

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 #: 215-009

Date Received: 3/3/15

Application Accepted By: ET Fee: _____

Comments: Assigned to Shannon Pine, 645-2208, spine@columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 1560 Moler Road Zip 43207

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 010-104099

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

Current Zoning District(s) R-2 Requested Zoning District(s) CPD

Area Commission Area Commission or Civic Association: Southside Area Commission

Proposed Use or reason for rezoning request: Use of site changed from school to business use.

(continue on separate page if necessary)

Proposed Height District: 35 Acreage 6.8082

[Columbus City Code Section 3309.14]

APPLICANT:

Name Michelle (Shumaker) Mitchell

Address 4333-B Tuller Road City/State Dublin, Ohio Zip 43017

Phone # 614-771-8963 Fax # 614-522-6763 Email mshumaker@spgbarch.com

PROPERTY OWNER(S):

Name Board of Education of the Columbus City School District

Address 889 East 17th Avenue City/State Columbus, Ohio Zip 43211

Phone # 614-365-8790 Fax # 614-365-6946 Email lergeson8447@columbus.k12.oh.us

Check here if listing additional property owners on a separate page

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE) Attorney Agent

Name Not Applicable

Address _____ City/State _____ Zip _____

Phone # _____ Fax # _____ Email: _____

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

APPLICANT SIGNATURE [Signature]

PROPERTY OWNER SIGNATURE [Signature]

ATTORNEY / AGENT SIGNATURE Not Applicable

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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DEPARTMENT OF BUILDING
AND ZONING SERVICES

AFFIDAVIT

(See instruction sheet)

APPLICATION # Z15-009

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Michelle (Shumaker) Mitchell

of (1) MAILING ADDRESS 4333-B Tuller Road, Dublin, Ohio 43017

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 1560 Moler 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) _____

(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) Board of Education of the Columbus City School District

889 East 17th Avenue

Columbus, Ohio 43211

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

Michelle (Shumaker) Mitchell

614-771-8963

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

(5) Southside Area Commission c/o Curtis Davis

PO Box 7846

Columbus, Ohio 43207

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) _____

Subscribed to me in my presence and before me this

27 day of

February, in the year

2015

SIGNATURE OF NOTARY PUBLIC

(8) _____

Jody Butz

6-24-17

My Commission Expires:

This Affidavit expires six months after date of notarization.

Notary Seal Here



JODY J BUTZ
Notary Public, State of Ohio
My Commission Expires 06-24-17

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APPLICANT

SPGB Architects, LLC.
c/o Michelle Shumaker
4333-B Tuller Road
Dublin, OH 43017

PROPERTY OWNER

Board of Education of the Columbus
City School District c/o Linda Ergeson
889 East 17th Avenue
Columbus, Ohio 43211

AREA COMMISSION/NEIGHBORHOOD GROUP

Southside Area Commission
c/o Curtis Davis
PO Box 7846
Columbus, Ohio 43207

AREA COMMISSION/NEIGHBORHOOD GROUP

Deshler Park Civic Association
c/o Rachelle Robinson
PO Box 6586
Columbus, Ohio 43206

SURROUNDING PROPERTY OWNERS

Stephanie Green
1575 Frebis Avenue
Columbus, Ohio 43207

Edna Guinn
1599 Nason Avenue
Columbus, Ohio 43207

Estella Jackson
1606 Frebis Avenue
Columbus, Ohio 43207

Dorothy Larger
1540 Moler Road
Columbus, Ohio 43207

Arthur McWhorter
1553 Moler Road
Columbus, Ohio 43207

Ellen Searcy Peak
5690 Niagara Reserve Drive
Westerville, Ohio 43081

Salvador Carlos Carlos Mari Quezada
1605 Moler Road
Columbus, Ohio 43207

Harold and Rosa Robinson
1533 Moler Road
Columbus, Ohio 43207

Etta Sams
1623 Moler Road
Columbus, Ohio 43207

Schottenstein Property Group
c/o Dirk Greene
4300 East 5th Avenue
Columbus, Ohio 43219

Johnny Sr. & Denise Sinkfield
1547 Moler Road
Columbus, Ohio 43207

Deserette Turner
1611 Moler Road
Columbus, Ohio 43207

Anisa and Lavie Vongin
1725 Nason Avenue
Columbus, Ohio 43207

Betty Weaver
1617 Moler Road
Columbus, Ohio 43207

Vickie Blakely
1730 Frebis Avenue
Columbus, Ohio 43207

Terry Byrd
1720 Frebis Avenue
Columbus, Ohio 43207

Joseph and Teresa Coles
1635 Moler Road
Columbus, Ohio 43207

Roy Dennis
1700 Frebis Avenue
Columbus, Ohio 43207

Creverne Doyle
1694 Frebis Avenue
Columbus, Ohio 43207

Tritex Real Estate Advisors
3424 Peachtree Road NE 2200
Atlanta, GA 30326

DSM California, LLC
PO Box 480952
Los Angeles, CA 90048

Carolyn Hardy
1712 Frebis Avenue
Columbus, Ohio 43207

Ironfab Enterprises, LLC
1771 Moler Road
Columbus, Ohio 43207

Kaefa Kanneh & Jenneh Kanneh-Kollie
1740 Frebis Avenue
Columbus, Ohio 43207

Mark Larger
1647 Moler Road
Columbus, Ohio 43207

Jean Louis Naulac
2718 Brunswick Drive
Grove City, Ohio 43123

Norfolk Southern Railway
c/o Soloman Jackson
8000 Ravines Edge Court, Suite 100
Columbus, Ohio 43235

Notable Houses, LLC
PO Box 29371
Columbus, Ohio 43229

NRES Ohio, LLC
2020 West 89th Street, Suite 320
Leawood, KS 66206

Ladonna Patterson
1676 Frebis Avenue
Columbus, Ohio 43207

Harold Spencer
1641 Moler Road
Columbus, Ohio 43207

Larry and Rosie Thompson
13161 Wellesley Drive
Pickerington, Ohio 43147

Trewbric, LLC
1701 Moler Road
Columbus, Ohio 43207

Betty Weaver
1617 Moler Road
Columbus, Ohio 43207

Univar Corporation
Attn: Real Estate Division
17411 North East Union Hill Road
Redmond, WA 98052

Shuiwen Zhang
PO Box 382
Powell, Ohio 43065

Carolyn and Elmer Adams
1611 Frebis Avenue
Columbus, Ohio 43207

Toni Boelter
1644 Frebis Avenue
Columbus, Ohio 43207

Mohamed Bouziane
1614 Frebis Avenue
Columbus, Ohio 43207

Richard and Delores Benson
1733 Nason Avenue
Columbus, Ohio 432047

Timothy Bowe
1610 Frebis Avenue
Columbus, Ohio 43207

William and Gloria Burge
PO Box 6300
Columbus, Ohio 43206

Barbara Carter and Bryan White
1624 Frebis Avenue
Columbus, Ohio 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 # 215-009

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Michelle (Shumaker) Mitchell

of (COMPLETE ADDRESS) 4333-B Tuller Road, Dublin, Ohio 43017

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. Board of Education of the Columbus City School District 889 East 17th Avenue, Columbus, Ohio 43211 270 East State Street, Columbus, Ohio 43215 Approx. 9,067 employees (January 13, 2015 State of District) Linda Ergeson / 614-365-8790 ext. 257	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 27 day of February, in the year 2015

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

6-24-17

Notary Seal Here



JODY J BUTZ
Notary Public, State of Ohio
My Commission Expires 06-24-17

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CPD Text**Proposed Districts: CPD, Commercial Planned Development****Property Address: 1560 Moler Road****Owner: Board of Education of the Columbus City School District****Applicant: SPGB Architects, LLC****Date of Text: 3-3-15****Application:**

1. **Introduction:** The 1560 Moler Road (Moler) site is currently zoned Residential R-2 and is developed with an abandoned elementary school, abandoned paved area in the rear, and associated paved parking in the front. The property is located between Moler Road to the south and Frebis Avenue to the north. The property to the east is zoned manufacturing and is used as a school bus hub, that is owned and operated by the Columbus City School District. To the west is zoned residential occupied by single family homes. The proposed use would be to rezone the site from Residential to a Commercial Plan District (CPD).

2. **Permitted Uses:** The proposed use is permitted in I-Institutional, Chapter 3351 C-1 and Chapter 3353 C-2, Commercial of the Columbus City Code.

3. **Development Standards:** Unless otherwise indicated in this text or on the submitted drawings, the applicable development standards are contained in Chapter 3353 C-2, Commercial of the Columbus City Code.

A. Density, Height, Lot and/or Setback Requirements**B. Access, Loading, Parking and/or Other Traffic Related Commitments**

1 Building, whether designated as single tenant space or not, shall not require sidewalks along Moler Rd.

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

1 Buffer landscaping along the edge of the Moler Rd. site, between R-2 and the CPD, shall only be located adjacent to drive isle and paved parking areas.

D. Building Design and/or Interior-Exterior Treatment Commitments**E. Dumpster, Lighting, Outdoor Display Areas and/or Other Environmental Commitments****F. Graphics**

1. All graphics and signage shall comply with the Graphics Code and any variance to those requirements will be submitted to the Columbus Graphics Commission for Consideration.

G. Miscellaneous

1. Variances- If site is redeveloped; the site may be redeveloped in accordance with the C-2 district standards.

a. Section 3312.03 Administrative requirements:

i. Parking spaces for commercial use shall be located on the adjacent parking lot site, which is within 750 feet of the use to be served. At such time parking becomes unavailable at the adjacent site, a drive will be added to the existing rear paved area to accommodate the parking for the duration of that use being served.

b. Section 3312.21 Landscaping and Screening- A Interior landscaping:

i. Interior landscaping shall not be provided for existing paved parking surfaces on the front. Trees shall be provided along the perimeter of the existing rear paved area in lieu of interior trees when the rear paved area becomes parking.

c. Section 3312.21 Landscaping and Screening- B Parking setback and perimeter landscaping-

i. Existing landscape screening along edge of property within 80 feet of R-2 shall remain without additional screening.

d. Section 3321.09-Screening

i. Screening of non-residential districts abutting residential district shall not be required along the west and north face of the Moler site.

e. Section 3321.11- Screening of Mechanical Systems

i. Mechanical units on the roof of existing building(s) shall not be screened, including any new units that may be added to the existing building(s).

f. Section 3312.41 Access and Circulation

i. Pedestrian walkways shall not be required along the front of the building if the building contains more than one tenant.

2. Site Plan- Site shall be developed in accordance with the Site Plan. The Site Plan may be slightly adjusted to reflect engineering, topographical, or other site data developed at the time of the development, and when engineering and architectural drawings are completed. Any changes of the Site Plan shall be subject to review and may be approved by the Department of Building and Zoning Services, when proposed change is submitted.

3. Existing conditions

a. Natural Environment-

i. Moler Road site- The site includes existing buildings or hardscape. The site is flat with mature deciduous trees at the front of the building and along the west lot line.

b. Existing Land Uses-

i. Moler Road site- Is occupied by an existing abandon elementary school and associated parking and playground equipment. The site is zoned R-2.

c. Transportation and Circulation Facilities-

i. Moler Road site- Is situated between Frebis Avenue to the north and Moler Road to the south. The parking is accessed by two drives on Moler Road. There are public bus stops on Frebis located adjacent to the site. There is a walk that connects Frebis Avenue and Moler road along the east side of the property. There is a public side walk along Frebis Avenue.

d. Visual Form

i. Moler Road site- Abuts a residential neighborhood to the south, west and north. The east side abuts the Frebis site which is parking. Heights of building are not greater than 35 feet.

e. Proposed Development

i. Moler Road site- Is to be developed into Administrative Offices for the transportation department for Columbus City Schools. The site is to change minimally with proposed drive to paved area in the rear for future parking.

ii. Moler Road site- Existing playground equipment is to remain and be maintained by the School District until such time that rear parking is added.

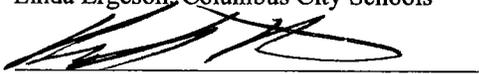
f. Behavior Patterns- Moler Road is in an existing developed area and vehicular and pedestrian patterns of the area have been established.

g. Emissions- The proposed use does not change from the use of the current sites.

Closing Statement

The undersigned, being the owner of the subject property, together with the applicant in the subject application, or their authorized representative, does hereby agree singularly and collectively for themselves, their heirs, successors and assigns, to abide by the 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 to the Columbus City Codes.

Signature: 
Linda Ergeson, Columbus City Schools


Michelle (Shumaker) Mitchell, SPGB Architects

**DESCRIPTION
OF
6.843 ACRES**

SITUATE IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF COLUMBUS, LYING IN HALF SECTION 38, TOWNSHIP 5, RANGE 22, REFUGEE LANDS AND BEING PART OF LOT 7 OF NATHANIEL MERION SUBDIVISION AS RECORDED IN PLAT BOOK NO. 1, PAGE 189, FRANKLIN COUNTY RECORDERS OFFICE FRANKLIN COUNTY OHIO AND BEING THE REMAINDER OF THE 6 ACRE TRACT CONVEYED BY DEED TO THE BOARD OF EDUCATION OF THE CITY SCHOOL DISTRICT OF COLUMBUS AND BEING ALL OF TRACT 3 AS RECORDED IN THE AFFIDAVIT AS RECORDED IN INSTRUMENT NO. 200805270080319 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGIN FOR REFERENCE AT THE NORTHWEST CORNER OF HALF SECTION 38, SOUTH 86°14'00" EAST ALONG THE CENTERLINE OF FREBIS AVENUE A DISTANCE OF 776.00 FEET (CALCULATED) TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL;

THENCE SOUTH 86°14'00" EAST CONTINUING ALONG THE CENTERLINE OF FREBIS AVENUE, 20.00 FEET TO A POINT AT THE NORTHWESTERLY CORNER OF THE ELMER C. ADAMS AND CAROLY J. ADAMS PARCEL AS RECORDED IN INSTRUMENT NO. 200103050043690;

THENCE SOUTH 03°18'00" WEST ALONG THE WESTERLY LINE OF SAID ADAMS TRACT, PASSING AN IRON PIN FOUND AT 32.42 FEET, A TOTAL DISTANCE OF 219.12 FEET TO AN IRON PIN SET;

THENCE SOUTH 86°10'07" EAST ALONG THE SOUTHERLY LINE OF SAID ADAMS TRACT A DISTANCE OF 52.69 FEET TO A 3/4" IRON PIN FOUND (BENT NORTH WESTERLY);

THENCE NORTH 03°18'00" EAST, ALONG THE EASTERLY LINE OF SAID ADAMS TRACT PASSING AN IRON PIN SET AT 189.17 FEET, A TOTAL DISTANCE OF 219.17 TO A POINT IN THE CENTERLINE OF FREBIS AVENUE;

THENCE SOUTH 86°14'00" EAST ALONG THE CENTERLINE OF FREBIS AVENUE A DISTANCE OF 159.79 FEET TO A POINT;

THENCE SOUTH 03°18'00" WEST ALONG THE EASTERLY LINE OF SAID ORIGINAL 6 ACRE TRACT PASSING A 3/4" PINCH TOP AT 811.50 FEET FOR A TOTAL DISTANCE OF 826.50 FEET TO A FOUND MAG NAIL IN THE CENTERLINE OF MOLER ROAD;

THENCE NORTH 86°15'18" WEST ALONG THE CENTERLINE OF MOLER ROAD PASSING A MAG NAIL AT 317.54 FEET AND LYING 0.74 FEET SOUTH OF THE CENTERLINE A TOTAL DISTANCE OF 393.80 FEET TO A FOUND MAGNETIC PULL, SAID POINT ALSO BEING THE SOUTHEASTERLY CORNER OF A TRACT OF LAND CONVEYED BY DEED TO DOROTHY E. LARGER AND RECORDED IN OFFICIAL RECORDS 07091, PAGE E05 AND 01073 PAGE A11;

THENCE NORTH 03°18'00" EAST LEAVING THE CENTERLINE OF MOLER ROAD AND ALONG THE EASTERLY LINE OF SAID LARGER TRACT A DISTANCE OF 413.32 FEET TO A SET IRON PIN, SAID IRON PIN BEING THE NORTHEASTERLY CORNER OF SAID LARGER TRACT;

THENCE NORTH 86°14'39" WEST ALONG THE NORTHERLY LINE OF SAID LARGER TRACT A DISTANCE OF 100.00 FEET TO A FOUND AXLE, SAID POINT ALSO BEING THE SOUTHWESTERLY CORNER OF SAID TRACT 3;

THENCE NORTH 03°18'00" EAST, ALONG THE LINE COMMON TO SAID TRACT 3 AND A TRACT OF LAND CONVEYED BY DEED TO STEPHANIE C. GREEN AND RECORDED IN INSTRUMENT NO. 201311060186648 A DISTANCE OF 194.55 FEET TO A FOUND 3/4" IRON PIN, SAID POINT BEING THE SOUTHWESTERLY CORNER OF A TRACT OF LAND CONVEYED BY DEED TO WILLIAM J. AND GLORIA J. BURGE AS RECORDED IN OFFICIAL RECORDS 04470 PAGE A14;

THENCE SOUTH 86°10'07" EAST ALONG THE SOUTHERLY LINE COMMON TO SAID BURGE TRACT AND TRACT 3, AND THE SOUTHERLY LINE OF A TRACT OF LAND CONVEYED BY DEED TO SCHOTTENSTEIN STORES CORP. AS RECORDED IN INSTRUMENT NO. 199709040086256 A DISTANCE OF 261.33 FEET TO AN IRON PIN SET AT SOUTH EASTERLY CORNER OF SAID SCHOTTENSTEIN TRACT;

THENCE NORTH 03°18'00" EAST ALONG THE EASTERLY LINE OF SAID SCHOTTENSTEIN TRACT PASSING AN IRON PIN SET AT 189.09 FEET FOR A TOTAL DISTANCE OF 219.09 FEET RETURNING TO THE POINT OF BEGINNING AND CONTAINING 6.843 ACRES MORE OR LESS OF WHICH 0.124 ACRES LIES WITHIN THE RIGHT OF WAY OF FREBIS AVENUE AND 0.226 ACRES LIES WITHIN THE RIGHT OF WAY OF MOLER ROAD, HAVING A NET ACREAGE OF 6.493 ACRES AND BEING SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND RIGHTS OF WAYS OF RECORD.

BEARINGS SHOWN HEREIN ARE BASED ON RTK GPS OBSERVATIONS USING THE OHIO DEPARTMENT OF TRANSPORTATIONS VRS COLB TOWER.

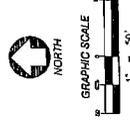
ALL IRON PINS SET ARE, 3/4" IRON PIPES BEARING A YELLOW CAP WITH THE NAME "SANDS DECKER"

STATE OF OHIO
JEFFREY D. HOFIUS
S-7455
JEFFREY D. HOFIUS
PROFESSIONAL SURVEYOR 7455
03/02/15
DATE

215-007



128 EAST MAIN ST
PO BOX 184 43118
740-335-2140
485 OLD HENDERSON RD
COLUMBUS, OH 43270
614-459-4992
397 MAIN STREET, SUITE 203
ZANESVILLE, OH 43701
740-450-1400
FAX: 614-459-4997
TOLL FREE: 866-271-0660



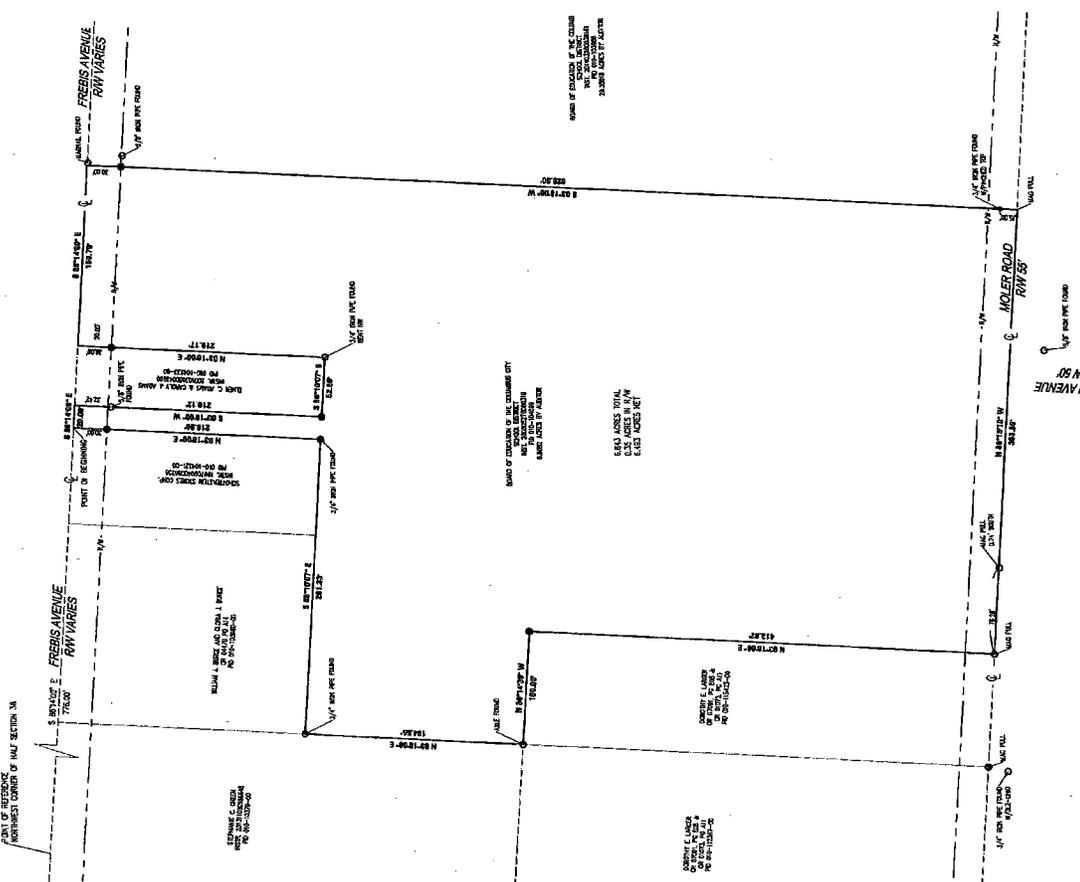
SPGB ARCHITECTS
CCS TRANSPORTATION CENTER
1789 FREEBIS AVENUE

01-03-15
02-01-00
02-02-00

BOUNDARY SURVEY
1 OF 1
SPGB PROJECT NO. 2002

DESCRIPTION OF EASY ACCESS

STARTS IN THE STATE OF OHIO COUNTY OF FRANKLIN, TOWNSHIP OF BRANT, AND BEING PART OF LOT 7 OF PARCELS 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.



STATE OF OHIO
APPROVED
PROFESSIONAL SURVEYOR
DATE

DATE OF SURVEY: FEBRUARY 2015
LOCATION: BRANT TWP, FRANKLIN COUNTY, OHIO
PARCELS 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

These drawings are instruments of professional service by Spang Decker CPS, LLC for the development and construction of the project. Spang Decker CPS, LLC assumes no liability for inaccuracies due to errors in field notes, measurements, or information.



City of Columbus Zoning Plat



215-009

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: 010104099

Zoning Number: 1560

Street Name: MOLER RD

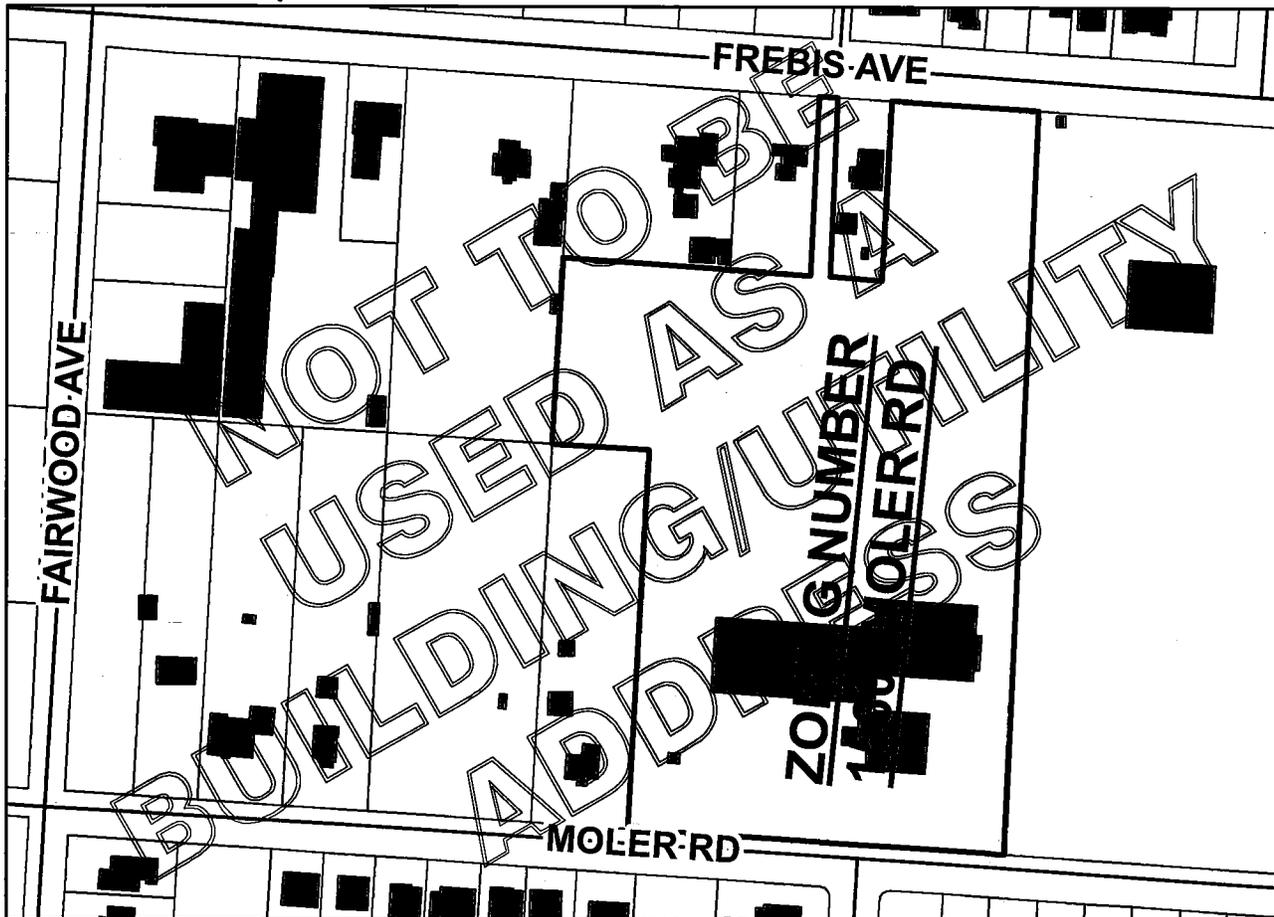
Lot Number: N/A

Subdivision: N/A

Requested By: SPGB ARCHITECTS (M SHUMAKER)

Issued By: Alfred Cannon

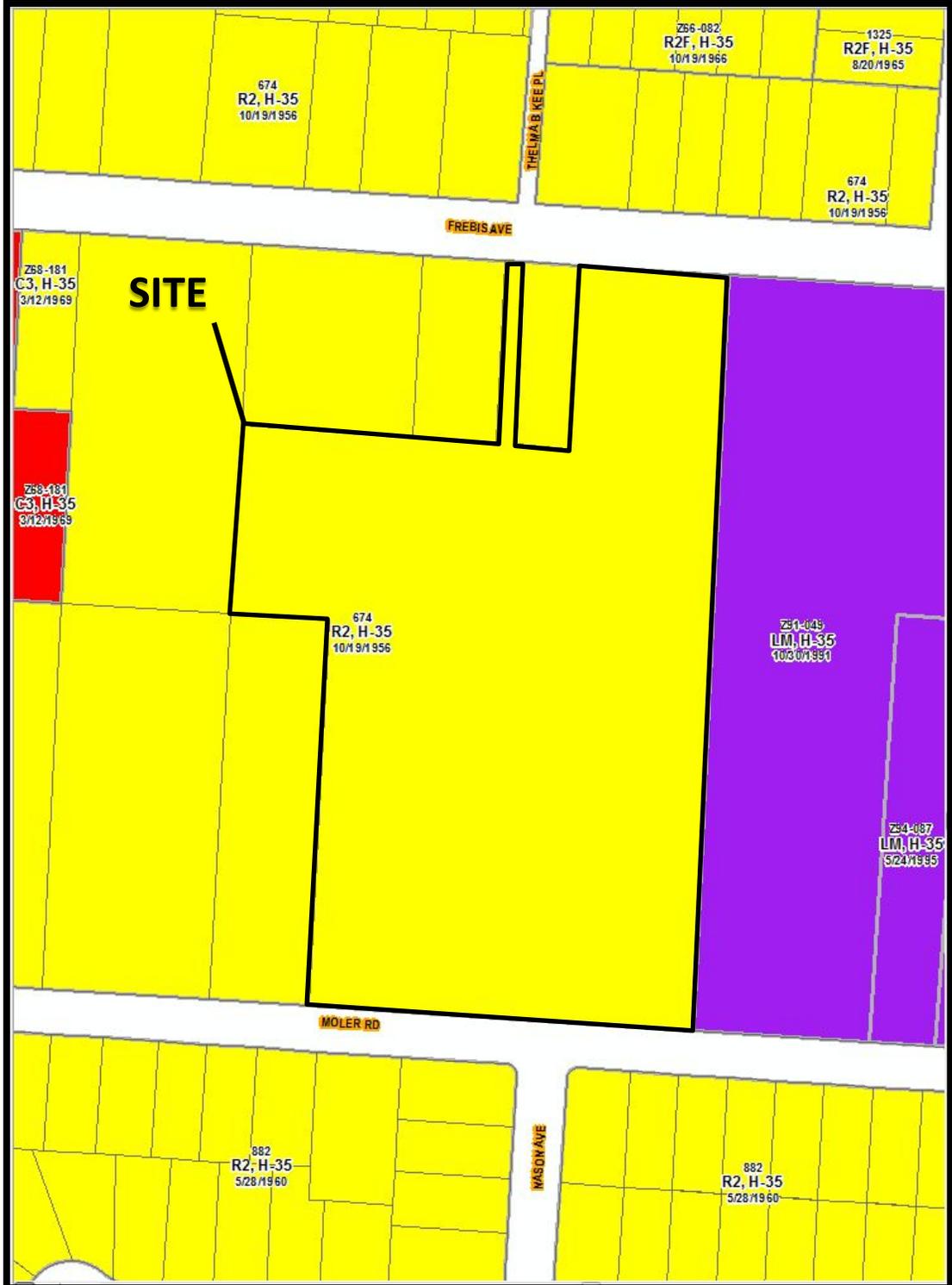
Date: 1/7/2015



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

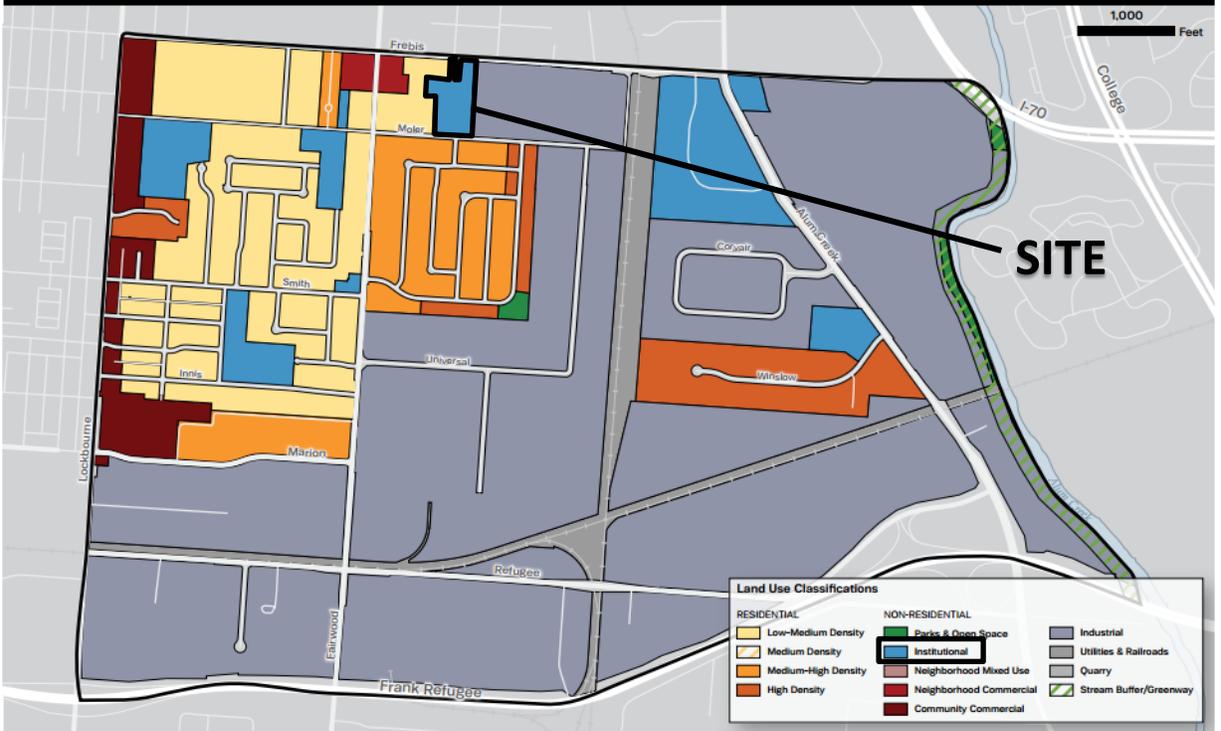
SCALE: 1 inch = 200 feet

GIS FILE NUMBER: 25699



Z15-009
 1560 Moler Road
 Approximately 6.81 acres
 R-2 to CPD

FIGURE 12: FUTURE LAND USE PLAN: QUADRANT 4



Category	Classification	Description
Residential	Medium Density (6-10 units per acre)	This classification of residential development is common in older neighborhoods and can include single-family, doubles, and townhouses. New development should reinforce the existing pattern and type of residential in the neighborhood. Somewhat higher densities and multi-story buildings with more than four units per building may be considered. Proposals for multifamily development in these areas must demonstrate that they will not adversely impact the existing development pattern of the area.
	Medium-High Density (10-16 units per acre)	A variety of dwelling types, including doubles, townhouses and multifamily are included in this category. New development patterns should reinforce the existing pattern and type of residential in the neighborhood. Somewhat higher densities may be considered, provided a high quality design that can demonstrate that it will not adversely impact the existing development pattern of the area.
	High Density (16-45 units per acre)	This classification includes multi-story multifamily housing proposals for High Density development must be reviewed on a case by case basis, be judged on its own merits, and must consider the specific site and the site's context (surrounding uses and development pattern). Proposals that include the highest end of the density range should be scrutinized in regard to their contribution to street level activity, relationship to adjacent neighborhoods, building materials, and architecture.
Commercial	Neighborhood Commercial	The function of this classification is to provide neighborhood commercial services. These areas contain multiple functions and act as local centers of economic activity. Examples include smaller scale retail, office, or institutional uses, including gas stations with convenience stores that are built to Urban Commercial Overlay design standards.
	Community Commercial	The Community Commercial classification supports retail, office, hotel, or institutional uses that serve multiple neighborhoods, but generally do not attract residents from outside the area. An example includes neighborhood shopping centers. Gas stations built to Community Commercial Overlay design standards may be supported.
	Neighborhood Mixed Use	This classification is the same as the Neighborhood Commercial classification but also includes residential units located either above and/or next to the commercial, office, or institutional uses. Residential densities should fall within the range of 16 to 28 dwelling units per acre.
Other	Industrial	The Industrial classification includes light industrial uses, including light assembly, fabrication, and related uses. Existing Heavy Industrial Uses are recognized within this classification. Office, technology, and other job focused uses are also supported within this classification. Retail uses are not supported within this classification.
	Institutional	Institutional uses include schools, government property, and houses of worship. Note: The Institutional designation on the Land Use Plan does not imply support for all uses identified in the Institutional classification of the Columbus Zoning Code.
	Parks and Open Space	Parks are either publicly- or privately-owned recreational facilities and include golf courses. Open space should be conserved lands that are not suitable for development, such as the floodway and floodplain, wetlands, major wood stands, steep slopes and ravines, and species habitat. These are natural areas that do not provide recreational facilities.
	Stream Buffer	The Future Land Use Plan map illustrates a stream buffer along Scioto River and Alum Creek. The illustrated buffer is shown to indicate a no-disturb zone meant to preserve the greenway. The no-disturb zone width will vary depending on the creek, waterway, and/or ravine based on the Columbus Stormwater Drainage Manual requirements. Efforts should be made to extend this buffer whenever possible.
	Quarry Utilities and Railroads	Landfills and quarries. Utilities and railroads.

Table 3: Land use classification descriptions

Z15-009
 1560 Moler Road
 Approximately 6.81 acres
 South Side Area Plan (2014)



Z15-009
1560 Moler Road
Approximately 6.81 acres
R-2 to CPD