

P:\Projects\2024\240624--0008 Mr Excavator Casady1505-CAD1581-CAD1583-PropSheetZONING SITE PLAN.dwg Excavator Zoning Site Plan.dwg by: noah.constance on 06/05/2024 5:35 PM for PRIME AE

**NOTES:**

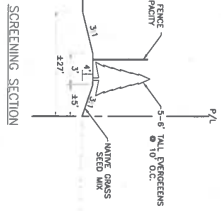
- THE INFORMATION SHOWN CONCERNING EXISTING UTILITIES IS NOT REPRESENTED AS GUARANTEED. LOCATION, DEPTH, PROTECTION AND RESTORATION OF ALL EXISTING UTILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND SHALL OBTAIN THE NECESSARY PROTECTION SERVICES. OWNER SHALL OBTAIN THE NECESSARY PROTECTION SERVICES. OWNER SHALL OBTAIN THE NECESSARY PROTECTION SERVICES.
- ACCORDING TO THE FEDERAL ENERGY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP, FRANKLIN COUNTY, OHIO AND INCORPORATED AREAS, THIS PROJECT IS NOT IN A SPECIAL FLOOD HAZARD AREA.
- PROJECT SITE ADDRESS: 1155 N CASSADY AVE, COLUMBUS, OH 43240
- PARKING AND EDUCATION ORNAMENT (EOCEN) DOES NOT APPLY.
- ALL SITE LIGHTING IS EXISTING WALL MOUNT.
- THE SITE CONSISTS OF OFFICE SPACE AND EQUIPMENT STORAGE.

ADDRESS: 1155 N CASSADY AVE  
 PID: 010-15370-00, 010-15748-00, 010-15278-00, 010-15279-00

SITE AREA: 2.28 AC ±, 8,827 SQ. FT. ±, 3,284 AC ±  
 0.21 AC ±, 924 SQ. FT. ±, 0.35 AC ±

ZONING: L-4, LIMITED MANUFACTURING, H-30  
 DISTRICT: PC  
 PREVIOUS: L-4, LIMITED MANUFACTURING, H-30  
 SETBACKS: AS DEPICTED  
 PARKING REQUIREMENTS: N/A - NO CHANGE FROM EX. BUILDING

LANDSCAPE REQUIREMENTS: LANDSCAPING/SCREENING SHALL COMPLY WITH THE CITY OF COLUMBUS LANDSCAPE DESIGN AND DENSITY PLANNING GUIDE TO ACHIEVE A 5% TREE DENSITY.



THE SITE PLAN MAY BE SUBJECT TO CHANGE TO REFLECT ENGINEERING, TOPOGRAPHICAL, OR OTHER DEVELOPMENT AND ENGINEERING PLANS. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND SHALL OBTAIN THE NECESSARY PROTECTION SERVICES. OWNER SHALL OBTAIN THE NECESSARY PROTECTION SERVICES.

SHEET NO. 1 OF 1

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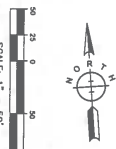
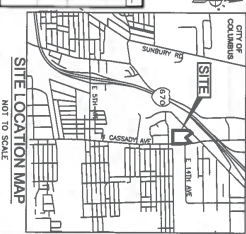
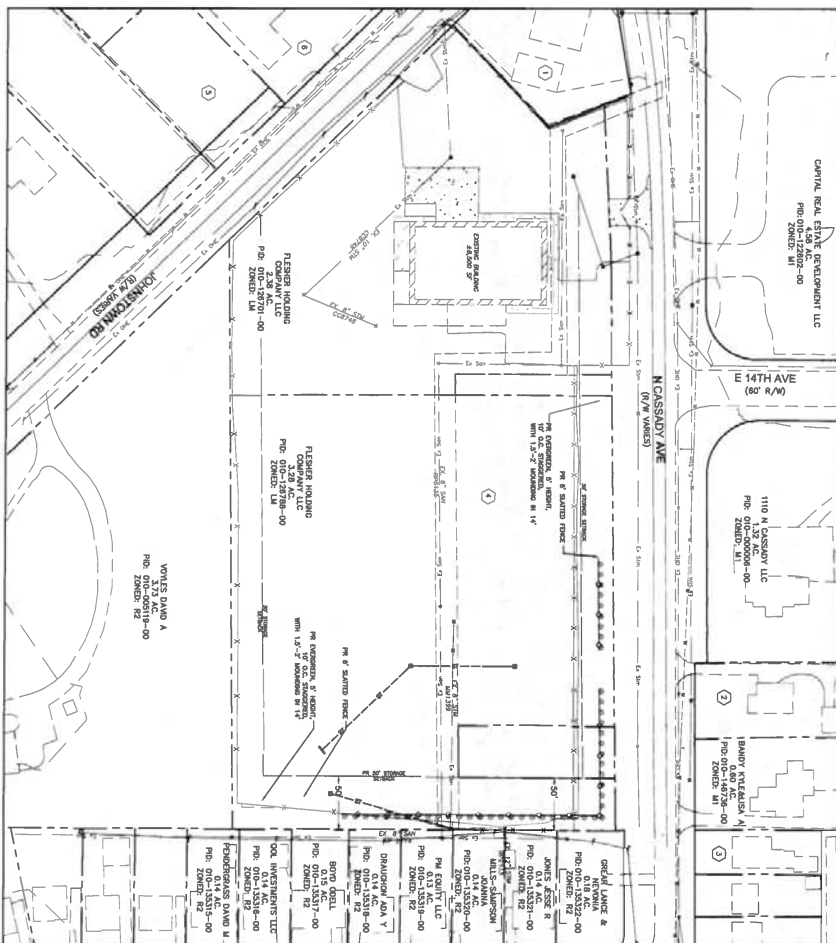
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PROPERTY OWNERS

1	0.84 AC (88,801) SQ. FT. LAKETERRACE INVESTMENT CORP. PID: 010-15370-00 ZONING: L4
2	0.48 AC (50,784) SQ. FT. LAKETERRACE INVESTMENT CORP. PID: 010-15370-00 ZONING: L4
3	0.20 AC (21,239) SQ. FT. BEST REPERER LLC PID: 010-15370-00 ZONING: L4
4	0.20 AC (21,239) SQ. FT. ST. LOUIS INVESTMENTS LLC PID: 010-15370-00 ZONING: C
5	0.20 AC (21,239) SQ. FT. HARTFIELD REALTY LIMITED PID: 150-004923-00 ZONING: C
6	0.20 AC (21,239) SQ. FT. ST. LOUIS INVESTMENTS LLC PID: 010-15370-00 ZONING: C
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48	0.20 AC (21,239) SQ. FT. ST. LOUIS INVESTMENTS LLC PID: 010-15370-00 ZONING: C
49	0.20 AC (21,239) SQ. FT. ST. LOUIS INVESTMENTS LLC PID: 010-15370-00 ZONING: C
50	0.20 AC (21,239) SQ. FT. ST. LOUIS INVESTMENTS LLC PID: 010-15370-00 ZONING: C

**LEGEND:**

- PROJ. SHADE TREES
- PROP. EVERGREEN TREES

*John S. Cooper, Architect*  
*John S. Cooper, Architect*

REVISIONS NO. DATE BY 1 6-5-2024 SCALE: 1" = 50' SHEET NO. 1 OF 1	COLUMBUS, FRANKLIN COUNTY, OH ZONING SITE PLAN FOR MR. EXCAVATOR 1155 N CASSADY AVE TITLE SHEET	 8415 PULSAR PLACE   SUITE 300 COLUMBUS, OH 43240 P 614-458-0250   F 614-838-0251
	DATE: _____ DRAWN BY: _____ CHECKED BY: _____ SCALE: 1" = 50'	
	PROJECT NO.: _____ SHEET NO.: 1 OF 1	

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
NOVEMBER 14, 2002**

- 7. APPLICATION: Z02-049**  
**Location:** **2591 JOHNSTOWN ROAD (43232)**, being 6.32± acres located on the south side of Johnstown Road, 120± feet southwest of North Cassady Avenue.  
**Existing Zoning:** L-M, Limited Manufacturing.  
**Request:** L-M, Limited Manufacturing.  
**Proposed Use:** Warehousing and outdoor storage.  
**Applicant(s):** Pasquale Giammarco and Sandro Treonze; c/o William F. Newman, Atty.; 600 South High Street; Columbus, Ohio 43215.  
**Property Owner(s):** The Applicant.  
**Case Planner:** Don Bier, 645-0712; drbier@cmhmetro.net

**BACKGROUND:**

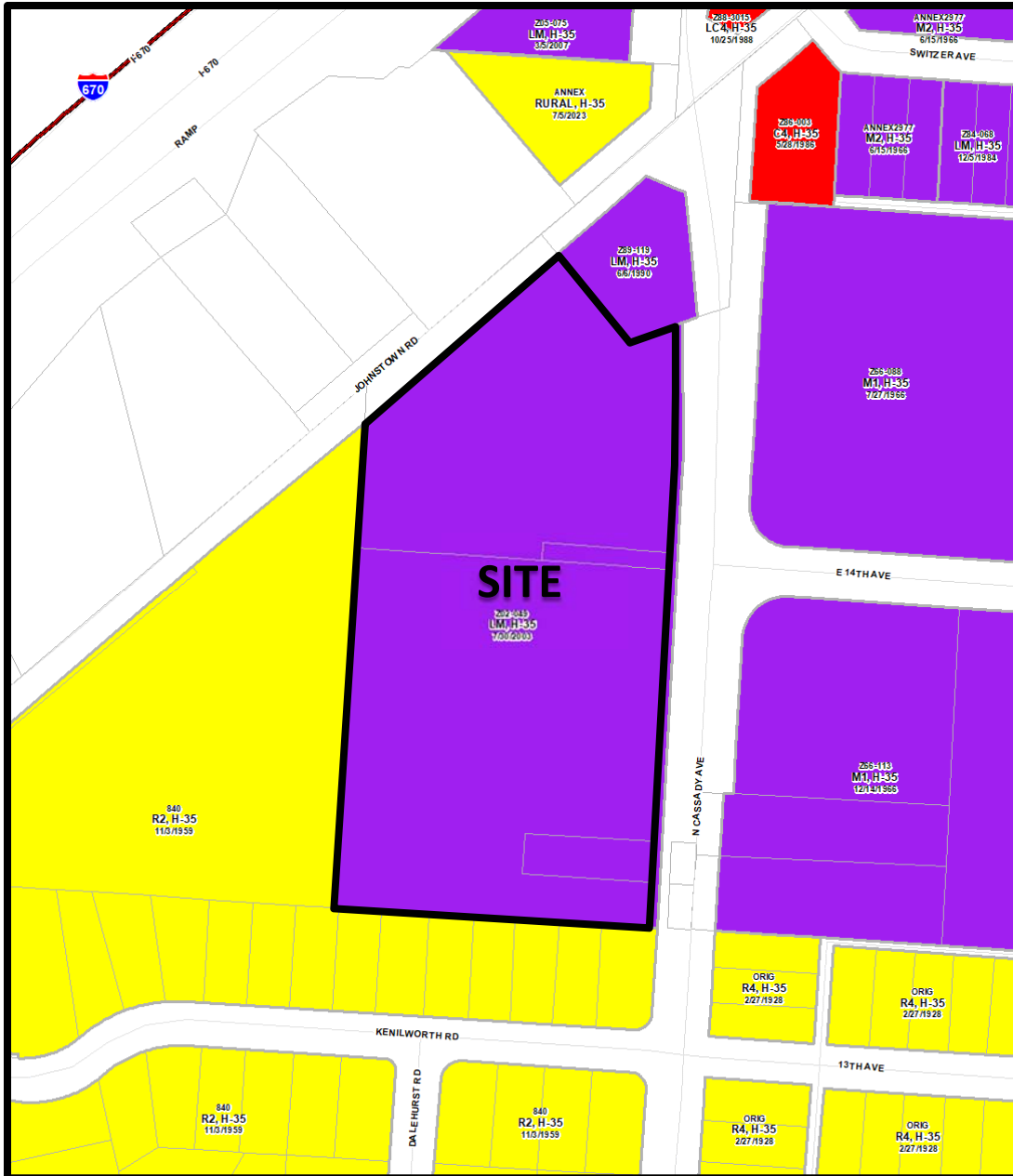
- o The 6.32± acre site is zoned in the L-M, Limited Manufacturing District and is developed with an office/warehouse, open storage of concrete forms and four single-family dwellings. The applicant requests the L-M, Limited Manufacturing District to allow additional warehouses, specified less objectionable uses taken from C.C. 3363.02 through C.C. 3363.08 and outside storage prohibited by the existing L-M limitation text. The four single-family dwellings will become non-conforming and continue to be occupied until planned site redevelopment warrants their removal.
- o To the north is a manufacturing use zoned in the L-M Limited Manufacturing District. A trucking terminal and single-family dwellings, one of which is used for a business, are located to the east across North Cassady Road and zoned in the M-1, Manufacturing District. Single-family dwellings zoned in the R-2, Residential District are located to the south. To the west is a landscape nursery zoned in the R-2, Residential District and across Johnstown Road in Mifflin Township is a warehouse and a single-family dwelling used as a business.
- o The site is within the boundaries of the *I-670 Corridor Development Plan (1989)* which states that any type of storage yards are not desirable uses along this corridor. If they are to occur, emphasis should be placed on setback and adequate screening.
- o The proposed L-M limitation text provides use restrictions and addresses development standards including maximum absolute building height, height of outside storage, site access, location of loading areas, landscaping and screening, building material and mechanical screening, lighting, graphics, and compliance with the Airport Environs Overlay. The applicant will need to clarify text regarding exterior building material and to remove some redundant language.

- o The *Columbus Thoroughfare Plan* identifies North Cassady Road as a 4-2 arterial requiring a minimum of 50 feet of right-of-way from centerline.

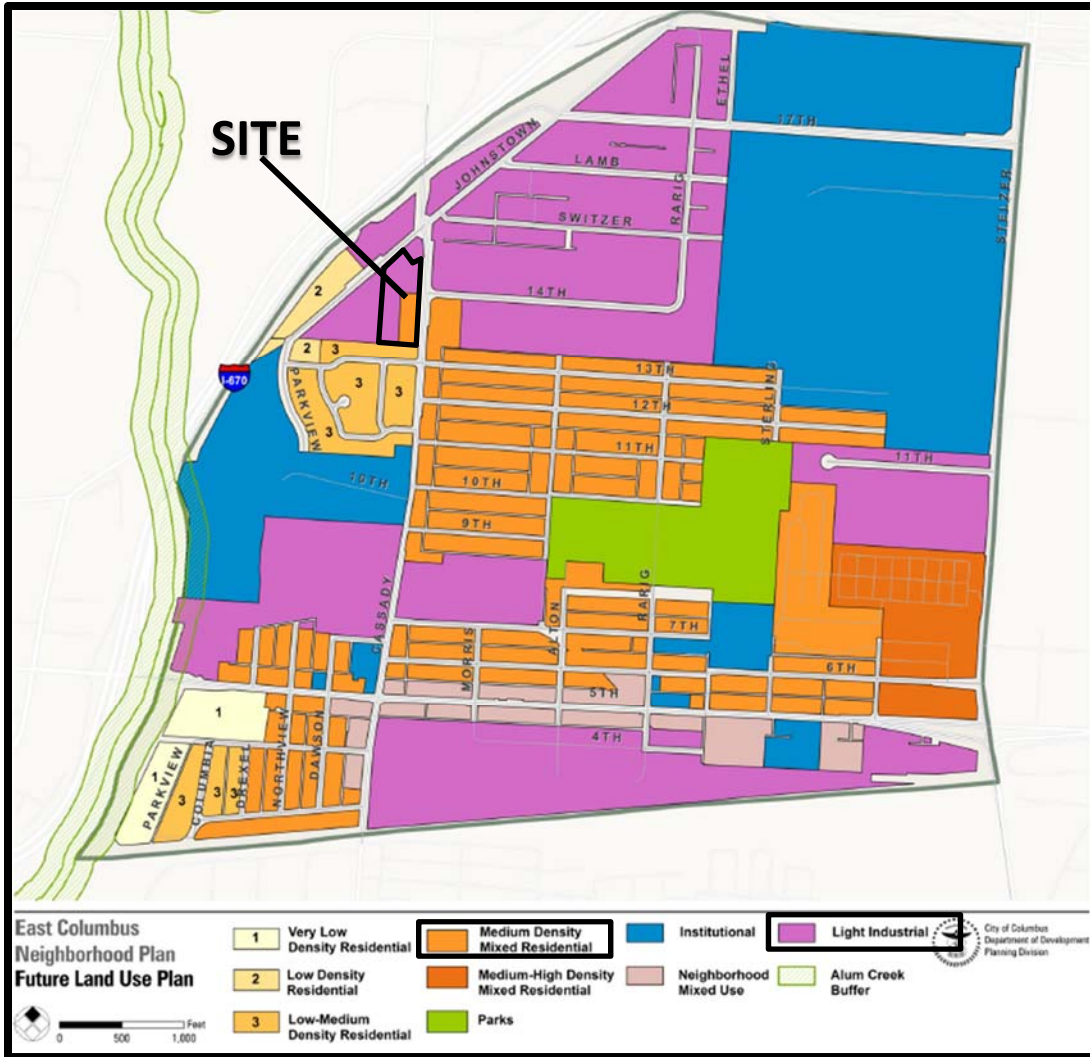
**CITY DEPARTMENTS' RECOMMENDATION:** Approval.\*\*

The requested L-M, Limited Manufacturing District to add additional warehouses and allow outside storage not allowed by the existing L-M limitation text is consistent with existing development patterns in the area. The applicant has addressed *I-670 Corridor Development Plan* setback and screening recommendations in consideration of residentially zoned property to the south and will provide screening between open storage and four single-family dwellings that will become non-conforming.

\*\* Subsequent to the November 14, 2002 Development Commission meeting the applicant closed on the three properties fronting North Cassady Avenue at the southeastern corner of the site. The applicant had reserved the right to incorporate these properties into the site with appropriate development standards and has done so. A revised legal was submitted and approved. Setback lines, buffering and screening were adjusted to reflect the additional property.



Z02-049A  
2591 Johnstown Rd.  
Approximately 6.78 acres  
L-M to L-M



Z02-049A  
2591 Johnstown Rd.  
Approximately 6.78 acres  
L-M to L-M





Z02-049A  
2591 Johnstown Rd.  
Approximately 6.78 acres  
L-M to L-M



# Standardized Recommendation Form

DEPARTMENT OF BUILDING AND ZONING SERVICES

111 N Front Street, Columbus, Ohio 43215  
 Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

**FOR USE BY: AREA COMMISSION / NEIGHBORHOOD GROUP  
 (PLEASE PRINT)**

**Case Number** Z02-049(A)

**Address** 2591 Johnstown Rd. (43219)

**Group Name** EAST COLUMBUS CIVIC ASSOCIATION

**Meeting Date** 5/18/2024

**Specify Case Type**

- BZA Variance / Special Permit
- Council Variance
- Rezoning
- Graphics Variance / Plan / Special Permit

**Recommendation** (Check only one)

- Approval
- Disapproval

**LIST BASIS FOR RECOMMENDATION:**

*Discussed with applicant and shared with community.*

**Vote** Unanimous

**Signature of Authorized Representative** *[Signature]*

**Recommending Group Title** East Columbus Civic Association

**Daytime Phone Number** 614 886 5060

Please e-mail this form to the assigned planner within 48 hours of meeting day; OR MAIL to: Zoning, City of Columbus, Department of Building & Zoning Services, 111 N Front Street, Columbus, Ohio 43215.

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 #: Z02-049A

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) Jackson B. Reynolds, III  
of (COMPLETE ADDRESS) 37 W. Broad Street, Suite 460, Columbus, OH 43215

deposes and states that they are 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:

For Example:      Name of Business or individual  
                            Contact name and number  
                            Business or individual's address; City, State, Zip Code  
                            Number of Columbus-based employees

<p>1.    Flesher Holding Company LLC       8616 Euclid Chardon Road       Kirtland, OH 44094       Bob Flesher - 440-256-2008       Columbus employees - 10</p>	<p>2.</p>
<p>3.</p>	<p>4.</p>

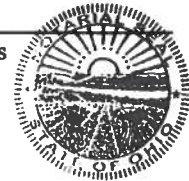
Check here if listing additional parties on a separate page

SIGNATURE OF AFFIANT *Jackson B. Reynolds III*

Sworn to before me and signed in my presence this 10<sup>th</sup> day of February, in the year 2024

*Natalie C Timmons*  
SIGNATURE OF NOTARY PUBLIC

9/4/2025  
My Commission Expires



Notary Seal Here  
**Natalie C. Timmons**  
Notary Public, State of Ohio  
My Commission Expires 09-04-2025

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