

OFFICE USE ONLY

Application # 210-015  
10335-00000-00225  
Fee: 1<sup>st</sup> acre (\$1,850 or \$3,200): \_\_\_\_\_  
Each additional acre (\$185 or \$315) \_\_\_\_\_  
Total: \$15,500-

Date of Submittal: 6/24/10  
Planning Area: Hayden - Cosgray  
Received by: SP



# REZONING APPLICATION

## LOCATION AND ZONING REQUEST

Certified Address (for Zoning Purposes) 5300 Avery Road Zip 43002  
*Is this application being annexed into the City of Columbus? Y or N (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 010-220108, 010-218951, 010-218952  
 Check here if listing additional parcel numbers on a separate page.

Current Zoning District(s) R Requested Zoning District(s) L-C-5 / L-C 4  
Recognized Area Commission or Civic Association \_\_\_\_\_  
*See instructions in "Things to Remember" on front of application packet.*  
Proposed Use or reason for rezoning request: commercial development (continue on separate page if necessary)  
Proposed Height District: 35' Acreage 42.975  
(Columbus City Code Section 3309.14)

## APPLICANT

Name AR Associates  
Address 5510 Ashford Road City Dublin Zip 43017  
Phone# c/o Jill Tangeman 614-464-5608 Fax # \_\_\_\_\_ Email \_\_\_\_\_

## PROPERTY OWNER(S)

Name AR Associates  
Address 5510 Ashford Road City Dublin Zip 43017  
Phone# c/o Jill Tangeman 614-464-5608 Fax # \_\_\_\_\_ Email \_\_\_\_\_  
 If applicable, check here if listing additional property owners on a separate page (REQUIRED)

## ATTORNEY / AGENT (CIRCLE ONE IF APPLICABLE)

Name Jill S. Tangeman, Esq.  
Address 52 East Gay Street City Columbus Zip 430216  
Phone# 614-464-5608 Fax # 614-719-4638 Email jstangeman@vorys.com

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

Applicant Signature Jill Tangeman, Attorney for AR Assoc.  
Property Owner Signature Jill Tangeman, Attorney for AR Assoc.  
Attorney/Agent Signature Jill Tangeman

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.  
City of Columbus | Department of Development | Building Services Division | 757 Carolyn Avenue, Columbus, Ohio 43224



# AFFIDAVIT

(See instruction sheet)

STATE OF OHIO  
COUNTY OF FRANKLIN

APPLICATION # 210-015

Being first duly cautioned and sworn (1) NAME Jill Tangeman, Esq.  
of (1) MAILING ADDRESS 52 East Gay Street, Columbus, Ohio 43216

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 5300 Avery Road  
for which the application for a rezoning, variance, special permit or graphics plan was filed with the Department of Development, Building Services Division on (3) 6/24/10

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNER'S NAME AND MAILING ADDRESS  
 Check here if listing additional property owners on a separate page.

(4) AR Associates  
5510 Ashford Road  
Dublin, Ohio 43017

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

AR Associates  
c/o Jill Tangeman #614-464-5608

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

(5) \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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  
Subscribed to me in my presence and before me this  
SIGNATURE OF NOTARY PUBLIC  
My Commission Expires:

8) Jill Tangeman  
23rd day of June, in the year 2010  
Deanna R. Cook  
NA

*This Affidavit expires six months after date of notarization.*

Notary Seal Here



Deanna R. Cook, Attorney At Law  
NOTARY PUBLIC - STATE OF OHIO  
My commission has no expiration date  
Sec. 147.03 R.C.

210-015

**EXHIBIT A**

**Surrounding Property Owners**  
**Located within 125 Feet of the Subject Property**

<u>Owner Name</u>	<u>Parcel Number</u>	<u>Property Address</u>	<u>Mailing Address</u>
Wilcox-Tuttle Limited Partnership	273-005403	5481 Wilcox Road	Wilcox-Tuttle Limited Partnership c/o Edwards Land Company Attn: Charles Driscoll 495 South High Street, Suite 150 Columbus, Ohio 43215
Orchard at Wilcox Ltd.	010-244173	5353 Wilcox Road	Orchard at Wilcox Ltd. 500 South Front Street Columbus, Ohio 43215
Bryon E. Ford, Jr., Peter D. Ford and William M. Lane, Co-Trustees.	010-255885	6.379 Acres, Wilcox Road	Bryon E. Ford, Jr., Peter D. Ford and William M. Lane, Co-Trustees c/o William M. Lane 175 South Third Street, Suite 700 Columbus, Ohio 43215
Pines at Tuttle Crossing L P	010-218953	5303 Wilcox Road	Pines at Tuttle Crossing L P 1690 Bob-O-Link Bend Columbus, Ohio 43229
Fiona S. Chan	050-010171	5168 Vinings Bend	Fiona S. Chan 5168 Vinings Bend Dublin, Ohio 43016
Jarrold Needle and Naomi Glass	050-010172	5172 C Vinings Bend	Jarrold Needle and Naomi Glass 5172 Vinings Bend, C Dublin, Ohio 43016
Sheila J. Harless	050-010173	5210 Vinings Bend	Sheila J. Harless 5210 Vinings Boulevard Dublin, Ohio 43016-7147 and The Vinings Condominium Community Association 5303 Wilcox Road Dublin, Ohio 43016-8744
Junko Kato-Weinstein	050-010174	5214 Vinings Boulevard	Junko Kato-Weinstein 5214 Vinings Boulevard Dublin, Ohio 43016

<u>Owner Name</u>	<u>Parcel Number</u>	<u>Property Address</u>	<u>Mailing Address</u>
Stephen R. Stutz and Heather L. Stutz	050-010175	5181 Vinings Boulevard	Stephen R. Stutz and Heather L. Stutz 5181 Vinings Boulevard Dublin, Ohio 43016
Kelly J. Affeldt	050-010176	5185 Vinings Boulevard	Kelly J. Affeldt 5185 Vinings Boulevard Dublin, Ohio 43016
Momin Z. Durrani	050-010177	5189 Vinings Boulevard	Momin Z. Durrani 5189 Vinings Boulevard Dublin, Ohio 43016
William E. Radebaugh and Rebecca S. Radebaugh	050-010178	5193 Vinings Boulevard	William E. Radebaugh and Rebecca S. Radebaugh 5193 Vinings Boulevard Dublin, Ohio 43016
Dorothy V. Rocourt	050-010115	5213 Vinings Boulevard	Dorothy V. Rocourt 5213 Vinings Boulevard Dublin, Ohio 43016
Tamu Gibbs	050-010116	5217 Vinings Boulevard	Tamu Gibbs 5217 Vinings Boulevard Dublin, Ohio 43016
Gina A. Flocken	050-010117	5221 Vinings Boulevard	Gina A. Flocken 5221 Vinings Boulevard Dublin, Ohio 43016
Kevin H. LeClair	050-010118	5225 Vinings Boulevard	Kevin H. LeClair 5225 Vinings Boulevard Dublin, Ohio 43016
Raed El-Hajj	050-010119	5229 Vinings Boulevard	Raed El-Hajj 5229 Vinings Boulevard Dublin, Ohio 43016
Katie B. Morrow	050-010120	5233 Vinings Boulevard	Katie B. Morrow 5233 Vinings Boulevard Dublin, Ohio 43016
Andrew D. Kaler	050-010121	5237 Vinings Boulevard	Andrew D. Kaler 5237 Vinings Boulevard Dublin, Ohio 43016
Megan K. Ayers	050-010122	5241 Vinings Boulevard	Megan K. Ayers 5241 Vinings Boulevard Dublin, Ohio 43016
John E. Spurk	050-010123	5197 Vinings Boulevard	John E. Spurk 5197 Vinings Boulevard Dublin, Ohio 43016

<u>Owner Name</u>	<u>Parcel Number</u>	<u>Property Address</u>	<u>Mailing Address</u>
Mark A. Susi	050-010124	5201 Vinings Boulevard	Mark A. Susi 5201 Vinings Boulevard Dublin, Ohio 43016
Karla J. Wolf	050-010125	5205 Vinings Boulevard	Karla J. Wolf 5205 Vinings Boulevard Dublin, Ohio 43016
Allison D. Williams	050-010126	5209 Vinings Boulevard	Allison D. Williams 5209 Vinings Boulevard Dublin, Ohio 43016
Hilliard United Pentecostal Church	010-265637	5284 Avery Road	Hilliard United Pentecostal Church 5284 Avery Road Dublin, Ohio 43016
Gregory A. Jordan and Cheryl A. Jordan	272-000486	5231 Avery Road	Gregory A. Jordan and Cheryl A. Jordan 5231 Avery Road Dublin, Ohio 43016
Daniel E. Myher and Susan M. Myher	272-00487	5235 Avery Road	Daniel E. Myher and Susan M. Myher 5235 Avery Road Dublin, Ohio 43016
Elizabeth R. Baltes-Spring	272-000488	5239 Avery Road	Elizabeth R. Baltes-Spring 3600 Sterling Park Circle, Apt. B Grove City, Ohio 43123
Saeed Hadjarpour and Mojgon Hadjarpour	272-000489	5243 Avery Road	Saeed Hadjarpour and Mojgon Hadjarpour 4200 Dublin Road Columbus, Ohio 43221
Matthew L. Rich and Lorraine A. Rich	272-000490	5247 Avery Road	Matthew L. Rich and Lorraine A. Rich 5247 Avery Road Dublin, Ohio 43016-6992
Barbara J. Lemaster	272-000491	5251 Avery Road	Barbara J. Lemaster 5251 Avery Road Dublin, Ohio 43016
David S. Weatherby	272-000040	5255 Avery Road	David S. Weatherby 5255 Avery Road Dublin, Ohio 43016

<u>Owner Name</u>	<u>Parcel Number</u>	<u>Property Address</u>	<u>Mailing Address</u>
Joseph S. Dallas and Angelo J. Dallas, III, Successor Trustees	485-279301	13.0513 Acres, Avery Road	Joseph S. Dallas and Angelo J. Dallas, III, Successor Trustees 3297 McKinley Avenue Columbus, Ohio 43204
Angelo J. Dallas, or his successor, as Trustee under the Angelo J. Dallas Trust Agreement dated May 17, 1996  and Dolores D'Amico, Valerie M. Scheel and Jodelle M. D'Amico, Trustees	274-000023	22.624 Acres, Avery Road	Joseph S. Dallas and Angelo J. Dallas, III, Successor Trustees 3297 McKinley Avenue Columbus, Ohio 43204  and Dolores D'Amico, Valerie M. Scheel and Jodelle M. D'Amico, Trustees 3969 Smiley Road Hilliard, Ohio 43026
City of Dublin, Ohio	010-218949	6.057 Acres, Avery Road	City of Dublin, Ohio 5200 Emerald Parkway Dublin, Ohio 43017

**Applicant/Owner**

AR Associates  
5510 Ashford Road  
Dublin, Ohio 43017

**Property Owner**

Bruce D. Bergmann, Trustee  
3188 Stephen Drive South  
Columbus, Ohio 43204

**Attorney**

Jill S. Tangeman, Esq.  
Vorys, Sater, Seymour and Pease LLP  
52 East Gay Street  
P. O. Box 1008  
Columbus, Ohio 43216-1008

# 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.

STATE OF OHIO  
COUNTY OF FRANKLIN

APPLICATION # 210-015

Being first duly cautioned and sworn (NAME) Jill Tangeman, Esq.  
of (COMPLETE ADDRESS) 52 East Gay Street, Columbus, OH 43216

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. AR ASSOCIATES 5510 ASHFORD ROAD DUBLIN, OH 43017 0 COLUMBUS EMPLOYEES JERRY SOLOVE - #985-6511</p>	<p>2. BRUCE BERGMANN, TRUSTEE 3188 STEPHEN DR S COLUMBUS OH 43204 JILL TANGEMAN, ESQ. - #464-5608</p>
<p>3.</p>	<p>4.</p>

SIGNATURE OF AFFIANT

*Jill Tangeman*

Subscribed to me in my presence and before me this 23rd day of June, in the year 2010

SIGNATURE OF NOTARY PUBLIC

*Deanna R. Cook*

My Commission Expires:

NA

*This Project Disclosure Statement expires six months after date of notary*



Deanna R. Cook, Attorney At Law  
NOTARY PUBLIC - STATE OF OHIO  
My commission has no expiration date  
Sec. 147.03 R.C.

Notary Seal Here

**Rezoning Description ~ 3.35 Acres  
East Side of Avery Road  
South of Rings Road**

Situated in the State of Ohio, County of Franklin, City of Columbus, Survey No. 3004 of the Virginia Military District and being part of that 6.167 acre tract conveyed to Bruce D. Bergmann, Trustee of record in Official Record 21539B17 and part of that 6.808 acre tract conveyed to Bruce D. Bergmann, Trustee of record in Official Record 21540A20, and described as follows:

**Beginning** at the southwest corner of said 6.167 acre tract, in the south line of said Survey No. 3004 and in the centerline of Avery Road as recorded in Road Record 7, Page 298;

Thence **N 10° 55' 10" E**, with said centerline, the same being the west line of said 6.167 acre and 6.808 acre tracts, **376.04 feet** to the northwest corner of said 6.808 acre tract;

Thence **S 79° 17' 50" E**, with a north line of said 6.808 acre tract, **51.07 feet** to an angle point;

Thence **N 85° 47' 39" E**, with a north line of said 6.808 acre tract, **367.76 feet**;

Thence **S 10° 55' 10" W**, across said 6.808 acre and 6.167 acre tracts, **353.78 feet** to the south line of said 6.167 acre tract, in the south line of said Survey No. 3004;

Thence **S 84° 39' 46" W**, with the south line of said 6.167 acre tract, the same being the south line of said Survey No. 3004, **423.00 feet** to the **Point of Beginning**, containing **3.35 acres**, more or less.

Bearings are based on the Ohio State Plane Coordinate System per NAD83, South Zone (1986 Adj.).

All references are to the Recorder's Office, Franklin County, Ohio.

This description is for rezoning purposes and is not for transfer.

**ADVANCED CIVIL DESIGN, INC.**

**Rezoning Description ~ 9.59 Acres  
East of Avery Road  
South of Rings Road**

Situated in the State of Ohio, County of Franklin, City of Columbus, Survey No. 3004 of the Virginia Military District and being part of that 6.167 acre tract conveyed to Bruce D. Bergmann, Trustee of record in Official Record 21539B17 and part of that 6.808 acre tract conveyed to Bruce D. Bergmann, Trustee of record in Official Record 21540A20, and described as follows:

**Commencing** at the southwest corner of said 6.167 acre tract, in the south line of said Survey No. 3004 and in the centerline of Avery Road as recorded in Road Record 7, Page 298;

Thence **N 84° 39' 46" E**, with the south line of said 6.167 acre tract, the same being the south line of said Survey No. 3004, **423.00 feet** to the **Point of Beginning**;

Thence **N 10° 55' 10" E**, across said 6.167 acre and 6.808 acre tracts, **353.78 feet** to a north line of said 6.808 acre tract;

Thence **N 85° 47' 39" E**, with a north line of said 6.808 acre tract, **1226.09 feet** to the northeast corner thereof;

Thence **S 04° 27' 15" E**, with the east lines of said 6.808 acre and 6.167 acre tracts, **315.46 feet** to the southeast corner of said 6.167 acre tract;

Thence **S 84° 39' 46" W**, with the south line of said 6.167 acre tract, the same being the south line of said Survey No. 3004, **1320.03 feet** to the **Point of Beginning**, containing **9.59 acres**, more or less.

Bearings are based on the Ohio State Plane Coordinate System per NAD83, South Zone (1986 Adj.).

All references are to the Recorder's Office, Franklin County, Ohio.

This description is for rezoning purposes and is not for transfer.

**ADVANCED CIVIL DESIGN, INC.**

**ZONING DESCRIPTION**  
**7.2 ACRES**

Situated in the State of Ohio, County of Franklin, City of Columbus, Survey No. 3012, Virginia Military District, being a part of that 30.00 acre tract conveyed to A. R. Associates of record in 11789I04, and described as follows:

Beginning, for reference, at the centerline intersection of Avery Road and Avery Oak Drive;

thence with the centerline of said Avery Road, the following courses and distances:

North 10° 08' 57" East, a distance of 77.37 feet to a point;

North 09° 59' 41" East, a distance of 229.47 feet to a point;

North 09° 57' 07" East, a distance of 193.52 feet to a point;

North 10° 21' 34" East, a distance of 190.12 feet to a point; and

North 83° 55' 46" East, a distance of 31.28 feet to the TRUE POINT OF BEGINNING;

thence North 10° 21' 51" East, across said 30.00 acre tract, a distance of 1364.96 feet to the north line of said 30.00 acre tract;

thence North 84° 17' 34" East, with the north line of said 30.00 acre tract, a distance of 239.35 feet to a point;

thence South 10° 21' 51" West, across said 30.00 acre tract, a distance of 1363.38 feet to a point in the southerly line of said 30.00 acre tract;

thence South 83° 55' 46" West, with said south line, a distance of 239.80 feet to the east right-of-way line of Avery Road to the TRUE POINT OF BEGINNING, containing 7.2 acres, more or less.

All references are to the records of the Recorder's Office, Franklin County, Ohio.

This description was prepared from record information only and should be used for zoning purposes only.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

Subarea 4

**ZONING DESCRIPTION**  
**21.9 ACRES**

Situated in the State of Ohio, County of Franklin, City of Columbus, Survey No. 3012, Virginia Military District, being a part of that 30.00 acre tract conveyed to A. R. Associates of record in 11789104, and described as follows:

Beginning, for reference, at the centerline intersection of Avery Road and Avery Oak Drive;

thence with the centerline of said Avery Road, the following courses and distances:

North 10° 08' 57" East, a distance of 77.37 feet to a point;

North 09° 59' 41" East, a distance of 229.47 feet to a point;

North 09° 57' 07" East, a distance of 193.52 feet to a point;

North 10° 21' 34" East, a distance of 190.12 feet to a point; and

North 83° 55' 46" East, a distance of 31.28 feet to a point in the easterly right-of-way line of said Avery Road;

thence North 83° 35' 46" East, with the southerly line of said 30.00 acre tract, a distance of 239.80 feet to the TRUE POINT OF BEGINNING;

thence North 10° 21' 51" East, across said 30.00 acre tract, a distance of 1363.38 feet to a point in the northerly line of said 30.00 acre tract;

thence North 84° 17' 34" East, with the northerly line of said 30.00 acre tract, a distance of 628.01 feet to a point at a northeasterly corner thereof;

thence South 01° 58' 20" West, with the east line of said 30.00 acre tract, a distance of 1316.64 feet to the southeast corner thereof;

thence South 83° 55' 46" West, with the south line of said 30.00 acre tract, a distance of 829.51 feet to the TRUE POINT OF BEGINNING, containing 21.9 acres, more or less.

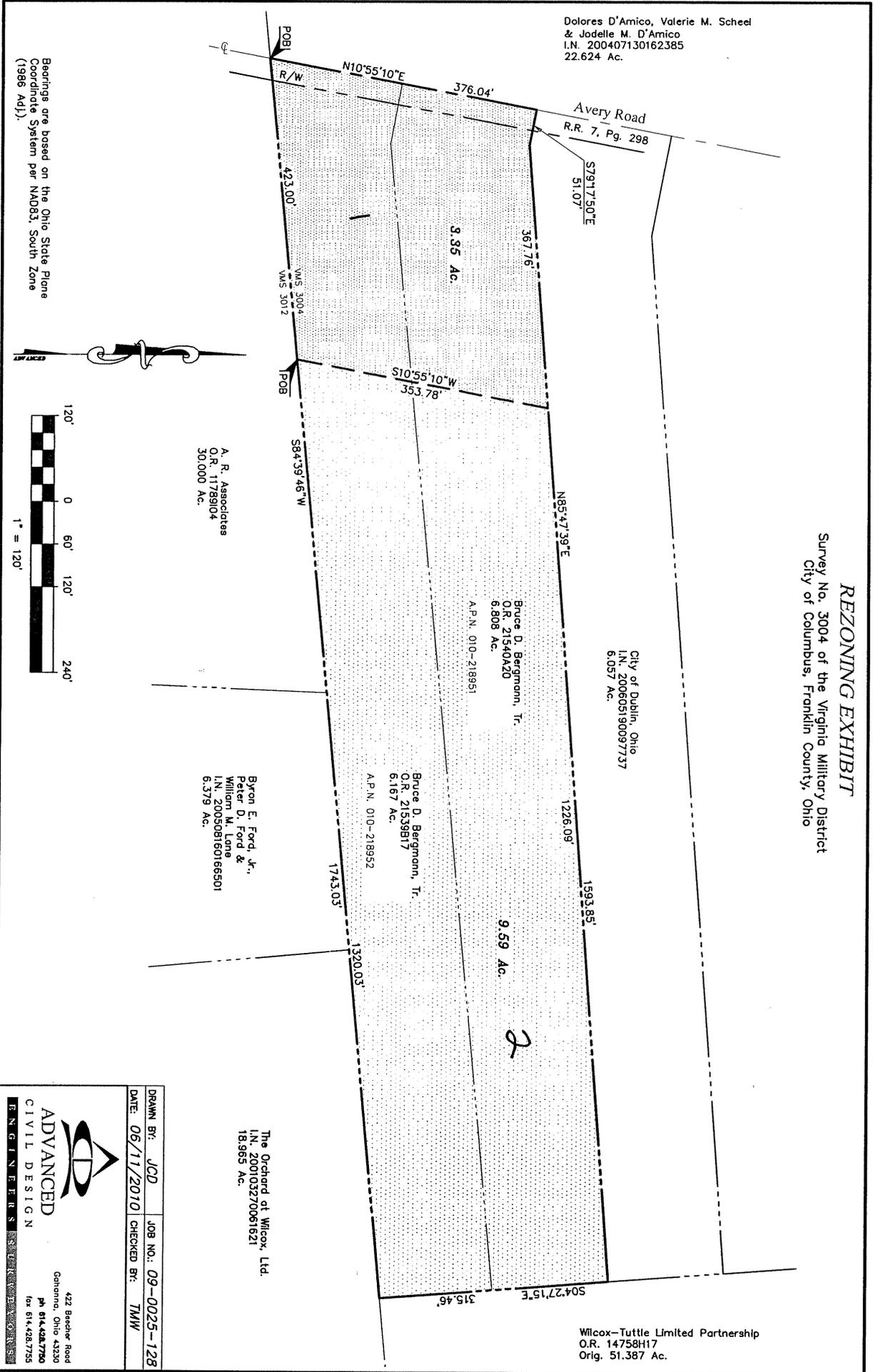
All references are to the records of the Recorder's Office, Franklin County, Ohio.

This description was prepared from record information only and should be used for zoning purposes only.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

**REZONING EXHIBIT**  
 Survey No. 3004 of the Virginia Military District  
 City of Columbus, Franklin County, Ohio

Dolores D'Amico, Valerie M. Scheel  
 & Jodelle M. D'Amico  
 I.N. 200407130162385  
 22.624 Ac.



Wilcox-Tuttle Limited Partnership  
 O.R. 14758H17  
 Orig. 51.387 Ac.

The Orchard at Wilcox, Ltd.  
 I.N. 200103270061621  
 18.965 Ac.

Byron E. Ford, Jr.,  
 Peter D. Ford &  
 William M. Lorne  
 I.N. 200508160166501  
 6.379 Ac.

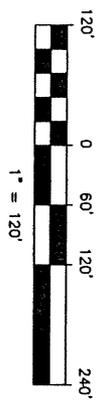
A. R. Associates  
 O.R. 11789104  
 30.000 Ac.

Bruce D. Bergmann, Tr.  
 O.R. 21540A20  
 6.808 Ac.  
 A.P.N. 010-218951

Bruce D. Bergmann, Tr.  
 O.R. 21539817  
 6.167 Ac.  
 A.P.N. 010-218952

City of Dublin, Ohio  
 I.N. 200605190097737  
 6.057 Ac.

 <p><b>ADVANCED CIVIL DESIGN ENGINEERS</b></p> <p>422 Beecher Road                  Gahanna, Ohio 43230                  Ph 614.428.7750                  Fax 614.428.7755</p>	DRAWN BY: JCD DATE: 06/11/2010 JOB NO.: 09-0025-128 CHECKED BY: TMW
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Bearings are based on the Ohio State Plane  
 Coordinate System per NAD83, South Zone  
 (1986 AdJ).

210-015

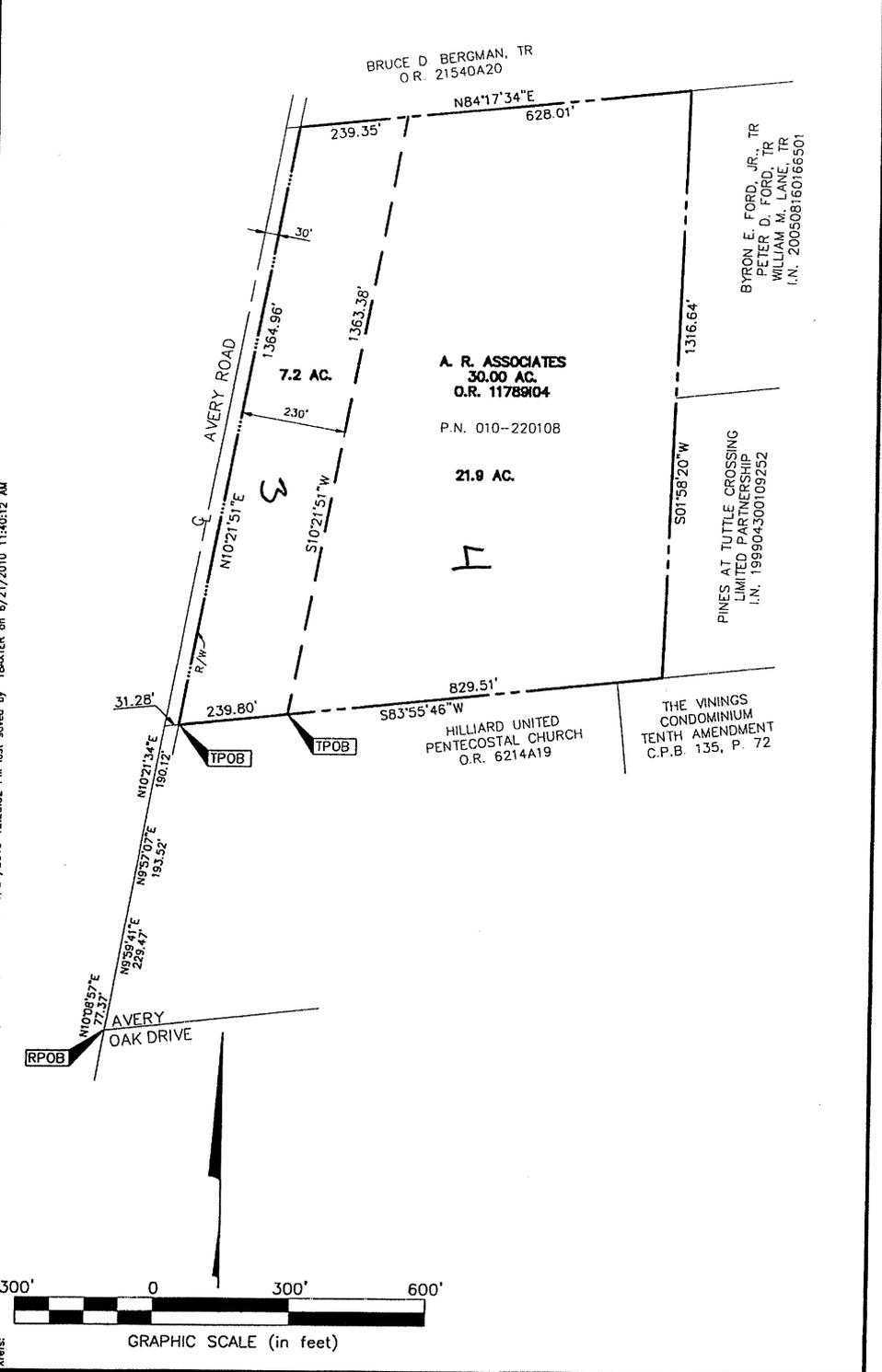
210-015



# ZONING EXHIBIT

SURVEY NO. 3012  
VIRGINIA MILITARY DISTRICT  
CITY OF COLUMBUS, COUNTY OF FRANKLIN, STATE OF OHIO

Date: June 21, 2010      Job No. 2010-0782      Scale: 1" = 300'



LA:\20100782\201007825\DWG\30100782ZONING.DWG plotted by BAXTER, THERESA on 6/21/2010 12:28:52 PM last saved by TBAXTER on 6/21/2010 11:40:12 AM  
Xrefs:



# City of Columbus Zoning Plat

210-015

## 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: 010220108

Zoning Number: 5300

Street Name: AVERY RD

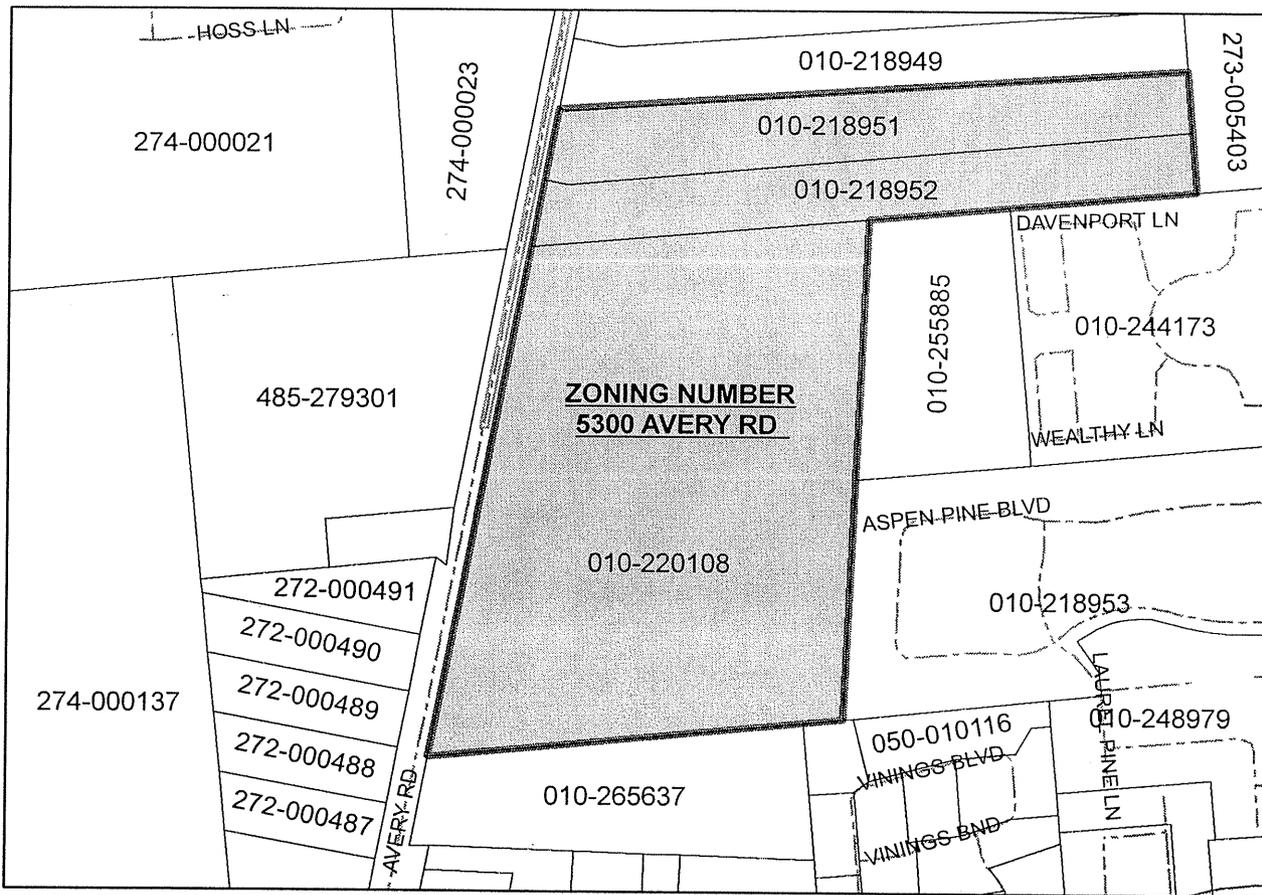
Lot Number: N/A

Subdivision: N/A

Requested By: VORYS, STATER, SEYMOUR & PEASE LLP. (VIGINIA BUDA)

Issued By: *Adugna Adamian*

Date: 5/24/2010



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

SCALE: 1 inch = 500 feet

GIS NOS FILE NUMBER: 4176

**DEVELOPMENT TEXT**

**Application:** 210-015  
**Address:** 5300 Avery Road  
**Owner(s):** AR Associates  
**Applicant:** AR Associates  
**Zoning Districts:** L-C-4; L-C-5  
**Date of Text:** June 22, 2010

**Introduction:** The applicant owns or controls by contract approximately 42.5 +/- acres located on Avery Road. The applicant seeks to rezone the site for future commercial uses.

***Subarea 1:***

Subarea 1 is approximately 3.35 +/- acres and shall be zoned L-C-5:

**1. Introduction:** The applicant seeks to rezone Subarea 1 for regional scale commercial uses and a possible automobile service station.

**2. Permit Uses:** The permitted uses for Subarea 1 shall be those allowed in Chapter 3356 (C-4) of the Columbus City Code and an automobile service station as permitted by Chapter 3357 (C-5) of the Columbus City Code.

**3. Development Standards:** Except as otherwise noted above and herein, the applicable development standards of Chapter 3356 (C-4) shall apply to this site.

**A. Density, Lot, and/or Setback Commitments.**

1. The height district shall be H-60.
2. The building setback line shall be twenty five (25) feet from any public street, ten (10) feet from any side property line and ten (10) feet from any rear property line.
3. The parking setback line shall be fifteen (15) feet from any public street, five (5) feet from any side property line and five (5) feet from any rear property line.
4. Notwithstanding the foregoing paragraph, no building, parking or maneuvering setback shall be required from any property line that is created within and internal to the total site (Subareas 1, 2, 3 and 4) such that the parcel created continues to function as part of the overall site.

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

1. At least one bike rack located within fifteen (15) feet of each building shall be provided on site.
2. The required overall parking ratio for Subarea 1, 2, 3 and 4 shall be an aggregate ratio to be applied over the overall site determined at the time of zoning clearance, and there shall be no higher or lower ratios for any particular use. Notwithstanding the foregoing, the parking ratio in any outlot shall be in accordance with the parking ratio applicable under the Code to the type of use to which such outlot is put.
3. If the applicant wishes to provide fewer parking spaces than the above requirements, then the applicant shall prepare a shared parking analysis for the proposed project at the time of zoning clearance pursuant to the requirements of the Department of Building and Zoning Services. The Department shall review this shared parking analysis and if the Department approves the study then the applicant shall provide the number of parking spaces shown in the study. If the Department does not approve the study, then the applicant may file a variance with the Board of Zoning Adjustment.

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

1. Screening with landscaping (or screening materials which may consist of any combination of earth mounding, landscaping, walls, and/or fences) shall be provided so as to hide trash collection areas and waste storage areas from view, to a minimum opacity of not less than seventy five percent (75%). All such landscaping shall be properly trimmed and all screening shall be maintained. All service areas shall be separated from public circulation and parking areas.
2. All heating, ventilating, air conditioning and other building mechanical systems and equipment, whether roof mounted or ground level, shall be fully screened from view from all public streets. As an exception to the foregoing, equipment requiring ventilation shall be located within architectural elements having an opacity of at least 80%. Ground level equipment may be screened by landscaping.
3. Where freestanding walls are used for screening, they shall be integrated into the building design and/or landscaping plan.
4. All trees and landscaping shall be well maintained. Weather permitting, dead items shall be replaced within six months.
5. The minimum size of trees at the time of planting shall be as follows: Deciduous – 2 inch caliper; Ornamental – 2 inch caliper; Evergreen – 6 feet in height; Shrubs – 24” minimum height.
6. Provision for handling all truck service shall be totally within each parcel. No off-street loading areas or loading docks shall be located on or along the front wall of any building, within the front yard of any parcel or nearer than fifteen (15) feet from any side or rear property line. Off-street loading areas or loading docks located on or along the side wall of any building shall in no event be located nearer than twenty-five (25) feet from the front of the building and such

facilities and all activities therein shall be screened from view from all public streets with buildings or view-obscuring treatment such as landscaped mounds, a wall or fence, dense planting, strips of trees or shrubs, or a combination thereof so as to achieve a minimum height of 6' high and an opacity of not less than seventy five percent (75%). All such view-obscuring measures shall be maintained in good condition and appearance by the owners of the property containing such loading area at all times.

7. Any loading area located within fifty (50) feet of a residentially zoned property used for residential purposes shall be screened from such residential property by buildings or view-obscuring treatment such as landscaped mounds, a wall or fence, dense plating, strips of trees or shrubs, or a combination thereof so as to achieve a minimum height of 6' high and an opacity of not less than seventy five percent (75%). All such view-obscuring measures shall be maintained in good condition and appearance by the owner of the property containing such freight loading area at all times.

8. Each parcel shall provide minimum three (3) foot wide landscape buffer areas within the parcel and adjacent and parallel to the side property lines, except where no building setback is required, where aisles connect adjacent parking lots and where no parking setback is required. The surface of the side buffer areas shall be expressly reserved for the planting of lawns, trees or shrubs and no structures except approvable graphics), equipment of any nature (except utility equipment, which shall be either underground or fully screened) or paved areas (except driveways) shall be permitted within the side and rear buffer areas.

9. All open areas on each developed parcel not occupied by buildings, structures, outside storage areas, parking areas, street right-of-way paved areas, driveways, walkways and off-street loading areas shall be landscaped with lawns, grasses, mulch, trees or shrubs.

10. The frontage along Avery Road shall be landscaped with 2 deciduous and 2 ornamental trees planted for every 100 feet of frontage. These trees may be evenly spaced or grouped together.

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

1. Any kiosk constructed for an automobile service station shall incorporate brick or brick veneer or stone or cultured stone on all four sides of the structure.

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

1. All parking lot lighting shall use cut-off type fixtures (downlighting) and shall be designed and placed to minimize off-site light spillage and glare. Buildings and landscaping may be uplighted or dowlighted from a concealed source. Ground mounted lighting shall be shielded and landscaped.

2. Parking lot lighting shall be no higher than 28 feet.

3. All new or relocated utility lines shall be installed underground, unless the applicable utility company requires above ground installation.

4. For aesthetic compatibility, poles and lights shall be from the same or similar manufacturer's type and style and shall be black, dark brown or bronze in color.
5. No outdoor display areas shall be permitted.

#### **F. Graphics and/or Signage Commitments.**

1. All signage and graphics shall conform to Article 15, Title 33 of the Columbus City Code as it applies to the C-4 Commercial zoning district. Any variance to the sign requirements shall be submitted to the Columbus Graphics Commission.

#### ***Subarea 2:***

Subarea 2 is approximately 9.59 +/- acres and shall be zoned L-C-4:

**1. Introduction:** The applicant seeks to rezone Subarea 2 for regional scale commercial uses.

**2. Permit Uses:** Those uses listed in Chapter 3356.03 (C-4, Regional Scale Commercial District) of the Columbus City Code shall be permitted.

**3. Development Standards:** Except as otherwise noted above and herein, the applicable development standards of Chapter 3356 (C-4) shall apply to this site.

#### **A. Density, Lot, and/or Setback Commitments.**

1. The height district shall be H-60.
2. The building setback line shall be twenty five (25) feet from any public street, ten (10) feet from any side property line and ten (10) feet from any rear property line.
3. The parking setback line shall be fifteen (15) feet from any public street, five (5) feet from any side property line and five (5) feet from any rear property line.
4. Notwithstanding the foregoing paragraph, no building, parking or maneuvering setback shall be required from any property line that is created within and internal to the total site (Subareas 1, 2, 3 and 4) such that the parcel created continues to function as part of the overall site.

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

1. At least one bike rack located within fifteen (15) feet of each building shall be provided on site.
2. The required overall parking ratio for Subarea 1, 2, 3 and 4 shall be an aggregate ratio to be applied over the overall site determined at the time of zoning clearance, and there shall be no higher or lower ratios for any particular use. Notwithstanding the foregoing, the parking ratio in any outlot shall be in accordance with the parking ratio applicable under the Code to the type of use to which such outlot is put.

3. If the applicant wishes to provide fewer parking spaces than the above requirements, then the applicant shall prepare a shared parking analysis for the proposed project at the time of zoning clearance pursuant to the requirements of the Department of Building and Zoning Services. The Department shall review this shared parking analysis and if the Department approves the study then the applicant shall provide the number of parking spaces shown in the study. If the Department does not approve the study, then the applicant may file a variance with the Board of Zoning Adjustment.

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

1. Screening with landscaping (or screening materials which may consist of any combination of earth mounding, landscaping, walls, and/or fences) shall be provided so as to hide trash collection areas and waste storage areas from view, to a minimum opacity of not less than seventy five percent (75%). All such landscaping shall be properly trimmed and all screening shall be maintained. All service areas shall be separated from public circulation and parking areas.

2. All heating, ventilating, air conditioning and other building mechanical systems and equipment, whether roof mounted or ground level, shall be fully screened from view from all public streets. As an exception to the foregoing, equipment requiring ventilation shall be located within architectural elements having an opacity of at least 80%. Ground level equipment may be screened by landscaping.

3. Where freestanding walls are used for screening, they shall be integrated into the building design and/or landscaping plan.

4. All trees and landscaping shall be well maintained. Weather permitting, dead items shall be replaced within six months.

5. The minimum size of trees at the time of planting shall be as follows: Deciduous – 2 inch caliper; Ornamental – 2 inch caliper; Evergreen – 6 feet in height; Shrubs – 24” minimum height.

6. Provision for handling all truck service shall be totally within each parcel. No off-street loading areas or loading docks shall be located on or along the front wall of any building, within the front yard of any parcel or nearer than fifteen (15) feet from any side or rear property line. Off-street loading areas or loading docks located on or along the side wall of any building shall in no event be located nearer than twenty-five (25) feet from the front of the building and such facilities and all activities therein shall be screened from view from all public streets with buildings or view-obscuring treatment such as landscaped mounds, a wall or fence, dense planting, strips of trees or shrubs, or a combination thereof so as to achieve a minimum height of 6’ high and an opacity of not less than seventy five percent (75%). All such view-obscuring measures shall be maintained in good condition and appearance by the owners of the property containing such loading area at all times.

7. Any loading area located within fifty (50) feet of a residentially zoned property used for residential purposes shall be screened from such residential property by buildings or view-obscuring treatment such as landscaped mounds, a wall or fence, dense plating, strips of trees or shrubs, or a combination thereof so as to achieve a minimum height of 6’ high and an opacity of

not less than seventy five percent (75%). All such view-obscuring measures shall be maintained in good condition and appearance by the owner of the property containing such freight loading area at all times.

8. Each parcel shall provide minimum three (3) foot wide landscape buffer areas within the parcel and adjacent and parallel to the side property lines, except where no building setback is required, where aisles connect adjacent parking lots and where no parking setback is required. The surface of the side buffer areas shall be expressly reserved for the planting of lawns, trees or shrubs and no structures except approvable graphics), equipment of any nature (except utility equipment, which shall be either underground or fully screened) or paved areas (except driveways) shall be permitted within the side and rear buffer areas.

9. All open areas on each developed parcel not occupied by buildings, structures, outside storage areas, parking areas, street right-of-way paved areas, driveways, walkways and off-street loading areas shall be landscaped with lawns and/or trees and shrubs.

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

1. Not applicable.

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

1. All parking lot lighting shall use cut-off type fixtures (downlighting) and shall be designed and placed to minimize off-site light spillage and glare. Buildings and landscaping may be uplighted or downlighted from a concealed source. Ground mounted lighting shall be shielded and landscaped.

2. Parking lot lighting shall be no higher than 28 feet.

3. All new or relocated utility lines shall be installed underground, unless the applicable utility company requires above ground installation.

4. For aesthetic compatibility, poles and lights shall be from the same or similar manufacturer's type and style and shall be black, dark brown or bronze in color.

#### **F. Graphics and/or Signage Commitments.**

1. All signage and graphics shall conform to Article 15, Title 33 of the Columbus City Code as it applies to the C-4 Commercial zoning district. Any variance to the sign requirements shall be submitted to the Columbus Graphics Commission.

#### ***Subarea 3:***

Subarea 3 is approximately 7.2 +/- acres and shall be zoned L-C-5:

**1. Introduction:** The applicant seeks to rezone Subarea 3 for regional scale commercial uses and a possible automobile service station.

**2. Permit Uses:** The permitted uses for Subarea 3 shall be those allowed in Chapter 3356 (C-4) of the Columbus City Code and an automobile service station as permitted by Chapter 3357 (C-5) of the Columbus City Code.

**3. Development Standards:** Except as otherwise noted above and herein, the applicable development standards of Chapter 3356 (C-4) shall apply to this site.

**A. Density, Lot, and/or Setback Commitments.**

1. The height district shall be H-60.
2. The building setback line shall be twenty five (25) feet from any public street, ten (10) feet from any side property line and ten (10) feet from any rear property line.
3. The parking setback line shall be fifteen (15) feet from any public street, five (5) feet from any side property line and five (5) feet from any rear property line.
4. Notwithstanding the foregoing paragraph, no building, parking or maneuvering setback shall be required from any property line that is created within and internal to the total site (Subareas 1, 2, 3 and 4) such that the parcel created continues to function as part of the overall site.

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

1. At least one bike rack located within fifteen (15) feet of each building shall be provided on site.
2. The required overall parking ratio for Subarea 1, 2, 3 and 4 shall be an aggregate ratio to be applied over the overall site determined at the time of zoning clearance, and there shall be no higher or lower ratios for any particular use. Notwithstanding the foregoing, the parking ratio in any outlot shall be in accordance with the parking ratio applicable under the Code to the type of use to which such outlot is put.
3. If the applicant wishes to provide fewer parking spaces than the above requirements, then the applicant shall prepare a shared parking analysis for the proposed project at the time of zoning clearance pursuant to the requirements of the Department of Building and Zoning Services. The Department shall review this shared parking analysis and if the Department approves the study then the applicant shall provide the number of parking spaces shown in the study. If the Department does not approve the study, then the applicant may file a variance with the Board of Zoning Adjustment.

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

1. Screening with landscaping (or screening materials which may consist of any combination of earth mounding, landscaping, walls, and/or fences) shall be provided so as to hide trash collection areas and waste storage areas from view, to a minimum opacity of not less than seventy five percent (75%). All such landscaping shall be properly trimmed and all screening shall be maintained. All service areas shall be separated from public circulation and parking areas.

2. All heating, ventilating, air conditioning and other building mechanical systems and equipment, whether roof mounted or ground level, shall be fully screened from view from all public streets. As an exception to the foregoing, equipment requiring ventilation shall be located within architectural elements having an opacity of at least 80%. Ground level equipment may be screened by landscaping.
3. Where freestanding walls are used for screening, they shall be integrated into the building design and/or landscaping plan.
4. All trees and landscaping shall be well maintained. Weather permitting, dead items shall be replaced within six months.
5. The minimum size of trees at the time of planting shall be as follows: Deciduous – 2 inch caliper; Ornamental – 2 inch caliper; Evergreen – 6 feet in height; Shrubs – 24” minimum height.
6. Provision for handling all truck service shall be totally within each parcel. No off-street loading areas or loading docks shall be located on or along the front wall of any building, within the front yard of any parcel or nearer than fifteen (15) feet from any side or rear property line. Off-street loading areas or loading docks located on or along the side wall of any building shall in no event be located nearer than twenty-five (25) feet from the front of the building and such facilities and all activities therein shall be screened from view from all public streets with buildings or view-obscuring treatment such as landscaped mounds, a wall or fence, dense planting, strips of trees or shrubs, or a combination thereof so as to achieve a minimum height of 6’ high and an opacity of not less than seventy five percent (75%). All such view-obscuring measures shall be maintained in good condition and appearance by the owners of the property containing such loading area at all times.
7. Any loading area located within fifty (50) feet of a residentially zoned property used for residential purposes shall be screened from such residential property by buildings or view-obscuring treatment such as landscaped mounds, a wall or fence, dense plating, strips of trees or shrubs, or a combination thereof so as to achieve a minimum height of 6’ high and an opacity of not less than seventy five percent (75%). All such view-obscuring measures shall be maintained in good condition and appearance by the owner of the property containing such freight loading area at all times.
8. Each parcel shall provide minimum three (3) foot wide landscape buffer areas within the parcel and adjacent and parallel to the side property lines, except where no building setback is required, where aisles connect adjacent parking lots and where no parking setback is required. The surface of the side buffer areas shall be expressly reserved for the planting of lawns, trees or shrubs and no structures except approvable graphics), equipment of any nature (except utility equipment, which shall be either underground or fully screened) or paved areas (except driveways) shall be permitted within the side and rear buffer areas.
9. All open areas on each developed parcel not occupied by buildings, structures, outside storage areas, parking areas, street right-of-way paved areas, driveways, walkways and off-street loading areas shall be landscaped with lawns, grasses, mulch, trees or shrubs.

10. The frontage along Avery Road shall be landscaped with 2 deciduous and 2 ornamental trees planted for every 100 feet of frontage. These trees may be evenly spaced or grouped together.

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

1. Any kiosk constructed for an automobile service station shall incorporate brick or brick veneer or stone or cultured stone on all four sides of the structure.

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

1. All parking lot lighting shall use cut-off type fixtures (downlighting) and shall be designed and placed to minimize off-site light spillage and glare. Buildings and landscaping may be uplighted or downlighted from a concealed source. Ground mounted lighting shall be shielded and landscaped.

2. Parking lot lighting shall be no higher than 28 feet.

3. All new or relocated utility lines shall be installed underground, unless the applicable utility company requires above ground installation.

4. For aesthetic compatibility, poles and lights shall be from the same or similar manufacturer's type and style and shall be black, dark brown or bronze in color.

5. No outdoor display areas shall be permitted.

**F. Graphics and/or Signage Commitments.**

1. All signage and graphics shall conform to Article 15, Title 33 of the Columbus City Code as it applies to the C-4 Commercial zoning district. Any variance to the sign requirements shall be submitted to the Columbus Graphics Commission.

***Subarea 4:***

Subarea 4 is approximately 21.9 +/- acres and shall be zoned L-C-4:

**1. Introduction:** The applicant seeks to rezone Subarea 4 for regional scale commercial uses.

**2. Permit Uses:** Those uses listed in Chapter 3356.03 (C-4, Regional Scale Commercial District) of the Columbus City Code shall be permitted.

**3. Development Standards:** Except as otherwise noted above and herein, the applicable development standards of Chapter 3356 (C-4) shall apply to this site.

**A. Density, Lot, and/or Setback Commitments.**

1. The height district shall be H-60.

2. The building setback line shall be twenty five (25) feet from any public street, ten (10) feet from any side property line and ten (10) feet from any rear property line.
3. The parking setback line shall be fifteen (15) feet from any public street, five (5) feet from any side property line and five (5) feet from any rear property line.
4. Notwithstanding the foregoing paragraph, no building, parking or maneuvering setback shall be required from any property line that is created within and internal to the total site (Subareas 1, 2, 3 and 4) such that the parcel created continues to function as part of the overall site.

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

1. At least one bike rack located within fifteen (15) feet of each building shall be provided on site.
2. The required overall parking ratio for Subarea 1, 2, 3 and 4 shall be an aggregate ratio to be applied over the overall site determined at the time of zoning clearance, and there shall be no higher or lower ratios for any particular use. Notwithstanding the foregoing, the parking ratio in any outlot shall be in accordance with the parking ratio applicable under the Code to the type of use to which such outlot is put.
3. If the applicant wishes to provide fewer parking spaces than the above requirements, then the applicant shall prepare a shared parking analysis for the proposed project at the time of zoning clearance pursuant to the requirements of the Department of Building and Zoning Services. The Department shall review this shared parking analysis and if the Department approves the study then the applicant shall provide the number of parking spaces shown in the study. If the Department does not approve the study, then the applicant may file a variance with the Board of Zoning Adjustment.

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

1. Screening with landscaping (or screening materials which may consist of any combination of earth mounding, landscaping, walls, and/or fences) shall be provided so as to hide trash collection areas and waste storage areas from view, to a minimum opacity of not less than seventy five percent (75%). All such landscaping shall be properly trimmed and all screening shall be maintained. All service areas shall be separated from public circulation and parking areas.
2. All heating, ventilating, air conditioning and other building mechanical systems and equipment, whether roof mounted or ground level, shall be fully screened from view from all public streets. As an exception to the foregoing, equipment requiring ventilation shall be located within architectural elements having an opacity of at least 80%. Ground level equipment may be screened by landscaping.
3. Where freestanding walls are used for screening, they shall be integrated into the building design and/or landscaping plan.

4. All trees and landscaping shall be well maintained. Weather permitting, dead items shall be replaced within six months.

5. The minimum size of trees at the time of planting shall be as follows: Deciduous – 2 inch caliper; Ornamental – 2 inch caliper; Evergreen – 6 feet in height; Shrubs – 24” minimum height.

6. Provision for handling all truck service shall be totally within each parcel. No off-street loading areas or loading docks shall be located on or along the front wall of any building, within the front yard of any parcel or nearer than fifteen (15) feet from any side or rear property line. Off-street loading areas or loading docks located on or along the side wall of any building shall in no event be located nearer than twenty-five (25) feet from the front of the building and such facilities and all activities therein shall be screened from view from all public streets with buildings or view-obscuring treatment such as landscaped mounds, a wall or fence, dense planting, strips of trees or shrubs, or a combination thereof so as to achieve a minimum height of 6’ high and an opacity of not less than seventy five percent (75%). All such view-obscuring measures shall be maintained in good condition and appearance by the owners of the property containing such loading area at all times.

7. Any loading area located within fifty (50) feet of a residentially zoned property used for residential purposes shall be screened from such residential property by buildings or view-obscuring treatment such as landscaped mounds, a wall or fence, dense plating, strips of trees or shrubs, or a combination thereof so as to achieve a minimum height of 6’ high and an opacity of not less than seventy five percent (75%). All such view-obscuring measures shall be maintained in good condition and appearance by the owner of the property containing such freight loading area at all times.

8. Each parcel shall provide minimum three (3) foot wide landscape buffer areas within the parcel and adjacent and parallel to the side property lines, except where no building setback is required, where aisles connect adjacent parking lots and where no parking setback is required. The surface of the side buffer areas shall be expressly reserved for the planting of lawns, trees or shrubs and no structures except approvable graphics), equipment of any nature (except utility equipment, which shall be either underground or fully screened) or paved areas (except driveways) shall be permitted within the side and rear buffer areas.

9. All open areas on each developed parcel not occupied by buildings, structures, outside storage areas, parking areas, street right-of-way paved areas, driveways, walkways and off-street loading areas shall be landscaped with lawns and/or trees and shrubs.

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

1. Not applicable.

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

1. All parking lot lighting shall use cut-off type fixtures (downlighting) and shall be designed and placed to minimize off-site light spillage and glare. Buildings and landscaping may be uplighted or downlighted from a concealed source. Ground mounted lighting shall be shielded and landscaped.

2. Parking lot lighting shall be no higher than 28 feet.
3. All new or relocated utility lines shall be installed underground, unless the applicable utility company requires above ground installation.
4. For aesthetic compatibility, poles and lights shall be from the same or similar manufacturer's type and style and shall be black, dark brown or bronze in color.

**F. Graphics and/or Signage Commitments.**

1. All signage and graphics shall conform to Article 15, Title 33 of the Columbus City Code as it applies to the C-4 Commercial zoning district. Any variance to the sign requirements shall be submitted to the Columbus Graphics Commission.

\*\*\*The undersigned, being the agent for the owner of the subject property together with the applicant in the subject application, does hereby agree on behalf of the owner and the applicant, singularly and collectively for themselves, their 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.



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Jill S. Tangeman, Esq.

Vorys, Sater, Seymour and Pease, LLP

52 East Gay Street

Columbus, Ohio 43215

210-015



# CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

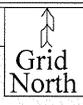
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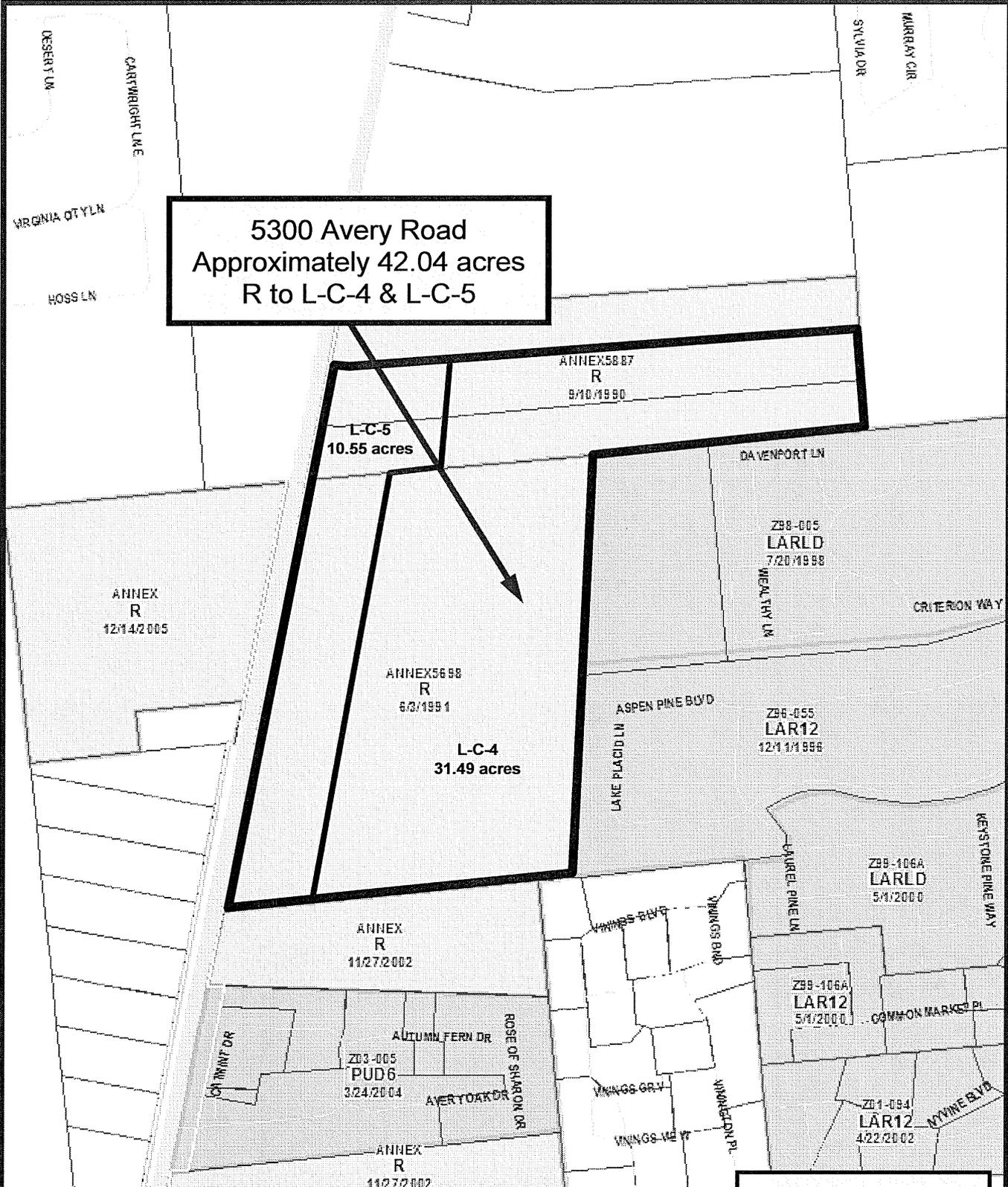
Disclaimer

Scale = 500



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



**5300 Avery Road**  
**Approximately 42.04 acres**  
**R to L-C-4 & L-C-5**

**Z10-015**



5300 Avery Road  
Approximately 42.04 acres  
R to L-C-4 & L-C-5

**Z10-015**