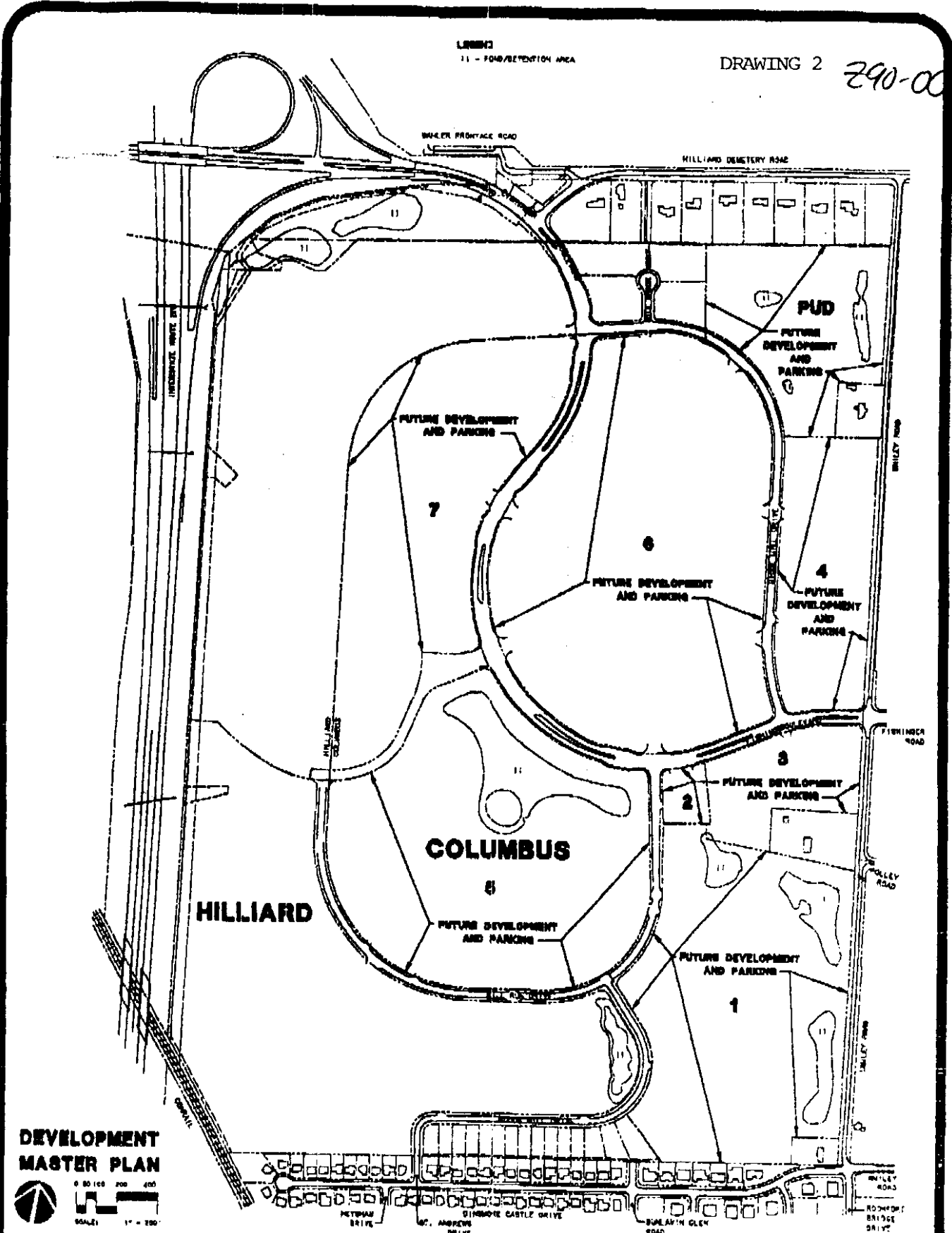


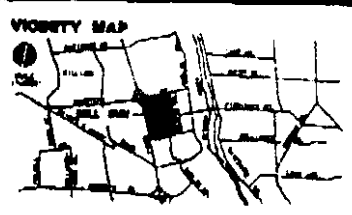
DRAWING 2 *Z90-009*



DEVELOPMENT MASTER PLAN
 0 50 100 200 400
 SCALE: 1" = 200'

MILL RUN JOINT VENTURE
TAGGART, MARYOTT, REASON COMPANY
 DEVELOPERS ENGINEERS CONTRACTORS
 4100 TULLER ROAD - SUITE 600
 AND
BUCKEYE SERVICE CORPORATION
 JOINT VENTURE PARTNER
 34 EAST BAY STREET COLUMBUS, OHIO
BURGESS & NIPLE, LIMITED
 ENGINEERS AND ARCHITECTS
 6004 AUSTIN ROAD COLUMBUS, OHIO

MILL RUN
HILLIARD, OHIO
COLUMBUS, OHIO



STAFF REPORT
 DEVELOPMENT COMMISSION
 ZONING MEETING
 CITY OF COLUMBUS, OHIO
 MARCH 8, 1990

1. **APPLICATION:** Z90-009
Location: 3879 FISHINGER ROAD (43026), being 197.60 + acres located on the north and south sides of Fishinger Boulevard west of and adjacent to Smiley Road.
Existing Zoning: CPD, Commercial Planned Development District and L-AR-12, Limited-Apartment Residential District.
Request: CPD, Commercial Planned Development District and L-AR-12, Limited-Apartment Residential District.
Proposed Use: Addition of all C-2 uses to current permitted uses.
Applicant(s): Mill Run Joint Venture and Double T Investment Company; c/o J. Thomas Mason, Atty.; 52 East Gay Street; Columbus, Ohio 43215.
Property Owner(s): Applicant.

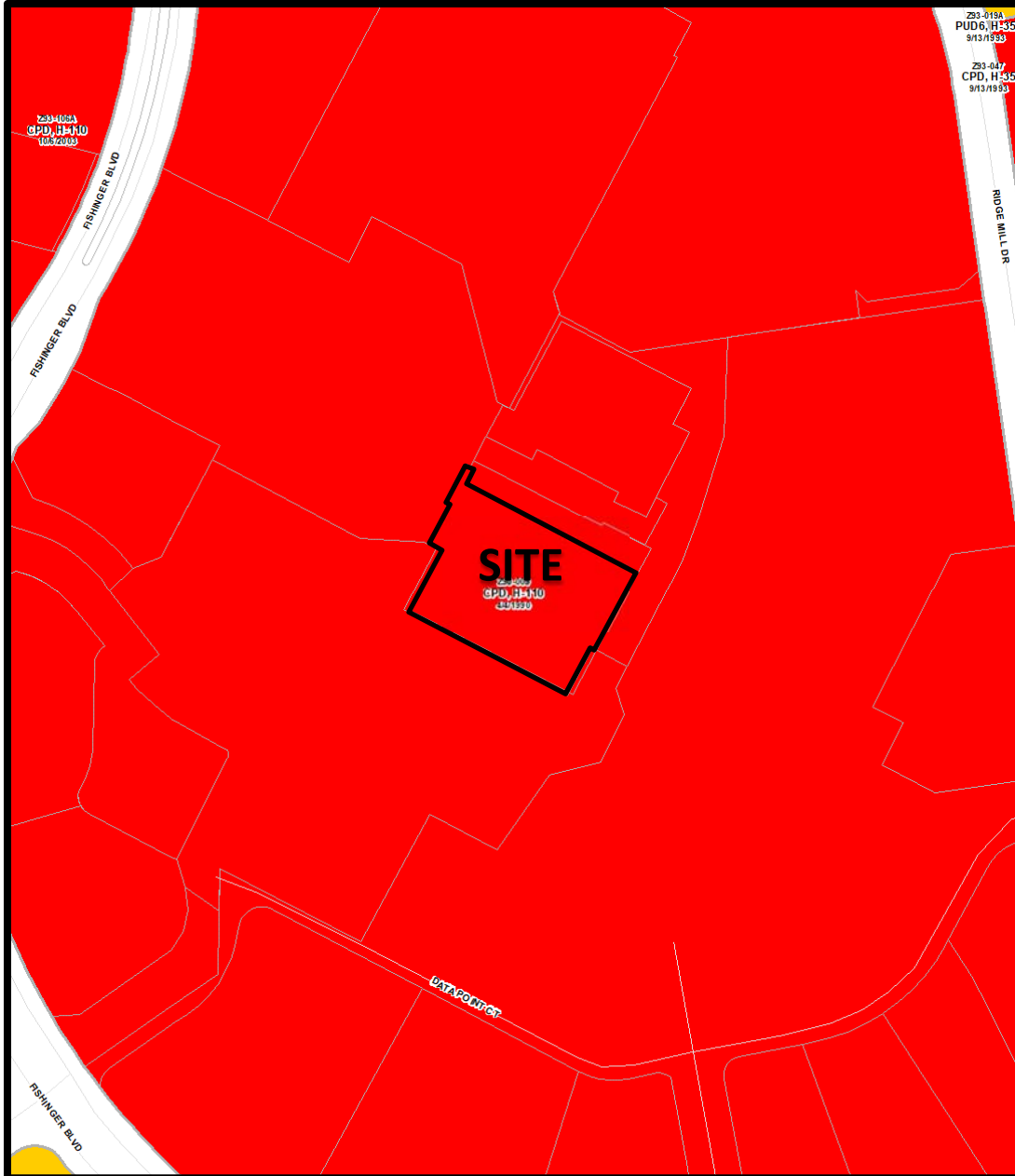
SITE AND SURROUNDINGS: This site encompasses all of the area undergoing development as part of the Mill Run Complex excepting those areas located in the City of Hilliard to the west and south and a parcel recently rezoned in the PUD, Planned United Development District at the northeast corner of the complex. Two outparcels remain on Smiley Road and are developed with residences. One of these was rezoned to the L-C-2 District in 1988. Twin-singles and single-family residences are located south developed along Dinsmore Castle Drive. Lands in Hilliard and the Hilliard-Cemetery Road/Interstate 270 interchange are located to the west and northwest. Single-family residences are developed on the east side of Smiley Road opposite the Mill Run area.

STAFF RECOMMENDATION: APPROVAL. This request is being initiated to introduce an amended CPD text which will control development within the area known as the Mill Run Complex. It is the applicant's intent that the enclosed text supercede and replace both the original (1985) and the two subsequent amended (1987) (1988) texts. The site covered by this CPD includes all the original land in Columbus with exception of a 14 + acre tract located at the northeast portion of the complex recently approved by the Development Commission and pending City Council action (Z89-157) to amend the existing PUD-8 district.

The major substantive changes which are proposed within this new CPD zoning are clarifications to the Permissible Uses section of the text and the removal of specific building footprints from the Development Master Plan. Both of these proposed changes would act to prevent further need to modify this CPD through subsequent rezoning actions when technicalities arise. The previous footprint denoting exacting configurations has been found to be unworkable for a portion of this complex. As a result, staff agrees that eliminating reference to these footprints would be appropriate. Their deletion would not create a detriment to the existing commercial development in this area. The general development standards are proposed to still apply over the entire complex and would control site development. Each area of this complex has now been delineated as a Sub-area which can be modified without affecting the entire balance of the 197 + acre tract. This is more in focus with the intent of the CPD mechanism which is flexibility of design.

ENCLOSURES:

1. Zoning Map
2. Drawing 1
3. CPD/Limitation Conferring Text



Z90-009A
3700 Fishinger Blvd.
Approximately 0.97 acres
CPD to CPD



Z90-009A
3700 Fishinger Blvd.
Approximately 0.97 acres
CPD to CPD

Standardized Recommendation Form

DEPARTMENT OF BUILDING
AND ZONING SERVICES

111 N Front Street, Columbus, Ohio 43215
Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

FOR USE BY: AREA COMMISSION / NEIGHBORHOOD GROUP
(PLEASE PRINT)

Case Number	<u>Z90-009A</u>
Address	<u>3700 FISHINGER BLVD.</u>
Group Name	<u>WEST SCIOTO AREA COMMISSION</u>
Meeting Date	<u>5/16/24</u>
Specify Case Type	<input type="checkbox"/> BZA Variance / Special Permit <input type="checkbox"/> Council Variance <input checked="" type="checkbox"/> Rezoning <input type="checkbox"/> Graphics Variance / Plan / Special Permit
Recommendation (Check only one)	<input checked="" type="checkbox"/> Approval <input type="checkbox"/> Disapproval

LIST BASIS FOR RECOMMENDATION:

The West Scoito Area Commission met on May 16, 2024 and unanimously approved this application by a vote of 7-0-0 with one commissioner absent.

Vote	<u>7-0-0</u>
Signature of Authorized Representative	<u>Kristen E. McKinley</u> <small>Digitally signed by Kristen E. McKinley Date: 2024.05.22 14:06:37 -04'00'</small>
Recommending Group Title	<u>West Scioto Area Commission</u>
Daytime Phone Number	<u>614-404-9220</u>

Please e-mail this form to **the assigned planner within 48 hours of meeting day**; OR MAIL to: Zoning, City of Columbus, Department of Building & Zoning Services, 111 N Front Street, Columbus, Ohio 43215.

Rezoning Application

DEPARTMENT OF BUILDING
AND ZONING SERVICES

111 N Front Street, Columbus, Ohio 43215
Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

PROJECT DISCLOSURE STATEMENT

APPLICATION #: Z90-009A

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

Being first duly cautioned and sworn (NAME) PAUL J. KLUKAS
of (COMPLETE ADDRESS) 1014 BELLINGHAM DR, OCEANSIDE, CA. 92057
deposes and states that they are 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:

For Example: Name of Business or individual
 Contact name and number
 Business or individual's address; City, State, Zip Code
 Number of Columbus-based employees

1. K & S Realty LLC David Danglard 17221 Von Karman Ave. Irvine, CA 92614	2. K & S Realty LLC Susan Danglard 17221 Von Karman Ave. Irvine, CA 92614
3.	4.

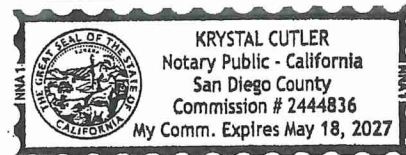
Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT *Paul J. Klukas*

Sworn to before me and signed in my presence this 21st day of February, in the year 2024

Krystal Cutler
SIGNATURE OF NOTARY PUBLIC

May 18, 2027 Notary Seal Here
My Commission Expires



This Project Disclosure Statement expires six (6) months after date of notarization.