

201-038  
 Mr. Dan Hoover  
 Jacobus B. Reynolds III  
 2/1/08

AMERICAN COMMERCE  
 INSURANCE CO.  
 TWIN CREEKS DRIVE.

SETBACK  
 PLAN

**EMH&T**  
 ENGINEERS ARCHITECTS  
 10000 W. HORTONS ST., SUITE 100  
 WILSON, OHIO 43091  
 PHONE: 614-881-1111  
 FAX: 614-881-1112  
 WWW.EMH&T.COM

DATE: JAN 31, 2008  
 DRAWN: JACOBUS B. REYNOLDS III  
 CHECKED: JACOBUS B. REYNOLDS III  
 PROJECT: 201-038

GRAPHIC SCALE  
 0' 10' 20' 30' 40' 50' 60' 70' 80' 90' 100'

PROJECT: AMERICAN COMMERCE INSURANCE CO.

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
OCTOBER 11, 2007**

- 4. APPLICATION: Z07-038**  
**Location:** **1330 WILSON ROAD (43204)**, being 2.1± acres located on the east side of Wilson Road, 330± feet north of Twin Creeks Drive (142-000009).  
**Existing Zoning:** R, Rural District (pending annexation).  
**Request:** L-C-2, Limited Commercial District.  
**Proposed Use:** Office development.  
**Applicant(s):** American Commerce Insurance Company; c/o Jackson B. Reynolds, Atty.; Smith & Hale, LLC; 37 West Broad Street, Suite 725; Columbus, OH 43215.  
**Property Owner(s):** American Commerce Insurance Company; 3590 Twin Creeks Drive; Columbus, OH 43204.  
**Planner:** Walter Green, 645-2485, [wagreen@columbus.gov](mailto:wagreen@columbus.gov)

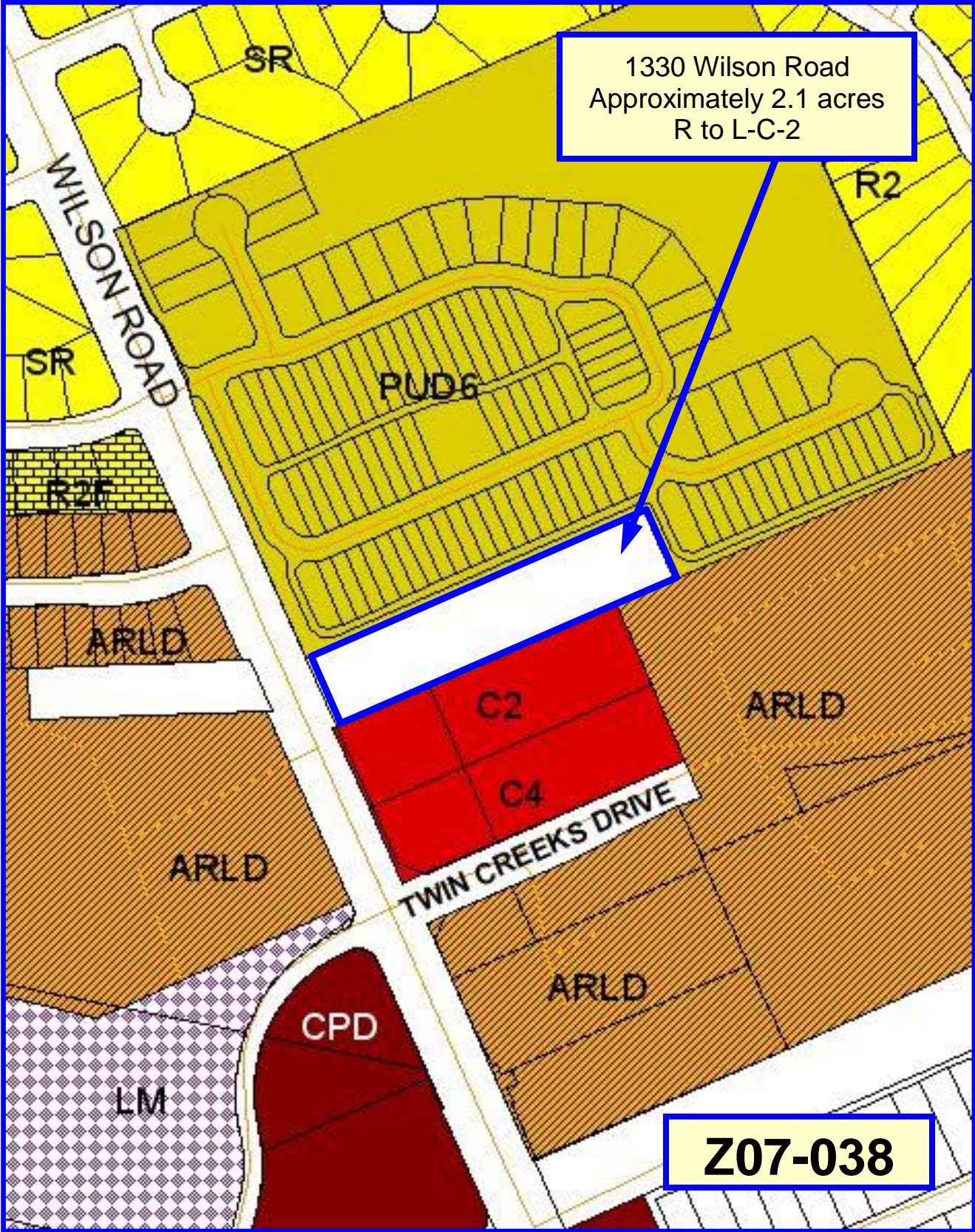
**BACKGROUND:**

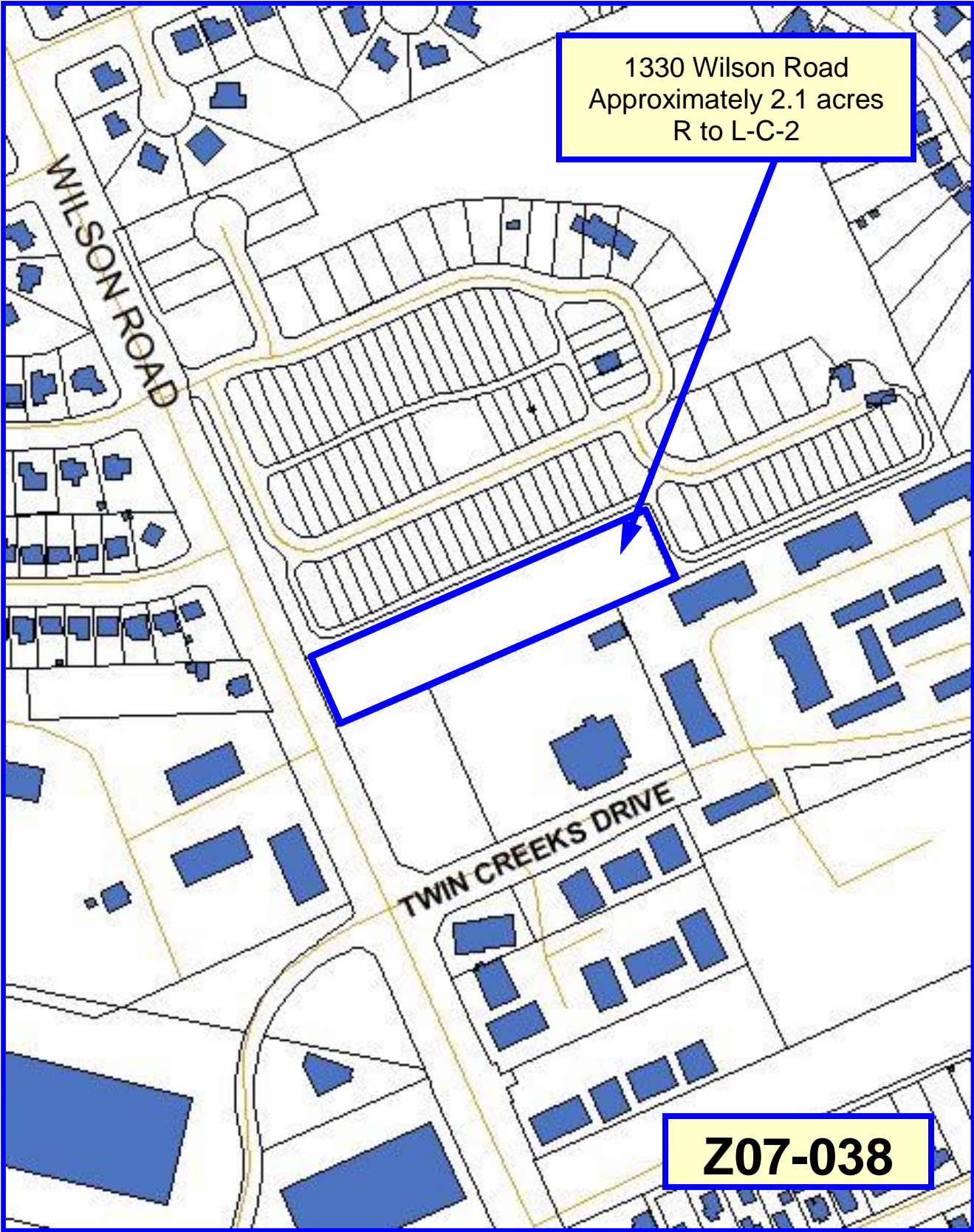
- The 2.1± acre site is undeveloped and zoned in the R, Rural District. The applicant is requesting the L-C-2, Limited Commercial District for office development. The site was accepted for annexation into the City of Columbus September 26, 2007.
- To the north and east of the site are two-family dwellings in the R, Rural District. To the southeast is multi-family development in the ARLD, Apartment Residential District. To the south is an office building, owned by the applicant, in the C-2 and C-4 Commercial Districts. To the west, across Wilson Road, is multi-family development in the ARLD, Apartment Residential District and a single-family residence in Franklin Township.
- The proposed L-C-2, Limited Commercial District text commits to 50-foot wide building and 15-foot wide pavement setbacks from the north, east and south property lines adjacent to residential development. Additional development standards address street trees, headlight screening, a six (6) foot high fence in conjunction with landscaping adjacent to residential uses, and lighting controls.
- The *Columbus Thoroughfare Plan* identifies Wilson Road as a 4-2D arterial requiring a minimum of 60 feet of right-of-way from centerline.

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

The site is currently zoned R, Rural District. The requested L-C-2, Limited Commercial District would permit commercial development with appropriate development standards, including buffering along borders shared with residential development. The request is compatible with the development in the area. Although staff supports the proposed use and development standards access issues remain unresolved, therefore, staff recommends disapproval at this time.

\*\*The access issues were resolved prior to the Development Commission meeting. Staff is now in approval of the request.





1330 Wilson Road  
Approximately 2.1 acres  
R to L-C-2

**Z07-038**



1330 Wilson Road  
Approximately 2.1 acres  
R to L-C-2

**Z07-038**



# 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 # 207-038

Being first duly cautioned and sworn (NAME) Jackson B. Reynolds, III  
of (COMPLETE ADDRESS) 37 West Broad Street, 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

|   |    |
|---|----|
| 1. American Commerce Insurance Company<br>3590 Twin Creeks Drive<br>Columbus, OH 43204<br>Greg Clark - 308-3204<br>Columbus employees - 180 | 2. |
| 3.  | 4. |

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

*Jackson B. Reynolds III*

Subscribed to me in my presence and before me this 25<sup>th</sup> day of July, in the year 2007

SIGNATURE OF NOTARY PUBLIC

*Natalie C. Patrick*

My Commission Expires:

9/4/2010

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



NATALIE C. PATRICK  
Notary Public, State of Ohio  
My Commission Expires 09-04-10