

**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 #: 217-055 Date Received: 12/21/17

Application Accepted By: MM Fee: \$3,520

Assigned Planner: Michael Maret; 614-645-2749; mjmaret@columbus.gov

**LOCATION AND ZONING REQUEST:**

Certified Address (for Zoning Purposes) 826 E. Dublin Granville Road Zip 43229

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 010-109441 010-019170

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

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

Area Commission Area Commission or Civic Association: Northland Community Council

Proposed Use or reason for rezoning request: Revise site plan

(continue on separate page if necessary)

Proposed Height District: 35' Acreage 1.2 +/- acres

[Columbus City Code Section 3309.14]

**APPLICANT:**

Name Ohio Mulch

Address 1600 Universal Road City/State Columbus, OH Zip 43207

Phone # 614-445-4455 Fax # \_\_\_\_\_ Email sgeraghty@ohiomulch.com

**PROPERTY OWNER(S):**

Name Weber Holdings North LLC

Address 1602 Foxhall Rd. City/State Blacklick, OH Zip 43004

Phone # 614-445-4455 Fax # \_\_\_\_\_ Email \_\_\_\_\_

Check here if listing additional property owners on a separate page

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

Name Jeffrey L. Brown, c/o Smith & Hale LLC

Address 37 W. Broad Street, #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 Ohio Mulch by: 

PROPERTY OWNER SIGNATURE Weber Holdings North by: \_\_\_\_\_

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

**REZONING APPLICATION**

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**AFFIDAVIT**

(See instruction sheet)

APPLICATION # 217-055

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Jeffrey L. Brown, c/o Smith & Hale LLC  
of (1) MAILING ADDRESS 37 W. Broad Street, #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 \_\_\_\_\_  
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) Weber Holdings North LLC  
1602 Foxhall Road  
Blacklick, OH 43006

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

Ohio Mulch  
614-445-4455

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

(5) Northland Community Council  
Dave Paul  
PO Box 297836  
Columbus, OH 43229

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

(8) 21<sup>st</sup> day of December, in the year 2017

SIGNATURE OF NOTARY PUBLIC

(8) Jackson B. Reynolds III

My Commission Expires:

Notary Seal Here



Jackson B. Reynolds, III, Attorney At Law  
NOTARY PUBLIC - STATE OF OHIO  
My commission has no expiration date  
Sec. 147.03 R.C.

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

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**APPLICANT**

Ohio Mulch  
1600 Universal Road  
Columbus, OH 43207

**PROPERTY OWNER**

Weber Holdings North LLC  
1602 Foxhall Road  
Blacklick, OH 43004

**AREA COMMISSION**

The Northland Community Council  
Attn: Dave Paul  
P.O. Box 297836  
Columbus, OH 43229

**ATTORNEY**

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

**SURROUNDING PROPERTY OWNERS**

TC G Huntley LLC  
40 Grove Street, Suite 250  
Wellesley, MA 02482

2089 Webster LLC  
2106 Honeywell Avenue LLC  
888 East Dublin-Granville Road  
Columbus, OH 43229

Giannopoulos Properties Ltd  
P.O. Box 9449  
Bexley, OH 43209-0449

Speedway Superamerica LLC  
c/o Property Tax  
539 South Main Street  
Findlay, OH 45840-3229

McDonalds Corp  
c/o Alex Mendoza  
3982 Redford Court  
New Albany, OH 43054

Orlando Garcia  
22 North Sandusky Street  
Delaware, OH 43015

**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 #: 217-055

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jeffrey L Brown  
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. Ohio Mulch 1600 Universal Road Columbus, OH 43207 Sally Geraghty 614-445-4455	2. Weber Holdings North LLC 1602 Foxhall Rd. Blacklick, OH 43004 Jim Weber 614-445-4455
3. 250 number of Columbus based employees	4. <u>0</u> number of Columbus based employees

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Jeffrey L Brown

Subscribed to me in my presence and before me this 21<sup>st</sup> day of December, in the year 2017

SIGNATURE OF NOTARY PUBLIC

Jackson B. Reynolds, III

My Commission Expires:

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

Notary Seal Here



Jackson B. Reynolds, III, Attorney At Law  
NOTARY PUBLIC - STATE OF OHIO  
My commission has no expiration date  
Sec. 147.03 R.C.

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**SEI FILE NO. 3850  
826 DUBLIN-GRANVILLE ROAD  
COLUMBUS, OHIO**

**ZONING DESCRIPTION  
NOVEMBER 2, 2015**

Situated in the State of Ohio, County of Franklin, City of Columbus, being part of Quarter Township 4, Township 2, Range 18, United States Military Lands and being all of that 0.354 acre tract and all of the residual land in that 3.91 acre tract (with exceptions) described in deeds to Judith E. Burgess of record in the following deeds: D.B. 2025, Pg. 87, Inst. 199711190147695, Inst. 200206240155032, Inst. 200907130101870 and D.B. 3616, Pg. 628, Inst. 200206240155030, Inst. 200907130101868 (all references in this description are to the records in the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning, at the intersection of the westerly line of said 3.91 acre tract with the northerly right-of-way line of East Dublin Granville Road (State Route 161), being the southeasterly corner of that 1.153 acre tract described in a deed to B & N Company of record in O.R. 134 H01;

Thence North  $5^{\circ} 56' 46''$  West 404.22 feet, along the easterly line of said 1.153 acre tract, and the westerly line of said 3.91 acre tract, to the southerly line of lands of Garrison Huntley LLC of record in Inst. 201209280145908;

Thence North  $84^{\circ} 41' 29''$  East 125.98 feet along the southerly line of said Garrison Huntley LLC, to the westerly line of lands of 2089 Webster LLC of record in Inst. 2015013300039419;

Thence South  $5^{\circ} 52' 47''$  East 411.43 feet, along the westerly line of said 2089 Webster LLC, and the easterly line of said 3.91 acre tract, to the northerly right-of-way line of said Dublin Granville Road;

Thence South  $84^{\circ} 20' 00''$  West 76.50 feet, along said right-of-way line, and the southerly line of said 0.354 acre tract, to a point;

Thence North  $77^{\circ} 57' 54''$  West 12.83 feet, continuing along said line, to a corner of said 0.354 acre tract;

Thence North  $89^{\circ} 20' 51''$  West 37.25 feet, along the northerly right-of-way line of East Dublin Granville Road, to the POINT OF BEGINNING, and containing 1.18 acres of land, more or less.

The above description was prepared from available records and does not represent an actual field survey.

217-055

TEXT

**PROPOSED DISTRICTS:** L-M  
**PROPERTY ADDRESS:** 826 East Dublin-Granville Road  
**OWNER:** Weber Holdings North LLC  
**APPLICANT:** Ohio Mulch  
**DATE OF TEXT:** 12/20/17  
**APPLICATION:** Z17

1. **INTRODUCTION:** This site is located on the north side of East Dublin-Granville Road east of Huntley Road. The applicant wants to combine his retail and wholesale operations at the site as well as yard waste drop off. There are different development standards for retail vs. wholesaling uses. The applicant has filed an accompanying council variance to address the setback and parking issues. See CV18-068. The site was zoned in 2016 and the applicant committed to a site plan. The applicant was going to demolish the two existing buildings on the site and then construct a new building. The applicant now wants to keep the two buildings so a revised site plan has been created.

2. **PERMITTED USES:**

Those uses permitted under Section 3363.01 M, Manufacturing District of the Columbus City Code (including wholesale activities) except for the following uses which are prohibited:

- Adult entertainment establishment or an adult store
- Animal Shelter
- Bars, Cabarets and Nightclubs
- Blood and Organ Banks
- Check Cashing and Loans
- Halfway House
- Missions/Temporary Shelters
- Monopole Telecommunication Antennas
- Motorcycle and Boat Dealers
- Pawn Brokers
- Recreational Vehicle Dealers
- Utility and RV (Recreational Vehicle) Sales, Rental and Leasing
- Used Automobile Sales unless part of a new automobile dealership
- Those uses listed in C-5, Commercial District (Chapter 3357) and those uses listed in Sections 3363.16 and 3363.17 of Columbus City Code.

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

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

N/A

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

N/A

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

1. The frontage along East Dublin-Granville Road shall be landscaped as follows: 1 tree per 30 linear feet. Trees maybe grouped or evenly spaced.

2. Parking lots shall be screened from East Dublin-Granville Road by headlight screening a minimum of three feet in height.

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

N/A

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

The height of the bulk storage and storage bins shall not exceed six feet in height.

F. Graphics and Signage Commitments

All signage and graphics shall conform to Article 15 of the Columbus City Code as it applies to the appropriate M, Manufacturing District.

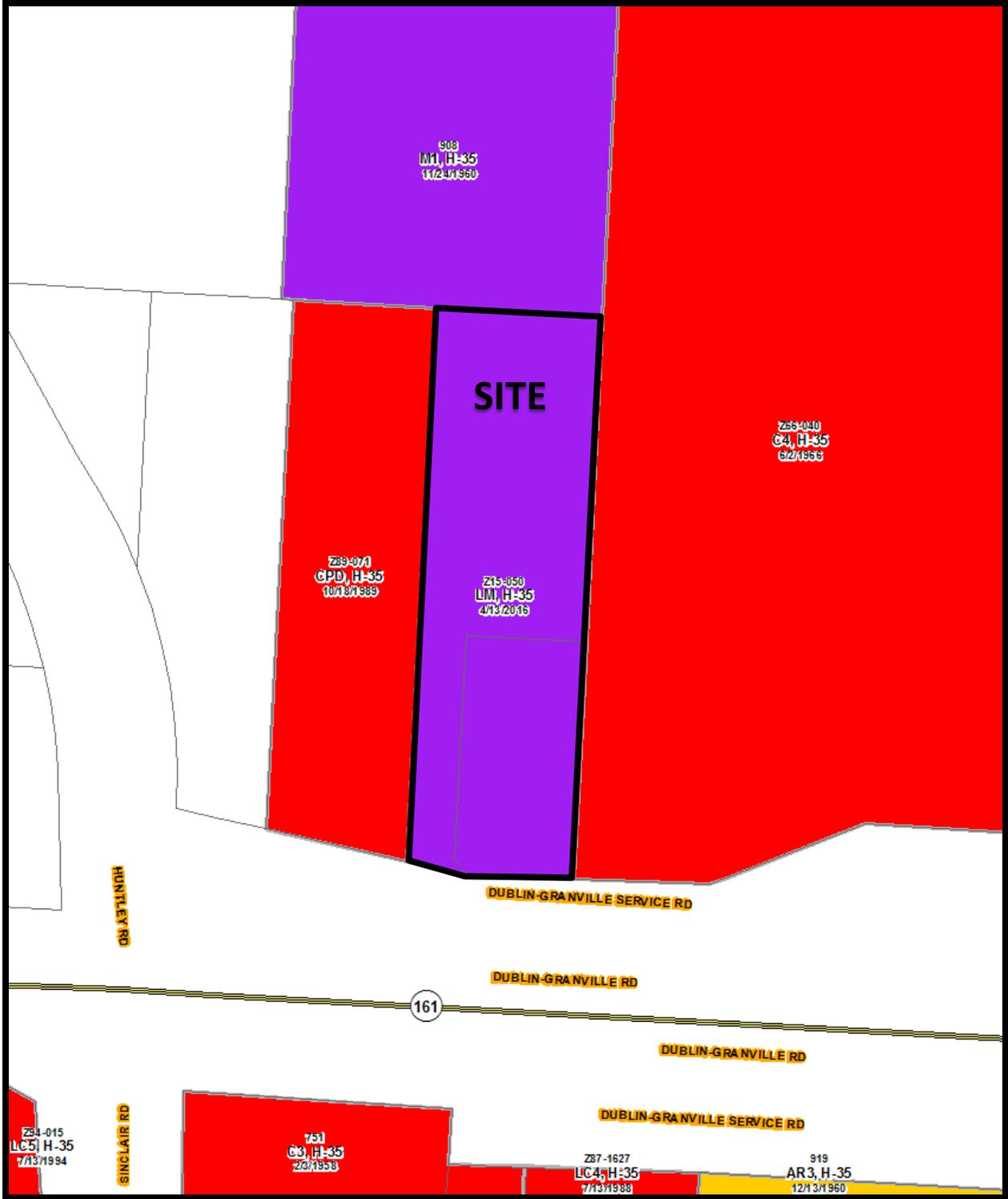
G. Miscellaneous

1. The applicant has submitted a site plan as part of its zoning application. The 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 the development and when engineering and architectural drawings are completed. Any slight adjustments to the site plan shall be subject to review and may be approved by the Director of the Department of Building and Zoning Services, or a designee, upon submission of the appropriate data regarding proposed adjustment.

2. See also CV15-068.

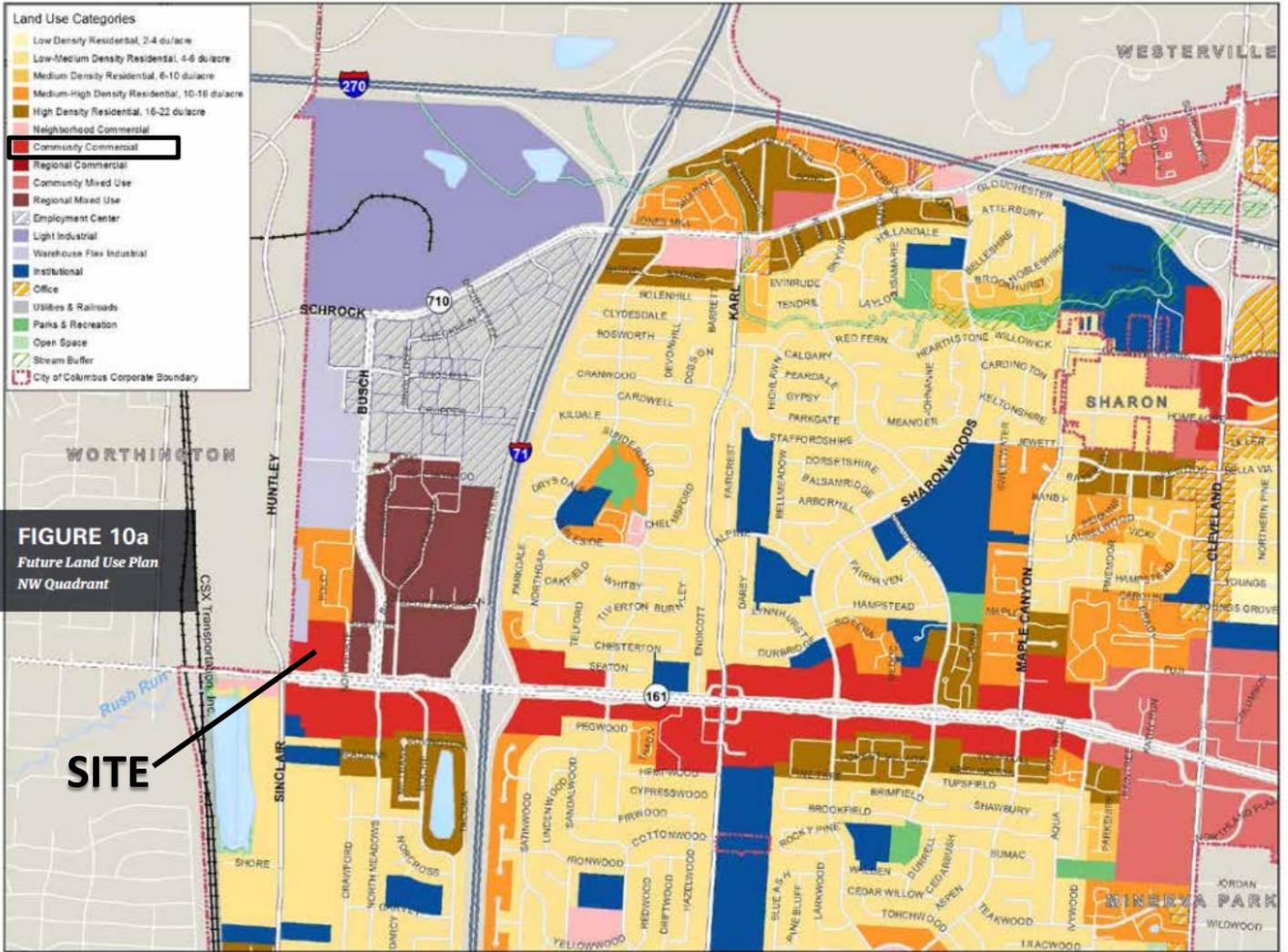
The undersigned, being the owner of the subject property together with the applicant in the subject application, or their authorized representatives does hereby agree singularly and collectively for themselves, their heirs, successors and assigns, to abide by above restrictions, conditions, and commitments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





Z17-055  
 826 East Dublin-Grandville Road  
 Approximately 1.2 acres  
 L-M to L-M

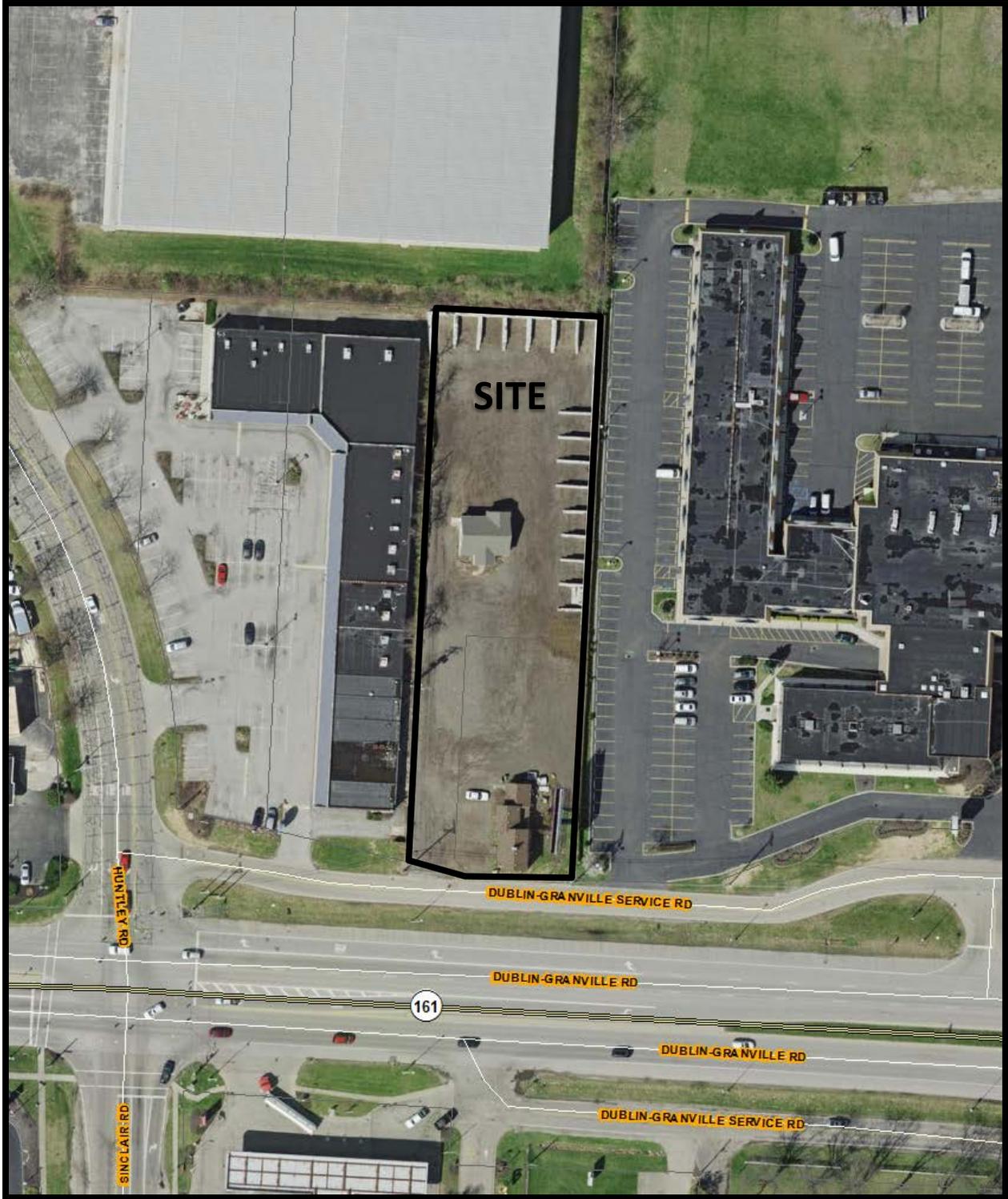
Northland I Area Plan (2014)  
 "Community Commercial" Recommended



NORTHLAND I AREA PLAN - FUTURE LAND USE PLAN



Z17-055  
 826 East Dublin-Grandville Road  
 Approximately 1.2 acres  
 L-M to L-M



Z17-055  
826 East Dublin-Grandville Road  
Approximately 1.2 acres  
L-M to L-M