THE CITY OF
COLUMBUS
MICHAEL B. COLEMAN, MAYOR

Rezoning Application

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

OFFICE USE ONLY

Application Number: Z15-007 Date Received: 3/2/15

Application Accepted by: ET & SP Fee: $4,480

Comments: Assigned to Eliza Thrush, ecthrush@columbus.gov, 614-645-1341

LOCATION AND ZONING REQUEST:

Certified Address (for zoning purposes only): 1989 E. Dublin-Granville Road Zip:

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: 010-143770 & 117399

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

Current Zoning District(s): C-3 & CPD Requested Zoning District(s): L-C-4

Area Commission or Civic Association: Northland Community Council

Proposed Use or reason for rezoning request (continue on separate page if necessary):
Increase the variety of permitted uses within the existing shopping centers

Proposed Height District: 35' [per Columbus City Code Section 3309.14] Acreage 4.52

APPLICANT:

Name: Plaza Properties Phone Number: 237-3726 Ext.:

Address: 3016 Maryland Avenue City/State: Columbus, OH Zip: 43209

Email Address: nickv@plazaproperties.com Fax Number: 237-3219

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

Name: BVJ-Ruben LP Phone Number: 237-3726 Ext.:

Address: 3016 Maryland Avenue City/State: Columbus, OH Zip: 43209

Email Address: nickv@plazaproperties.com Fax Number: 237-3219

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

Name: Jackson B. Reynolds, III Phone Number: 221-4255 Ext.:

Address: 37 West 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 BY: Jackson B. Reynolds III

PROPERTY OWNER SIGNATURE BY: Jackson B. Reynolds III

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 checks payable to the Columbus City Treasurer

tmt 01/15

THE CITY OF
COLUMBUS
MICHAEL B. COLEMAN, MAYOR

DEPARTMENT OF BUILDING AND ZONING SERVICES

Rezoning Application

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

AFFIDAVIT (See instruction sheet)

Application Number: Z15-007

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn **(1)** NAME Jackson B. Reynolds, III
of **(1)** MAILING 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 the name(s) and mailing address(es) of all the owners of record of the property located at
(2) per ADDRESS CARD FOR PROPERTY 1989 E. Dublin-Granville Road
for which application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on **(3)** 3/2/15

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME AND MAILING ADDRESS **(4)**
BVJ-Ruben LP
3016 Maryland Avenue
Columbus, OH 43209

APPLICANT'S NAME AND PHONE #
(same as listed on front application)
Plaza Properties
237-3726

AREA COMMISSION OR CIVIC GROUP AREA COMMISSION ZONING CHAIR OR CONTACT PERSON AND ADDRESS **(5)**
Northland Community Council
c/ Dave Paul
P.O. Box 297836
Columbus, OH 43229

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 Jackson B. Reynolds III

Sworn to before me and signed in my presence this 26th day of February, in the year 2015

(8) SIGNATURE OF NOTARY PUBLIC

My Commission Expires 9/4/15

Notary Seal Here

NOTARIAL SEAL STATE OF OHIO

Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-20[illegible]

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

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Please make checks payable to the Columbus City Treasurer

tmt 01/15

PROPERTY OWNER

BVJ – Ruben LP
3016 Maryland Avenue
Columbus, OH 43209

APPLICANT

Plaza Properties
3016 Maryland Avenue
Columbus, OH 43209

ATTORNEY

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

AREA COMMISSION

Northland Community Council
c/o Dave Paul
P.O. Box 297836
Columbus, OH 43229

SURROUNDING PROPERTY OWNERS

MIMG LXV Central Square
c/o Monarch Invest Group
2195 North State Highway 83
Franklin, CO 80116

Melvin & Karen M Hatch
8360 Harlem Road
Westerville, OH 43081

Karmel Investments LLC
8360 Harlem Road
Westerville, OH 43081

Ronier M Fernandez
5720 A Beechcroft Road
Columbus, OH 43229

Manjunatha Sherigar
5720 B Beechcroft Road
Columbus, OH 43229

Juan Sanchez Diaz
Maria A M Torres
5720 Beechcroft Road, Apt. C
Columbus, OH 43229

Oluwakemi A Banjoko
5720 D Beechcroft Road
Columbus, OH 43229

Paul J Hall
5732 Beechcroft Road, Apt. A
Columbus, OH 43229

Marquitta L Hughes
5732 B Beechcroft Road
Columbus, OH 43229

Malibu Rental Co LLC
2098 Guilford Road
Columbus, OH 43221

Mark A Bodey
5296 Rockport Street
Columbus, OH 43235

Luis Gabriel
Figeroa Rodrigues
2058 Tupsfield Road
Columbus, OH 43229

John D & Dennis V Space
5738 Beechcroft Road
Columbus, OH 43229

SCMW LLC
P.O. Box 1611
Westerville, OH 43086

Denise L Edmonds
5738 F Beechcroft Road
Columbus, OH 43229

Fred D Okey
5738 G Beechcroft Road
Columbus, OH 43229

William E Ruffing
5738 Beechcroft Road, Apt. H
Columbus, OH 43229

Mesfin Barkneh
5738 J Beechcroft Road
Columbus, OH 43229

Christine M Neubert
5738 K Beechcroft Road
Columbus, OH 43229

Al Uddin
8774 Birkdale Drive
Sunbury, OH 43074

ruben-beechcroft.lbl (nct)
3/4/15 S:Docs/s&hlabels/2015

THE CITY OF
COLUMBUS
MICHAEL B. COLEMAN, MAYOR

DEPARTMENT OF BUILDING AND ZONING SERVICES

Rezoning Application

757 Carolyn Avenue, Columbus, Ohio 43224
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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 # 215-007

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jackson B. Reynolds, III
of (COMPLETE ADDRESS) 37 West Broad Street, Ste. 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. BVJ-Ruben LP 3016 Maryland Avenue Columbus, OH 43209 0 employees Nick Vollman - 237-3726	2. Plaza Properties 3016 Maryland Avenue Columbus, OH 43209 120 employees Nick Vollman - 237-3726
3.	4.

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

NOTARIAL SEAL STATE OF OHIO

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.
Applications must be submitted by appointment. Call 614-645-4522 to schedule.
Please make checks payable to the Columbus City Treasurer

tmt 01/15

215-007

Legal Description – Village Centre

A legal description of the subject property is as follows:

Situated in the State of Ohio, County of Franklin, City of Columbus, being in Quarter Township 4, Township 2, Range 18, United States Military Lands, being 1.725 acres of land, more or less, out of that tract of land conveyed to Metzger Brothers Company, Inc. by deed of record in Deed Book 2554, page 447, Recorder's Office, Franklin County, Ohio said 1.725 acre tract of land being more particularly described as follows:

Beginning, for reference, at the centerline intersection of Dublin-Granville Road (State Route 161) and Beechcroft Road (60 feet in width) as the same is shown and delineated upon the recorded plat of Beechcroft Square, of record in Plat Book 41, Page 41, Recorder's Office, Franklin County, Ohio;

Thence S 5 deg. 30' 10" W, with the centerline of said Beechcroft Road, a distance of 145.00 feet to a point in the southerly right-of-way line of said Dublin-Granville Road (State Route 161);

Thence S 84 deg. 29' 50" E, with a southerly right-of-way line of said Dublin-Granville Road (State Route 161), a distance of 50.00 feet to the true point of beginning;

Thence from said true point of beginning, continuing with a southerly right-of-way line of said Dublin-Granville Road (State Route 161), the following courses and distances:

S 84 deg. 29' 50" E, a distance of 80.37 feet to a point;

N 76 deg. 12' 46" E, a distance of 105.95 feet to a point;

N 89 deg. 47' 32" E, a distance of 100.50 feet to a point;

S 80 deg. 48' 36" E, a distance of 77.83 feet to a point;

Thence S 5 deg. 10' 12" W, a distance of 214.99 feet to a point;

Thence N 84 deg. 29' 50" W, a distance of 379.17 feet to a point in an easterly line of said Beechcroft Road;

Thence N 5 deg. 30' 10" E, with an easterly line of said Beechcroft Road, a distance of 155.00 feet to a point;

Thence N 50 deg. 30' 10" E, with an easterly line of said Beechcroft Road, a distance of 28.28 feet to the true point of beginning and containing 1.725 acres of land, more or less.

Subject to all easements, rights-of-way and restrictions, if any, of previous record.

This legal description prepared by James Shockcor, registered surveyor #4702.

ruben-villagecenter.leg (nct)
2/11/15 S:Docs/s&hlegals/2015

215-007

PROPERTY NUMBER – 231

Situated in the State of Ohio, County of Franklin, City of Columbus, being in Quarter Township 4, Township 2, Range 18, United States Military Lands, being 2.795 acres of land, more or less, 0.231 acres of said 2.795 acre tract being out of that tract of land conveyed to Metzger Brothers Company, Inc. by deed of record in Deed Book 2554, page 445, and 2.564 acre of said 2.795 acre tract being out of that tract of land conveyed to Metzger Brothers Company, Inc. by deed of record in Deed Book 2554, page 447, both being of record in the Recorder's Office, Franklin County, Ohio; said 2.795 acre tract of land being more particularly described as follows:

Beginning, for reference, at the centerline intersection of Dublin-Granville Road (State Route 161) and Beechcroft Road (60 feet in width) as the same is shown and delineated upon the recorded plat of Beechcroft Square, of record in Plat Book 41, page 41, Recorder's Office, Franklin County, Ohio; thence South 5 deg. 30' 10" West, with the centerline of said Beechcroft Road, a distance of 145.00 feet to a point in the southerly right-of-way line of said Dublin-Granville Road (SR 161); thence North 84 deg. 29' 50" West, with a southerly right-of-way line of said Dublin-Granville Road (SR 161) a distance of 50.00 feet to the true point of beginning,

Thence, from said true point of beginning, South 39 deg. 29' 50" East, with a westerly line of said Beechcroft Road, a distance of 28.28 feet to a point,

Thence South 5 deg. 30' 10" West, continuing with a westerly line of said Beechcroft Road, a distance of 220.00 feet to a point,

Thence North 84 deg. 29' 50" West, a distance of 267.20 feet to a point,

Thence North 5 deg. 30' 10" East, a distance of 80.00 feet to a point,

Thence North 84 deg. 29' 50" West, a distance of 270.01 feet to a point,

Thence North 6 deg. 17' 14" East, a distance of 200.02 feet to a point in the southerly right-of-way line of said Dublin-Granville Road (SR 161);

Thence continuing with the southerly right-of-way line of said Dublin-Granville Road (SR 161) the following courses and distances:

South 84 deg. 29' 50" East, a distance of 294.84 feet,

South 69 deg. 33' 57" East, a distance of 155.24 feet,

Thence South 84 deg. 29' 50" East, a distance of 69.63 feet to the true point of beginning and containing 2.795 acres of land, more or less.

This legal description prepared by James Shockcor, registered surveyor #4702.

ruben-beechcroft.leg (nct)
2/11/15 S:Docs/s&hlegals/2015

TEXT

PROPOSED DISTRICT: L-C-4, Limited Commercial District
PROPERTY ADDRESS: 1989 East Dublin-Granville Road
OWNER: BVJ-Ruben L.P.
APPLICANT: Plaza Properties
DATE OF TEXT: 2/11/15
APPLICATION: Z15- 007

1. INTRODUCTION: The rezoning would permit an expansion of permitted uses within the two (2) existing shopping centers.

2. PERMITTED USES: The following uses shall be permitted: Those uses listed in Chapter 3356 (C-4, Commercial District) and those permitted uses incorporated therein.

A. Excepting there from:

1. Hotels and Motels
2. Drive In Picture Theaters
3. Bowling Centers
4. Halfway House

3. DEVELOPMENT STANDARDS: Except as otherwise noted, the applicable development standards of Chapter 3356 C-4, Commercial of the Columbus City Code shall apply.

A. Density, Height, Lot and/or Setback Requirements

B. Access, Loading, Parking and/or Traffic Related Commitments

1. All circulation, curb cuts and access points shall be subject to the approval of the Division of Transportation.

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

1. Street trees shall be planted evenly spaced along Beechcroft Road and East Dublin-Granville Road at a ratio of one tree per thirty (30) feet of frontage.

2. A continuous minimum of 30" headlight screening shall be installed within the parking setback along both Beechcroft Road and East Dublin-Granville Road.

3. All trees and landscaping shall be well maintained. Dead items shall be replaced within six months or the next planting season, whichever occurs first.

4. All trees meet the following minimum size at the time of planting:

Shad trees 2 ½" caliper; Ornamental trees 1 ½" caliper; Evergreen trees 5 feet in height. Tree caliper is measured six (6) inches from the ground.

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

1. Any mechanical equipment or utility hardware on the roof of a building shall be screened from view to prevent the equipment from being visible from the property line of the parcel. Ground mounted mechanical or utility equipment shall be fully screened from view from ground level by landscaping or any fence or wall utilizing comparable and compatible materials as the building materials.

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

1. All external lighting shall be cut-off fixtures (down-lighting) and shall be designed to prevent offsite spillage.

2. All external outdoor lighting fixtures to be used shall be from the same or similar manufacturers type to insure compatibility.

3. Accent lighting shall be permitted provide such light source is concealed.

4. Any wall-mounted lighting shall be shielded to prevent offsite spillage.

F. Graphics and Signage Commitments

1. 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 classification and any variance to those requirements will be submitted to the Columbus Graphics Commission for consideration.

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.

_____

ruben-beechcroft.txt (nct)
3/5/15 S:Docs/s&htexts/2015

City of Columbus
Zoning Plat

N

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

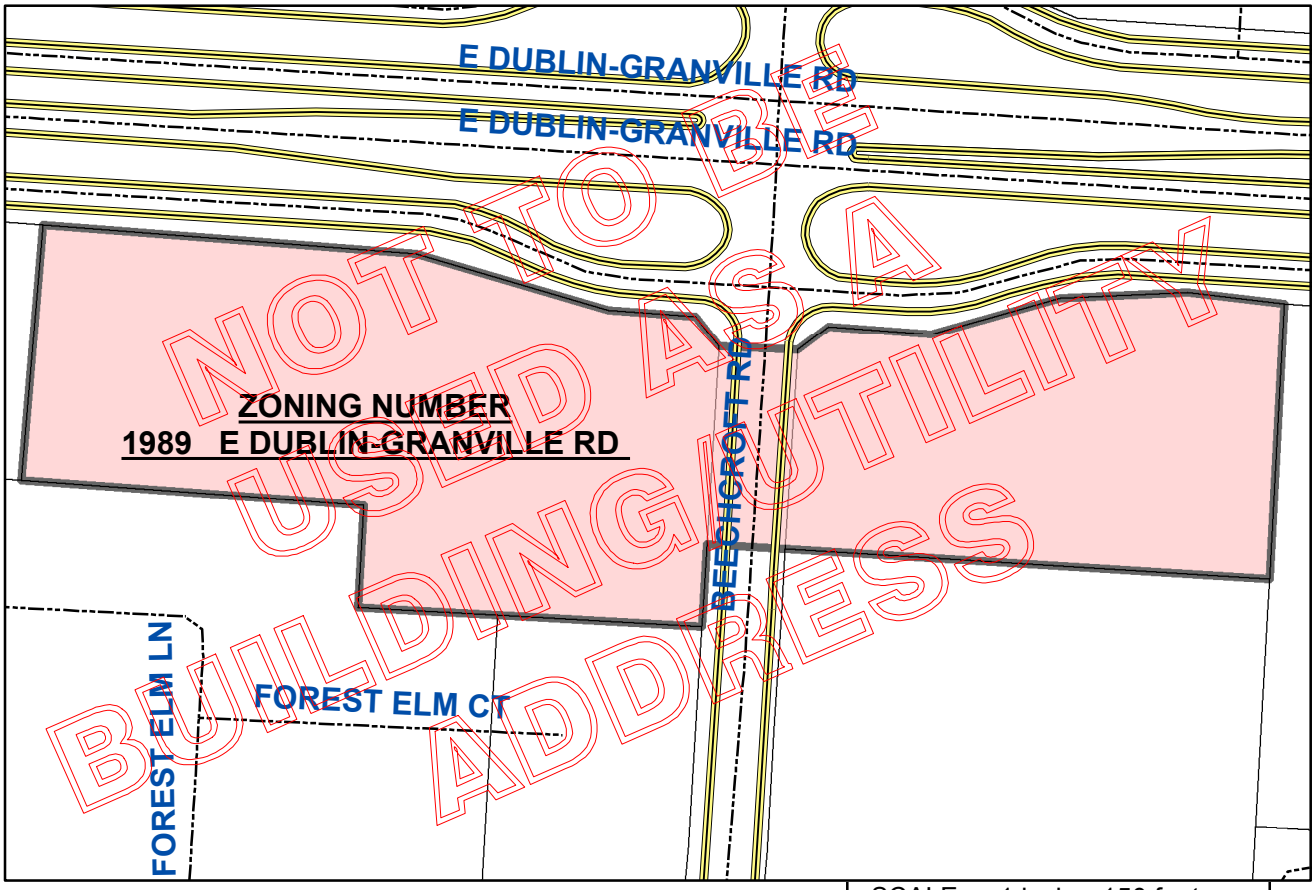
Parcel ID: 010143770, 010117399

Zoning Number: 1989 **Street Name: E DUBLIN-GRANVILLE RD**

Lot Number : N/A **Subdivision: N/A**

Requested By: SMITH & HALE (JACK REYNOLDS)

Issued By: _____ **Date: 3/18/2015**



SCALE: 1 inch = 150 feet

GIS FILE NUMBER: 27299

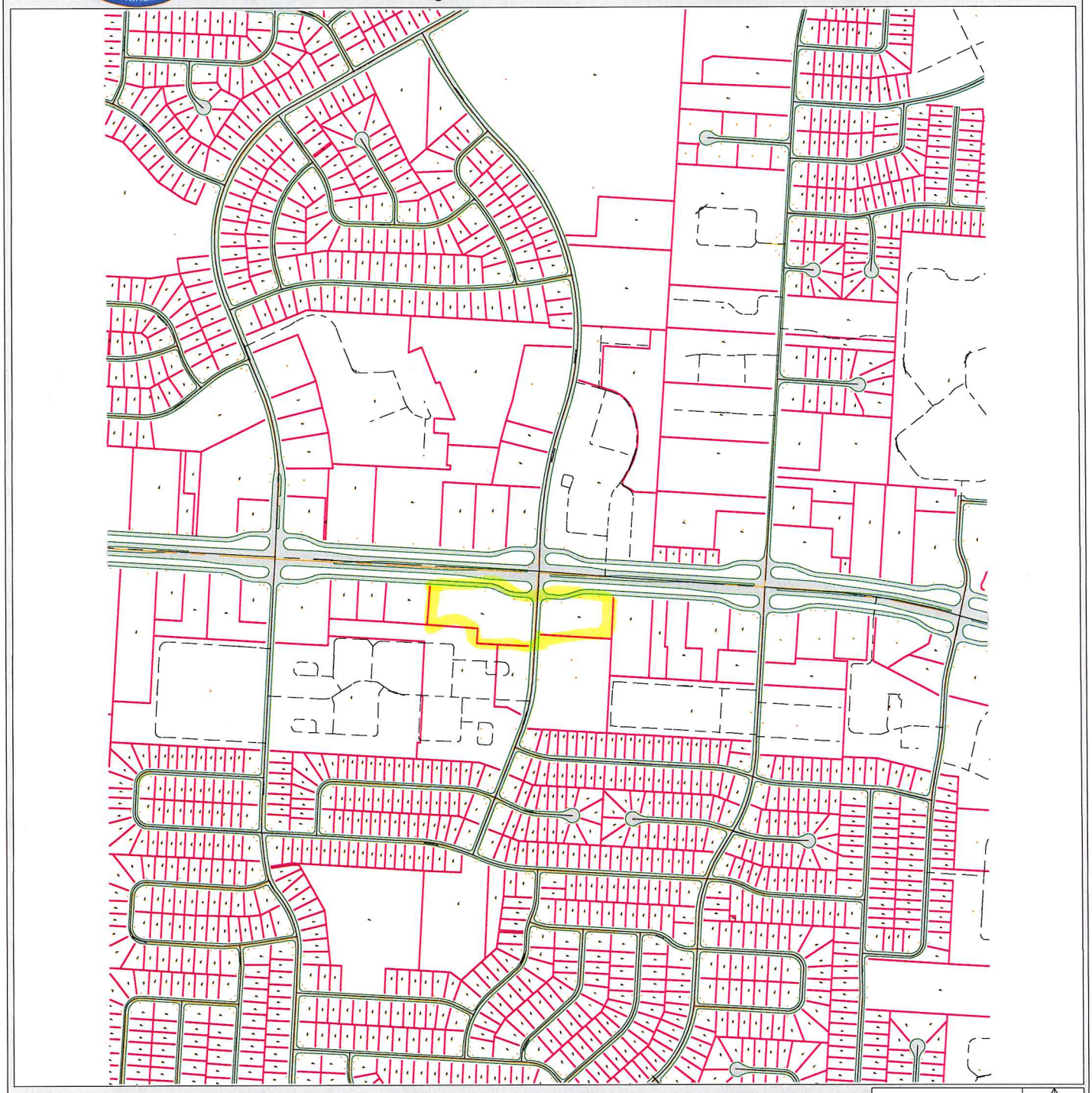
JAMES D. YOUNG, P.E., ADMINISTRATOR
DIVISION OF INFRASTRUCTURE MANAGEMENT
COLUMBUS, OHIO

printed: 3/18/2015 12:12:48 PM - P:\

Z15-007

CLARENCE E MINGO II
FRANKLIN COUNTY AUDITOR

MAP ID: jbr **DATE: 2/2/15**



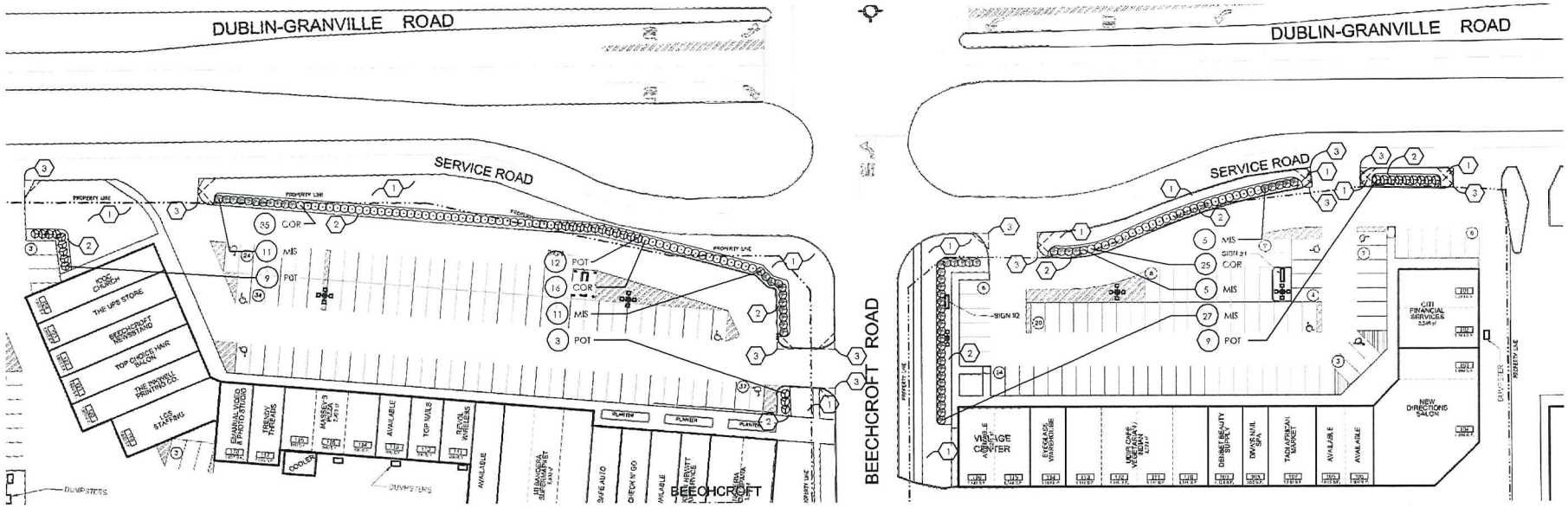
Scale = 771

Grid North

Disclaimer

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



1 CONCEPT PLANTING PLAN
SCALE: 1" = 30'

PLANT LIST

(CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN)

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	REMARKS
SHRUBS AND ORNAMENTAL GRASSES						
76	COR	CORNUS STOLONIFERA 'FARROW'	ARCTIC FIRE RED TWIG DOGWOOD	NO. 2	CONT.	MATCH FORM
59	MIS	MISCANTHUS SINENSIS 'YAKU JIMA'	DWARF MAIDEN GRASS	NO. 1	CONT.	MATCH FORM
33	POT	POTENTILLA FRUTICOSA 'GOLDFINGER'	GOLDFINGER POTENTILLA	NO. 2	CONT.	MATCH FORM

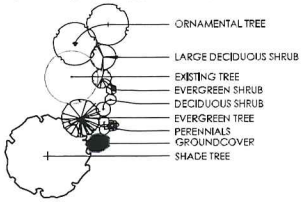
*NOTE: ANNUALS TO BE PLANTED BY OWNER. NOT IN INITIAL LANDSCAPE COSTS.

GENERAL PLANTING NOTES:

1. ALL PLANTS SHALL MEET OR EXCEED STANDARDS SET IN THE USA STANDARD FOR NURSERY STOCK.
2. ALL PLANTING OPERATIONS SHALL ADHERE TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.
3. PLANT LOCATIONS AND BEDS SHALL BE LOCATED BY CONTRACTOR AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
4. PLANTING BEDS SHALL HAVE A MINIMUM 3" DEEP SHREDDED HARDWOOD BARK MULCH. MULCH HEDGES IN A CONTINUOUS BED.
5. ALL PLANTING BEDS TO BE TILLED TO A MINIMUM DEPTH OF 12".
6. ALL PLANTING BEDS TO BE FERTILIZED WITH 10-10-10 OR APPROVED EQUAL.
7. SODDING / SEEDING BY LANDSCAPE CONTRACTOR.
8. THE LOCATION OF THE EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
9. ALL AREAS DISTURBED BY CONSTRUCTION ARE TO BE RESTORED. FINE GRADED AND SEEDED/ SODDED.
10. ALL EXISTING PLANT MATERIAL SHOWN ON THIS PLAN IS TO BE PRESERVED UNLESS SPECIFICALLY NOTED OTHERWISE.

PLANT KEY TYPICALS

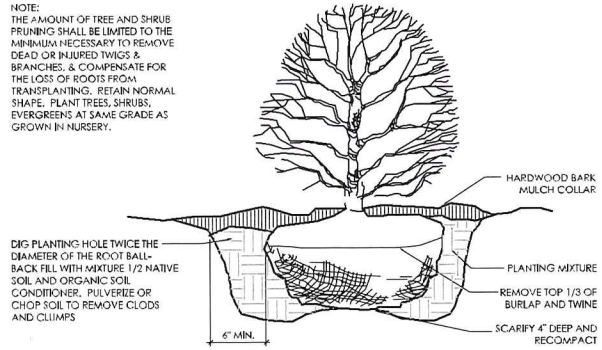
SEE PLANT LIST FOR SPECIFIC PLANT SPECIES



CONSTRUCTION NOTES:

1. LAWN AREA, RETAIN POSITIVE DRAINAGE ACROSS ALL SURFACES.
2. LANDSCAPE AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
3. SIGHT TRIANGLE PER COLUMBUS CODE.

NOTE:
THE AMOUNT OF TREE AND SHRUB PRUNING SHALL BE LIMITED TO THE MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS & BRANCHES, & COMPENSATE FOR THE LOSS OF ROOTS FROM TRANSPLANTING. RETAIN NORMAL SHAPE. PLANT TREES, SHRUBS, EVERGREENS AT SAME GRADE AS GROWN IN NURSERY.



2 SHRUB PLANTING DETAIL
N.T.S.

01-1300

VEHICULAR SCREENING PLAN

BEECHCROFT AND MORSE ROAD PROPERTIES

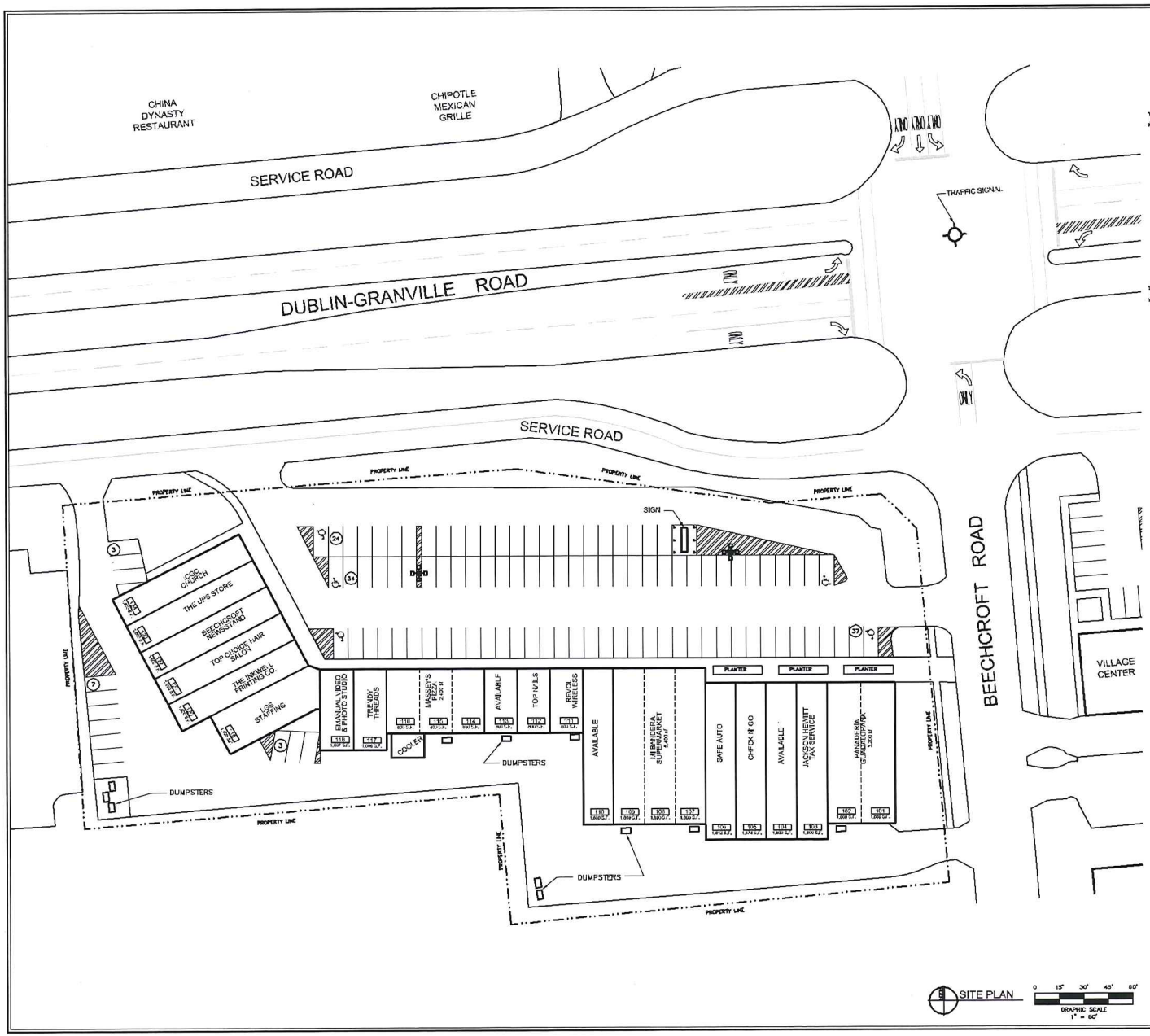
PREPARED FOR PLAZA PROPERTIES

DATE: 2/24/2015

NORTH
SCALE 1"=30'
0 15 30 60 90

Faris Planning & Design
LAND PLANNING + LANDSCAPE ARCHITECTURE
243 N. 5th Street Suite 401 Columbus, OH 43215
p (614) 487-1964 www.farisplanninganddesign.com

Z15-007



LEASABLE AREA

SPACE NO.	TENANT	ADDRESS	AREA
101	PANADERIA GUADALUPANA	1979 E DUBLIN-GRANVILLE RD	1,600 S.F.
102	PANADERIA GUADALUPANA	1977 E DUBLIN-GRANVILLE RD	1,600 S.F.
			3,200 S.F.
103	JACKSON HEWITT	1975 E DUBLIN-GRANVILLE RD	1,600 S.F.
104	AVAILABLE	1973 E DUBLIN-GRANVILLE RD	1,600 S.F.
* 105	CHECK -N- GO	1971 E DUBLIN-GRANVILLE RD	1,874 S.F.
* 106	SAFE AUTO	1969 E DUBLIN-GRANVILLE RD	1,912 S.F.
107	MI BANDERA SUPERMARKET	1967 E DUBLIN-GRANVILLE RD	1,600 S.F.
108	MI BANDERA SUPERMARKET	1965 E DUBLIN-GRANVILLE RD	1,600 S.F.
109	MI BANDERA SUPERMARKET	1963 E DUBLIN-GRANVILLE RD	1,600 S.F.
			5,400 S.F.
110	AVAILABLE	1961 E DUBLIN-GRANVILLE RD	1,600 S.F.
111	REVOL WIRELESS	1959 E DUBLIN-GRANVILLE RD	800 S.F.
112	TOP NAILS	1957 E DUBLIN-GRANVILLE RD	800 S.F.
113	AVAILABLE	1955 E DUBLIN-GRANVILLE RD	800 S.F.
114	MASSEY'S PIZZA	1953 E DUBLIN-GRANVILLE RD	800 S.F.
115	MASSEY'S PIZZA	1951 E DUBLIN-GRANVILLE RD	800 S.F.
116	MASSEY'S PIZZA	1949 E DUBLIN-GRANVILLE RD	800 S.F.
			2,400 S.F.
* 117	TRENDY THREADS	1947 E DUBLIN-GRANVILLE RD	1,006 S.F.
* 118	EMMANUEL VIDEO & PHOTO STUDIO	1945 E DUBLIN-GRANVILLE RD	1,007 S.F.
119	LGI STAFFING	1941 E DUBLIN-GRANVILLE RD	1,600 S.F.
120	THE INKWELL PRINTING CO.	1939 E DUBLIN-GRANVILLE RD	1,600 S.F.
121	TOP CHOICE HAIR SALON	1937 E DUBLIN-GRANVILLE RD	1,600 S.F.
122	BEECHCROFT NEWSSTAND	1935 E DUBLIN-GRANVILLE RD	1,600 S.F.
123	THE UPS STORE	1933 E DUBLIN-GRANVILLE RD	1,600 S.F.
124	CCC CHURCH	1931 E DUBLIN-GRANVILLE RD	1,600 S.F.

SIGN

PARKING SUMMARY

105 PARKING SPACES
5 HANDICAP SPACES
110 TOTAL PARKING SPACES

34,013 TOTAL SQUARE FEET OF LEASEABLE SPACE

3.23 PARKING SPACES PER 1,000 S.F. = 110 PARKING SPACES

HANDICAP SPACES REQUIRED

101 TO 150 – 5 HANDICAP SPACE REQUIRED

LAND AREA CALCULATION

TOTAL AREA 121,676 SQUARE FEET = 2.80 ACRES
LEASEABLE SPACE 34,013 SQUARE FEET = 0.78 ACRES

0.78 ACRES / 2.80 ACRES = 28% OF TOTAL AREA LEASABLE

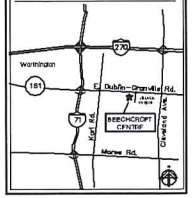
PLAZA PROPERTIES
Developer/Managers

Beechcroft Centre
1931 -1979 E. Dublin-Granville Rd.
Columbus, OH 43229

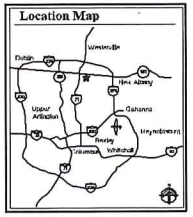
231

Updated:
04.15.2011
02.28.2012
02.24.2013
04.18.2014

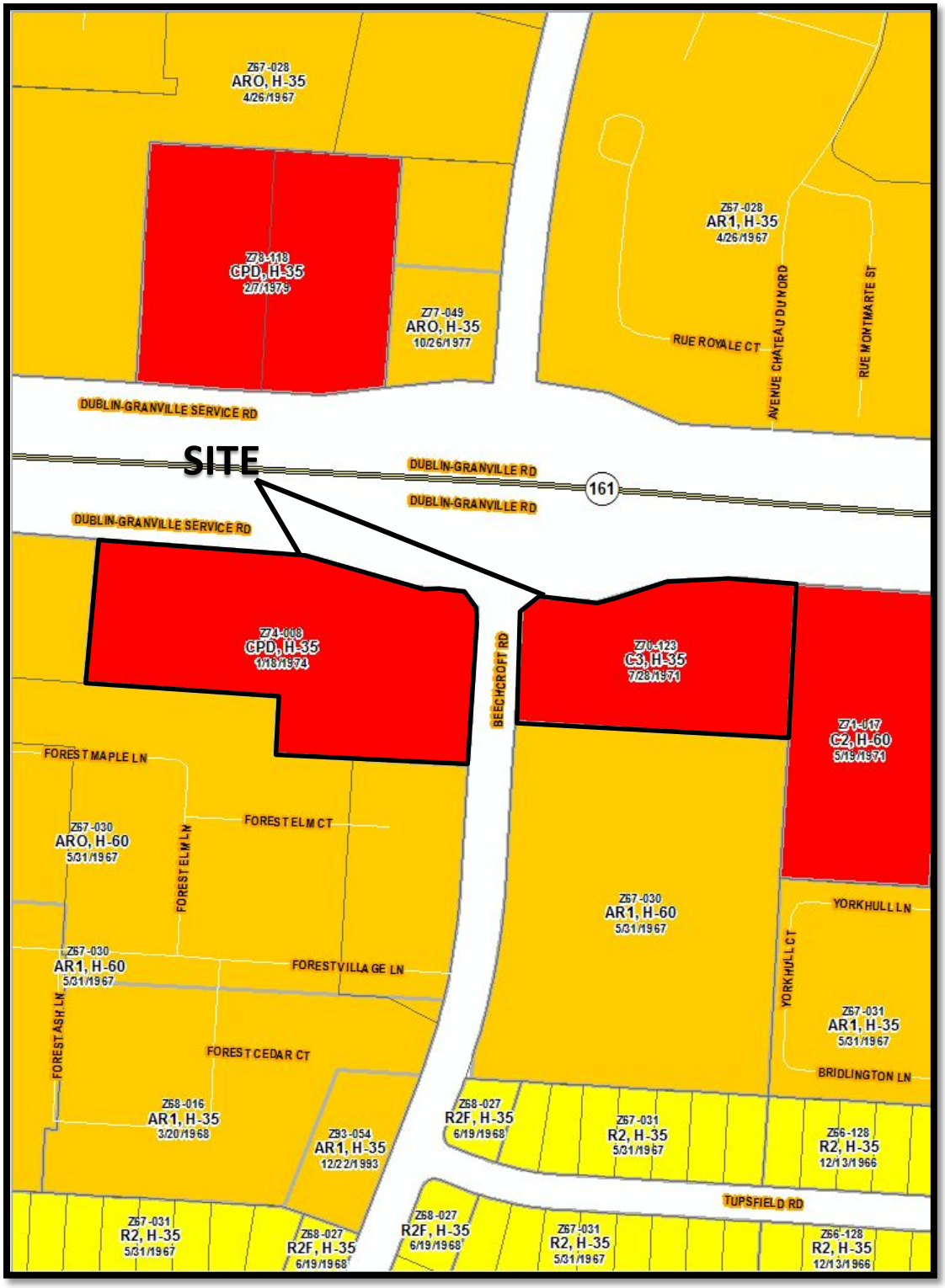
Vicinity Map



Location Map



Z15-007



Z15-007
1989 East Dublin Granville Road
Approximately 4.52 acres
C-3 & CPD to L-C-4

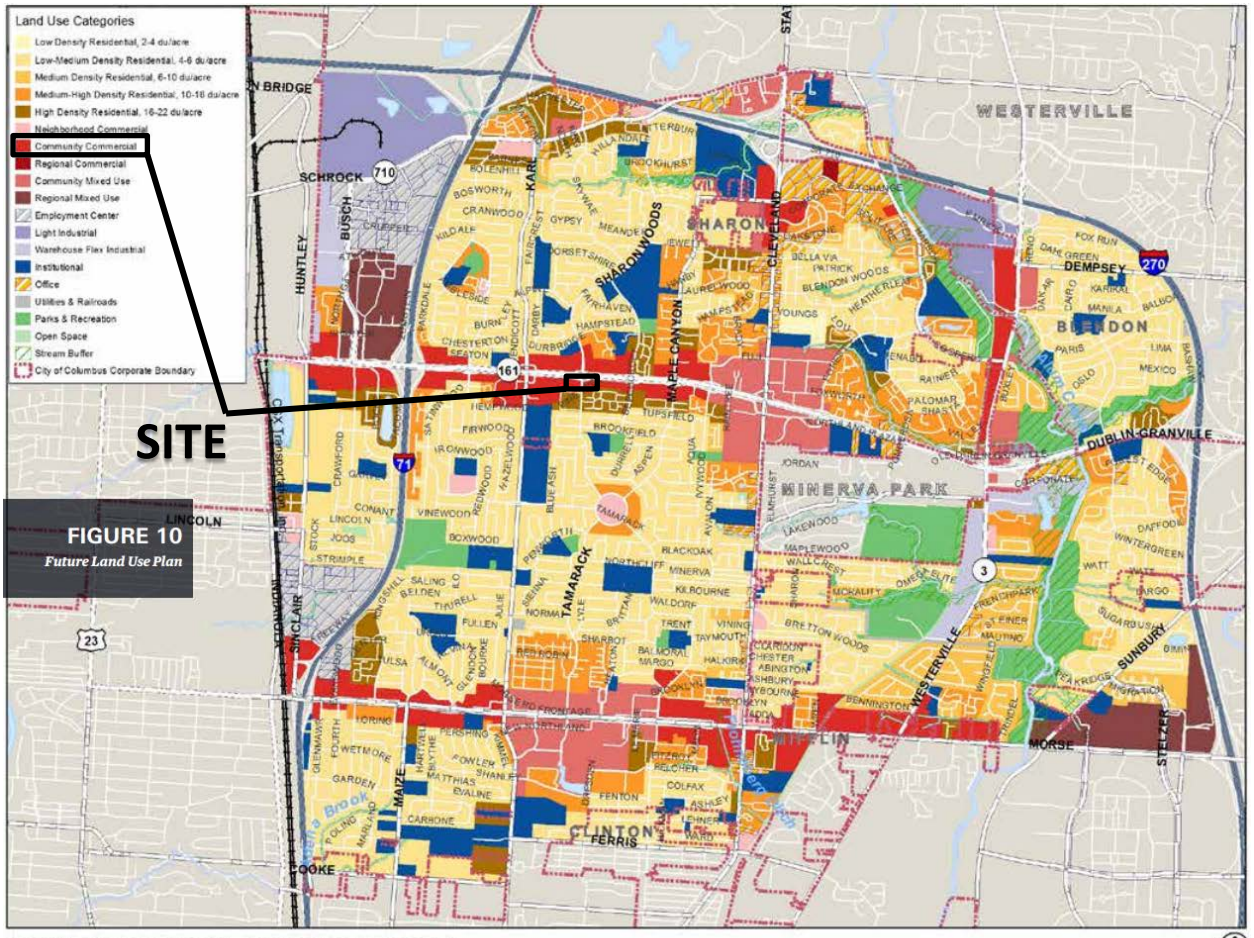
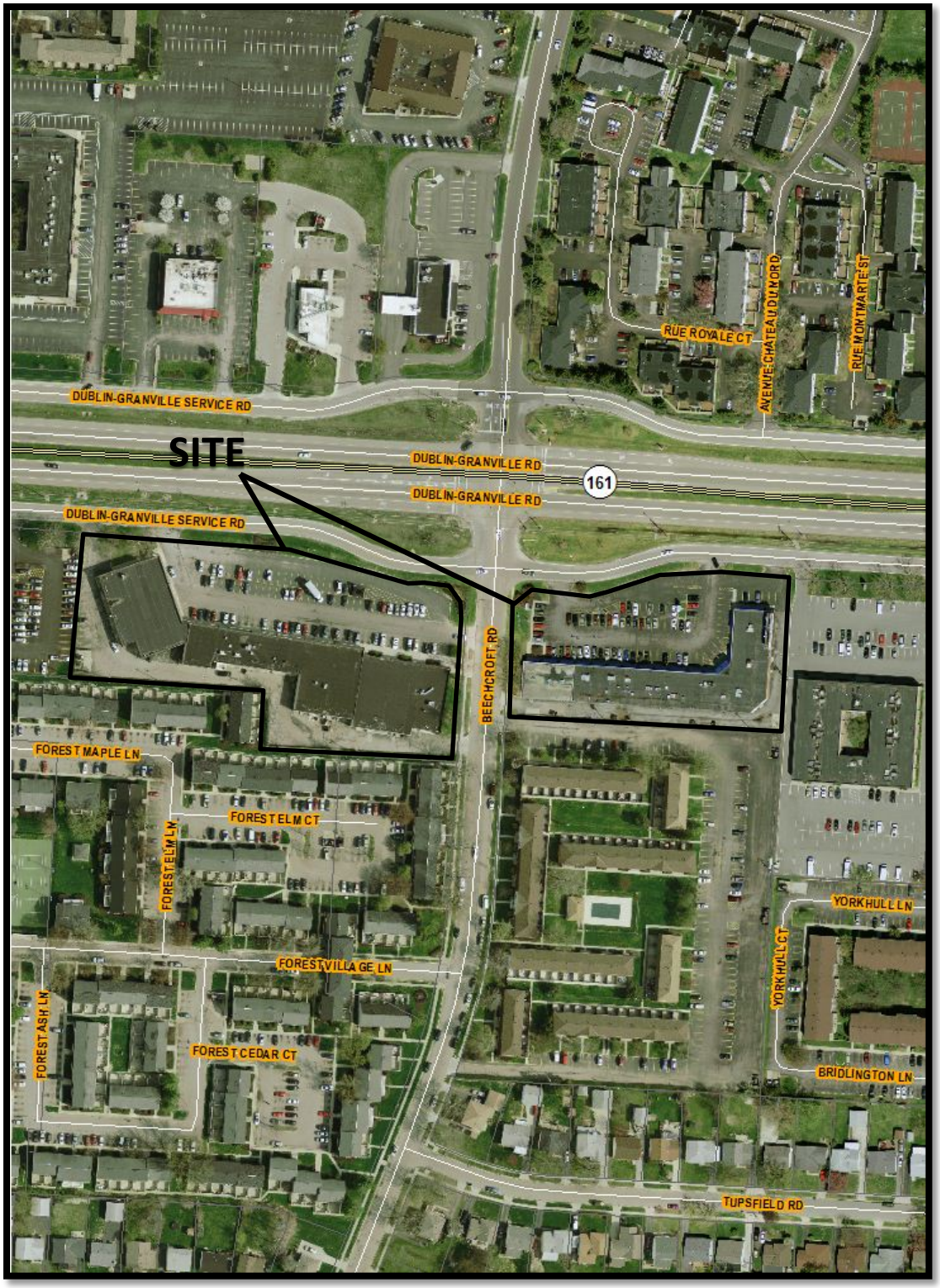


FIGURE 10
Future Land Use Plan

NORTHLAND I AREA PLAN - FUTURE LAND USE PLAN

Z15-007
1989 East Dublin Granville Road
Approximately 4.52 acres
C-3 & CPD to L-C-4
Northland I Area Plan (2014)



Z15-007
1989 East Dublin Granville Road
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