

Rezoning Application

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

OFFICE USE ONLY

Application Number: 215-040 Date Received: 8/31/15
Application Accepted by: SP MM & JB Fee: \$4,800
Comments: Assigned to James Burdin; (614)645-1341; JEBurdin@columbus.gov
Shannon Pine; (614)645-2208; SPine@columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address (for zoning purposes only): 5151 Trabue Road Zip: 43228

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: 245-266292

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

Current Zoning District(s): L-M (Z02-028) Requested Zoning District(s): L-M

Area Commission or Civic Association: N/A

Proposed Use or reason for rezoning request (continue on separate page if necessary):

Text change: Change parking setback from 50' to 25'

Proposed Height District: H-35 [per Columbus City Code Section 3309.14] Acreage: 5.713 +/-

APPLICANT:

Name: 5151, LLC c/o Dave Perry, David Perry Company, Inc. Phone Number: (614) 228-1727 Ext.: 222

Address: 145 E. Rich Street, FL 3 City/State: Columbus, OH Zip: 43215

Email Address: dave@daveperryco.net Fax Number: (614) 228-1790

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

Name: 5151, LLC c/o Dave Perry, David Perry Company, Inc. Phone Number: (614) 228-1727 Ext.: 222

Address: 145 E. Rich Street, FL 3 City/State: Columbus, OH Zip: 43215

Email Address: dave@daveperryco.net Fax Number: (614) 228-1790

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

Name: Donald Plank, Plank Law Firm Phone Number: (614) 947-8600 Ext.:

Address: 145 E. Rich Street, FL 3 City/State: Columbus, OH Zip: 43215

Email Address: dplank@planklaw.com Fax Number: (614) 947-8600

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

APPLICANT SIGNATURE 5151 LLC by David B. Perry Agent

PROPERTY OWNER SIGNATURE 5151 LLC by David B. Perry Agent

ATTORNEY / AGENT SIGNATURE Donald Plank

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: 215-040

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME David B. Perry
of (1) MAILING ADDRESS David Perry Company, Inc., 145 E. Rich Street, FL 3, 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 5151 Trabue 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) 8/31/15

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS

(4) 5151, LLC
c/o Dave Perry, David Perry Company, Inc.
145 E. Rich Street, FL 3
Columbus, OH 43215

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

5151, LLC
Dave Perry (614) 228-1727

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

(5) N/A

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

David B. Perry

Sworn to before me and signed in my presence this 31st day of AUGUST, in the year 2015

Barbara A. Painter
(8) SIGNATURE OF NOTARY PUBLIC

AUGUST 3, 2020
My Commission Expires

Notary Seal Here



BARBARA A. PAINTER
Notary Public, State of Ohio
My Commission Expires AUGUST 3, 2020

This Affidavit 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

EXHIBIT A, Public Notice
5151 Trabue Road
Z15- 040
August 28, 2015

APPLICANT

5151, LLC
c/o Dave Perry, Agent
David Perry Company, Inc.
145 East Rich Street, FL 3
Columbus, OH 43215

PROPERTY OWNER

5151, LLC
c/o Dave Perry, Agent
David Perry Company, Inc.
145 East Rich Street, FL 3
Columbus, OH 43215

ATTORNEY

Donald Plank, Plank Law Firm
145 East Rich Street, FL 3
Columbus, OH 43215

COMMUNITY GROUP

N/A

PROPERTY OWNERS WITHIN 125 FEET

Saley Holdings LLC
1271 Edgehill Dr.
Columbus, OH 43212

Columbus Southern Power
Tax Dept. 27th FL
PO Box 16428
Columbus, OH 43216-6428

Saben LTD
7807 Roberts Rd.
Hilliard, OH 43026-8302

Keeler Family L P
c/o The Fishell Co.
1366 Dublin Rd.
Columbus, OH 43215-1093

Honest Holdings LLC
1629 W. Third Ave.
Columbus, OH 43212

Trabue Road Self Storage LLC
7525 Perry Rd.
Delaware, OH 43015

Cleve Company
Attn: Real Estate Dept.
PO Box 28606
Atlanta, GA 30358-0606

ALSO NOTIFY

Aaron Peterson
4356 Shelbourne Lane
Columbus, OH 43220

Bryan Dougherty
Above Grade LLC
808 Colony Court
Columbus, OH 43235

5151 Trabue Road
Z15-_____
Exhibit A, Public Notice
Page 1 of 1, 08/28/15

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 # 215-040

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Donald Plank
of (COMPLETE ADDRESS) Plank Law Firm, 145 E. Rich Street, FL 3, Columbus, OH 43215
deposes and states that (he/she) is the APPLICANT, AGENT, OR QUILY 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. 5151, LLC 4356 Shelbourne Lane Columbus, OH 43220 # Columbus based employees: 0 Contact: Aaron Peterson (614) 486-4375	2.
3.	4.

SIGNATURE OF AFFIANT

Donald Plank

Sworn to before me and signed in my presence this 31st day of AUGUST, in the year 2015

Barbara A. Painter

SIGNATURE OF NOTARY PUBLIC

AUGUST 3, 2020

My Commission Expires

Notary Seal Here



BARBARA A. PAINTER
Notary Public, State of Ohio
My Commission Expires AUGUST 3, 2020

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

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City of Columbus Zoning Plat



215-040

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: 245266292

Zoning Number: 5151

Street Name: TRABUE RD

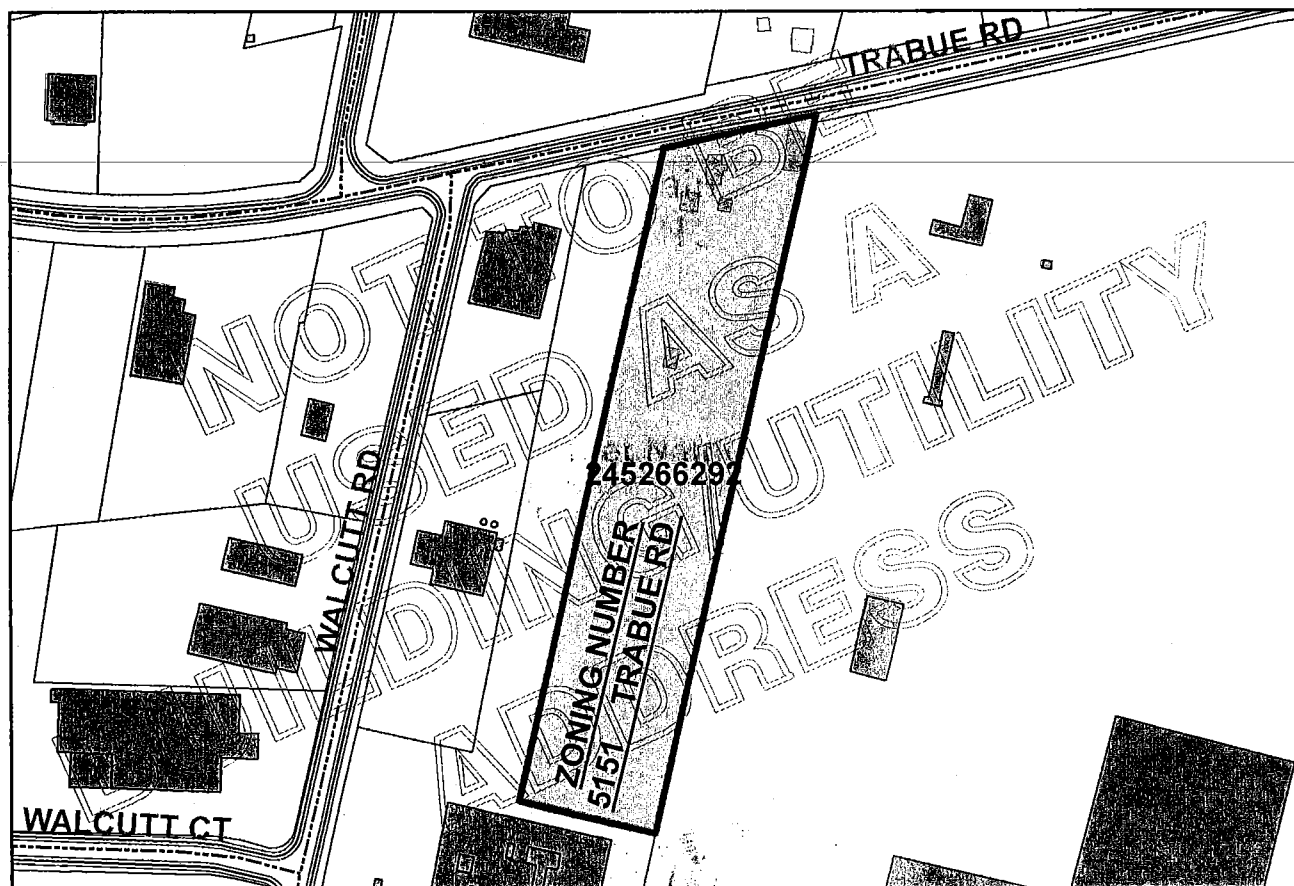
Lot Number: N/A

Subdivision: N/A

Requested By: DAVE PERRY CO., LLC (DAVE PERRY)

Issued By: *Adriana Williams*

Date: 8/11/2015



SCALE: 1 inch = 300 feet

GIS FILE NUMBER: 41717

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



Z15- 040

5151 Trabue Road

Legal Description, 5.713± Acres

Situated in the State of Ohio, County of Franklin, City of Columbus, Virginia Military Survey No. 5244, and being further described as being part of a 3.275 acre lot, a 2.127 acre lot and a 7.873 acre lot as partitioned in a survey by R. E. Hecker, Registered Surveyor No. 1210, of a 21.538 acre tract conveyed to Leonard Russell in D.B. 1101, page 430 and as shown on a plat of same on file in the County Engineer's Office, Franklin County, Ohio, also being all of those tracts of land conveyed to Green Lizard Freedom Flights and Mercy Missions, LLC, as described in Instrument Number (IN) 201306170100140 and more particularly described as follows:

Beginning at Franklin County Monument FCGS 7742, described as "set over a found stone, at an angle point in the centerline of Trabue Road, 793.8 feet east of Walcutt Road" and "on the east line of VMS 5244 and the west line of VMS 2986"; the width of right-of-way for Trabue Road is variable; said point being the north east corner of the hereafter described tract and the POINT OF BEGINNING;

thence South 13° 19' 27" West, along the easterly boundary of VMS 5244 and the westerly boundary of VMS 2986, the westerly line of a subdivision of land belonging to the heirs of George Woehrle, deceased, of record in Plat Book 1, page 279 and the westerly line of a tract of land now or formerly owned by the Cleve Corp. as shown of record in Official Record Volume (ORV) 7388 E 02, ORV 7388 E07 and ORV 15852 A04, passing a 1" OD iron pipe found with cap reading "Bird & Bull, Inc." at 55.28 feet, a total distance of 1178.46 feet to a 1" OD iron pipe found with no cap, corner to a 1.309 acre tract of land now or formerly owned by Columbus Southern Power Co. as shown of record in ORV 13352 H 09;

thence North 77° 31' 30" West, with the northerly line of said Columbus Southern Power Co. tract, passing a 1" OD iron pipe found with no cap at 99.74 feet, 0.3 feet south and passing a 1" OD iron pipe found with cap set by Central Surveying, Ltd., at 190.07 feet, corner to said 1.309 acre tract and a corner to a 3.253 acre tract of land now or formerly owned by said Columbus Southern Power Co. as shown of record in ORV 13352 H 07 a total distance of 220.08 feet to a 1" OD iron pipe found with cap set by Central Surveying, Ltd., corner to said 3.253 acre tract of land;

thence parallel to the easterly line of VMS 5244 and with the easterly line of said Columbus Southern Power Co. 3.253 acre tract, North 13° 19' 27" East, passing a 5/8" rebar set, with plastic cap that reads GeoInnovation OH Firm 03923, at 1022.77 feet, passing a 1" OD iron pipe found with cap reading "Bird & Bull, Inc.", 0.97 feet east of the boundary line at 1023.11 feet and passing a 1" OD iron pipe found with no cap, 0.52 feet west of the boundary line at 1045.43 feet for a total distance of 1078.05 feet to a mag nail set in the centerline of Trabue Road and the northwest corner of the subject tract;

thence North 78° 05' 55" East a distance of 243.25 feet, along the centerline of said Trabue Road, to the point of beginning, containing 5.70 acres, more or less, 0.168 acres being in the public right-of-way.

All references to Deed Books, Official Record Volumes (ORV) or Instrument Numbers (IN) refer to the records in the Franklin County Recorder's Office, Columbus, Ohio.

Z15-_____

5151 Trabue Road

Legal Description, 5.713± Acres

The basis of bearing for this survey is the easterly line of VMS 5244 is North 13° 19' 27" East as referenced to the Ohio State Plane Coordinate System – South Zone, North American Datum 1983(NSRS 2010).

This description is based on a survey performed in June of 2015 by Charles Coutellier, P.S., License Number 5721, GeoInnovation, PC.

LIMITATION TEXT
5.713 +/- ACRES

EXISTING ZONING: L-M, Limited Manufacturing (Z02-028)
PROPOSED ZONING: L-M, Limited Manufacturing
PROPERTY ADDRESS: 5151 Trabue Road, Columbus, OH 43026
APPLICANT: 5151, LLC c/o Dave Perry, Agent, David Perry Company, Inc., 145
East Rich Street, FL 3, Columbus, OH 43215 and Donald Plank,
Attorney, Plank Law Firm, 145 East Rich Street, FL 3, Columbus,
OH 43215.
DATE OF TEXT: August 31, 2015
APPLICATION NUMBER: Z15- 040

1. INTRODUCTION: The 5.713 +/- acre site is zoned L-M, Limited Manufacturing (Z02-028). By this rezoning, applicant proposes to rezone from L-M to L-M to change the Trabue Road parking setback from 50' to 25'. All other text commitments of the current L-M zoning are the same except for minor language updating to reflect current code.

2. PERMITTED USES: Those uses permitted in Section 3353.03, Office Commercial Uses and Sections 3363.02 thru 3363.08, inclusive, those less objectionable uses permitted in M-Manufacturing districts of the Columbus City Code.

3. DEVELOPMENT STANDARDS: Unless otherwise indicated the applicable developments are contained in Chapter 3363 M, Manufacturing of the Columbus City Code.

A). Density, Height, Lot and/or Setback commitments.

The parking and maneuvering setback shall be twenty-five (25) feet from Trabue Road.

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

- 1). All circulation, curb cuts and access points shall be subject to the approval of the Division of Transportation.
- 2). The property owner shall dedicate 50 feet from centerline of Trabue by a general warranty deed to the City of Columbus at no cost to the city when the existing buildings along Trabue Road are demolished.

C). Buffering, Landscaping, Open space and/or Screening Commitments.

Street trees shall be planted evenly spaced along Trabue Road at a ratio of one tree per thirty (30) feet of frontage and a minimum thirty (36) inch earth mound or hedgerow shall be installed within the parking setback along Trabue Road.

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

N/A

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

N/A

F). Graphics and Signage Commitments.

All graphics and signage shall comply with the Graphics Code; Article 15, Title 33 of the Columbus City Code as it applies to the M, Manufacturing District. Any variance to those requirements will be submitted to the Columbus Graphics Commission for consideration.

G). Miscellaneous Commitments.

The developer shall meet the parkland dedication ordinance by paying a park fee of \$400/acre.

The undersigned, being the owner of the subject property together with the applicant in the subject application, or their authorized representatives, do 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 Codes.

Signature:

David B. Perry, Agent

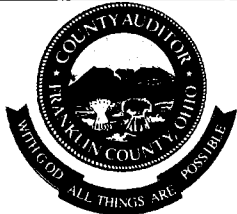
Date

Signature:

Donald Plank, Attorney

Date

215-040



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: dbp

DATE: 8/28/15



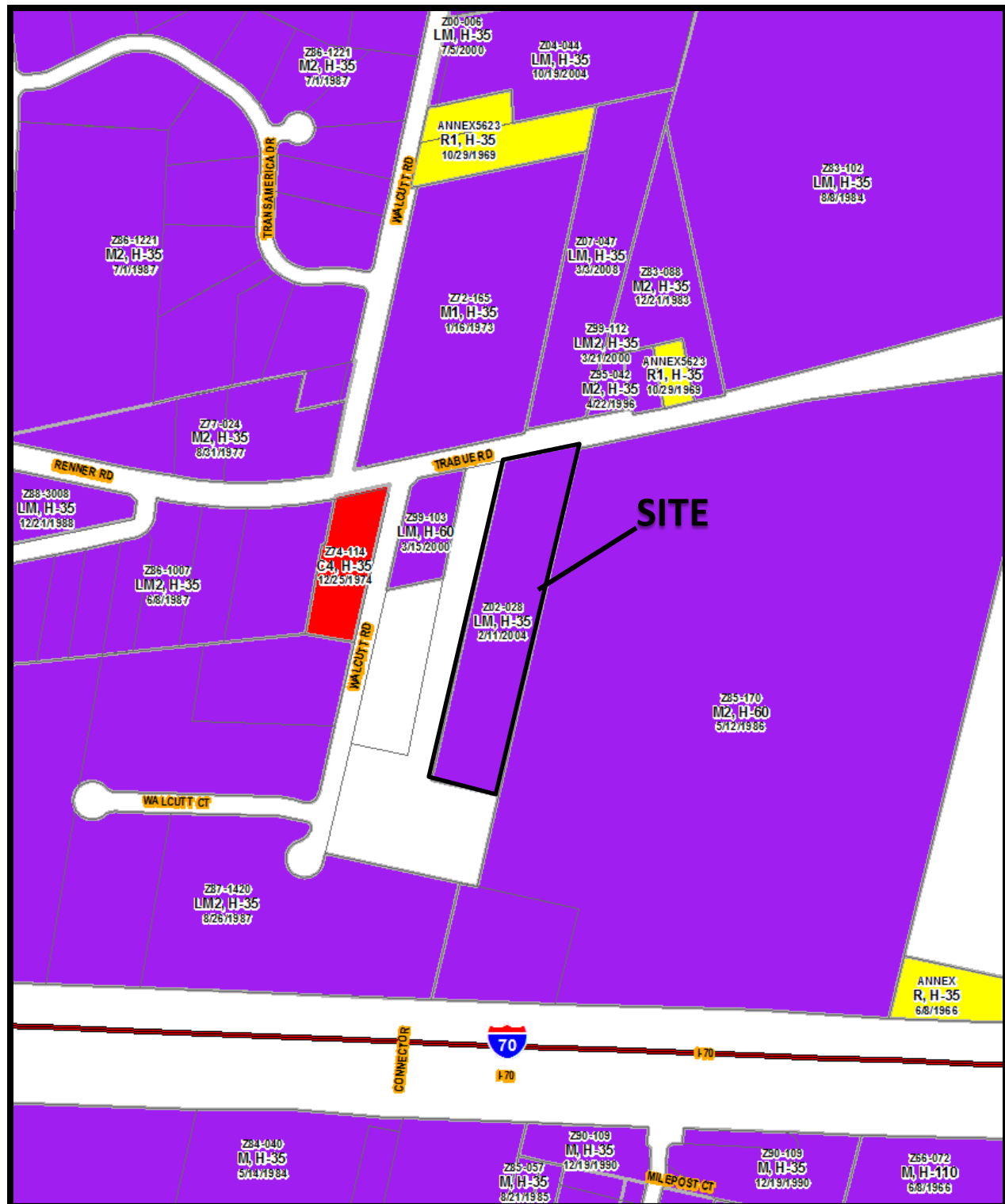
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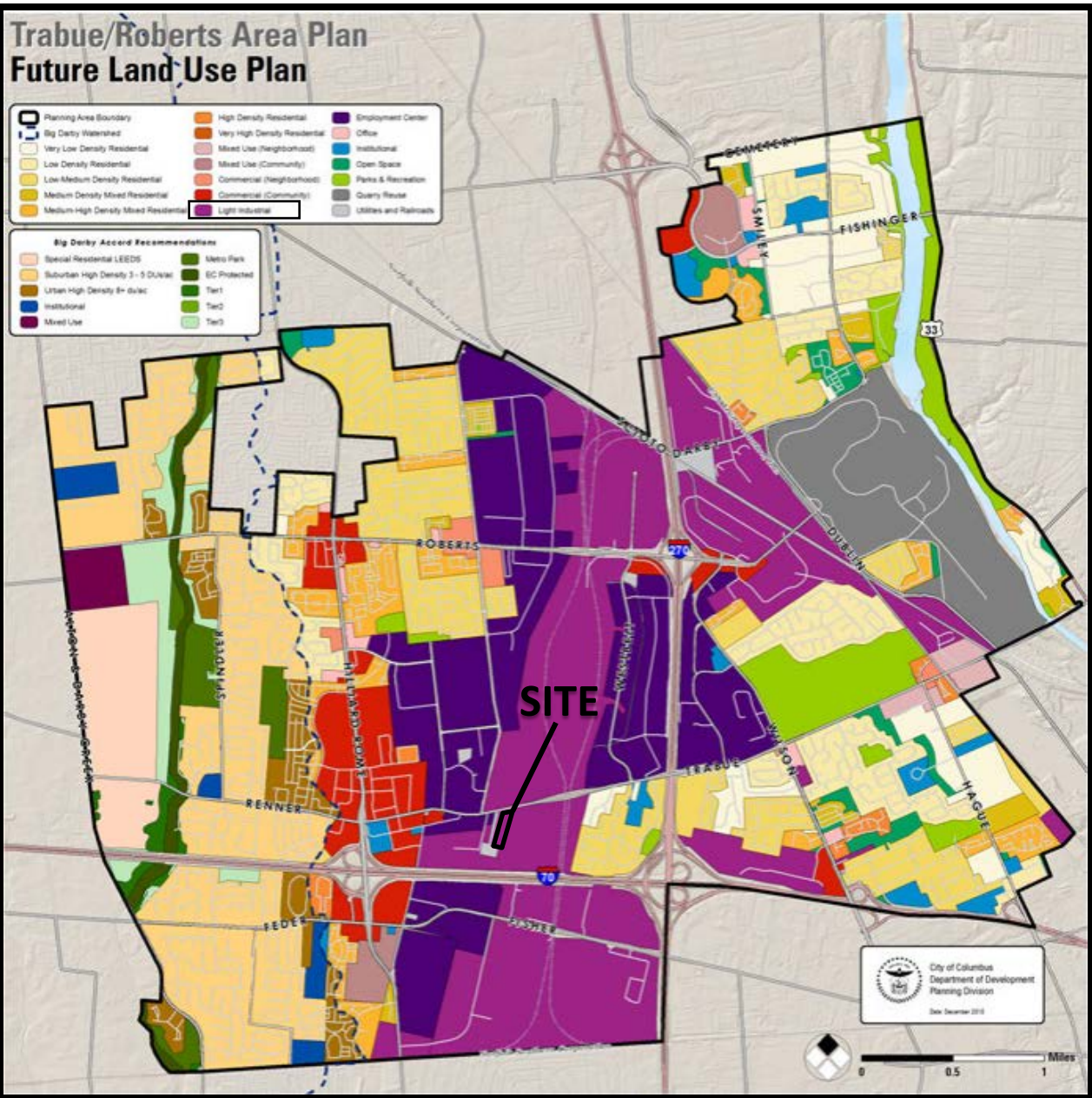


This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be consulted for verification of the information contained on 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



Z15-040
 5151 Trabue Road
 Approximately 5.71 acres
 L-M to L-M



Z15-040
 5151 Trabue Road
 Approximately 5.71 acres
 L-M to L-M



Z15-040
5151 Trabue Road
Approximately 5.71 acres
L-M to L-M