

# Rezoning Application

DEPARTMENT OF BUILDING  
AND ZONING SERVICES

757 Carolyn Avenue, Columbus, Ohio 43224  
Phone: 614-645-7433 • www.bzs.columbus.gov

OFFICE USE ONLY

Application Number: 216-009 Date Received: 2/11/16  
Application Accepted by: SP + JB Fee: \$12,100 -  
Comments: Assigned to James Burdin; JBurdin@columbus.gov; 614-645-1341  
Shannon Pine; spine@columbus.gov; 614-645-2208

### LOCATION AND ZONING REQUEST:

Certified Address (for zoning purposes only): 5555 Cleveland Avenue Zip: 43224

Is this application being annexed into the City of Columbus? Select one:  YES  NO

**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: 010-143750

Check here if listing additional parcel numbers on a separate page.

Current Zoning District(s): CPD Requested Zoning District(s): CPD

Area Commission or Civic Association: Northland Community Council

Proposed Use or reason for rezoning request (continue on separate page if necessary): See Attached.

Proposed Height District: H-35 [per Columbus City Code Section 3309.14] Acreage: 28.606

### APPLICANT:

Name: Central Ohio Transit Authority Phone Number: 614-275-5969 Ext.: \_\_\_\_\_

Address: 33 North High Street City/State: Columbus, OH Zip: 43215

Email Address: weissbd@cota.com Fax Number: 614-275-5805

### PROPERTY OWNER(S) Check here if listing additional property owners on a separate page

Name: Meijer Stores, LP Phone Number: 616-791-3002 Ext.: \_\_\_\_\_

Address: 2929 Walker Avenue NW City/State: Grand Rapids, MI Zip: 49544

Email Address: aaron.morrissey@meijer.com Fax Number: 616-791-5349

### ATTORNEY / AGENT (Check one if applicable): Attorney Agent

Name: Resource International, Inc. Phone Number: 614-823-4949 Ext.: 2020

Address: 6350 Presidential Gateway City/State: Columbus, OH Zip: 43231

Email Address: perryp@resourceinternational.com Fax Number: 614-823-4990

### SIGNATURES (All signatures must be provided and signed in blue ink)

APPLICANT SIGNATURE [Signature] (COTA)

PROPERTY OWNER SIGNATURE [Signature] (Meijer)

ATTORNEY / AGENT SIGNATURE [Signature] (Rii)

*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.*

**PLEASE NOTE: Incomplete information will result in the rejection of this submittal.**  
Applications must be submitted by appointment. Call 614-645-4522 to schedule.  
Please make checks payable to the Columbus City Treasurer

**PROPERTY OWNERS**

Name: Central Ohio Transit Authority

Phone Number: 614-275-5969

Address: 33 N. High Street, Columbus, Ohio 43215

Email Address: weissbd@cota.com

**AFFIDAVIT (2)**

5495 Cleveland Avenue

Columbus, Ohio 43224

**AFFIDAVIT (4)**

Name: Central Ohio Transit Authority

Address: 33 N. High Street, Columbus, Ohio 43215

# Rezoning Application

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AND ZONING SERVICES

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**AFFIDAVIT** (See instruction sheet)

Application Number: 216-009

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Perry G. Payne

of (1) MAILING ADDRESS 6350 Presidential Gateway, Columbus, OH 43231

deposes 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) per ADDRESS CARD FOR PROPERTY 5555 Cleveland Avenue, Columbus, OH 43224

for which application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3) February 11, 2016

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME  
AND MAILING ADDRESS

(4) Meijer Stores, LP  
2929 Walker Avenue, NW  
Grand Rapids, MI 49544

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

Central Ohio Transit Authority  
614-275-5969

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

(5) Northland Community Council  
Dave Paul 614-325-8217  
PO Box 297836, Columbus, Ohio 43229

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)

(8) SIGNATURE OF AFFIANT Perry G. Payne

Sworn to before me and signed in my presence this 5 day of January, in the year 2016

Rochelle A. Caudill  
(8) SIGNATURE OF NOTARY PUBLIC

10/3/17  
My Commission Expires

Notary Seal Here

**ROCHELLE A. CAUDILL**  
Notary Public, State of Ohio  
My Commission Expires Oct. 3, 2017

*This Affidavit expires six (6) months after the date of notarization.*

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**APPLICANT**

Brian D. Weiss  
 COTA  
 33 N. High Street  
 Columbus, OH 43215

**PROPERTY OWNERS**

Meijer Stores, LP  
 2929 Walker Avenue NW  
 Grand Rapids, MI 49544

**AGENT**

Resource International, Inc  
 6350 Presidential Gateway  
 Columbus, OH 43231

**AREA COMMISSION**

Northland Community Council  
 c/o Dave Paul  
 PO Box 297836  
 Columbus, OH 43229

Brian D. Weiss  
 COTA  
 33 N. High Street  
 Columbus, OH 43215

Z16-009

**SURROUNDING PROPERTY OWNERS**

Northland 6 LLC  
 6724 Perimeter Loop  
 Dublin, OH 43017

Mission Investment Fund  
 8765 West Higgins Road  
 Chicago, IL 60631

Edwan Khrawesh  
 4403 Candlewood Lane  
 Sylvania, OH 43560

Phyllis A. Moretti, Trustee  
 2503 Maxim Lane  
 Columbus, OH 43235

Northland Plaza Shopping  
 Center, LLC  
 370 Seventh Avenue, STE 1700  
 New York, NY 10013

Mallards Landing, LTD  
 2514 Mallards Landing Drive  
 Columbus, OH 43229

Betty I. Chaffin, Trustee  
 5528 Cleveland Avenue  
 Columbus, OH 43231

CCP Minerva 0577 LP  
 353 N. Clark  
 Chicago, IL 60654

Parkville LTD  
 590 W. Kennedy Blvd.  
 Second Floor  
 Lakewood, NJ 08701

Office Education Association, Inc.  
 5454 Cleveland Avenue  
 Columbus, OH 43231

Miss K, LLC  
 5442 Cleveland Avenue  
 Columbus, OH 43231

Elinor K. Miller  
 Thomas J. Ranney  
 5442 Pinebluff Road  
 Columbus, OH 43231

GFS Merger I, LLC  
 333 50<sup>th</sup> Street SW  
 Grand Rapids, MI 49501

Robert N. Benninghoff, Tr.  
 5461 Parkshire Drive  
 Columbus, OH 43229

Edward L. Forney  
 5547 Parkshire Drive  
 Columbus, OH 43229

Raintree Apartments, LTD  
 5670 Raintree Place  
 Columbus, OH 43229

Ivywood Preservation  
 Associates, LLC  
 23875 Commerce Park Drive 140  
 Beechwood, OH 44122

City of Columbus  
 Real Estate Management  
 90 W. Broad Street  
 Columbus, OH 43215

# Rezoning Application

DEPARTMENT OF BUILDING  
AND ZONING SERVICES

757 Carolyn Avenue, Columbus, Ohio 43224  
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**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 # 216-009

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Brian D. Weiss, Central Ohio Transit Authority  
of (COMPLETE ADDRESS) 33 North High Street, Columbus, OH 43215

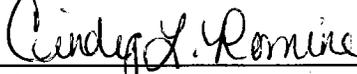
deposes and states that (he/she) is the APPLICANT, AGENT, OR DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application in the following format:

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

<p>1. Central Ohio Transit Authority 33 North High Street Columbus, Ohio 43215 Brian Weiss 614-275-5969</p>	<p>2. Meijer Stores, LP 2929 Walker Avenue, NW Grand Rapids MI 49544</p>
<p>3.</p>	<p>4.</p>

SIGNATURE OF AFFIANT  (COTA)

Sworn to before me and signed in my presence this 7<sup>th</sup> day of January, in the year 2016

  
SIGNATURE OF NOTARY PUBLIC

11-13-20  
My Commission Expires

Notary Seal Here  
  
Cindy L. Romine  
Notary Public, State of Ohio  
My Commission Expires 11-13-2020



*This Project Disclosure expires six (6) months after the date of this application.*

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**DEVELOPMENT TEXT**

**CPD, COMMERCIAL PLANNED DEVELOPMENT DISTRICT**

**28.606 Acres**

**EXISTING DISTRICT:** CPD, Commercial Planned Development

**PROPOSED DISTRICT:** CPD, Commercial Planned Development District

**PROPERTY ADDRESS:** 5555 Cleveland Avenue, Columbus, Ohio 43224

**OWNER:** Meijer Stores Limited Partnership (Meijer)

**APPLICANT:** Central Ohio Transit Authority (COTA)

**DATE OF TEXT:** December 31, 2015

**APPLICATION NUMBER:** Z 16-009

**INTRODUCTION:**

This property consists of approximately 28.606 acres located on the west side of Cleveland Avenue approximately 580 feet south of Dublin-Granville Road (SR 161) The property is currently zoned CPD. The existing building on the property is currently occupied by a retail business. There are two sub areas: Sub Area A (1.667 acres) and Sub Area B (26.939 acres).

The applicant (COTA) has purchased Sub Area A from the owner (Meijer) located on the east side of the owners property and fronting on Cleveland Avenue. The parcel will be used to construct a transit center. The transit center will include parking for transit riders, bus lanes and a building.

Sub Area B is owned by Meijer and was originally zoned CPD by case number Z85-093 and rezoned as CPD by case number Z88-3058 which revised the graphic height from 20 feet to 30 feet and revised the setback from 40 feet to 15 feet. This area is included in this rezoning to modify the required number of parking spaces.

**SUB-AREA A**

**1. PERMITTED USES:**

The permitted uses in, on or upon the subject property shall be those allowed in C-4 Regional Scale Commercial as set forth in Columbus Zoning Code §3356.01: excepting there from assembly hall, auto park, beer-wine drive through, cabaret (i.e. a dance hall type operation with minimal food service) off-premis graphics, automobile sales room, garage repair shop, new and secondhand car lot, testing or experimental laboratory, and veterinary hospital.

**2. DEVELOPMENT STANDARDS:**

Except as otherwise noted herein, the applicable development standards of Chapter 3356 shall apply. In addition, the following general and specific development standards shall apply.

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

The parking setback along the west property line shall be zero. The parking setback line shall be a minimum of 10 feet from the Cleveland Avenue right-of-way. The parking setback line shall be a minimum of 5 feet from the north and south property lines. The building set back from the Cleveland Avenue right of way line shall be a minimum of 40 feet. The maximum height of the building shall comply with the Height District of 35 feet as established for the existing CPD district on this property.

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

1. Access will be as shown on the Site Plan. No direct access will be permitted to Cleveland Avenue.
2. Cleveland Avenue is listed as a 4-2 arterial in the Columbus Thoroughfare Plan dated 12/2010. This requires a 100 foot minimum right of way. The existing right of way is 90 feet. COTA will dedicate an additional 10 feet of land along and parallel to the existing right of way for the entire frontage of the COTA property.

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

The landscaping for the site shall be developed in general conformance with the attached landscape site plan.

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

1. The building shall be developed in accordance with the submitted building elevations titled "Cleveland Avenue BRT Project Northland Transit Center". The building elevations may be slightly adjusted to reflect engineering, architectural, topographical or other site data developed at the time development, engineering and architectural plans are completed. Any slight adjustment to the building elevations shall be reviewed and may be approved by the Director of the Department of Building and Zoning Services or his designee upon submission of the appropriate data regarding the proposed adjustment.

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

1. There will be no dumpsters on the site.
2. Lighting fixtures will be installed at the locations illustrated on the Site Plan and shall not exceed 18 feet in height.

**F. Graphics and Signage Commitments.**

1. All graphics shall conform to Article 15 of the Columbus City Code, as it applies to the C-4 Commercial District. Any variance to the applicable requirements of the C-4 District shall be submitted to the Columbus Graphics Commission.

**G. Other CPD Requirements**

1. Natural Environment: The subject property is located on the west side of Cleveland Avenue approximately 580 feet south of Dublin-Granville Road (SR 161). The redevelopment of this property will complement the existing uses including business and residents by providing a connection to the public transportation system. Characteristics of the site will be similar to the existing. Drainage will be controlled on site. Landscaping and screening will enhance the visibility of the site.
2. Existing Land Use: Sub-Area A is currently developed as parking.
3. Circulation: Access will be as shown on the Site Plan. The current access for the Meijer store will remain. Transit center traffic will use the same access points. No new access will be allowed directly to Cleveland Avenue.
4. Visual Form of the Environment: The COTA property will be developed to enhance the area in keeping with the standards of facilities owned and operated by COTA. There will be no revisions to the remaining property owned by Meijer.

5. Visibility: Consideration has been given to the visibility and safety of motorists and pedestrians during the planning of development of the subject property and the location of access points.

6. Proposed Development: COTA bus transit center.

7. Behavior Patterns: The proposed improvements will service the public by providing a safe place to access the Central Ohio Transit Authority bus system.

8. Emissions: Emissions from the subject property will not substantially affect the environment of the surrounding neighborhoods.

#### **H. Miscellaneous Commitments.**

1. The site shall be developed in general conformance with the attached Site Plan. The Site Plan may be slightly adjusted to reflect engineering, topographical, or other site data developed at the time of development and when engineering plans are complete. Any slight adjustment to the Site Plan is subject to review and approval by the Director of the Department of Building and Zoning Services or a designee, upon submission of the appropriate data regarding the proposed adjustment.

#### **3. VARIANCES:**

Landscaping, Screening and Fencing Requirements: Columbus City Code §3321.01 contains certain landscaping, screening and fencing requirements. The landscaping, screening and fencing requirements for the subject property shall be as set forth on the Site Plan. Planting will be completed as shown on the landscape plans along the north, south and east frontages.

Building and Canopy Setback Requirements: Columbus City Code §3356.11 contains a certain requirement for building setback from the right of way of one half the width of the right of way. The right of way width is 105 feet with a setback of 52.5 feet. The setback for the canopy and building will be 14 feet for the canopy and 40 feet for the building as set forth on the Site Plan.

#### **SUB-AREA B**

1. **PERMITTED USES:** The permitted uses in, on or upon the subject property shall be those allowed in C-4 Regional Scale Commercial as set forth in Columbus Zoning Code §3356.01: excepting there from assembly hall, auto park, beer-wine drive through, cabaret (i.e. a dance hall type operation with minimal food service) off-premise graphics, automobile sales room, garage repair shop, new and secondhand car lot, testing or experimental laboratory, and veterinary hospital.

#### **2. DEVELOPMENT STANDARDS:**

##### **A. Density, Height, Lot and/or Setback commitments.**

A Height District of Thirty-five (35) feet is hereby established on the CPD, Commercial Planned Development District on this Sub-Area B.

##### **B. Access, Loading, Parking and/or other Traffic related commitments.**

Vehicular access to a Cleveland Avenue shall be via the existing drive entrances. The development in Sub Area A will reduce the number of parking spaces in Sub Area B from 1,264 to 1,142.

##### **C. Buffering, Landscaping, Open space and/or Screening commitments.**

Existing commitments shall remain in place and be unchanged except as noted in Sub Area A.

##### **D. Building design and/or Interior-Exterior treatment commitments.**

N/A

**E. Dumpsters, Lighting, Outdoor display areas and/or other environmental commitments.**

N/A

**F. Graphics and Signage commitments.**

All graphics and signage shall comply with the Graphics Code, Article 15, Title 33 of the Columbus City Code as it applies to the C-4, Commercial District, and any variance to those requirements will be submitted to the Columbus Graphics Commission.

**G. Other CPD Requirements**

1. Natural Environment: The subject property is located on the west side of Cleveland Avenue approximately 580 feet south of Dublin-Granville Road (SR 161). Characteristics of the site will be unchanged.
2. Existing Land Use: Sub-Area B is developed with a commercial use and accessory parking.
3. Circulation: Access to and from the site shall be via existing drives from Cleveland Avenue.
4. Visual Form of the Environment: The site is developed with a commercial use and abuts other commercial uses to the north and multi-family residential to the west and south.. The property is located along an extensively developed corridor with many commercial uses.
5. Visibility: The site is visible from Cleveland Avenue.
6. Proposed Development: Commercial development.
7. Behavior Patterns: Vehicular access and use of the property will remain unchanged.
8. Emissions: Development will conform to City of Columbus requirements as further controlled by development standards of this development text for light levels, sounds and dust. There will be no objectionable emissions.

The undersigned, being the owner of the subject property together with the applicant in the subject application, or their authorized representatives, do hereby agree singularly and collectively for themselves, their heirs, 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, alter or modify any more restrictive provision of the Columbus City Codes, except as permitted by the Development Text and drawings referenced herein.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Property Description for Subareas A and B

Z16-009

The following metes and bounds descriptions are based on the General Warranty Deed document 200104040069348 as recorded in the Records of Franklin County, Ohio. Said cited deed is the deed for the entire Meijer property. The description for Subarea B is the proposed property to be transferred to COTA. The description for subarea A is the remaining portion retained by Meijer. These descriptions are intended to convey the magnitude of the two subareas and are not intended to be used for the purchase or transfer of any property.

SUBAREA A

Situated in the State of Ohio, County of Franklin, City of Columbus, being located in Quarter Township 4, Township 2, Range 18, United States Military Lands and being a part of a 28.606 acre tract, described in a deed to Meijer Stores Limited Partnership by deed of record in Instrument No. 200104040069348. All references to records herein are those located in the Recorder's Office of Franklin County, Ohio and being more particularly described as follows:

Commencing on Franklin County Geodetic Survey Monument No.3379 in the centerline of Cleveland Avenue (R/W varies), said monument being 78.36 feet southerly from the centerline intersection of Cleveland Avenue with the centerline of Teakwood Drive (60 feet R/W);

Thence N 03 degrees 24 minutes 05 seconds E a distance of 998.07 feet with the centerline of Cleveland Avenue and the east line of a 1.015 acres tract described in a deed to The City of Columbus by deed of record in Official Record 10332I20, being the range line between Quarter Township 3, Township 2, Range 17 West and Quarter Township 4, Township 2, Range 18 West, and the Sharon Blendon Township line to a point in said centerline;

Thence N 86 degrees 35 minutes 55 seconds W a distance 50.00 feet to a point in the existing westerly right of way line for Cleveland Avenue, being also the east line of the grantor's 28.606 acres tract and the *TRUE POINT OF BEGINNING*;

Thence continued N 86 degrees 35 minutes 55 seconds W a distance 10.00 feet across the grantor's tract to an iron pin set;

Thence S 77 degrees 59 minutes 54 seconds W a distance of 18.53 feet across said tract to an iron pin set;

Thence N 86 degrees 21 minutes 51 seconds W a distance of 136.29 feet across said tract to an iron pin set;

Thence N 41 degrees 21 minutes 51 seconds W a distance of 33.51 feet across said tract to an iron pin set;

Thence N 03 degrees 28 minutes 07 seconds E a distance of 367.04 feet across said tract to an iron pin set;

Thence S 86 degrees 34 minutes 21 seconds E a distance of 5.74 feet across said tract to an iron pin set;

Thence N 04 degrees 22 minutes 12 seconds E a distance of 5.00 feet across said tract to an iron pin set at a point of curvature;

Thence with a curve to the right across said tract, having as it's elements a Delta angle of 34°06'10", a Radius of 24.00 feet, an Arc Length of 14.28 feet with a Chord Bearing of N21°25'17"E and a Chord Distance of 14.08 feet to an iron pin set at a point of compound curvature;

Thence with a curve to the right across said tract, having as it's elements a Delta angle of 69°52'29", a Radius of 12.00 feet, an Arc Length of 14.63 feet with a Chord Bearing of N73°24'37"E and a Chord Distance of 13.74 feet to an iron pin set at a point of tangency;

Thence S 71 degrees 39 minutes 08 seconds E a distance of 111.02 feet across said tract to an iron pin set at a point of curvature;

Thence with a curve to the right across said tract, having as it's elements a Delta angle of 63°47'57", a Radius of 62.00 feet, an Arc Length of 69.04 feet with a Chord Bearing of S39°45'10"E and a Chord Distance of 65.53 feet to an iron pin set at a point of tangency;

Thence S 07 degrees 51 minutes 12 seconds E a distance of 10.97 feet across said tract to an iron pin set;

Thence S 86 degrees 35 minutes 55 seconds E a distance of 10.00 feet across the grantor's tract to an iron pin set in the westerly right of way line for Cleveland Avenue, being also the east line of the grantor's 28.606 acres tract, same being the west line of said City of Columbus 1.015 acres tract;

Thence S 03 degrees 24 minutes 05 seconds W a distance of 322.35 feet with the westerly right of way line for Cleveland Avenue, the west line of said City of Columbus 1.015 acres tract and the grantor's east line to the *TRUE POINT OF BEGINNING*; containing 1.667 acres of land, more or less.

The above described area contains a total of 1.667 acres within Franklin County Auditor's Parcel Number 010-143750-00, which includes 0.000 acres in the present road occupied and overlaps 300.00 square feet (0.007 acre) of an existing 20 feet wide sanitary sewer easement of record in Official Record Book 09587I01 and lying within the above described area.

#### SUBAREA B

Situated in the State of Ohio, County of Franklin, City of Columbus, being located in Quarter Township 4, Township 2, Range 18, United States Military Lands and being a part of a 28.606 acre tract, described in a deed to Meijer Stores Limited Partnership by deed of record in Instrument No. 200104040069348. All references to records herein are those located in the Recorder's Office of Franklin County, Ohio and being more particularly described as follows:

Commencing on Franklin County Geodetic Survey Monument No.3379 in the centerline of Cleveland Avenue (R/W varies), said monument being 78.36 feet southerly from the centerline intersection of Cleveland Avenue with the centerline of Teakwood Drive (60 feet R/W);

Thence N 03 degrees 24 minutes 05 seconds E a distance of 998.07 feet with the centerline of Cleveland Avenue and the east line of a 1.015 acres tract described in a deed to The City of Columbus by deed of record in Official Record 10332I20, being the range line between Quarter Township 3, Township 2, Range 17 West and Quarter Township 4, Township 2, Range 18 West, and the Sharon Blendon Township line to a point in said centerline;

Thence N 86 degrees 35 minutes 55 seconds W a distance 50.00 feet to a point in the existing westerly right of way line for Cleveland Avenue, being also the east line of the grantor's 28.606 acres tract and the *TRUE POINT OF BEGINNING*;

Thence S 03 degrees 24 minutes 05 seconds W a distance of 683.97 feet with the westerly right of way line for Cleveland Avenue, the west line of said City of Columbus 1.015 acres tract and the grantor's east line to the southeast corner of the grantor's 28.606 acres tract;

Thence N 85 degrees 29 minutes 55 seconds W along the southerly line of said 28.606 acre tract, a distance of 1073.09 feet to the southwest corner of the 28.606 acre tract;

Thence N 03 degrees 19 minutes 46 seconds E along the westerly line of said 28.606 acre tract a distance of 724.53 feet to an angle point in said line;

Thence N 03 degrees 24 minutes 05 seconds E, continuing along said westerly line of the 28.606 acre tract a distance of 435.99 feet to the northwesterly corner of the 28.606 acre tract;

Thence S85 degrees 29 minutes 55 seconds E along the northerly line of said 28.606 acre tract a distance of 1074.00 feet to a point in the westerly right-of-way line of Cleveland Avenue;

Thence S 03 degrees 24 minutes 05 seconds W along said right-of-way line, being 50 feet westerly, as measured at right angles and parallel with, the centerline of Cleveland Avenue, a distance of 173.71 feet to a point, said point being the northeast corner of Subarea A;

Thence leaving the right-of-way of Cleveland Avenue the following courses;

Thence N 86 degrees 35 minutes 55 seconds W a distance of 10.00 feet to a point;

Thence N 07 degrees 51 minutes 12 seconds W a distance of 10.97 feet to an iron pin set at a point of curvature;

Thence with a curve to the left across said tract, having as it's elements a Delta angle of 63°47'57", a Radius of 62.00 feet, an Arc Length of 69.04 feet with a Chord Bearing of N 39°45'10" E and a Chord Distance of 65.53 feet to an iron pin set at a point of tangency;

Thence N 71 degrees 39 minutes 08 seconds W a distance of 111.02 feet across said tract to an iron pin set at a point of curvature;

Thence with a curve to the left across said tract, having as it's elements a Delta angle of 69°52'29", a Radius of 12.00 feet, an Arc Length of 14.63 feet with a Chord Bearing of S 73°24'37" W and a Chord Distance of 13.74 feet to an iron pin set at a point of compound curvature;

Thence with a curve to the left across said tract, having as it's elements a Delta angle of 34°06'10", a Radius of 24.00 feet, an Arc Length of 14.28 feet with a Chord Bearing of S 21°25'17" W and a Chord Distance of 14.08 feet to an iron pin set at a point of tangency;

Thence S 04 degrees 22 minutes 12 seconds W a distance of 5.00 feet across said tract to an iron pin set;

Thence N 86 degrees 34 minutes 21 seconds W a distance of 5.74 feet across said tract to an iron pin set;

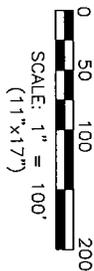
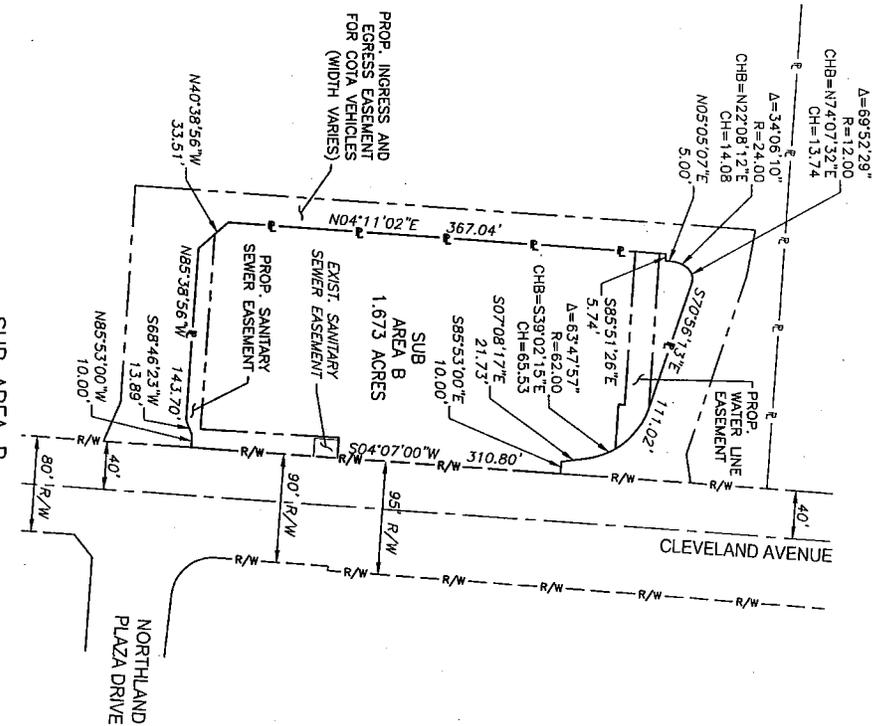
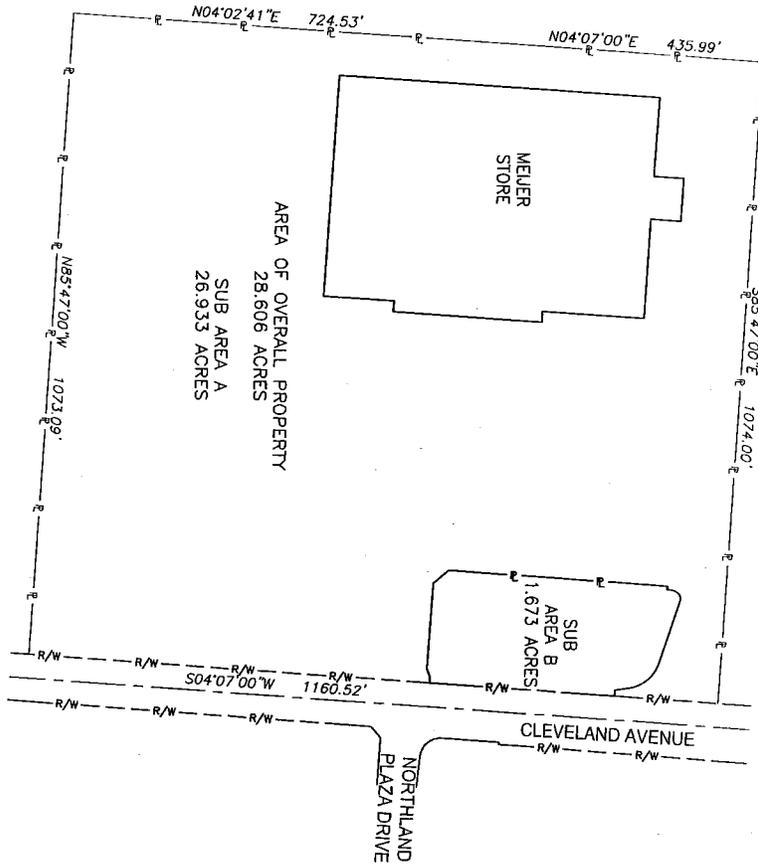
Thence S 03 degrees 28 minutes 07 seconds W a distance of 367.04 feet across said tract to an iron pin set;

Thence S 41 degrees 21 minutes 51 seconds E a distance of 33.51 feet across said tract to an iron pin set;

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Thence N 77 degrees 59 minutes 54 seconds E a distance of 18.53 feet across said tract to an iron pin set;

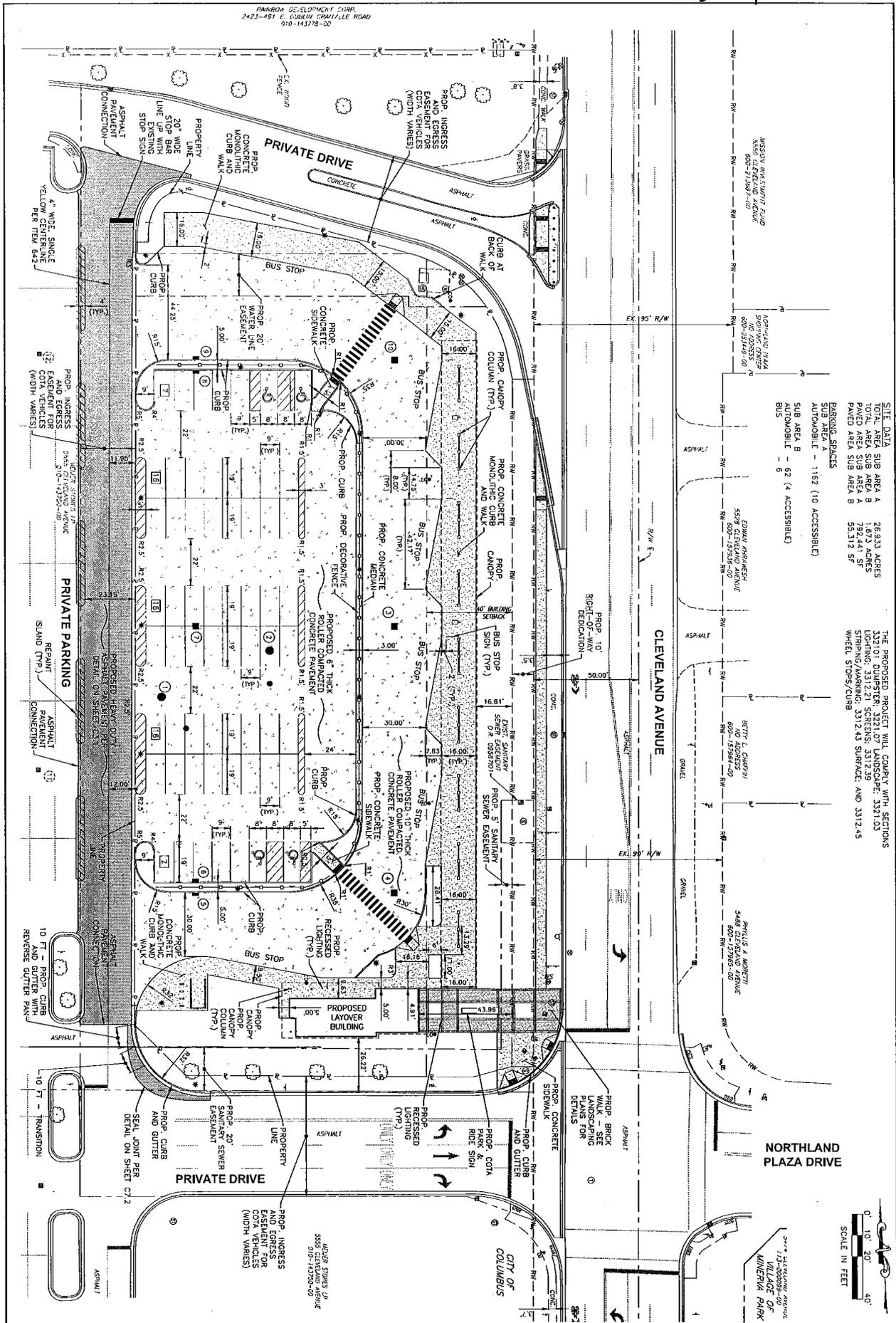
Thence S 86 degrees 35 minutes 55 seconds E a distance 10.00 feet across the grantor's tract to the *TRUE POINT OF BEGINNING*; containing 26.939 acres of land, more or less.



REZONING OF 010 - 143750 - 00  
FOR COTA PARK AND RIDE



216-009



**SITE DATA**  
 TOTAL AREA SUB AREA A 26,933 ACRES  
 TOTAL AREA SUB AREA B 1,873 ACRES  
 PAVED AREA SUB AREA A 55,312 SF  
 PAVED AREA SUB AREA B 55,312 SF

THE PROPOSED PROJECT WILL COMPLY WITH SECTIONS  
 3312.01, DUMPSTER, 3321.07 LANDSCAPE, 3321.03  
 LIGHTING, 3312.21 SCREENS, 3312.29  
 STRIPING/PARKING, 3312.43 SURFACE, AND 3312.45  
 WHEEL STOP/CURB

**PARKING SPACES**  
 SUB AREA A - 1162 (10 ACCESSIBLE)  
 SUB AREA B - 62 (4 ACCESSIBLE)  
 AUTOMOBILE - 6  
 BUS



**MEIJER TRANSIT CENTER  
 PARK AND RIDE LOT**

**RESOURCE INTERNATIONAL INC.**  
 6350 PRESIDENTIAL GATEWAY  
 COLUMBUS, OHIO 43230  
 PHONE: (614) 823-4949 FAX: (614) 823-4990  
 www.resourceinternational.com

Drawing Issue & Revision Status			
Mark	Date	Issued By	Description

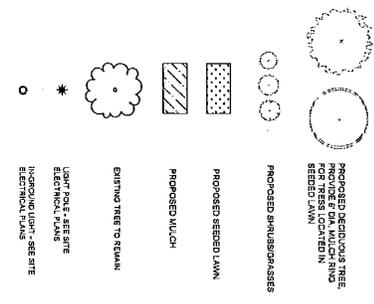


200-912

**PLANTING NOTES**

1. STATE ALL BID LINES AND TREE LOCATIONS FOR THE LANDSCAPE ARCHITECT'S REVIEW PRIOR TO THE SUBMITTAL TO THE REVIEW OF THE LANDSCAPE ARCHITECT AND THE CONTRACTOR SHALL CORRECT ANY ERRORS AND REVISIONS TO THE CONTRACT DOCUMENTS PRIOR TO THE START OF CONSTRUCTION.
2. PROJECT ALL PLANT MATERIAL DURING DELIVERY TO BE PROTECTED FROM DAMAGE BY THE CONTRACTOR. PROJECT ALL PLANT MATERIAL DURING SPRING WITH MAINTAIN PROTECTION AND HEALTH OF PLANT MATERIAL THROUGHOUT THE LIFE OF THE PROJECT. ALLOWED REMOVE UNACCEPTABLE PLANT MATERIAL IMMEDIATELY FROM THE SITE.
3. ALL PLANT MATERIALS INCLUDING RELOCATED PLANT MATERIAL SHALL BE PLANTED IN A PROFESSIONAL MANNER TO MAINTAIN THE SURVIVABILITY OF ALL PLANTS TO BE PLANTED. THE CONTRACTOR SHALL MAINTAIN PROTECTION AND HEALTH OF PLANT MATERIAL THROUGHOUT THE LIFE OF THE PROJECT. REFER TO THE PLANTING DETAILS FOR MINIMUM AND STAGING UNDOING AND OTHER PLANTING RECOMMENDATIONS.
4. REFER TO PLANTING PLAN AND DETAIL SHEET FOR ALL PLANTING MATERIALS.
5. REFER TO THE DRAWINGS FOR EXISTING SWEETSPURRING AND OTHER PLANTING.

**PLANTING LEGEND**

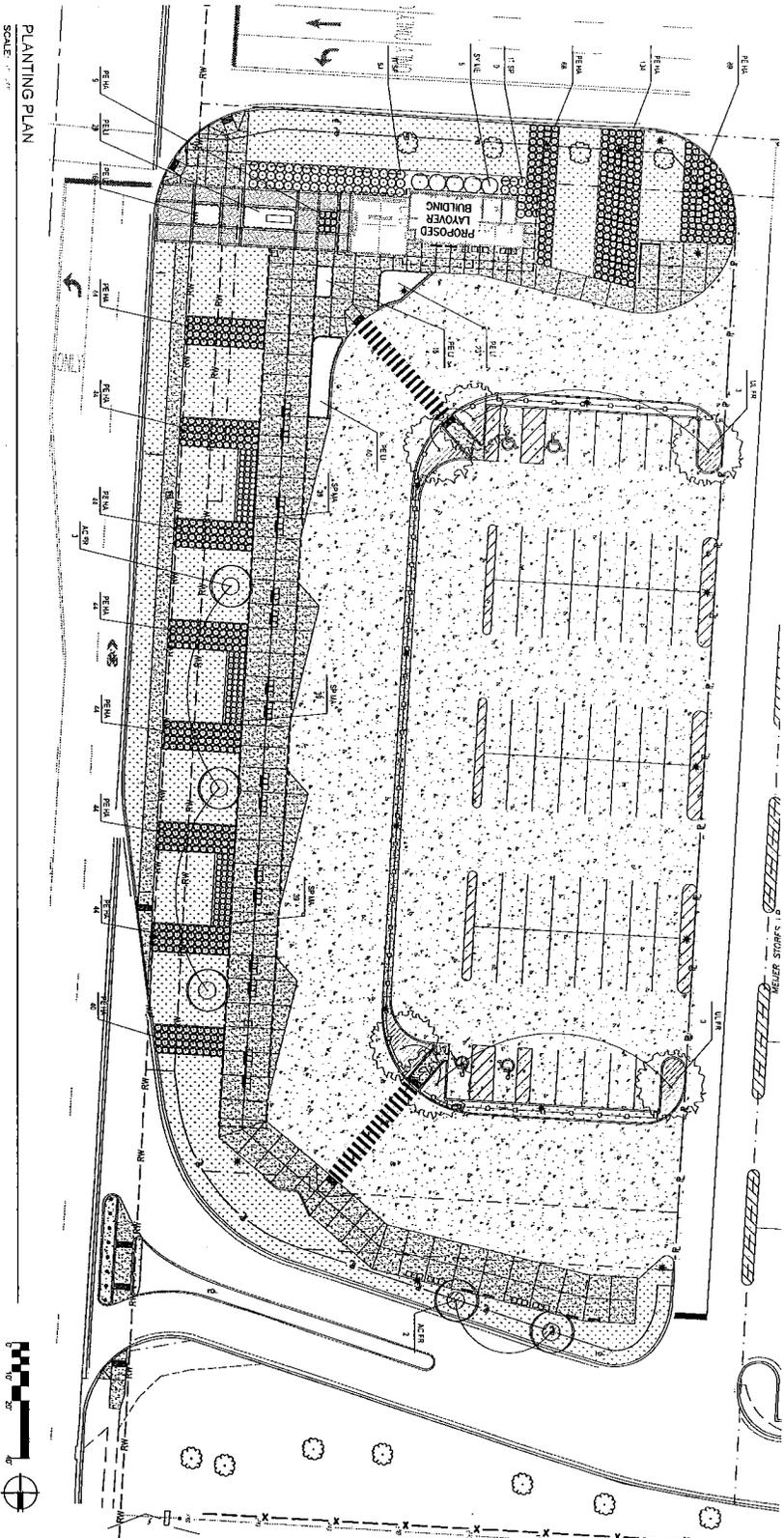


**PLANT LIST**

ZONE	COMMON NAME	LATIN NAME	SIZE	COND.	SPACING	QUANTITY
TREES	JANUS TRONC RED MAPLE	<i>Acer 'Janus' / 'Janus'</i>	2 1/2" CAL.	BAB	PER PLAN	5
	FRONTIER SUI	<i>Ulmus 'Frontier'</i>	2 1/2" CAL.	BAB	PER PLAN	6
SHRUBS & GRASSES	DWARF FOUNTAIN GRASS	<i>Panicum 'Dwarf Fountain'</i>	24" HGT.	2 GAL. CONT.	30" O.C.	846
	LITTLE BURNING FOUNTAIN GRASS	<i>Panicum 'Little Burning'</i>	30" HGT.	1 GAL. CONT.	2' O.C.	123
	LITTLE HEAVY SWEETSPURRING	<i>Impatiens 'Sweet Tooth Heavy'</i>	30" HGT.	7 GAL. CONT.	3' O.C.	59
	DWARF KOREAN L.L.C	<i>Syringa 'Dwarf Korea'</i>	30" HGT.	BAB	8' O.C.	5
SHRUB	MAGIC CARPET SPirea	<i>Spiraea 'Magic Carpet'</i>	18" HGT.	2 GAL. CONT.	2' O.C.	117

**QUANTITIES**

MULCH - 45 CY  
 PLANTING SOIL MIXTURE - 250 CY

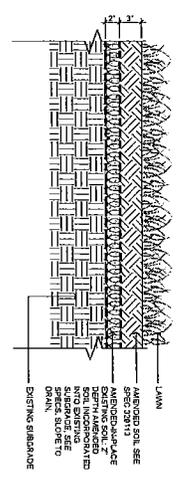


PLANTING PLAN  
 SCALE: 1" = 10' - 0"

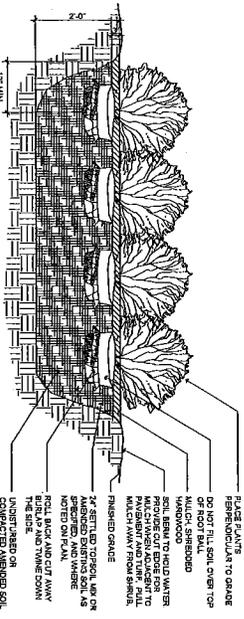
<p>101 Mill Street, Suite 200          Gahanna, Ohio 43230          phone: 614.418.0600          www.ohm-advisors.com</p>	<p>Drawing Issue &amp; Revision Status</p> <table border="1"> <thead> <tr> <th>Mark</th> <th>Date</th> <th>Issued By</th> <th>Description</th> <th>Mark</th> <th>Date</th> <th>Issued By</th> <th>Description</th> </tr> </thead> <tbody> <tr> <td></td> <td>12/10/13</td> <td>OHM</td> <td>Bid Set</td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>				Mark	Date	Issued By	Description	Mark	Date	Issued By	Description		12/10/13	OHM	Bid Set				
	Mark	Date	Issued By	Description	Mark	Date	Issued By	Description												
	12/10/13	OHM	Bid Set																	
<p>CLEVELAND AVENUE          BRT PROJECT          NORTHLAND TRANSIT CENTER</p> <p>L1.01</p>	<p>PLANTING PLAN</p>																			



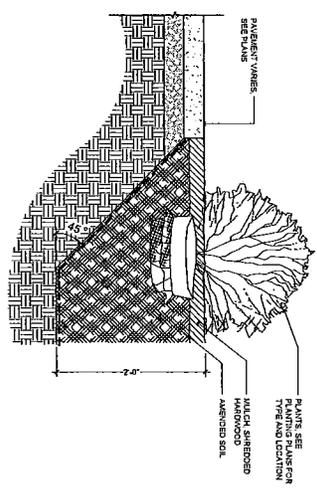
216-009



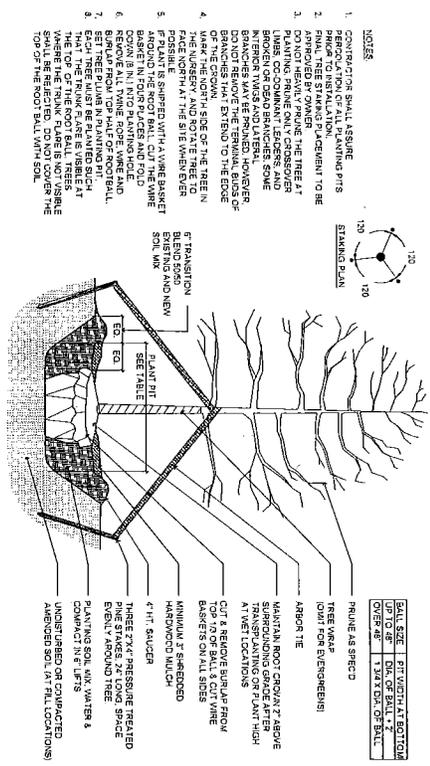
1. FILL SYSTEM TYPE 1 - TURF GRASS  
SCALE: 1/2" = 1'-0"



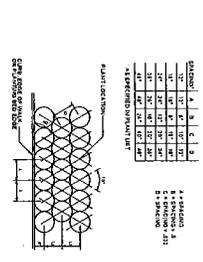
2. SHRUB / ORNAMENTAL GRASS PLANTING  
SCALE: 1/2" = 1'-0"



3. EXCAVATION FOR SOIL @ PAVEMENT AND STRUCTURES  
SCALE: 1/2" = 1'-0"

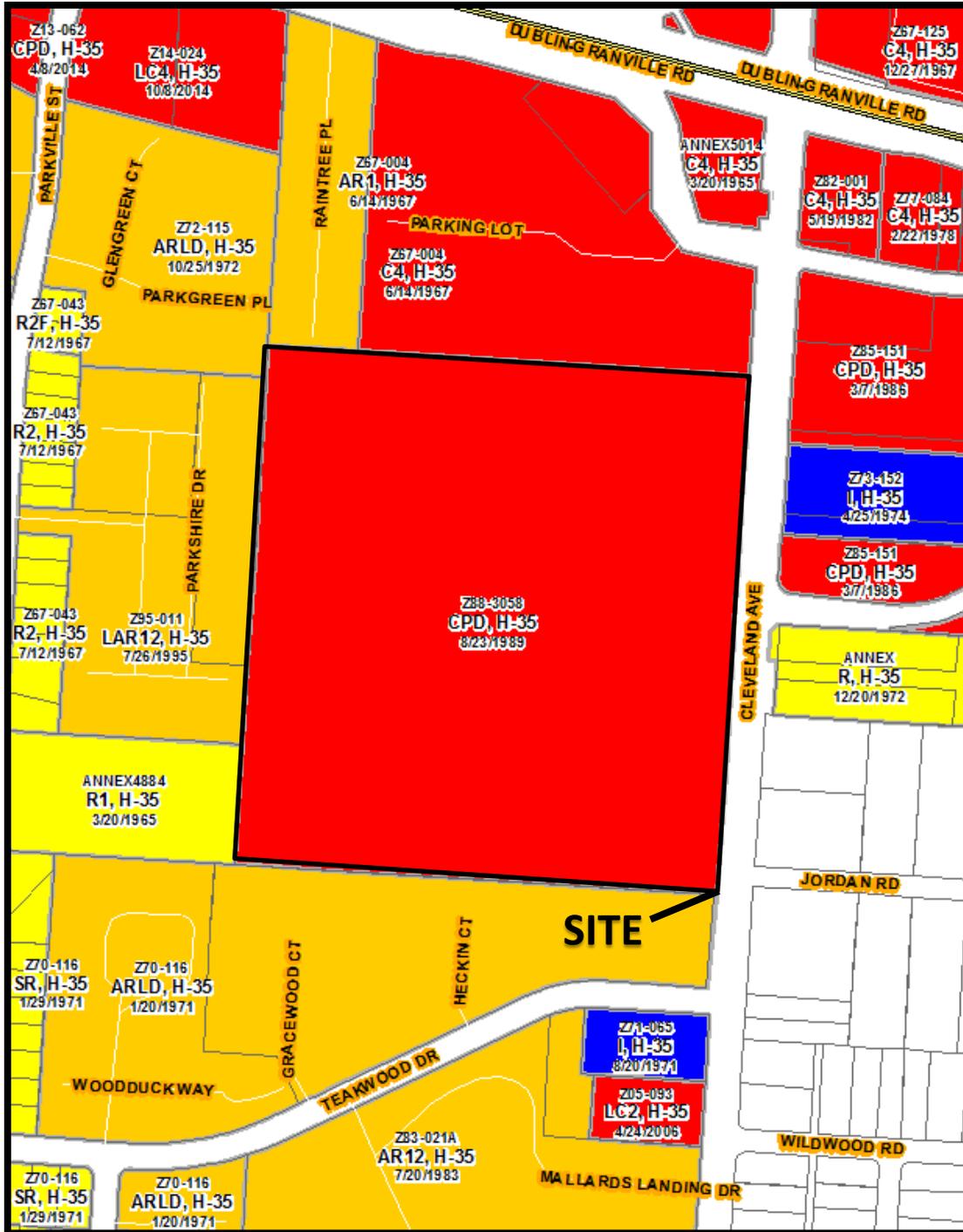


4. TREE PLANTING  
SCALE: 1/2" = 1'-0"

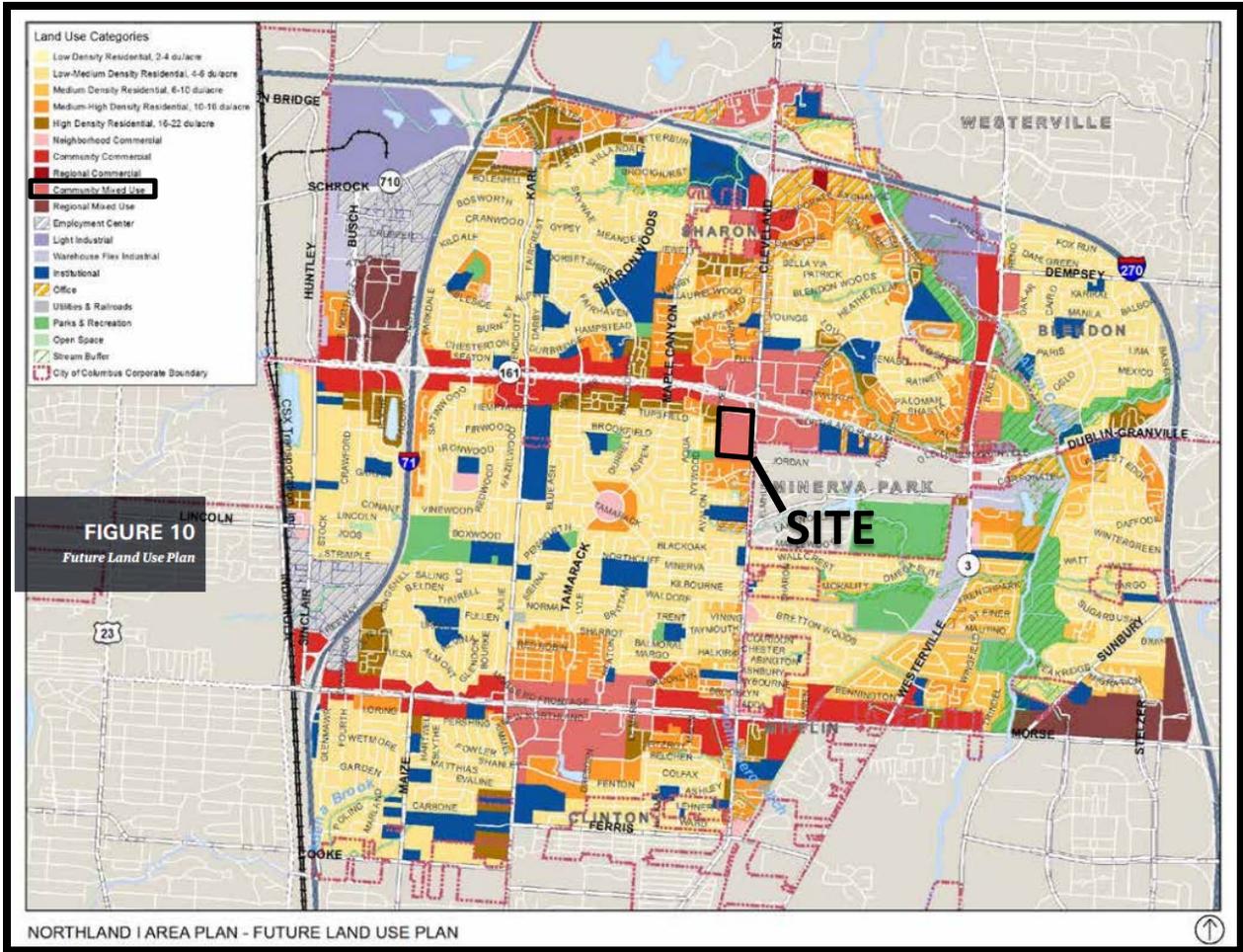


5. SHRUB AND GROUND COVER SPACING  
SCALE: 1/2" = 1'-0"

Drawing Issue & Revision Status					
Mark	Date	Issued By	Description	Mark	Date
	12/10/13	CHM	Bid Set		



Z16-009  
 5555 Cleveland Avenue  
 Approximately 28.61 acres  
 CPD to CPD



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