



REZONING APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

OFFICE USE ONLY

Application #: 200-1944 A / 14335-00000-00170
Date Received: 3/17/14
Application Accepted By: S. Pine Fee: \$4160
Comments: Assigned to Shannon Pine, 645-2208, spined@columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 1463 N. Cassady Avenue Zip 43219

Is this application being annexed into the City of Columbus Yes No (circle 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 010-211800-00

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

Current Zoning District(s) L-C-4 Requested Zoning District(s) L-C-4

Area Commission Area Commission or Civic Association: Northeast Area Commission

Proposed Use or reason for rezoning request: This is a request for an amendment to the Limitation Text governing this property to allow for a temporary full access entry on Cassady Avenue for Parcel No. 010-211800. (continue on separate page if necessary)

Proposed Height District: _____ Acreage 18.88 acres (3.777 affected here)
[Columbus City Code Section 3309.14]

APPLICANT:

Name Airport Business Center, LLC
Address 308 Windcroft Drive City/State Westerville, Ohio Zip 43081
Phone # 614-253-7000 Fax # 614-253-3010 Email kmauet@yahoo.com

PROPERTY OWNER(S):

Name Airport Business Center, LLC
Address 1640 E. Fifth Avenue City/State Columbus, Ohio Zip 43219
Phone # 614-253-7000 Fax # 614-253-3010 Email kmauet@yahoo.com
 Check here if listing additional property owners on a separate page

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE) Attorney Agent

Name William L. Loveland
Address 3300 Riverside Drive, Suite 125 City/State Upper Arlington, Ohio Zip 43221
Phone # 614-928-9107 Fax # 614-737-9857 Email: wloveland@lovelandlaw.net

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

APPLICANT SIGNATURE [Signature]
PROPERTY OWNER SIGNATURE [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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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 # 288-1844A

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Keith Atieh
of (COMPLETE ADDRESS) 308 Windcroft Drive Westerville, Ohio 43081
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. Airport Business Center, LLC 1640 E. Fifth Avenue Columbus, Ohio 43219 Keith Atieh 614-253-7000	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 4 day of February, in the year 2014

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

This Project Disclosure Statement expires March 11, 2014 date of expiration

Notary Seal Here



WILLIAM J. LOVELAND
Attorney At Law
Notary Public, State of Ohio
My commission has no expiration date
Sec. 147.03 R.C.

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AMENDED LIMITATION TEXT

FOR PROPERTY LOCATED AT ~~4965-2424~~ **1463** N. CASSADY AVE.
REZONING APPLICATION #Z88-1844A
LIMITED C-4 ZONING (LIMITED COMMERCIAL)

Introduction.

This Limitation Text is part of a general comprehensive plan to achieve coordinated and quality development along I-670. The specific intent of this Limitation Text is to guide the development of Port Columbus Executive Park, including the land and buildings constructed thereon, to a high quality, aesthetically pleasing, and harmoniously designed business center within the I-670 Corridor.

Due to the restrictive nature of this Limitation Text, it is conceivable that a particular use not permitted by this Limitation Text may, with appropriate restrictions, constitute an appropriate use of the Premises (the term "Premises" is described herein), therefore, the rezoning of the Premises to L-C-4 per this Limitation Text should not be construed to preclude subsequent rezonings of all or a portion of the Premises. Likewise, the development standards imposed by this L-C-4, Limitation Text may from time to time be amended by appropriate council action as the Premises are developed, and the zoning of the Premises to L-C-4, per this Limitation Text, should not be construed to preclude such amendments.

The owners shall limit the use and/or development of ~~4965-2424~~ **1463 N. Cassady Road, Avenue** as more particularly described in the legal description submitted as part of the Rezoning Application (the "Premises"), in the following manner:

I. PERMITTED USES.

A. Primacy Uses. Any building or buildings constructed on the Premises may be used for any one of the following uses (said uses defined and used in Columbus City Codes Chapter 33):

- (1) Restaurant, Food Only
- (2) Restaurant (including dancing, sales of alcoholic beverages, entertainment)
- (3) Hotel
- (4) Motel
- (5) All uses permitted in a C-2, commercial district, except an armory; art studio; church; clinic; photography studio; cellular, radio and/or telephone station.

B. Limitation of Primary Uses. Only two (2) buildings on the Premises may be used as a Restaurant, Food Only, Primary Use with drive-thru sales window.

C. Ancillary Uses. In any building used for the following Primary Uses: Hotel; Motel; C-2 uses; all uses permitted in a C-4, Commercial District (except adult book stores, adult motion picture theater; adult only entertainment establishment) shall be permitted as an ancillary use or uses provided said ancillary use or uses, combined, do not exceed 40% of the total usable square footage of the building.

II. TRAFFIC; CIRCULATION; ACCESS.

A. Traffic; Curb Cuts. There will be a maximum of four (4) curb cuts to and from the Premises from and to Cassady Avenue: the first curb cut is existing DeMoynne Drive, which is and shall remain a full access curb cut; the second curb cut shall be remain a full access curb cut; the second curb cut shall be aligned with the proposed exit ramp from 670 (the "670 Access"), which shall be a full access curb cut; the remaining two (2) curb cuts shall be located north of the 670 Access at locations and widths approved by the Division of Traffic and Engineering. Only one of the remaining two curb cuts shall be full access unless the Division of Traffic and Engineering permits otherwise.

A.1 TEMPORARY FULL ACCESS LOCATION FOR 1521 NORTH CASSADY. ACCESS TO THE +/-3.77 ACRE PARCEL LOCATED AT 1521 NORTH CASSADY AVENUE, FRANKLIN COUNTY AUDITOR PARCEL NO. 010-211800-00. SHALL BE PERMITTED VIA ONE FULL ACCESS POINT TO CASSADY AVENUE, WHICH SHALL BE CONSIDERED A TEMPORARY ACCESS POINT AND SHALL BE REMOVED IF THE FOLLOWING CONDITIONS ARE MET: (1) A FOURTH, SIGNALIZED WEST LEG OF THE INTERSECTION OF CASSADY AVENUE & PLAZA PROPERTIES BOULEVARD (PRIVATE STREET) IS INSTALLED; AND (2) A CROSS ACCESS EASEMENT IS AVAILABLE TO PROVIDE THE SUBJECT PROPERTY ACCESS TO A FOURTH, SIGNALIZED WEST LEG OF THE INTERSECTION OF CASSADY AVENUE & PLAZA PROPERTIES BOULEVARD (PRIVATE STREET). IF BOTH OF THESE CONDITIONS ABOVE ARE MET, THE ACCESS POINT TO CASSADY AVENUE SHALL BE REMOVED AND ACCESS FOR THIS PARCEL SHALL BE OBTAINED VIA THE CROSS ACCESS EASEMENT TO ACCESS THE INTERSECTION OF CASSADY AVENUE & PLAZA PROPERTIES BOULEVARD (PRIVATE STREET). THIS ACCESS POINT SHALL BE INSTALLED WITH ITS CENTERLINE LOCATED APPROXIMATELY 200' SOUTH OF THE INTERSECTION OF THE CENTERLINES OF CASSADY AVENUE & PLAZA PROPERTIES BOULEVARD (PRIVATE STREET).

B. Inter Premise Circulation. From the 670 Access. Applicant shall construct and dedicate, subject to the approval of traffic and engineering, the primary entrance to the Premises (the "Main Road"). The Main Road shall connect to the existing Demoyne Drive. At the Main Road/Demoyne Drive connection, a 'T' intersection, approved by Traffic and Engineering shall be constructed.

III. SITE DEVELOPMENT.

A. Entrance. That area within the Cassady Avenue/Main Road setback area shall be fully landscaped to provide an attractive entrance to the Premises. An entrance feature identifying the Premises, setback per the setback requirements established by the C-4, Commercial District, is permitted within the Cassady Avenue/Main Road setback area.

IV. I-670 REVIEW.

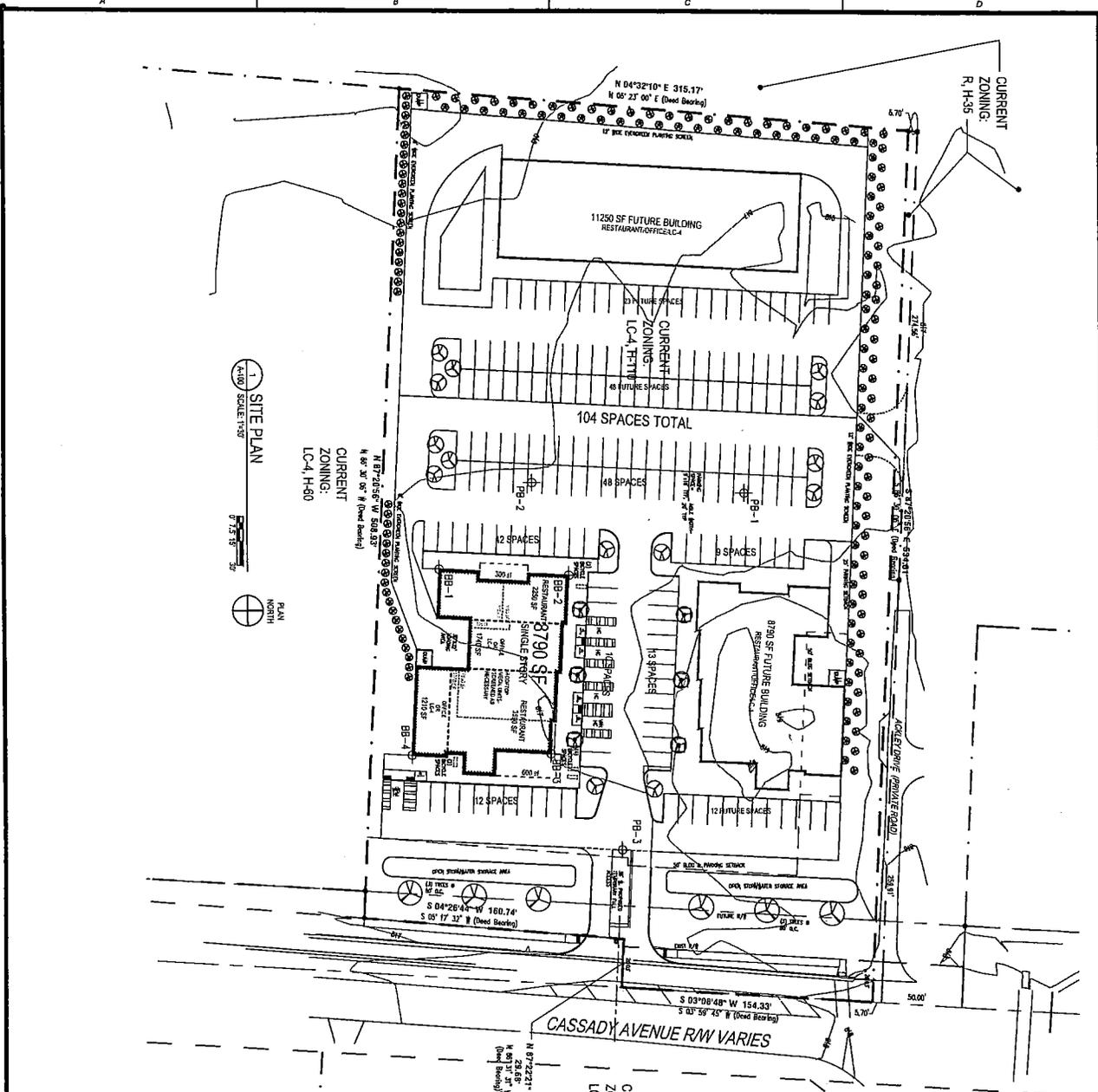
It is anticipated that City Council will entertain legislation that requires any site plans for proposed building construction within the I-670 Corridor Area [as that area is described in Ordinance No. 1891-86, enacted July 21, 1986 (the "Ordinance")] be presented to the I-670 Development Corporation (as that corporation is described in the Ordinance) for its review and comment prior to the issuance of a Certificate of Zoning Clearance. Until such legislation is considered by City Council and so long as the I-670 Development Corporation remains in existence, any site plan for the initial building construction on the Premises shall be presented to the I-670 Development Corporation for their review and comment relative to development guidelines (or proposed development guidelines) for the I-670 Corridor Area, prior to the issuance of any Certificate of Zoning Clearance.

The undersigned, being the owner of the subject property, together with the Applicant in the subject Application, or their 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 Codes.

Airport Properties Center, LLC
Signature: *Walter J. Jurek, Auth Rep*

Date: *3/19/14*

3.77 AC

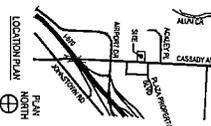


1 SITE PLAN
 (A) AND SCALE: 1"=30'
 0' 13" 10" 30"



Conceptual Site Plan
 Z888-1844 A

PROJECT DESIGN TO COMPLY WITH LIMITATION TEST Z88-1844



FLOOD DESIGNATION: ZONE X, MAP NO. 390490193X, JUNE 17, 2008
 PROJECT DESIGN TO COMPLY WITH: 3321.01 DUMPSTER, 3321.02 LANDSCAPE, 3321.03 LIGHTING, 3312.21 SCREENS, 3312.23 STRINGMARKING, 3312.43 SURFACE AND 3312.48 WHEEL STOPSCORB
 SITE SIZE: 164,544 SF
 PARKING AND USE ANALYSIS:
 PRIMARY USE: MINIMUM AREA=50%
 ANCILLARY USE: MAXIMUM AREA=40%
 TOTAL BUILDING AREA= 8,790 SF
 GENERAL OFFICE (PRIMARY USE)= 1,740 SF (20%)= 5 SPACES REQUIRED
 RESTAURANT AND PICKUP WINDOW OR= 5,000 SF (PRIMARY USE)= 5,000 SF (65%)= 78 SPACES REQUIRED
 RETAIL < 10,000 SF (ANCILLARY USE)= 1,210 SF (14%)= 5 SPACES REQUIRED
 TOTAL MINIMUM SPACES REQUIRED= 87 + 4 HANDICAPPED SPACES
 TOTAL SPACES SHOWN= 99 + 5 HANDICAPPED SPACES
 PARKING LOT TREE REQUIREMENT: 11 TREES REQUIRED=12 SHOWN
 CASADY AVE TREE REQUIREMENT: 8 TREES REQUIRED=8 SHOWN
 ANNUAL LANDSCAPED AREA REQUIREMENT: 41,135 SF<100,100 SF SHOWN
 MAXIMUM BUILDING AREA COVERAGE REQUIREMENT: 93,778 SF<8,790 SF SHOWN

A-100 SHEET 2 OF 4	SITE COMPLIANCE PLAN	PROJECT NUMBER 05-13 AIRPORT BUSINESS CENTER, LLC COMMERCIAL DEVELOPMENT 1521 CASSADY AVE COLUMBUS OH 43219	CONSULTANT	ARCHITECT PO Box 141602 Columbus Ohio 43214-9998 shaver.200@ptglobal.net
	MARK DATE DESCRIPTION 18/14 SITE COMPLIANCE	PROJECT NUMBER 05-13 AIRPORT BUSINESS CENTER, LLC COMMERCIAL DEVELOPMENT 1521 CASSADY AVE COLUMBUS OH 43219	CONSULTANT	ARCHITECT PO Box 141602 Columbus Ohio 43214-9998 shaver.200@ptglobal.net