

PLANT SCHEDULE

| EVERGREEN TREES | QTY | COMMON NAME | SIZE | CONDITION |
|-----------------|-----|------------------------------------|-------------|-----------|
| ⊗ | 81 | Norway Spruce Norton Star | 6" HL | B&B |
| ⊙ | 50 | White Spruce Norton Star | 6" HL | B&B |
| ⊗ | 38 | Colorado Spruce Picca purpurina | 6" HL | B&B |
| SHEET NOTES | QTY | COMMON NAME | SIZE | CONDITION |
| ⊙ | 5 | Boulevard Linden "Bankard" | 2 1/2" Cal. | B&B |



PRELIMINARY
 NOT TO BE USED FOR
 CONSTRUCTION
 PLAN SET DATE
 JUN 20, 2017

David Frank
7/20/17
albury

Final Site Plan Received 11/21/17 Z17-017

| | | | | | |
|--|---|---------------------------------------|-----------|------|-------------|
| EMHT Earth, Mechanical, Hydrolic & Utility, Inc. Engineers • Surveyors • Planners • Subdividers 800 West Albany Street, Columbus, OH 43260 Phone: 614.775.8800 Fax: 614.775.3646 | CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO ABBIE TRAILS ZONING EXHIBIT | FAIRFIELD COMMERCIAL PROPERTY, LLC | REVISIONS | | |
| | | | MARK | DATE | DESCRIPTION |
| DATE | SCALE | JOB NO. | | | |
| 2017.08.20.17 | 1" = 60' | 20170853 | | | |
| SHEET | | 1/1 | | | |

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
SEPTEMBER 14, 2017**

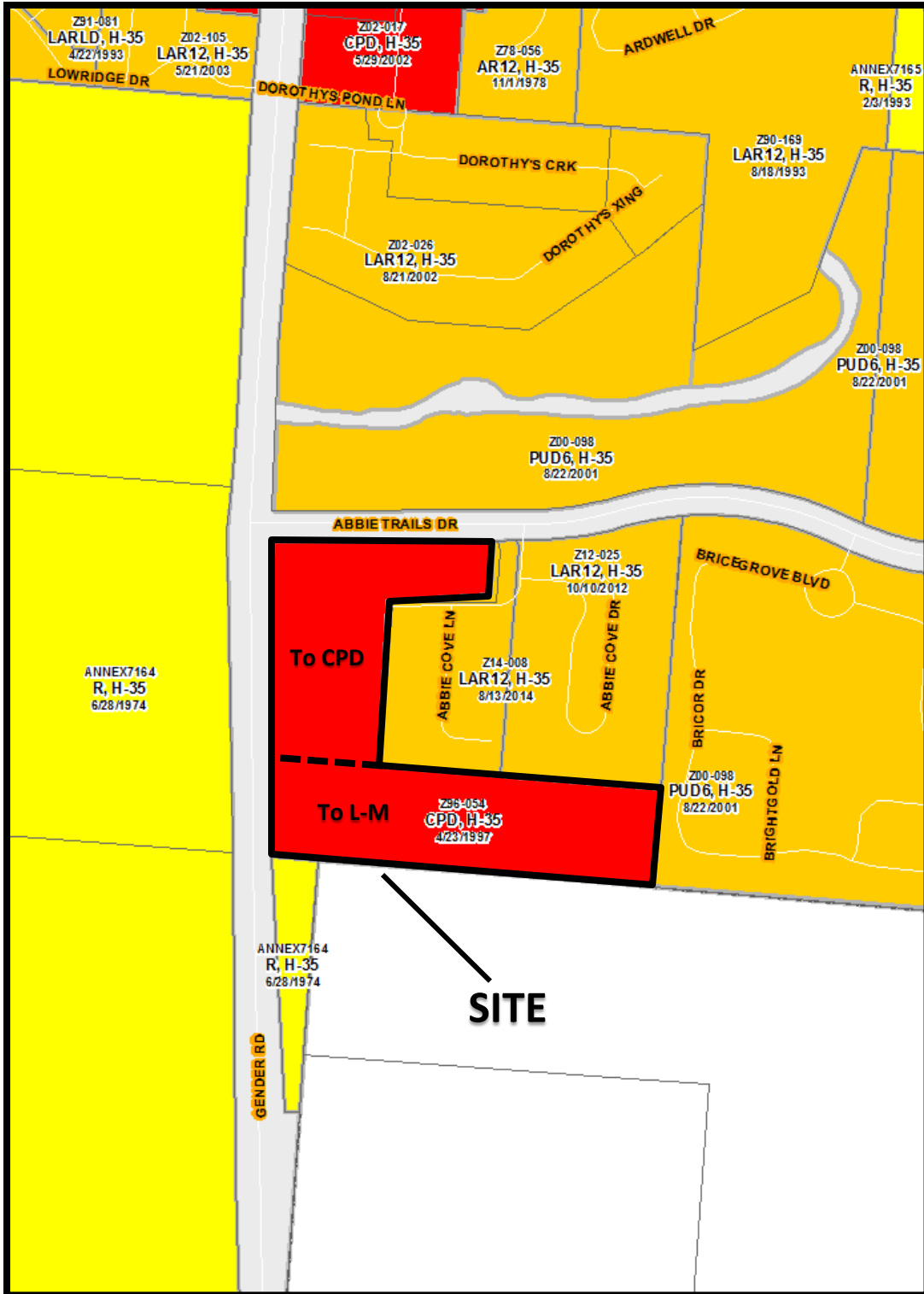
1. **APPLICATION:** **Z17-017**
 Location: **6395 ABBIE TRAILS DRIVE (43110)**, being 17.04± acres located at the southeast corner of Abbie Trails Drive and Gender Road, (530-228205; Greater South East Area Commission).
 Existing Zoning: CPD, Commercial Planned Development District.
 Request: CPD, Commercial Planned Development and L-M, Limited Manufacturing Districts.
 Proposed Use: Commercial development and self-storage facility.
 Applicant(s): Long Road Development Co., LLC; c/o Donald Plank, Atty.; Plank Law Firm; 411 East Town Street, 2nd Floor; Columbus, OH 43215.
 Property Owner(s): The Applicant.
 Planner: Tim Dietrich; 614-645-6665; tedietrich@columbus.gov

BACKGROUND:

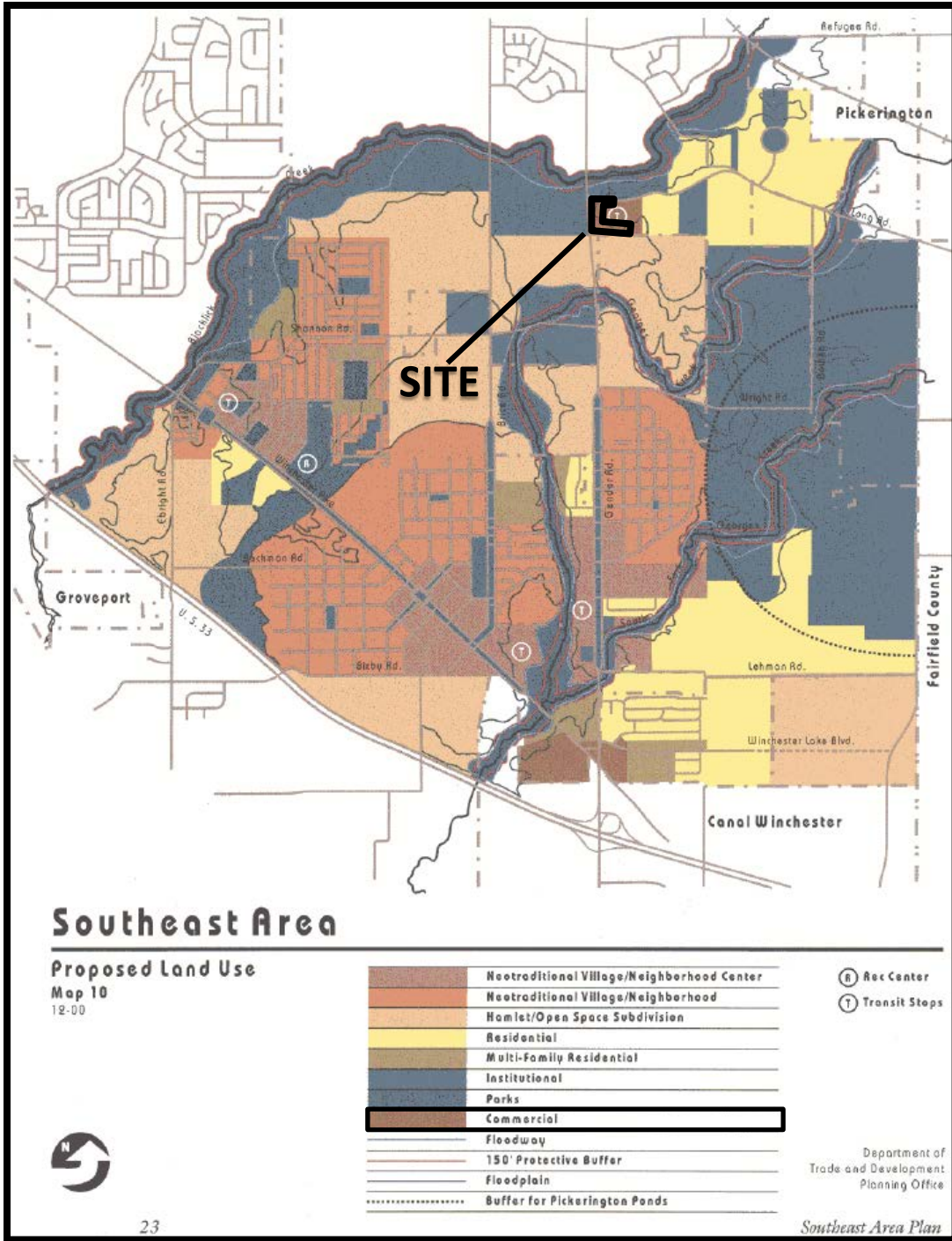
- The 17.04± acre site consists of one undeveloped parcel zoned CPD, Commercial Planned Development District. The requested CPD, Commercial Planned Development District will allow commercial development on 7.81 acres, and the requested L-M, Limited Manufacturing District will allow a self-storage facility on 9.23 acres with commitment to a site plan.
- North of the site is undeveloped land zoned in the PUD-6, Planned Unit Development District and multi-unit residential developments zoned in the L-AR-12, Limited Apartment Residential District. South of the site is parkland zoned R, Rural District in Madison Township. East of the site are multi-unit residential developments zoned in the L-AR-12, Limited Apartment Residential and PUD-6, Planned Unit Development districts. West of the site is undeveloped land zoned in the R, Rural District.
- The site is within the boundaries of the *Southeast Area Plan* (2000), which recommends commercial land uses at this location.
- The site is located within the boundaries of the Greater South East Area Commission, whose recommendation is for approval of the requested CPD and L-M districts.
- The development text for the CPD subarea includes permitted uses, and commitments to parking and building setbacks, landscaping, traffic access, and lighting. Commitments for the L-M subarea include permitted uses, building setbacks, traffic access, buffering and screening, and building design and materials. Both subareas include commitments to the submitted site plan.
- The Columbus Thoroughfare Plan identifies Gender Road as a 4-2D arterial requiring a minimum of 60 feet of right-of-way from centerline.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

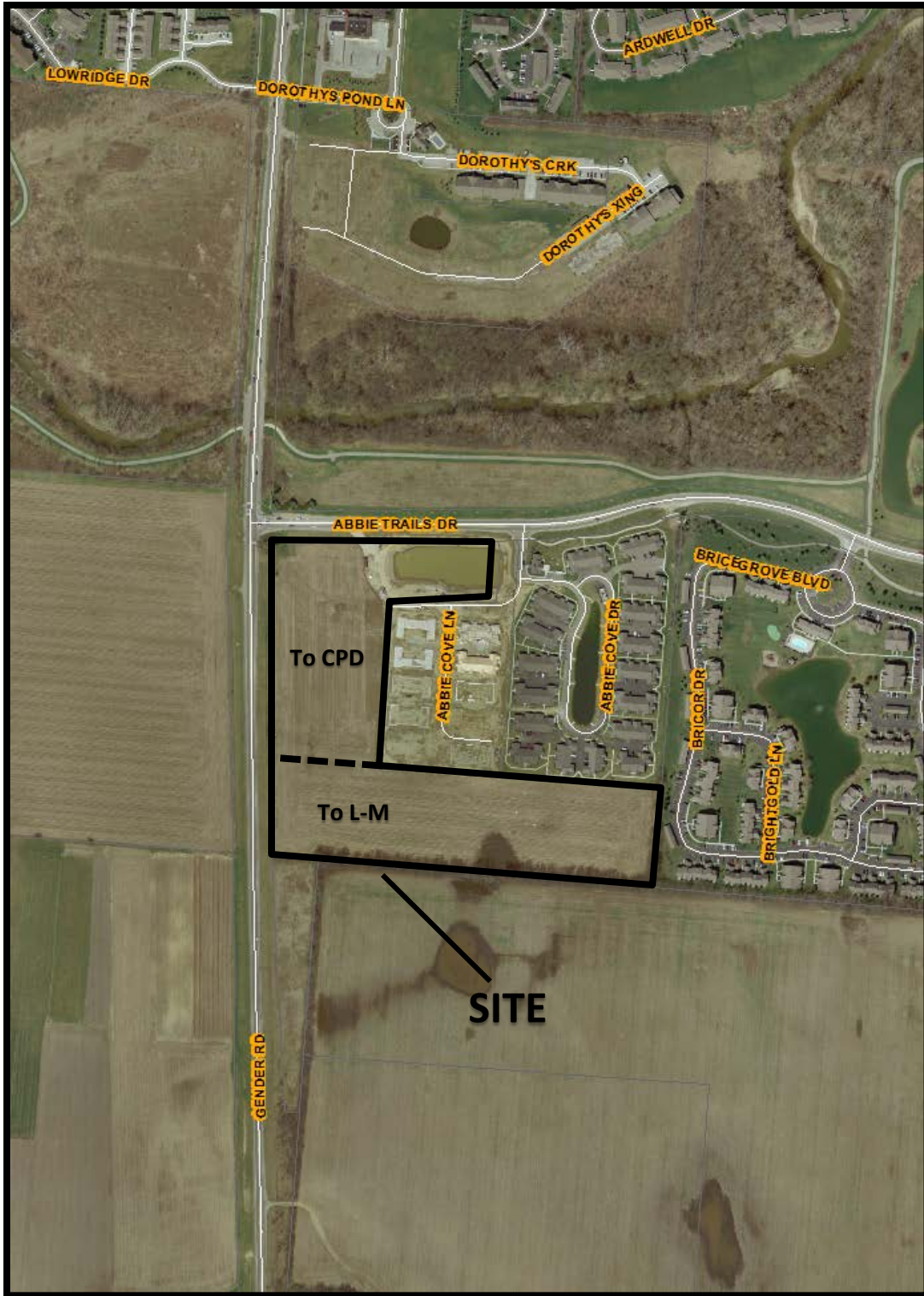
The proposed CPD, Commercial Planned Development, and L-M, Limited Manufacturing Districts will allow commercial development and a self-storage facility. The development text includes use restrictions, building and parking setbacks, landscaping, buffering and screening, traffic access, and building design and materials. The text also includes a commitment to a site plan. The *Southeast Area Plan* recommends commercial development for this location, and Staff finds the proposal, including a self-storage facility, to be consistent with this land use recommendation.



Z17-017
6395 Abbie Trails Drive
Approximately 17.04 acres
From CPD to CPD & L-M



Z17-017
6395 Abbie Trails Drive
Approximately 17.04 acres
From CPD to CPD & L-M



Z17-017
6395 Abbie Trails Drive
Approximately 17.04 acres
From CPD to CPD & L-M

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW

Case Number: Z 17-017
Address: 6395 ABBIE TRAILS DR
Group Name: GREATER SOUTH EAST AREA COMMISSION
Meeting Date: 6-28-17

Specify Case Type:
 BZA Variance / Special Permit
 Council Variance
 Rezoning
 Graphics Variance / Plan / Special Permit

Recommendation:
(Check only one) Approval
 Disapproval

NOTES: COMMISSION HEARD APPLICATION THIS TIME AS
INITIAL INTRODUCTION. MOTION TO APPROVE &/OR
SUPPORT APPLICATION WAS MADE, SECONDED AND
NOTE CARRIED.

Vote: 8-1
Signature of Authorized Representative: L Schacht, ZONING CHAIR LISAL SCHACHT
SIGNATURE
Greater South East Area Commission
RECOMMENDING GROUP TITLE
614-496-5482
DAYTIME PHONE NUMBER

Please e-mail this form to the assigned planner within 48 hours of your meeting day; or FAX to Zoning at 614-645-2463; or MAIL to: Assigned Planner, City of Columbus, Department of Building & Zoning Services, 757 Carolyn Avenue, Columbus, OH 43224.



DEPARTMENT OF BUILDING AND ZONING SERVICES

REZONING APPLICATION

Department of Building & Zoning Services

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224-3218

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 # 217-017

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Donald T. Plank
of (COMPLETE ADDRESS) Plank Law Firm, LPA, 411 East Town Street, Floor 2, 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

Table with 2 columns and 2 rows containing party information: 1. Long Road Development Co., LLC; 2. Bob Weiler; 3. Don Kelley; 4. (empty)

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Donald Plank (handwritten signature)

Subscribed to me in my presence and before me this 15th day of NOVEMBER, in the year 2017

SIGNATURE OF NOTARY PUBLIC

Barbara A. Painter (handwritten signature)

My Commission Expires:

AUGUST 3, 2020



This Project Disclosure Statement expires six months after date of notarization.
BARBARA A. PAINTER
Notary Public, State of Ohio
My Commission Expires AUGUST 3, 2020

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