



OFFICE USE ONLY

Application # 10 335-00000-00478
210-025
Fee: 1st acre (\$1,850 or \$3,200): _____
Each additional acre (\$185 or \$315) _____
Total: \$3515

Date of Submittal: 11/1/10
Planning Area: Scoto Southland
Received by: S. Pine

REZONING APPLICATION

LOCATION AND ZONING REQUEST

Certified Address (for Zoning Purposes) 4037 Lockbourne Road Zip 43207

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 010-243368/243369/243593
 Check here if listing additional parcel numbers on a separate page.

Current Zoning District(s) Rural Requested Zoning District(s) L-M
Recognized Area Commission or Civic Association Far South Columbus Area Commission

See instructions in "Things to Remember" on front of application packet.
Proposed Use or reason for rezoning request: rezone after annexation (continue on separate page if necessary)

Proposed Height District: 35' Acreage 1.9 acres
(Columbus City Code Section 3309.14)

APPLICANT

Name Robert Lytle
Address 4041 Lockbourne Road City Columbus Zip 43207
Phone# 491-0152 Fax # 491-0210 Email _____

PROPERTY OWNER(S)

Name Robert Lytle
Address 4041 Lockbourne Road City Columbus Zip 43207
Phone# 491-0152 Fax # 491-0210 Email _____
 If applicable, check here if listing additional property owners on a separate page (REQUIRED)

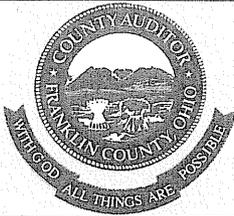
ATTORNEY / AGENT (CIRCLE ONE IF APPLICABLE)

Name Jackson B. Reynolds, III c/o Smith & Hale LLC
Address 37 W. Broad St., Ste. 725 City Columbus Zip 43215
Phone# 221-4255 Fax # 221-4409 Email jreynolds@smithandhale.com

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

Applicant Signature By: Robert Lytle
Property Owner Signature By: Robert Lytle
Attorney/Agent Signature Jackson B. Reynolds, III

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



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

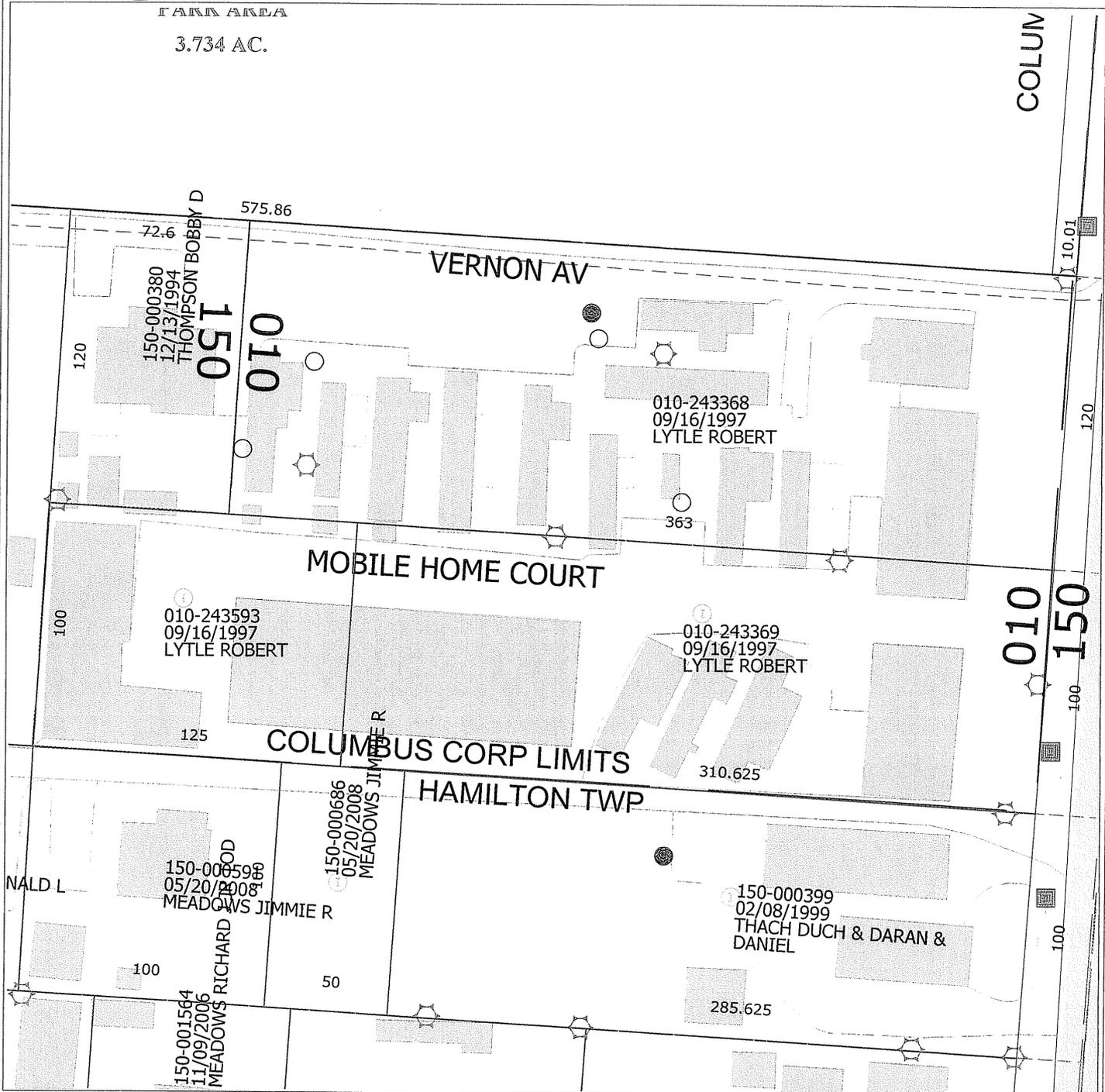
MAP ID: jbr

DATE: 8/5/10

FARM AREA

3.734 AC.

COLUM



Disclaimer

Scale = 60



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



City of Columbus Zoning Plat



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: 010243368, 010243369, 010243593

Zoning Number: 4037

Street Name: LOCKBOURNE RD

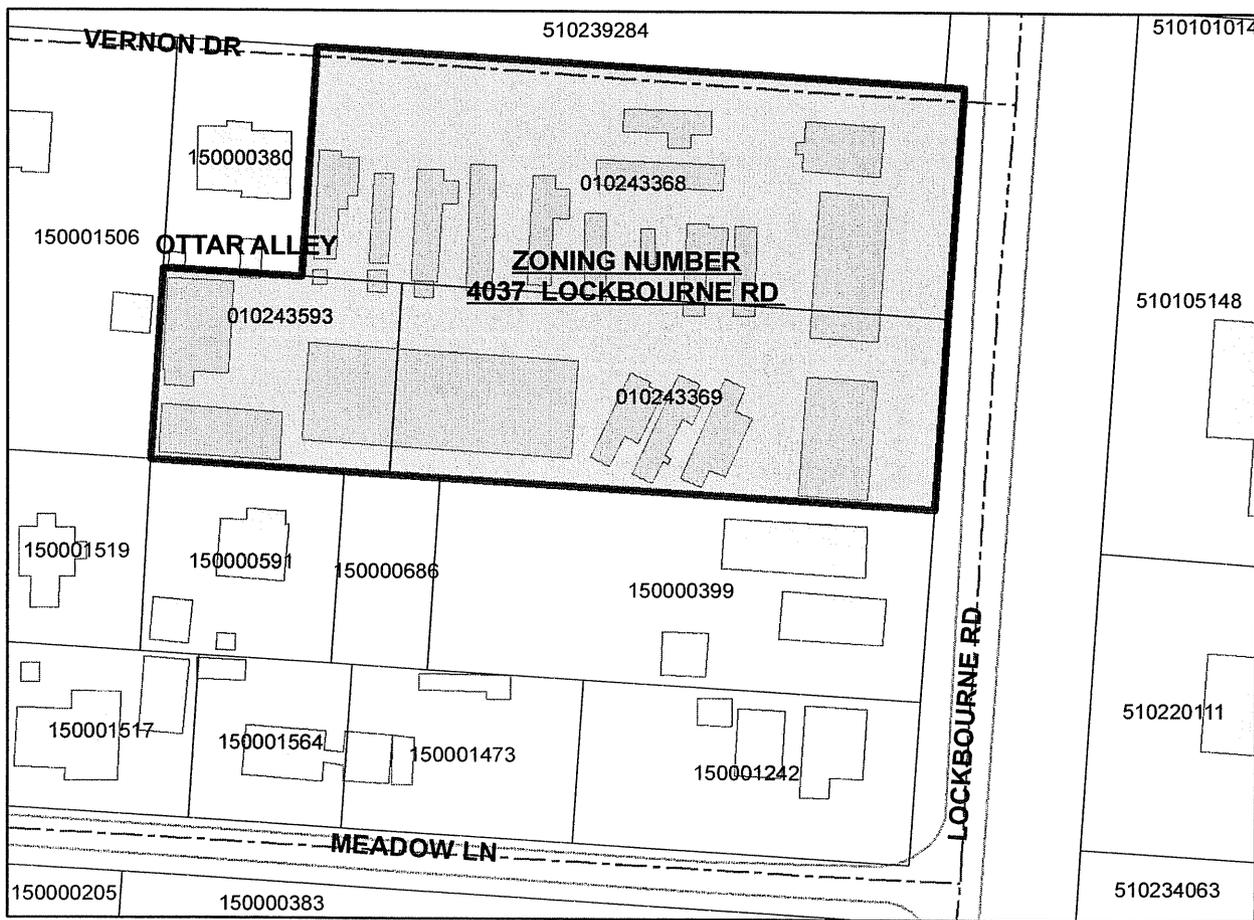
Lot Number: N/A

Subdivision: N/A

Requested By: SMITH AND HALE (JACK REYNOLDS)

Issued By: *Patricia Austin*

Date: 9/24/2010



SCALE: 1 inch = 100 feet

GIS FILE NUMBER: 7042



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



AFFIDAVIT

(See instruction sheet)

STATE OF OHIO
COUNTY OF FRANKLIN

APPLICATION # 210-025

Being first duly cautioned and sworn (1) NAME Jackson B. Reynolds, III
of (1) MAILING ADDRESS 37 W. Broad St., Ste. 725, Columbus, OH 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 4037 Lockbourne Rd.
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) 11/1/10
(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) Robert Lytle
4041 Lockbourne Rd.
Columbus, OH 43207

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

Robert Lytle
(614) 491-0152

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

(5) Far South Columbus Area Commission
c/o Ted Eisleben
4080 S. High St.
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
Subscribed to me in my presence and before me this
SIGNATURE OF NOTARY PUBLIC
My Commission Expires:

8) Jackson B. Reynolds III
20th day of October, in the year 2010
David Hodge
does not expire



This Affidavit expires six months after date of notarization.
DAVID L. HODGE
ATTORNEY AT LAW
Notary Public, State of Ohio
My Commission Has No Expiration
Section 147.03 R.C.

OWNER/APPLICANT

ATTORNEY

AREA COMMISSION

Robert Lytle
4041 Lockbourne Rd.
Columbus, OH 43207

Jackson B. Reynolds III
37 W. Broad St. Ste. 725
Columbus, OH 43215

Far South Columbus Area Commission
c/o Ted Eisleben
4080 S. High St.
Columbus, OH 43207

SURROUNDING PROPERTY OWNERS

Bobby Thompson
1135 Vernon Dr.
Columbus, OH 43207

Duch Thach
4041 Lockbourne Rd.
Columbus, OH 43207

Jimmie Meadows
1116 Meadow Lane
Columbus, OH 43207

Richard Meadows Jr.
1124 Meadow Lane
Columbus, OH 43207

Columbus Wholesale Fish Bait Co.
4041 Lockbourne Rd.
Columbus, OH 43207

Karlene Maynard
1111 Vernon Dr.
Columbus, OH 43207

Donald Blevins
3258 S. Ave.
Columbus, OH 43207

DLD Properties LLC
P.O. Box 1
Kingston, OH 45644

RFP Associates Ltd.
416 Bayshore Dr.
Osprey, FL 34229

Pain Enterprises Inc.
101 N. Daniels Way
Bloomington, IN 47404

City of Columbus
Real Estate Management
90 W. Broad St., Room 425
Columbus, OH 43215

Bobby Meadows
1116 Meadow Lane
Columbus, OH 43207

Ronald & Joyce White
4443 Lockbourne Rd.
Columbus, OH 43207



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 # 210-025

Being first duly cautioned and sworn (NAME) Jackson B. Reynolds, III
of (COMPLETE ADDRESS) 37 W. Broad St., Ste. 725, 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. Robert Lytle 4041 Lockbourne Road Columbus, OH 43207 491-0152</p>	<p>2.</p>
<p>3.</p>	<p>4.</p>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Jackson B. Reynolds III

Subscribed to me in my presence and before me this 10th day of October in the year 2010

SIGNATURE OF NOTARY PUBLIC

Natalie C. Timmons

My Commission Expires:

9/4/15

This Project Disclosure Statement expires six months after date of notarization.



Here **Natalie C. Timmons**
Notary Public, State of Ohio
My Commission Expires 09-04-2015

LIMITATION TEXT

PROPOSED DISTRICT: L-M, Limited Manufacturing

EXISTING DISTRICT: Rural

PROPERTY ADDRESS: 4037 Lockbourne Road

OWNER: Robert Lytle

APPLICANT: Robert Lytle

DATE OF TEXT: October ____, 2010

APPLICATION NUMBER: Z10 - 025

1. INTRODUCTION: The subject site was originally developed in Franklin County under the Light Industrial District which provided for manufacturing, commercial and residential uses. The site has over the last 50 years developed with residential, commercial and manufacturing uses. The property was annexed into Columbus in 1998 and no follow up zoning was initiated by the owner at that time. The owner is seeking the L-M district to legalize the existing uses and provide guidance for future redevelopment of the property. The property to the east is zoned for manufacturing uses (M-1) to the south and west is commercial in the County, and to the north is a city park. The proposed text will allow the continued use of the property and development standards for future redevelopment of the property.

2. PERMITTED USES: Those uses listed in C-4, C-3, C-2 and C-1 zoning classifications and the uses listed in Sections 3363.02 thru 3363.08 of the Columbus City Code. Those uses listed in Sections 3363.09 thru 3363.17 shall be prohibited. The following uses shall also be prohibited:

- Animal Shelter
- Armored car, investigation, guard and security services
- Astrology, fortune telling and palm reading
- Blood and organ banks
- Community food pantry
- Crematory
- Display advertising
- Drive-in motion picture theaters
- Farm equipment and supply stores
- Funeral homes and services
- Garden, landscaping and nursery centers and sales
- Halfway house
- Hospitals
- Lawn and garden equipment and supplies stores
- Limousine and taxi service
- Missions/temporary shelters
- Motel/hotel
- Outdoor power equipment stores
- Parking lots and garages
- Performing arts, spectator sports and related industries
- Recreational Vehicle dealers
- Repossession services
- Warehouse clubs and super centers

3. DEVELOPMENT STANDARDS: Unless otherwise specified in the following text, the Development Standards shall be as specified in Chapter 3363 of Columbus City Code (M, Manufacturing District).

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

1. The minimum building setback shall be 30 feet and minimum parking setback shall be 10 feet from Lockbourne Road.
2. Height district shall be 35 feet

B. Access, Loading, Parking and/or other Traffic related commitments.

1. All circulation, curb cuts and access points shall be subject to the approval of the Division of Transportation.

C. Buffering, Landscaping, Open space and/or Screening commitments.

1. A tree row shall be established along Lockbourne Road containing one tree spaced every 30' along roadway. Trees shall be planted approximately 1' from road right-of-way and shall have a minimum caliper of 2 ½" on planting.
2. The parking setback along Lockbourne Road, shall be screened from adjacent public right-of-way with a 3-4' average height continuous planting hedge, or earth mound and one tree per 40' of boundary of vehicular area or fraction thereof.
3. One tree shall be planted for every 10 parking spaces. Trees shall be planted in islands or medians at least 5 feet wide.
4. Mounding shall have a slope of at least 3 to 1 width to height ratio.
5. All trees and landscaping shall be well maintained. Dead items shall be replaced within six months or the next planting season, whichever occurs first.
6. All trees meet the following minimum sizes at the time of planting: Shade trees 2 ½" caliper; Ornamental trees 1 ½" caliper; Evergreen trees 5 feet in height. Trees caliper is measured six (6) inches from the ground.

D. Building design and/or Interior-Exterior treatment commitments.

1. Any mechanical equipment or utility hardware on the roof of a building shall be screened from view to prevent the equipment from being visible from the property line of the parcel. Ground mounted mechanical or utility equipment shall be fully screened from view from ground level by landscaping or any fence or wall utilizing comparable and compatible materials as the building materials.

E. Dumpsters, Lighting, Outdoor display areas and/or other environmental commitments.

1. Light Standards shall not exceed 28 feet in height
2. Lights shall have fully shielded, recessed lamps directed downward to prevent glare and shine above the horizontal plane.
3. For aesthetic compatibility, lights shall be from the same or similar type and color. In parking lots, lighting shall be placed in raised islands or medians to protect both lights and vehicles from damage.
4. Notwithstanding the above requirements the building may be illuminated by light fixtures, which are attached to the light poles in the parking lot.
5. Dumpsters shall be screened on three sides with a fence, wall or landscaping to a height of six feet or a height

equal to that of the dumpster whichever is greater with a gate on the fourth side. Such screening shall maintain at least 90% opacity.

6. Wiring within the development shall be underground.

F. Graphics and Signage commitments.

1. All graphics and signage shall comply with the Graphics Code, Article 15, Title 33 of the Columbus City Code as it applies to the C-4 Commercial District and any variance to the sign requirements shall be submitted to the Columbus Graphics Commission for consideration.

G. Miscellaneous commitments.

1. At the time of redevelopment the developer shall install a sidewalk along its Lockbourne Road frontage.

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 Codes.

Signature: _____

ZS-055
R2
3/30/1994

ROEMER DR

ZS-055
R2
3/30/1994

**4307 Lockbourne Road
1.9± acres
R to L-M**

VERNON DR

ANNEX 4188
R
4/27/1998

MEADOW LN

Z2-152
M1
11/25/1972

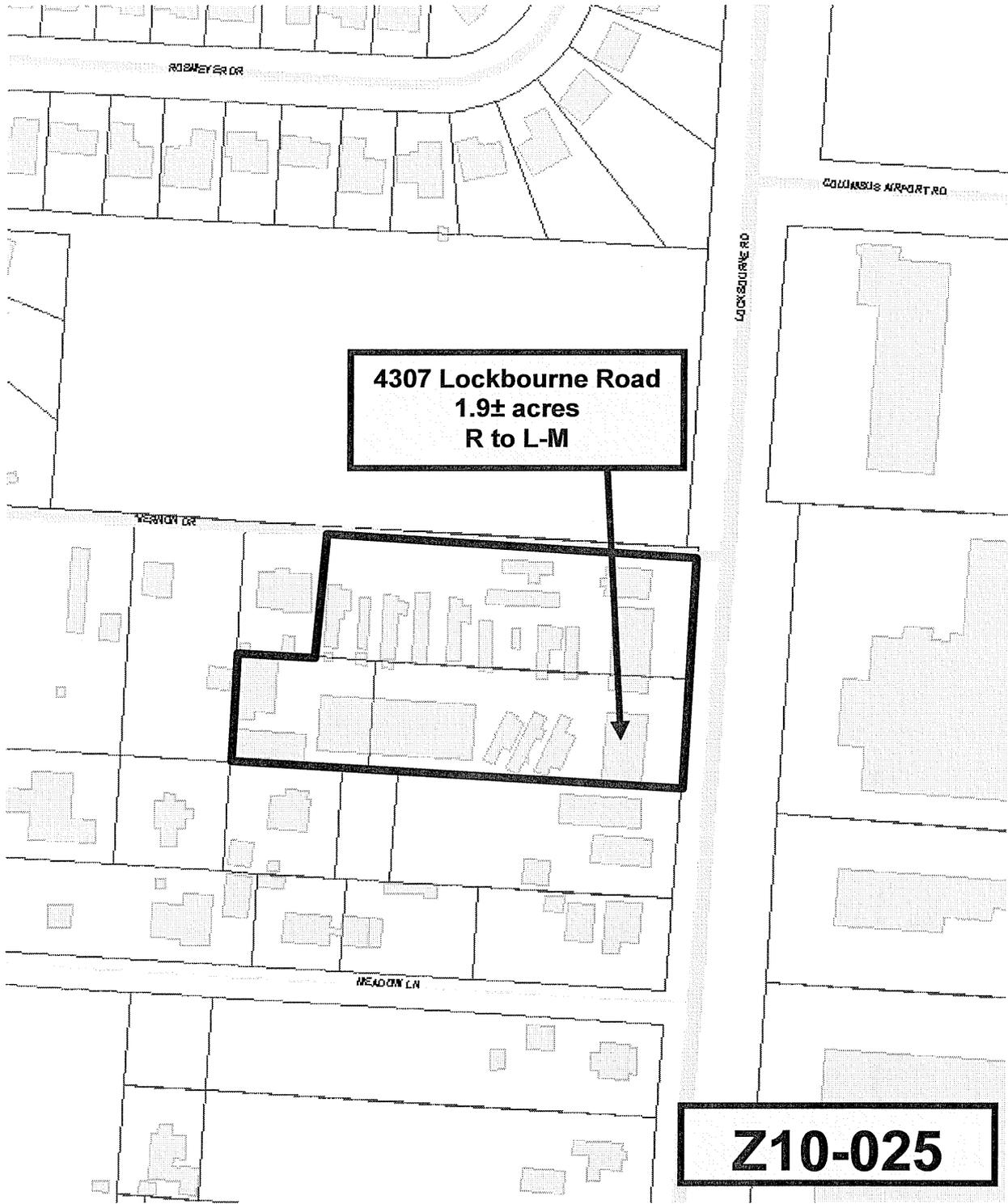
COLUMBUS AIRPORT RD

LOCKBOURNE RD

Z2-152
M1
11/25/1972

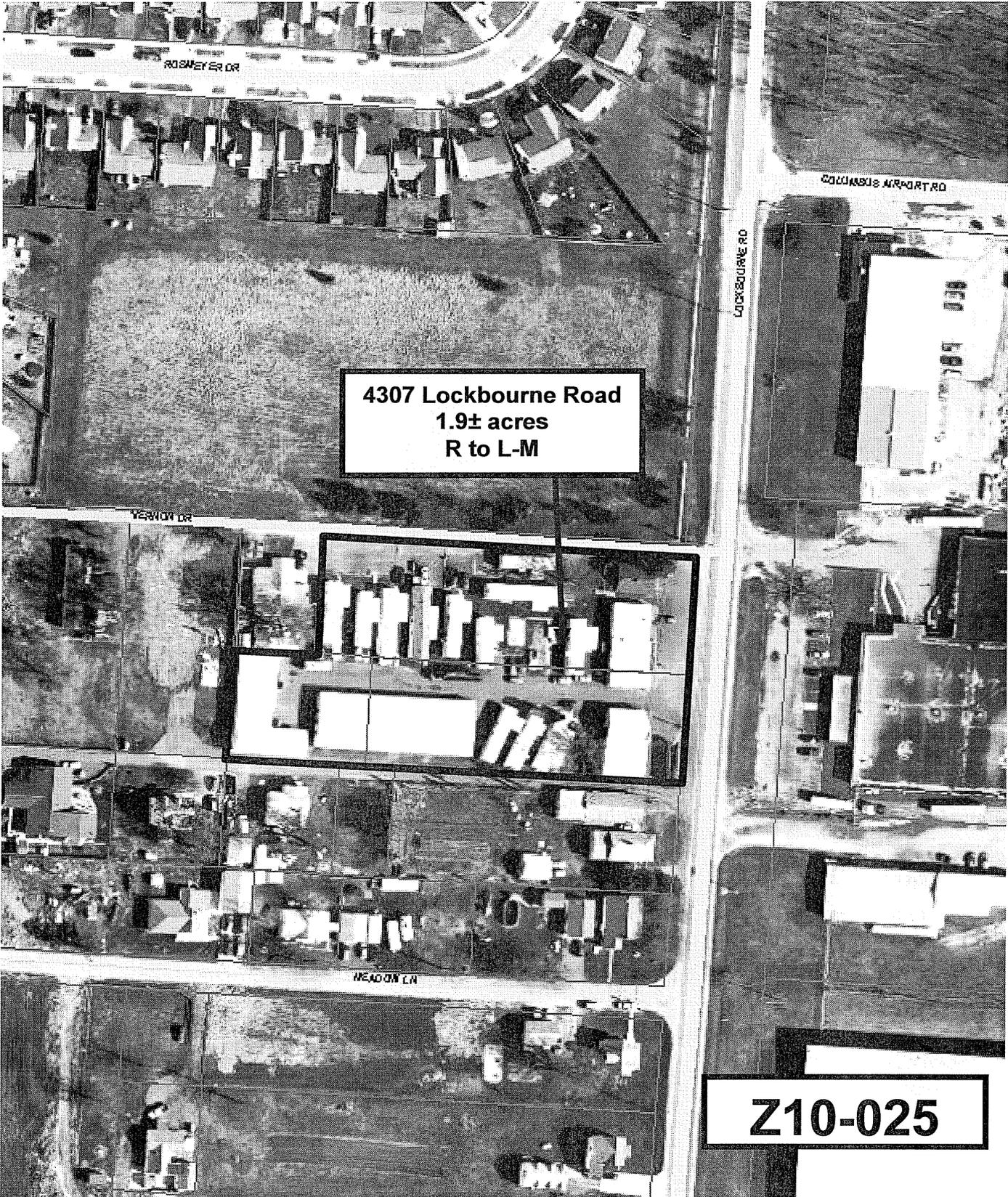
S82
M1
11/25/1972

Z10-025



4307 Lockbourne Road
1.9± acres
R to L-M

Z10-025



**4307 Lockbourne Road
1.9± acres
R to L-M**

Z10-025