

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 #: 218-012 Date Received: 2/20/18
Application Accepted By: TD Fee: \$3,060
Assigned Planner: Kelsey Priebe; Kpriebe@columbus.gov; 614-645-1341

LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 4174 Truro Station Road Zip 43232

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 010-013583

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

Current Zoning District(s) M-1 Requested Zoning District(s) M

Area Commission Area Commission or Civic Association: Mileast Area Community Collaborative

Proposed Use or reason for rezoning request: recycling concrete/asphalt

(continue on separate page if necessary)

Proposed Height District: 60 Acreage 7.7±

[Columbus City Code Section 3309.14]

APPLICANT:

Name 0000 Truro Station LLC

Address 1530 West Church Street City/State Newark, OH Zip 43055

Phone # _____ Fax # _____ Email _____

PROPERTY OWNER(S):

Name same as applicant

Address _____ City/State _____ Zip _____

Phone # _____ 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

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 0000 Truro Station LLC By: 

PROPERTY OWNER SIGNATURE 0000 Truro Station LLC 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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Phone: 614-645-7433 www.columbus.gov

AFFIDAVIT

(See instruction sheet)

APPLICATION # 218-012

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 4147 Truro Station 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) 4147 TRURO STATION RD 2/20/18

(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) 0000 Truro Station LLC
1530 West Church Street
Newark, OH 43055

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

0000 Truro Station LLC
614-989-2210

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

(5) _____

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 19th day of February, in the year 2018

SIGNATURE OF NOTARY PUBLIC

(8) Natalie C. Timmons

My Commission Expires:

9/4/2020



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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PROPERTY OWNER/APPLICANT

ATTORNEY

AREA COMMISSION

0000 Truro Station LLC
1530 West Church Street
Newark, OH 43055

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

None

**SURROUNDING PROPERTY
OWNERS**

Eagle Materials LLC
3361 Successful Way
Dayton, OH 45414

Weber Holdings Ltd.
1600 Universal Road
Columbus, OH 43207

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 #: 218-012

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. 0000 Truro Station LLC 1530 West Church Street Newark, OH 43055 Joe Fitch - 614-989-2210 0 Columbus based employees	2.
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 19th day of February, in the year 2018

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:



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: 010013583

Zoning Number: 4174

Street Name: TRURO STATION RD

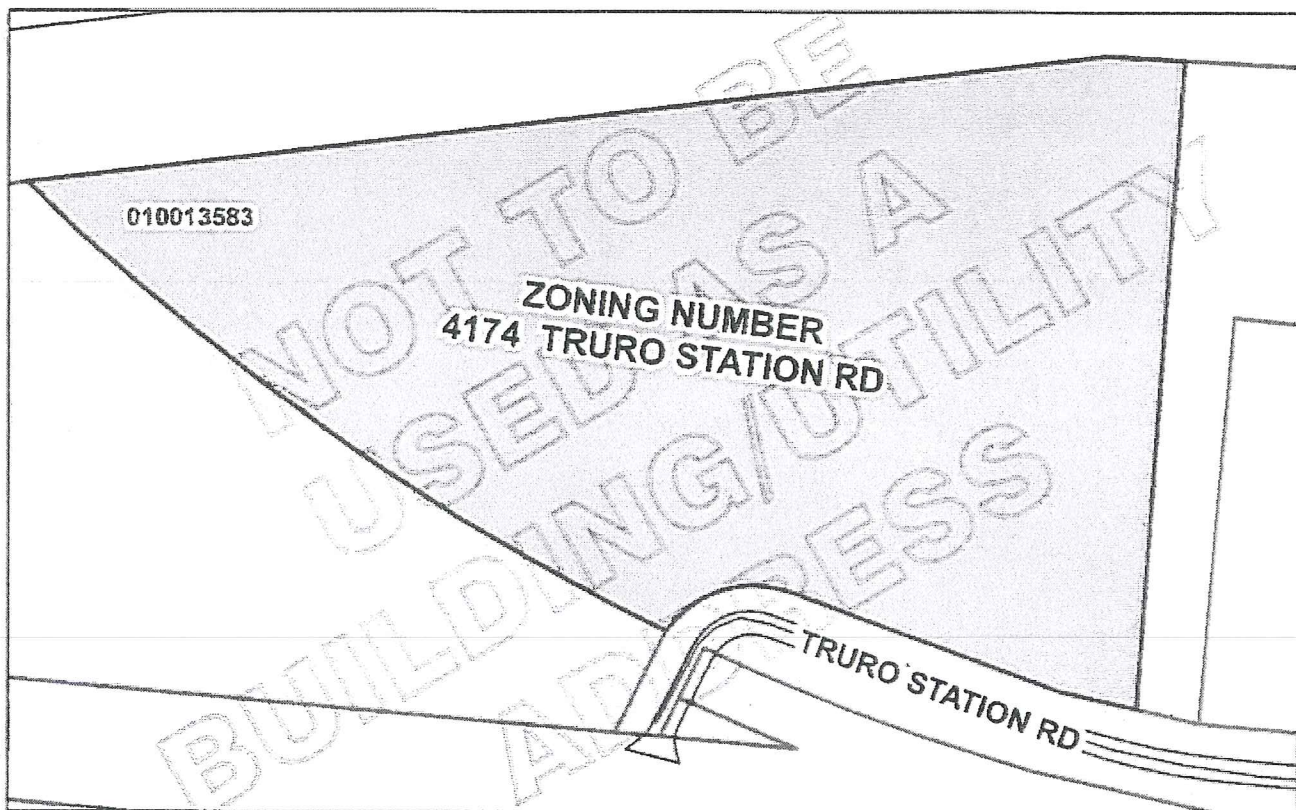
Lot Number: N/A

Subdivision: N/A

Requested By: SMITH & HALE LLC, JACK REYNOLDS

Issued By: James P. Reagan

Date: 2/20/2018



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

SCALE: 1 inch = 150 feet

GIS FILE NUMBER: 115331

218-012

EXHIBIT "A"
LEGAL DESCRIPTION

Situated in the State of Ohio, County of Franklin, City of Columbus, Section 21, Township 12, Range 21, Refugee Lands, and containing 7.719 acres of land, more or less, being part of that 13.627 acre tract of land, as described in a deed to Davis Investment Co., of record in Deed Book 2787, Page 167 (all references to Deed Books in this description refer to the records of the Recorder's Office, Franklin County, Ohio), said 7.719 acre tract being more particularly described as follows:

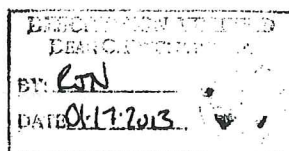
Beginning, for reference, at a point in the southwesterly corner of the 10.00 acre tract (with exceptions) of land as described in a deed to Jewel Builders, Inc., of record in Deed Book 3064, Page 404, said point being in the northerly right-of-way line of the New York Central Railroad (sometimes referred to as the T. G O.C. Railroad), said point being a southwesterly corner of said 13.627 acre tract, thence N 83 degrees 21' 51" W, with the said northerly right-of-way, with a southerly line of said 13.627 acre tract, a distance of 7.35 feet to a point of curvature; thence northwesterly with the arc of a curve to the right, having a radius of 1,918.54 feet, the chord of which bears N 82 degrees 43' 15" W, a chord distance of 43.08 feet to a point on said curve, in said northerly right-of-way, in a southerly line of said 13.627 acre tract, the true point of beginning.

Thence, from said true point of beginning, northwesterly, continuing with the arc of said curve to the right, having a radius of 1,918.54 feet, the chord of which bears N 66 degrees 25' 00" W, a chord distance of 1,035.79 feet to a point, said point being described by the State of Ohio, Department of Highways as being 185 feet right of Section 429 + 49.94 in the description of the highways take shown in the Journal Entry Settlement of Case No. 225.918 in the Court of Common Pleas, Franklin County, Ohio, and of record in Deed Book 2784, page 442;

Thence, N 78 degrees 29' 13" E, with the southerly right-of-way of I-70, with a northerly line of said 13.627 acre tract, a distance of 900.13 feet to a point, said point being described by the Ohio Department of Highways at 185 feet right of Station 418 + 50.00;

Thence, N 88 degrees 31' 05" E, with said southerly right-of-way, with a northerly line of said 13.627 acre tract, a distance of 63.63 feet to a point;

Thence S 0 degrees 27' 15" E. parallel with and 50.00 feet perpendicular to the westerly line of said 10.00 acre tract, a distance of 595.71 feet to the true point of beginning and containing 7.719 acres of land, more or less, however subject to the Truro Station Service Road in said 7.719 acre tract which contains 0.598 acres of land, more or less, leaving a net acreage of 7.121 acre of land, more or less.

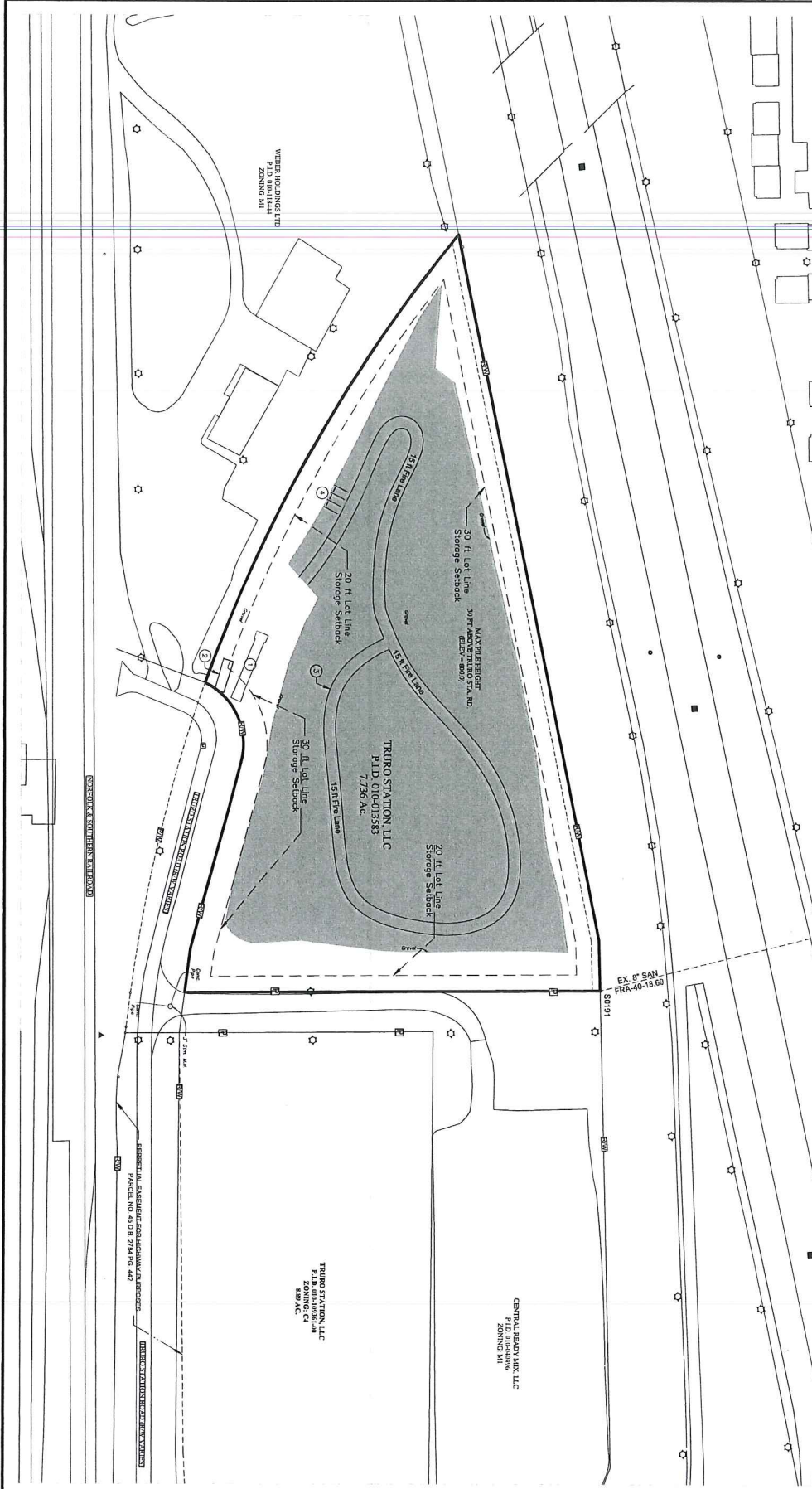
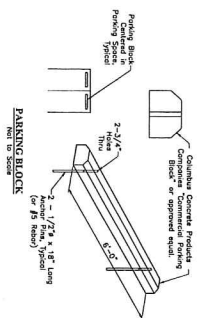


0:103-A
ALL OF
(010)
013583

218-012

- CODED NOTES:**
- ① EXISTING TRUCK SCALES
 - ② EXISTING JOB TRAILER
 - ③ 15 FT FIRE LANE MUST BE MAINTAINED BETWEEN EXISTING AND PROPOSED STORAGE AREAS AND GREATER THAN 200 FT FROM ANY STORED OR LOADED MATERIAL ON SITE
 - ④ DESIGNATED PARKING AREA (3 SPACES)
- SYMBOLS**
- EX FIRE HYDRANT
 - EX CATCH BASIN
 - EX MANHOLE
 - EX LOT/POWER POLE
 - EX RIGHT OF WAY
 - PROPERTY LINE

Being Case for all new work and physical features as well as for extensions to speed light Franklin County information. An actual field topographic survey has not been performed and all dimensions have not been established to date.



REVISIONS		
MARK	DATE	DESCRIPTION

ABOVE GRADE, LLC
 7201 GREENSIDE LANE
 COLUMBUS, OH 43235
 (614) 365-0578

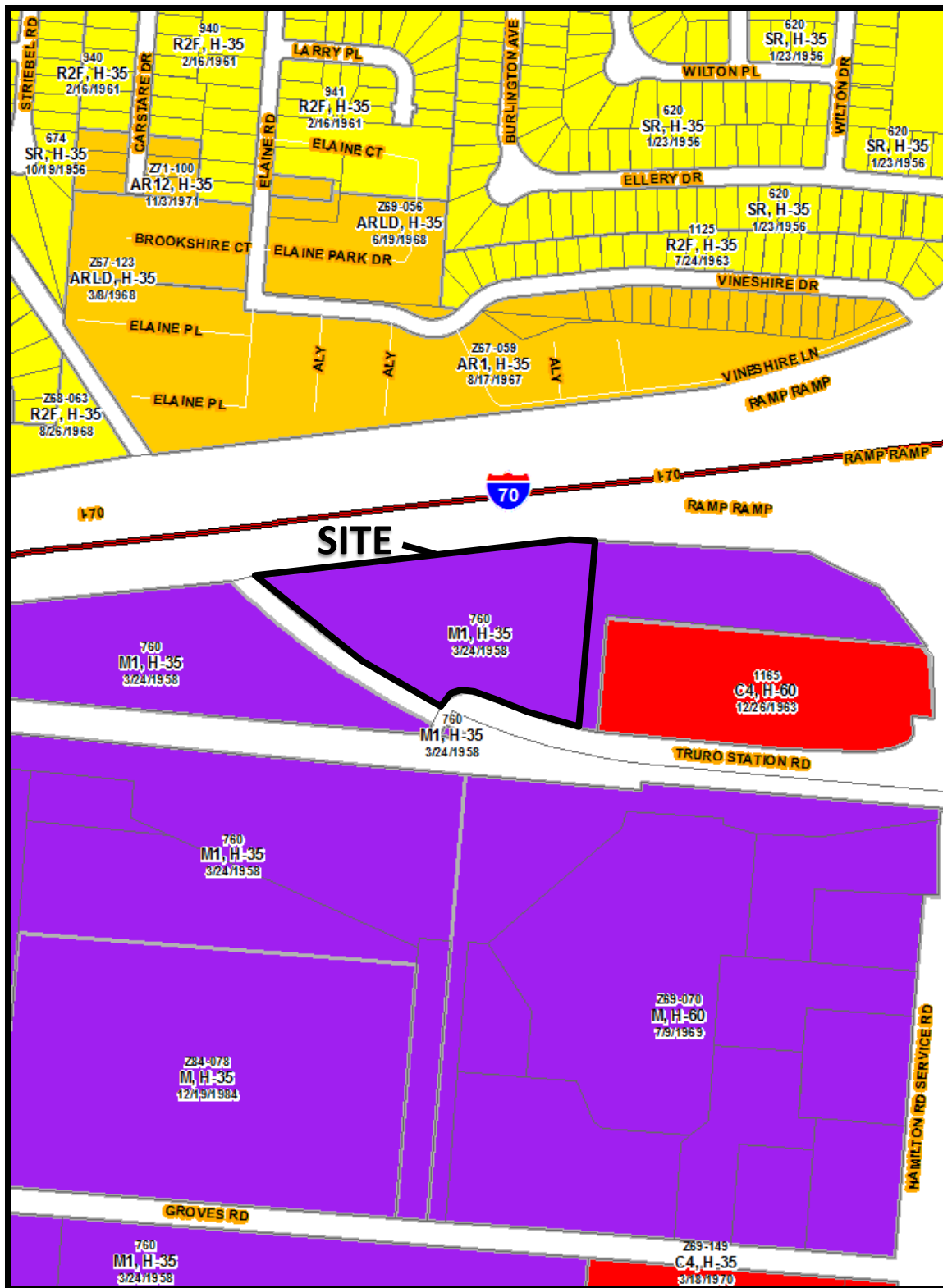
COLUMBUS, FRANKLIN COUNTY, OHIO
 SITE ZONING PLAN
 FOR
TRURO STATION, LLC
 SITE ZONING PLAN

DATE
 February 13, 2018

SCALE
 1" = 60'

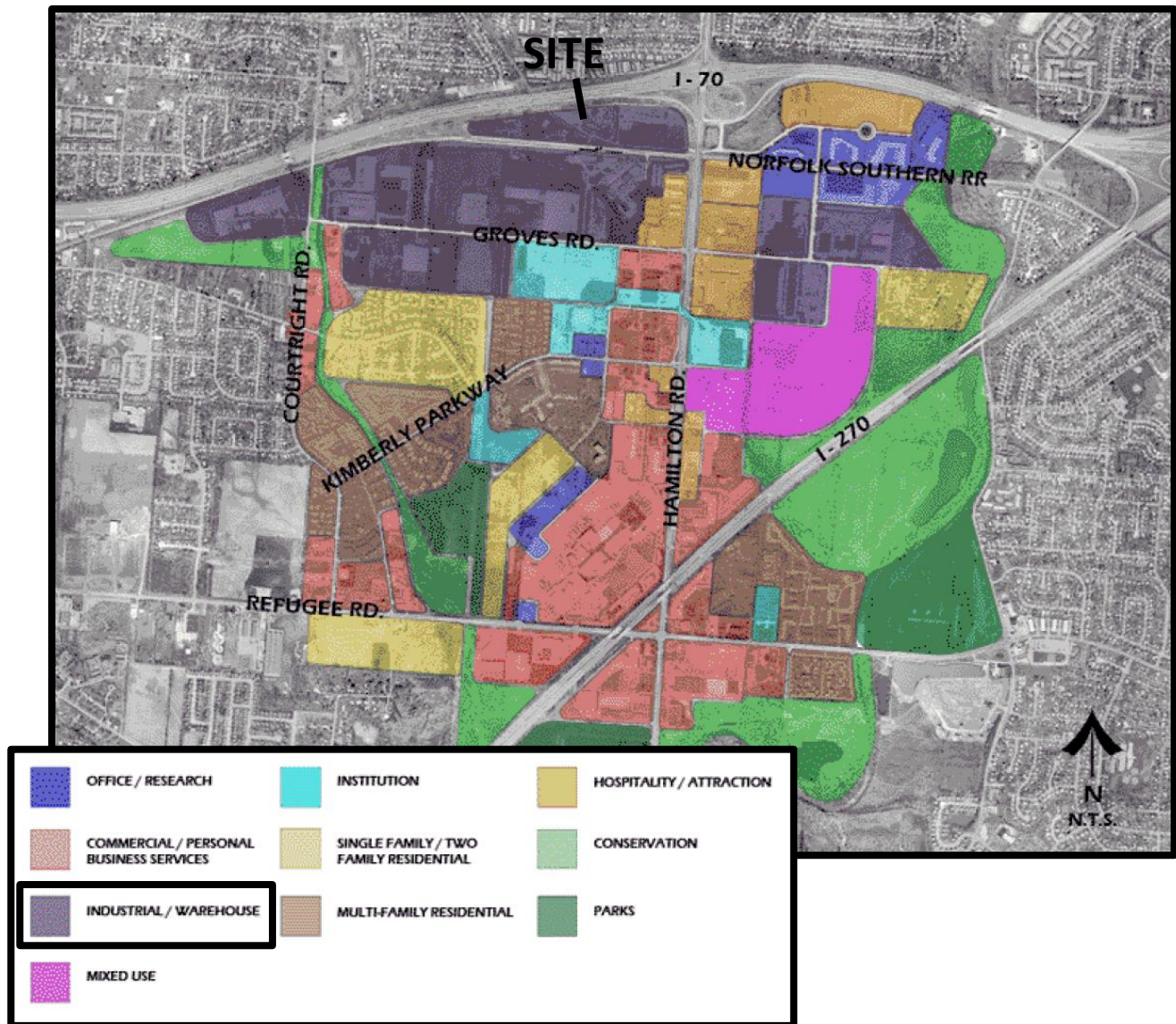
SHEET
 2/2

218-012



Z18-012
4174 Truro Station Road
Approximately 7.7 acres
M-1 to M

Hamilton Road Plan Corridor Revitalization Plan (2008)



Z18-012
4174 Truro Station Road
Approximately 7.7 acres
M-1 to M



Z18-012
4174 Truro Station Road
Approximately 7.7 acres
M-1 to M