

**REZONING APPLICATION**

**Department of Building & Zoning Services**

Scott Messer, Director  
757 Carolyn Avenue, Columbus, Ohio 43224-3218  
Phone: 614-645-7433 www.columbus.gov

OFFICE USE ONLY

Application #: 210-072  
Date Received: 11/1/14  
Application Accepted By: SP + KP Fee: \$10,560  
Comments: Assigned to Kelsey Prieb; kprieb@columbus.gov; 614-645-1341

**LOCATION AND ZONING REQUEST:**

Certified Address (for Zoning Purposes) 3500 Alum Creek Drive, Columbus, Ohio Zip 43207

Is this application being annexed into the City of Columbus  Yes  No (circle one)  
*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: 530-156583

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

Current Zoning District(s) R1 Requested Zoning District(s) LM

Area Commission Area Commission or Civic Association: Far South Columbus Area Commission

Proposed Use or reason for rezoning request: Educational facility, repair and storage of construction materials and equipment.

(continue on separate page if necessary)

Proposed Height District: H-35 Acreage 23.48

[Columbus City Code Section 3309.14]

**APPLICANT:**

Name 3500 ACD, LLC

Address 2040 Alum Creek Drive City/State Columbus, Ohio Zip 43207

Phone # 614.445.8421 Fax 614.445.8205 Email c/o drcook@vorys.com

**PROPERTY OWNER(S):**

Name 3500 ACD, LLC

Address 2040 Alum Creek Drive City/State Columbus, Ohio Zip 43207

Phone # c/o 614-464-6349 Fax c/o 614-718-5135 Email c/o drcook@vorys.com

Check here if listing additional property owners on a separate page

**ATTORNEY / AGENT** (CHECK ONE IF APPLICABLE)  Attorney  Agent

Name Deanna R. Cook

Address 52 East Gay Street City/State Columbus, OH Zip 43215

Phone # 614-464-6349 Fax # 614-718-5135 Email drcook@vorys.com

**SIGNATURES** (ALL SIGNATURES MUST BE PROVIDED AND SIGNED IN BLUE INK)

APPLICANT SIGNATURE by Deanna Cook, Esq.

PROPERTY OWNER SIGNATURE by Deanna Cook, Esq.

ATTORNEY / AGENT SIGNATURE Deanna Cook

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 all checks payable to the Columbus City Treasurer

**REZONING APPLICATION**

**Department of Building & Zoning Services**

Scott Messer, Director  
757 Carolyn Avenue, Columbus, Ohio 43224-3218  
Phone: 614-645-7433 www.columbus.gov

**AFFIDAVIT**

(See instruction sheet)

APPLICATION # 216-072

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Deanna R. Cook, Esq.  
of (1) MAILING ADDRESS 52 East Gay Street, Columbus, OH 43215

deposed 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) CERTIFIED ADDRESS FOR ZONING PURPOSES 3500 Alum Creek Drive, Columbus, Ohio 43207

for which the application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3) 11/1/14

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME  
AND MAILING ADDRESS

(4) 3500 ACD, LLC  
2040 Alum Creek Drive  
Columbus, Ohio 43207

Check here if listing additional property owners on a separate page.

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

3500 ACD, LLC  
614.445.8421

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

(5) Far South Columbus Area Commission  
Attn: Becky Walcott  
723 Ivorton Road South  
Columbus, Ohio 43207

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)

SIGNATURE OF AFFIANT

(8) [Signature]

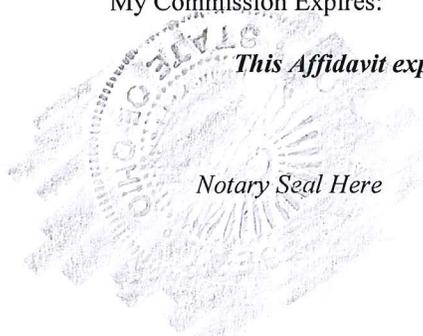
Subscribed to me in my presence and before me this 31st day of October, in the year 2016

SIGNATURE OF NOTARY PUBLIC

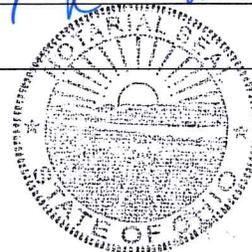
(8) [Signature]

My Commission Expires:

*This Affidavit expires six months after date of notarization.*



Notary Seal Here



TORPY L. WILKINSON  
Notary Public, State of Ohio  
My Commission Expires  
07-15-2018

JAL Realty Co.  
4300 E. 5<sup>th</sup> Avenue  
Columbus, OH 43219

William E. Barnes and  
Lynn M. Barnes  
3443 Chantilly Street  
Columbus, OH 43207

Chelsea Talbott  
3463 Chantilly Street  
Columbus, OH 43207

Jerrica M. Nixon  
3487 Chantilly Street  
Columbus, OH 43207

Jeffrey M. Deems and  
Bonnie S. Deems  
3507 Chantilly Street  
Columbus, OH 43207-3532

PD Homes LLC  
3252 Mann Road  
Blacklick, OH 43004-8720

William K. Moore and  
Michele L. Moore  
3547 Chantilly Street  
Columbus, OH 43207-3532

Chantilly Land Trust  
P.O. Box 354  
Groveport, OH 43125-0354

The Village at Williams Creek  
Condominium Association  
c/o Sandi Crnko  
5550 Blazer Parkway, Suite 175  
Dublin, OH 43017

Julia Brady  
8189 Chapel Stone Road  
Blacklick, OH 43004

JAL Realty Co.  
c/o American Signature  
1800 Moler Road  
Columbus, OH 43207-1680

Michael E. McNinch  
3451 Chantilly Street  
Columbus, OH 43207

Tommy D. Byas and  
Linda S. Byas  
3471 Chantilly Street  
Columbus, OH 43207

Dana C. Jones  
3493 Chantilly Street  
Columbus, OH 43207

Monica L. Dunn  
3513 Chantilly Street  
Columbus, OH 43207

Dustion M. McGee and  
Jessica L. McGee  
3533 Chantilly Street  
Columbus, OH 43207

Lawrence L. Badurina and  
Gloria J. Badurina, Trustees  
3555 Chantilly Street  
Columbus, OH 43207

Robert E. Beindorf and  
Daphne K. Beindorf  
3567 Chantilly Street  
Columbus, OH 43207-3532

Xinixada Xivida Ltd  
P.O. Box 2041  
Columbus, OH 43216-2041

Frank Bryant  
2800 Patrick Henry Avenue  
Columbus, OH 43207-6533

Carol A. Dowden  
2749 Cindy Avenue  
Columbus, OH 43207-3536

William O. Caudle  
3457 Chantilly Street  
Columbus, OH 43207

Michael T. Kipple and  
Julie A. Forbes  
3479 Chantilly Street  
Columbus, OH 43207

SBY 2014-1 Borrower LLC  
1335 Dublin Road, Suite 202-C  
Columbus, OH 43215-7091

Timothy I. Langen and  
Kimberly A. Langen  
3519 Chantilly Street  
Columbus, OH 43207-3532

Secretary of Housing and  
Urban Development  
c/o DEC of HUD  
2401 NW 23<sup>rd</sup> Street, Suite 1D  
Oklahoma City, OK 73107-2421

Lawrence L. Badurina and  
Gloria J. Badurina, Trustees  
7145 Winchester Road  
Carroll, OH 43112-9549

Daryl R. Boyd  
8938 Lakefield Court  
Galloway, OH 43119

Dale Iacovetta  
P.O. Box 9731  
Columbus, OH 43209-0731

Shokouhi Properties Ltd.  
61 Rue Saint Clair Drive  
Urbana, OH 43078-2311

216-072

Herman B. Groce and  
Sandra M. Groce  
2780 Patrick Henry Avenue  
Columbus, OH 43207

Brennan H. Smith and  
Brandy N. Enochs  
2760 Patrick Henry Avenue  
Columbus, OH 43207

Danielle K. Watkins  
2750 Patrick Henry Avenue  
Columbus, OH 43207

Hasan A. Shehadeh  
2740 Patrick Henry Avenue  
Columbus, OH 43207

Stacy Hoffman and  
Michael J. Shadwill, Jr.  
2730 Patrick Henry Avenue  
Columbus, OH 43207

Central Ohio Real Estate LLC  
P.O. Box 2041  
Columbus, OH 43216-2041

Alice Grove  
2710 Patrick Henry Avenue  
Columbus, OH 43207

Jamar H. Lee  
2700 Patrick Henry Avenue  
Columbus, OH 43207

Christina A. Clay  
2690 Patrick Henry Avenue  
Columbus, OH 43207

OZ Properties LLC  
P.O. Box 175  
Grove City, OH 43123-0175

Philip E. Pierce  
2660 Patrick Henry Avenue  
Columbus, OH 43207

Galen E. Byler and  
Nicole P. Byler  
2650 Patrick Henry Avenue  
Columbus, OH 43207

Gifty Berchie  
2640 Patrick Henry Avenue  
Columbus, OH 43207

Debra M. Dillard  
2630 Patrick Henry Avenue  
Columbus, OH 43207

John D. E. Adams and  
Jonda M. Adams  
2620 Patrick Henry Avenue  
Columbus, OH 43207

Diane Y. Campbell  
2610 Patrick Henry Avenue  
Columbus, OH 43207

H & O Properties LLC  
P.O. Box 175  
Grove City, OH 43123-0175

TOP Progressive Properties LLC  
925 Sells Avenue  
Columbus, OH 43212-1325

Watkins Associates  
c/o Donald W. Kelley & Associates  
250 E. Broad Street, Suite 1100  
Columbus, OH 43215-3722

Goldeneye LP  
4700 Groveport Road  
Obetz, OH 43207-5217

3500 ADC, LLC  
Attn. John Igel  
2040 Alum Creek Drive  
Columbus, Ohio 43207

Far South AC- Zoning  
Far South Area Commission  
c/o Becky Walcott  
723 Ivorton Road South  
Columbus, OH 43207

Deanna R. Cook, Esq.  
Vorys, Sater, Seymour and Pease LLP  
52 East Gay Street  
Columbus, Ohio 43215

## REZONING APPLICATION

### Department of Building & Zoning Services

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224-3218

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 # 216-072

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Deanna R. Cook, Esq.  
of (COMPLETE ADDRESS) 52 East Gay 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

1. 3500 ACD, LLC 2040 Alum Creek Drive Columbus, Ohio 43207 John Igel 614.445.8421 0 Columbus based employees	2.
3.	4.

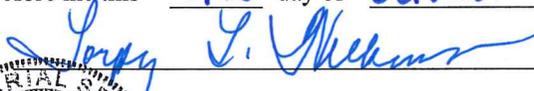
Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT



Subscribed to me in my presence and before me this 31st day of October, in the year 2016

SIGNATURE OF NOTARY PUBLIC



My Commission Expires:

TORPY L. WILKINSON

Notary Public, State of Ohio

My Commission Expires

07-15-2018

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

Notary Seal Here





# City of Columbus Zoning Plat



## ZONING NUMBER

The Zoning Number Contained on This Form  
is Herein Certified to Obtain Zoning, Rezoning,  
and Variances, and is NOT to be Used for  
the Securing of Building & Utility Permits

Parcel ID: 530156583

Zoning Number: 3500

Street Name: ALUM CREEK DR

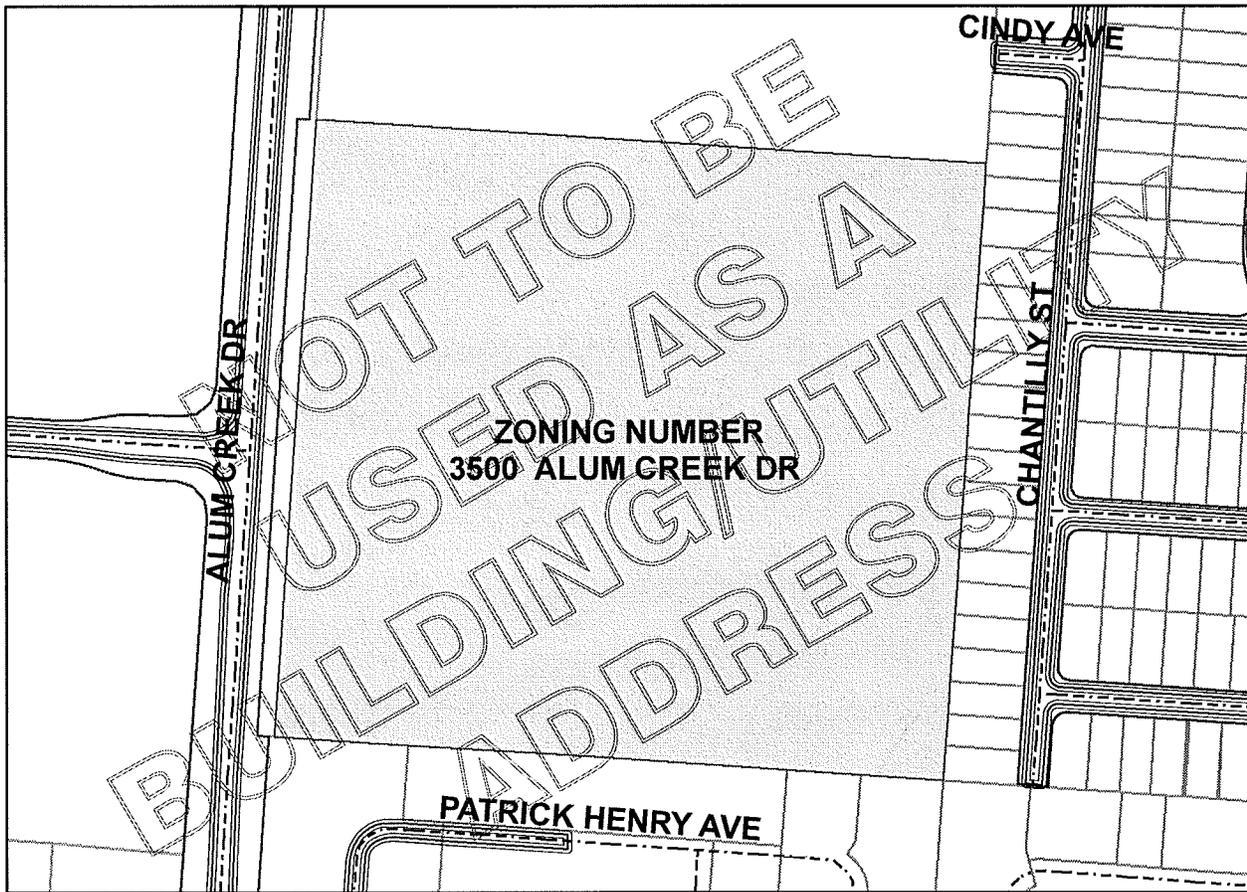
Lot Number: N/A

Subdivision: N/A

Requested By: VORYS, SATER, SEMOUR & PEASE LLP (DEANNA COOK)

Issued By: *Deanna Amarian*

Date: 10/28/2016



FRANK D. WILLIAMS, ADMINISTRATOR  
DIVISION OF INFRASTRUCTURE MANAGEMENT  
COLUMBUS, OHIO

SCALE: 1 inch = 300 feet

GIS FILE NUMBER: 77876

216-072

3500 ALUM CREEK DRIVE LEGAL DESCRIPTION:

Situated in the County of Franklin in the State of Ohio, and in the City of Columbus and bounded and described as follows:

Being a part of the West one-half of Section No. 7, Township 11, Range No. 21, Congress Lands, bounded and described as follows:

Beginning at a point in the West line of said Section No. 7, located 1895.85 feet South of a stone at the Northwest corner thereof; thence S. 85° 18' E. and parallel to the North line of said Section 1126.35 feet to a stake; thence S. 5° W. 973.65 feet to an iron pin; thence N. 85° 20' W. 1124 feet to a point in the West line of said section, and being the center line of the Infirmary Road (so known); thence along the West line of said section and the center of said road N. 4° 55' E. 969.15 feet to the place of beginning and containing 25.09 acres.

Less and excepting:

Situated in the State of Ohio, County of Franklin, City of Columbus, located in Section 7, Township -11-North, Range-21-West. Mathew's Survey of Congress Lands of 1795-1802, and being a part of that 25.09 acre tract as conveyed to the Board of Education of the City School District of Columbus, Ohio, by Deed of Record in Deed Book 3411, Page 111, records of the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

Being a parcel of land located on the right side of the Plat of the centerline of right-of-way of FRA-C.R. 122-4.14, as recorded in Plat Book \_\_\_\_\_, Page \_\_\_\_\_;

Beginning for reference at Franklin County Monument #8820, at the intersection of the existing right-of-way centerline of Williams Road (County Road 123), with the existing right-of-way centerline of Alum Creek Drive (County Road 122), being 0.00 feet right of Alum Creek Drive Station 76+49.63;

Thence North 04 degrees 02 minutes 12 seconds East, a distance of 296.07 feet along the existing right-of-way centerline of said Alum Creek Drive, and along the westerly line of Section 18, Township 11, Range 21, to a railroad spike found marking the Southwest Corner of Section 7, being 0.00 feet right of Alum Creek Drive Station 79+45.70;

Thence continuing North 04 degrees 02 minutes 12 seconds East, a distance of 2567.85 feet along the existing right-of-way centerline of said Alum Creek Drive, and along the westerly line of said Section 7, Township 11, Range 21, to the Southwest corner of said Board of Education 25.09 acre tract, being 0.00 feet right of Alum Creek Drive Station 105+13.55, and being the Point of True Beginning;

Thence continuing North 04 degrees 02 minutes 12 seconds East, a distance of 969.06 feet along the existing right-of-way centerline of said Alum Creek Drive, along the westerly line of said Section 7, Township 11, Range 21, and along the westerly line of said Board of Education 25.09

acre tract, to a railroad spike found at the Northwest corner of said Board of Education 25.09 acre tract, being 0.00 feet right of Alum Creek Drive Station 114+82.60;

Thence South 86 degrees 25 minutes 29 seconds East, a distance of 60.00 feet along the northerly line of said Board of Education 25.09 acre tract, and along the southerly line of that 2.443 acre tract 2, as conveyed to the City of Columbus by Deed of Record in Official Record 16840 D14, to an iron pin found at the intersection with the existing easterly right-of-way line of said Alum Creek Drive, at the Southeast corner of said City of Columbus 2.443 acre tract 2, being 60.00 feet right of Alum Creek Drive Station 114+83.09;

Thence continuing South 86 degrees 25 minutes 29 seconds East, a distance of 10.00 feet along the northerly line of said Board of Education 25.09 acre tract, and along the southerly line of that 50.617 acre tract as conveyed to JAL Realty Company by Deed of Record in Instrument Number 199709110091847, to an iron pin set at the intersection with the proposed easterly right-of-way line of said Alum Creek Drive, being 70.00 feet right of Alum Creek Drive Station 114+83.17;

Thence South 04 degrees 02 minutes 12 seconds West, a distance of 969.23 feet across said Board of Education 25.09 acre tract, and along the proposed easterly right-of-way line of said Alum Creek Drive, to an iron pin set in the southerly line of said Board of Education 25.09 acre tract, being 70.00 feet right of Alum Creek Drive Station 105+13.94;

Thence North 86 degrees 17 minutes 06 seconds West, a distance of 70.00 feet along the southerly line of said Board of Education 25.09 acre tract, and along the northerly line of that 3.818 acre tract known as the Village at Williams Creek Condominiums, as recorded in Condominium Plat Book 90, Page 21, as conveyed to the Village at Williams Creek Owners Association, by Deed of Record in Instrument Number 200101100006782, to the Point of True Beginning, containing 1.557 acres, more or less, of which 0.890 acres, more or less, lies within the present road occupied.

Of the above described area, 1.557 acres is contained within the Franklin County Auditor's Parcel 530-156583;

The bearing datum of the afore-described parcel is based on the bearing of North 04 seconds 02 minutes 12 seconds East, for the centerline of Alum Creek Drive, from an adjusted field survey using G.P.S. methods using Franklin County Monuments #8819, #8820 and #8840, based on the Ohio State Plane Coordinate System, South Zone, NAD 83.

This description was based upon a Survey of Alum Creek Drive and Williams Road by R.D. Zande & Associates, Inc., in March 1999, and prepared on February 8, 2005 by Tim A. Baker, Registered Surveyor 7818.

Iron pins set are ¾ inches in diameter by 30 inches long with 1/1/2 inch aluminum cap placed on top, bearing the name "ODOT R/W" and "R D Zande & Assoc".

## LIMITATION TEXT

**Property Location:** 3500 Alum Creek Drive, Columbus, Ohio  
**Parcel No.:** 530-156583  
**Owner:** 3500 Space ACD, LLC  
**Applicant:** 3500 Space ACD, LLC  
**Proposed District:** LM - Limited Manufacturing  
**Date of Text:** October 31, 2016  
**Application No.:** Z16- 072

### **I. INTRODUCTION**

The subject property consists of 23.48 +/- acres (the "Site") located south of Watkins Road and East of the intersection of Alum Creek Drive and New World Drive. North of the Site is property zoned LM2; South of the Site is residential property zoned PUD6; East of the Site is property zoned R2; and West of the Site is property zoned M-1.

The applicant proposes to rezone the Site to Limited Manufacturing to allow for certain uses permitted in the M zoning district, including:

1. general commercial and office use;
2. use as an educational training facility for construction and related trades;
3. use of the Site for repair of construction equipment and tools and other similar equipment and tools; and
4. use of the Site as a storage yard for construction and other similar equipment, tools and materials.

### **II. PERMITTED USES**

A. The following uses shall be permitted:

1. Uses in the C-1, C-2, C-3 and C-4 zoning classification, as permitted pursuant to the M Manufacturing Uses listed in Title 33, Chapter 3363.01.
2. Uses in the M Manufacturing Uses listed in Title 33, Chapter 3363.02 and 3363.03.

### **III. DEVELOPMENT STANDARDS:**

A. Buffering and Screening Commitments.

1. To provide buffering and screening to the single family homes and condominiums to the east and to the south of the Site, and to provide security measures on Site and to neighboring properties, an eight (8) foot

chain-link slatted fence shall be installed along the perimeter of the Site, with entrance gates at the Alum Creek Drive entrances to the Site.

2. To provide buffering and screening to the single family homes and condominiums to the east and to the south of the Site, the applicant shall provide and install trees on the Site.

B. Graphic and/or Signage Commitments.

1. All graphics and signage shall comply with the Graphics Code, Article 15, Title 33 of the Columbus City Code. Any variances to the above requirements will be submitted to the Columbus Graphics Commission for consideration.

F. Miscellaneous.

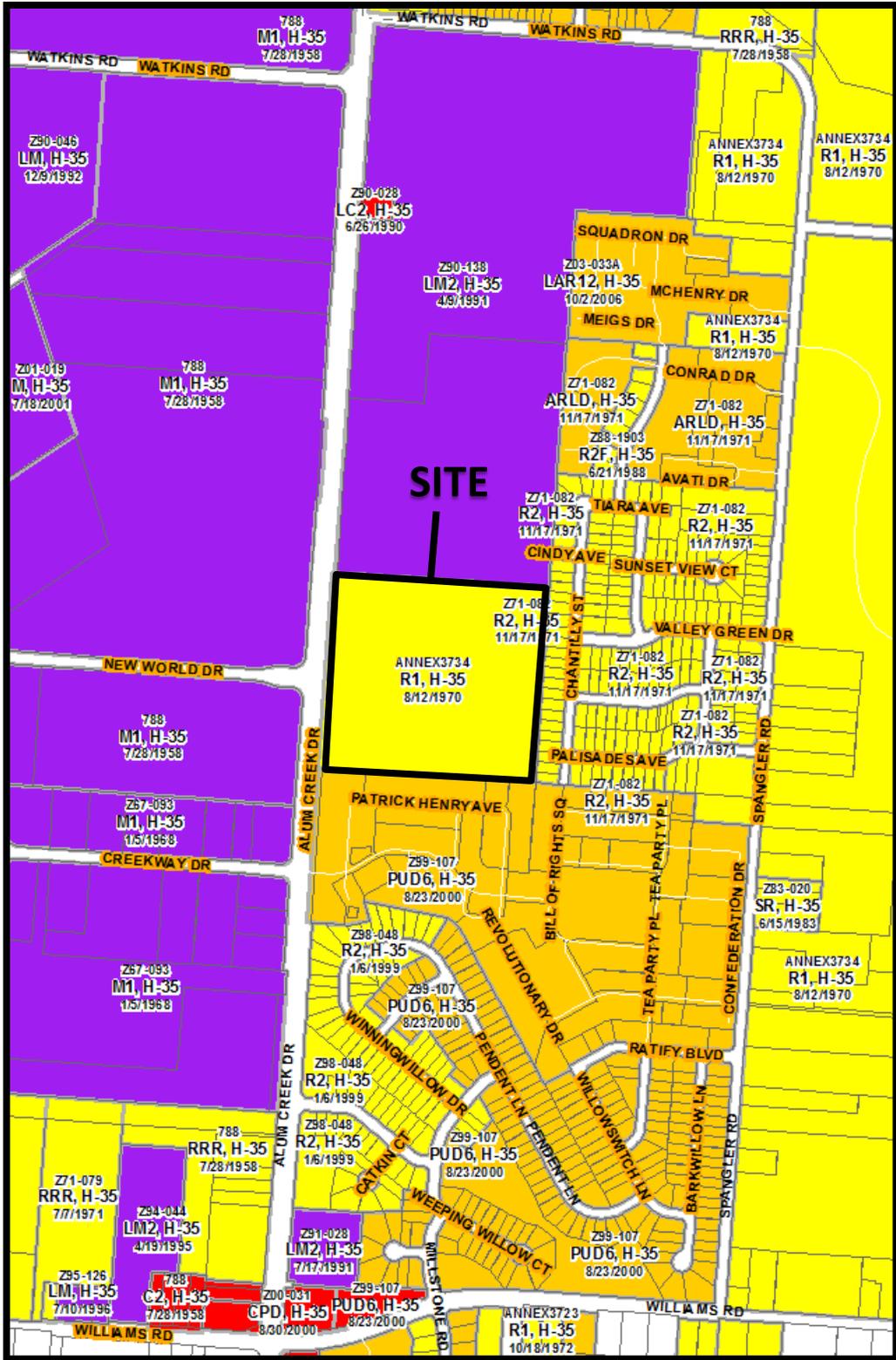
1. The developer shall comply with the park land dedication ordinance by contributing money to the City's Recreation and Parks Department.

The undersigned, being the owner and the applicant or other authorized representative, does hereby agree singularly and collectively for themselves, their heirs, successors and assigns, to abide by the above restrictions, conditions, and commitments regarding development of the subject property and for such purpose each states that she fully understands and acknowledges that none of the foregoing restrictions, conditions, or commitments shall in any manner act to negate, nullify, alter or modify any more restrictive provision of the Columbus City Code.

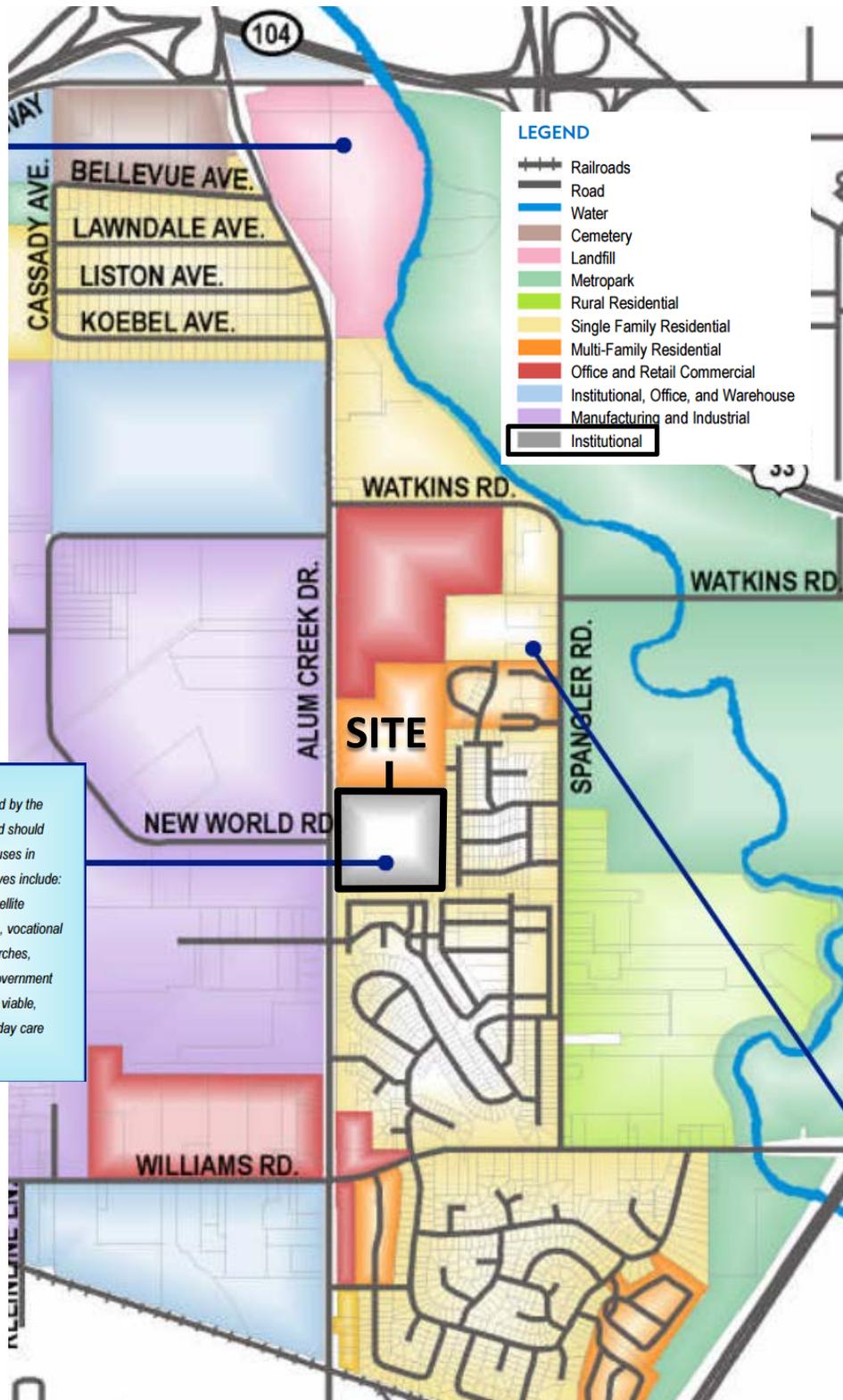


---

Deanna R. Cook, Esq.  
Vorys, Sater, Seymour and Pease LLP  
52 East Gay Street  
Columbus, Ohio 43215  
Phone: 614-464-6349  
Fax: 614-718-5135  
Email: drcook@vorys.com



Z16-072  
 3500 Alum Creek Drive  
 Approximately 23.48 acres  
 R1 to LM



*This site is currently occupied by the Southeast Career Center and should be reserved for Institutional uses in perpetuity. Desired alternatives include: public or private schools, satellite college or university facilities, vocational schools, public libraries, churches, recreation centers, and/or government offices. If such uses are not viable, assisted living facilities or a day care center may be appropriate.*

Z16-072  
 3500 Alum Creek Drive  
 Approximately 23.48 acres  
 R1 to LM



Z16-072  
3500 Alum Creek Drive  
Approximately 23.48 acres  
R1 to LM