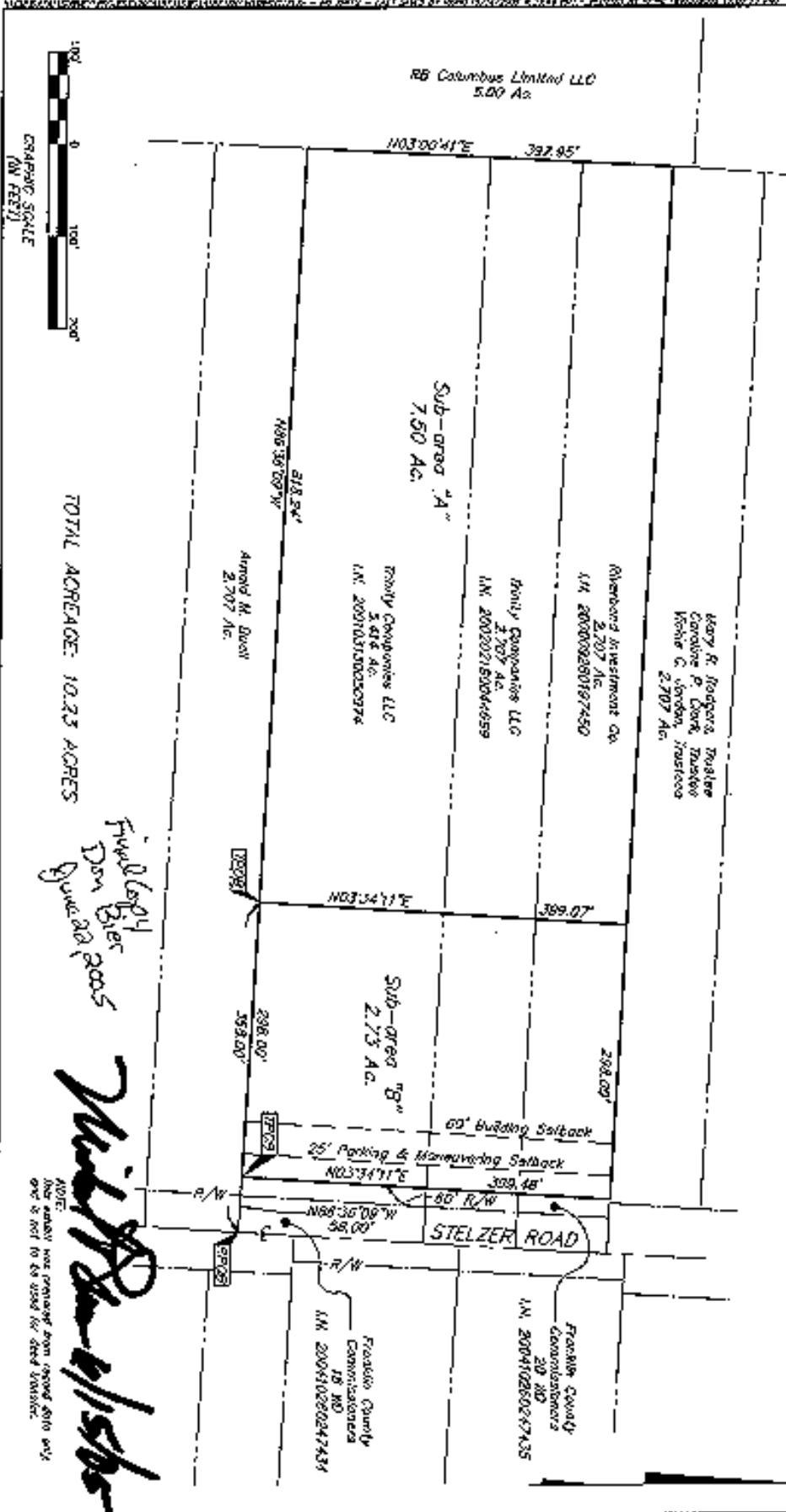


FRANKLIN COUNTY PLANNING COMMISSION
PLANNING DEPARTMENT
 2701 EAST BROADWAY, SUITE 100
 COLUMBUS, OHIO 43260
 TEL: 614.622.3333 FAX: 614.622.3334
 WWW.FRANKLINCOUNTYOHIO.GOV

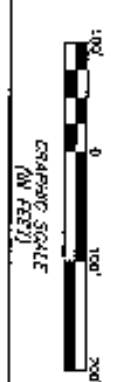
STELZER ROAD CPD SITE PLAN
QUARTER TOWNSHIP 3, TOWNSHIP 1, RANGE 17
UNITED STATES MILITARY LANDS
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO

Case: September 18, 2004
 Scale: 1" = 100'
 Job No: 2004-1073

Revised: May 23, 2005
 Issued: June 12, 2005



TOTAL ACRES: 10.23 ACRES



*Final copy
 Don Biers
 June 20, 2005*

Michelle Danovich

NOTE:
 This plan was prepared from record info only
 and is not to be used for deed purposes.

2004-1073 / 2004-1073 / 400/2005

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
May 12, 2005**

9. **APPLICATION:** **Z04-080**
 Location: **1903 STELZER ROAD (43219)**, being 10.65± acres located on the west side of Stelzer Road, 300± feet south of City Gate Drive (North East Area Commission; 010-181148; 010-181146; 010-181147).

 Existing Zoning: R, Rural District.
 Request: L-M, Limited Manufacturing and CPD, Commercial Planned Development Districts.

 Proposed Use: Office/warehouse and retail commercial development.
 Applicant(s): Trinity Companies, LLC; c/o Michael Shannon, Atty.; Crabbe, Brown and James, LLP; 500 South Front Street, Suite 1200; Columbus, Ohio 43215.

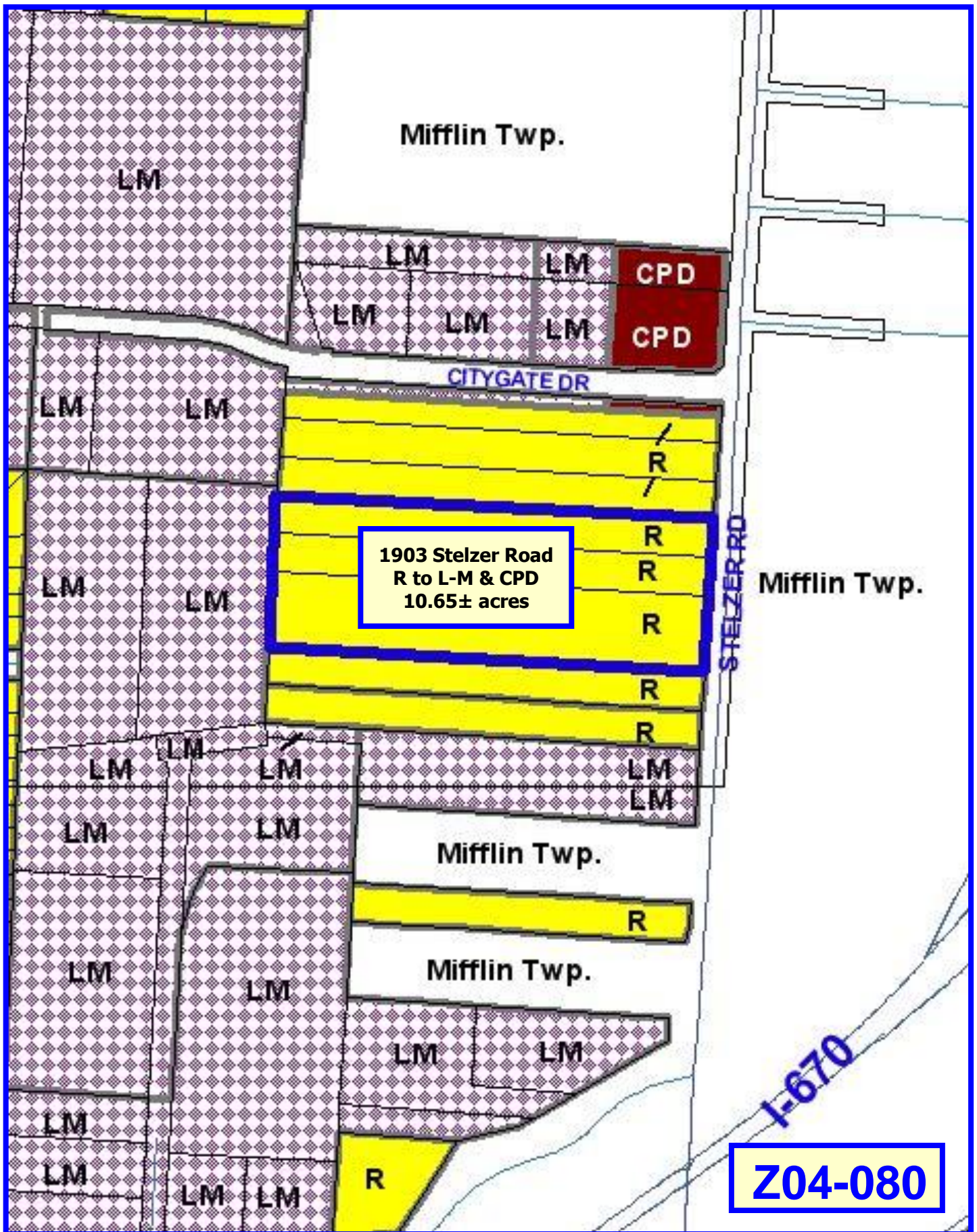
 Property Owner(s): The Applicant.
 Planner: Don Bier, 645-0712, drbier@columbus.gov

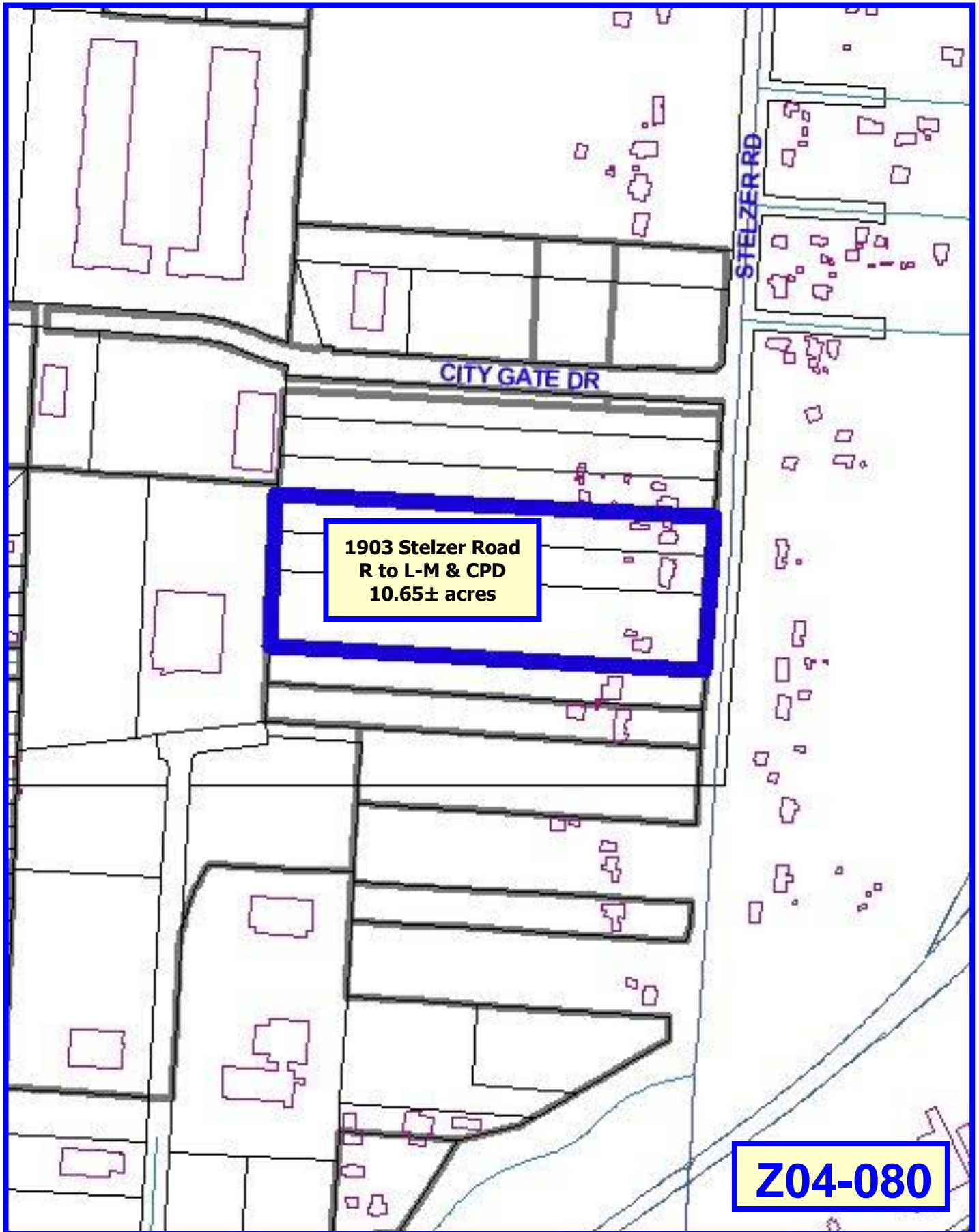
BACKGROUND:

- The 10.65± acre site is zoned in the R, Rural District and is developed with single-family residential dwellings. The applicant is requesting the L-M, Limited Manufacturing and CPD, Commercial Planned Development Districts to permit unspecified less objectionable manufacturing and commercial development.
- Single-family dwellings are located north and south of the site in the R, Rural District, and east of the site across Stelzer Road in Mifflin Township. An office/warehouse is located west of the site in the L-M, Limited Manufacturing District.
- A recommendation from the Northeast Area Commission was unavailable at the time this report was prepared.
- The proposed manufacturing and commercial land-uses are not consistent with the *Northeast Area Plan* (1994) land-use map which recommends airport related office development on this site. However, deviation from the Plan is warranted because the same manufacturing uses are permitted in L-M, Limited Manufacturing zoning districts located directly to the west, and the proposed commercial development will serve the surrounding area as recommended in the text of the Plan.
- The proposed L-M and CPD texts include use restrictions and customary development standards to address City of Columbus and Franklin County transportation issues, buffering, landscaping, building and parking setbacks, height districts (CPD = 60; L-M = 110), building materials, lighting restrictions, a no-build zone along a watercourse, and a variance to reduce the Stelzer Road building setback for a gas canopy.
- The *Columbus Thoroughfare Plan* identifies Stelzer Road as a 4-2D arterial requiring a minimum of 60 feet of right-of-way from centerline.

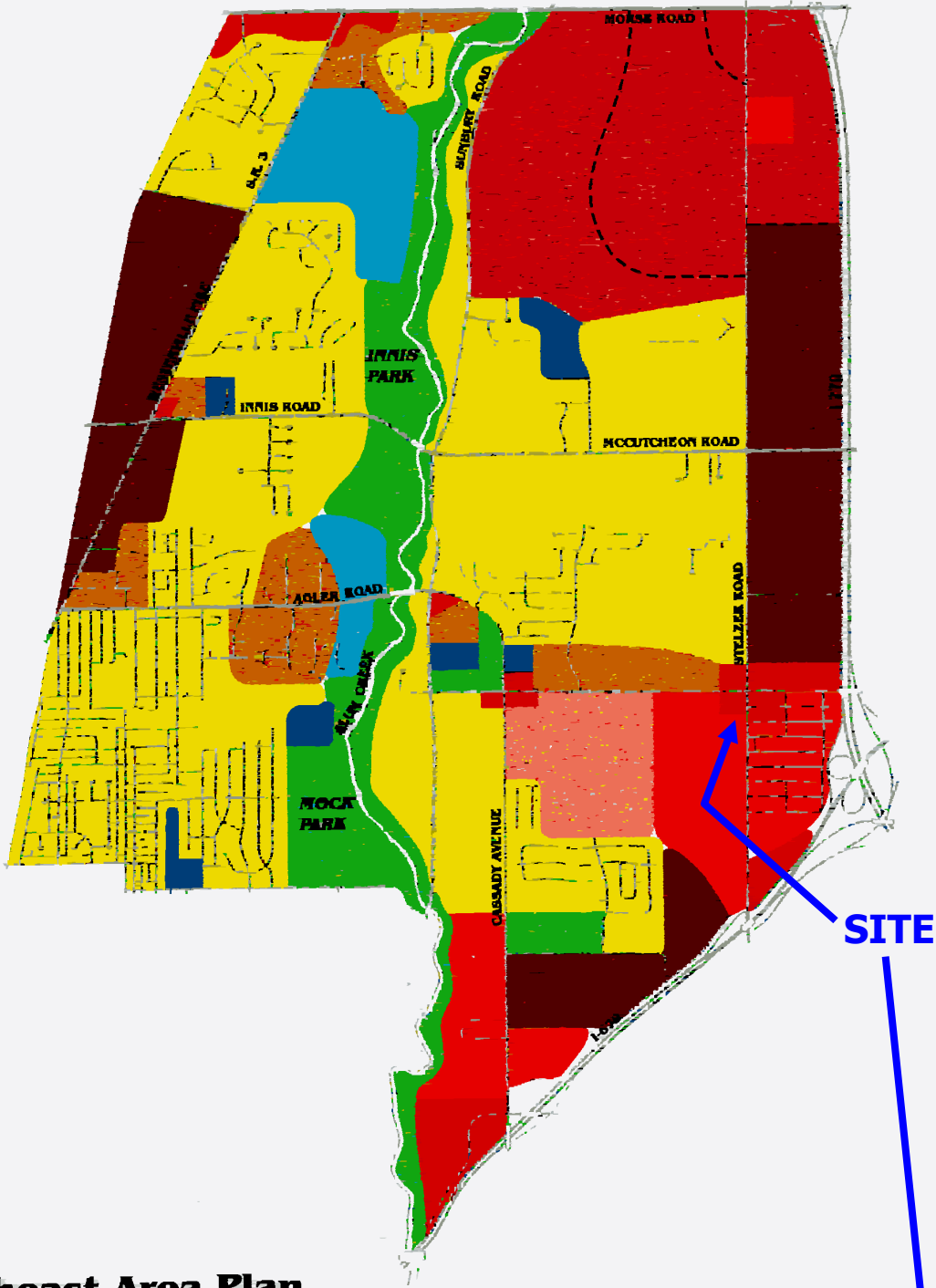
CITY DEPARTMENT'S RECOMMENDATION: Approval. Staff can support deviation from the *Northeast Area Plan* recommendation that this site be developed with airport related office uses because the proposed L-M, Limited Manufacturing District is consistent with the adjacent Citygate complex and the

CPD, Commercial Planned Development District can provide convenient neighborhood scale services to the surrounding business and residential community. The proposed limitation and CPD texts include appropriate use restrictions and customary development standards that address transportation issues, setbacks, landscaping and buffering, protection of a watercourse located in the proposed L-M district, lighting restrictions, and a variance to reduce the building setback for a fuel center canopy. The proposed height districts are consistent with those already established for nearby L-M and CPD zoning districts.









Northeast Area Plan

Proposed Land Use

	Low Density Residential - max. 8 - 9 du/acre
	Medium Density Residential
	Open Space/Park
	Golf Course
	Institutional: School, Church, Governmental

	Mixed Use: Warehouse, Office, Retail
	Office, Airport Related
	Commercial Retail
	Industrial
	Light Industrial, Office

SITE

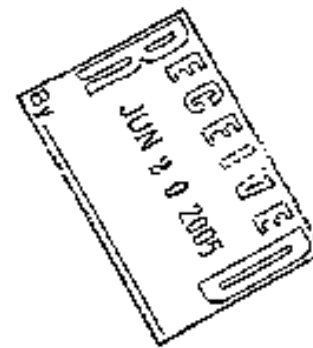


North East Area Commission

June 14, 2005

COPY

Mr. Don Bier
Department of Development
Building & Development Services
757 Carolyn Ave
Columbus, OH 43224



Mr. Bier:

Subject: Application Z04-080

The Northeast Area Commission, at a public meeting on Thursday, June 2, 2005 voted to recommend approval of the above application based on conditions listed below

1. Removal of Library and Museum as prohibited uses.
2. D. 1. Wood shingles not permitted on main structure (Allowable on roof and or landscaping).

Sincerely,

Alice Porter

Northeast Area Commission - Zoning Chair

Cc: Michael Shannon
Elwood Rayford

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 # 204-080

Being first duly cautioned and sworn (NAME) Michael T. Shannon, Esq.
of (COMPLETE ADDRESS) 500 S. Front St., Suite 1200, 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

If applicable, check here if listing additional parties on a separate page (REQUIRED)

1. Trinity Companies, LLC Attn: Eric Freeberg P.O. Box 9440 Rancho Santa Fe, CA 92067 Contact: Michael Shannon - (614) 228-5511 Columbus Employees: -0-	2. Riverbend Investment Co. Attn: Eric Freeberg P.O. Box 9440 Rancho Santa Fe, CA 92067 Contact: Michael Shannon - (614) 228-5511 Columbus Employees: -0-
3.	4.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 10th day of May, in the year 2005

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

RITA MARTIN
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES 09-24-05

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

