

Rezoning Application

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

OFFICE USE ONLY

Application Number: 215-012 Date Received: 3/21/15
Application Accepted by: ET Fee: \$3840
Comments: Assigned to Shannon Pine, spine@columbus.gov, 614-645-2208

LOCATION AND ZONING REQUEST:

Certified Address (for zoning purposes only): 5221 Ebright Road Zip: 43110

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: 430-273438

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

Current Zoning District(s): CPD Requested Zoning District(s): L-M

Area Commission or Civic Association: Southeast Community Coalition

Proposed Use or reason for rezoning request (continue on separate page if necessary):
to allow a contractor as a permitted use on the property with other approved C-4 uses

Proposed Height District: 35' [per Columbus City Code Section 3309.14] Acreage: 2.63 acres

APPLICANT:

Name: Bright Innovations LLC Phone Number: 836-9159 Ext.: _____

Address: 5141 Bixford Avenue City/State: Canal Winchester, OH Zip: 43110

Email Address: _____ Fax Number: 836-1949

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

Name: Bright Innovations LLC Phone Number: 836-9159 Ext.: _____

Address: 5141 Bixford Avenue City/State: Canal Winchester, OH Zip: 43110

Email Address: _____ Fax Number: 836-1949

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 Bright Innovations LLC By: [Signature]

PROPERTY OWNER SIGNATURE Bright Innovations LLC By: [Signature]

ATTORNEY / AGENT SIGNATURE [Signature]

My signature attests to the fact that the attached application package is complete and accurate to the best of my knowledge. I understand that the City staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me/my firm/etc. may delay the review of this application.

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

Applications must be submitted by appointment. Call 614-645-4522 to schedule.

Please make checks payable to the Columbus City Treasurer

Rezoning Application

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Phone: 614-645-7433 • www.bzs.columbus.gov

AFFIDAVIT (See instruction sheet)

Application Number: 215-012

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 5221 Ebright Road

(2) per ADDRESS CARD FOR PROPERTY _____

for which application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3) 6/27/15

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS

(4) Bright Innovations LLC
5141 Bixford Avenue
Canal Winchester, OH 43110

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

Bright Innovations LLC
(614) 836-9159

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

(5) Southeast Community Coalition
c/o Judy White
P.O. Box 16
Brice, OH 43109

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 22nd day of January, in the year 2015

(8) SIGNATURE OF NOTARY PUBLIC

My Commission Expires



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.

215-012

APPLICANT/PROPERTY OWNER

Bright Innovations LLC
5141 Bixford Avenue
Canal Winchester, OH 43110

ATTORNEY

Jackson B. Reynolds, III
Smith & Hale LLC
37 West Broad Street, Suite 725
Columbus, OH 43215

AREA COMMISSION

Southeast Community Coalition
c/o Judy White
P.O. Box 16
Brice, OH 43109

SURROUNDING PROPERTY
OWNERS

State of Ohio
1980 West Broad Street
Columbus, OH 43223

MG Abbott Inc.
5207 Ebright Road
Canal Winchester, OH 43110

TEXT

PROPOSED DISTRICTS: L-M
PROPERTY ADDRESS: 5221 Ebright Road
OWNER: Bright Innovations LLC
APPLICANT: Bright Innovations LLC
DATE OF TEXT: January 30, 2015
APPLICATION: Z15-012

1. **INTRODUCTION:** The subject property ("Site") is located along Ebright Road north of Route 33, on Columbus's far southeast side. The property was rezoned to CPD in 2005 under case Z04-054 to provide for a comparable zoning district as found on the property upon annexation. The owner is leasing the property to an electrical contractor so the request is to add the requested use in the L-M district and maintain those uses found in the existing CPD.

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); bars, cabarets and nightclubs; blood and organ banks; bowling centers; check cashing and loans; community food pantry; drive-in motion picture theaters; hospitals; linen and uniform supply; missions/temporary shelters; pawn brokers; performing arts, spectator sports and related industries; supermarkets; warehouse clubs and super centers.

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 Ebright Road, 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 Ebright Road, 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 eighteen (18) 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 M, Manufacturing 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.

bright-ebright2015.txt (nct)
1/30/15 S:\Docs\s&htxts/2015

Rezoning Application

757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.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 # 215-012

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jackson B. Reynolds, III
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. Bright Innovations LLC 5141 Bixford Avenue Canal Winchester, OH 43110 0 employees Diana Ward (614) 836-9159	2.
3.	4.

SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this 22nd day of January, in the year 2015

Natalie C. Timmons
SIGNATURE OF NOTARY PUBLIC

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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Please make checks payable to the Columbus City Treasurer



City of Columbus Zoning Plat



215-012

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: 430273438

Zoning Number: 5221

Street Name: EBRIGHT RD

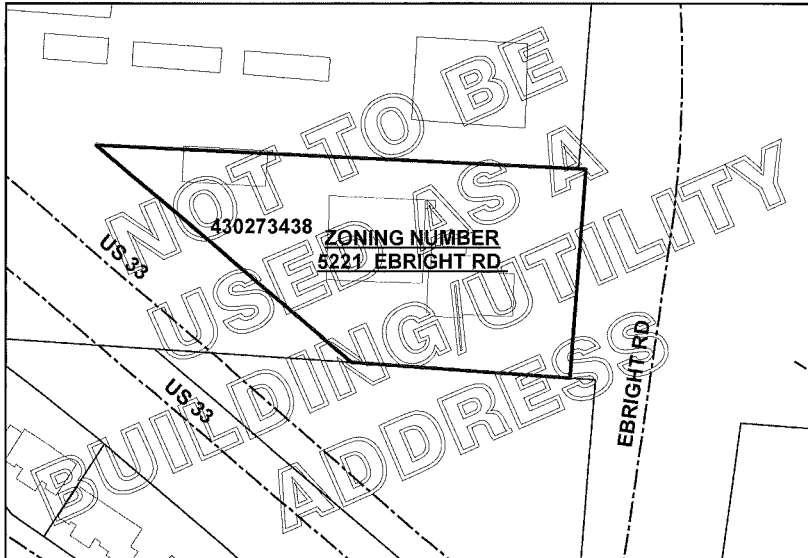
Lot Number: N/A

Subdivision: N/A

Requested By: SMITH & HALE (JACK REYNOLDS)

Issued By: Coliana Christian

Date: 7/11/2013



SCALE: 1 inch = 150 feet



PATRICIA A. AUSTIN, P.E., ADMINISTRATOR
DIVISION OF PLANNING AND OPERATIONS
COLUMBUS, OHIO

GIS FILE NUMBER: 13808

215-012

DESCRIPTION OF 2.630 ACRE TRACT
EAST OF US ROUTE 33
WEST OF EBRIGHT ROAD
SOUTH OF WINCHESTER PIKE

Situated in the State of Ohio, County of Franklin, Township of Madison, in the northwest quarter of Section 15, Township 11, Range 21, Congress Lands, being 2.630 acres of land as conveyed to Barefoot Grass Lawn Services, Inc. in Official Record Volume 33781 E11 (all references refer to records in the Franklin County Recorder's Office, Ohio) and being more fully described as follows:

Beginning for reference at an existing Franklin County Monument No. 5563, at the southeast property corner of said Barefoot Grass Lawn Services, Inc. in the centerline intersection of Ebright Road and Bachman Road also being the northeast property corner of Stephen H. Eichhorn (IN 199811170294533);

Thence North 87 deg. 45' 38" West a distance of 30.00 feet, along the southerly property line of said Barefoot Grass Lawn Services, Inc., to a point on the westerly right of way of said Ebright Road being the Point of Beginning;

Thence North 87 deg. 45' 38" West a distance of 302.60 feet, along the southerly property line of said Barefoot Grass Lawn Service and northerly property line of said Eichhorn, to a point in the northeasterly right of way U.S. Route 33;

Thence North 48 deg. 28' 28" West a distance of 395.86 feet, along the northeasterly right of way of said U.S. Route 33, to a point at the southwesterly property corner of M.G. Abbott, Inc. (IN 200007270148923) and northwesterly property corner of said Barefoot Grass Lawn Services, Inc.;

Thence South 87 deg. 46' 30" East a distance of 611.23 feet, along the northerly property line of said Barefoot Grass Lawn Service, Inc. and southerly property line of said M.G. Abbott, Inc., to a point in the westerly right of way of said Ebright Road;

Thence South 2 deg. 45' 00" West a distance of 250.83 feet, along the westerly right of way of said Ebright Road, to the Point of Beginning containing 2.630 acres more or less.

This legal description for rezoning purposes was derived from previous deeds of record and not an actual field survey.



CLARENCE E MINGO II 215-012

FRANKLIN COUNTY AUDITOR

MAP ID: y

DATE: 7/11/13



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



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: jbr

DATE: 7/30/13



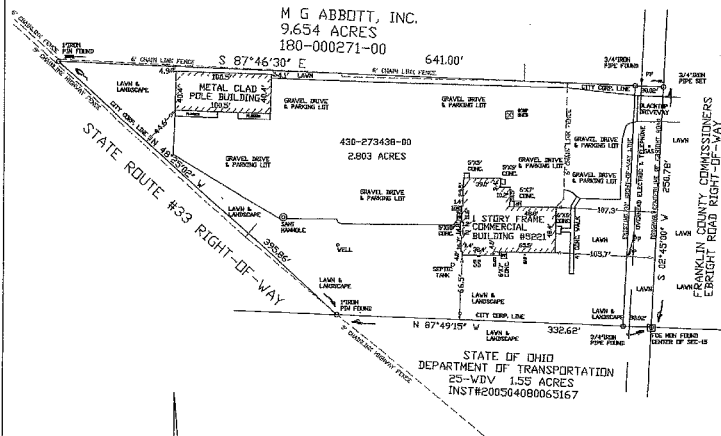
Disclaimer

Scale = 938



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



PRIOR DEED REFERENCE:
BAYVIEW LOAN SERVICING LLC.
INST.# 201207180102529

CURRENT DEED REFERENCE:
BRIGHT INNOVATIONS, LLC.
2.803 ACRES
INST.# 201212240197886
430-273438-00

BASIS OF BEARINGS:
THE EAST LINE OF NW 1/4 OF SEC-15
AS S 02°45'00" W, FROM THE DEED.

* FLOOD CERTIFICATION *
THIS PROPERTY APPEARS IN ZONE "X"
ON FIRM PANEL 39049C0363K, DATED
JUNE 17, 2008

MORTGAGE LOCATION SURVEY
OF A 2.803 ACRE TRACT IN THE
NW 1/4 OF SEC-15, TWP-11, RGE-21,
CITY OF COLUMBUS, FRANKLIN COUNTY,
STATE OF OHIO

FOR
BENCHMARK BANK

AND / OR
FIDELITY LAND TITLE AGCY.



Louis Haines

354 Kessler Street
Groveport, Ohio 43125
Phone 837-2181

I HEREBY CERTIFY THE PLAT SHOWN HEREON
IS CORRECT AS SURVEYED BY US.
DATE: 7/12/2012
SIGNED: [Signature]

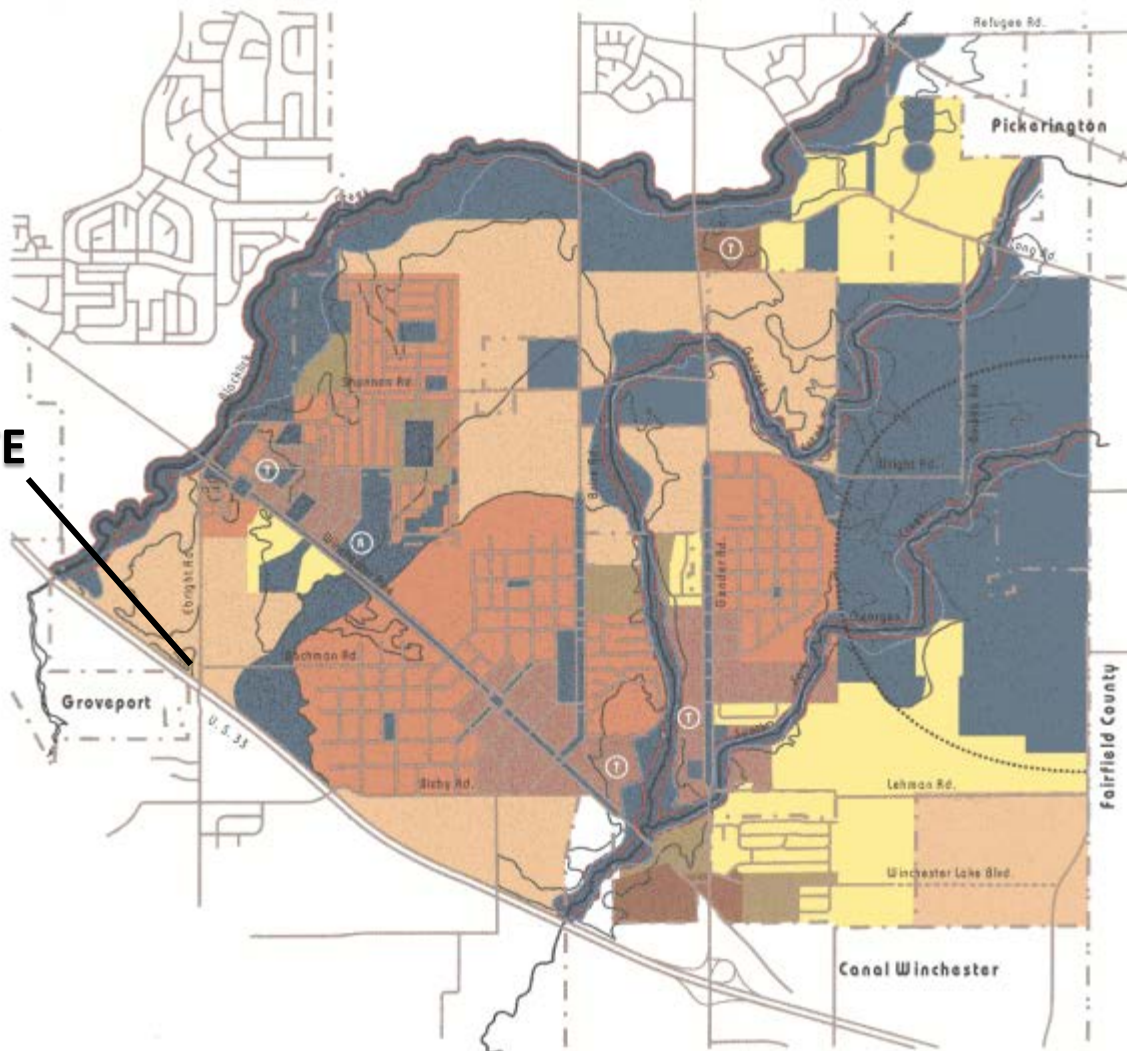
5221 EBRIGHT ROAD 11-24-2012

REVISED DELETE GREENHOUSE 7-10-13



Z15-012
5221 Ebricht Road
Approximately 2.63 acres
CPD to L-M

SITE



Southeast Area

Proposed Land Use
Map 10
12-00

	Neotraditional Village/Neighborhood Center
	Neotraditional Village/Neighborhood
	Hemist/Open Space Subdivision
	Residential
	Multi-Family Residential
	Institutional
	Parks
	Commercial
	Floodway
	150' Protective Buffer
	Floodplain
	Buffer for Pickerington Ponds

Rec Center
 Transit Stops



Department of
Trade and Development
Planning Office

Southeast Area Plan

Z15-012
5221 Ebright Road
Approximately 2.63 acres
CPD to L-M
Southeast Area Plan (2000)



Z15-012
5221 Ebright Road
Approximately 2.63 acres
CPD to L-M