses:

- 1) **South 85 degrees 15 minutes 24 seconds East, 101.78 feet** to an Iron Pin Set at a point of curvature;

**LEGAL DESCRIPTION**  
**4.730 ACRES**  
**FOR CROSSROADS CHRISTIAN LIFE CENTER**

September 15, 2017

Page 2 of 2

- 2) Along a curve to the left having a radius of 100.00 feet, an arc length of 46.62 feet, a delta angle of 026 degrees 42 minutes 30 seconds, and a chord which bears North 81 degrees 23 minutes 21 seconds East, 46.19 feet to an Iron Pin Set;
- 3) North 68 degrees 02 minutes 06 seconds East, 264.80 feet to an Iron Pin Set at a point of curvature;
- 4) Along a curve to the left having a radius of 200.00 feet, an arc length of 151.78 feet, a delta angle of 043 degrees 28 minutes 56 seconds, and a chord which bears North 46 degrees 17 minutes 38 seconds East, 148.17 feet to an Iron Pin Set;
- 5) South 65 degrees 26 minutes 50 seconds East, 65.60 feet to an Iron Pin Set at a point of curvature;
- 6) Along a curve to the left having a radius of 175.00 feet, an arc length of 60.77 feet, a delta angle of 019 degrees 53 minutes 48 seconds, and a chord which bears South 75 degrees 23 minutes 44 seconds East, 60.47 feet to an Iron Pin Set;
- 7) South 85 degrees 20 minutes 38 seconds East, 7.01 feet to an Iron Pin Set;
- 8) South 11 degrees 31 minutes 34 seconds West, 501.92 feet to an Iron Pin Set in the southerly line of said Crossroads Christian Life Center, Inc. property, said point being in the northerly line of said CSX Transportation, Inc. property;

Thence along the southerly line of said Crossroads Christian Life Center, Inc. property, and the northerly line of said CSX Transportation, Inc. property, **North 78 degrees 28 minutes 26 seconds West, 554.44 feet** to the True Point of Beginning, **containing 4.730 acres** more or less. Subject to any and all easements, right-of-ways, conditions and restrictions of record. BEARINGS SHOWN HEREON ARE BASED UPON THE CENTERLINE OF GENDER ROAD BETWEEN FCGS 2270 RESET AND FCGS 4452 RESET AS BEING SOUTH 04 DEGREES 44 MINUTES 40 SECONDS WEST, REFERENCED TO NAD83 (NSRS 2007). This description was prepared by Smart Services, Inc. in September 2017 and is based upon actual field measurements.

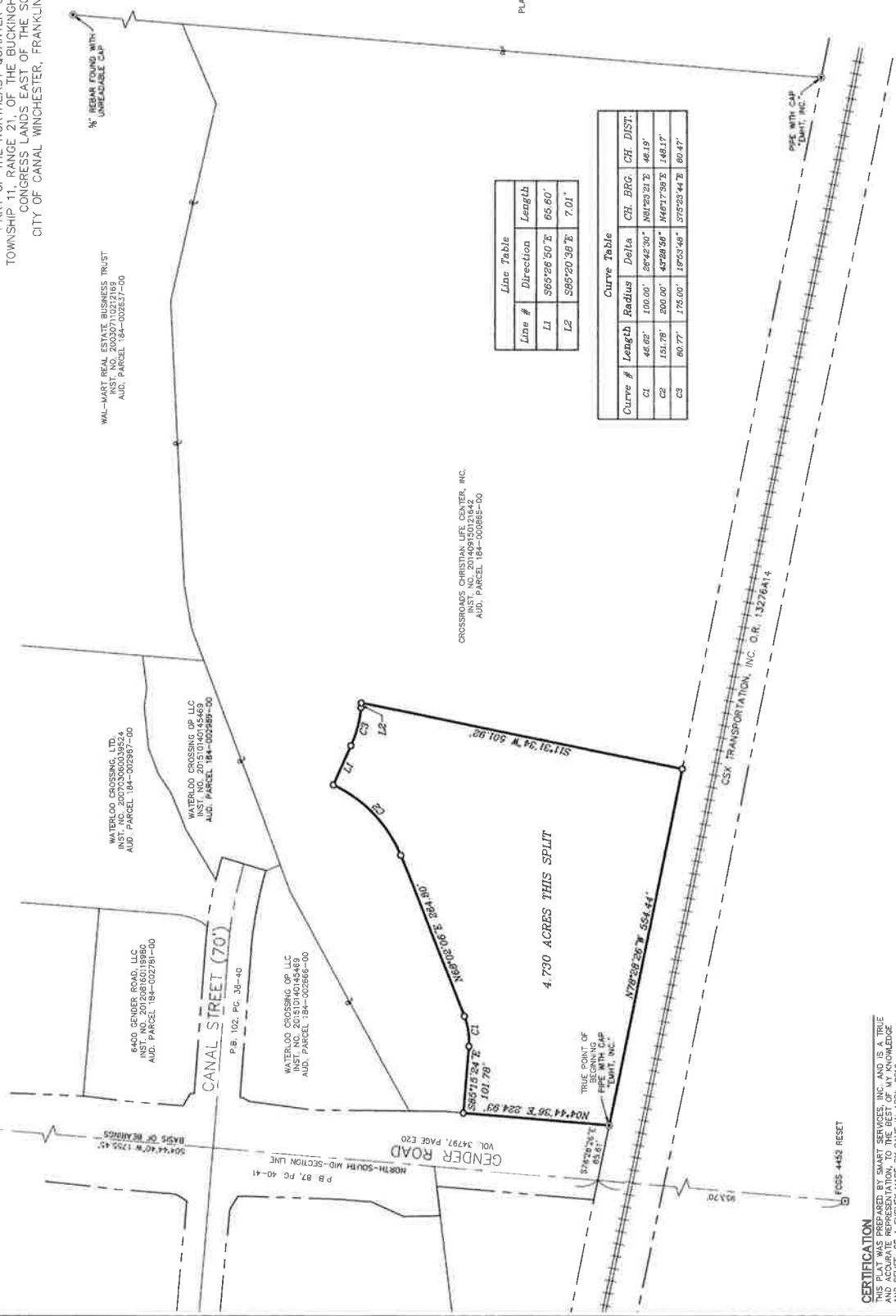


**BRIAN D. SMART**  
REG. SURVEYOR NO. 7611



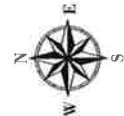
# LOT SPLIT SURVEY FOR CROSSROADS CHRISTIAN LIFE CENTER

PART OF THE NORTHEAST QUARTER OF SECTION 25  
TOWNSHIP 11, RANGE 21, OF THE BUCKINGHAM SURVEY OF THE  
CONGRESS LANDS EAST OF THE SCOTO RIVER  
CITY OF CANAL WINCHESTER, FRANKLIN COUNTY, OHIO



Line #	Direction	Length
L1	585°26'50" E	65.60'
L2	595°20'38" E	7.01'

Curve #	Length	Radius	Delta	CH. BRG.	CH. DIST.
C1	46.65'	100.00'	26°42'30"	N81°23'21" E	46.19'
C2	151.78'	200.00'	45°28'58"	N49°17'39" E	148.12'
C3	60.77'	175.00'	19°53'48"	S75°23'44" E	60.47'



PREPARED BY:  
**SMART SERVICES, INC.**  
1600 W. STATE ST., SUITE 100  
COLUMBUS, OHIO 43261  
PHONE: (760) 342-1100 FAX: (760) 322-1188

DATE: AUG. 11, 2017  
JOB NO.: 670201.DWG  
SHEET: 1 OF 1

- LEGEND**
- ⊙ 1" PIPE FOUND - UNLESS OTHERWISE NOTED
  - ⊙ 5/8" x 30" REBAR W/YELLOW ID
  - ⊙ CAP LABELED "SMART SERVICES"
  - ⊙ RAILROAD "PPE FOUND"
  - ⊙ MAG NAIL
  - ⊙ MONUMENT ASSEMBLY

**PROPERTY ADDRESS**  
GENDER ROAD, CANAL WINCHESTER, OHIO

**PERTINENT DOCUMENTS**  
DEEDS TO SUBJECT PROPERTY AND ADJACENT PROPERTIES  
SUBDIVISION PLATS AS SHOWN  
ROADWAY DEDICATION PLATS AS SHOWN

**BASIS OF BEARINGS**  
BEARINGS SHOWN HEREON ARE BASED UPON THE CENTERLINE OF CANAL STREET, WHICH IS A MONUMENTARY POINT OF BEGINNING AS BEING SOUTH 04 DEGREES 44 MINUTES 40 SECONDS WEST, REFERENCED TO NAD83 (NRS 2007).



**CERTIFICATION**  
THIS PLAT WAS PREPARED BY SMART SERVICES, INC. AND IS A TRUE AND CORRECT REPRESENTATION OF THE SURVEY MADE BY ME AND BELIEF OF A SURVEY MADE BY SAME IN APRIL 2016.  
THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE POLICY; ALL OWNERSHIP SHOWN IS BASED UPON RECORD DATA ACQUIRED AT THE TIME OF SURVEY, NO GUARANTEE IS PLACED UPON ACTUAL OWNERSHIP OF ANY PROPERTY.  
EASEMENTS MAY EXIST ON SUBJECT PROPERTY THAT WOULD BE REVEALED IN A TITLE EXAMINATION.

Brian D. Smart  
REG. SURVEYOR NO. 7611

REFERENCE P.O.B. FOGS 2270 RESET

WAL-MART REG. EXIST. BUSINESS TRUST  
INST. NO. 20020700222658  
INST. NO. 20020710222658  
AUD. PARCEL 184-002657-00

WATERLOO CROSSING, LTD.  
INST. NO. 20070306039524  
INST. NO. 20070306039524  
AUD. PARCEL 184-002657-00

6400 GENDER ROAD, LLC  
INST. NO. 200518044649  
INST. NO. 200518044649  
AUD. PARCEL 184-0027819400

WATERLOO CROSSING, OP, LLC  
INST. NO. 200518044649  
INST. NO. 200518044649  
AUD. PARCEL 184-002666-00

CROSSROADS CHRISTIAN LIFE CENTER, INC.  
INST. NO. 200518044649  
INST. NO. 200518044649  
AUD. PARCEL 184-002666-00

CHERRY LANDING  
PLAT BOOK 105, PAGE 31

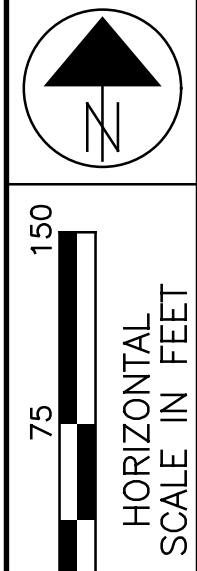
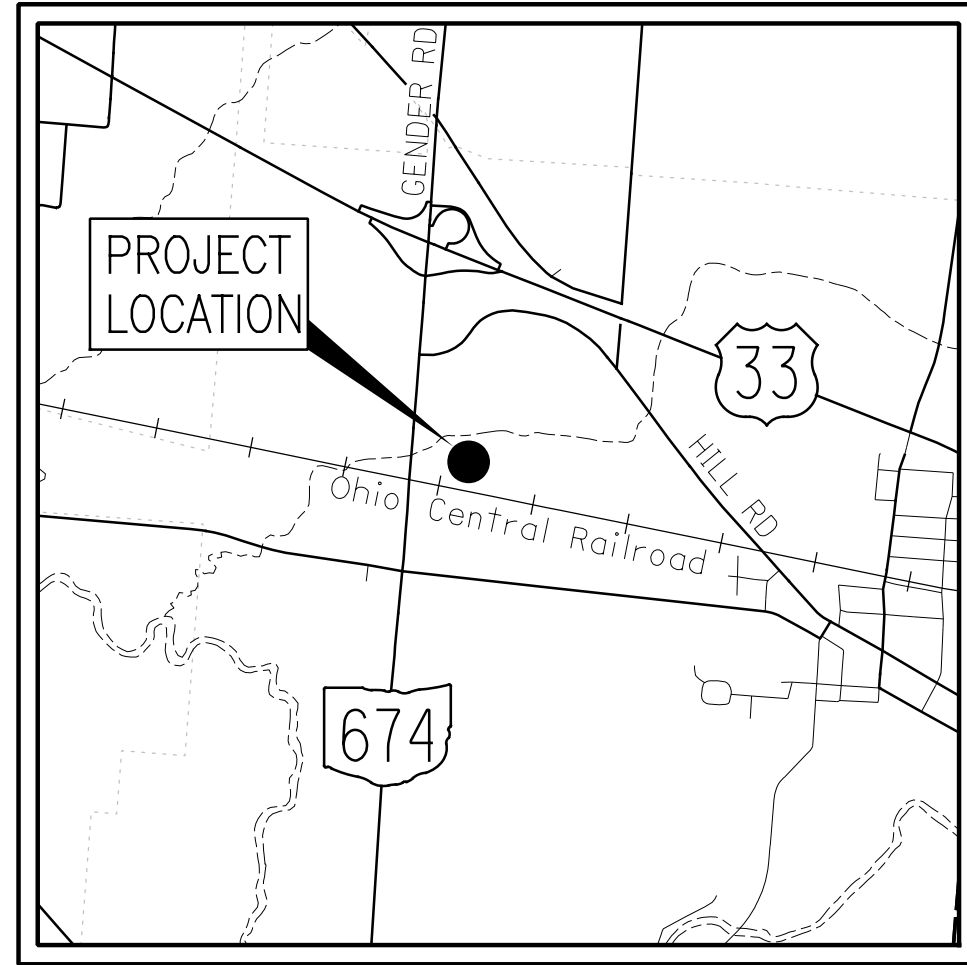
CSX TRANSPORTATION, INC. O.R. 13276A14

FOGS 4445 RESET

# CROSSROADS CHRISTIAN LIFE CENTER, INC.

## OUT-PARCEL ZONING EXHIBIT

### SITUATED IN THE CITY OF CANAL WINCHESTER, FRANKLIN COUNTY, OHIO



DRAWN	BY	RSB
CHECKED	BY	RSB
REVIEWED	BY	RSB

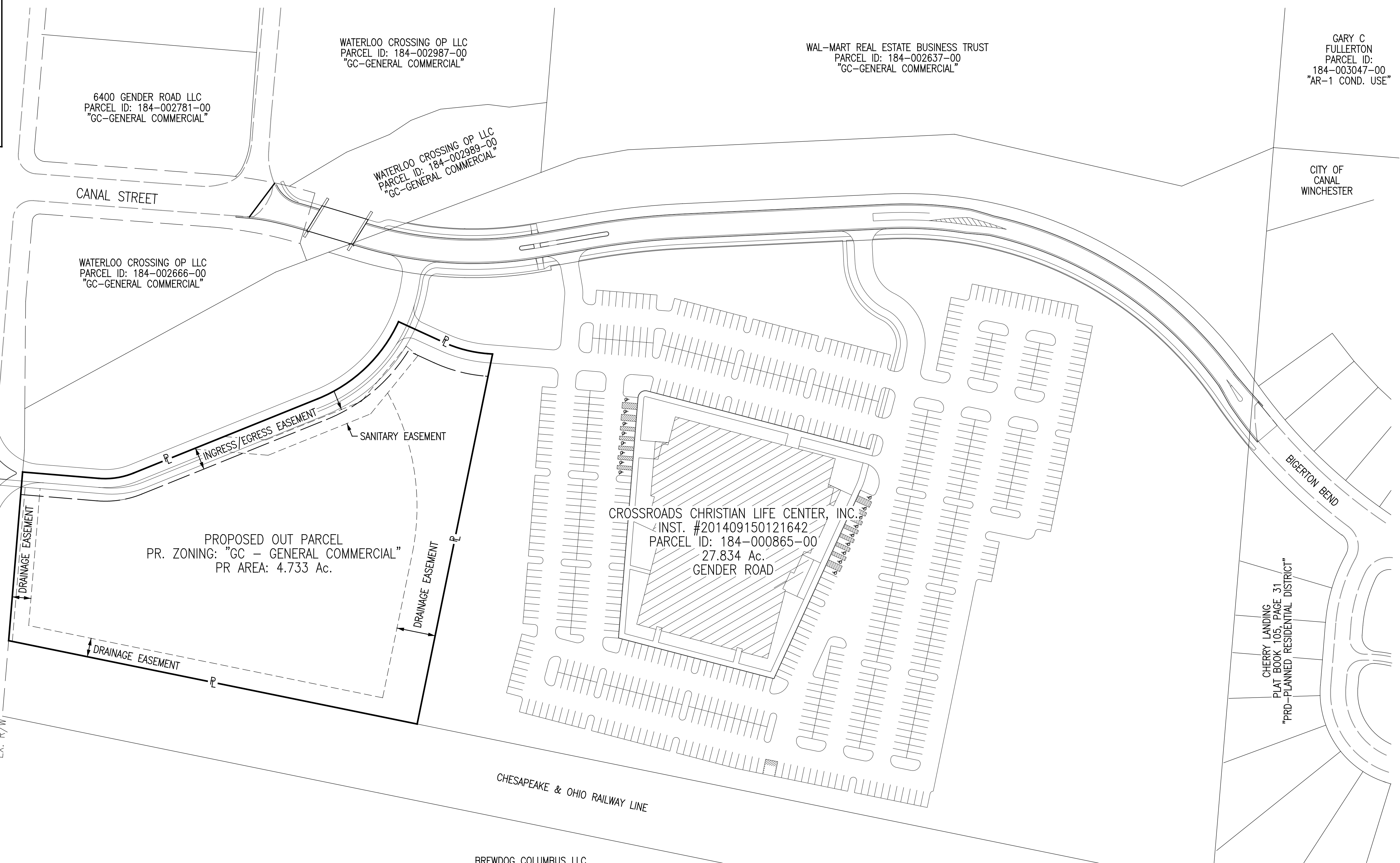
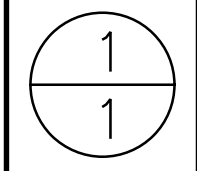


REVISIONS	DATE	DESCRIPTION
1		
2		
3		

ZONING EXHIBIT

CROSSROADS CHRISTIAN LIFE CENTER, INC.

SEP. 13, 2017  
JOB #290301



PROPOSED OUT PARCEL  
PR. ZONING: "GC - GENERAL COMMERCIAL"  
PR AREA: 4.733 Ac.

CROSSROADS CHRISTIAN LIFE CENTER, INC.  
INST. #201409150121642  
PARCEL ID: 184-000865-00  
27.834 Ac.  
GENDER ROAD

BREWDOG COLUMBUS LLC  
PARCEL ID: 184-000855-00  
"LM-LIMITED MANUFACTURING"

PLAN PREPARED BY:



Newark Office:  
88 West Church Street  
Newark, OH 43055  
(740) 345-1921 (ph)  
(740) 345-4994 (fax)  
www.adrinnovation.com

SITE INFORMATION:

CURRENT OWNER: CROSSROADS CHRISTIAN LIFE CENTER, INC.  
CURRENT ADDRESS: 6450 GENDER ROAD  
AREA: 4.733 Ac. (PROPOSED OUT PARCEL)  
27.834 Ac. (ORIGINAL)  
EXISTING USE: CROP FIELD PARTIALLY WOODED  
EXISTING CLASS: AR-1 CONDITIONAL USE  
PROPOSED CLASS: GC GENERAL COMMERCIAL  
FLOOD INFO: ZONES A, AE, AND X AS SHOWN ON  
MAP No. 19049C0425K, DATED JUNE 17, 2008

PRINTED 9/13/2017 11:29:11 AM P:\ADRY\2015\290301 Crossroads TV Church - Canal Winchester.dgn Exhibits\Zoning Exhibit.dgn