

Rezoning Application

DEPARTMENT OF BUILDING
AND ZONING SERVICES

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

OFFICE USE ONLY

Application Number: 215-050 Date Received: 11-3-15
Application Accepted by: JB, MM, TD Fee: \$3,520
Comments: Assigned to Michael Maret; 645-2749; mj Maret@columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address (for zoning purposes only): 826 East Dublin-Granville Road Zip: 43229

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: 010-109441; 010-019170

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

Current Zoning District(s): M-1 Requested Zoning District(s): L-M

Area Commission or Civic Association: Northland Community Council

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

Landscape/mulch retail/wholesales

Proposed Height District: _____ [per Columbus City Code Section 3309.14] Acreage: 1.2±

APPLICANT:

Name: Ohio Mulch Phone Number: 614-445-4455 Ext.: _____

Address: 1600 Universal Road City/State: Columbus, OH Zip: 43207

Email Address: _____ Fax Number: _____

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

Name: Judith E. Burgess Phone Number: _____ Ext.: _____

Address: 163 Franklin Street City/State: Delaware, OH Zip: 43015

Email Address: _____ Fax Number: _____

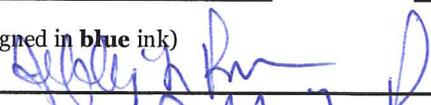
ATTORNEY / AGENT (Check one if applicable): Attorney Agent

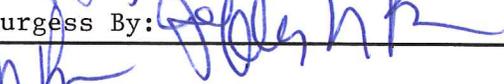
Name: Jeffrey L. Brown Phone Number: 614-221-4255 Ext.: _____

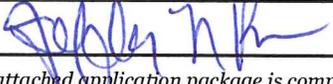
Address: 37 West Broad Street, Suite 460 City/State: Columbus, OH Zip: 43215

Email Address: jlbrown@smithandhale.com Fax Number: 614-221-4409

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

APPLICANT SIGNATURE Ohio Mulch By: 

PROPERTY OWNER SIGNATURE Judith E. Burgess By: 

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

Rezoning Application

DEPARTMENT OF BUILDING
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AFFIDAVIT (See instruction sheet)

Application Number: 215-050

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Jeffrey L. Brown
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 826 East 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) 11/2/15

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS

(4) Judith E. Burgess
163 Franklin Street
Delaware, OH 43016

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

Ohio Mulch
614-445-4455

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

(5) Northland Community Council
David 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

Sworn to before me and signed in my presence this 30th day of November, in the year 2015

9/4/2020

My Commission Expires



Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2020

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

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Please make checks payable to the Columbus City Treasurer

APPLICANT

Ohio Mulch
1600 Universal Road
Columbus, OH 43207

PROPERTY OWNER

Judith E Burgess
163 Franklin Street
Delaware, OH 43015

AREA COMMISSION

The Northland Community Council
Attn: Dave Paul
P.O. Box 297836
Columbus, OH 43229

ATTORNEY

Jeffrey L. Brown
Smith & Hale LLC
37 West Broad Street, Suite 460
Columbus, OH 43215

SURROUNDING PROPERTY OWNERS

Garrison Huntley LLC
1350 Avenue of the America
New York, NY 10019

2089 Webster LLC
2106 Honeywell Avenue LLC
888 East Dublin-Granville Road
Columbus, OH 43229

B&N Co.
6255 Corporate Center Drive
Dublin, OH 43016

Garrison Huntley LLC
1290 Avenue of the America #914
New York, NY 10104

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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 # 215-050

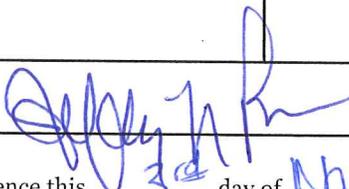
STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jeffrey L. Brown
of (COMPLETE ADDRESS) 37 West Broad Street, Suite 460, Columbus, OH 43215

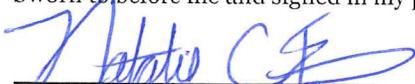
deposes and states that (he/she) is the APPLICANT, AGENT, OR DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application in the following format:

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

<p>1. Ohio Mulch 1600 Universal Road Columbus, OH 43207 Jim Weber - 614-445-4455 250 Columbus based employees</p>	<p>2. Judith E. Burgess 163 Franklin Street Delaware, OH 43015 zero Columbus based employees</p>
<p>3.</p>	<p>4.</p>

SIGNATURE OF AFFIANT 

Sworn to before me and signed in my presence this 3rd day of November, in the year 2015


SIGNATURE OF NOTARY PUBLIC

9/4/2020
My Commission Expires



Notary Seal Here
Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2020

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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City of Columbus Zoning Plat

215-050



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: 010109441

Zoning Number: 826

Street Name: E DUBLIN-GRANVILLE RD

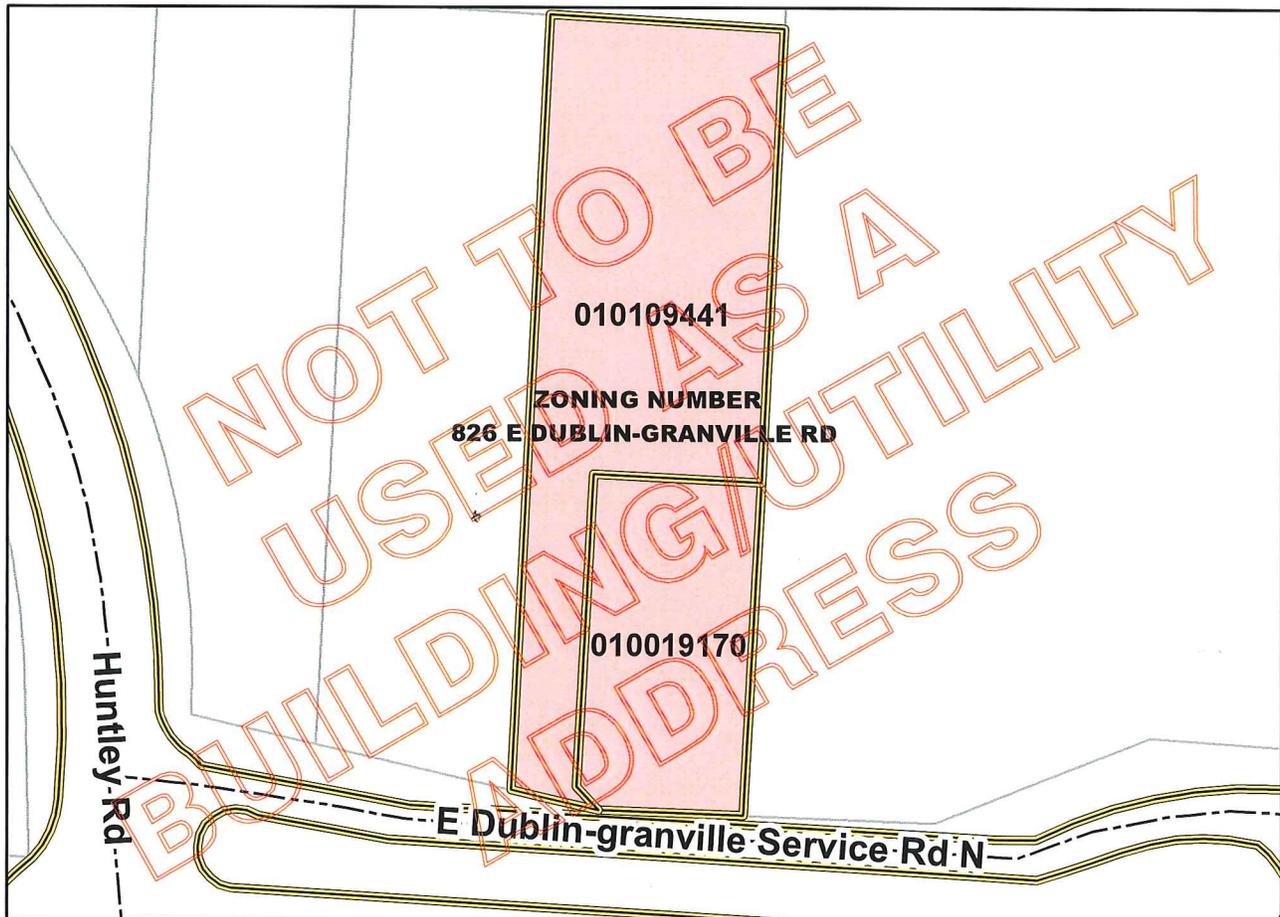
Lot Number: N/A

Subdivision: N/A

Requested By: SMITH & HALE (LIESEL SCHMADER)

Issued By: *Lidiana wharism*

Date: 10/27/2015



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

SCALE: 1 inch = 100 feet

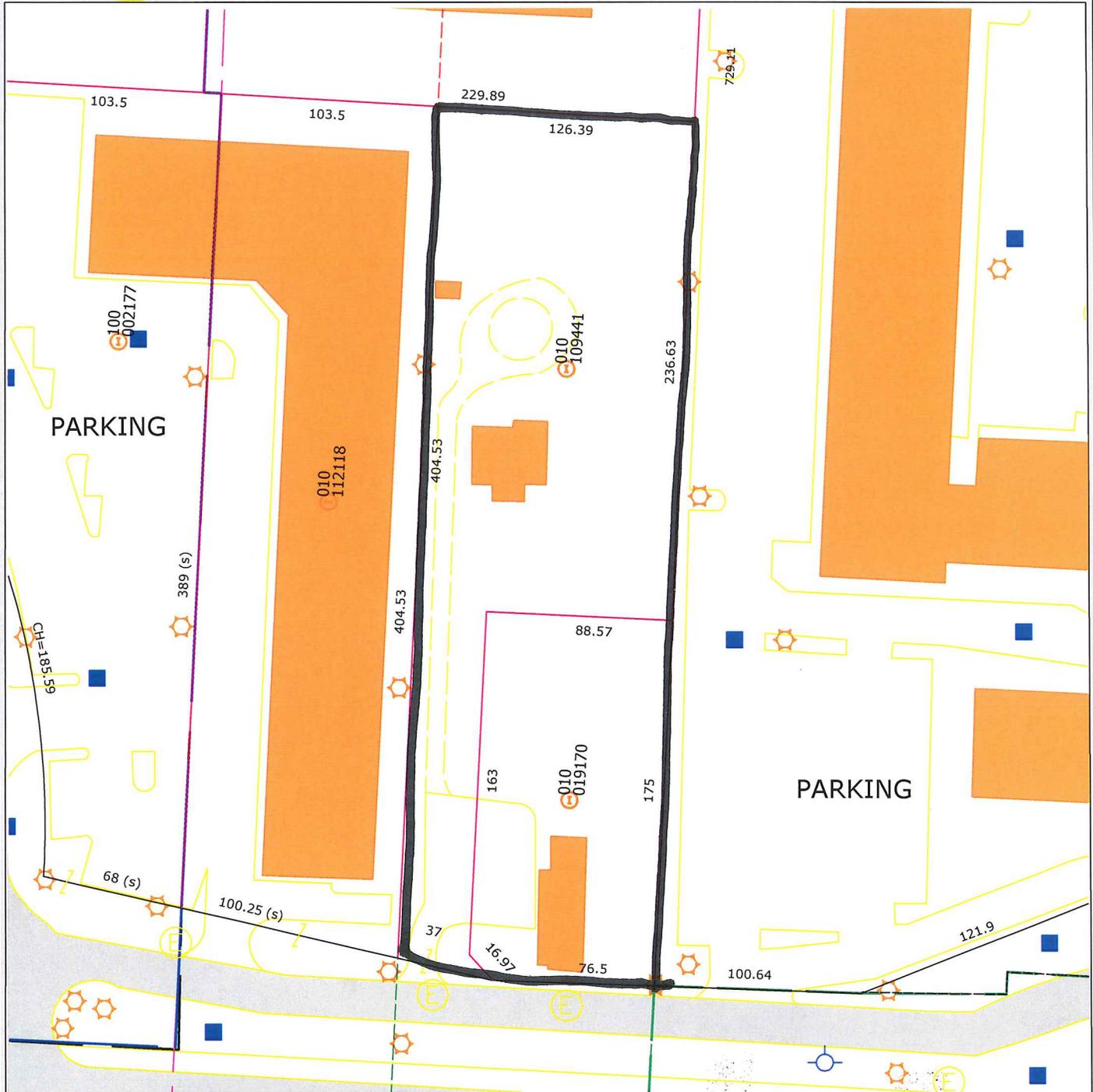
GIS FILE NUMBER: 47477



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: C

DATE: 10/23/15



Disclaimer

Scale = 70



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.

SITE ENGINEERING
— Incorporated —
Civil Engineers & Surveyors

7453 East Main Street
Reynoldsburg, OH 43068
phone: 614-759-9900
fax: 614-759-9902
email: siteeng@ameritech.net

215-050

SEI FILE NO. 3850
826 DUBLIN-GRANVILLE ROAD
COLUMBUS, OHIO

ZONING DESCRIPTION
NOVEMBER 2, 2015

Situated in the State of Ohio, County of Franklin, City of Columbus, being part of Quarter Township 4, Township 2, Range 18, United States Military Lands and being all of that 0.354 acre tract and all of the residual land in that 3.91 acre tract (with exceptions) described in deeds to Judith E. Burgess of record in the following deeds: D.B. 2025, Pg. 87, Inst. 199711190147695, Inst. 200206240155032, Inst. 200907130101870 and D.B. 3616, Pg. 628, Inst. 200206240155030, Inst. 200907130101868 (all references in this description are to the records in the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning, at the intersection of the westerly line of said 3.91 acre tract with the northerly right-of-way line of East Dublin Granville Road (State Route 161), being the southeasterly corner of that 1.153 acre tract described in a deed to B & N Company of record in O.R. 134 H01;

Thence North 5° 56' 46" West 404.22 feet, along the easterly line of said 1.153 acre tract, and the westerly line of said 3.91 acre tract, to the southerly line of lands of Garrison Huntley LLC of record in Inst. 201209280145908;

Thence North 84° 41' 29" East 125.98 feet along the southerly line of said Garrison Huntley LLC, to the westerly line of lands of 2089 Webster LLC of record in Inst. 2015013300039419;

Thence South 5° 52' 47" East 411.43 feet, along the westerly line of said 2089 Webster LLC, and the easterly line of said 3.91 acre tract, to the northerly right-of-way line of said Dublin Granville Road;

Thence South 84° 20' 00" West 76.50 feet, along said right-of-way line, and the southerly line of said 0.354 acre tract, to a point;

Thence North 77° 57' 54" West 12.83 feet, continuing along said line, to a corner of said 0.354 acre tract;

Thence North 89° 20' 51" West 37.25 feet, along the northerly right-of-way line of East Dublin Granville Road, to the POINT OF BEGINNING, and containing 1.18 acres of land, more or less.

The above description was prepared from available records and does not represent an actual field survey.

TEXT

PROPOSED DISTRICTS: L-M
PROPERTY ADDRESS: 826 East Dublin-Granville Road
OWNER: Judith E. Burgess
APPLICANT: Ohio Mulch
DATE OF TEXT: 11/2/15
APPLICATION: 215-650

1. **INTRODUCTION:** This site is located on the north side of East Dublin-Granville Road east of Huntley Road. The applicant wants to combine his retail and wholesale operations at the site as well as yard waste drop off.

2. **PERMITTED USES:**

Those uses permitted under Section 3363.01 M, Manufacturing District of the Columbus City Code.

3. **DEVELOPMENT STANDARDS:** Unless otherwise indicated in the text or submitted drawings the applicable development standards are contained in Chapter 3363 M, Manufacturing District of the Columbus City Code.

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

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

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

1. The frontage along East Dublin-Granville Road shall be landscaped as follows: 1 tree per 30 linear feet. Trees may be grouped or evenly spaced.

2. Parking lots shall be screened from East Dublin-Granville Road by headlight screening a minimum of three feet in height.

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

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

F. Graphics and Signage Commitments

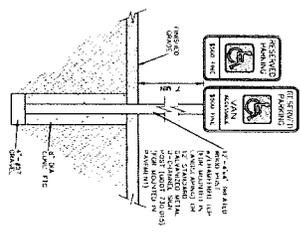
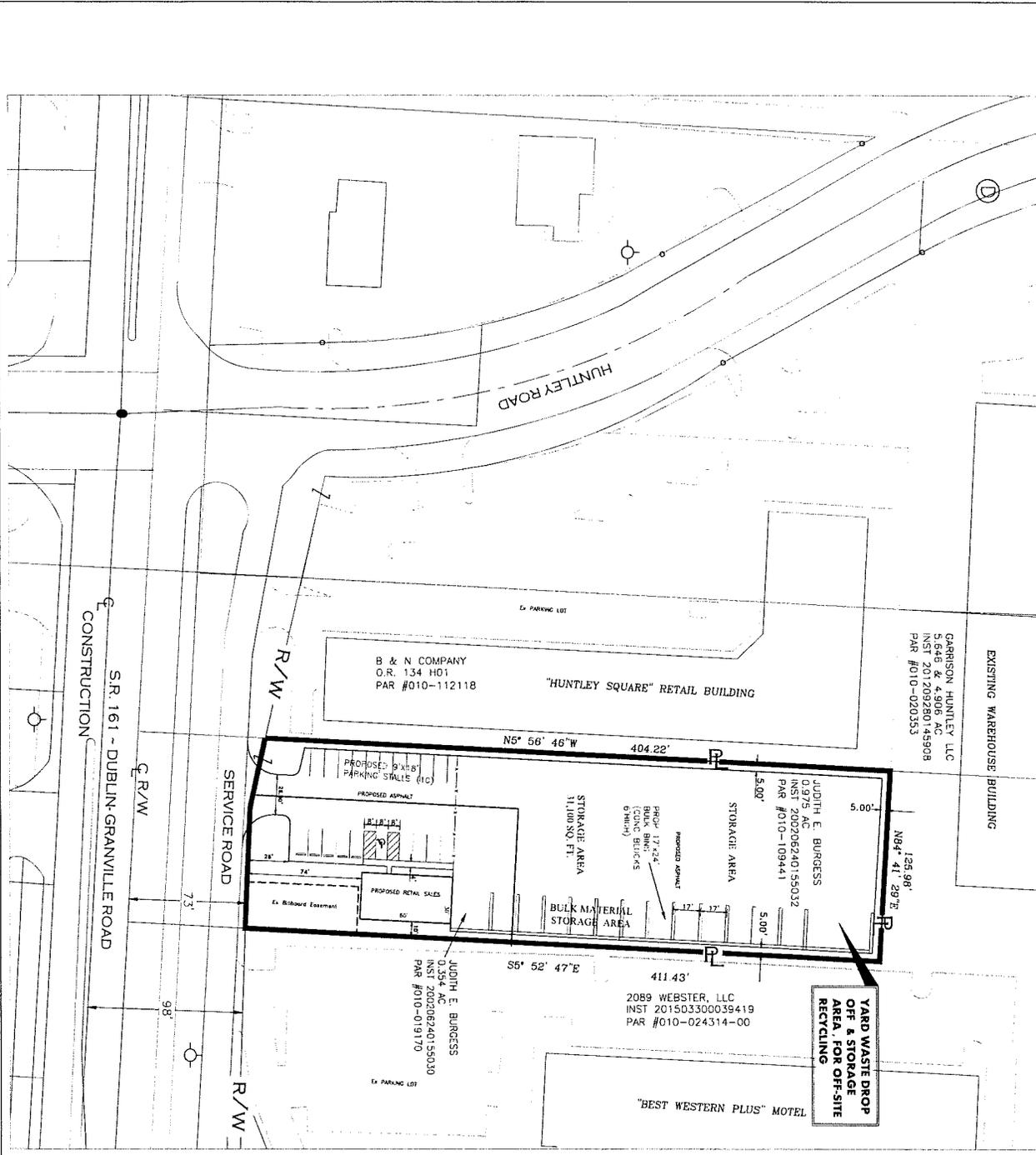
All signage and graphics shall conform to Article 15 of the Columbus City Code as it applies to the appropriate M, Manufacturing District.

G. Miscellaneous

1. The applicant has submitted a site plan as part of its zoning application. The site shall be developed in accordance with the submitted 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 slight adjustments to the site plan shall be subject to review and approval by the Director of the Department of Building and Zoning Services, or a designee, upon submission of the appropriate data regarding proposed adjustment.

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.

ohiomulch-161.txt (nct)
11/2/15 S:Docs/s&htxts/2015



HANDICAPPED PARKING SIGN

1. SIGN SHALL BE 48" HIGH BY 36" WIDE.

2. SIGN SHALL BE MOUNTED ON A 4" X 4" POST.

3. SIGN SHALL BE MOUNTED ON THE SIDE OF THE ROAD.

4. SIGN SHALL BE MOUNTED ON THE SIDE OF THE ROAD.

5. SIGN SHALL BE MOUNTED ON THE SIDE OF THE ROAD.

6. SIGN SHALL BE MOUNTED ON THE SIDE OF THE ROAD.

7. SIGN SHALL BE MOUNTED ON THE SIDE OF THE ROAD.

8. SIGN SHALL BE MOUNTED ON THE SIDE OF THE ROAD.

9. SIGN SHALL BE MOUNTED ON THE SIDE OF THE ROAD.

10. SIGN SHALL BE MOUNTED ON THE SIDE OF THE ROAD.

DATE	OCT 2015
SCALE	1"=50'
BY	MAHL
CHKD BY	MAHL
APP NO.	3850
SHEET	1/1

OHIO MULCH

2626 DUBLIN- GRANVILLE ROAD, COLUMBUS OHIO

SITE SKETCH

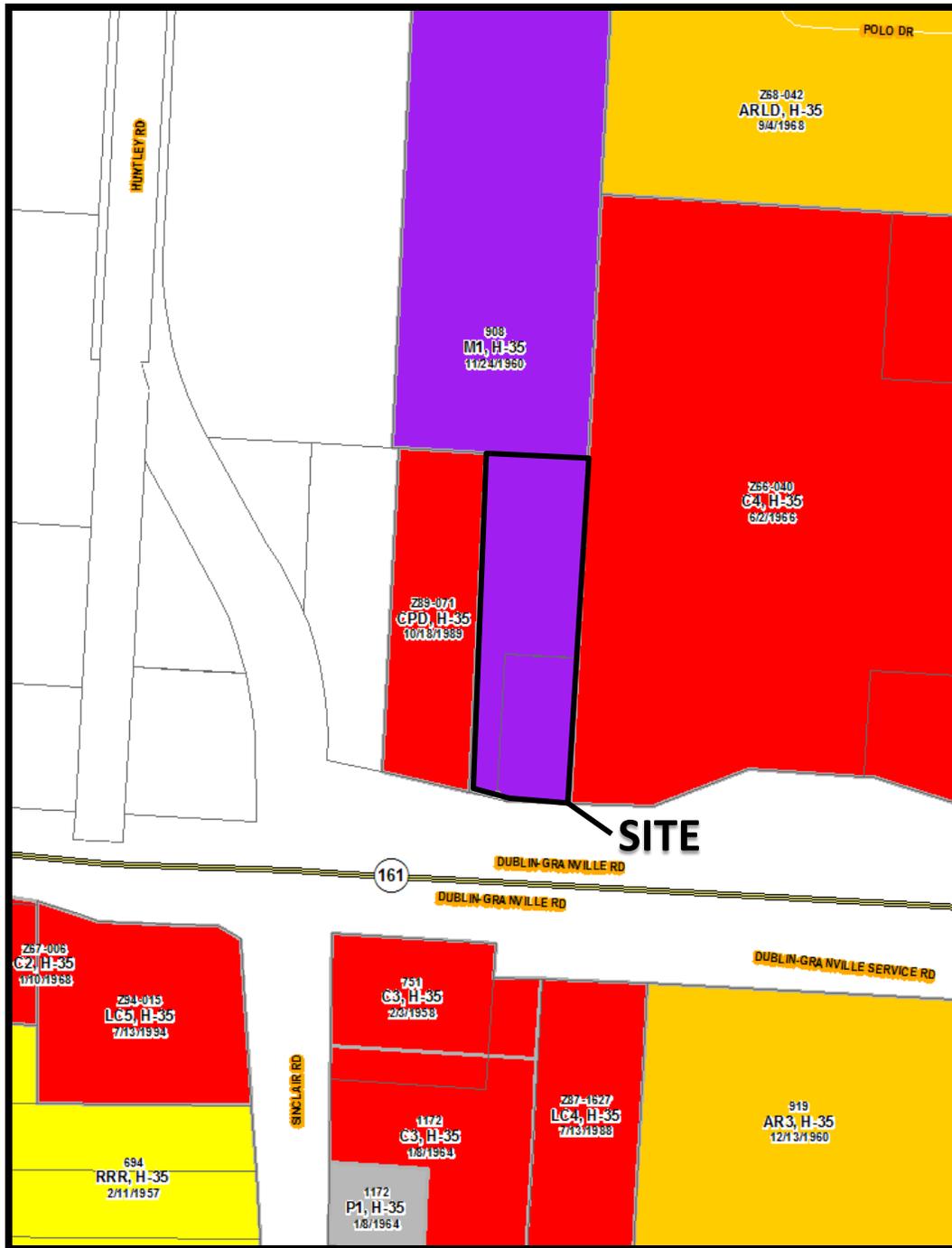
SITE ENGINEERING

Incorporated

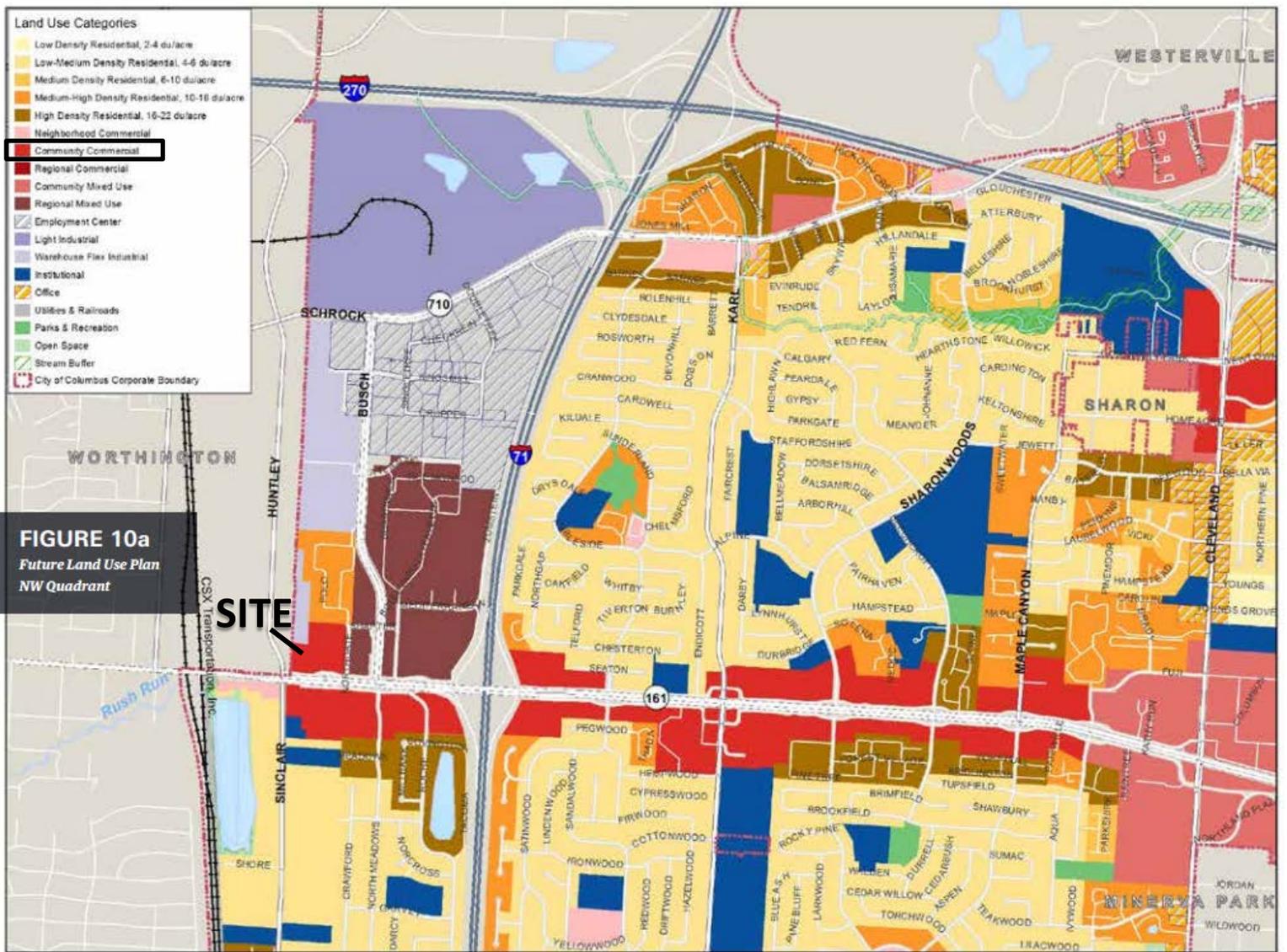
Civil Engineers & Surveyors

7453 East Main Street
 Reynoldsburg OH 43068
 Phone (614) 759-9900
 Fax (614) 759-9902
 eMail: siteeng@ameritech.net

REV.	DATE	DESCRIPTION	BY



Z15-050
 826 East Dublin-Grandville Road
 Approximately 1.2 acres
 M-1 to L-M



NORTHLAND | AREA PLAN - FUTURE LAND USE PLAN



Z15-050
826 East Dublin-Grandville Road
Approximately 1.2 acres
M-1 to L-M



Z15-050
826 East Dublin-Grandville Road
Approximately 1.2 acres
M-1 to L-M