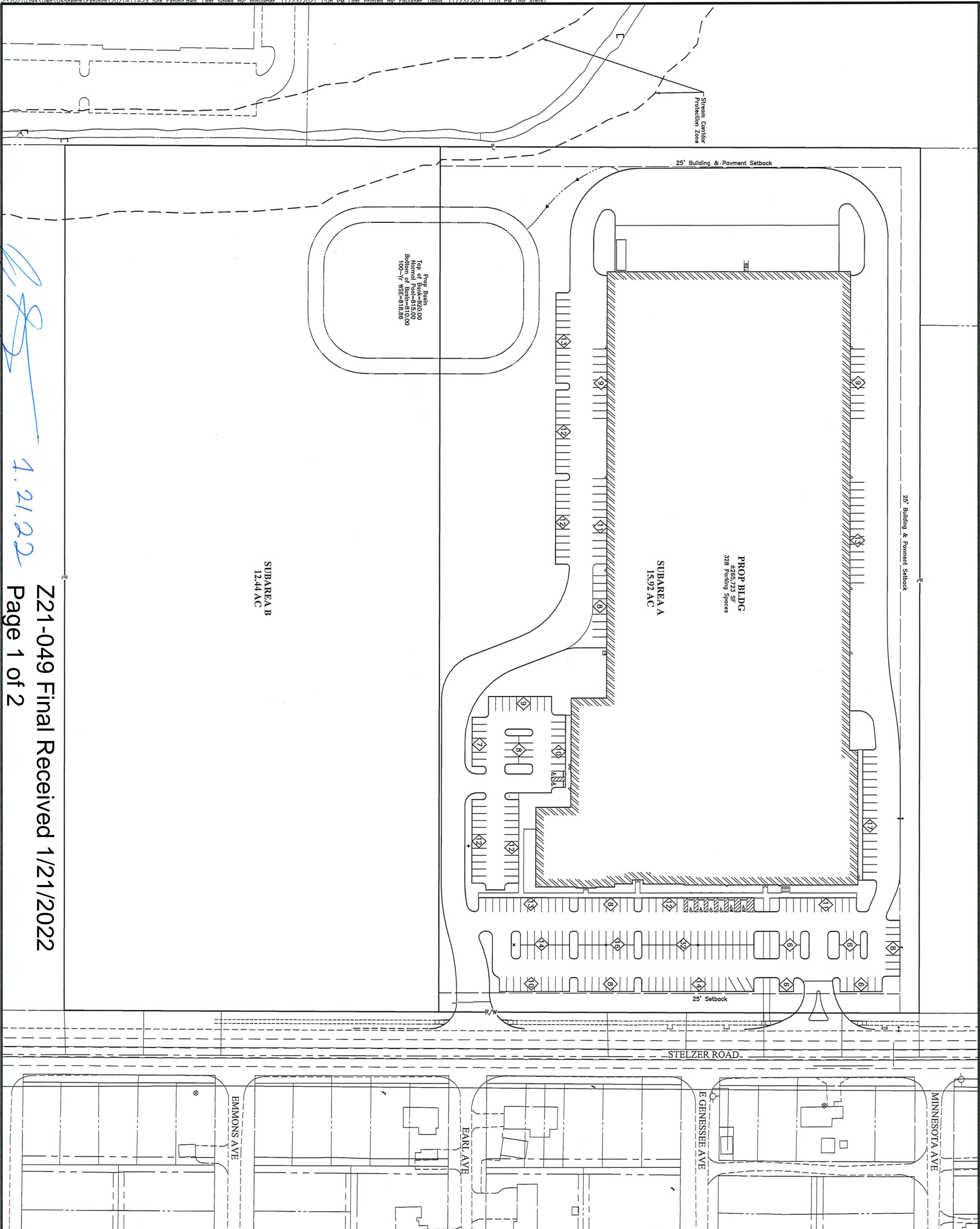


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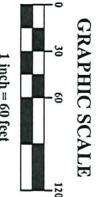
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4.21.22

Z21-049 Final Received 1/21/2022  
Page 1 of 2

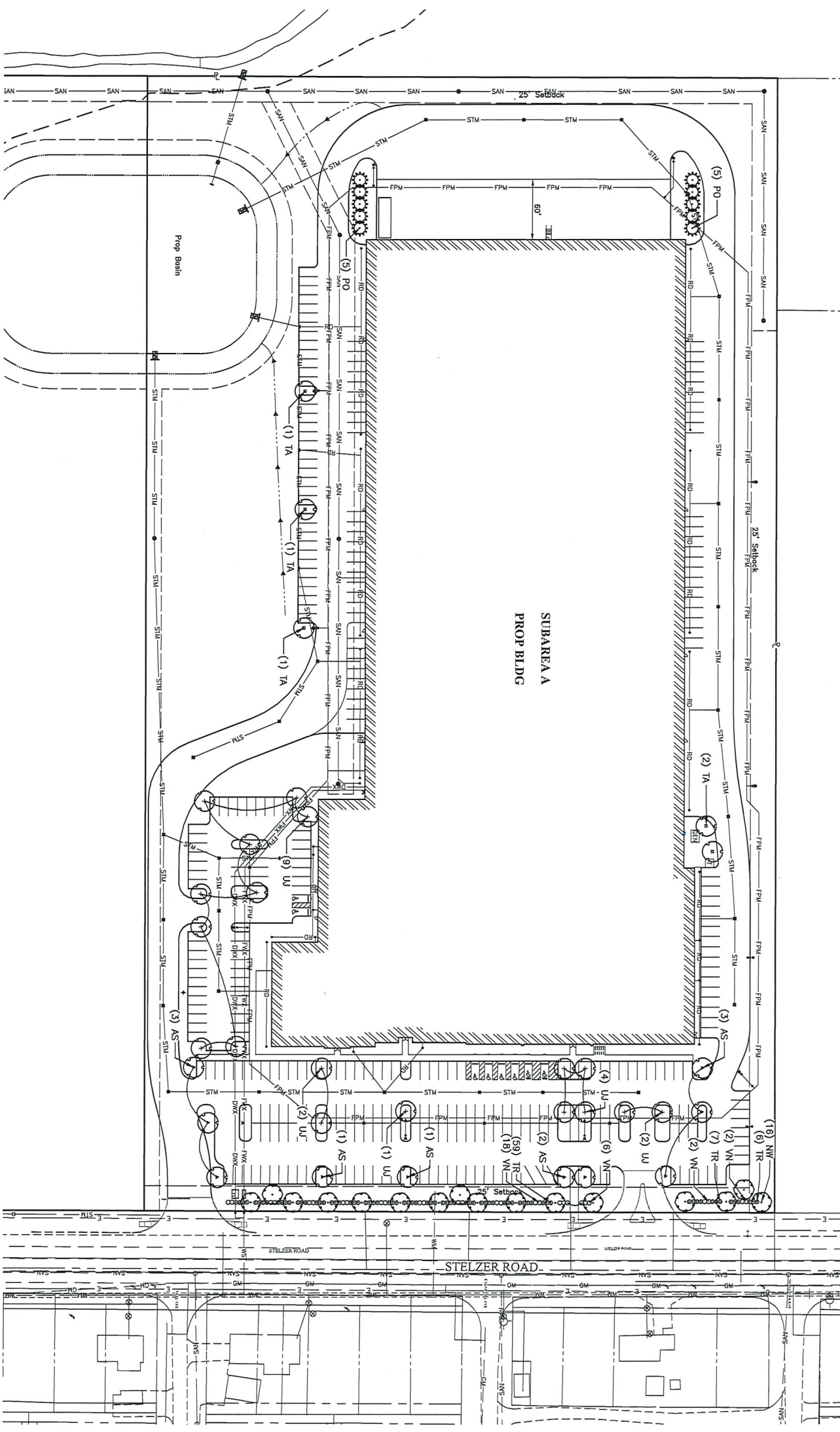
**LEGEND**

- Proposed Excluded Curb
- Sign
- Site Light Pole (See Map Plan)
- ◆ Parking Count

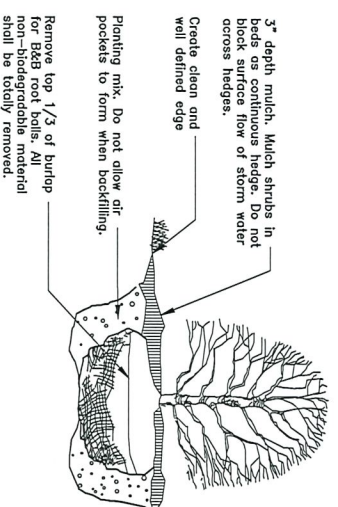
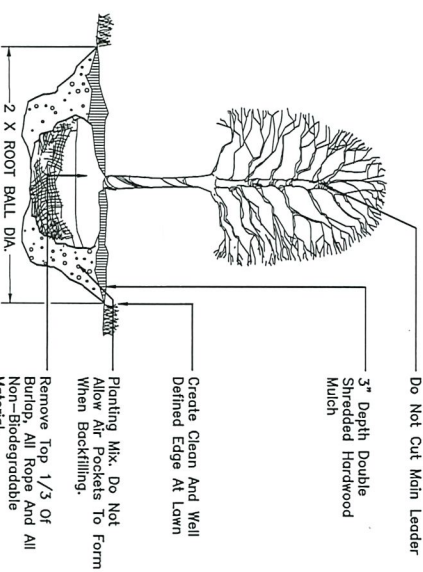
**NOTES:**  
 All Radii Are 4.5' Unless Otherwise Noted And Measured To Face Of Curb Or Edge Of Forefront.  
 All Curb To Be 6" Extended Unless Otherwise Noted.  
 All Dimensions Given Are Measured To The Face Of Curb.  
 All Radius Dimensions Given Are Measured Along The Face Of Curb.



<p>DATE: November 23, 2021</p> <p>SCALE: 1" = 60'</p> <p>JOB NO.: 2021-0394</p> <p>SHEET: 1/1</p>	<p>COLUMBUS, FRANKLIN COUNTY, OHIO</p> <p><b>EMHT</b></p> <p>Evors, Mechwart, Hambleton &amp; Tilton, Inc.                  Engineers • Surveyors • Planners • Scientists                  550 New Albany Road, Columbus, OH 43204                  Phone: 614.775.4500 Toll Free: 888.775.3648                  emht.com</p>	<p>FOR</p> <p><b>AMERICA'S FLOOR SOURCE</b></p> <p><b>STELZER ROAD</b></p> <p>SITE EXHIBIT</p>	<p>THE DAIMLER GROUP</p>	<p>REVISIONS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>MARK</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	MARK	DATE	DESCRIPTION						
				MARK	DATE	DESCRIPTION							



PLANT SCHEDULE SITE						
EVERGREEN TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
	PO	10	Picea omorika	Serbian Spruce	6' Ht.	B&B
FRONTAGE TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
	NW	16	Nyssa sylvatica 'Wildfire'	Wildfire Tupelo	2.5" Cal.	B&B
PARKING LOT TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
	AS	10	Acer x freemontii 'Stemod'	Stemod Glen Maple	2.5" Cal.	B&B
	FA	5	Tilia americana 'Redmond'	Redmond American Linden	2.5" Cal.	B&B
	UU	18	Ulmus americana 'Jefferson'	Jefferson American Elm	2.5" Cal.	B&B
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
	TR	72	Toxus x media 'Ruyon'	Ruyon Yew	24" Ht.	Cont.
	VN	28	Viburnum nudum 'Winterthur'	Winterthur Viburnum	24" Ht.	Cont.



**LANDSCAPE CALCULATIONS**  
 Development Text 3.C.1  
 Required: 1 tree per 10 parking spaces.  
 Provided: 4328 spaces / 10 = 33 trees  
 Development Text 3.C.2  
 Required: 1 tree per 40 linear feet of frontage.  
 Provided: 4618' / 40 = 16 trees

- LANDSCAPE GENERAL NOTES**
- Prior to installation, the landscape contractor shall inspect the general site conditions and verify the subgrade, elevations, utility locations and topsoil provided by general contractor. The landscape contractor shall notify the general contractor of any unsatisfactory conditions and work shall not proceed until conditions have been corrected and are acceptable to the landscape contractor.
  - All plants shall meet or exceed standards set in the American Standard for Nursery Stock, ANSI Z600.1, current edition. All plants shall equal or exceed the measurements and sizes specified in the schedule.
  - Substituted material shall be equivalent or greater in size than the specified plant. Substituted plants shall have the same essential characteristics and growth habit of the specified plant.
  - Location of all utilities and subsurface drain lines prior to plant installation.
  - A pre-installation conference shall be conducted prior to planting operations with Owner and Contractor present.
  - Contractor may slightly field adjust plant locations or necessary to avoid existing utilities or other site conditions.
  - Irrigation system shall be installed and tested prior to planting operations.
  - Contractor shall repair all lawn areas disturbed during construction with seed and water to healthy, weed free lawn prior to project acceptance.
  - Contractor shall provide a minimum of 3" of topsoil over existing subgrade or planting beds unless otherwise noted. Seeding shall not begin until area has received topsoil and finished grade.
  - Mulch planting beds with shredded hardwood mulch of uniform dark brown color. It shall be free of twigs, leaves, debris, peat or other material. Mulch beds in a continuous bed. Average applied thickness shall be 3" depth.
  - Planting beds shall be covered with pre-emergent herbicide applied at product specified rate unless otherwise noted.
  - Bed edges shall be smooth, consistent, hand trenched 4" deep and "V" shaped edges and planting bed. All excavated material shall be removed from the bed on plan. Plant locations and layout of beds shall be located by Contractor and approved by Landscape Architect prior to planting.
  - Planting Mix shall be a minimum of 3" from sidewalk and curbs.
  - Trees shall be placed a minimum of 3' from sidewalks and curbs.
  - Planting Mix shall be blended, manufactured soil consisting of three (3) parts topsoil, one (1) part compost, one (1) part sand. Topsoil shall be per ASTM D5258, pH range of 5.5 to 7, min. 4 percent organic material, free of stones and soil clumps 3/4 inch and larger. Compost shall be yard waste compost from a local municipal composting facility. Sand shall be per ASTM C33, Proprietary manufactured Planting Mix such as Kurtz Bros. Professional Blend or Jones SuperSoil may be used. Submit product data for review by Owner.
  - Planting Mix shall be settled 6 inch into the planting hole during placement of Planting Mix.
  - Application rate shall be according to manufacturer's written recommendations.
  - Mycorrhizal Fungus shall be a dry, granular, inoculant containing vesicular-arbuscular mycorrhizal fungi and ectomycorrhizal fungi.
  - Excavate planting beds to a depth of 12 inches unless otherwise indicated. Incorporate a 6 inch lift of planting mix into subgrade. Place remaining Planting Mix in settled 6 inch lifts.
  - Planting beds, including mulch, shall be no higher than 6 inches above existing grade and shall not impede surface drainage.
  - Planting beds shall be fertilized with controlled release tablets of 20-10-20 composition. Size and number of tablets shall be per manufacturer's instructions.
  - Composition and application rate of lawn fertilizer shall be sufficient to amend soil according to recommendations of a qualified soil testing agency. Submit soil test results and amendment recommendations to Owner. Lawn Fertilizer shall be in a dry granular form. List quantities from the plan. Graphic representation on plan supersedes in case of discrepancy with quantities on schedule.
  - Any item or areas damaged during construction shall be repaired or replaced with like materials. The contractor shall complete all work by the time of installation and as needed until project acceptance by owner. Contractor shall guarantee all plants installed (except annuals) for one full year from date of acceptance by the Owner. All plants shall be alive and at a vigorous rate of growth at the end of the first year.
  - All materials to be provided by Contractor from available seasonal stock.
  - Lawn seed mix shall be proportioned by weight as follows: 10 percent Bluegrass, 10 percent Kentucky Bluegrass, 10 percent Cocksfoot or Goatsfoot, 10 percent Ryegrass, 80 percent Quest, Inferno, Aird 3 and/or Pike Tall Fescue (select 2). Sodded lawns shall match seeded lawns. Seeding rate shall be 8 to 10 lbs per 1000 sq ft.
  - Lawn seed shall not have less than 98 percent purity and shall not have less than 90 percent germination.

REVISIONS		
MARK	DATE	DESCRIPTION

COLUMBUS, FRANKLIN COUNTY, OHIO  
 FINAL COMPLIANCE PLAN  
 FOR  
**AMERICA'S FLOOR SOURCE**  
 STELZER ROAD  
 LANDSCAPE PLAN

**THE DAIMLER GROUP**

**EMHT**  
 Evans, Mechwart, Hambleton & Tilton, Inc.  
 Engineers • Surveyors • Planners • Scientists  
 5500 New Albany Road, Columbus, OH 43244  
 Phone: 614.776.4333 Fax: 614.776.4334  
 emht.com

DATE: June 18, 2021  
 SCALE: 1" = 60'

JOB NO.: 2021-0394

SHEET: L1

1.21.22

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
NOVEMBER 17, 2021**

- 8. APPLICATION: Z21-049**  
**Location:** **2189 STELZER RD. (43219)**, being 28.36± acres located on the west side of Stelzer Road, 523± feet north of Citygate Drive (191-002667 and 10 others; Northeast Area Commission).  
**Existing Zoning:** R, Rural District and L-C-3, Limited Commercial District.  
**Request:** L-M, Limited Manufacturing District (H-60).  
**Proposed Use:** Industrial or commercial development.  
**Applicant(s):** Tucker Bear Capital, LLC; c/o Jon Stevenson, Atty.; 100 South 4<sup>th</sup> Street; Columbus, OH 43215.  
**Property Owner(s):** The Applicant.  
**Planner:** Shannon Pine; 614-645-2208; [spine@columbus.gov](mailto:spine@columbus.gov)

**BACKGROUND:**

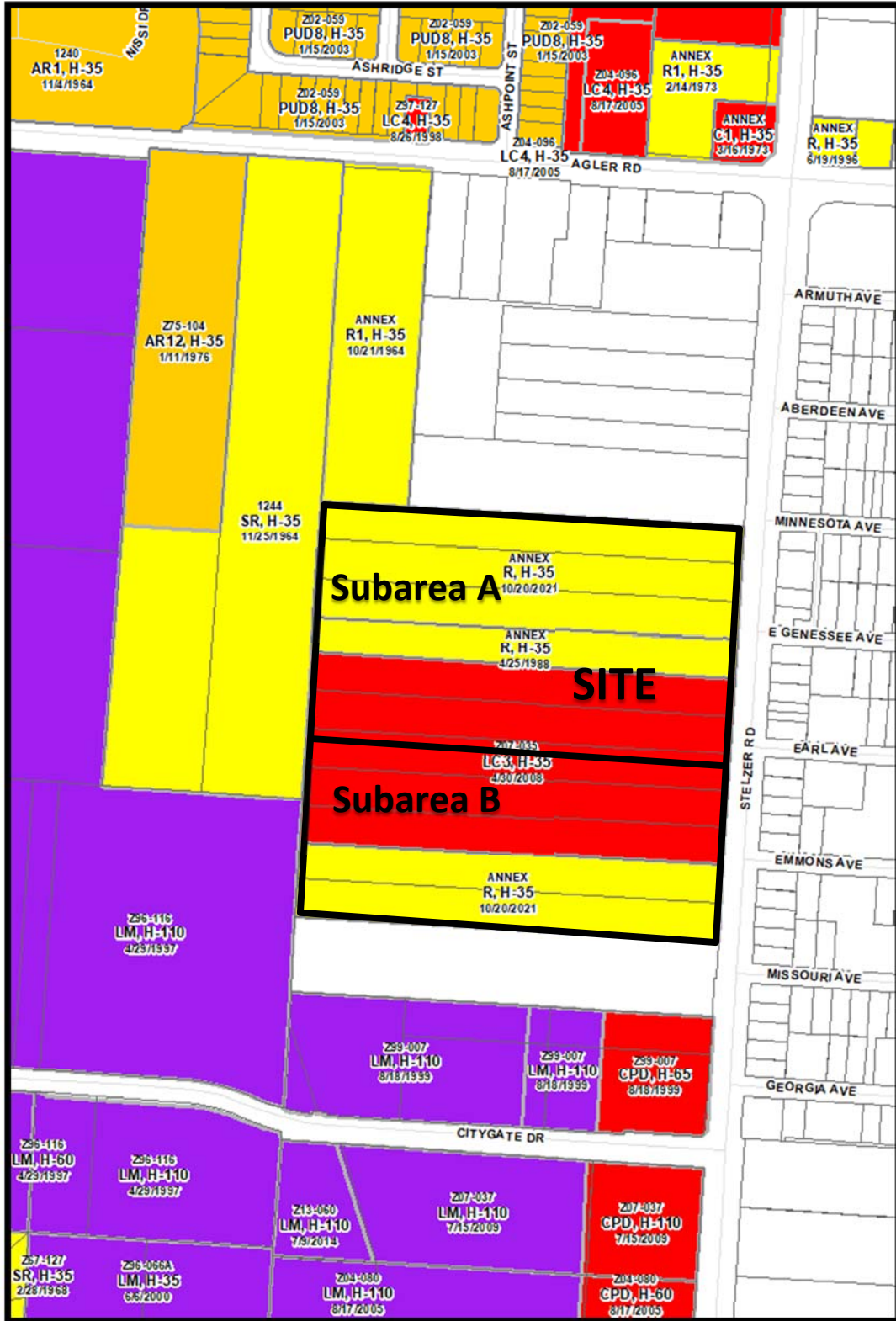
- This application was tabled at the October Development Commission meeting to allow more time for the pending traffic impact study to be completed. The 28.36± acre site is comprised of 11 parcels, six of which are undeveloped (five zoned L-C-3, Limited Commercial District and one pending annexation from Mifflin Township), and five of which are developed with single-unit dwellings (one zoned in the R, Rural District and four pending annexation from Mifflin Township). The requested L-M, Limited Manufacturing District will permit a sales and distribution facility and future commercial or industrial development.
- North of the site is undeveloped land in the Rural District in Mifflin Township and in the R-1, Residential District. To the east across Stelzer Road are undeveloped platted lots and single-unit dwellings in the Urban Residential and Rural districts in Mifflin Township. To the south is undeveloped land in the Select Commercial Planned District in Mifflin Township. To the west is an office/warehouse in the L-M, Limited Manufacturing District, and undeveloped land in the SR, Suburban Residential District.
- The site is subject to the I-670 Graphics Control overlay and is located within the boundaries of the *Port Columbus Joint Economic Development Strategy* (2008), which recommends “Office” land uses for this location. The site is also located within the boundaries of the *Northeast Area Plan* (2007), which recommends “Office-Light Industrial” land uses for this location. The *Northeast Area Plan* design guidelines recommend the inclusion of street trees in all new developments, and landscaped screening of parking lots abutting roadways if parking cannot be relocated from in front of the building. As such, staff recognizes the landscaping along the Stelzer Road frontage, but encourages the applicant to consider reducing/relocating at least one row of parking from in front of the building in Subarea A to the south side of the building, as well as reduced parking in front of a future building in Subarea B.

- The limitation text proposes all commercial and less objectionable manufacturing uses with limits on the amount of retail uses (50% of the building size in Subarea A and 30,000 square feet maximum in subarea B), and includes development standards addressing setbacks, traffic access, traffic improvements, building height, street trees, and building materials, with a commitment to develop Subarea A in accordance with the submitted site and landscaping plans.
- Concurrent CV21-106 proposes parcel lines to divide parking spaces, maneuvering areas, and loading spaces. That request will be heard by City Council and will not be considered at this Development Commission meeting.
- The site is located within the boundaries of the Northeast Area Commission, whose recommendation is for approval of the requested L-M district, conditioned on an approved traffic impact study.
- At the time this Staff Report was finalized, a traffic impact study is in progress in conjunction with this application. Additional commitments or access revisions may be needed based on the results of the approved traffic impact study.
- The *Columbus Multimodal Thoroughfare Plan* identifies this portion of Stelzer Road as a Suburban Commuter Corridor with 120 feet of right-of-way.

**CITY DEPARTMENTS' RECOMMENDATION:** \*Disapproval.

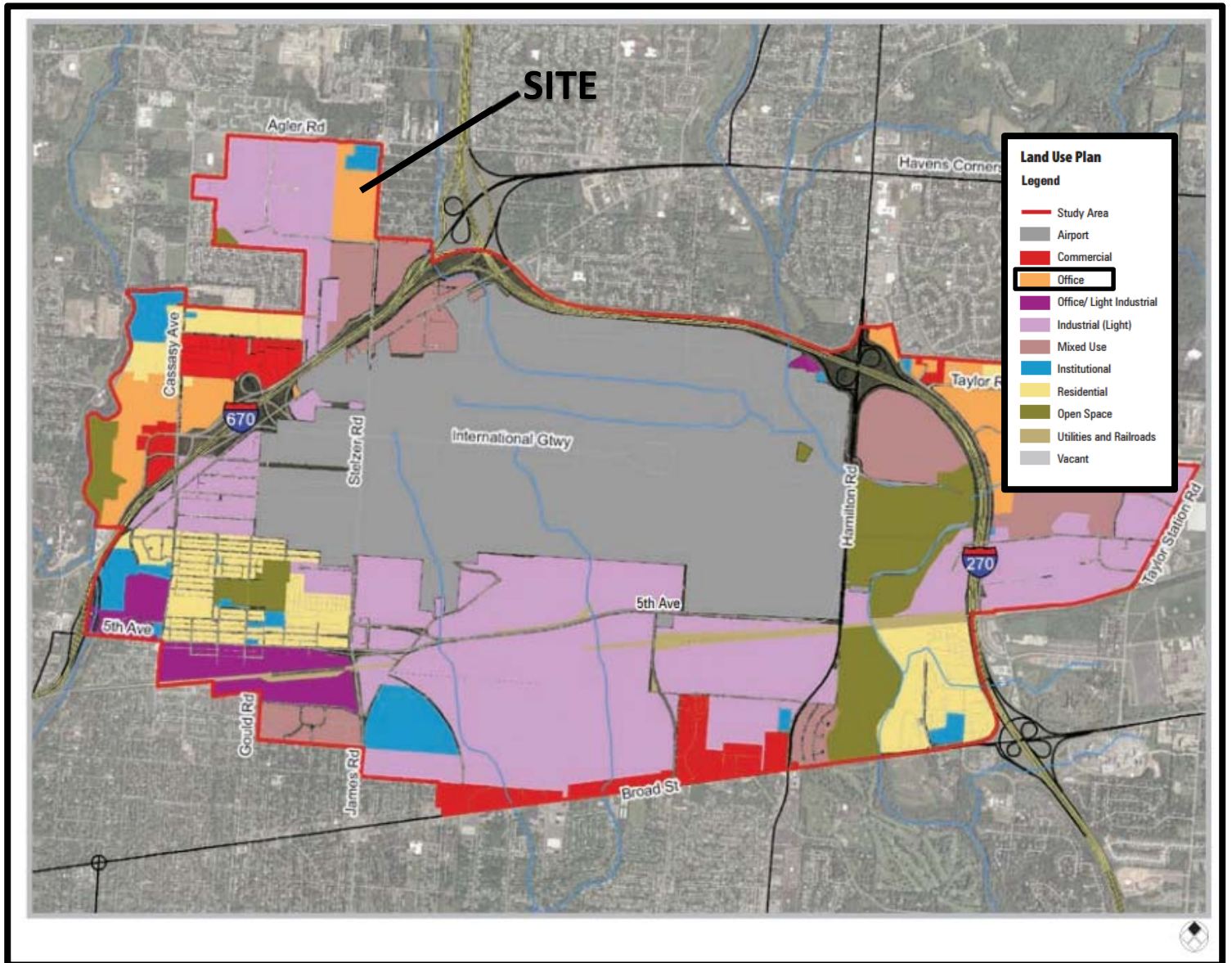
The requested L-M, Limited Manufacturing District will allow an industrial development with limited commercial uses that is compatible with the plan recommendations of both the *Northeast Area Plan* and the *Port Columbus Joint Economic Development Strategy*. The proposal also incorporates street trees and building material provisions as recommended by the *Northeast Area Plan* design guidelines. The City Departments recommendation will be updated to approval upon an approved traffic impact study with the necessary commitments added to the limitation text and reflected on the site plan to the satisfaction of the Division of Traffic Management.

\*The traffic impact study has been approved, and the necessary commitments are included in the proposal to the satisfaction of the Division of Traffic Management. The City Departments' Recommendation is now for Approval.



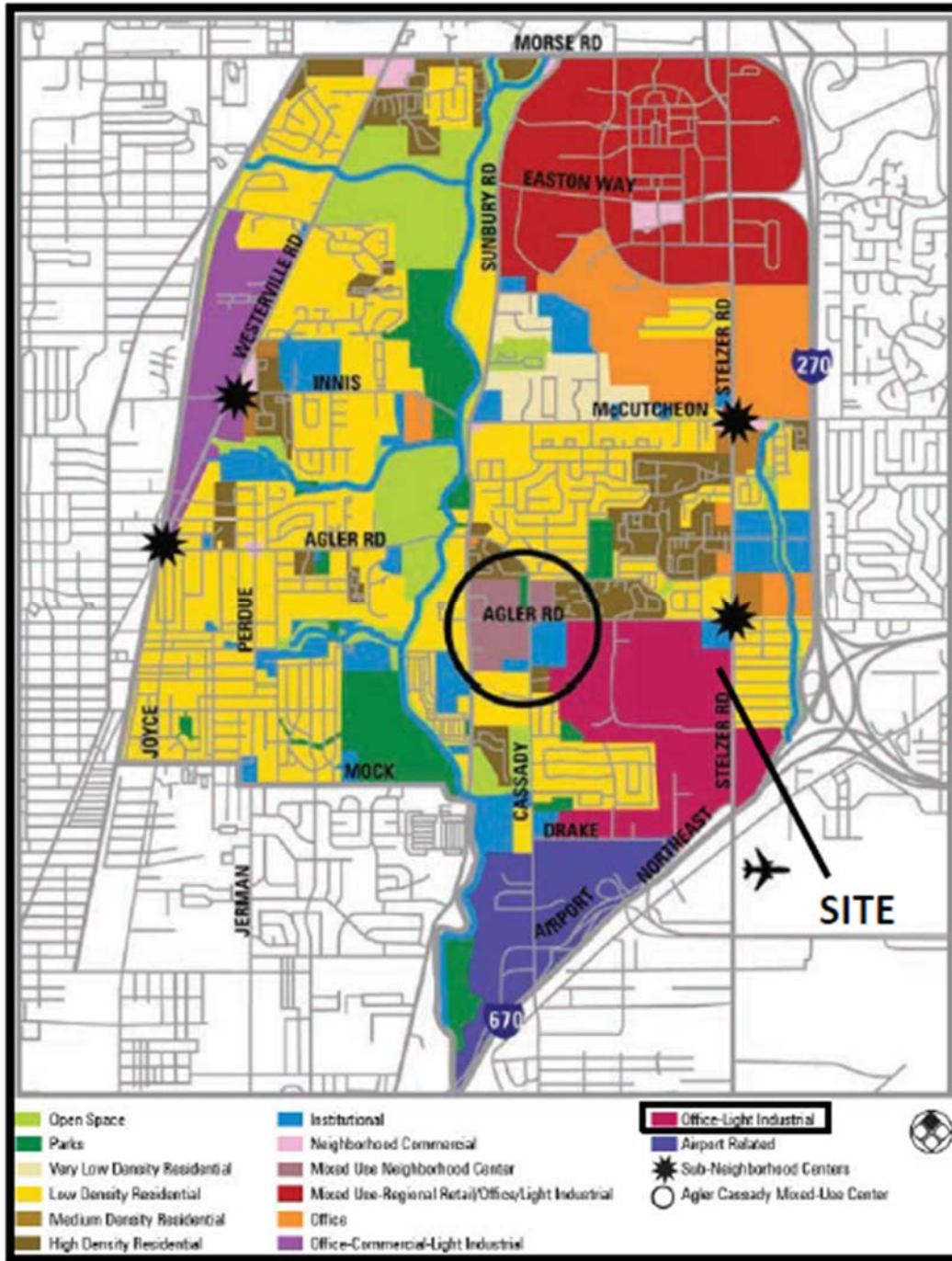
Z21-049  
2189 Stelzer Rd.  
L-C-3 & R to L-M  
Approximately 28.36 acres

# Port Columbus Joint Economic Development Strategy (2008)



Z21-049  
2189 Stelzer Rd.  
..... L-C-3 & R to L-M  
Approximately 28.36 acres

Northeast Area Plan (2007)



Z21-049

2189 Stelzer Rd.

..... L-C-3 & R to L-M

Approximately 28.36 acres



Z21-049  
2189 Stelzer Rd.  
L-C-3 & Rto L-M  
Approximately 28.36 acres



# North East Area Commission

"Together we can build a stronger community"

August 27, 2021

Ms. Shannon Pine  
Department of Building & Zoning Services  
111 North Front Street  
Columbus, OH 43215

Ms. Pine:

Subject: Z21-049, property known as 2189 Stelzer Road, Columbus, OH 43219. The North East Area Commission at a public meeting on July 31, 2021 voted to approve the above application based on the results of the traffic study and City of Columbus recommendations.

Sincerely,



Commissioner Porter

Cc: Karen Rogers – NEAC Chair  
Jon Stevenson- Attorney

# 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 #: Z21-049

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) Jon Stevenson  
of (COMPLETE ADDRESS) 100 S. Fourth Street, Suite 100, 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 (including contact name and number)  
Business or individual's address; City, State, Zip Code  
Number of Columbus-based employees  
(Limited to 3 lines per box)

1. Jason Goldberg 2360 Citygate Drive, Columbus, Ohio 43219 172 employees	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT [Signature]

Sworn to before me and signed in my presence this 21<sup>st</sup> day of January, in the year 2022

SIGNATURE OF NOTARY PUBLIC [Signature]

My Commission Expires 9-15-2022

Notary Seal Here



HANNAH B. KITTLE  
Notary Public, State of Ohio  
My Commission Expires 9-15-2022

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