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 #: 217-049 Date Received: 11/28/17
Application Accepted By: MM + KP Fee: $3060
Assigned Planner: Michael Maret; 614-645-2749; mjmaret@columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address or Zoning Number: 550 Stimmel Road Zip 43223
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 010-136824

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

Current Zoning District(s) Residential, R3 Requested Zoning District(s) Manufacturing, M

Area Commission Area Commission or Civic Association: Southwest Area Commission

Proposed Use or reason for rezoning request: Development of warehouse, storage, and sales establishment.

(continue on separate page if necessary)

Proposed Height District: H-35 Acreage 7.023
[Columbus City Code Section 3309.14]

APPLICANT:

Name Mike Baumann Plumbing, Inc.
Address 2855 South High Street City/State Columbus/Ohio Zip 43207
Phone # Fax # Email

PROPERTY OWNER(S):

Name Huntington National Bank, Property Division
Address P.O. Box 182334 City/State Columbus/Ohio Zip 43218
Phone # Fax # Email

☐ ***Check here if listing additional property owners on a separate page***

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

Name Michael T. Shannon, Esq.
Address 500 South Front Street, Suite 1200 City/State Columbus, Ohio Zip 43215
Phone # 614-229-4506 Fax # Email: mshannon@cbjlawyers.com

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

APPLICANT SIGNATURE Michael T Shannon
PROPERTY OWNER SIGNATURE Michael T Shannon (ES)
ATTORNEY / AGENT SIGNATURE Michael T Shannon

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 #: Z17-049

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn **(1)** NAME Eric Zartman
of **(1)** MAILING ADDRESS 500 South Front Street, Suite 1200, Columbus, Ohio 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 550 Stimmel 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) Huntington National Bank
P.O. Box 182334
Columbus, Ohio 43218

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

Mike Baumann Plumbing, Inc.

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

(5) Southwest Area Commission
Stefanie Coe
1437 Wilson Avenue
Columbus, Ohio 43206

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 27th day of November, in the year 2017

SIGNATURE OF NOTARY PUBLIC **(8)** Carol A. Stewart

My Commission Expires:

Notary Seal Here

NOTARIAL SEAL STATE OF OHIO

CAROL A. STEWART
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES 06/28/2019

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

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Revised 6/17.slp

City of Columbus
Real Estate Management
Or Current Occupant
90 W. Broad St, Room 425
Columbus, Ohio 43215

Greenlawn Realty Co
Or Current Occupant
555 Greenlawn Avenue
Columbus, Ohio 43223-2612

APPLICANT

National Retail Properties, LP
Or Current Occupant
27500 Riverview Center Blvd.
Bonita Springs, Florida 34134

1230 Harmon Ave, LLC
Or Current Occupant
2440 Lockbourne Road
Columbus, Ohio 43207-2168

OWNER

Rose Products & Services
c/o Eldon Hall
Or Current Occupant
545 Stimmel Road
Columbus, Ohio 43223-2901

Huntington National Bank Trustee
CA4C83
Or Current Occupant
7 Easton Oval
Columbus, Ohio 43219-6060

ATTORNEY

Mike Baumann Plumbing, Inc.
Or Current Occupant
2855 South High Street
Columbus, Ohio 43207

Huntington National Bank
Attn: Property Division
Or Current Occupant
Post Office Box 182334
Columbus, Ohio 43218

Michael T. Shannon
Crabbe, Brown & James, LLP
500 S. Front St., Ste. 1200
Columbus, Ohio 43215

AREA COMMISSION

Southwest Area Commission
Attn: Stefanie Coe
1437 Wilson Avenue
Columbus, Ohio 43206

217-049

29424

THE CITY OF
COLUMBUS
ANDREW J. GINTHER, MAYOR

DEPARTMENT OF BUILDING
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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 #: 217-049

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Eric Zartman
of (COMPLETE ADDRESS) 500 South Front Street, Suite 1200, Columbus, Ohio 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. Mike Baumann Plumbing Inc. 2855 South High Street Columbus, Ohio 43207 Contact, Michael T. Shannon, Esq. 614-229-4506	2.
3.	4.

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

SIGNATURE OF AFFIANT Eric Zart

Subscribed to me in my presence and before me this 29th day of November, in the year 2017

SIGNATURE OF NOTARY PUBLIC Carol A. Stewart

My Commission Expires:

CAROL A. STEWART
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES 06/28/2019

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

NOTARIAL SEAL
STATE OF OHIO
Notary Seal Here

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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

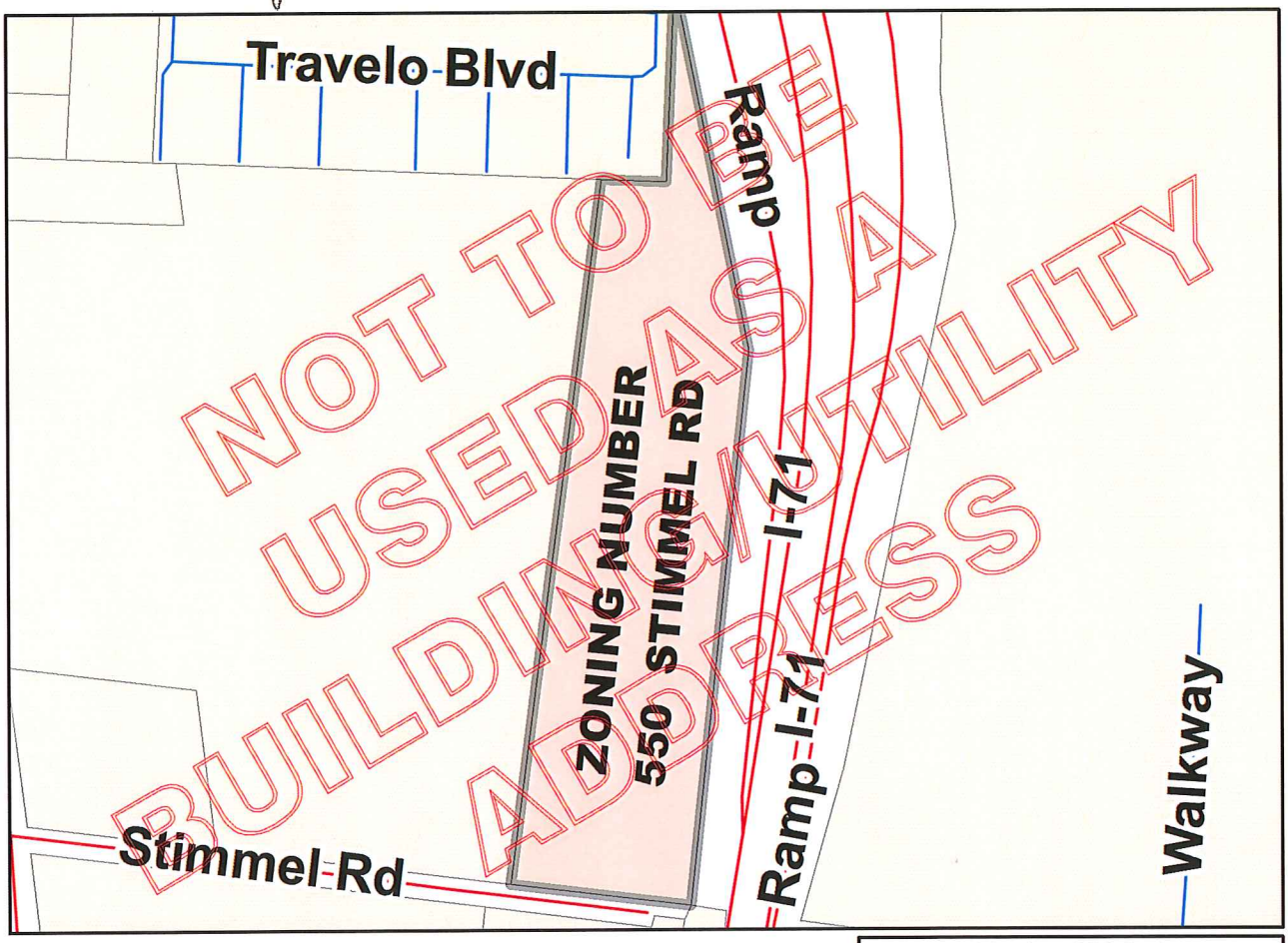
Parcel ID: 010136824

Zoning Number: 550 **Street Name: STIMMEL RD**

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

Requested By: CRABBE BROWN & JAMES LLP (CAROL STEWART)

Issued By: Alfonal Carmon **Date: 11/24/2017**



SCALE: 1 inch = 300 feet

GIS FILE NUMBER: 108933

217-049

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

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Situated in the State of Ohio, County of Franklin, and in the City of Columbus.

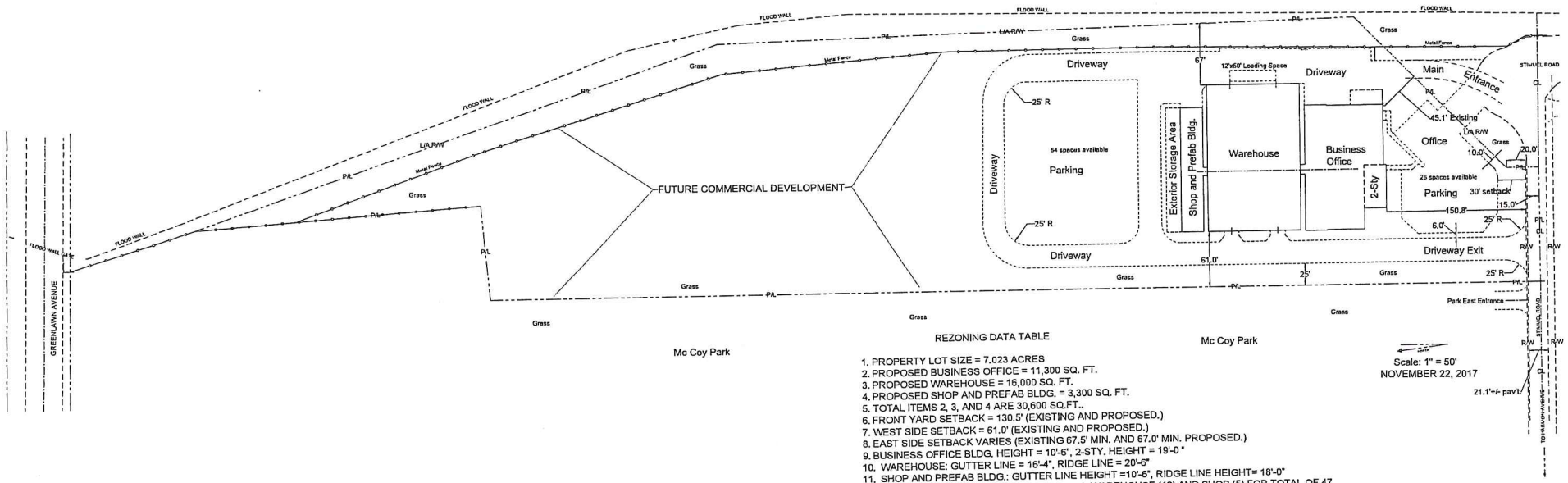
Being in Virginia Military Survey No. 422 and being 7.023 acres out of both the 10.0 acre tract of William L. Miner's Subdivision, Plat Book 2, Page 180, Recorder's office, Franklin County, Ohio and the 78.296 acre tract which was a part of a home farm of Samuel Stimmel, both tracts being conveyed to the City of Columbus by deed of record in Deed Book 1305, Page 509, Recorder's Office, Franklin County, Ohio, said 7.023 acre tract being more particularly described as follows:

Beginning for reference at a point at the intersection of the centerline of Stimmel Road and the centerline of Jackson Pike, said point also being the southwest corner of the said 78.296 acre tract; thence south 82° 54' East with the centerline of Stimmel Road a distance of 791.49 feet to a point, being the southwest corner of the above mentioned 7.023 acre tract and the true place of beginning; thence North 07° 06' East a distance of 1136.21 feet to a point in the south line of said William L. Miners Subdivision and the north line of said 78.296 acre tract; thence South 87° 56' 52" East a distance of 104.16 feet with the North line of said 78.296 acre tract to an iron pin being the southwest corner of the said 10.0 acre tract; thence North 3° 05' 50" East (with the west line of the said 10.0 acre tract) a distance of 311.05 feet to a point in the west right of way line of the south freeway (Interstate Route #71); thence South 11° 39' 50" East a distance of 600.07 feet along the said west right of way line to a point; thence continuing along said west right of way line South 5° 42' West a distance of 689.0 feet to a point; thence South 52° 39' 20" West along said west right of way line a distance of 233.80 feet to a point on the south corporation line of the City of Columbus; thence South 7° 06' West a distance of 35.00 feet to a point in the centerline of Stimmel Road; thence with the centerline of Stimmel Road North 82° 54' 00" West a distance of 125.00 feet to the place of beginning, containing 7.023 acres of land.

217-049

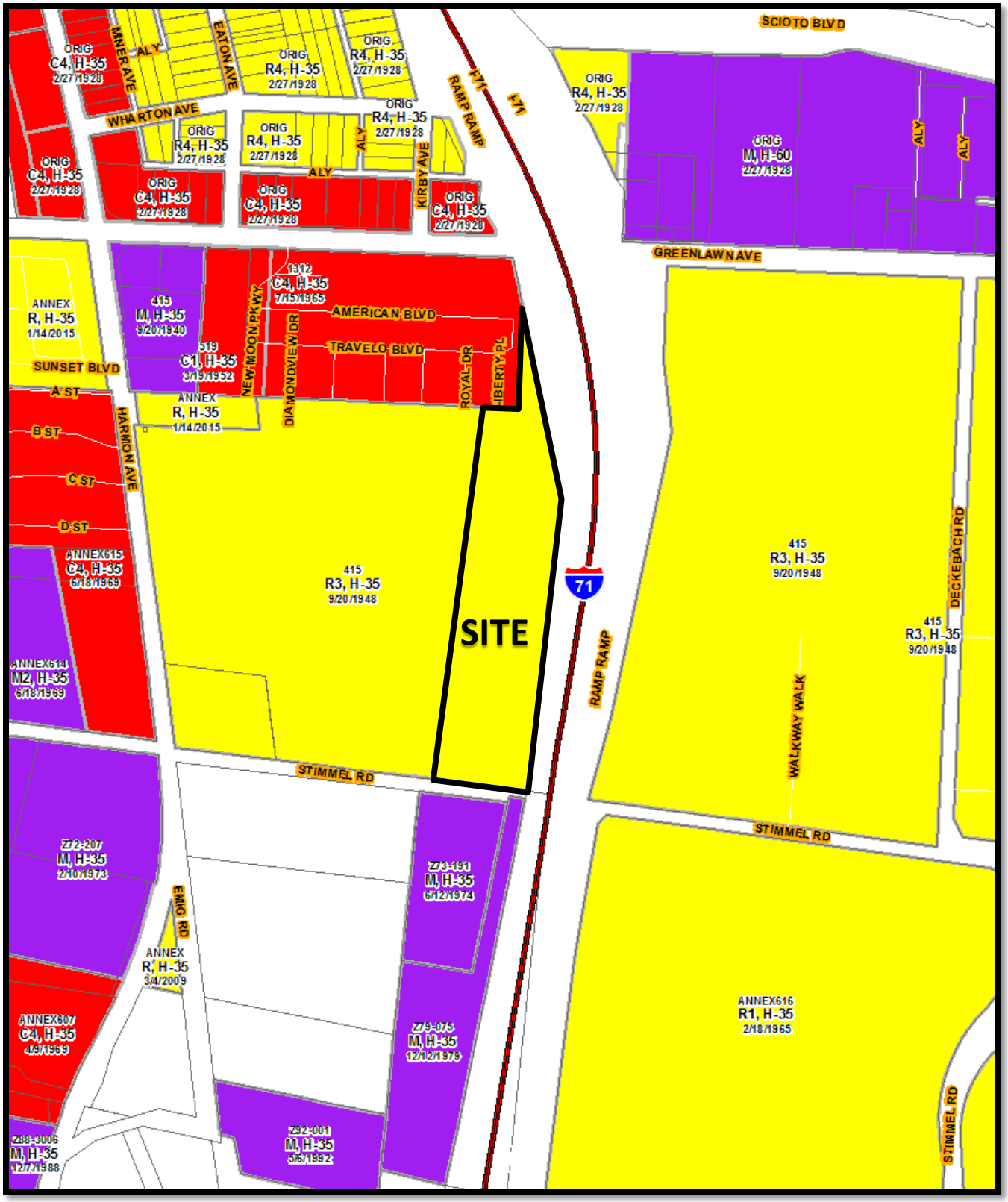
217-049

SITE PLAN
FOR
REZONING 7.023 ACRE PROPERTY
AT
550 STIMMEL ROAD, COLUMBUS, OHIO 43223
DEED BOOK 2641, PAGE 381, P. I. D. 010-136824-00
FOR
MIKE BAUMANN PLUMBING INC.
2855 SOUTH HIGH STREET
COLUMBUS, OHIO 43207
614-491-2163



REZONING DATA TABLE

1. PROPERTY LOT SIZE = 7.023 ACRES
2. PROPOSED BUSINESS OFFICE = 11,300 SQ. FT.
3. PROPOSED WAREHOUSE = 16,000 SQ. FT.
4. PROPOSED SHOP AND PREFAB BLDG. = 3,300 SQ. FT.
5. TOTAL ITEMS 2, 3, AND 4 ARE 30,600 SQ.FT..
6. FRONT YARD SETBACK = 130.5' (EXISTING AND PROPOSED.)
7. WEST SIDE SETBACK = 61.0' (EXISTING AND PROPOSED.)
8. EAST SIDE SETBACK VARIES (EXISTING 67.5' MIN. AND 67.0' MIN. PROPOSED.)
9. BUSINESS OFFICE BLDG. HEIGHT = 10'-6", 2-STY. HEIGHT = 19'-0 "
10. WAREHOUSE: GUTTER LINE = 16'-4", RIDGE LINE = 20'-6"
11. SHOP AND PREFAB BLDG.: GUTTER LINE HEIGHT =10'-6", RIDGE LINE HEIGHT= 18'-0"
12. MINIMUM PARKING PER CODE: OFFICE(26), WAREHOUSE (16) AND SHOP (5) FOR TOTAL OF 47 PARKING SPACES, 1 LOADING SPACE AND 3 BICYCLE SPACES. AT LEAST THE MINIMUM WILL BE PROVIDED.



Z17-049
550 Stimmel Road
Approximately 7.02 acres
R-3 to M

Southwest Area Plan (2009)

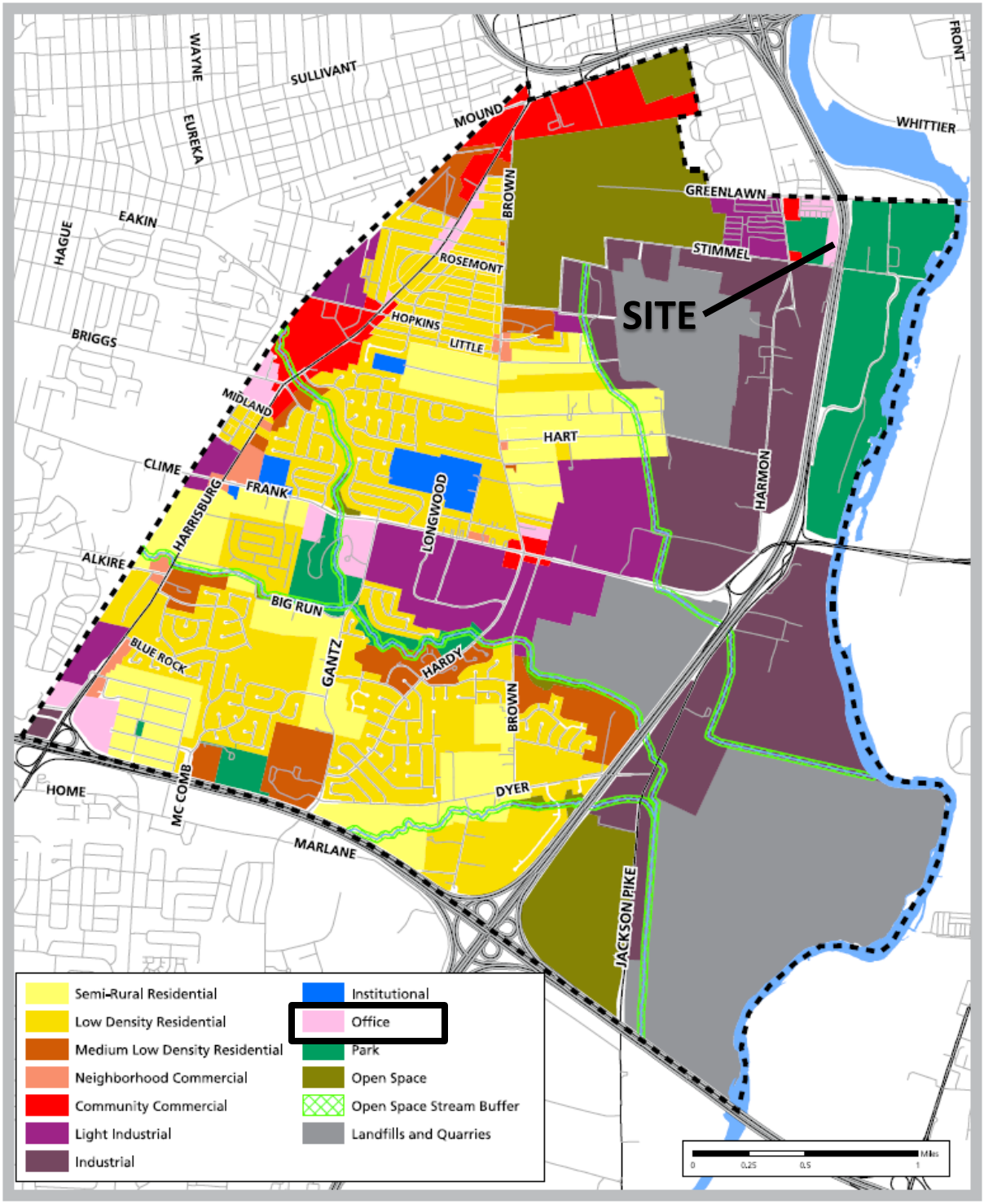
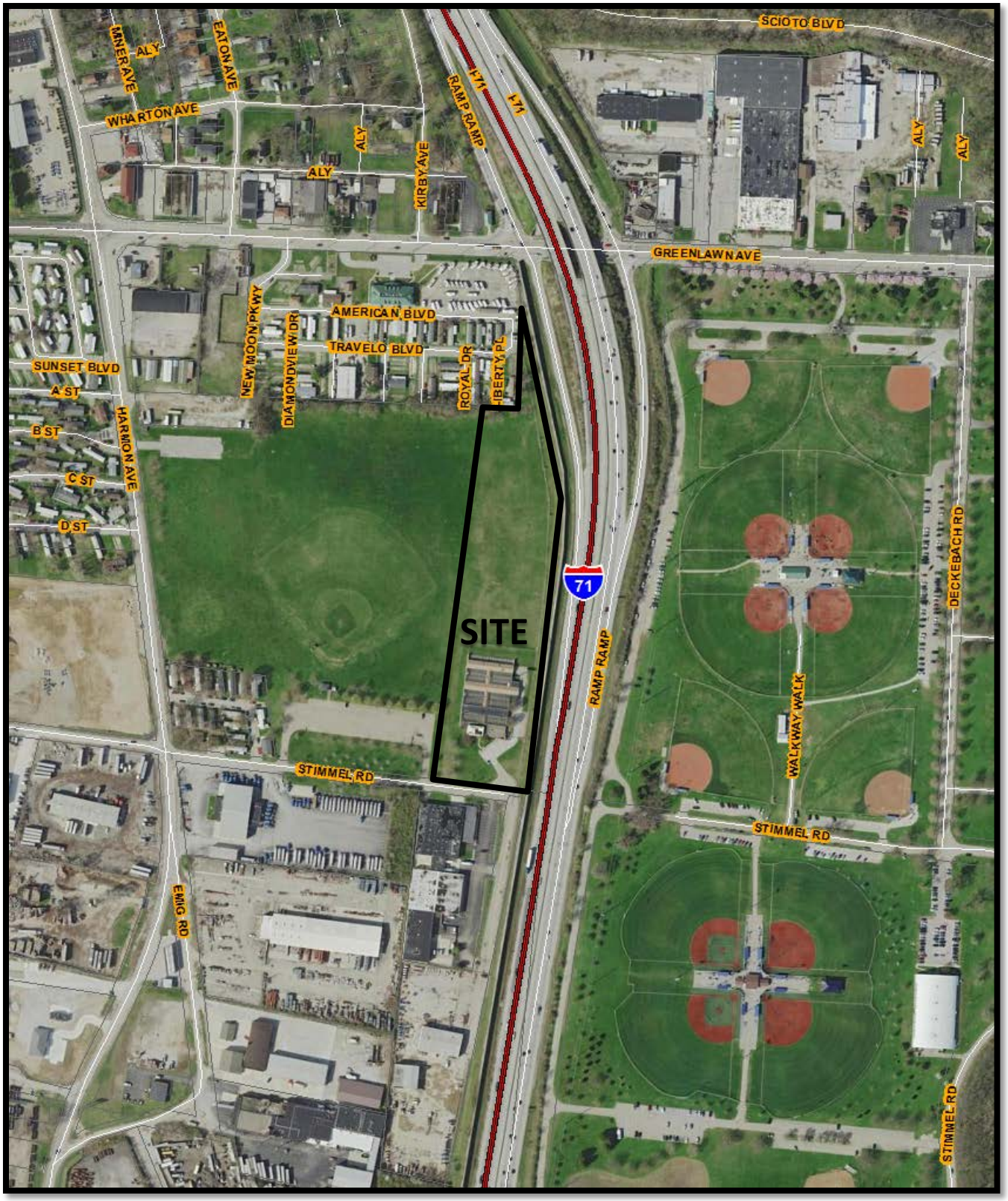


Figure 10: Future Land Use

Z17-049
550 Stimmel Road
Approximately 7.02 acres
R-3 to M



Z17-049
550 Stimmel Road
Approximately 7.02 acres
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