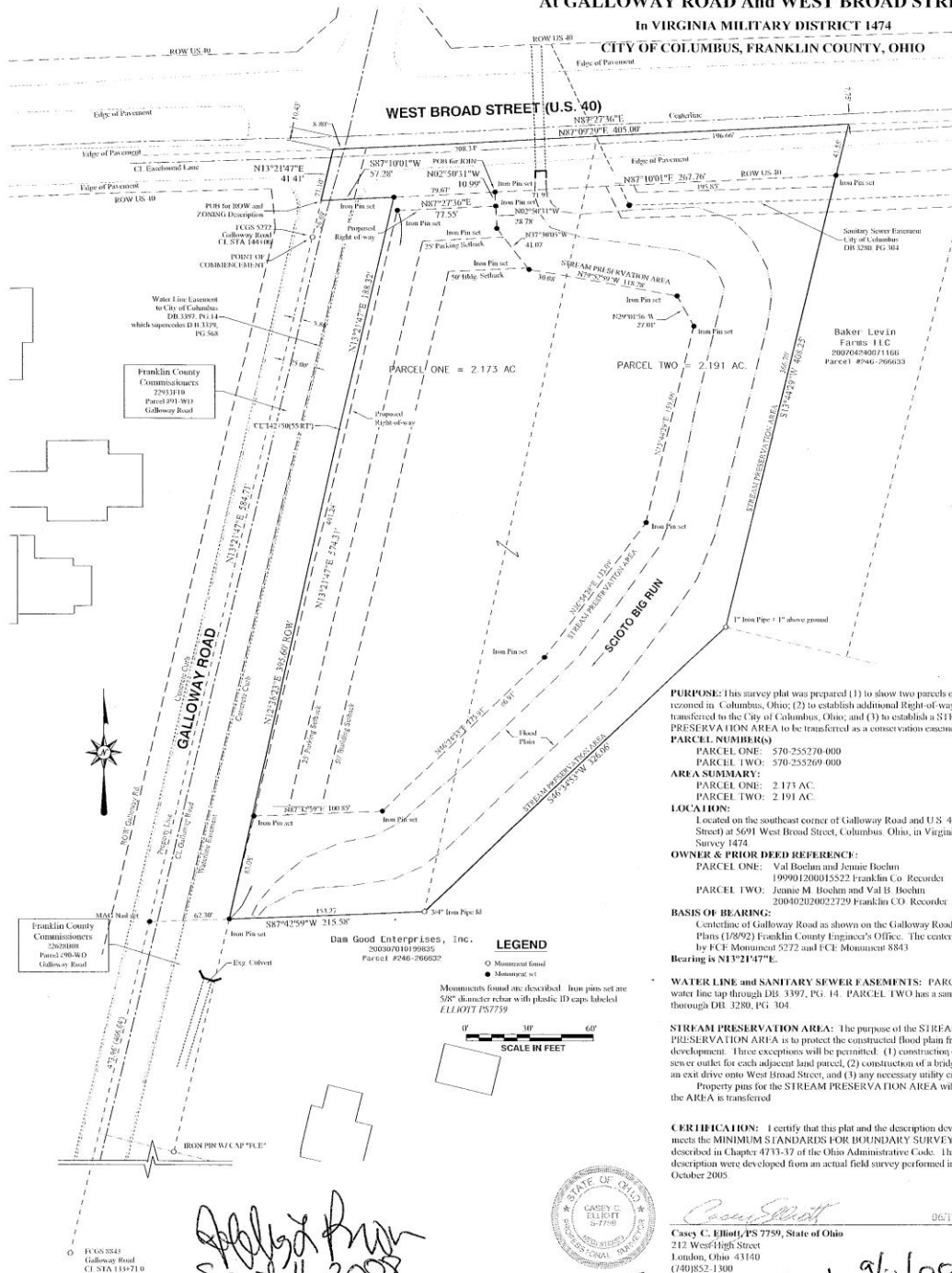


**PLAT of SURVEY
For VAL and JENNIE BOEHM
FOR REZONING TWO
TRACTS OF LAND**

**At GALLOWAY ROAD And WEST BROAD STREET
In VIRGINIA MILITARY DISTRICT 1474
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO**



PURPOSE: This survey plat was prepared (1) to show two parcels of land to be rezoned in Columbus, Ohio; (2) to establish additional Right-of-way to be transferred to the City of Columbus, Ohio; and (3) to establish a STREAM PRESERVATION AREA to be transferred as a conservation easement

PARCEL NUMBER(S)
 PARCEL ONE: 570-255270-000
 PARCEL TWO: 570-255269-000

AREA SUMMARY:
 PARCEL ONE: 2.173 AC.
 PARCEL TWO: 2.191 AC.

LOCATION:
 Located on the southeast corner of Galloway Road and U.S. 40 (West Broad Street) at 5691 West Broad Street, Columbus, Ohio, in Virginia Military Survey 1474

OWNER & PRIOR DEED REFERENCE:
 PARCEL ONE: Val Boehm and Jennie Boehm
 199901200015522 Franklin Co Recorder
 PARCEL TWO: Jennie M. Boehm and Val B. Boehm
 200402020022729 Franklin CO Recorder

BASIS OF BEARING:
 Centerline of Galloway Road as shown on the Galloway Road Right of Way Plans (1/8/92) Franklin County Engineer's Office. The centerline is defined by FCF Monument 5272 and FCE Monument 8843
 Bearing is N13°21'47"E.

WATER LINE and SANITARY SEWER EASEMENTS: PARCEL ONE has a water line tap through DB 3397, PG. 14. PARCEL TWO has a sanitary sewer tap through DB 3280, PG. 304.

STREAM PRESERVATION AREA: The purpose of the STREAM PRESERVATION AREA is to protect the constructed flood plain from further development. Three exceptions will be permitted: (1) construction of one storm sewer outlet for each adjacent land parcel; (2) construction of a bridge or culvert for an exit drive onto West Broad Street; and (3) any necessary utility crossings. Property pins for the STREAM PRESERVATION AREA will be set when the AREA is transferred.

CERTIFICATION: I certify that this plat and the description developed from it meets the MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN OHIO, as described in Chapter 4733-37 of the Ohio Administrative Code. This plat and the description were developed from an actual field survey performed in September and October 2005.

LEGEND

- Monument found
- Monument set
- Monuments found not described Iron pins set are 5/8" diameter rebar with plastic ID caps labeled LLI/OTT P57759



*Applied Plan
Sept. 4, 2008*



Casey Elliott
 Casey C. Elliott, PS 7759, State of Ohio
 212 West High Street
 London, Ohio 43140
 (614)852-1300

207-021 Final Received 9/4/08 by *Thammon J. Pung*

FCOS 2844
 Galloway Road
 CL STA 139710

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JANUARY 10, 2008**

- 2. APPLICATION: Z07-021**
- Location:** **5719 WEST BROAD STREET (43228)**, being 4.38± acres located at the southeast corner of West Broad Street and Galloway Road (570-255269 & 570-255270; Westland Area Commission).
- Existing Zoning:** R, Rural District.
- Request:** CPD, Commercial Planned Development District.
- Proposed Use:** Regional scale commercial development.
- Applicant(s):** Val and Jennie Boehm; c/o Jeffrey L. Brown, Atty.; Smith and Hale; 37 West Broad Street, Suite 725; Columbus, OH 43215.
- Property Owner(s):** Val and Jennie Boehm; 2555 Onandaga Drive; Columbus, OH 43221.
- Planner:** Shannon Pine, 645-2208, spine@columbus.gov

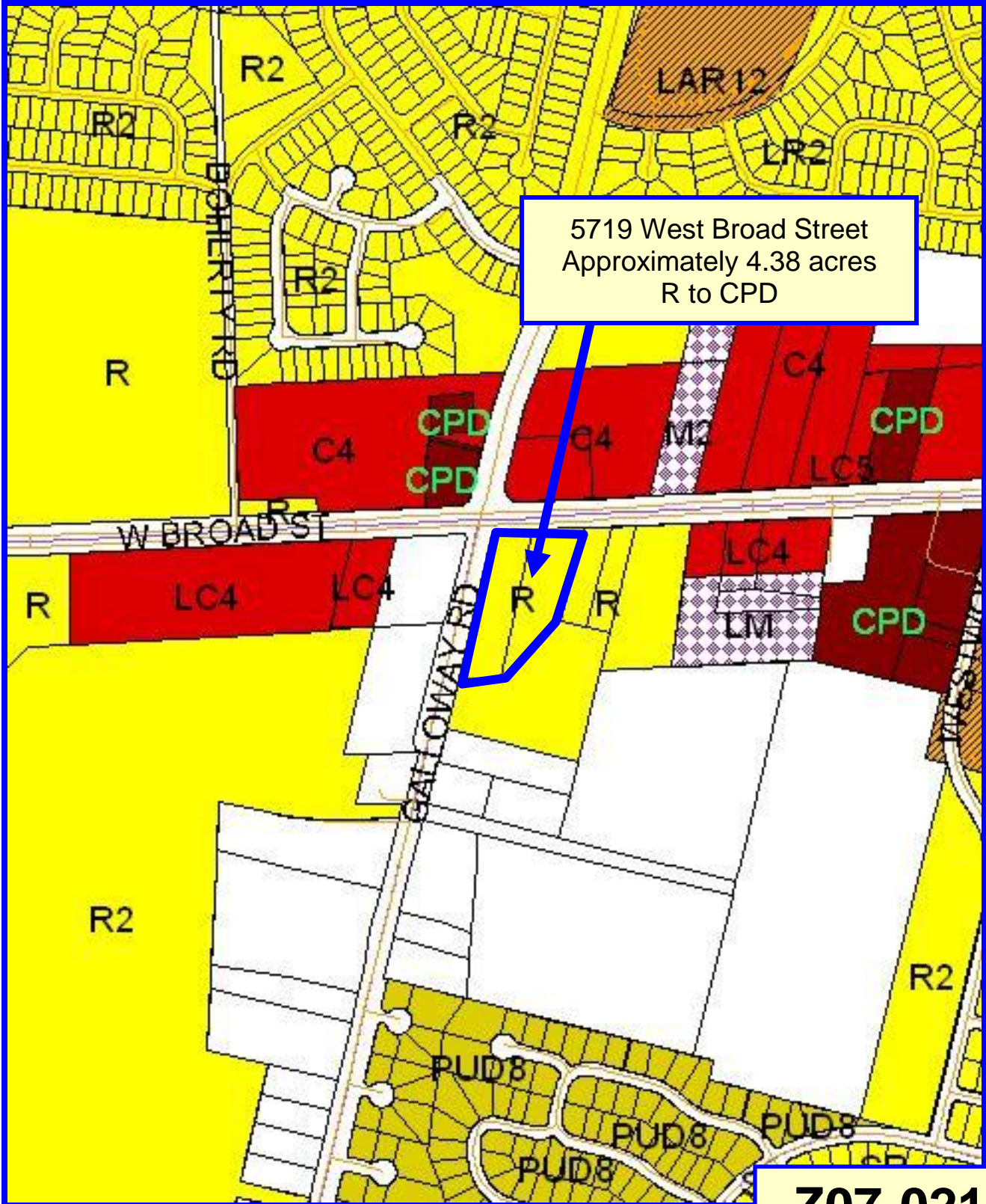
BACKGROUND:

- The 4.38± acre site is undeveloped and is zoned R, Rural District. The applicant requests the CPD, Commercial Planned Development District for unspecified commercial development including C-4 uses.
- To the north across Broad Street is a retail pharmacy in the C-4, Commercial District, and to the northwest is a grocery store in the C-4, Commercial District with accessory fuel sales and a car wash in the CPD, Commercial Planned Development District. To the east is vacant land in the R, Rural District. To the west across Galloway Road is a trailer sales company in Prairie Township. To the south is a single-family dwelling in the R, Rural District.
- This site is within the boundaries of the Westland Area Commission whose recommendation is for approval of the requested CPD District.
- The site is located within the planning area of *The Westland Plan* (1994) which recommends this location to be used as open space or park land because a stream runs through the site. Deviation from the Plan is accepted given the surrounding commercial development, and because approval from the Army Corps of Engineers to relocate the stream has been secured. Additionally, a conservation easement will be placed over the relocated stream, and 200 seedlings have been planted along the banks.
- The CPD text contains use restrictions and includes development standards that address setbacks (50-foot building and 25-foot parking setbacks from both West Broad Street and Galloway Road), lot coverage, landscaping, exterior building materials, and lighting and graphics controls.

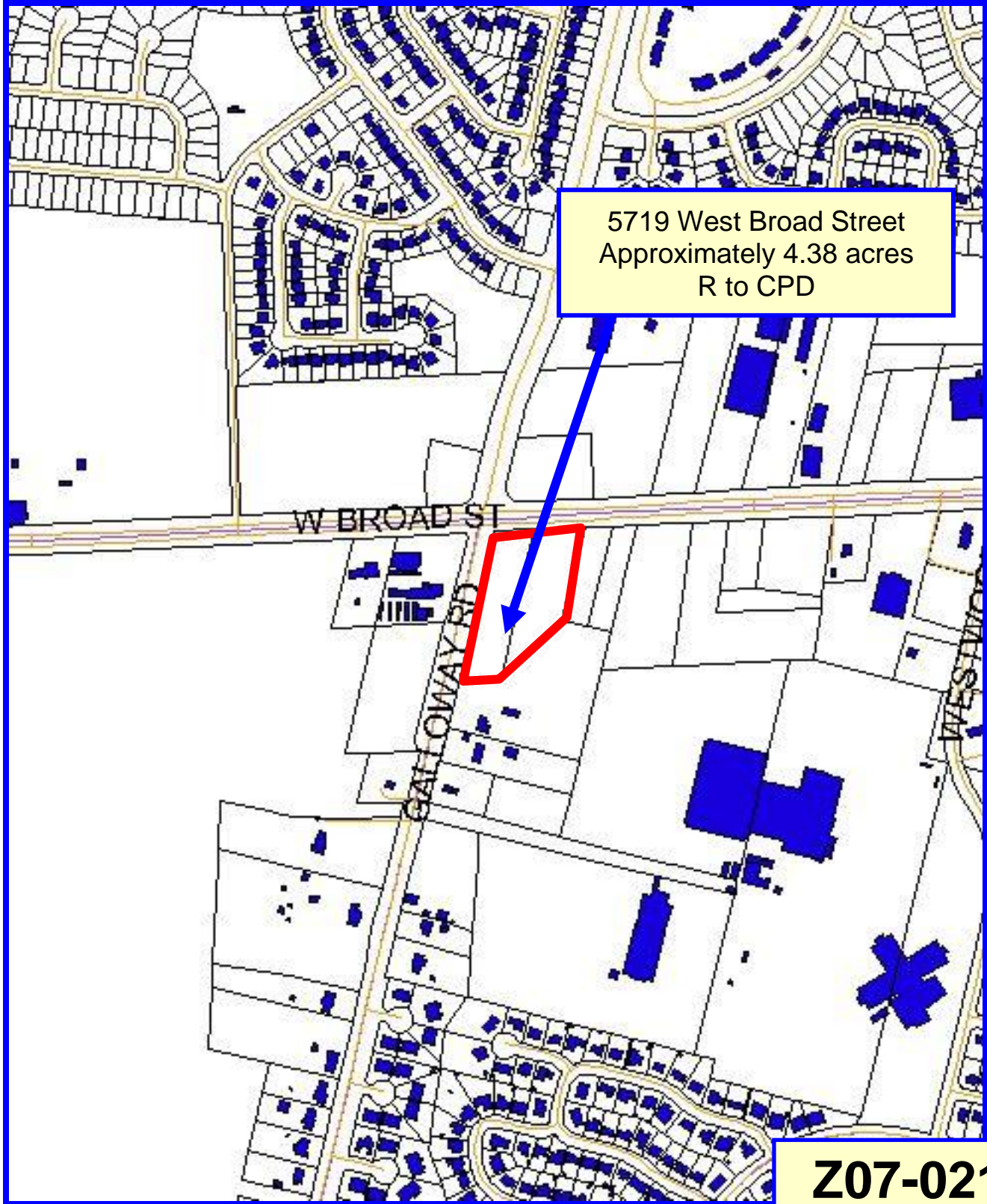
- The *Columbus Thoroughfare Plan* identifies Broad Street as a 4-2D arterial requiring a minimum of 60 feet of right-of-way from centerline, and Galloway Road as a 4-2 arterial requiring a minimum of 50 feet of right-of-way from centerline.

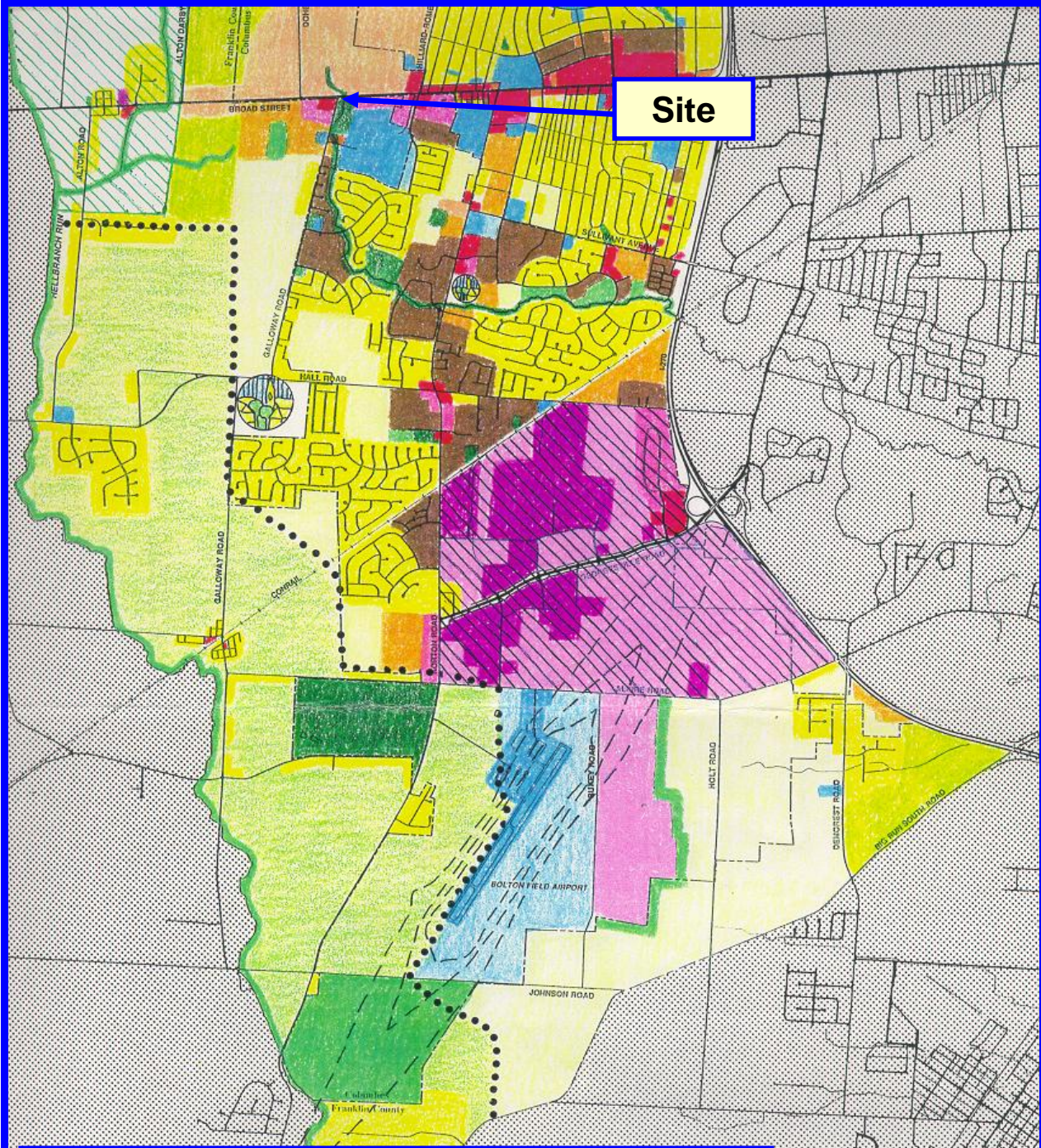
CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested CPD, Commercial Planned Development District will allow commercial development that is consistent with surrounding commercial uses. The CPD text contains use restrictions and customary development standards for setbacks, landscaping and lighting controls, and includes a conservation easement over the relocated stream. The request is consistent with the zoning and development patterns of the area.



Z07-021





PROPOSED LAND USE

Existing	Proposed	
Agricultural / Very low density residential	Agricultural / Very low density residential	Columbus corporate boundary
Low density residential 1-2 units per acre	Low density residential 1-2 units per acre	Sewer facilities planning area
Residential 3-5 units per acre	Residential 3-5 units per acre	Bolton Field noise contours
High density residential 6 units per acre +	High density residential 6 units per acre +	Environmental Conservation District
Commercial	Commercial	Industrial/ Office District
Office	Office	Village Center
Industrial/ Manufacturing	Industrial/ Manufacturing	
Institutional	Institutional	
Open space/ Park/ Buffer	Open space/ Park/ Buffer	

feet
THE
WESTLAND
PLAN

Z07-021



City of Columbus
Mayor Michael B. Coleman

Department of Development Building Services

757 Carolyn Avenue • Columbus, Ohio • 43224 • (614) 645-7314

FOR USE BY: AREA COMMISSIONS / CIVIC ASSOCIATIONS / ACCORD PARTNERS

STANDARDIZED RECOMMENDATION FORM

Group Name: Westland Area Commission Meeting Date: May 16, 2007

Case Number: 207-021 Case Type: Council Variance Rezoning

Zoning Address: 5719 West Broad St. Applicant: Val + Jennie Boehm

Person(s) Representing Applicant at Meeting: Jeff Brown, Smith + Hale

Conditions Requested by Group (Add continuation sheet if needed): Area Commissions see note at bottom.	Applicant Response	
	Yes	No
1. _____	<input type="checkbox"/>	<input type="checkbox"/>
2. _____	<input type="checkbox"/>	<input type="checkbox"/>
3. _____	<input type="checkbox"/>	<input type="checkbox"/>
4. _____	<input type="checkbox"/>	<input type="checkbox"/>
5. _____	<input type="checkbox"/>	<input type="checkbox"/>
6. _____	<input type="checkbox"/>	<input type="checkbox"/>
7. _____	<input type="checkbox"/>	<input type="checkbox"/>
8. _____	<input type="checkbox"/>	<input type="checkbox"/>

Recommendation

Approval Disapproval Conditional Approval (list conditions and applicant response above)

Explain the basis for Approval, Disapproval or Conditional Approval below (Add continuation sheet if needed).

The Westland Area Commission voted on May 16, 2007, by a vote of 15 For and 2 against, to approve this request.

Recommending Commission / Association / Accord Partner Vote: For 15 Against 2

Signature / Title of Authorized Representative: Michael J. McKay, Chairman

Daytime Phone Number: 644-9159

Note to Area Commissions: Ordinances sent to Council will contain only recommendations for "approval" or "disapproval." Recommendations for "conditional approval" will be treated as a disapproval, if, at the time the ordinance is sent to Council, any condition that was checked "No" on the *Standardized Recommendation Form* has not been resolved as documented in writing by the recommending body or party.

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 # 207-021

Being first duly cautioned and sworn (NAME) Jeffrey L. Brown / Smith & Hale LLC
of (COMPLETE ADDRESS) 37 W. Broad St., Suite 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. Jennie Boehm, Tr 2649 Villilly Circle W Grove City, OH 43123</p> <p>Zero Columbus based employees</p>	<p>2.</p>
<p>3.</p>	<p>4.</p>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Jeffrey L. Brown

Subscribed to me in my presence and before me this 22nd day of September, in the year 2008

SIGNATURE OF NOTARY PUBLIC

David Hodge
does not expire

My Commission Expires:



This Project Disclosure Statement 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.