

Rezoning Application

DEPARTMENT OF BUILDINGS
AND ZONING SERVICES

757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.columbus.gov

OFFICE USE ONLY

Application Number: 215-008 Date Received: 3/2/15
Application Accepted by: SP Fee: \$4000
Comments: Assigned to Eliza Thrush 645-1341 ecthrush@columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address (for zoning purposes only): 3051 Delta Marine Drive Zip: 43068

Is this application being annexed into the City of Columbus? Select one: YES NO

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: 530-166429

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

Current Zoning District(s): LC-4 Requested Zoning District(s): L-M

Area Commission or Civic Association: Far East Area Commission

Proposed Use or reason for rezoning request (continue on separate page if necessary):
To permit contractor's office and equipment storage

Proposed Height District: 35' [per Columbus City Code Section 3309.14] Acreage: 5.262+/- acres

APPLICANT:

Name: David Donley c/o Donley Concrete Cutting Co Phone Number: 206-4133 Ext.: _____

Address: PO Box 272 City/State: Pickerington, OH Zip: 43147

Email Address: _____ Fax Number: _____

PROPERTY OWNER(S) Check here if listing additional property owners on a separate page

Name: David Donley c/o Donley Concrete Cutting Co Phone Number: 206-4133 Ext.: _____

Address: PO BOX 272 City/State: Pickerington, OH Zip: 43147

Email Address: _____ Fax Number: _____

ATTORNEY / AGENT (Check one if applicable): Attorney Agent

Name: Jackson B. Reynolds, III, c/o Smith & Hale Phone Number: 221-4255 Ext.: _____

Address: 37 W. Broad Street, Suite 460 City/State: Columbus, OH Zip: 43215

Email Address: Jreynolds@smithandhale.com Fax Number: 221-4409

SIGNATURES (All signatures must be provided and signed in blue ink)

APPLICANT SIGNATURE David Donley by: Jackson B. Reynolds III

PROPERTY OWNER SIGNATURE David Donley by: Jackson B. Reynolds III

ATTORNEY / AGENT SIGNATURE Jackson B. Reynolds III

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 checks payable to the Columbus City Treasurer

Rezoning Application

DEPARTMENT OF BUILDING
AND ZONING SERVICES

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AFFIDAVIT (See instruction sheet)

Application Number: 715-008

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 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 the name(s) and mailing address(es) of all the owners of record of the property located at

(2) per ADDRESS CARD FOR PROPERTY 3051 Delta Marine Drive

for which 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

(4) David Donley
c/o Donley Concrete Cutting Co.
PO Box 272, Pickerington, OH 43147

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

David Donley
206-4133

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

(5) Far East Area Commission
c/o Larry Marshall
2500 Park Crescent, Columbus, OH 43232

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)

(8) SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this 20th day of February, in the year 2015

(8) SIGNATURE OF NOTARY PUBLIC

My Commission Expires



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

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

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 checks payable to the Columbus City Treasurer

APPLICANT/PROPERTY OWNER

David Donley
c/o Donley Concrete Cutting Company
P.O. Box 272
Pickerington, OH 43147

AREA COMMISSION

Far North Area Commission
c/o Larry Marshall
2500 Park Crescent Drive
Columbus, OH 43232

ATTORNEY

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

SURROUNDING PROPERTY OWNERS

Ohio Bell Telephone Co.
Room 36-M-01
1 SBC Center
St. Louis, MO 63101

Major Contracting Co.
c/o Major Builders Service
P.O. Box 162
Summit Station, OH 43073

SB Columbus LLC
208 Ash Run Road
Louisville, KY 40245

KC Propco LLC
c/o Kindercare Learning Center
P.O. Box 6760
Portland, OR 97228

Andree Claudine Adams
c/o Patrick S Adams
5850 South Colorado Blvd.
Greenwood Village, CO 80121

Aldi Inc.
4440 South Charleston Pike
Springfield, OH 45502

Thomas Murray
212 Reinhard Avenue
Columbus, OH 43206

Rezoning Application

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 # 215-008

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jackson B. Reynolds, III

of (COMPLETE ADDRESS) 37 W. 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

<p>1. David Donley c/o Donley Concrete Cutting Co. PO Box 272 Pickerington, OH 43147 0 employees in Columbus</p>	<p>2.</p>
<p>3. David Donley- 206-4133</p>	<p>4.</p>

SIGNATURE OF AFFIANT *Jackson B. Reynolds, III*

Sworn to before me and signed in my presence this 20th day of FEBRUARY, in the year 2015

Natalie C. Timmons
SIGNATURE OF NOTARY PUBLIC

9/4/15
My Commission Expires



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

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

PLEASE NOTE: Incomplete information will result in the rejection of this submittal.
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Exhibit A

Situated in the State of Ohio, County of Franklin, City of Columbus, being located in Section 25, Township 12, Range 21, Refugee Lands and being part of that tract of land conveyed to Columbus Land Investment Co., by deed of record in Deed Book 3299, Pages 84, 89 and 94, all references being to records in the Recorder's Office, Franklin County, Ohio and bounded and described as follows:

Beginning at an iron pin at the intersection of the southerly right-of-way line of Centennial Drive, with the westerly right-of-way line of Delta Marine Drive (50 feet in width);

Thence South 42 deg. 49' 13" East, along said right-of-way line of Delta Marine Drive a distance of 270.09 feet to an iron pin at a point of curvature of a curve to the right;

Thence continuing along said right-of-way line, being the arc of said curve (delta = 47 deg. 13' 37", radius = 125.00 feet), a chord bearing and distance of South 19 deg. 12' 24" East, 100.14 feet to an iron pin at a point of tangency;

Thence South 4 deg. 24' 24" West, continuing along said right-of-way line of Delta Marine Drive, a distance of 108.16 feet to an iron pin at an angle point in said line;

Thence North 85 deg. 35' 36" West, along a northerly right-of-way line of Delta Marine Drive, along the northerly line of the Thomas J. Herbert 9.851 acre tract of record in Official Record 13122J15 and the northerly line of the Major Contracting Co. tract, of record in Deed Book 3046, Page 104, a distance of 692.89 feet to an iron pin found at the southeasterly corner of The Ohio Bell Telephone Co. 5.597 acre tract, of record in Deed Book 3470, Page 26;

Thence North 4 deg. 24' 24" East, along the easterly line of The Ohio Bell Telephone Co. tract, a distance of 337.50 feet to an iron pin at an angle point in the southerly right-of-way line of Centennial Drive;

Thence South 85 deg. 35' 36" East, along said right-of-way line of Centennial Drive, a distance of 40.00 feet to an iron pin at an angle point in said line;

Thence North 4 deg. 24' 24" East, continuing along said right-of-way line, a distance of 25.00 feet to an iron pin an angle point in said line;

Thence South 85 deg. 35' 36" East, continuing along said right-of-way line, a distance of 306.47 feet to an iron pin found at a point of curvature of a curve to the left;

Thence continuing along said right-of-way line, being the arc of said curve (delta = 21 deg. 49' 42", radius = 290.58 feet), a chord bearing and distance of North 83 deg. 29' 33" East, 110.04 feet to the point of beginning, containing 5.262 acres, more or less.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

Bearings contained herein are based on the same meridian as the bearing of the south right-of-way line of Centennial Drive (North 85 deg. 35' 36" West), of record in Deed Book 3629, Page 101.

Evans, Mechwart, Hambleton & Tilton, Inc.
Thomas D. Sibbalds, Professional Surveyor No. 5908

TEXT

PROPOSED DISTRICTS: L-M
PROPERTY ADDRESS: 3051 Delta Marine Drive
OWNER: David Donley
APPLICANT: David Donley
DATE OF TEXT: February 20, 2015
APPLICATION: Z15- 008

1. **INTRODUCTION:** The subject property ("Site") is located along Delta Marine Drive and Centennial Drive on Columbus's far southeast side. The property was rezoned to L-C-4 in 1989 under case Z89-083 to provide for future commercial development. The property is located in close proximity to a mix of light industrial / manufacturing, office and commercial uses. Multi-family and single family residential development is located east (across Gender Road) and south (across the railroad tracks) of the subject property and is well buffered from the site. The corner is seeking the L-M District to allow for the property to be used for a contractor's office and storage of equipment.

2. **PERMITTED USES:** All uses permitted in the C-4, Commercial District (C.C.C. Section 3355.02), except as prohibited and restricted below and those uses. Those uses permitted in Sections 3363.01 and 3363.02 M, Manufacturing District of the Columbus City Code except for Section 3363.01(D) and Section 3363.02(c). Prohibited uses: All uses permitted under C-5 Commercial District (Section 3361.02); blood and organ banks; bowling centers; drive-in motion picture theaters; hospitals; missions/temporary shelters; performing arts, spectator sports and related industries.

3. **DEVELOPMENT STANDARDS:** Unless otherwise indicated, the applicable development standards shall be those contained in Chapter 3355 (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

1. Any and all traffic-related commitments shall be designated and located to the specifications of the City of Columbus Transportation Division.

2. Access to and from the Site will be by Delta Marine Drive or Centennial Drive, as currently situated.

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

1. The existing landscaping shall be maintained in a healthy state. Any dead material shall be removed and replaced with like material within six (6) months or the next available planting season, whichever occurs first. The size of the new material shall equal the size of the original material when it was installed.

2. Minimum size of all trees at installation shall be 2 ½" caliper for deciduous, five (5) feet in height for evergreen, and 1 ½" caliper for ornamental.

3. The existing green space along Delta Marine Drive, abutting the customer parking area, shall be maintained.

4. Mature trees existing on site shall be preserved.

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

N/A

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

1. All external outdoor lighting shall be cut-off fixtures (down lighting) and shall be consistent in design and color with each other. Any new lighting shall be a maximum of twenty (20) feet; shall be down-lighting, and shall be of the same or uniform color.

F. Graphics and Signage Commitments

1. All signage and graphics shall conform to Article 15 of the Columbus City Code, as it applies to the C-4, Commercial District classification. Any variance to the sign requirements shall be submitted to the Columbus Graphics Commission.

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.

donley-deltamarine.txt (nct)
2/27/15 S:Docs/s&htxts/2015



City of Columbus Zoning Plat



Z15-008

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: 530166429

Zoning Number: 3051

Street Name: DELTA MARINE DR

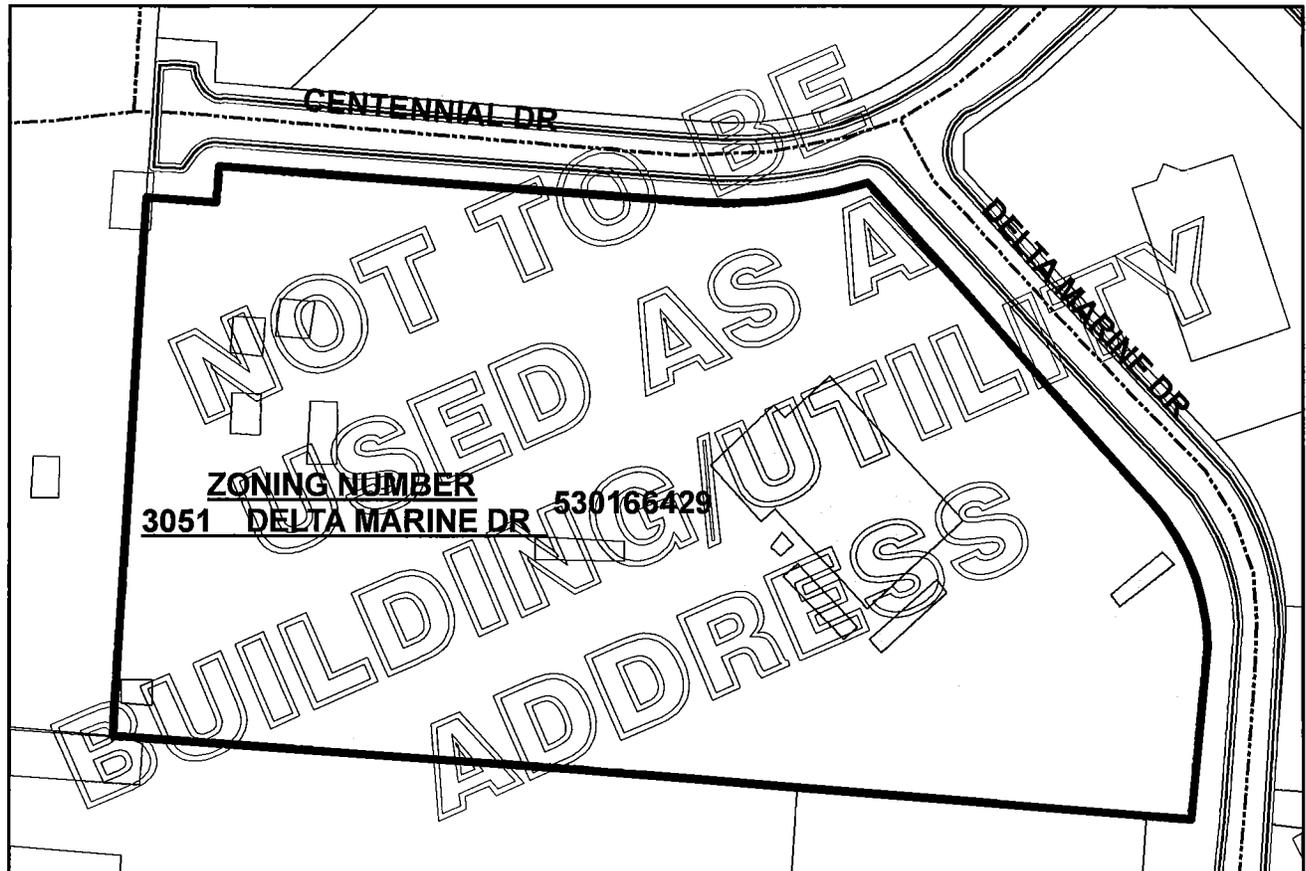
Lot Number : N/A

Subdivision: N/A

Requested By: SMITH & HALE (JACK REYNOLDS)

Issued By: *Lyona Williams*

Date: 2/2/2015



SCALE: 1 inch = 120 feet

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

GIS FILE NUMBER: 26979

215-008



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: jbr

DATE: 2/2/15



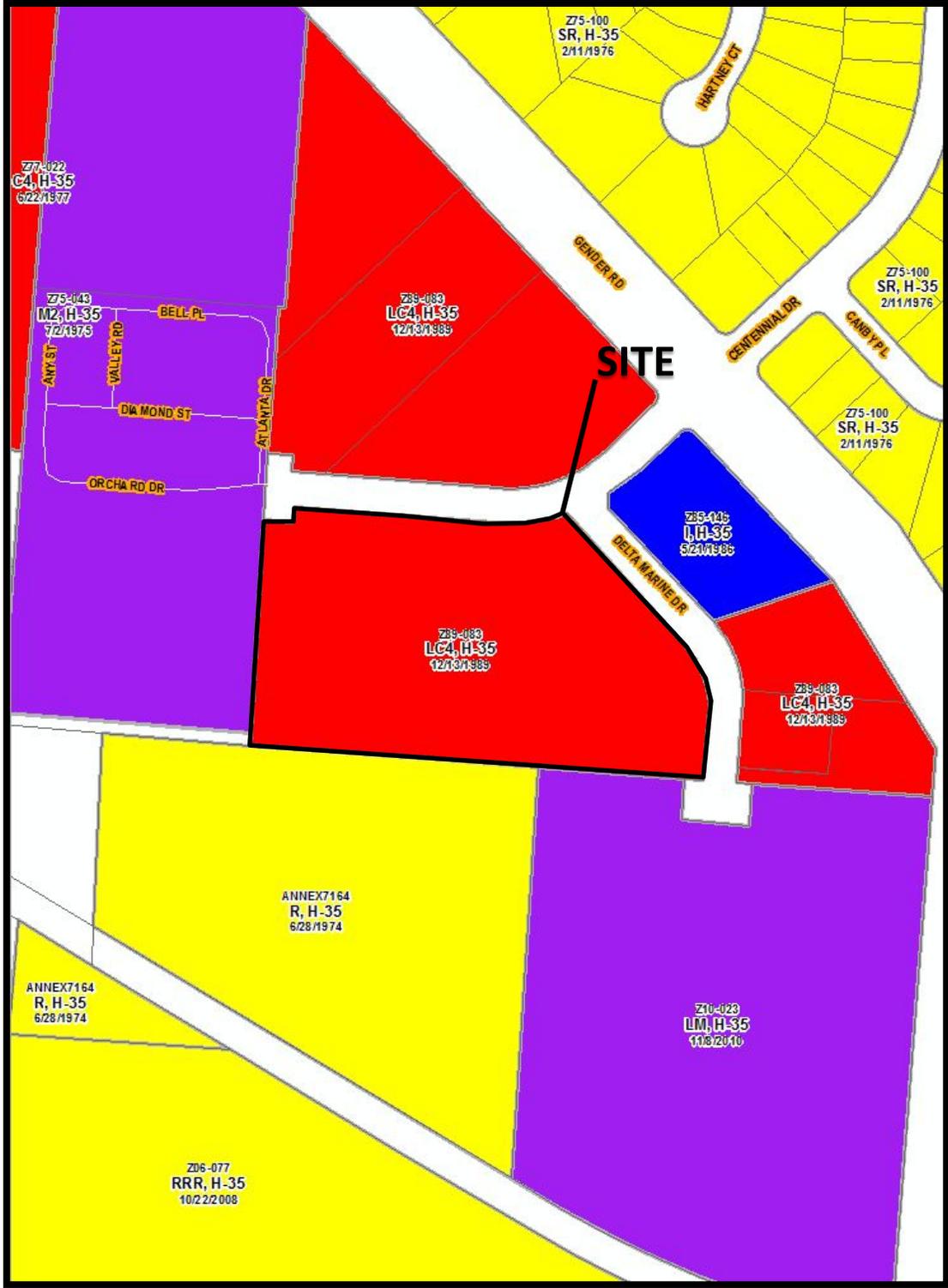
Disclaimer

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.

Real Estate / GIS Department

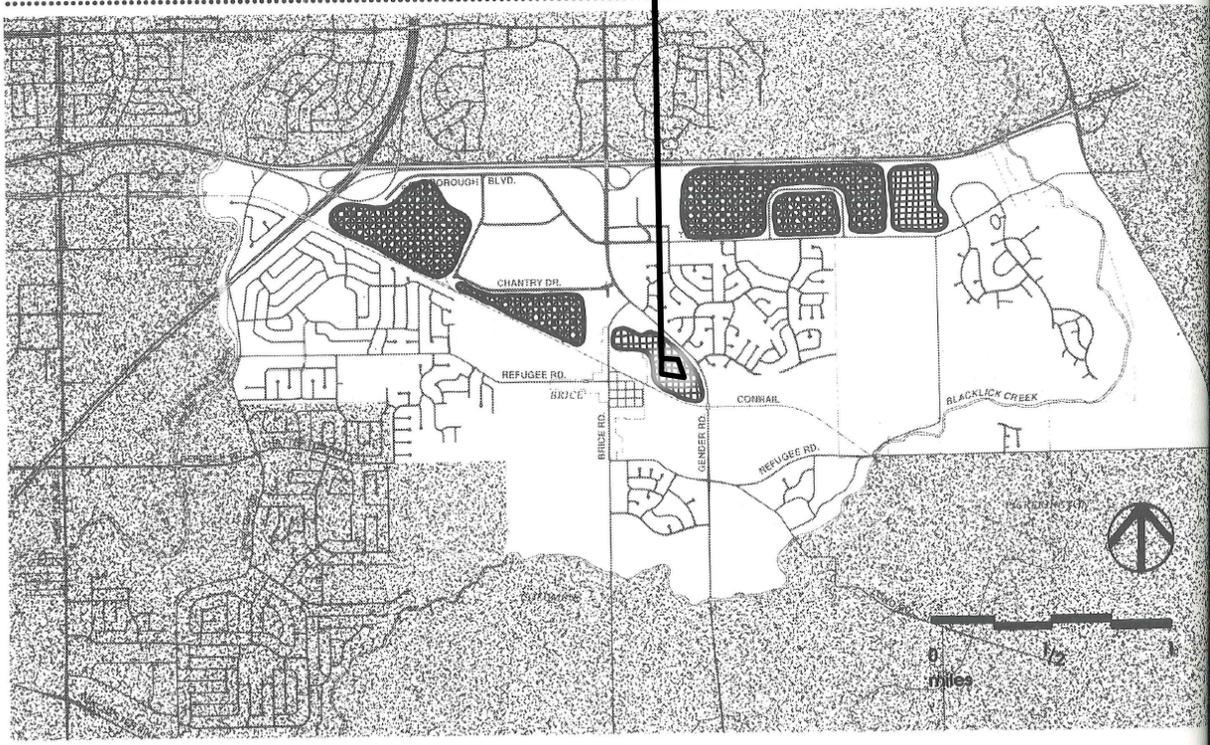


Z15-008
 3051 Delta Marine Drive
 Approximately 5.26 acres
 L-C-4 to L-M

**PROPOSED
MANUFACTURING LAND USE**

 proposed light manufacturing
 proposed office/warehouse

SITE



Z15-008
3051 Delta Marine Drive
Approximately 5.26 acres
L-C-4 to L-M
Brice/Tussing Area Plan (1990)

FUTURE MANUFACTURING DEVELOPMENT

Undeveloped and appropriately zoned land is available for manufacturing development. Freeway access and railroad spurs attract these types of uses. Light manufacturing should be encouraged to locate in areas designated for manufacturing uses, providing the community with a sound economic base and jobs.

The location of these uses in areas other than those specifically identified for manufacturing uses should be discouraged. At the

same time, high quality development through the establishment of development standards, particularly for freeway-oriented uses, should be encouraged.



MANUFACTURING LAND USE RECOMMENDATIONS

- Designate the area between Interstate 70 and Tussing Road as a manufacturing corridor. This corridor will provide prime industrial sites that generate jobs.
- Encourage high quality industrial development utilizing freeway orientation. (Development standards.)
- Provide adequate buffering between manufacturing uses and neighboring residential uses to the east.
- Provide office development as an appropriate transitional use between manufacturing and residential uses.

APPLICABLE CITY POLICIES

- * Encourage a pleasing view from the highway when development occurs along the Interstate system.
- * Use zoning to protect residential neighborhoods from intrusion by manufacturing uses.
- * Reserve prime manufacturing sites for manufacturing uses.





Z15-008
3051 Delta Marine Drive
Approximately 5.26 acres
L-C-4 to L-M