



REZONING APPLICATION

City of Columbus, Ohio - Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

OFFICE USE ONLY

Application #: 211-01A/11355-00000-00168
Date Received: 3/29/11
Application Accepted By: SP Fee: \$4460
Comments: Case Planner: Mr. Dana Hitt, 645-2395 dahitt@columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 2400 Performance Way 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 See Attached List 010-131283

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

Current Zoning District(s) C-4 Requested Zoning District(s) LM

Recognized Area Commission Area Commission or Civic Association Far South Columbus Area Commission

Proposed Use or reason for rezoning request: Commercial Redevelopment

(continue on separate page if necessary)

Proposed Height District: H-35 Acreage 4.6 +/-

[Columbus City Code Section 3309.14]

APPLICANT:

Name Arledge Construction Inc

Address 9447 McCord Road City/State Orient, Ohio Zip 43146

Phone # 614.875.4761 Fax # N/A Email arledgeconstruction.com

PROPERTY OWNER(S):

Name P & P Investment Co.

Address 2323 Performance Parkway City/State Columbus, Ohio Zip 43207

Phone # 614.445.7161 Fax # 614.445.7799 Email performancesitecompany.com

Check here if listing additional property owners on a separate page

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE) Attorney Agent

Name CRABBE, BROWN & JAMES, LLP, Michael T. Shannon, Esq.

Address 500 S. Front St., Ste. 1200 City/State Columbus, Ohio Zip 43215

Phone # 614.229.4506 Fax # 614.229.4559 Email: mshannon@cbjlawyers.com

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

APPLICANT SIGNATURE Michael T. Shannon

PROPERTY OWNER SIGNATURE Michael T. Shannon V.P.

ATTORNEY / AGENT SIGNATURE Michael T. Shannon

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.
For all questions regarding this form and fees please call: 614-645-4522
Please make all checks payable to the Columbus City Treasurer



REZONING APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

AFFIDAVIT

(See instruction sheet)

APPLICATION # 211-012

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Michael T. Shannon, Esq.
of (1) MAILING ADDRESS 500 S. Front St., Suite 1200, Columbus, Ohio 43215

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 2400 Performance Way
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) 3/29/11

(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) P&P Investment Co.
2323 Performance Parkway
Columbus, Ohio 43207

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

Arledge Construction
614.875.4761

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

(5) Far South Area Commission
Bob Patterson, Zoning Chair
2664 Diane Place, Columbus, OH 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) Michael T. Shannon

Subscribed to me in my presence and before me this 25th day of March, in the year 2011

SIGNATURE OF NOTARY PUBLIC

(8) Carol A. Stewart

My Commission Expires:

CAROL A. STEWART
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES 06/28/2014

This Affidavit expires six months after date of notarization.



PLEASE NOTE: incomplete information will result in the rejection of this submittal.
For all questions regarding this form and fees please call: 614-645-4522
Please make all checks payable to the Columbus City Treasurer

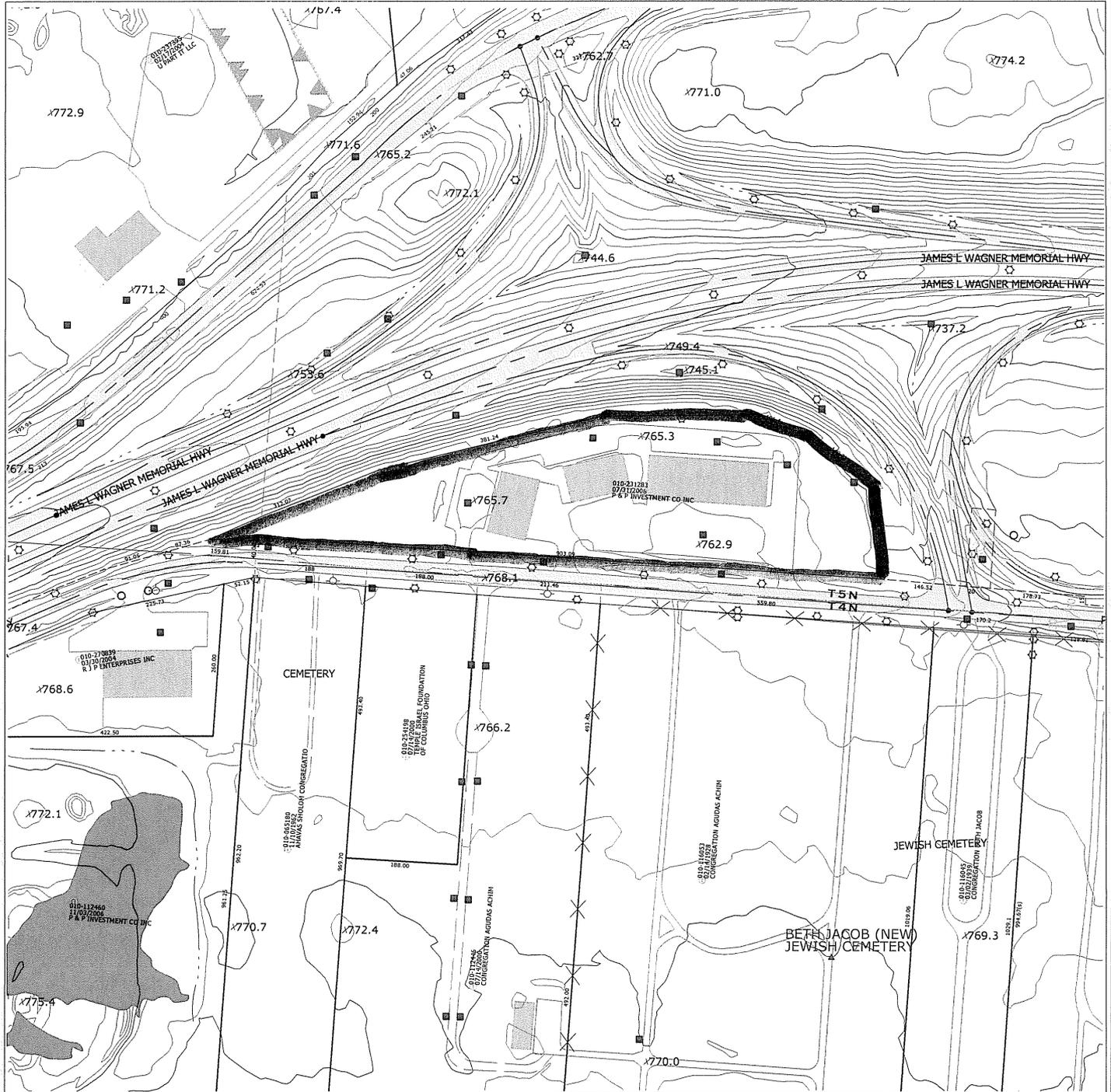
211-012



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: S

DATE: 3/16/11



Disclaimer

Scale = 250



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

Congregation Agudas Achim
2767 E. Broad Street
Columbus, Ohio 43209

P & P Investment Co Inc.
2323 Performance Parkway
Columbus, Ohio 43207

I.M. Harris
17 S. High Street
Columbus, Ohio 43215

Temple Israel Foundation of
Columbus Ohio
5419 E. Broad Street
Columbus, Ohio 43213

R J P Enterprises Inc.
6364 Harrisburg London Road
Orient, Ohio 43146

APPLICANT

PROPERTY OWNER

ATTORNEY

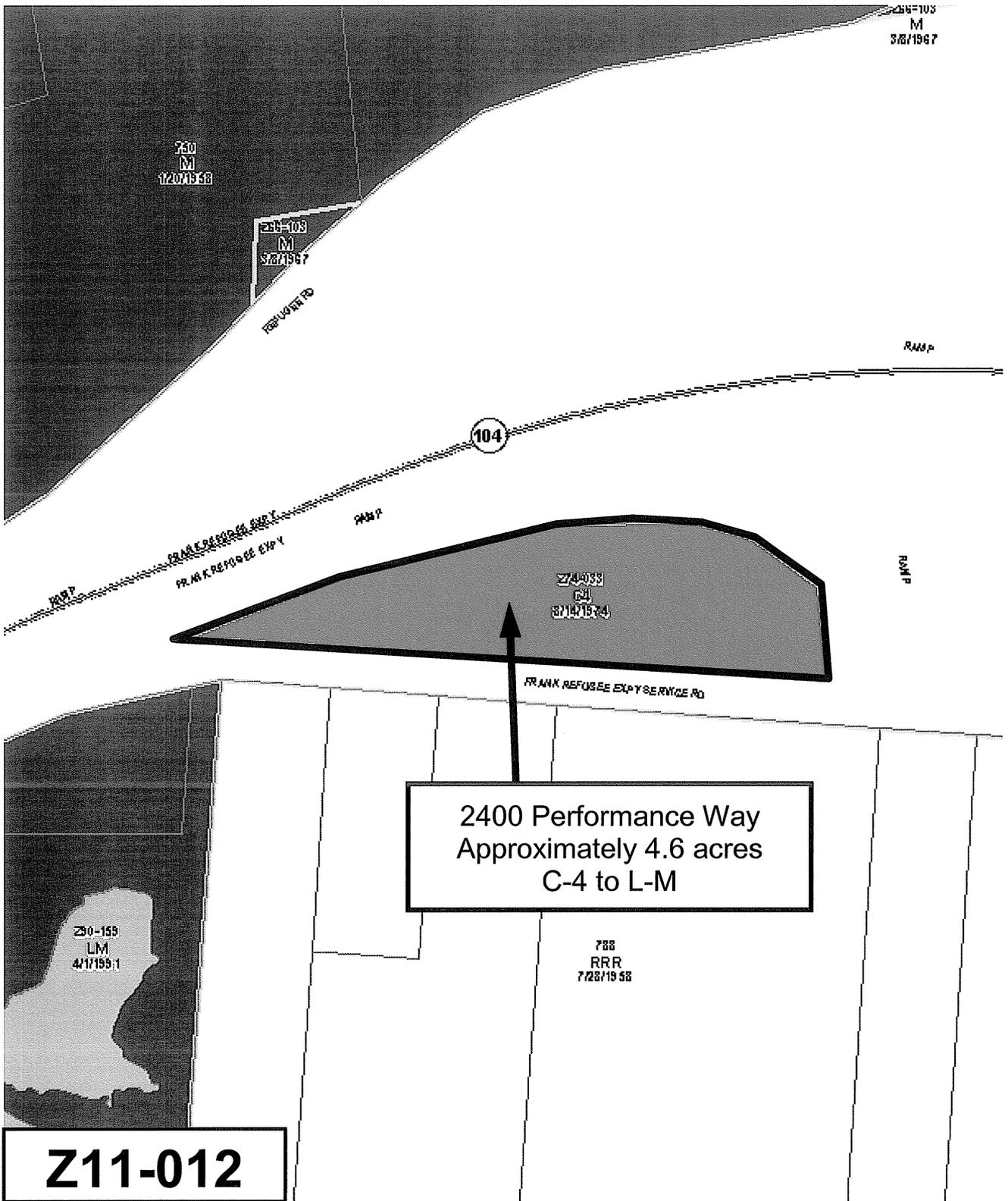
Arledge Construction Inc
9447 McCord Road
Orient, Ohio 43146

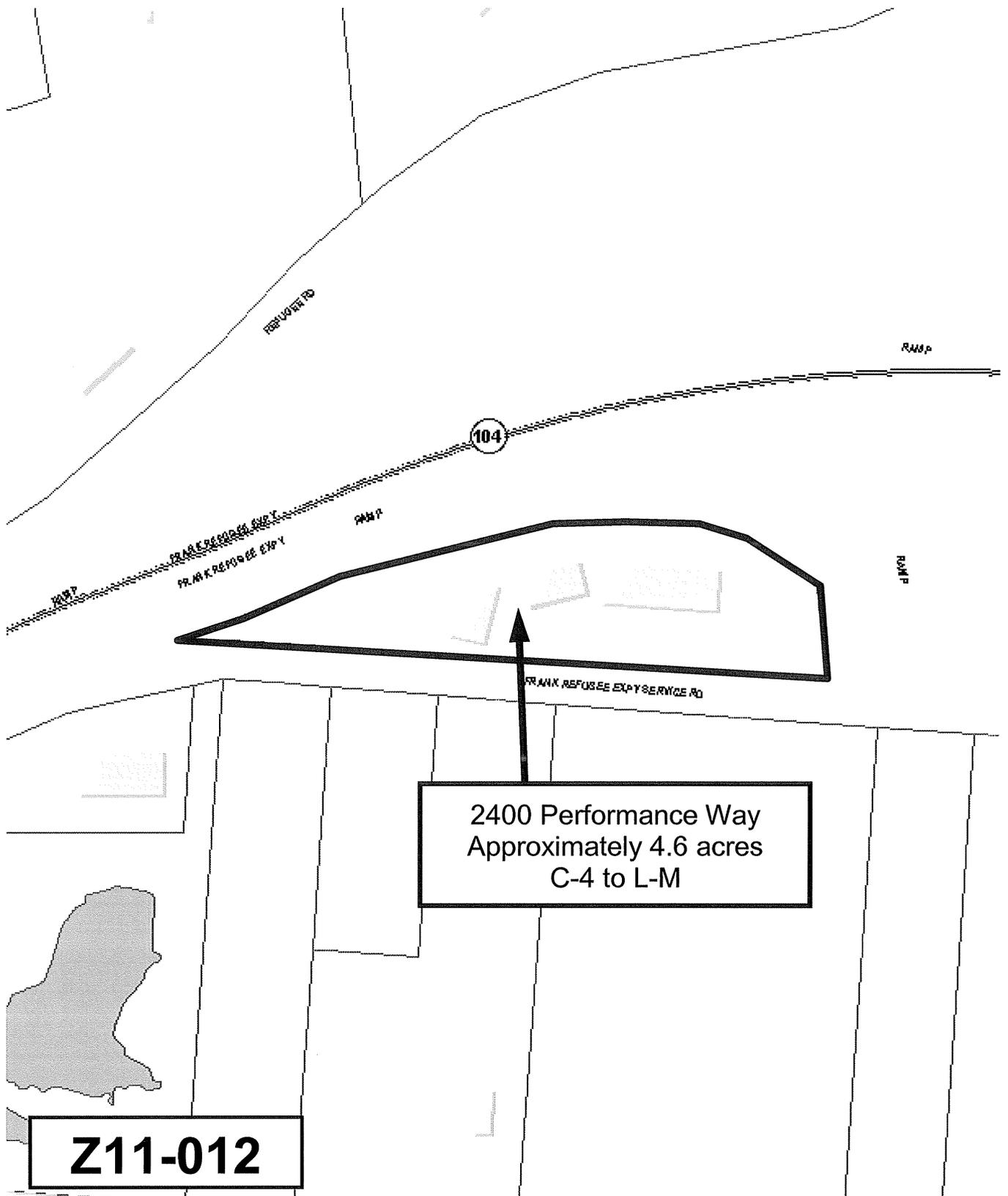
P & P Investment Co., Inc.
2323 Performance Parkway
Columbus, Ohio 43207

Michael Shannon, Esq.
CRABBE, BROWN & JAMES, LLP
500 S Front St, Ste. 1200
Columbus, Ohio 43215

AREA COMMISSION

Far South Area Commission
Bob Patterson, Zoning Chair
2664 Diane Place
Columbus, Ohio 43207





Z11-012

2400 Performance Way
Approximately 4.6 acres
C-4 to L-M

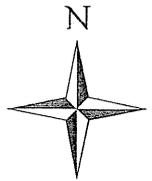


2400 Performance Way
Approximately 4.6 acres
C-4 to L-M

Z11-012



City of Columbus Zoning Plat



211-012

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: 010231283

Zoning Number: 2400

Street Name: PERFORMANCE WAY

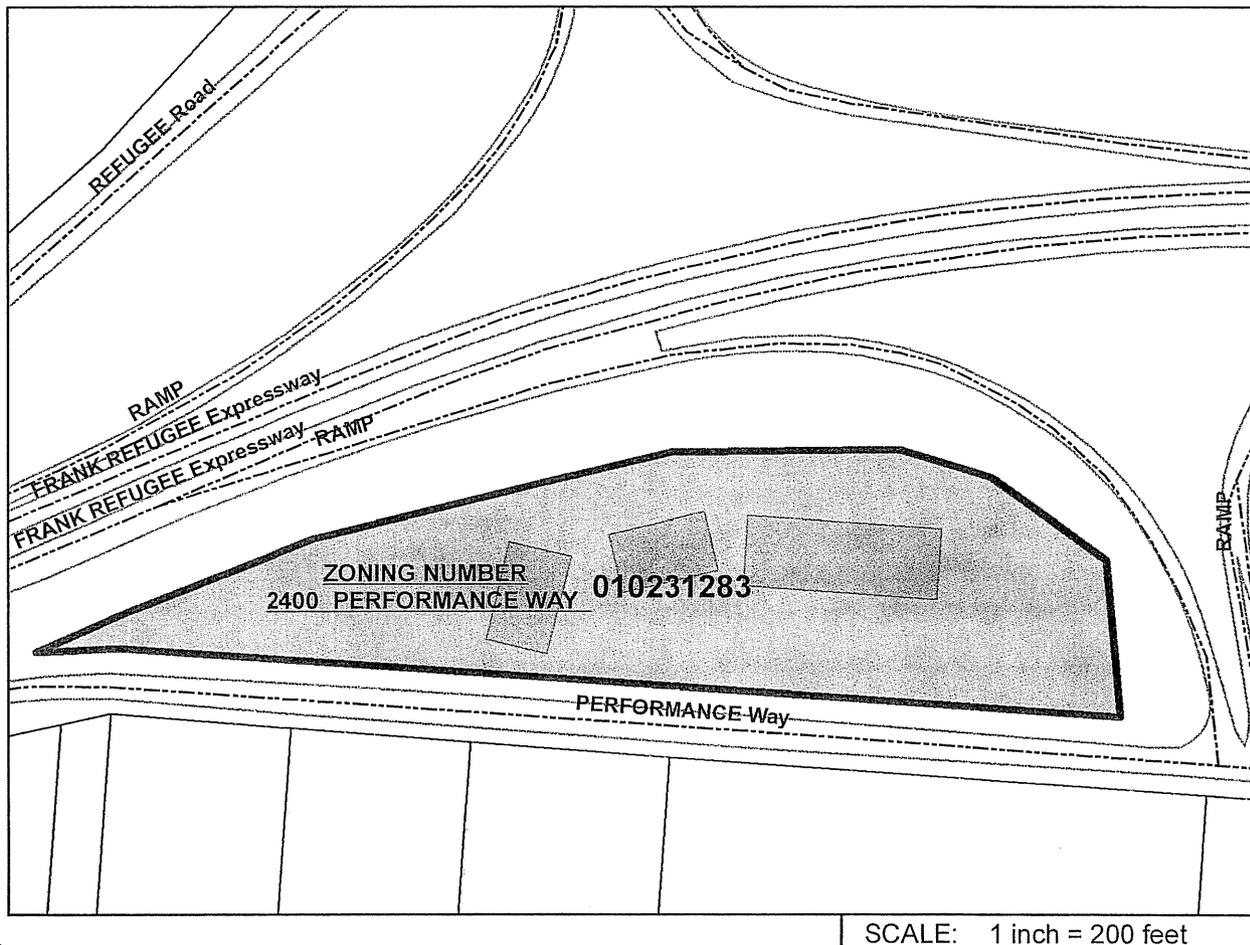
Lot Number: N/A

Subdivision: N/A

Requested By: CRABLE, BROWN & JAMES, LLP (MICHAEL SHANNON)

Issued By: *Adyana Amarian*

Date: 3/15/2011



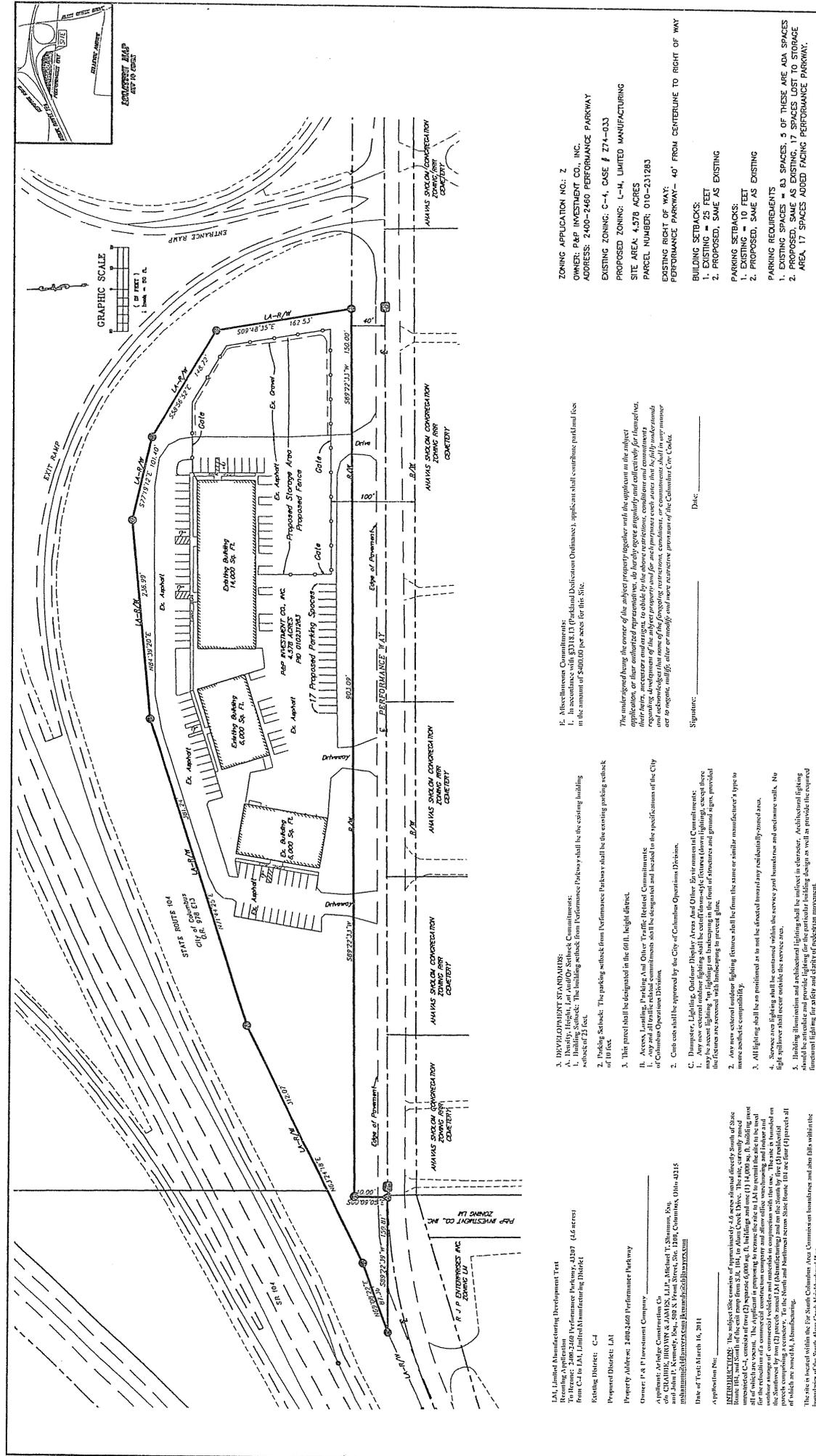
SCALE: 1 inch = 200 feet



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

GIS FILE NUMBER: 1692

24-112



L-M REZONING DEVELOPMENT PLAN
P&P INVESTMENT CO., INC.
 2400-2460 PERFORMANCE PARKWAY

COLUMBUS, OHIO

PREPARED BY:
HOODLIDEN AND ASSOCIATES, INC.
 683 North Grand Avenue
 Columbus, Ohio 43215
 Phone: (614) 232-0444
 Fax: (614) 232-0444

Scale: 1" = 50'

ZONING APPLICATION NO.: Z
 OWNER: P&P INVESTMENT CO., INC.
 ADDRESS: 2400-2460 PERFORMANCE PARKWAY
 EXISTING ZONING: C-4, CASE # Z74-033
 PROPOSED ZONING: L-M, LIMITED MANUFACTURING
 SITE AREA: 4.578 ACRES
 PARCEL NUMBER: 010-231283
 EXISTING RIGHT OF WAY:
 PERFORMANCE PARKWAY - 40' FROM CENTERLINE TO RIGHT OF WAY

BUILDING SETBACKS:
 1. EXISTING = 25 FEET
 2. PROPOSED, SAME AS EXISTING

PARKING SETBACKS:
 1. EXISTING = 10 FEET
 2. PROPOSED, SAME AS EXISTING

PARKING REQUIREMENTS:
 1. EXISTING SPACES = 83 SPACES, 9 OF THESE ARE ADA SPACES
 2. PROPOSED, SAME AS EXISTING, 17 SPACES LOST TO STORAGE AREA
 AREA 17 SPACES ADDED TRADING PERFORMANCE PARKWAY.

I, the undersigned, Commitment to:
 1. In accordance with §318.11 of the Columbus City Code, I hereby agree to file a plat with the City of Columbus in the amount of \$400.00 per acre for this site.

The undersigned being the owner of the subject property together with the applicant in the subject application, or their authorized representative, do hereby agree to file a plat with the City of Columbus in the amount of \$400.00 per acre for this site.

Signature: _____ Date: _____

3. DEVELOPMENT STANDARDS:

A. **Height, Height, Lot Area/Setback Commitments:**
 1. Building Setback: The building setback from Performance Parkway shall be the existing building setback of 21 feet.
 2. Parking Setback: The parking setback from Performance Parkway shall be the existing parking setback of 10 feet.
 3. The parcel shall be designated in the 6011, height district.

B. **Access, Landscaping, Pedestrian, and Other Environmental Commitments:**
 1. Any and all traffic control commitments shall be designed and located to the specifications of the City of Columbus Operations Division.
 2. Cuts and shall be approved by the City of Columbus Operations Division.

C. **Display, Lighting, Outdoor Display Areas and Other Environmental Commitments:**
 1. Any and all lighting, including outdoor lighting, shall be designed and located to the specifications of the City of Columbus Operations Division.
 2. Any new outdoor lighting fixtures shall be from the same or similar manufacturer's type to insure aesthetic compatibility.
 3. All lighting shall be contained within the service yard, not be directed toward any residentially zoned area.
 4. Signs and signs shall be contained within the service yard.
 5. Landscaping, illumination and architectural lighting shall be subject to the City of Columbus Operations Division.
 6. Pedestrian lighting is permitted and the maximum height for any pedestrian lighting on the subject site shall not exceed 10 feet in height. Landscaping is permitted and shall not exceed 48 inches in height.
 7. Downspouts, downspout storage areas, and propane tanks shall be screened by structures or other means which shall be designed and located to the specifications of the City of Columbus Operations Division.
 8. There shall be no outdoor public address system, outdoor call system, or other outdoor audio/visual system employed on site.
 9. All signs and signs shall be contained within the service yard.
 10. Any variance in the sign requirements shall be submitted to the Columbus City Code, as they apply to the M, Manufacturing District. Any variance in the sign requirements shall be submitted to the Columbus City Code Commission.

1. PROHIBITED USES:
 The site is located within the Star, Columbus, Area, Columbus County, Ohio, and shall be used for the following purposes:
 1. PROHIBITED USES:
 a. Any use prohibited by the Columbus City Code, Columbus, Ohio, or any other applicable ordinance.
 b. Any use prohibited by the Columbus City Code, Columbus, Ohio, or any other applicable ordinance.
 c. Any use prohibited by the Columbus City Code, Columbus, Ohio, or any other applicable ordinance.
 d. Any use prohibited by the Columbus City Code, Columbus, Ohio, or any other applicable ordinance.
 e. Any use prohibited by the Columbus City Code, Columbus, Ohio, or any other applicable ordinance.
 f. Any use prohibited by the Columbus City Code, Columbus, Ohio, or any other applicable ordinance.
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 q. Any use prohibited by the Columbus City Code, Columbus, Ohio, or any other applicable ordinance.
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 s. Any use prohibited by the Columbus City Code, Columbus, Ohio, or any other applicable ordinance.
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 v. Any use prohibited by the Columbus City Code, Columbus, Ohio, or any other applicable ordinance.
 w. Any use prohibited by the Columbus City Code, Columbus, Ohio, or any other applicable ordinance.
 x. Any use prohibited by the Columbus City Code, Columbus, Ohio, or any other applicable ordinance.
 y. Any use prohibited by the Columbus City Code, Columbus, Ohio, or any other applicable ordinance.
 z. Any use prohibited by the Columbus City Code, Columbus, Ohio, or any other applicable ordinance.

2. PROHIBITED USES:
 The site is located within the Star, Columbus, Area, Columbus County, Ohio, and shall be used for the following purposes:
 1. PROHIBITED USES:
 a. Any use prohibited by the Columbus City Code, Columbus, Ohio, or any other applicable ordinance.
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 y. Any use prohibited by the Columbus City Code, Columbus, Ohio, or any other applicable ordinance.
 z. Any use prohibited by the Columbus City Code, Columbus, Ohio, or any other applicable ordinance.

**LM, Limited Manufacturing Development Text
Rezoning Application
To Rezone: 2400-2460 Performance Parkway, 43207 (4.6 acres)
from C-4 to LM, Limited Manufacturing District**

Existing District: C-4

Proposed District: LM

Property Address: 2400-2460 Performance Parkway

**Owner: P & P Investment Company
2323 Performance Parkway, Columbus, Ohio 43207**

**Applicant: Arledge Construction Co
c/o CRABBE, BROWN & JAMES, LLP., Michael T. Shannon, Esq.
and John P. Kennedy, Esq., 500 S. Front Street, Ste. 1200, Columbus, Ohio 43215
mshannon@cbjlawyers.com jkennedy@cbjlawyers.com**

Date of Text: March 25, 2011

Application No: Z11-012

INTRODUCTION: The subject Site consists of approximately 4.6 acres situated directly South of State Route 104, and South of the exit ramp from S.R. 104, to Alum Creek Drive. The site, currently zoned unrestricted C-4, consists of two (2) separate 6,000 sq. ft. buildings and one (1) 14,000 sq. ft. building most all of which are vacant. The Applicant is proposing to rezone the site to LM to permit the site to be used for the relocation of a commercial construction company and allow office warehousing and indoor and outdoor storage of commercial vehicles and materials in conjunction with that use. The site is bounded on the Southwest by two (2) parcels zoned LM (Manufacturing) and on the South by five (5) residential parcels comprising a cemetery. To the North and Northwest across State Route 104 are four (4) parcels all of which are zoned M, Manufacturing.

The site is located within the Far South Columbus Area Commission boundaries and also falls within the boundaries of the South Alum Creek Neighborhood Plan.

1. PERMITTED USES:

All uses of the Columbus City Code Section 3363.01-Section 3363.08 (M, Manufacturing District) except uses as prohibited in Section 2 (Prohibited Uses) below. Additionally, all types of offices; residence(s) for a night watchman, commercial radio transmitting and appurtenances thereto; rooftop telecommunication installation and all accessory uses related to any permitted principal use shall be permitted.

A. All permitted uses shall be constructed, equipped and operated with such approved devices and methods as to insure against the emission of obnoxious noise, vibrations, smoke, fly ash or other solid particulate odor, glare, heat, sewage waste and other obnoxious conditions.

2. PROHIBITED USES:

Adult entertainment, inclusive of bookstore, adult motion picture theater, adult only entertainment facility, cabarets and night clubs, manufacturing, compounding, processing assembling, packaging or treatment of goods, materials and products involving operations which are obnoxious or offensive by reason of odor, smoke, gas fumes, vibration, fly ash, or other solid particulate matter, odor, glare, heat, sewage waste, or obnoxious conditions.

3. DEVELOPMENT STANDARDS:

A. Access, Loading, Parking And Other Traffic Related Commitments:

1. Any and all traffic related commitments shall be designated and located to the specifications of the City of Columbus Operations Division.

2. Curb cuts shall be approved by the City of Columbus Operations Division.

C. Dumpster, Lighting, Outdoor Display Areas And Other Environmental Commitments:

1. Any new external outdoor lighting shall be cutoff down-style fixtures (down lighting), except there may be accent lighting *up lighting) on landscaping in the front of structures and ground signs, provided the fixtures are screened with landscaping to prevent glare.

2. Any new external outdoor lighting fixtures shall be from the same or similar manufacturer's type to insure aesthetic compatibility.

3. All lighting shall be so positioned as to not be directed toward any residentially-zoned area.

4. Service area lighting shall be contained within the service yard boundaries and enclosure walls. No light spillover shall occur outside the service area.

5. Building illumination and architectural lighting shall be indirect in character. Architectural lighting should be articulate and provide lighting for the particular building design as well as provide the required functional lighting for safety and clarity of pedestrian movement.

6. Pedestrian lighting is permitted and the maximum height for any pedestrian lighting on the subject Site shall not exceed 16 feet in height. Bollard lighting is permitted and shall not exceed 48 inches in height.

7. Dumpsters, loading areas, outdoor storage areas, and propane tanks shall be screened by structures and/or landscaping to a minimum height of 6 feet. Deposited refuse should not be visible from outside the refuse enclosure, which shall be screened on all four (4) sides.

8. There shall be no outdoor public address system, outdoor call system, or other outdoor audible system permitted in this sub-area, except that a paging system shall be allowed for the purpose of paging employees only.

D. Graphics And Signage Commitments:

1. All signage shall conform to Chapters 3375 through 3383 of the Columbus City Code, as they apply to the M, Manufacturing District. Any variance to the sign requirements shall be submitted to the Columbus Graphics Commission.

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 the above restrictions, conditions and commitments regarding development of the subject property and for such purposes 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 and more restrictive provision of the Columbus City Codes.

Signature: _____

Date: _____