

STELZER ROAD SITE DEVELOPMENT  
PROPOSED SITE PLAN

201-035 Final Received 3/20/07  
by Shannon Fline

*Carroll*  
3/21/08

03-26-08  
NTS  
TRINITY  
HEALTH  
GROUP



**Site Plan**

**Z07-035**



STELZER PROFESSIONAL CENTER - RETAIL BUILDING  
ILLUSTRATIVE RENDERING

*207-035 Final Received 2/29/08  
by Shannon Flure  
Trinity Health Group  
2/15/08*

12-13-07  
NTS  
TRINITY  
HEALTH  
GROUP

**Retail Elevation**

**Z07-035**

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
DECEMBER 13, 2007**

- 4. APPLICATION: Z07-035**  
**Location:** **2101 STELZER ROAD (43219)**, being 12.86± acres located on the west side of Stelzer Road, 722± feet north of Citygate Drive (Northeast Area Commission; 195-284359).  
**Existing Zoning:** R, Rural District.  
**Request:** L-C-3, Limited Commercial District.  
**Proposed Use:** Office and accessory commercial development.  
**Applicant(s):** GFT LLC; c/o Lindsay H. Hodge, Atty.; Kephart Fisher LLC; 207 North Fourth Street; Columbus, OH 43215.  
**Property Owner(s):** GFT LLC; 7662 Cook Road; Plain City, OH 43215.  
**Planner:** Shannon Pine, 645-2208, [spine@columbus.gov](mailto:spine@columbus.gov)

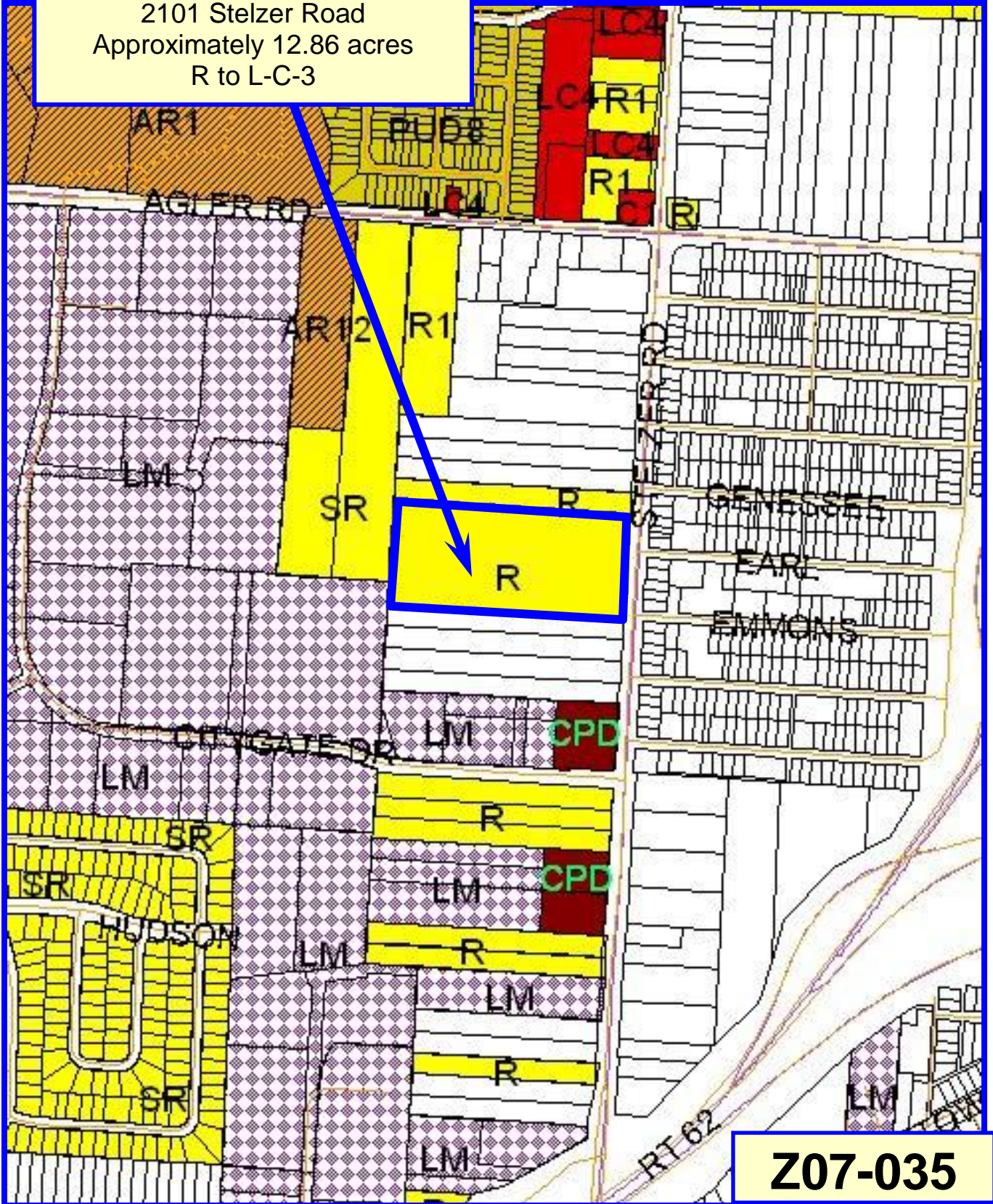
**BACKGROUND:**

- o The 12.86± site is developed with a single-family dwelling and is zoned in the R, Rural District. The applicant is requesting the L-C-3, Limited Commercial District for an office development with accessory retail and restaurant uses.
- o To the north is a single-family dwelling in the R, Rural District. To the east across Stelzer Road and to the south is single-family residential development in Mifflin Township. To the west is vacant land in the SR, Suburban Residential District, and an office warehouse development in the L-M, Limited Manufacturing District.
- o The site is located within the planning area of *The Northeast Plan (2007)*, which recommends office and light industrial uses for the site. The accessory retail and restaurant uses are acceptable because they are limited to 35% of the total square footage of all buildings, and no more than 25% of the non-office square-footage will front Stelzer Road. In addition, the applicant has committed to a rendering of a non-office building to ensure that it will reflect the same style as the office buildings.
- o The site is located within the boundaries of the Northeast Area Commission whose response had not been received at the time this report was prepared.
- o The limitation text includes use restrictions and development standards that address setbacks, building orientation, landscaping, and lighting and graphics controls. A ten-foot landscaped buffer area is provided along the north and south property lines in consideration of the abutting residential uses.
- o The *Columbus Thoroughfare Plan* identifies Stelzer Road as a 4-2D arterial requiring a minimum of 60 feet of right-of-way from centerline.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval.

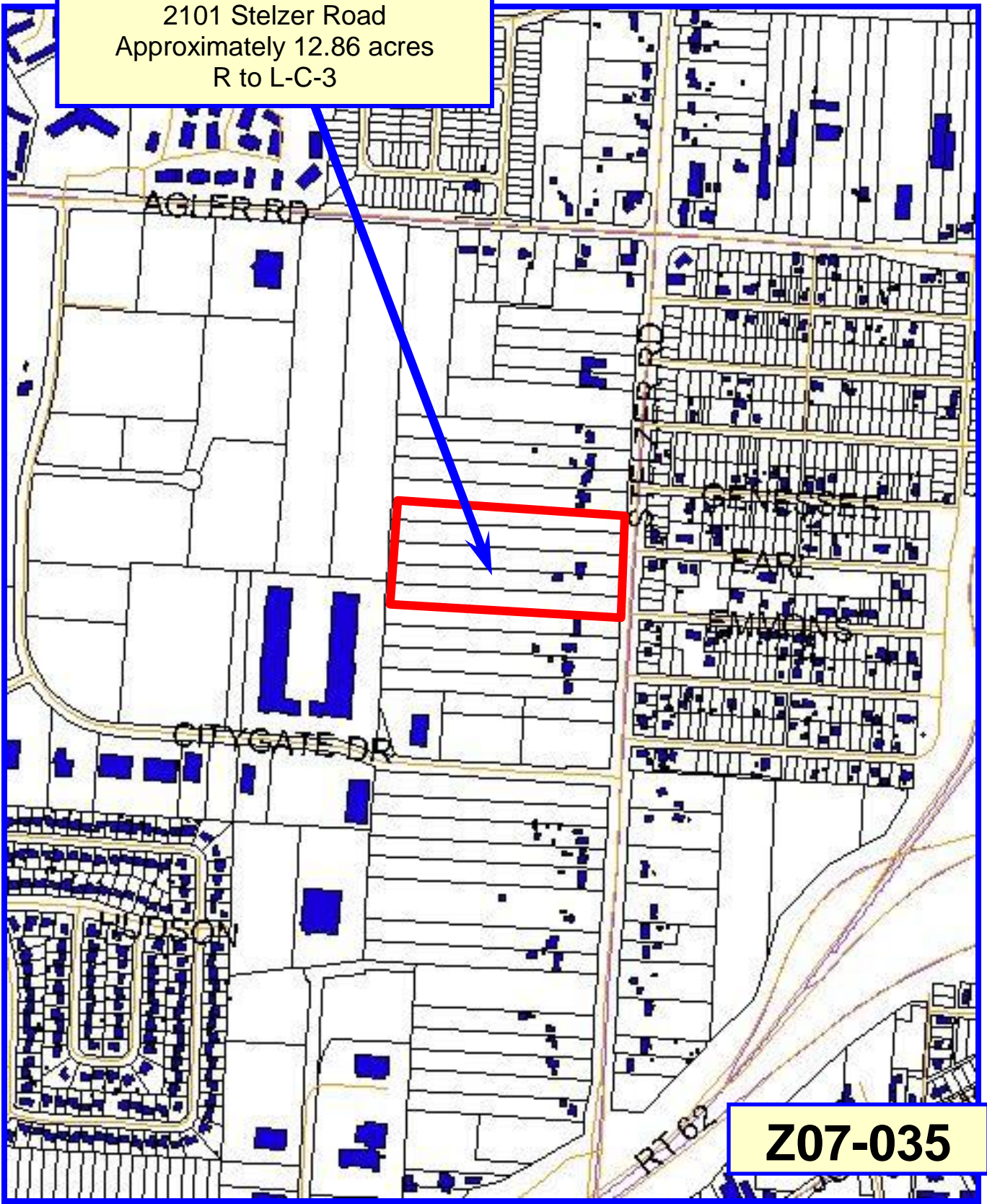
The applicant requests the L-C-3, Limited Commercial District for an office development with accessory retail and restaurant uses. The limitation text includes appropriate use restrictions and development standards in consideration of the adjacent residential development, and is consistent with the land use recommendations of *The Northeast Plan (2007)*.

2101 Stelzer Road  
Approximately 12.86 acres  
R to L-C-3



**Z07-035**

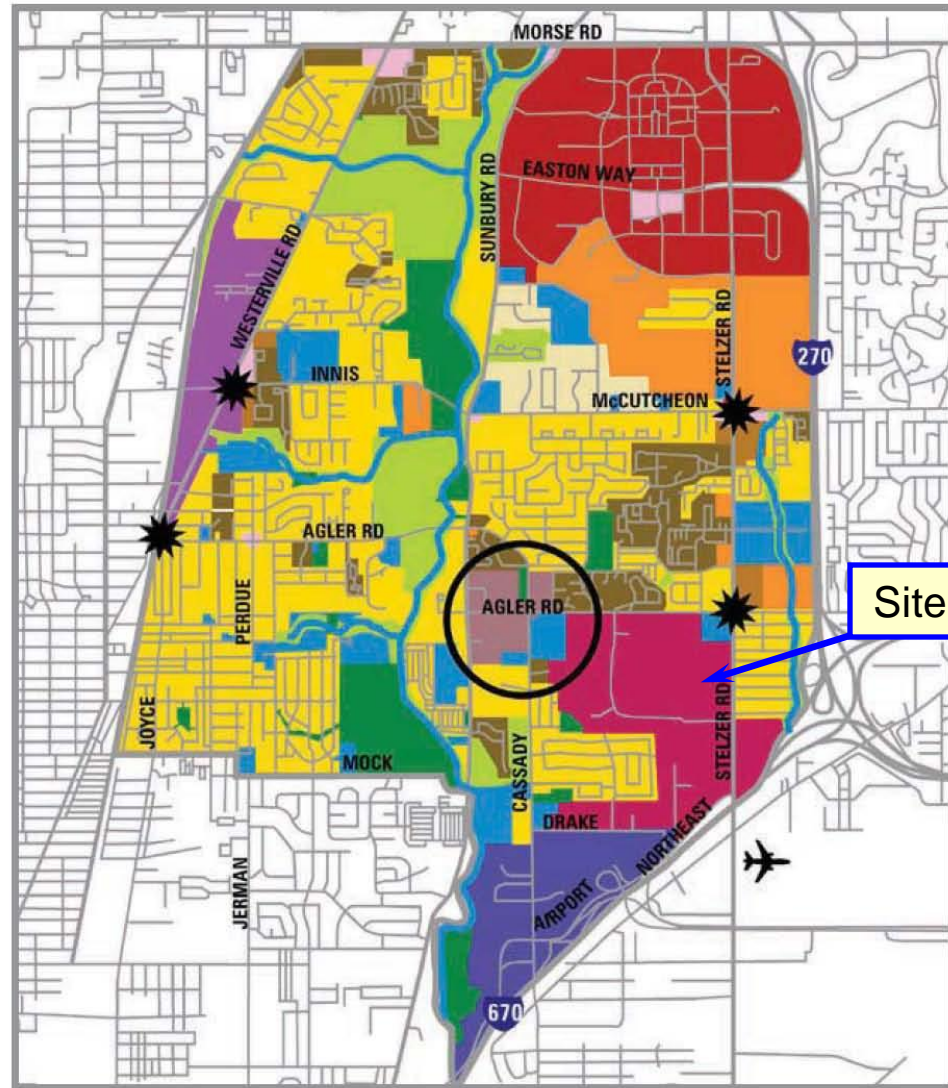
2101 Stelzer Road  
Approximately 12.86 acres  
R to L-C-3



**Z07-035**



Figure 5. Land Use Plan



- |                              |   |                                |
|------------------------------|---|--------------------------------|
| Open Space                   | Institutional                                     | Office-Light Industrial        |
| Parks                        | Neighborhood Commercial                           | Airport Related                |
| Very Low Density Residential | Mixed Use Neighborhood Center                     | Sub-Neighborhood Centers       |
| Low Density Residential      | Mixed Use-Regional Retail/Office/Light Industrial | Agler Cassidy Mixed-Use Center |
| Medium Density Residential   | Office  |                                |
| High Density Residential     | Office-Commercial-Light Industrial                |                                |

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Land Use

**Z07-035**



*"Together We Can Make a World of Difference"*

## North East Area Commission

December 11, 2007

Shannon Pine  
Department of Development  
Building & Development Services  
757 Carolyn Ave  
Columbus, OH 43224

Ms. Pine:

Subject: Variance Application – Z07-035, property known as 2101 Stelzer Road, Columbus, OH 43219. The North East Area Commission at a public meeting on December 8, 2007, voted to recommend *approval*. However, the decision was based in conjunction with the client of positioning all building/buildings inward and not facing Stelzer Road proper, as it is our perception one of the foundation guidelines outlined in the newly revised North East Area Action Plan.

Sincerely,

A handwritten signature in black ink, appearing to read "Alice Porter", written over a horizontal line.

Alice Porter – Zoning Chair  
3130 McCutcheon Place  
Columbus, OH 43219-3399

Cc: Elwood Rayford – NEAC Chair  
Lindsay Hodge – Agent

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



**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 #           Z07-035          

Being first duly cautioned and sworn (NAME) Lindsay H. Hodge / Kephart Fisher LLC  
of (COMPLETE ADDRESS) 207 North Fourth Street, Columbus, Ohio, 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.       GFT LLC           c/o Dr. Vincent Guinn           7662 Cook Road           Plain City, OH 43064</p>	<p>2.</p>
<p>3.</p>	<p>4.</p>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Lindsay H. Hodge

Subscribed to me in my presence and before me this 11 day of February, in the year 2008

SIGNATURE OF NOTARY PUBLIC

Penny Oyer

My Commission Expires:

10-01-2011

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

Notary Seal Here



Penny Oyer  
Notary Public, State of Ohio  
My Commission Expires 10-01-2011