



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 #: 214-057/14335-00000-00908
Date Received: 12/17/14
Application Accepted By: TP Fee: \$3520
Comments: Assigned to Eliza Thrush; 645-1341; lcthrush@columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 5526 West Broad Street Zip 43228

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 570- 187765

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

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

Area Commission or Civic Association: Westland

Proposed Use or reason for rezoning request: expand plant store

(continue on separate page if necessary)

Proposed Height District: 35 Acreage 1.8±

[Columbus City Code Section 3309.14]

APPLICANT:

Name Mouth of Wilson LLC

Address 2550 Brixton Road City/State Columbus, OH Zip 43221

Phone # 402-1568 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 - Smith & Hale LLC

Address 37 West Broad Street, Suite 460 City/State Columbus, OH Zip 43215

Phone # 221-4255 Fax # 221-4409 Email: jlbrown@smithandhale.com

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

APPLICANT SIGNATURE Mouth of Wilson LLC

PROPERTY OWNER SIGNATURE Mouth of Wilson LLC

ATTORNEY / AGENT SIGNATURE Jeffrey L. Brown

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 # 214-057

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 5526 West Broad Street
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) 12/17/14

(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) Mouth of Wilson LLC
2550 Brixton Road
Columbus, OH 43221

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

Mouth of Wilson LLC
514-402-1568

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

(5) Westland
Mike McKay
6336 Clover Meadow Court
Galloway, OH 43119

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]
Subscribed to me in my presence and before me this 16th day of December, in the year 2014

SIGNATURE OF NOTARY PUBLIC

(8) [Signature]
9/4/15

My Commission Expires:

This Affidavit expires six months after date of notarization.



Notary Seal Expires
Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2015

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314-057

APPLICANT/PROPERTY OWNER

Mouth of Wilson, LLC.
2550 Brixton Rd.
Columbus, OH 43221

AREA COMMISSION

Westland Area Commission
c/o Mr. Mike McKay
6336 Clover Meadow Ct.
Galloway, OH 43119

ATTORNEY

Jeffrey L. Brown
Smith & Hale LLC
370 W. Broad St., Suite 460
Columbus, OH 43215

SURROUNDING PROPERTY OWNERS

Broadman Baptist Church of
Columbus Ohio
75 Hilliard Rome Rd.
Columbus, OH 43228

GP Portfolio Landlord #3, LLC
2999 Circle 75 Pkwy. SE
Atlanta, GA 30339

Corriveau Properties, LLC.
5580 W. Broad St.
Columbus, OH 43228

Midwest Development Systems, LLC.
6441 Spinnaker Dr.
Lewis Center, OH 43035

DG Properties of Central Ohio, LLC
PO Box 282217
Columbus, OH 43228

Broadman Baptist Church
75 Hilliard Rome Rd.
Columbus, OH 43228

AE Fund Management, Inc.
30 7th St. E., Suite 1300
Saint Paul, MN 55101



REZONING APPLICATION

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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 # 714-057

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. Mouth of Wilson LLC 2550 Brixton Road Columbus, OH 43221 Ruth Strader 614-402-1568	2.
3. <input checked="" type="radio"/> number of Columbus based employees	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 10th day of December, in the year 2014



SIGNATURE OF NOTARY PUBLIC
Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2015

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

Notary Seal Here

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TEXT

PROPOSED DISTRICT: L-C-4
PROPERTY ADDRESS: 5500 West Broad Street
OWNER: Mouth of Wilson LLC
APPLICANT: Mouth of Wilson LLC
DATE OF TEXT: 12/9/14
APPLICATION: Z14-057

1. **INTRODUCTION:** This site was rezoned to the CPD classification in 1990 to permit a car wash. The zoning text also permitted all C-4 uses but committed to the car wash site plan. This zoning application eliminates the site plan and car wash use and updates the development standards.
2. **PERMITTED USES:** These uses permitted in Chapter 3356 C-4, Commercial of the Columbus City Code.
3. **DEVELOPMENT STANDARDS:** Unless otherwise indicated in the limitation text, the applicable development standards are contained in Chapter 3356 C-4, Commercial 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. Street trees shall be installed along the West Broad Street frontage on the basis of one tree for every forty feet of frontage. These trees may be grouped together or spaced apart.
2. The parking spaces adjacent to the West Broad Street frontage shall be screened from West Broad Street to a height of thirty inches by landscaping, wall, fence or mounding individually or any combination thereof.

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

N/A

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

N/A

F. Graphics and Signage Commitments

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-4, Commercial zoning classification and any variance to these requirements will be submitted to the Columbus Graphics Commission for consideration.

214-057

G. Miscellaneous

N/A

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.

strader-wbroad.txt (nct)
12/9/14 S:Docs/s&htext/2014



City of Columbus Zoning Plat



214-057

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: 570187765

Zoning Number: 5500

Street Name: W BROAD ST

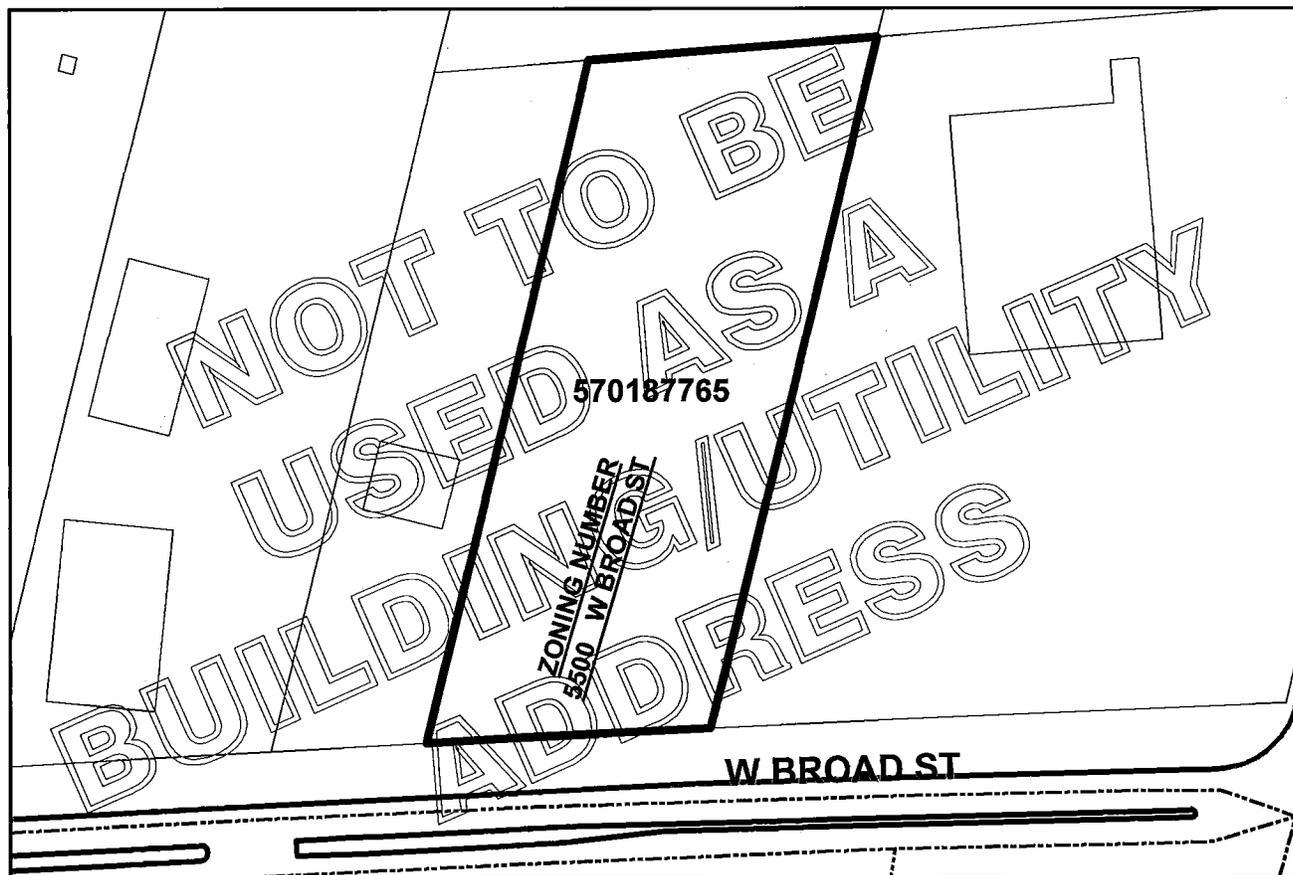
Lot Number : N/A

Subdivision: N/A

Requested By: SMITH & HALE (DAVID HODGE)

Issued By: *Adriana Amador*

Date: 12/11/2014



SCALE: 1 inch = 120 feet

JAMES D. YOUNG, P.E., ADMINISTRATOR
DIVISION OF INFRASTRUCTURE MANAGEMENT
COLUMBUS, OHIO

GIS FILE NUMBER: 24770

214-057

Exhibit "A"

Situated in the State of Ohio, County of Franklin, Township of Prairie, Virginia Military Survey No. 1474, and being 2.070 acres out of a 6.935 acre tract (known as Tract II, Parcel No. 1) conveyed to Citizens Growth Properties by Deed of Trustee, of record in Deed Book 3775, page 817, Recorder's Office, Franklin County, Ohio, said 2.070 acre tract being more particularly described as follows:

Beginning at a found railroad spike in the centerline of the National Road (U.S. Route 40 and also being known as West Broad Street) at the southwesterly corner of the said 6.935 acre tract and the southeasterly corner of a 1.137 acre tract conveyed to William E. and Helen L. Donnelly;

Thence North 12 deg. 41' 12" East a distance of 520.29 feet along the westerly line of the said 6.935 acre tract and the easterly line of the said 1.137 acre tract to a set iron pin being the northwesterly corner of the said 6.935 acre tract, the northeasterly corner of the said 1.137 acre tract and being in the southerly line of an 0.620 acre tract conveyed to Broadman Baptist Church;

Thence North 83 deg. 29' 24" East a distance of 181.17 feet along the northerly line of the said 6.935 acre tract and the southerly line of the said 0.620 acre tract to a set iron pin in the northerly corner of the said 6.935 acre tract at the southeasterly corner of the said 0.620 acre tract, the northwesterly corner of a 4.864 acre tract conveyed to Franks Nursery Sales, Inc. by deed of record in Deed Book 3775, page 821, Recorder's Office, Franklin County, Ohio and the southwesterly corner of a 0.635 acre tract conveyed to Russell and Betty Mae Sepich by deed of record in Deed Book 3807, page 784, Recorder's Office, Franklin County, Ohio;

Thence South 12 deg. 27' 40" West a distance of 617.28 feet crossing the said 6.935 acre tract and along the westerly line of the said 4.864 acre tract to a point in the centerline of said National Road and being in the southerly line of the said 6.935 acre tract at the southwesterly corner of the said 4.864 acre tract;

Thence South 85 deg. 33' 01" West a distance of 181.21 feet along the centerline of said National Road and the southerly line of the said 6.935 acre tract to the place of beginning, containing 2.070 acres, more or less, subject however to all legal highways, easements, and restrictions of record.

This description based on a field survey made by Dodson-Lindblom Associates, Inc., Consulting Engineers, Columbus, Ohio. Richard W. Conrad, Registered Surveyor No. S-5041.

Excepting therefrom a 60 foot wide strip along the entire West Broad Street frontage.

Parcel #: 570-187765-00

Also known as: 5500 West Broad Street, Columbus, OH 43228

File No. 6113 (Schaeffer to Mouth of Wilson, LLC)



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: DLH DATE: 12/12/14

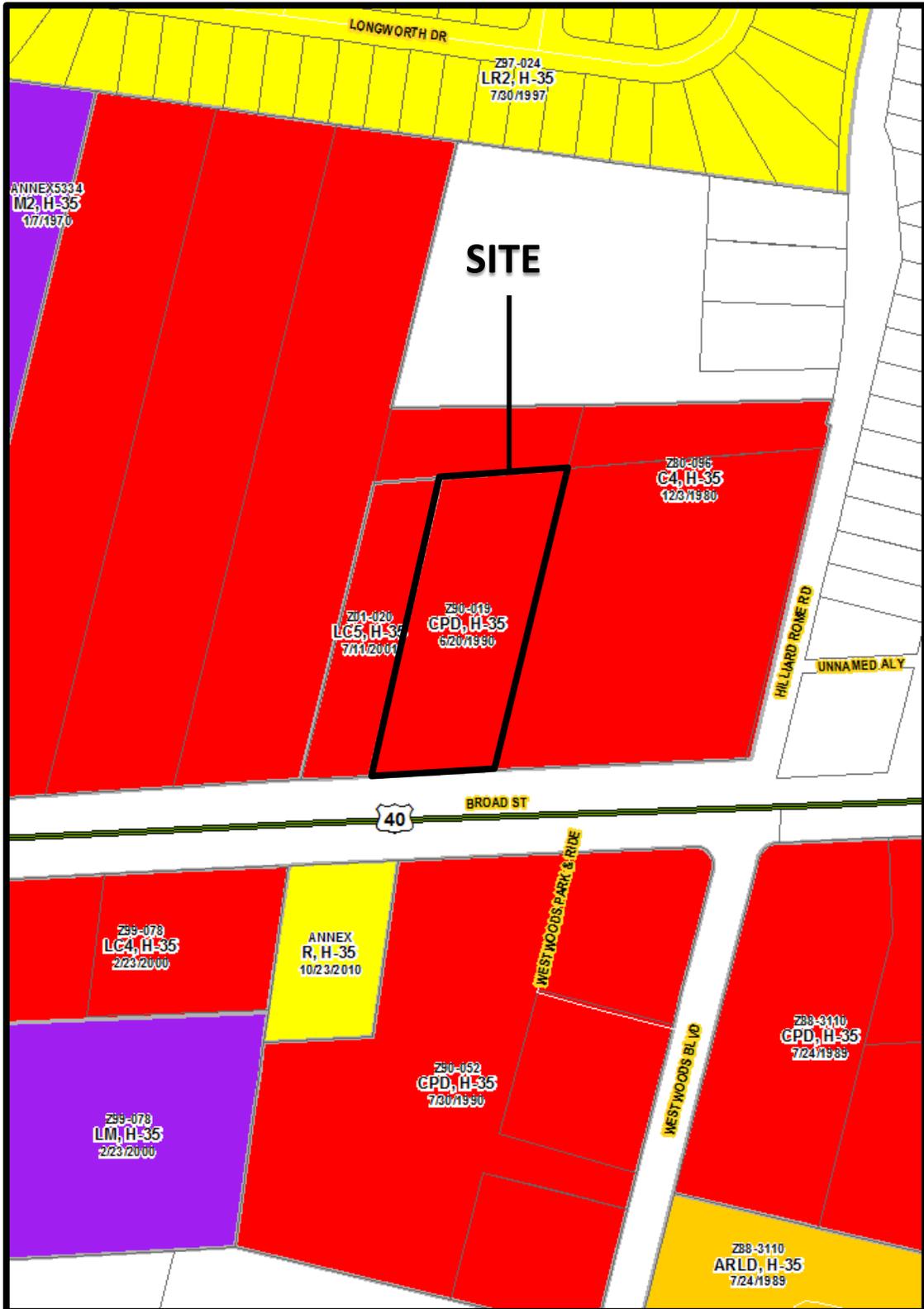


Disclaimer

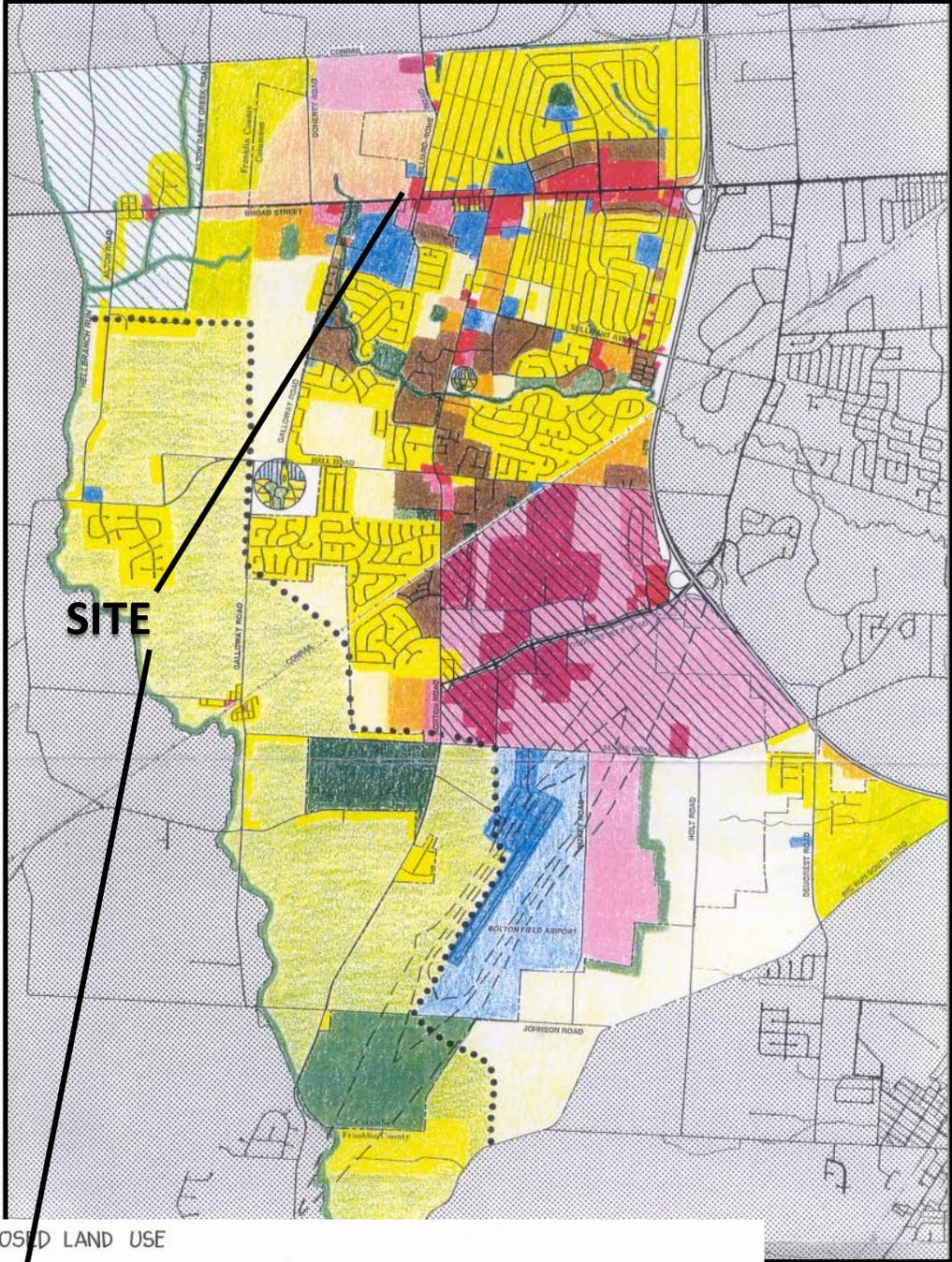
Scale = 200



This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be consulted for verification of the information contained on this map. The county and the mapping companies assume no legal responsibilities for the information contained on this map. Please notify the Franklin County GIS Division of any discrepancies.



Z14-057
 5526 West Broad Street
 Approximately 1.8 acres
 Rezoning from CPD to L-C-4



PROPOSED LAND USE

Existing	Proposed
Agricultural / Very low density residential	
Low density residential 1-2 units per acre	
Residential 3-5 units per acre	
High density residential 6 units per acre +	
Commercial	
Office	
Industrial/ Manufacturing	
Institutional	
Open space/ Park/ Buffer	

- Columbus corporate boundary
- Sewer facilities planning area
- Bolton Field noise contours
- Environmental Conservation District
- Industrial/ Office District
- Village Center

Z14-057

5526 West Broad Street
 Approximately 1.8 acres
 Rezoning from CPD to L-C-4
 Westland Area Plan (1994)



Z14-057
5526 West Broad Street
Approximately 1.8 acres
Rezoning from CPD to L-C-4