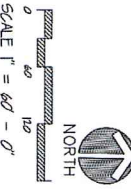


- GENERAL NOTES
1. EXISTING TREE LINE
 2. 5,050 +/- SQ. FT. BUILDING 2
 3. 100,944 +/- SQ. FT. BUILDING 1
 4. ZERO SQ. FT. ASSEMBLY SPACE



Drawn by: [Signature]
 2-21-2017
 216-072: Final Received 2/21/17

NO.	DATE	BY
1	1/15/17	SKA
2	1/15/17	SKA
3	1/15/17	SKA

ALUM CREEK SITE PLAN
 3500 ALUM CREEK DRIVE
 COLUMBUS, OHIO
 LANDSCAPE BUFFER



**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
FEBRUARY 9, 2017**

- 6. APPLICATION: Z16-072**
Location: **3500 ALUM CREEK DRIVE (43207)**, being 23.53± acres located on the east side of Alum Creek Drive at the intersection with New World Drive (530-156583; Far South Columbus Area Commission).
Existing Zoning: R-1, Residential District.
Request: L-M, Limited Manufacturing District.
Proposed Use: Commercial or limited industrial development.
Applicant(s): 3500 ACD, LLC; c/o Deanna R. Cook, Atty.; 52 East Gay Street; Columbus, OH 43215.
Property Owner(s): The Applicant.
Planner: Kelsey Priebe; 614-645-1341; krpriebe@columbus.gov

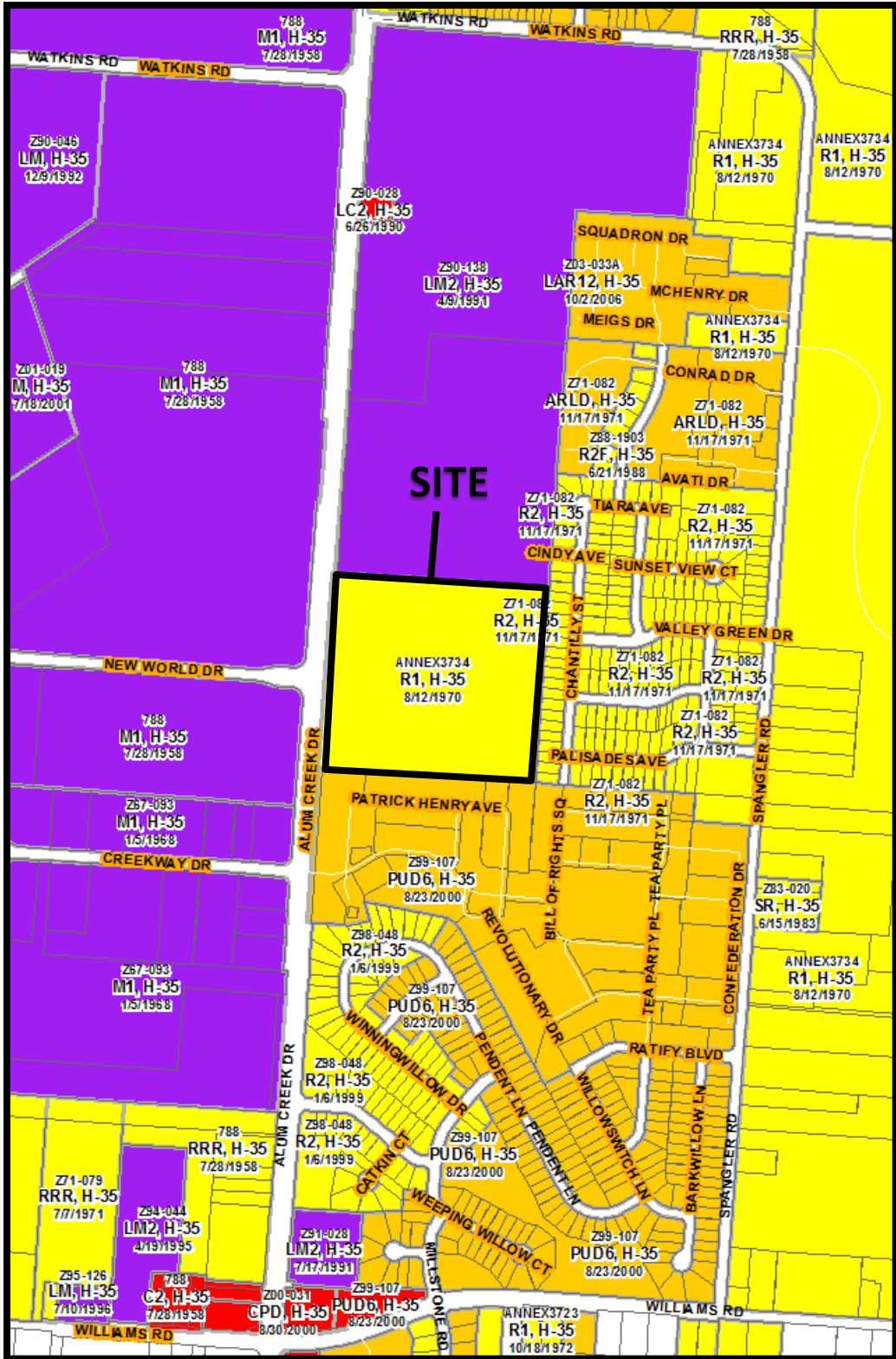
BACKGROUND:

- The site consists of one parcel developed as a former vocational school in the R-1, Residential District. The applicant proposes to rezone the site to the L-M, Limited Manufacturing District, proposing offices for professional, scientific, and technical services, educational facilities, automobile/truck maintenance and repair facilities, and limited industrial uses, including a contractor’s storage yard.
- To the North of the site is a vacant lot zoned in the L-M-2, Limited Manufacturing District. To the South of the site are single-family residential properties zoned in the PUD-6, Planned Unit Development District. To the East of the site are single-family residential properties zoned in the R-2, Residential District. To the West of the site is a vacant lot and parking for an office/warehouse zoned in the M-1, Manufacturing District.
- The site is located within the boundaries of the *South Alum Creek Neighborhood Plan* (2004), which recommends “Institutional” land uses for this location. The plan notes that, “this site is currently occupied by the (former) Southeast Career Center and should be reserved for Institutional uses in perpetuity. Desired alternatives include: public or private schools, satellite college or university facilities, vocational schools, public libraries, churches, recreation centers, and/or government offices. If such uses are not viable, assisted living facilities or a day care center may be appropriate.” The intended use of the site is for offices for professional, scientific, and technical services and non-office commercial uses including an educational facility, and professional, secretarial, technical, construction or related trades. The site would also be used for automotive maintenance and repair, including maintenance and repair of construction equipment, tools, trucks, machinery and other similar equipment, but would exclude maintenance and repair of motor vehicles for personal use. The limited industrial uses, such as warehouse and storage of construction and building materials, can be supported due to the industrial nature of the corridor.

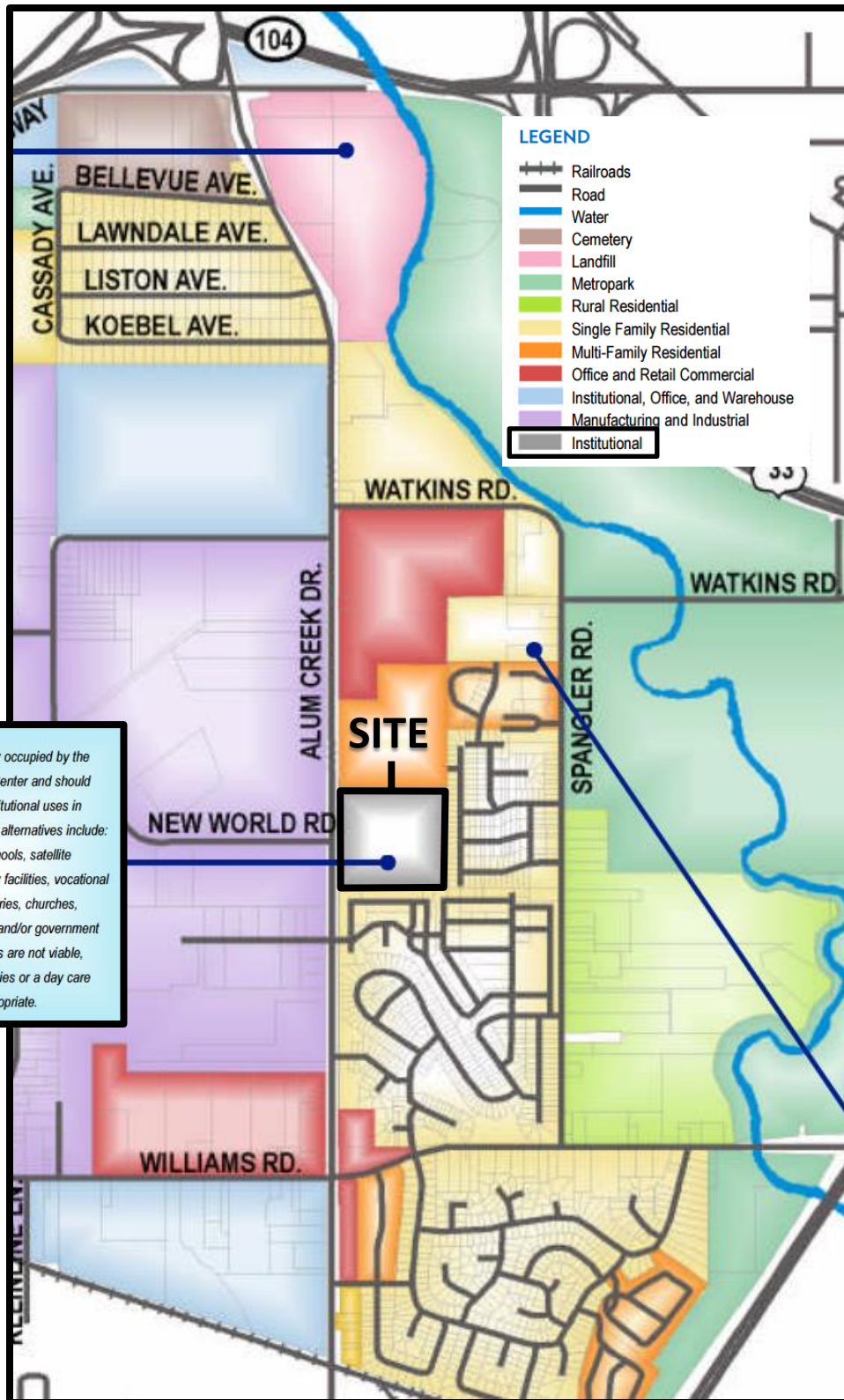
- The site is located within the boundaries of the Far South Columbus Area Commission, whose recommendation is for approval of the requested L-M district.
- The limitation text provides use restrictions and commitments for buffering, screening, and parkland dedication ordinance obligations.
- The *Columbus Thoroughfare Plan* identifies Alum Creek Drive as a 4-2D arterial requiring a minimum of 60 feet of right-of-way from centerline.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested L-M, Limited Manufacturing District will allow a commercial or limited industrial development that is compatible with the density and development standards of adjacent manufacturing and warehouse developments. While the *South Alum Creek Neighborhood Plan* (2004) recommends "Institutional" uses for this location, the deviation from the plan recommendation is supported because the intended uses are not a complete departure from the activities that occurred when the property was being used as a vocational school.



Z16-072
3500 Alum Creek Drive
Approximately 23.53 acres
R1 to LM



This site is currently occupied by the Southeast Career Center and should be reserved for Institutional uses in perpetuity. Desired alternatives include: public or private schools, satellite college or university facilities, vocational schools, public libraries, churches, recreation centers, and/or government offices. If such uses are not viable, assisted living facilities or a day care center may be appropriate.

Z16-072
 3500 Alum Creek Drive
 Approximately 23.53 acres
 R-1 to L-M



Z16-072
3500 Alum Creek Drive
Approximately 23.53 acres
R1 to LM

Priebe, Kelsey R.

From: Becky Walcott <bwalcott65@gmail.com>
Sent: Sunday, February 05, 2017 2:53 PM
To: Priebe, Kelsey R.
Cc: robingetsreal@yahoo.com; Cook, Deanna R.
Subject: Z16-072- 3500 ACD, LLC

Kelsey,

The Far South Cols Area Commission voted on Feb. 2, 2017 to approve the Re-Zoning Application for 3500ACD, LLC.

Votes:

10 yes

0 No

Thank You,

Becky Walcott
Far South Columbus Area Commission
Vice Chair
Zoning Chair
614-491-6786
Bwalcott65@gmail.com

REZONING APPLICATION

Department of Building & Zoning Services

Scott Messer, Director
757 Carolyn Avenue, Columbus, Ohio 43224-3218
Phone: 614-645-7433 www.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 # 216-072


STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Deanna R. Cook, Esq.
of (COMPLETE ADDRESS) 52 East Gay Street, 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

1. 3500 ACD, LLC 2040 Alum Creek Drive Columbus, Ohio 43207 John Igel 614.445.8421 0 Columbus based employees	2.
3.	4.


Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT 

Subscribed to me in my presence and before me this 31st day of October, in the year 2016

SIGNATURE OF NOTARY PUBLIC 

My Commission Expires:

 TORPY L. WILKINSON
Notary Public, State of Ohio
This Project Disclosure Statement expires six months after date of notarization.
My Commission Expires
07-15-2018

Notary Seal Here