

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 #: 2A17-002 Date Received: 3/22/2017  
Application Accepted By: SP & MM Fee: \$0  
Assigned Planner: Assigned to Michael Maret; 614-645-2749; mjmare@ Columbus.gov

**LOCATION AND ZONING REQUEST:**

Certified Address (for Zoning Purposes) 711 Waggoner Road, Blacklick, OH Zip 43004  
Is this application being annexed into the City of Columbus ☐ Yes ☐ No (select 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 515-254191-00  
☐ Check here if listing additional parcel numbers on a separate page.

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

Area Commission Area Commission or Civic Association: Far East Area Commission

Proposed Use or reason for rezoning request: Construction of fire station

(continue on separate page if necessary)

Proposed Height District: 35 ft Acreage 5.667  
[Columbus City Code Section 3309.14]

**APPLICANT:**

Name City of Columbus  
Address 90 W. Broad St. City/State Columbus, OH Zip 43215  
Phone # 614-645-1463 Fax # 614-645-0254 Email aa.cofield@columbus.gov

**PROPERTY OWNER(S):**

Name City of Columbus  
Address 90 W Broad St City/State Columbus, OH Zip 43215  
Phone # 614-645-1463 Fax # 614-645-0254 Email aa.cofield@columbus.gov  
☐ Check here if listing additional property owners on a separate page

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

☐ Attorney ☐ Agent

Name \_\_\_\_\_  
Address \_\_\_\_\_ City/State \_\_\_\_\_ Zip \_\_\_\_\_  
Phone # \_\_\_\_\_ Fax # \_\_\_\_\_ Email: \_\_\_\_\_

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

APPLICANT SIGNATURE [Signature]  
PROPERTY OWNER SIGNATURE [Signature]  
ATTORNEY / AGENT SIGNATURE \_\_\_\_\_

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

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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 # 200-0528

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) City of Columbus  
of (COMPLETE ADDRESS) 90 W Broad 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

1. <u>City of Columbus</u> <u>90 W Broad St</u> <u>Columbus, OH 43215</u> <u>8000+</u> <u>Alex Cofield (614) 645-1463</u>	2.
3.	4.

☐ Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Jack A. Lombardi

Subscribed to me in my presence and before me this 13 day of March, in the year 2017

SIGNATURE OF NOTARY PUBLIC

Kyle Seaver  
2/2/2021

My Commission Expires:

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



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DEVELOPMENT PLAN TEXT  
FOR 7501 WENGERT ROAD

PROPOSED DISTRICT: L-AR-12 and CPD for a Residential Complex; CPD for Church, Fire / EMS Station, Offices, and COTA Station; and L-R-2 for Single Family Residences

PROPERTY ADDRESS: 7501 Wengert Road

OWNERS: ~~James R. Morrison~~ City of Columbus, et al (4)

APPLICANT: ~~National Church Residences~~ City of Columbus

DATE OF TEXT: ~~November 21, 2001~~ March 3, 2017

APPLICATION NUMBER: Z00 – 052AB

CPD – Commercial Planned Development for a Church, a Senior Citizen  
Residential Community, a Police / Fire / EMS Station, Offices and a COTA Station;  
L-AR-12 for a Residential Complex; and L-R-2 for Single Family Residences

I. Introduction

7501 Wengert Road, located at the southwest corner of Waggoner Road and Wengert Road, and north of the Ohio Central Railroad tracks contains 55+/- acres (gross) , is currently zoned R, Rural, following the April 25, 2000, annexation to the City of Columbus. The rezoning will permit, subject to this Zoning Text, construction of a mixed residential complex for senior citizens and families, a church and related accessory uses, a safety services station for the City of Columbus (fire, EMS, and police), offices and a COTA light rail station, and a single family subdivision containing not more than 55 lots. Subarea 1 is divided into two subareas, A and B, both of which are proposed to be developed by the applicant. Subarea 1A is in the CPD zone for senior citizen housing, Subarea 1B is in the L-AR-12 zone for family apartment residential, Subareas 2 and 3 are in the CPD zone, while Subarea 4 is in the L-R-2 zone for single family residences. The Subareas, public roads, and applicable set backs are shown on Exhibits A and are binding. Exhibit B sets forth the conceptual layout of the whole tract. This development text sets forth further binding commitments for the development of each Subarea. Exhibits A and B are attached hereto and incorporated herein. The uses are fully compatible with adjacent single family, multi family and light commercial uses focused on this future light rail transportation corridor.

**Explanation of Amendment for Application Number Z00-052B:**

**In 2004, the City of Columbus purchased Subarea 2 (parcel number 515-254191-00) from National Church Residences in order to build a new fire station to service the eastern portion of Columbus. The amendments to the Development Plan Text, originally written in 2001, reflect the needs and requirements of building a new fire station in 2017 (e.g. two access points on Waggoner Road and no trees in front of the station on Waggoner Road to accommodate lines of site needed for apparatus pulling out of the station).**

II. Subarea 1(A and B) – CPD (Subarea 1A) and L-AR-12 (Subarea 1B) for a Residential Complex -  
+/- 18.4 Acres

Subject to the limitations set forth below, the property may be only used for not more than 270 mixed residential units (mid rise, two story and one story), together with such accessory uses including community facilities as are found in a senior citizen housing development and apartment residential development. As shown on Exhibit A, the northerly 7.1 acres of Subarea 1 is to be rezoned CPD for senior citizen housing containing not more than 135 units (Subarea 1A), while the southerly 10.5 acres (Subarea 1B) is to be rezoned L-AR-12 to contain not more than 126 multi family housing units. The development standards set forth in the Apartment Residential District (Chapter 3333) pertaining to AR-12

Z00-052B

zones shall control future development of Subarea 1B, while the Institutional District (Chapter 3349) shall control future development of Subarea 1A, both except as set forth in Section VII and below:

A. Density, Height, Lot and/or Minimum setbacks Commitments.

The minimum setbacks from the Entry Boulevard for buildings shall be 50 feet and for parking 25 feet. No multistory senior residential building shall be more than 60 feet in height in Subarea 1A, with the exception of portions of buildings which may extend higher as provided in Code §3309.142(A). No multifamily residential building in Subarea 1B shall be more than 35 feet in height. Subarea 1A used for senior citizen housing shall have a density of not more than 19 units per acre, while those used for multifamily housing on Subarea 1B shall have a density of not more than 12 units per acre. There shall be a minimum yard setbacks of 25 feet along the south, west, north and east (excluding the Entry Boulevard) edges of Subarea 1. Within Subarea 1A, there shall be no setback required adjacent to Subarea 1B in order that both sections may be developed as a single design entity.

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

There shall only one access to Wengert Road, which shall be for emergency vehicles only (hard based with grass surface), and only one entrance to the Entry Boulevard. All internal roads within Subarea 1 shall be private.

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

1. The existing pond shall be maintained and an internal pathway system shall be constructed for the combined recreational use of residents of Subarea 1. The pathway shall include periodic seating areas. See also VII C, below.

2. Whenever a building is closer than 50 feet to a yard of a single family residential unit in Subarea 4, evergreen trees shall be planted near the property line, or 5 foot high opaque fences shall be erected on the property line, to break up sight lines to adjacent house windows.

3. There shall be built a community center for the benefit of the residents of Subarea 1.

D. Building design and or Interior-Exterior treatment commitments.

At least 90% of the exterior face, other than windows, of the buildings higher than two stories shall be faced in brick.

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

See VII E, below.

F. Graphics and Signage Commitments.

In Subarea 1A, all graphics and signage shall comply with the I, Institutional District Standards of the Graphics Code, Title XV of Title 30, Columbus Zoning Code, and any variance to those standards shall be submitted to the Columbus Graphics Commission for consideration.



In Subarea 1B, all graphics and signage shall comply with the Residential District Standards of the Graphics Code, Title XV of Title 30, Columbus Zoning Code, and any variance to those standards shall be submitted to the Columbus Graphics Commission for consideration.

G. Miscellaneous Commitments.

Not applicable

H. Summary of Development Data

<u>SUBAREA:</u>	<u>1A</u>	<u>1B</u>
<u>Density:</u>	19 DU/acre	12 DU/acre
<u>Side Setbacks:</u>	25 feet	25 feet
<u>Front Setbacks – Parking:</u>	25 feet	25 feet
<u>Front Setbacks – Buildings:</u>	50 feet	50 feet
<u>1A / 1B Setbacks:</u>	0 feet	25 feet
<u>Height:</u>	60 feet	35feet

III. Subarea 2 – CPD - Public Safety Service / Transportation Area and Offices - +/- 6.5 Acres

The permitted uses in Subarea 2 shall be a fire / EMS station, a police substation (alone or in concert with the fire /EMS Station), a Central Ohio Transit Authority (“COTA”) light rail station and / or “Park and Ride” , and offices only ( no retail or other uses listed in Chapter 3353) developed pursuant to the C-2 office commercial standards set forth in Chapter 3353. The development standards set forth in the Institutional Use and Office Commercial Districts (Chapters 3349 and 3353) shall control future development of the property, except as set forth in Section VII and below:

A. Density, Height, Lot and/or Minimum setbacks Commitments.

The minimum setbacks from the ~~Entry Boulevard~~ **Waggoner Grove Boulevard** and the west property line for buildings shall be 50 feet and 100 feet, respectively, and for parking 25 feet. The minimum setbacks from Waggoner Road shall be 50 feet for parallel driveways and parking aisles, 75 feet for parking, and 100 feet for buildings. No building shall be more than 35 feet in height, with the exception of portions of buildings which may extend higher as provided in Code § 3309.142(A) or of antennas as provided in Code § 3309.145. There shall be no minimum setbacks required along the Ohio Central / Conrail right of way for the COTA station.

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

There shall be ~~only one access point to~~ **not be more than two access points to** Waggoner, which access point shall be not closer than ~~50~~ **150** feet to the south property line of the property. There shall not be more than three access points to the ~~Entry Boulevard~~ **Waggoner Grove Boulevard**, one of which shall serve only the fire / EMS/ police station.

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

See VII C, below.

D. Building design and or Interior-Exterior treatment commitments.

At least ~~90%~~ 75% of the exterior face, other than windows, of the buildings shall be faced in brick.

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

See VII E, below.

F. Graphics and Signage Commitments.

In Subarea 1B, all graphics and signage shall comply with the C-2 Commercial District Standards of the Graphics Code, Title XV of Title 30, Columbus Zoning Code, and any variance to those standards shall be submitted to the Columbus Graphics Commission for consideration.

There shall be no graphics permitted in Subarea 2, other than monument ground graphics at the entries off the ~~Entry Boulevard~~ **Waggoner Grove Boulevard** and Waggoner Road. See also VII F, below.

G. Miscellaneous Commitments.

Not applicable.

IV. Subarea 3 – CPD - Church and Related Uses - +/- 17.2 Acres

Subarea 3 shall be used for church and related uses, including multipurpose and administration buildings, and outdoor recreation facilities for the private use of the congregation, but not including a private parochial school. There shall be no residential uses permitted in Subarea 3. The development standards set forth in the Institutional Use District (Chapter 3349) shall control future development of the property, except as set forth in Section VII and below:

A. Density, Height, Lot and/or Minimum setbacks Commitments.

The minimum setbacks from the Entry Boulevard for buildings shall be 50 feet and for parking 15 feet. The minimum setbacks from Wengert Road for buildings shall be 50 feet and for parking 15 feet. The minimum setbacks from the west property line shall for buildings shall be 300 feet and for parking 25 feet, provided that recreational and/or maintenance accessory use buildings may be as close as 50 to the north, west, and south property lines. The minimum setbacks from Waggoner Road shall be 50 feet for parallel driveways, 75 feet for parking, and 100 feet for buildings. There shall be no parking between Waggoner Road and the eastern façade of the building. No building shall be more than 60 feet in height, with the exception of portions of buildings which may extend higher as provided in Code § 3309.142(A).

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

There shall be only two access drives to Wengert Road and two access drives to the Entry Boulevard. The primary entrance to the church shall be off the Entry Boulevard. There shall be no direct access to Waggoner Road. Between the north building façade and Wengert Road, there shall be no more than 136

parking spaces. Between the south building façade and the Entry Boulevard, there shall be no more than 80 parking spaces.

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

In the event that any landscaping needs to be removed along Wengert Road (other than for traffic access purposes), like landscaping shall be installed as close to Wengert Road as possible so as to maintain the existing tree line. See also VII C, below.

D. Building design and or Interior-Exterior treatment commitments.

There shall be no exposed concrete block exterior walls.

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

See VII E, below.

F. Graphics and Signage Commitments.

In Subarea 1B, all graphics and signage shall comply with the C-2 Commercial District Standards of the Graphics Code, Title XV of Title 30, Columbus Zoning Code, and any variance to those standards shall be submitted to the Columbus Graphics Commission for consideration.

There shall be no graphic permitted in Subarea 3, other than monument ground graphics at the entries off the Entry Boulevard and Wengert Road. There may also be one ground graphic along Waggoner Road identifying the uses on Subarea 3. See also VII F, below.

G. Miscellaneous Commitments.

Not applicable.

V. Subarea 4 – L-R-2 Residential - +/- 11.4 Acres

Subarea 4 shall be used for not more than 55 single family residential uses developed in accordance with the standards for R-2 (Code §3332.033 and .05) and related sections), except as set forth in Section VII and below:

A. Density, Height, Lot and/or Minimum setbacks Commitments.

The minimum setbacks from the Entry Boulevard for buildings shall be 30 feet. No building shall be more than 35 feet in height. Houses shall have a minimum set back from interior streets of 25 feet. No houses shall back onto the Entry Boulevard.

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

There shall be at least a one-car garage for each house. There shall be no driveway access to the Entry Boulevard. Sidewalks shall be constructed within the right of way of all interior streets, and along the south side of the Entry Boulevard. A private alley shall be constructed parallel to the Entry Boulevard to provide vehicular access to the frontage lots.

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

See VII C, below.

D. Building design and or Interior-Exterior treatment commitments.

At least 85% of the houses shall have 2 stories and all houses shall contain a minimum floor area of 1000 square feet above grade. Where feasible, house side fenestration shall be designed so as to preclude windows opposite windows in adjacent houses. All utilities shall be buried.

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

See VII E, below.

F. Graphics and Signage Commitments.

In Subarea 1B, all graphics and signage shall comply with the Residential District Standards of the Graphics Code, Title XV of Title 30, Columbus Zoning Code, and any variance to those standards shall be submitted to the Columbus Graphics Commission for consideration.

There shall be no graphic permitted in Subarea 4, other than monument ground graphics at the entries off the Entry Boulevard. Signs advertising model homes shall be permitted until the homes are all sold. See also VII F, below.

G. Miscellaneous Commitments.

Not applicable.

VI. CPD Requirements

A. Natural Environment

The site is rectangular in shape, relatively flat sloping gently to the west toward Blacklick Creek, with only drainage swales leading to an overgrown pond in the west, with only scrub vegetation, and vacant. The site is surrounded on the north by lands owned by the Dominican Sisters and being held as an open space reserve. To the west, the land falls quickly to the Blacklick Creek flood plan and holds a mixture of scrub vegetation to the southwest and more mature vegetation and two houses to the northwest. The tract is bounded on the south by the Ohio Central Railroad, a corridor included within the COTA Year 2020 light rail plan. Further south, the land is being developed with single and multifamily uses. The property across Waggoner Road to the east is developed with R-2 single family housing and a five acre residential tract adjacent to the railroad tracks. The 166 acre property north of Wengert Road is owned by the Dominican Sisters, extends from Waggoner Road to Blacklick Creek, and is anticipated to be minimally developed as a spiritual and ecological retreat for the benefit of the Dominican Sisters congregation. As a retreat, no more than 50 cars are anticipated to be on the property at any one time entering off Waggoner and Wengert Roads.

B. Existing Land Use

The existing land use is scrub vegetation and farming. There is an existing farm pond on the western portion of the property which will be retained and enhanced.

C. Transportation and Circulation



The site is bounded on the north and east by Wengert (narrow township dead end road) and Waggoner Road, respectively. Waggoner is designated to become a major thoroughfare. Wengert is anticipated to remain a county lane serving two residences on the south side west of the property, the Jefferson Township sewage treatment plant, and the Dominican Sisters uses on the north side. Along the south lies the Ohio Central / Conrail Railroad, anticipated to become a major part of COTA's light rail system. See Section III, above.

D. Visual Form of the Environment

All adjacent residential structures are generally two stories, generally vinyl and brick sided, and not more than 35' in height.

E. View and Visibility

The site is vacant and devoid of any growth blocking any view over the eastern two-thirds. Scrub vegetation predominates over the western third.

F. Proposed Development

See above.

G. Behavior Patterns

Primarily residential patterns, typical of elderly and single / multi family housing uses to the west, and institutional uses along the Waggoner Road frontage, all focused on the Entry Boulevard entrance to Waggoner in the middle of the eastern property line.

H. Emissions

Typical of stated uses. All utilities are available near or at the site.

VII. General Development Standards

The following development standards shall apply to the whole tract, in addition to the specific standards set forth in the individual subarea sections.

A. Density, Height, Lot and/or Minimum setbacks Commitments.

Minimum setbacks from Waggoner Road shall be 50 feet for parallel driveways and parking aisles, 100 feet for buildings, and 75 feet for parking, all from new edge of right of way. Minimum setbacks for graphics shall be 20 feet.

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

Prior to issuance of building permits, additional right-of-way along Waggoner shall be dedicated to provide a right-of-way width of 50 feet from centerline, and additional right-of-way along Wengert shall be dedicated to provide a right-of-way width of 30 feet from centerline. Both dedications shall be completed before the issuance of the first building permit on the property. To enable development on the property, the City of Columbus and the County Traffic Engineer find that it is necessary that Wengert

Road be repaved to a width of 22 feet south of the current northern edge of paving from the western edge of the Subarea 4 to Waggoner Road, with the south swale recontoured as necessary, and including necessary tapering west of the Subarea 1 access Drive, all as directed and approved by the County Traffic Engineer and the City Traffic Engineer, as depicted on Exhibit G, attached hereto. Wengert Road shall be so widened prior to the issuance of building permits for structures on Subareas 1 and 3. A sidewalk shall be constructed within the new Waggoner right of way for the whole length of the property to be constructed when construction commences in Subareas 2 and 3, respectively. The intersection centerline of the ~~Entry Boulevard~~ **Waggoner Grove Boulevard** at Waggoner Road shall be located 475 feet north of the south property line of Subarea 2. To enable development on the property, the City of Columbus and the County Traffic Engineer find that it is necessary that Waggoner Road shall be improved as set forth on Exhibit H, attached hereto, as directed and approved by the County Traffic Engineer and the City Traffic Engineer.

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

1. All landscaping otherwise required by applicable portions of the Zoning Code or this Zoning Text shall be installed as follows:

- a. all new deciduous trees shall be installed with a minimum 2½" caliper.
- b. all ornamental trees shall be installed with a minimum 1½" caliper.
- c. all evergreen trees shall be installed with a minimum 5-foot initial height above grade.

2. All pathways shall be paved in asphalt and shall have a minimum width of 4 feet. Overall open space width of pathway areas shall be 20 feet minimum.

3. For parkland dedication purposes, the following calculations shall be controlling:

a. The total number of residents in Subarea 1, shall be deemed to be based on 1.2 persons for senior citizen residential units and 2.02 persons for multifamily units. Not more than 270 units shall be constructed, approximately 135 senior and 135 multifamily units. Acreage devoted to retention basins and surrounding connecting pathways and community building shall be credited (50%) against the parkland dedication requirements of Chapter 3318. At the maximum anticipated densities, 2.39 acres times 50% shall be dedicated or a dedication fee of \$26,300 shall be paid to the City when zoning clearances are issued.

b. ~~Upon issuance of the first building permit for the government structures in Subarea 2, the owner shall pay to the City \$2600 as a parkland dedication fee.~~

c. The total acreage of Subarea 3 is +/-17.2 acres resulting in a parkland assessment of \$6,880, which shall be paid to the City when zoning clearances are issued.

d. The population density of Subarea 4 shall be deemed to be 2.4 persons per unit which results in an acreage dedication requirement of not more than .72 acres based on 55 single family homes. In lieu of dedication, the owner shall contribute to the City park fund \$22,000 per acre otherwise required for dedication when zoning clearances are issued.

4. Street Landscaping

a. Sidewalks shall be constructed within the south right of way of the ~~Entry Boulevard Waggoner Grove Boulevard~~ at least 3 feet south of the street curb when construction commences in Subarea 2 and 4.

b. Along the northern 400 feet of Waggoner frontage, ~~and the southern 400 feet of Waggoner frontage~~, deciduous street trees shall be planted on 50 feet on center at the new west right of way line of Waggoner Road (See item VII - B), consistent with traffic sight limitations.

c. Commencing 50 feet west of the new Waggoner Road right of way, street trees shall be planted 50 feet on center within the ~~Entry Boulevard Waggoner Grove Boulevard~~ divider median. At the western terminus of the median, street trees shall be planted 50 feet on center on both sides of the pavement within the right of way (between the street paving and the sidewalk / pathway on the south side), and extend to the westerly terminus of the Entry Boulevard at Subarea 1.

d. All existing trees larger than 2½" along the south side of Wengert Road shall be maintained except as necessary for road widening pursuant to the Franklin County Engineer or site access points and related traffic sight lines. No new planting shall be required so as to maintain the casual "country lane" atmosphere of Wengert Road. Where existing trees and vegetation are removed by road widening, trees shall be planted 50 feet on center as in the case of Waggoner Road.

D. Building design and or Interior-Exterior treatment commitments.

See individual Subarea descriptions.

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

Lighting standards shall not exceed 18 feet in height and all lighting shall be downcast so as not to shine directly onto neighboring properties. All dumpsters shall have brick walls on three sides with full height wooden doors on the fourth side. The gated side shall not open facing a neighboring property.

F. Graphics and Signage Commitments.

There shall be only one ground graphic permitted in the ~~Entry Boulevard Waggoner Grove Boulevard~~ median retained by applicant to be located within 75 feet of Waggoner Road identifying the tract in general and the specific uses within the tract, said location to be approved by Traffic Engineering. All other ground graphics shall be consistent in design with the entry ground graphic. Small directional ground graphics for traffic control shall be permitted at the median access points to Subareas 3 and 2. All ground graphics shall be sized and located as required by the Columbus Graphics Code (Chapter 3377), unless otherwise varied by the Graphics Commission.

G. Miscellaneous Commitments.

- See individual Subarea descriptions.

- The building configurations and locations shown on Exhibit B are conceptual and approximate and may be modified based on final survey and topographical information.

The undersigned, being the owner of the subject property together with the applicant in the subject application, or other 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, nullify, alter or modify any more restrictive provision of the Columbus City Code, except as permitted by this development text and drawings referenced herein.

SIGNATURE:

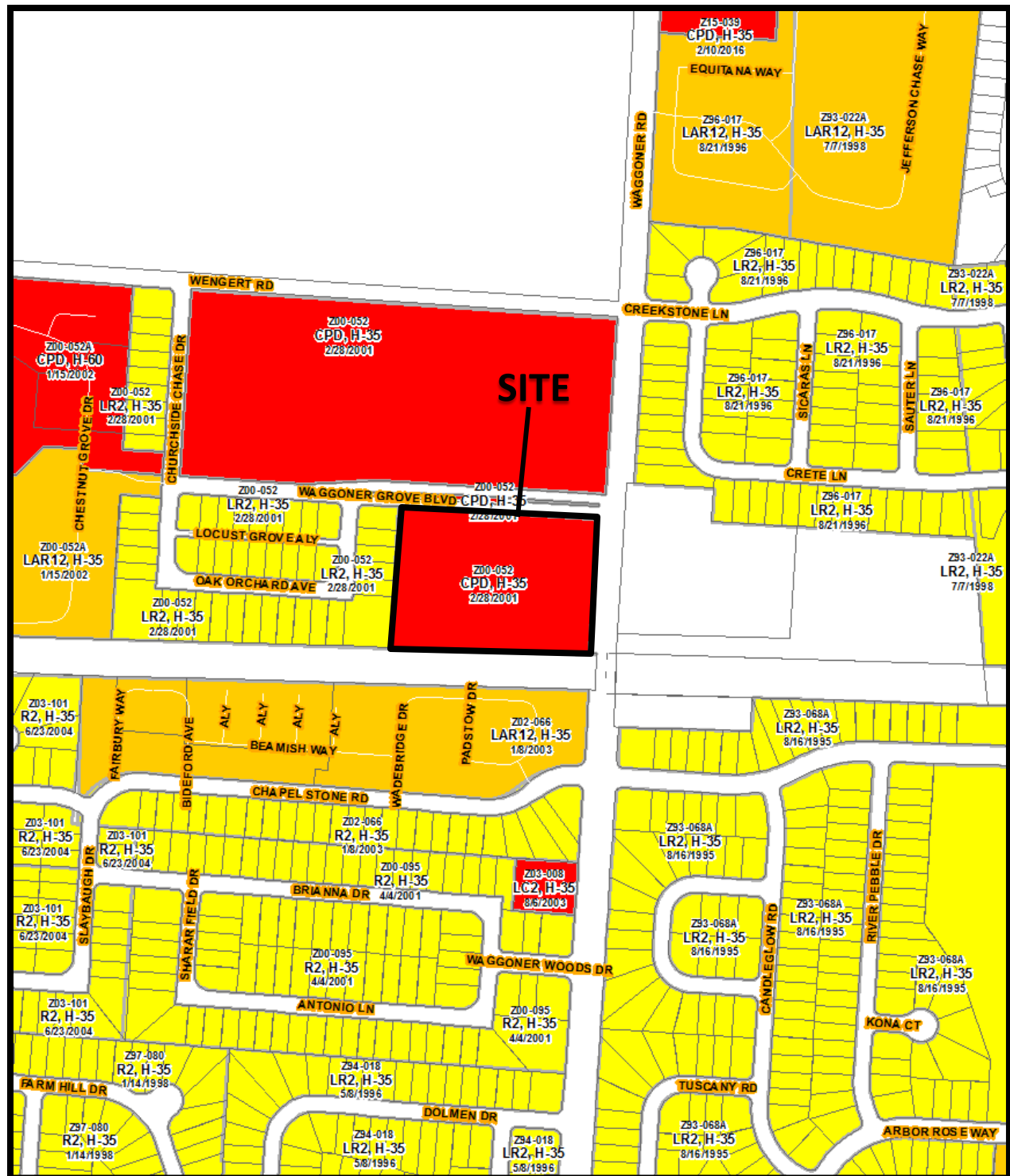
*Jack A. Lombardi*

DATE:

*3-21-17*

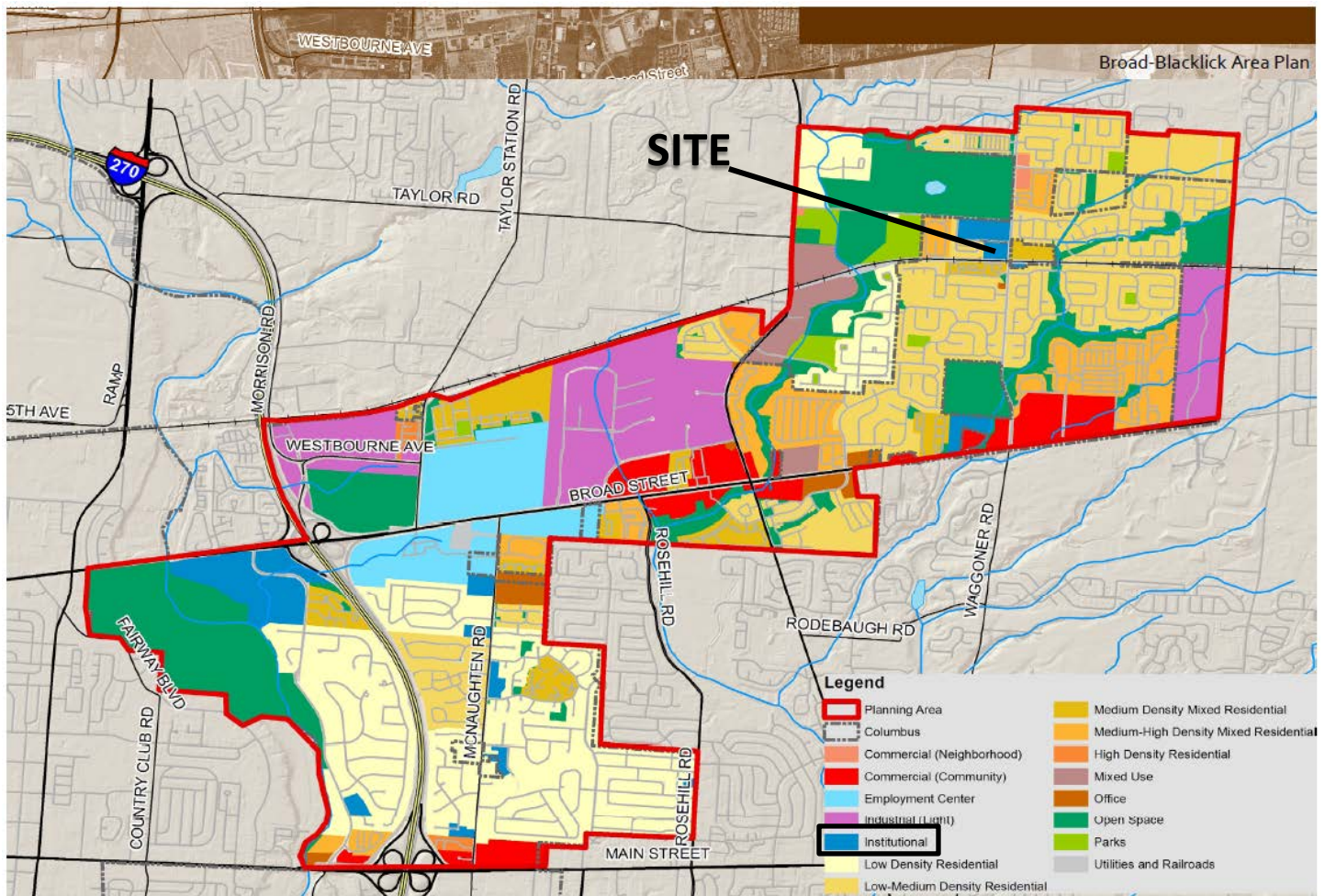






Z00-052B  
 7501 Wengert Road (711 North Waggoner Road)  
 Approximately 5.67 acres





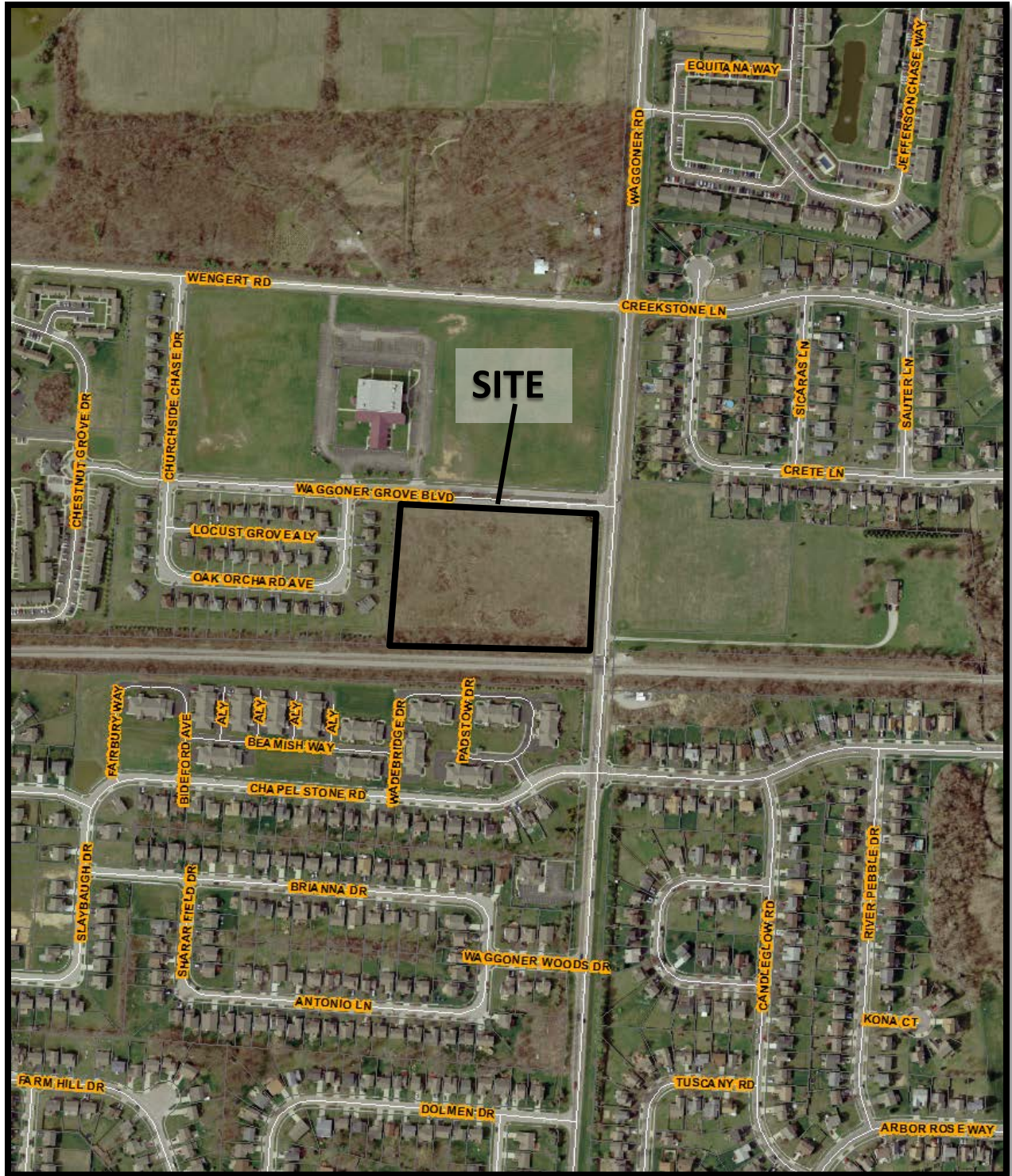
## Future Land Use Plan

City of Columbus  
Department of Development  
Planning Division  
December 2010



Z00-052B  
7501 Wengert Road (711 North Waggoner Road)  
Approximately 5.67 acres





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