

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 #: 217-056 Date Received: 12/27/17
Application Accepted By: TD+MM Fee: \$3,200
Assigned Planner: Tim Dietrich; 614-645-6665; tedietrich@columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 1291 Briggs Centre Drive 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 010-212857/010-212856

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

Current Zoning District(s) R-2F Requested Zoning District(s) L-C-3

Area Commission Area Commission or Civic Association: Southwest Area Commission

Proposed Use or reason for rezoning request: increase areas for parking and office space

(continue on separate page if necessary)

Proposed Height District: 35' Acreage 0.46

[Columbus City Code Section 3309.14]

APPLICANT:

Name 3C Body Shop (c/o Kevin Darst)

Address 2300 Briggs Road City/State Columbus, OH Zip 43223

Phone # 614-274-8245 Fax # _____ Email kdarst@3cbodyshop.com

PROPERTY OWNER(S):

Name Mauger Properties LLC

Address 1247 Kenbrook Hills Drive City/State Columbus, OH Zip 43220

Phone # 614-296-5700 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., #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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AFFIDAVIT

(See instruction sheet)

APPLICATION # 217-056

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., #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 1291 Briggs Center Drive
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) 12/27/17

(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) Mauger Properties LLC
1247 Kenbrook Hills Drive
Columbus, OH 43220

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

3C Body Shop
614-274-8245

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

(5) Southwest Area Commission
c/o Stephanie Coe
1437 Wilson Avenue
Columbus, OH 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) Jackson B Reynolds III
Sworn to before me and signed in my presence this 21st day of December, in the year 2017

SIGNATURE OF NOTARY PUBLIC

(8) Natalie C Timmons
9/14/2020

My Commission Expires:



Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 9/14/2020 six (6) months after date of notarization.

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APPLICANT

Three C Body Shop Inc.
2300 Briggs Road
Columbus, OH 43223

PROPERTY OWNER

Mauger Properties LLC
1247 Kenbrook Hills Drive
Columbus, OH 43220

ATTORNEY

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

AREA COMMISSION

Southwest Area Commission
c/o Stefanie Coe
1437 Wilson Avenue
Columbus, OH 43206

SURROUNDING PROPERTY OWNERS

Jane L Draudt TOD
"or current occupant"
1242 Woodbrook Lane
Columbus, OH 43223

Debra Nichols
Alexander L Clark
"or current occupant"
1240 Woodbrook Lane
Columbus, OH 43223

Debra S Schleppe
"or current occupant"
1262 Woodbrook Lane
Columbus, OH 43223

Belinda A Chatfield
"or current occupant"
1260 Woodbrook Lane
Columbus, OH 43223

Wayne M & Nora Y Engle
"or current occupant"
1264 Woodbrook Lane
Columbus, OH 43223

Paul E Bowen
"or current occupant"
1238 Woodbrook Lane
Columbus, OH 43223-3267

Paul R Odum
"or current occupant"
1236 Woodbrook Lane
Columbus, OH 43223

Brandon Hall
"or current occupant"
1234 Woodbrook Lane, Unit #304
Columbus, OH 43223

Robert R Farthing
Dawn M Hurst
"or current occupant"
1334 Briggs Centre Drive
Columbus, OH 43223

REZONING APPLICATION

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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 # 217-056

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jackson B. Reynolds III
of (COMPLETE ADDRESS) 37 W. Broad St., #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. 3C Body Shop 2300 Briggs Road Columbus, OH 43213 Kevin Darst 614-274-8245	2. Mauger Properties LLC 1247 Kenbrook Hills Drive Columbus, OH 43220 Steve Mauger 614-296-5700
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 21st day of December, 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



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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: 010212856, 010212857

Zoning Number: 1291

Street Name: BRIGGS CENTER DR

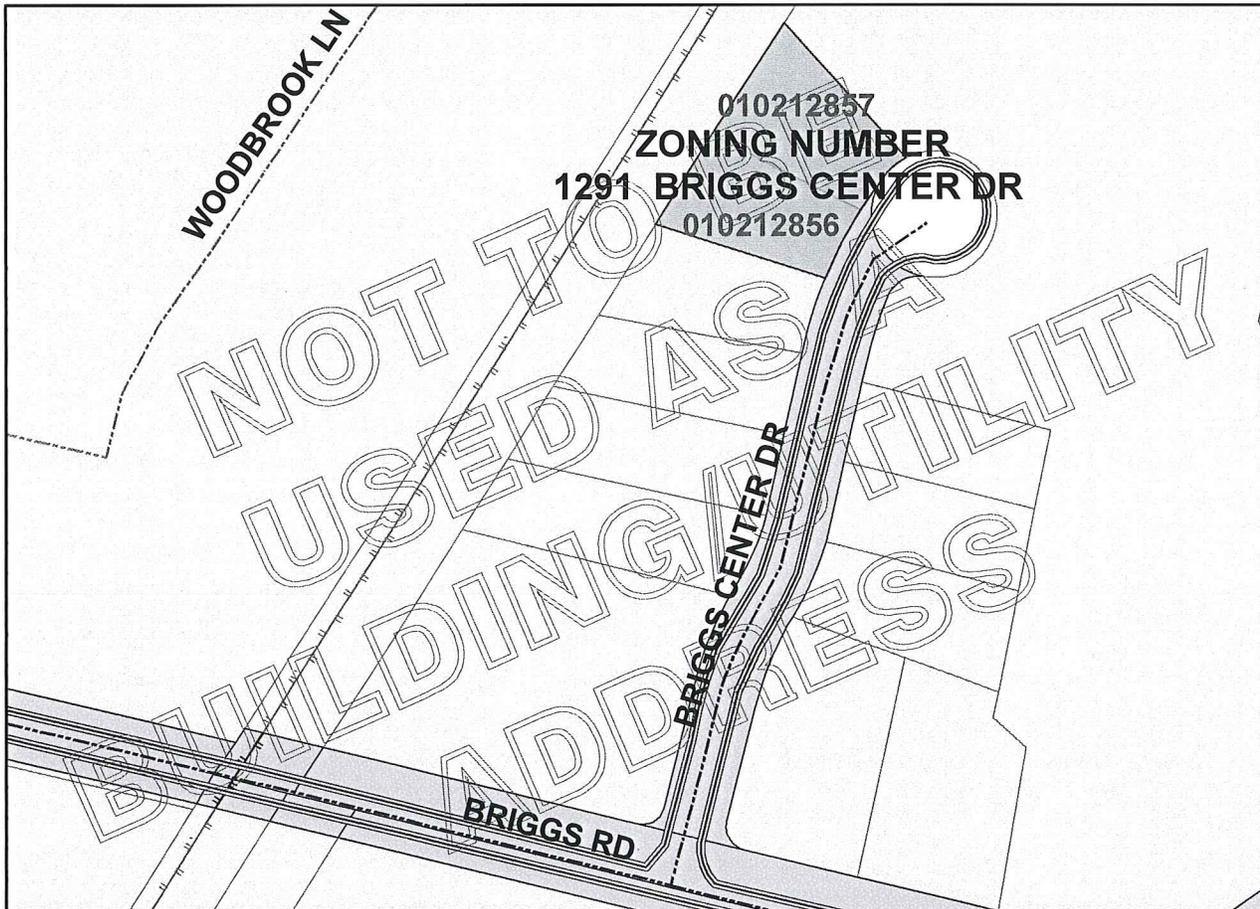
Lot Number: N/A

Subdivision: N/A

Requested By: SMITH & HALE (JACK REYNOLDS)

Issued By: *Adyana Umariani*

Date: 12/11/2017



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

SCALE: 1 inch = 150 feet

GIS FILE NUMBER: 109579

217-056

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

Being Lot Number Five (5) and Six (6) of BRIGGS CENTRE, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 69, pages 13-14, Recorder's Office, Franklin County, Ohio.

3c-briggscentre.leg (nct)
12/22/17 S:Docs/s&hlegals/2017

217-056



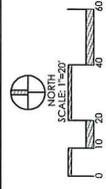
69
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ok

DEVELOPMENT PLAN

BRIGGS CENTER DRIVE

PREPARED FOR THREE-C BODY SHOPS
DATE 1/21/17



Paris Planning & Design
LAND PLANNING & ARCHITECTURE
2400 W. 10TH AVE. SUITE 401
DENVER, CO 80202
PHONE: 303.733.1134
WWW.PARISPLANNINGANDDESIGN.COM

217-056

LIMITATION TEXT

PROPOSED DISTRICT: L-C-3, Limited Commercial District

PROPERTY ADDRESS: 1291 Briggs Center Drive

OWNER: Mauser Properties LLC

APPLICANT: 3C Body Shop

DATE OF TEXT: 12/20/2017

APPLICATION NUMBER: Z17-056

1. INTRODUCTION: This is a site along the west side of Briggs Center Drive. The property was zoned for residential use on August 5, 1987 (Z86-080). The owner has not been able to develop the property with residential uses and the abutting owner, the applicant would like to use the property as part of its operations without car repair activities on the site.

2. PERMITTED USES: Office uses as stated in Chapter 3353 C-2, Commercial of the Columbus City Code and parking lots.

3. DEVELOPMENT STANDARDS: Unless otherwise indicated the applicable development standards are contained in Chapter 3355 C-3, Commercial of the Columbus City Code.

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

1. The maximum building height shall be 35 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 Department of Public Service.

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

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

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

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

1. No roof top mechanicals will be used.

2. All buildings will have a pitched or sloped roofs.

3. No exterior opening shall be allowed along the abutting property lines unless required by building and/or fire codes.

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

1. Light poles shall not exceed 18 feet in height and shall have cutoff fixtures.

2. Lights will have fully shielded recessed lamps directed away from abutting properties and directed downward to prevent glare and shine above the horizontal plane.

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 C-3, Commercial District and any variance to those requirements will be submitted to the Columbus Graphics Commission for consideration.

G. Miscellaneous Commitments.

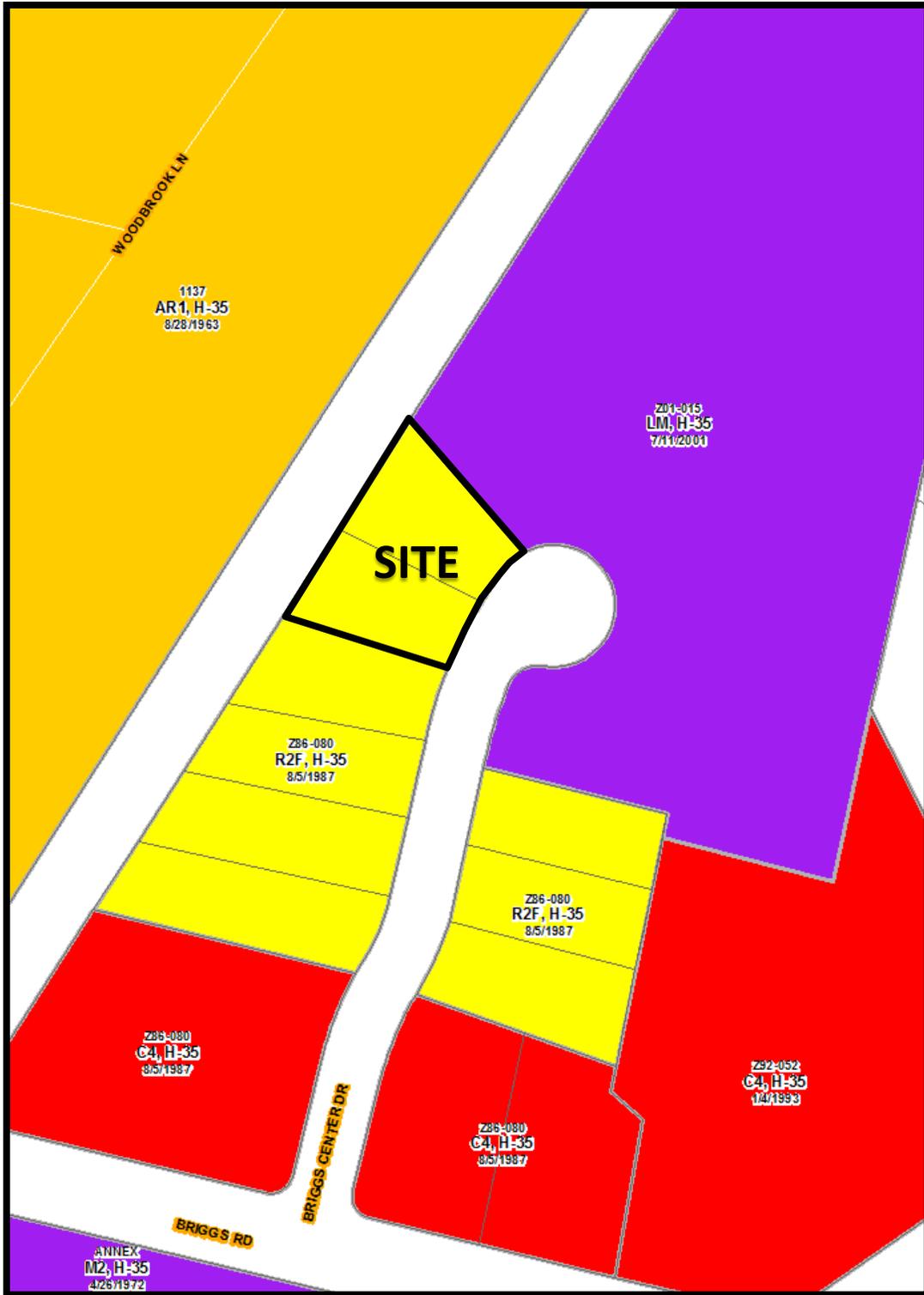
1. The Subject Site shall be developed in accordance with the submitted site plan. The site plan may be slightly adjusted to reflect engineering, topographical or other site data developed at the time of development or when engineering plans are completed. Any slight adjustment to the plan shall be reviewed 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.

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.

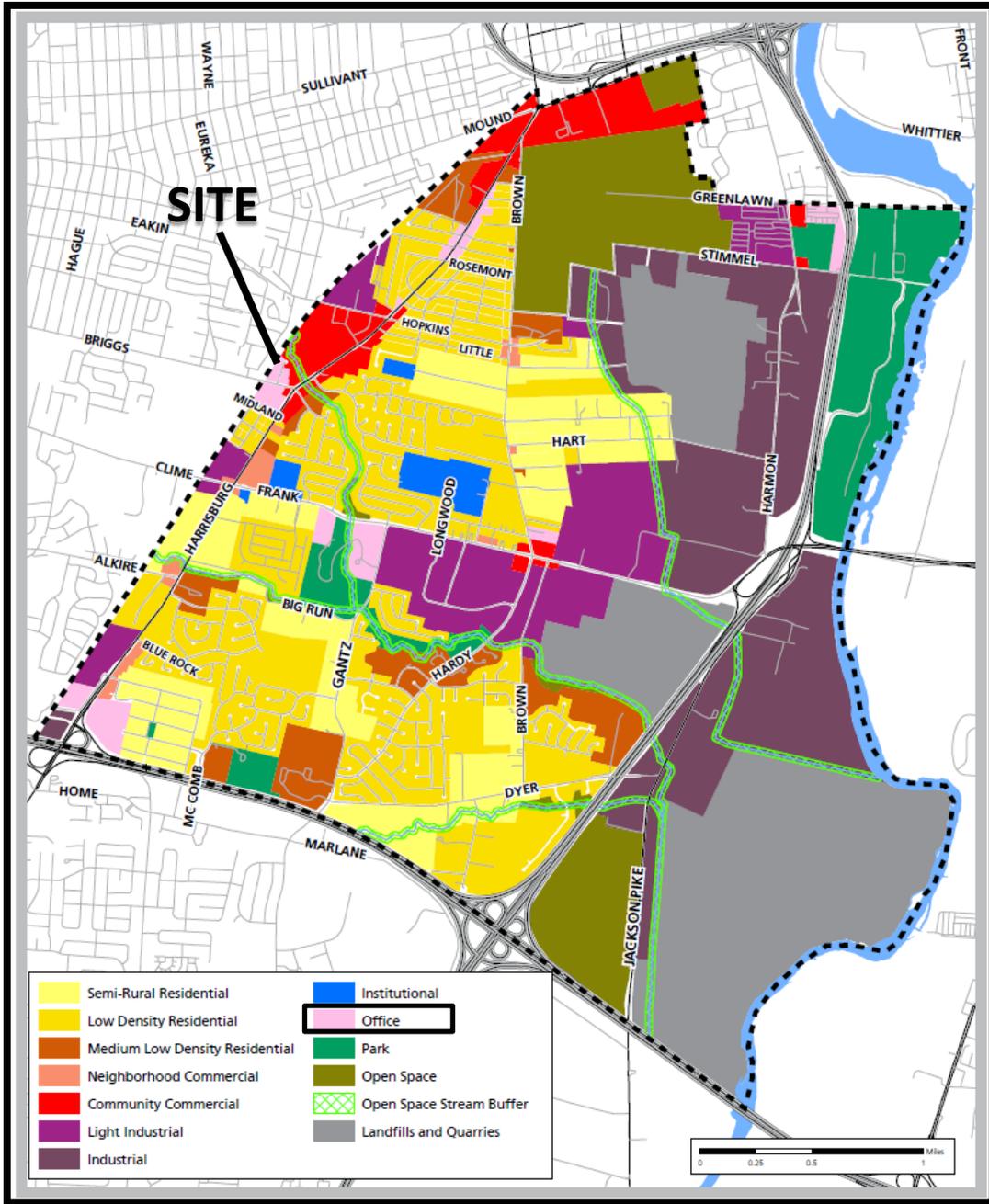
SIGNATURE:

DATE:

3c-briggs ctr.txt (clh)
12/22/17 S:Docs/s&htxts/2017



Z17-056
1294 Briggs Center Drive
Approximately 0.46 acres
From R-2F to L-C-3



Southwest Area Plan (2009)

Z17-056
 1294 Briggs Center Drive
 Approximately 0.46 acres
 From R-2F to L-C-3



Z17-056
1294 Briggs Center Drive
Approximately 0.46 acres
From R-2F to L-C-3