

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
NOVEMBER 14, 2013**

2. **APPLICATION:** **Z13-047 (13335-00000-00624)**
 Location: **1150 DUBLIN ROAD (43215)**, being 1.5± acres located at the northeast corner of Dublin Road and Urlin Avenue (010-100689 and 010-100690).

 Existing Zoning: M-1, Manufacturing District.
 Request: M, Manufacturing District.
 Proposed Use: Retail and office uses.
 Applicant(s): Turkey Run, Inc.; c/o Scott B. Birrer, Atty.; 655 Metro Place South, Suite 600; Dublin, OH 43017.

 Property Owner(s): The Applicant.
 Planner: Tori Proehl, 645-2749, vjproehl@columbus.gov

BACKGROUND:

- The 1.5± acre site is developed with two office buildings located at the northeast corner of Dublin Road and Urlin Avenue. It is currently zoned M-1, Manufacturing District. The applicant requests the M, Manufacturing District to permit retail and office uses in this location.
- To the north is a storage facility in the M-2, Manufacturing District. To the east and south (across Dublin Road) are office warehouse buildings in the C-2 and C-4, Commercial Districts. To the west across Urlin Avenue is an office warehouse in the M-2, Manufacturing District.
- The *Columbus Thoroughfare Plan* identifies Dublin Road as a 4-2D arterial requiring a minimum of 50 feet of right-of-way from centerline. However, according to the Division of Planning & Operations, the existing right-of-way at this location already meets or exceeds these requirements. No additional right-of-way dedication would be triggered by this zoning request.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested M, Manufacturing District, will secure proper zoning for retail and office development. The request is consistent with the established zoning and development pattern of the area.



Z13-047
1150 Dublin Road
010-100689 and 010-100689
Approximately 1.51 acres
Request: M-1 to M



REZONING APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • 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 # 213-047

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Paul Sipp
of (COMPLETE ADDRESS) 341 South 3rd St, Ste 11, Col, 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. <u>Please see attached shareholder addendum.</u> | 2. |
| 3. | 4. |

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

X Turkey ... Inc by Paul Sipp - President

Subscribed to me in my presence and before me this 22 day of August, in the year 2013

SIGNATURE OF NOTARY PUBLIC

SCOTT BENJAMIN BIRNER, ATTORNEY AT LAW
NOTARY PUBLIC, STATE OF OHIO

My Commission Expires:

My commission has no expiration date.
Section 147.03 R.C.

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

Notary Seal Here

PLEASE NOTE: incomplete information will result in the rejection of this submittal.
Applications must be submitted by appointment. Call 614-645-4522 to schedule.
Please make all checks payable to the Columbus City Treasurer

213-047

| Turkey Run, Inc. | | |
|--------------------------|--|-------------|
| Share Holder List | | |
| Founded October 17, 1947 | | |
| Share Holder | Address | Ownership % |
| Robert Stanley Sipp | 12 Carriage Circle Royersford, PA 19468 | 8.33% |
| Paul Frederick Sipp | 2760 Welsford Rd. Columbus, OH 43221 | 8.33% |
| Elizabeth Ann Eastwood | 2668 Berwyn Rd. Columbus, OH 43221 | 8.33% |
| James Andrew Sipp | 680 Gladstone Rd. NW Atlanta, GA 30318 | 8.33% |
| Rebecca Young Rivers | 605 Miner Street Rd. Canton, NY 13617 | 16.67% |
| Kathleen Young Bellamy | 1924 Tewksbury Rd. Columbus, OH 43221 | 16.67% |
| Stanley Crabill Young | 2639 Higgins Canyon Rd. Half Moon Bay, CA 94019 | 10.50% |
| Joshua B. Young | 309 Sandhurst St. Redwood City, CA 94065 | 11.42% |
| Hannah B. Young | 59 Pinewood Avenue Toronto, Ontario M6C 2V2 Canada | 11.42% |