

## 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 #: 217-042 Date Received: 9/26/17  
Application Accepted By: KP Fee: \$3,520  
Assigned Planner: Michael Maret; 614-645-2749; mj Maret@columbus.gov

#### LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 4987 Gender Road Zip 43110

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 010-260512

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

Current Zoning District(s) L-C-2 Requested Zoning District(s) L-M

Area Commission Area Commission or Civic Association: Greater Southeast Area Commission

Proposed Use or reason for rezoning request: To return property to the L-M district from L-C-2 that was approved in 2007 (Z06-012) (continue on separate page if necessary)

Proposed Height District: 35' Acreage 1.119 acres  
[Columbus City Code Section 3309.14]

#### APPLICANT:

Name J. Johnson Investments LLC  
Address PO Box 145 City/State Carroll, OH Zip 43112  
Phone # 614-834-5555 Fax # \_\_\_\_\_ Email \_\_\_\_\_

#### PROPERTY OWNER(S):

Name James & Janet Johnson  
Address PO Box 145 City/State Carroll, OH Zip 43112  
Phone # \_\_\_\_\_ Fax # \_\_\_\_\_ Email \_\_\_\_\_  
☐ Check here if listing additional property owners on a separate page

#### ATTORNEY / AGENT (CHECK ONE IF APPLICABLE) ☒ Attorney ☐ Agent

Name Jackson B. Reynolds III, c/o Smith & Hale LLC  
Address 37 W. Broad St., Suite 460 City/State Columbus, OH Zip 43215  
Phone # 614-221-4255 Fax # 614-221-4409 Email: jreynolds@smithandhale.com

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

APPLICANT SIGNATURE By: [Signature]  
PROPERTY OWNER SIGNATURE By: [Signature]  
ATTORNEY / AGENT SIGNATURE [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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Phone: 614-645-7433 [www.columbus.gov](http://www.columbus.gov)

## AFFIDAVIT

(See instruction sheet)

APPLICATION #

217-042

STATE OF OHIO

COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Jackson B. Reynolds III

of (1) MAILING ADDRESS 37 W. Broad St., 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 4987 Gender 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) \_\_\_\_\_

(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) James and Janet Johnson

PO Box 145

Carroll, OH 43112

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

J. Johnson Investments LLC

614-834-5555

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

(5) Greater Southeast Area Commission

c/o Lisa Schacht

2560 Park Crescent Drive

Columbus, OH 43232

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

Sworn to before me and signed in my presence this 24<sup>th</sup> day of August, in the year 2017

SIGNATURE OF NOTARY PUBLIC

(8)

Natalie C. Timmons  
9/4/2020

My Commission Expires:



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

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



PROPERTY OWNER/APPLICANT

AREA COMMISSION

ATTORNEY

James & Janet Johnson  
P.O. Box 145  
Carroll, OH 43112

Greater South East Area Commission  
c/o Lisa Schacht  
2500 Park Crescent Drive  
Columbus, OH 43232

Jackson Reynolds, III  
Smith & Hale LLC  
37 West Broad Street, Suite 460  
Columbus, OH 43215

SURROUNDING PROPERTY OWNERS

Talmer Bank & Trust  
"or current occupant"  
999 East Main Street  
Ravenna, OH 44266

PS Midwest Two Gender Windmiller LLC  
"or current occupant"  
11955 Springcreek Drive  
Pickerington, OH 43147

Kelly A Best  
"or current occupant"  
4886 Ballentine Drive  
Canal Winchester, OH 43110

Stephen A Sessions  
"or current occupant"  
4892 Ballentine Drive  
Canal Winchester, OH 43110

Arun Johary  
"or current occupant"  
4900 Ballentine Drive  
Canal Winchester, OH 43110

Jason M Monesmith  
"or current occupant"  
4908 Ballentine Drive  
Canal Winchester, OH 43110

Aaron J Reedy  
"or current occupant"  
4914 Ballentine Drive  
Canal Winchester, OH 43110

Steven L Hall  
"or current occupant"  
4920 Ballentine Drive  
Canal Winchester, OH 43110

Rachel Nelson  
"or current occupant"  
4926 Ballentine Drive  
Canal Winchester, OH 43110

James L & Barbara A Hall  
"or current occupant"  
4932 Ballentine Drive  
Canal Winchester, OH 43110

Jason Gray  
"or current occupant"  
814 Primrose Drive  
Wapakoneta, OH 45895

Lewis Eugene Compton  
"or current occupant"  
4944 Ballentine Drive  
Canal Winchester, OH 43110

Roger E Detillion  
"or current occupant"  
6348 Chelsea Glen Drive  
Canal Winchester, OH 43110

Vincent T & Lisa L Leonard  
"or current occupant"  
3207 Benham Court  
Columbus, OH 43232

Janis S Blanks  
"or current occupant"  
6360 Chelsea Glen Drive  
Canal Winchester, OH 43110

Brian K McMenamin  
"or current occupant"  
6368 Chelsea Glen Drive  
Canal Winchester, OH 43110

Christiana Trust  
"or current occupant"  
9990 Richmond, Suite 400  
Houston, TX 77042

Robert D Foor  
"or current occupant"  
6384 Chelsea Glen Drive  
Canal Winchester, OH 43110

Fania L Young  
"or current occupant"  
6392 Chelsea Glen Drive  
Canal Winchester, OH 43110

Susan F Parkman  
"or current occupant"  
6400 Chelsea Glen Drive  
Canal Winchester, OH 43110

johnson-genderrd#2.lbl (nct)  
8/24/17 S:Docs/s&hlabels/2017

217-042

## 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 #

217-042

STATE OF OHIO

COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jackson B. Reynolds III

of (COMPLETE ADDRESS) 37 W. Broad St., 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. James and Janet Johnson PO Box 145 Carroll, OH 43112 James Johnson 614-834-5555	2. J. Johnson Investment LLC PO Box 145 Carroll, OH 43112 James Johnson (614) 834-5555
3.	4.

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

SIGNATURE OF AFFIANT

*Jackson B. Reynolds III*

Subscribed to me in my presence and before me this

24<sup>th</sup>

day of

August

, in the year

2017

SIGNATURE OF NOTARY PUBLIC

*Natalie C. Timmons*

My Commission Expires:

9/4/2020



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

Natalie C. Timmons

Notary Public, State of Ohio

My Commission Expires 09-04-2020

**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

Situated in the City of Columbus, County of Franklin, State of Ohio and in the N.W. ¼ of Sec. 13, Twp. 11, Rge. 21, Congress Lands and being part of a 2.383 acre tract conveyed to South Side Sales Company, as recorded in Inst.# 200601100006462, Records Office, Franklin, Ohio, more particularly bounded and described as follows:

Beginning at a ½" iron pin found in the west line of Gender Road at the Northeast corner of said 2.383 acre tract the southeast corner of South Sales Company 5.075 acre tract Inst.# 20061100006463, which is N 85E 50' 40" W, 60.00 feet, and S 04' 08" 20" W, 906.93 feet, from the northeast corner of the northwest quarter of said Section 13, thence S 04E 08' 20" W, 263.22 feet, with the common line of said 2.383 acre tract and Gender Road to a ½" iron pin found at a corner of the Chelsea Glenn Subdivision, PB-78 Pg-33;

Thence N 86E 01' 21" W, 198.71 feet, with the common line of said 2.383 acre tract and Subdivision, to a point;

Thence N 04E 08' 20" E, 262.85 feet, into said 2.383 acre tract, to a point;

Thence S 86E 07' 40" E, 198.71 feet, with common line of said 2.383 and 5.075 acre tract and the westerly extension thereof, to the place of beginning;

Containing 1.199 acre be the same more or less all subject to all legal easements, restrictions conditions as the same may be record.

Subject tract is known as 4975 Gender Road, Canal Winchester, Ohio  
Part of Tax Parcel #010-260512-00.



# 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: 010260512

Zoning Number: 4987

Street Name: GENDER RD

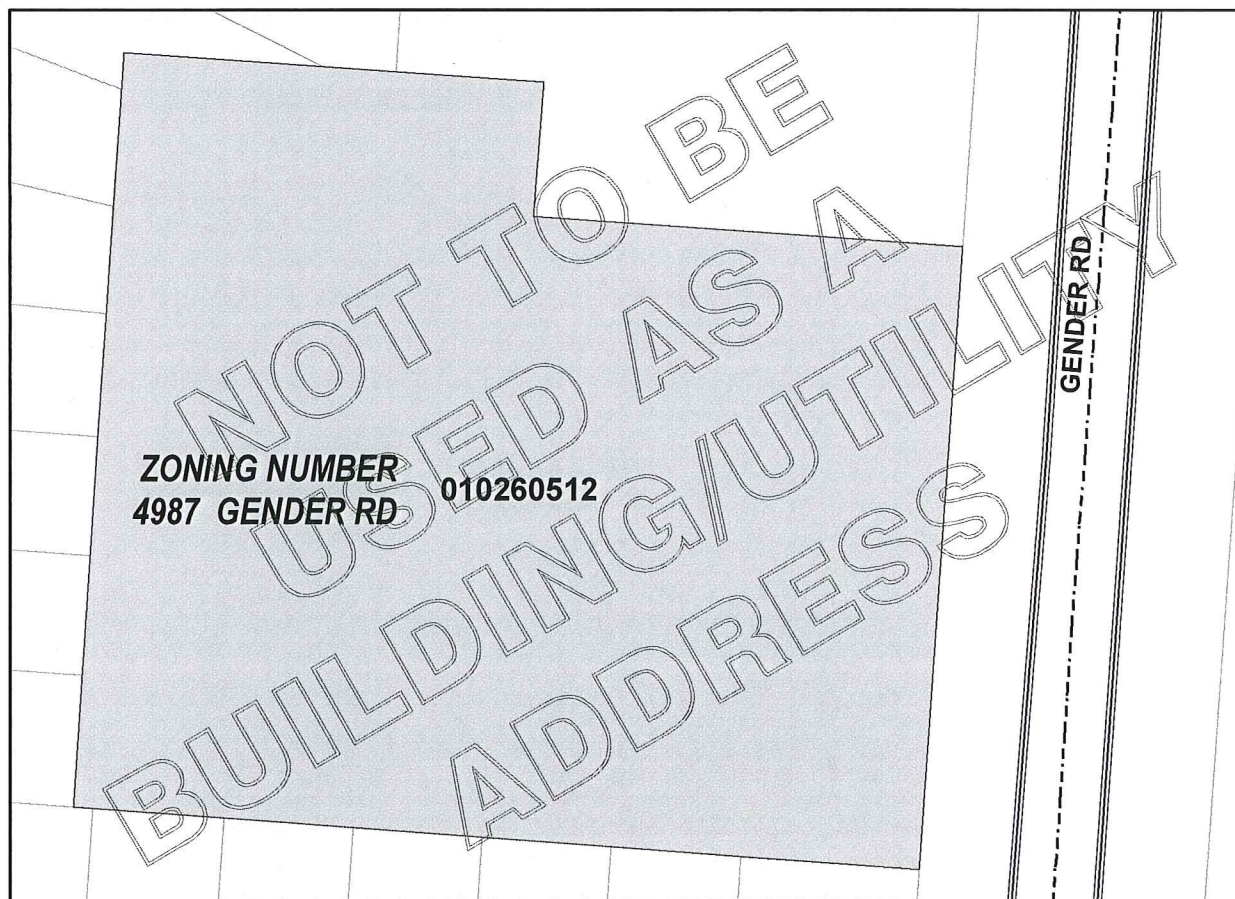
Lot Number: N/A

Subdivision: N/A

Requested By: SMITH & HALE (JACK REYNOLDS)

Issued By: *Adyana Amariam*

Date: 8/28/2017



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

SCALE: 1 inch = 80 feet

GIS FILE NUMBER: 87800

217-043

## LIMITATION TEXT

**PROPOSED DISTRICT:** L-M, Limited Manufacturing District

**PROPERTY ADDRESS:** 4987 Gender Road

**OWNER:** James and Janet Johnson

**APPLICANT:** J Johnson Investments LLC

**DATE OF TEXT:** 8/24/17

**APPLICATION NUMBER:** Z17-\_\_\_\_\_

**1. INTRODUCTION:** This is a site along the west side of Gender Road. The property was zoned for personal storage use on September 23, 2002 (Z01-080) and subsequently this portion was rezoned to L-C-2 in 2007 (Z06-12). The owner has not been able to develop the property with office use so the L-M district is requested for the L-C-2 area.

**2. PERMITTED USES:** These uses listed in the M-Manufacturing C-2 zoning classification shall be permitted on the site.

**3. DEVELOPMENT STANDARDS:** Unless otherwise indicated the applicable development standards are contained in Chapter 3363 M, Manufacturing of the Columbus City Code.

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

1. The maximum building height shall be 20 feet.

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

1. All circulation, curb cuts and access points shall be subject to the approval of the Division of Transportation.

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

1. Street trees shall be planted evenly spaced along Gender Road at a ratio of one tree per forty (40) feet of frontage.

2. Headlight screening in the form of landscaping (30 inch minimum of installation) shall be installed along Gender Road adjacent to any parking areas.

3. All trees and landscaping shall be well maintained. Dead items shall be replaced within six months or the next planting season, whichever occurs first.

4. All trees meet the following minimum size at the time of planting:

Shade trees 2 1/2" caliper; Ornamental trees 1 1/2" caliper; Evergreen trees 5 feet in height. Tree caliper is measured six (6) inches from the ground.

5. A six (6) foot high board on board fence shall be erected along the southern property line.

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

1. Any mechanical equipment or utility hardware on the roof of a building shall be screened from view to prevent the equipment from being visible from the property line of the parcel. Ground mounted mechanical or utility equipment shall be fully screened from view from ground level by landscaping or any fence or wall utilizing comparable and compatible materials as the building materials.



2. All buildings will have a pitched (1/12 pitch for the storage units) or sloped roofs.

3. The buildings shall be of a beige colored steel with white doors.

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

1. Light poles shall not exceed 28 feet in height and shall have cutoff fixtures.

F. Graphics and/or Signage Commitments.

1. All graphics and signage shall comply with the Graphics Code, Article 15, Title 33 of the Columbus City Code as it applies to the M, Manufacturing District and any variance to those requirements will be submitted to the Columbus Graphics Commission for consideration.

G. Miscellaneous Commitments.

1. The Subject Site shall be developed in accordance with the submitted site plan. The site plan may be slightly adjusted to reflect engineering, topographical or other site data developed at the time of development or when engineering plans are completed. Any slight adjustment to the plan shall be reviewed and may be approved by the Director of the Department of Development or his designee upon submission of the appropriate data regarding the proposed adjustment.

2. Hours of operation will be restricted from 6:00 a.m. to 10:00 p.m., excepting emergencies.

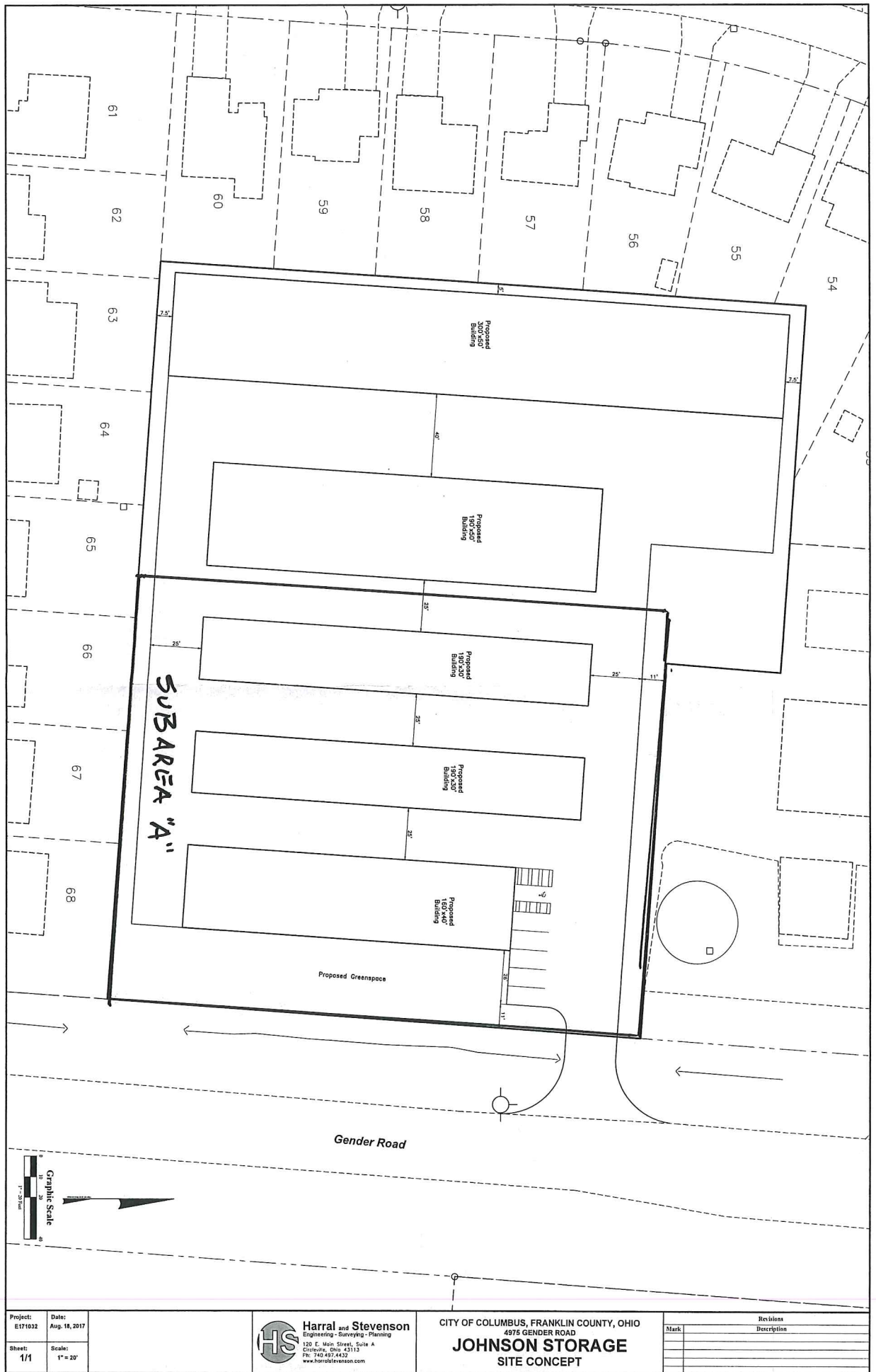
The undersigned, being the owner of the subject property together with the applicant in the subject application, or other authorized representatives do hereby agree singularly and collectively for themselves, their heirs, successors and assigns, to abide by above restrictions, conditions, and commitments 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.

**SIGNATURE:**

**DATE:**

johnson-gender#2.txt (nct)  
8/24/17 S:Docs/s&htxts/2017





Project:	Date:
E171032	Aug. 18, 2017
Sheet:	Scale:
1/1	1" = 20'



**Harral and Stevenson**  
 Engineering - Surveying - Planning  
 120 E. Main Street, Suite A  
 Circleville, Ohio 43113  
 PH: 614.497.4432  
 www.horrolstevenson.com

CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO  
 4975 GENDER ROAD  
**JOHNSON STORAGE**  
 SITE CONCEPT

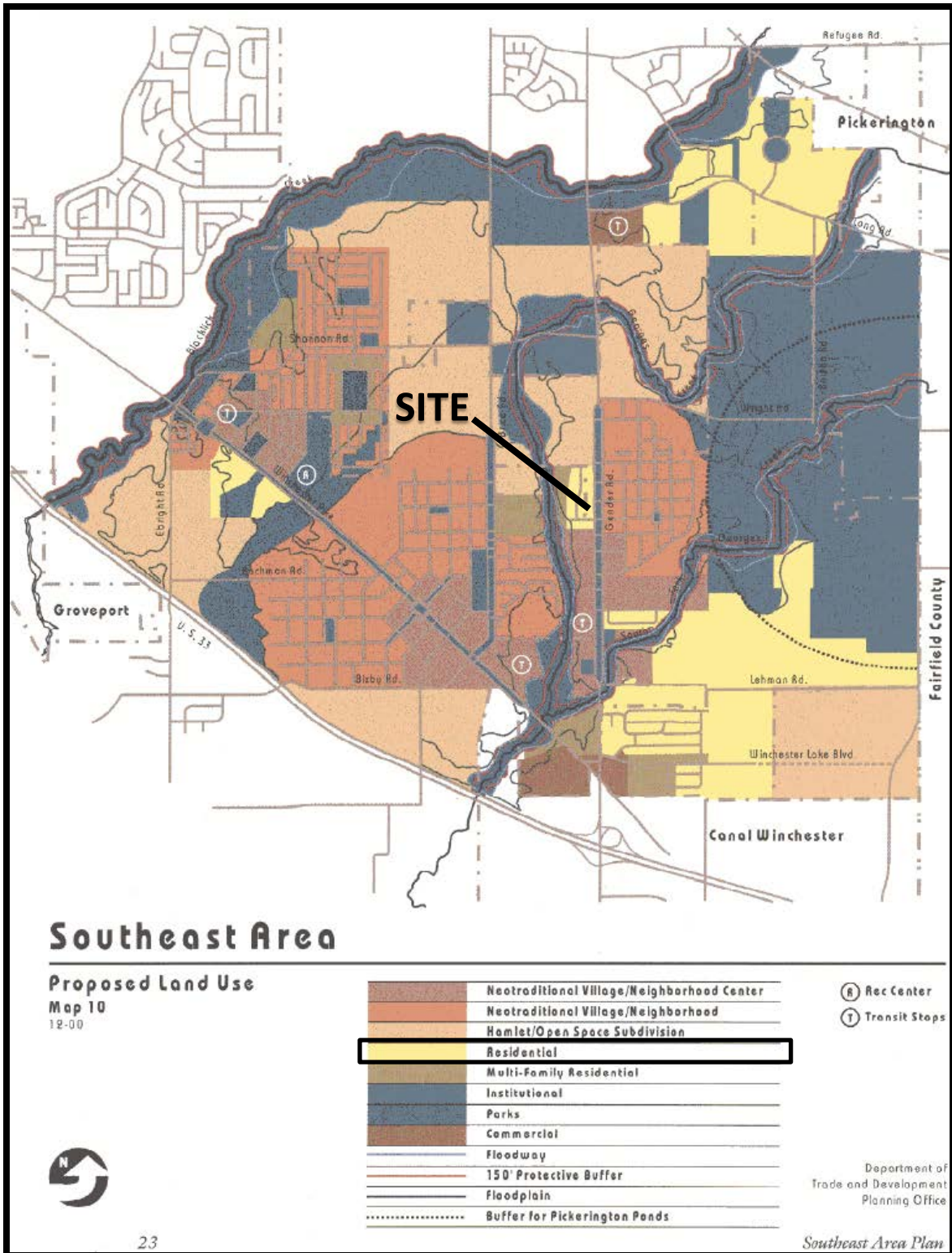
Mark	Revisions
	Description

217-047



Z17-042  
4987 Gender Road  
Approximately 1.12 Acres  
L-C-2 to L-M





Z17-042  
4987 Gender Road  
Approximately 1.12 Acres  
L-C-2 to L-M



Z17-042  
4987 Gender Road  
Approximately 1.12 Acres  
L-C-2 to L-M