THE CITY OF
COLUMBUS
ANDREW J. GINTHER, MAYOR

DEPARTMENT OF BUILDING
AND ZONING SERVICES

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 #: Z17-029 Date Received: 7/25/17
Application Accepted By: TD & KP Fee: $4160
Assigned Planner: Kelsey Priebe; 614-645-1341; krpriebe@columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address or Zoning Number: 2508 McCutcheon Road Zip 43219
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 010-236415
☐ ***Check here if listing additional parcel numbers on a separate page.***

Current Zoning District(s) R-1 Requested Zoning District(s) CPD
Area Commission Area Commission or Civic Association: Northeast Area Commission
Proposed Use or reason for rezoning request: parking
(continue on separate page if necessary)

Proposed Height District: 35 Acreage 3.6±
[Columbus City Code Section 3309.14]

APPLICANT:
Name Gloria E. Parker
Address 1518 Bryden Road City/State Columbus, OH Zip 43205-2125
Phone # 614-284-6727 Fax # Email lgparker5683@gmail.com

PROPERTY OWNER(S):
Name Gloria E. Parker
Address 1518 Bryden Road City/State Columbus, OH Zip 43205-2125
Phone # 614-284-6727 Fax # Email lgparker5683@gmail.com
☐ ***Check here if listing additional property owners on a separate page***

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE) ☒ Attorney ☐ Agent
Name Jeffrey L. Brown
Address 37 West Broad Street, Suite 460 City/State Columbus, OH Zip 43215
Phone # 614-221-4255 Fax # 614-221-4409 Email: jlbrown@smithandhale.com

SIGNATURES (ALL SIGNATURES MUST BE PROVIDED AND SIGNED IN BLUE INK)
APPLICANT SIGNATURE Gloria E Parker by Jeffrey L Brown
PROPERTY OWNER SIGNATURE " " " "
ATTORNEY / AGENT SIGNATURE Jeffrey L Brown
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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AFFIDAVIT

(See instruction sheet)

APPLICATION #: Z17-029

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn **(1)** NAME Jeffrey L. Brown
of **(1)** MAILING ADDRESS 37 West Broad Street, Suite 460, 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 2508 McCutcheon Road
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)** 7/25/17
(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME AND MAILING ADDRESS
☐ ***Check here if listing additional property owners on a separate page.***

(4) Gloria E. Parker
1518 Bryden Road
Columbus, OH 43205-2125

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

Gloria E. Parker
614-284-6724

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

(5) Northeast Area Commission
Mrs. Alice Porter
3130 McCutcheon Place
Columbus, OH 43219

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]

Sworn to before me and signed in my presence this 25th day of July, in the year 2017

SIGNATURE OF NOTARY PUBLIC **(8)** Natalie C

My Commission Expires: 9/4/2020

Notary Seal Here

NOTARIAL SEAL STATE OF OHIO

Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2020

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

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APPLICANT/ PROPERTY OWNER

Gloria Parker
1518 Bryden Road
Columbus, OH 43205

AREA COMMISSION

Northeast Area Commission
Mrs. Alice Porter
3130 McCutcheon Place
Columbus, OH 43219

ATTORNEY

Jeffrey L. Brown
Smith & Hale LLC
37 West Broad Street, Suite 460
Columbus, OH 43215

SURROUNDING PROPERTY OWNERS

Allen Tucker
"or current occupant"
3096 Oak Spring Street
Columbus, OH 43219

Frederick M & Willie A Slade
"or current occupant"
3082 Oak Spring Street
Columbus, OH 43219

Catherine Campbell
"or current occupant"
3068 Oak Spring Street
Columbus, OH 43219

James A Edmondson
"or current occupant"
3052 Oak Spring Street
Columbus, OH 43219

Vernon P Brown
"or current occupant"
2515 McCutcheon Road
Columbus, OH 43219

Janet M Ewing
"or current occupant"
2495 McCutcheon Road
Columbus, OH 43219

Morso Holding Co.
"or current occupant"
Three Limited Parkway
Columbus, OH 43230

James C & Delorise Hough
"or current occupant"
2520 McCutcheon Road
Columbus, OH 43219

East Linden Congregation of
Jehovahs Witnesses Inc
"or current occupant"
2530 McCutcheon Road
Columbus, OH 43219

Bernadine K Kent
James A Whitaker Jr.
"or current occupant"
3148 Oak Spring Street
Columbus, OH 43219

Juanita L Mullins
"or current occupant"
3136 Oak Spring Street
Columbus, OH 43219

Jacqueline Doughty
"or current occupant"
3122 Oak Spring Street
Columbus, OH 43219

John E & Maisie F Glover
"or current occupant"
3110 Oak Spring Street
Columbus, OH 43219

Chasrah Barnes
"or current occupant"
c/o Vicki A Bennett
2511 McCutcheon Road
Columbus, OH 43219

mccutcheon.lbl (nct)
7/24/17 S:Docs/s&hlabels/2017

217-029

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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 #: Z17-029

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jeffrey L. Brown
of (COMPLETE ADDRESS) 37 West Broad Street, Suite 460, 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. Gloria E. Parker 1518 Bryden Road Columbus, OH 43205-2125 614-284-6724	2. Morso Holding Co. Three Limited Parkway Columbus, OH 43230 Mike Whitman 614-944-5195
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 25th day of July, in the year 2017

SIGNATURE OF NOTARY PUBLIC

My Commission Expires: 9/4/2020

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

NOTARIAL SEAL
Notary Seal Here
STATE OF OHIO

Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2020

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Revised 6/17 slp

City of Columbus
Zoning Plat

N
W E
S

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

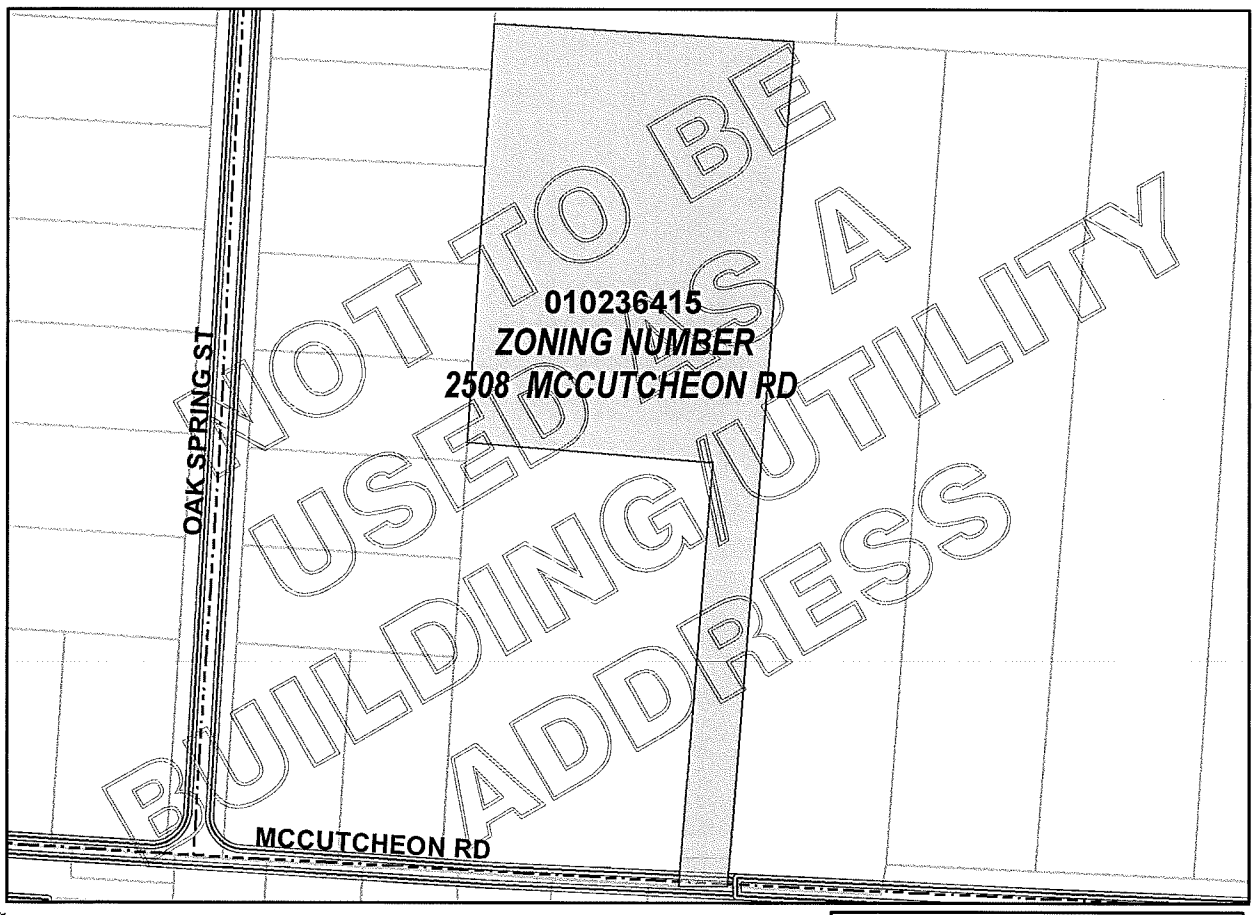
Parcel ID: 010236415

Zoning Number: 2508 **Street Name: MCCUTCHEON RD**

Lot Number: N/A **Subdivision: N/A**

Requested By: SMITH & HALE (JACK REYNOLDS)

Issued By: Adyana Amariam **Date:** 7/13/2017



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

SCALE: 1 inch = 200 feet

GIS FILE NUMBER: 97400

217-029

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EXHIBIT "A"

Parcel Number: 010-236415

Being situated in the State of Ohio, County of Franklin, in the City of Columbus, located in Quarter Township 2, Town 1 North, Range 17 West, United States Military Lands also being in part of Parcel 1 (3.170 acres) and Parcel 2 (3.179 acres) now owned by the East Linden Congregation of Jehovah's Witness, Inc. in Official Record 20832 H10, Recorder's Office Franklin County, Ohio and being more particularly described as follows;

Beginning at a PK nail set in the centerline of McCutcheon Road at the Southeast corner of said Parcel 2, and the southwest corner of a 3.179 acre tract now owned by James C. and Delorise Hough in Official Record 8719 A05, being North 89° 55' 00" East 524.21 feet from the centerline intersection of McCutcheon Road and Oak Spring Drive;

thence South 89° 55' 00" West 50.00 feet, in the centerline of said McCutcheon Road and the south line of said Parcel 2, to a PK nail set;

thence North 00° 04' 34" West 440.09 feet, across and parallel with the east line of said Parcel 2, to an iron pin set (passing an iron pin set at 30.00 feet);

thence South 89° 54' 21" West 265.39 feet, across said Parcel 1 and Parcel 2, to an iron pin set in the west line of said Parcel 1 and the east line of the Willow Springs Subdivision as recorded and delineated in Plat Book 43, Page 121;

thence North 00° 04' 34" West 437.86 feet, in the west line of said Parcel 1 and the east line of said Willow Springs Subdivision to an iron pin found at the base of a wood fence post, marking the northwest corner of said Parcel 1, and the southwest corner of a 21.083 acre tract now owned by Abbott Labs in Official Record 22621 F15;

thence North 89° 27' 38" East 315.21 feet, in the north line of said Parcel 1 and Parcel 2 and the south line of said 21.083 acre tract, to an iron pin found at the northeast corner of said Parcel 2 and the northwest corner of said 3.179 acre tract;

thence South 00° 04' 34" East 880.42 feet, in the east line of said Parcel 2 and the west line of said 3.179 acre tract, (passing an iron pin found at 850.41 feet), to the place of beginning containing 3.683 acres more or less, of which 1.589 acres are in Parcel 1 and 2.094 acres are in Parcel 2, subject to all easements, restrictions, and rights-of-way of record, if any.

Basis of bearings from Official Record 20832 H10, based on the centerline of McCutcheon Rd. (North 89° 55' 00" West). All reference deeds on file at Franklin County Recorder's Office, Columbus, Ohio. A survey of the above described premises was done by R. T. Patridge and Associates in November 1995. All iron pins set are capped PATRIDGE SURVEYING.

0-56-F
All of
(010)
236415

Description Verified
John Circle, P.E., P.S.
Franklin County Engineer
Date: 11/12/99
BM

Z17-029

CPD TEXT

PROPOSED DISTRICTS: CPD, Commercial Planned Development
PROPERTY ADDRESS: 2508 McCutcheon
OWNER: Gloria E. Parker
APPLICANT: Gloria E. Parker
DATE OF TEXT: 7/24/17
APPLICATION: Z17-029

1. INTRODUCTION: In 2001 the property to the north was rezoned for office development. The plan is to incorporate the subject site with the development to the north to provide additional parking areas for office development.

2. PERMITTED USES: The following uses shall be permitted within this development:
Those uses as listed in Chapter 3353, C-2, Commercial District of the Columbus City Code.

1. Flex office uses may be established in this development if an appropriate council variance is granted.

3. DEVELOPMENT STANDARDS: Except as otherwise noted above and herein, the applicable development standards of Chapter 3353, C-2, Commercial District shall apply to Easton Campus Offices.

A. Density, Height, Lot and/or Setback Requirements

1. Setback from McCutcheon Road, east, south and west property lines shall be 50' for all parking, loading, and maneuvering areas and 100' for buildings.

2. Any pedestrian bridge across a public right-of-way, any building or structured parking garage which is attached to the pedestrian bridge as part of an elevated pedestrian system or any motor bus shelter shall not be subject to the setbacks outlined in this document. Given the actual location of said improvements variances from the Columbus Zoning Code may be necessary.

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

1. Access may be provided to McCutcheon Road subject to the review and approval of the City's Division of Traffic Management, Department of Public Service.

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

N/A

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

N/A

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

1. No materials, supplies, equipment or products shall be stored or permitted to remain on any portion of the parcel outside any building.

F. Graphics

1. All graphics and signage shall comply to Article 15 of the Columbus City Code as it applies to the C-2, Commercial District. Any variance to the sign requirements shall be submitted to the Columbus Graphics Commission for consideration.

G. Miscellaneous

1. Site Plan. The subject site shall be developed in accordance with the site plan. The Site Plan may be slightly adjusted to reflect engineering, topographical, or other site data developed at the time of the development and when engineering and architectural drawings are completed. Any slight adjustments of the Site Plan shall be subject to review and approval by the Director of the Department of Building and Zoning Services, or designee, upon submission of the appropriate data regarding the proposed adjustment.

3. CPD Criteria.

a) Natural Environment, The site is currently undeveloped.

b) Existing Land Uses. Annexed in 1966 - R-1, Residential; undeveloped.

c) Activities. The proposed development will provide additional parking areas for the development to the north.

d) Behavior Patterns. Existing development in the area have established vehicular and pedestrian patterns for the area.

e) Transportation and Circulation. The site will have access to Easton Square Place and may have access to McCutcheon Road.

f) Visual Form of the Environment. The layout will be appropriate for the area.

g) View and Visibility. The site will have access to Easton Square Place and may have access to McCutcheon Road.

h) Proposed Development. Commercial

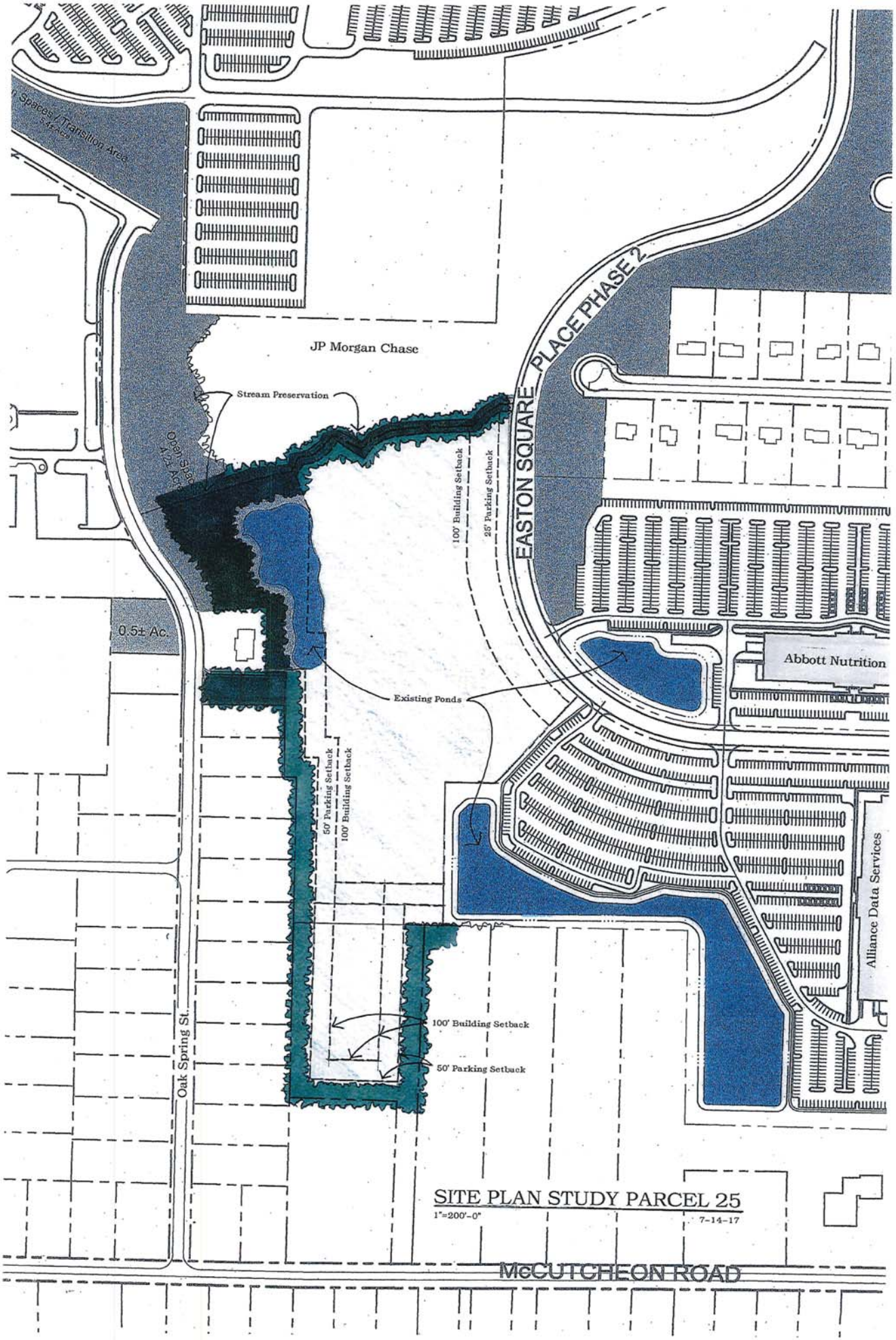
i) Emission. The site will not have negative effects on emission levels of light, sound, smell and dust.

The undersigned, being the owner of the subject property together with the applicant in the subject application, or their authorized representatives does 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.

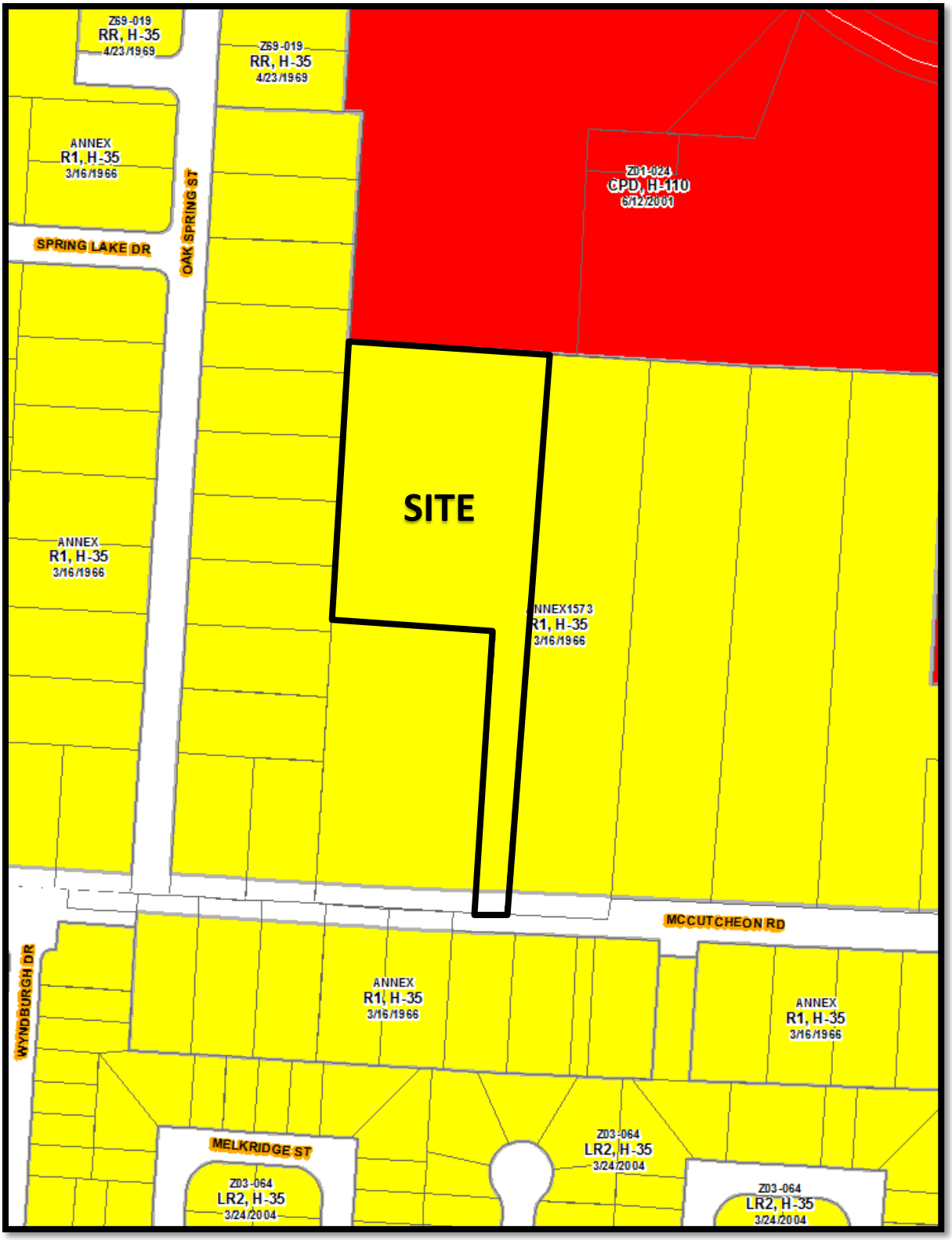
_____

mccutcheon.txt (nct)
7/25/17 S:Docs/s&htexts/2017

217-029

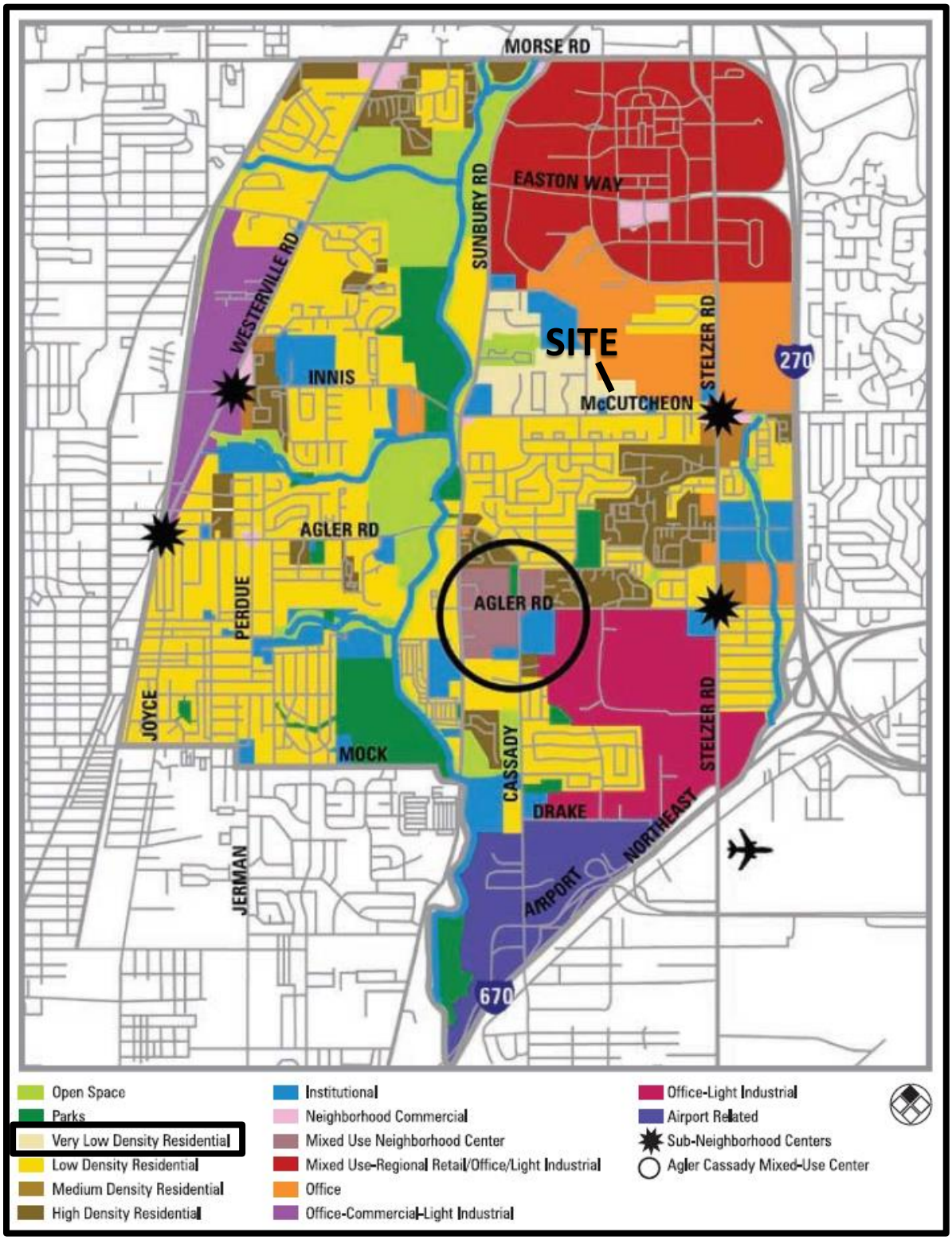

Spaces/Transition Area
JP Morgan Chase
Stream Preservation
Open Space
4.21 Ac.
EASTON SQUARE PLACE PHASE 2
100' Building Setback
25' Parking Setback
0.5± Ac.
Abbott Nutrition
Existing Ponds
50' Parking Setback
100' Building Setback
Alliance Data Services
100' Building Setback
50' Parking Setback
Oak Spring St.
SITE PLAN STUDY PARCEL 25
1"=200'-0"
7-14-17
McCUTCHEON ROAD

Z17-029



Z17-029
2508 McCutcheon Road
Approximately 3.6 acres
R-1 to CPD

Northeast Area Plan (2007)



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