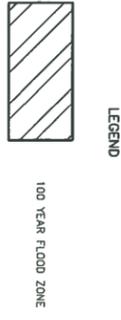


Z:\19-0001-1071\DWG\PRODUCTION DRAWINGS\EXHIBIT\Zoning Exhibit 2-10-20.dwg ZONING Feb 10, 2020 - 2:33:44pm tworner

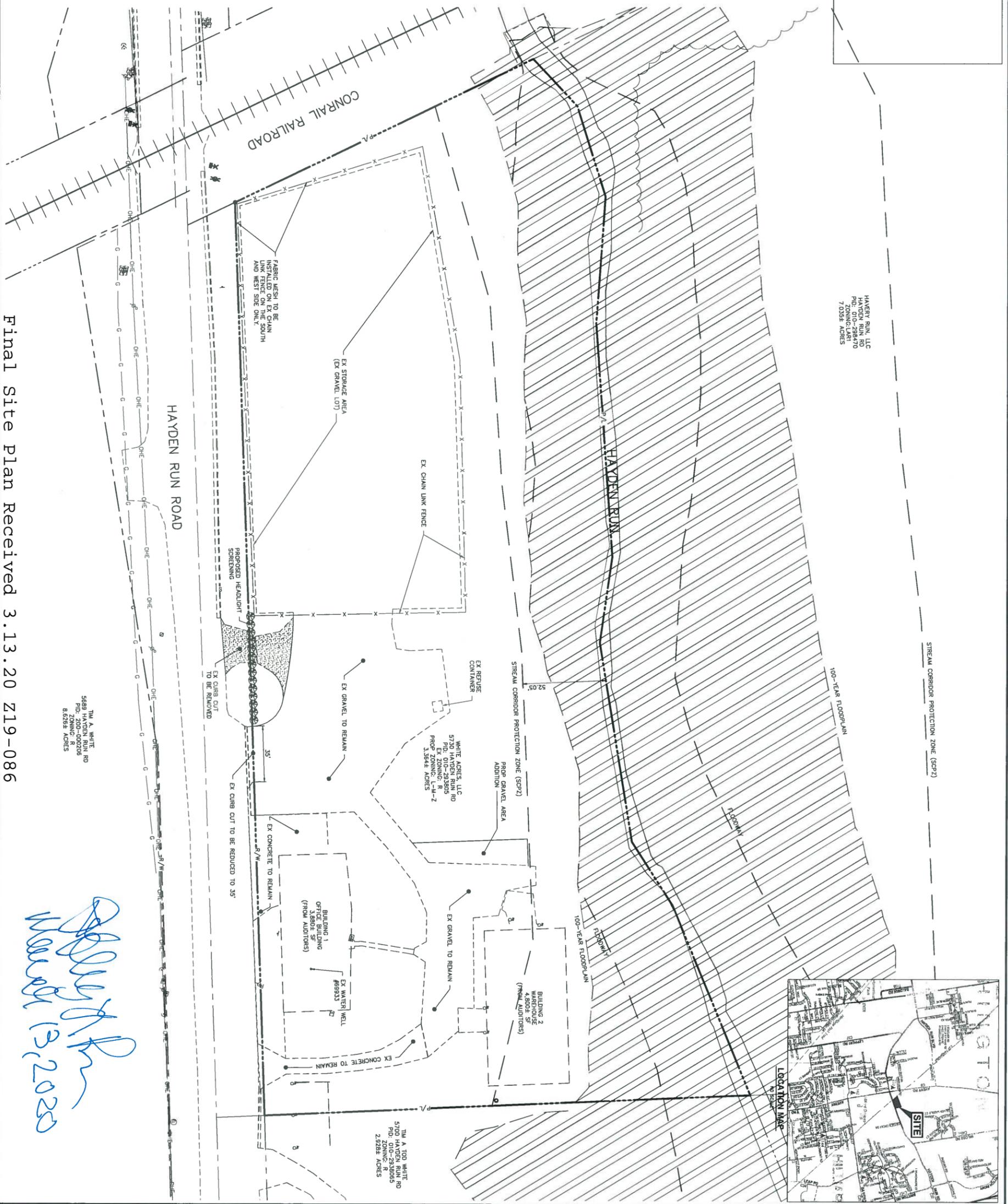
SITE DATA TABLE

TAX PARCELS:	010-293965
ADDRESS:	5730 HAYDEN RUN ROAD
CURRENT ZONING:	R (0928-2014)
HEIGHT DISTRICT:	H: 35'
TOTAL SITE AREA:	3.964 AC. (146,536 S.F.)
BUILDINGS:	2 BUILDINGS
BUILDING COVERAGE:	8,680 S.F. (5.92% LOT COVERAGE)



ENGINEER
ADVANCED CIVIL DESIGN, INC.
 422 BECHER ROAD
 GAHANNA, OH 43230
 PHONE (614) 428-7750
 FAX (614) 428-7755

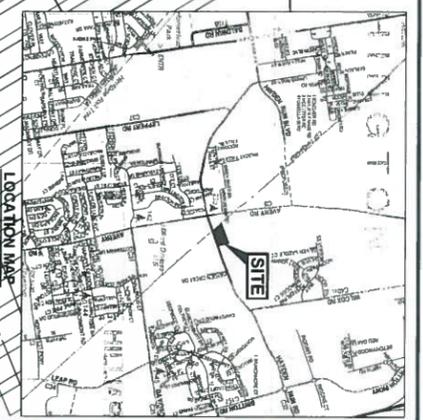
OWNER
WHITE ACRES, LLC
 1515 BETHEL ROAD
 COLUMBUS, OHIO 43220
 PHONE (614) 324-6718
 CONTACT: STEVE HOLZER
 EMAIL: SHOLZER@CREALTY.COM



HAYDEN RUN, LLC
 HAYDEN RUN, LLC
 ZONING: LARI
 7.0356 ACRES

WHITE ACRES, LLC
 5730 HAYDEN RUN RD
 P.D. 010-293905
 EX ZONING: R-1-Z
 PROP. 3.964 ACRES

TIM A. WHITE
 5689 HAYDEN RUN RD
 P.D. 010-2938065
 ZONING: R
 2.9728 ACRES



Final Site Plan Received 3.13.20 Z19-086

*Approved for
 March 13, 2020*

TIM A. WHITE
 5689 HAYDEN RUN RD
 P.D. 200-00206
 ZONING: R
 8.5288 ACRES

<p>Issue Dates: XX/XX/XX: Issued For</p>	<p>CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO WHITE ACRES PROPERTY ZONING EXHIBIT FOR WHITE ACRES, LLC SHEET TITLE</p>	<p>PLAN PREPARED FOR: WHITE ACRES, LLC 1515 BETHEL ROAD COLUMBUS, OHIO 43220</p>	<p>PLAN PREPARED BY: ADVANCED CIVIL DESIGN ENGINEERS SURVEYORS 422 Becher Road Gahanna, Ohio 43230 ph 614.428.7750 fax 614.428.7755</p>

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
MARCH 12, 2020**

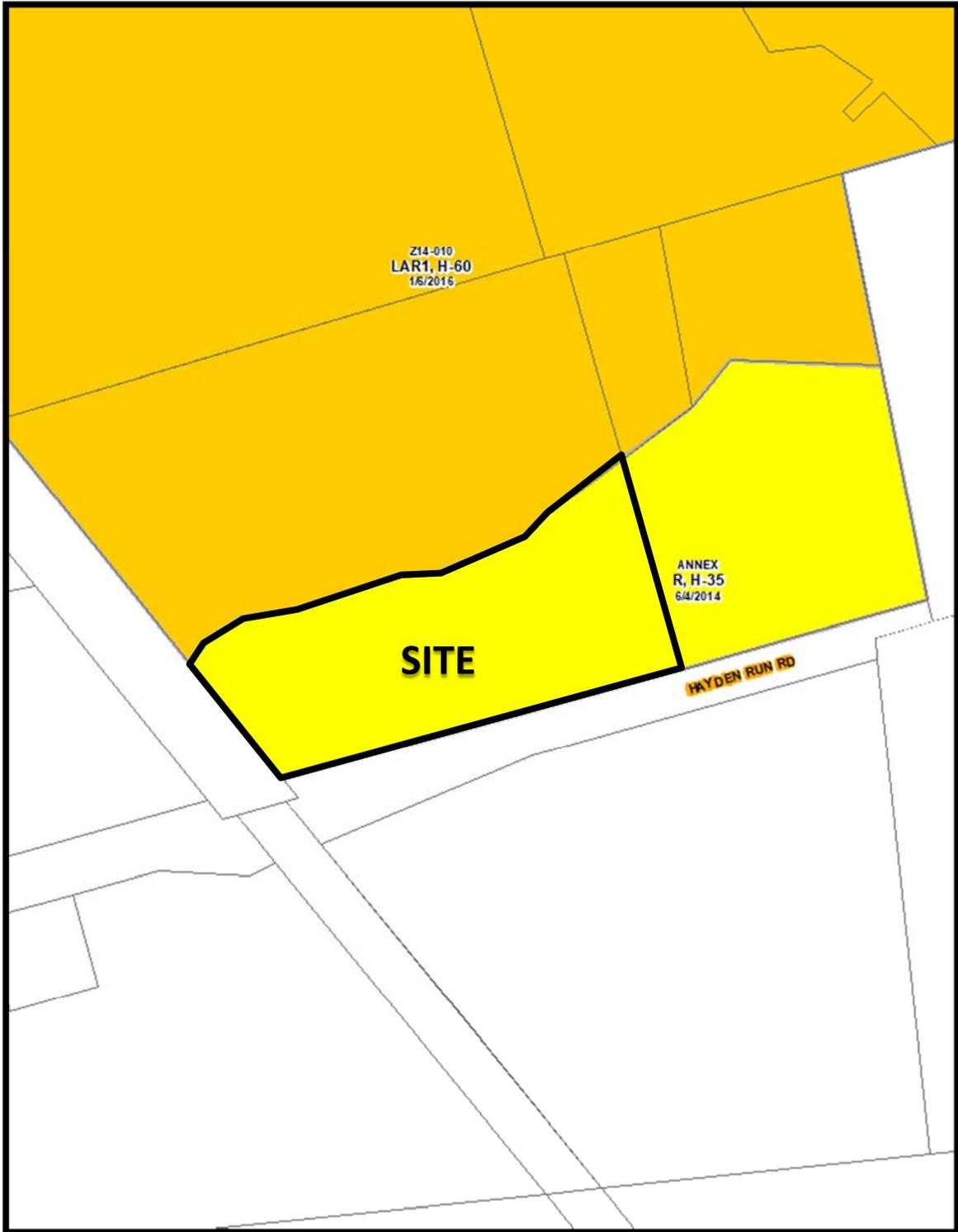
1. **APPLICATION:** **Z19-086**
 Location: **5730 HAYDEN RUN RD. (43026)**, being 3.56± acres located on the north side of Hayden Run Road, 580± feet east of Avery Road (010-293805; Hayden Run Civic Association).
 Existing Zoning: R, Rural District.
 Request: L-M-2, Limited Manufacturing District (H-35).
 Proposed Use: Contractor’s storage yard.
 Applicant(s): White Acres, LLC; c/o Jeffrey L. Brown, Atty.; 37 West Broad Street, Suite 460; Columbus, OH 43215.
 Property Owner(s): White Acres, LLC; 17200 Waldo Road; Marysville, OH 43040.
 Planner: Tim Dietrich; 614-645-6665; tedietrich@columbus.gov

BACKGROUND:

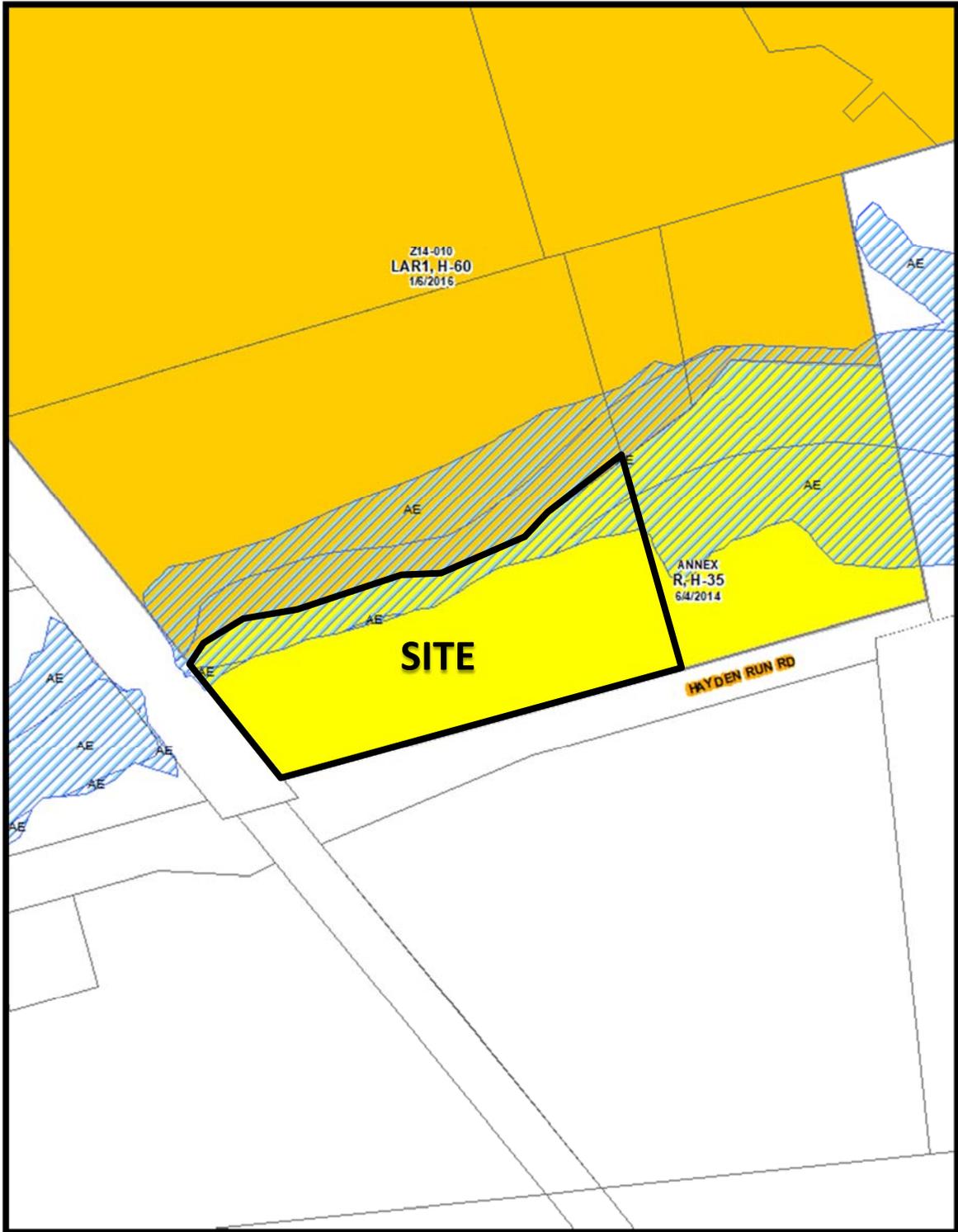
- The 3.56± acre site is developed with a commercial tractor and farm equipment dealer/service facility in the R, Rural District as permitted by Ordinance #2734-2015 (CV15-061). The applicant is requesting the L-M-2, Limited Manufacturing District to permit a contractor’s office and storage yard.
- North of the site is agricultural land in the L-AR-1, Limited Apartment Residential District. South of the site is agricultural land in the R, Rural District in Norwich Township. East of the site is a single-unit dwelling in the R, Rural District. West of the site is railroad right-of-way and a single-unit dwelling in the R-SRR, Semi-Rural Residential District in Washington Township.
- A concurrent Council variance (CV19-122) has been filed to reduce development standards for the proposed contractor’s office and storage yard. That request will be heard by City Council and will not be considered at this Development Commission meeting.
- The site is within the planning boundaries of the *Interim Hayden Run Corridor Plan* (2004), which recommends low density cluster and Hayden Run buffer land uses at this location. Additionally, the site is within an area that has early adoption of the *Columbus Citywide Planning Policies (C2P2) Design Guidelines* (2018).
- The site is located within the boundaries of the Hayden Run Civic Association, whose recommendation is for approval.
- The limitation text establishes use restrictions and supplemental development standards that address landscaping and screening along Hayden Run Road.
- The *Columbus Multimodal Thoroughfare Plan* identifies this portion of Hayden Run Road as a Suburban Commuter Corridor requiring 120 feet of right-of-way

CITY DEPARTMENTS' RECOMMENDATION: Approval.

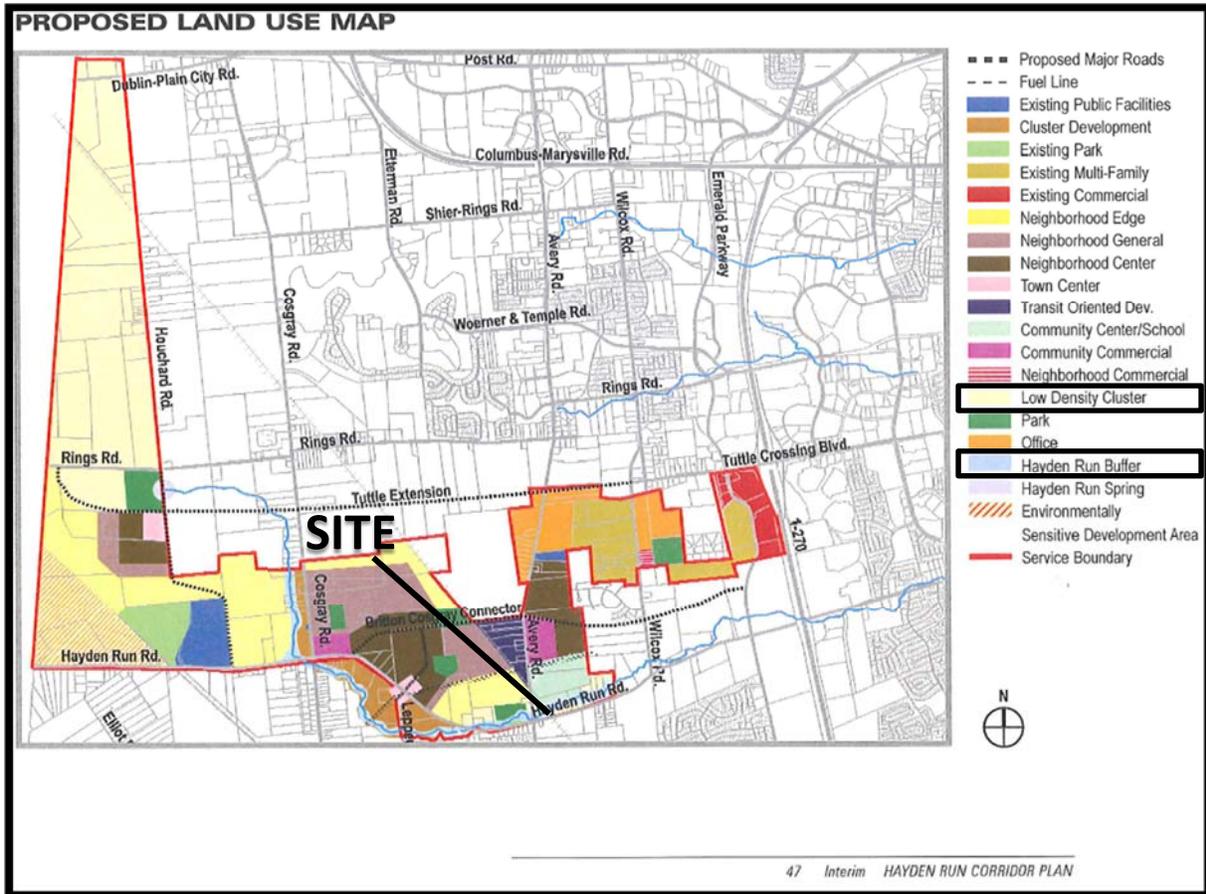
The requested L-M-2, Limited Manufacturing District will permit less objectionable warehousing, storage, a sales establishment uses on this site. The limitation text includes appropriate use restrictions and screening provisions along Hayden Run Road. While the proposal is not consistent with the *Interim Hayden Run Corridor Plan's* land use recommendation of low-density cluster, the very limited manufacturing uses and proposed screening along Hayden Run Road are supportable. This request will not introduce incompatible uses to the area as the site has been historically used for similar purposes.



Z19-086
5730 Hayden Run Rd.
Approximately 3.36 acres
R to L-M-2



Z19-086
5730 Hayden Run Rd.
Approximately 3.36 acres
R to L-M-2



Z19-086
 5730 Hayden Run Rd.
 Approximately 3.36 acres
 R to L-M-2



Z19-086
5730 Hayden Run Rd.
Approximately 3.36 acres
R to L-M-2

Standardized Recommendation Form

111 North Front Street, Columbus, Ohio 43215
Phone: 614-645-4522 • www.columbus.gov/haz • zoninginfo@columbus.gov

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

Case Number: CV19-122 & Z19-086
Address: 5730 Hayden Run Rd.
Group Name: White Acres, LLC
Meeting Date: 01/30/2020 & 02/11/2020
Specify Case Type:

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

Recommendation:
(Check only one and list basis for recommendation below)

- Approval
- Disapproval

NOTES: 4-0 Vote Approved - Trees are MANDATORY EITHER INSIDE THE FENCE OR OUTSIDE/ALONG THE ROAD. WORKING WITH THE COUNTY ENGINEER & DEVELOPERS REGARDING THIS. NEED FOR SCREENING.

Vote:

Signature of Authorized Representative:

A-0 APPROVED
[Signature]
 The Hayden Run Civic Association
 614-1702-8706
 DAYTIME PHONE NUMBER

e-mail this form to the assigned planner within 48 hours of your meeting day; or FAX to Zoning at 614-645-2463; or to: Assigned Planner, City of Columbus, Department of Building & Zoning Services, 111 N. Front St., Columbus, OH 43215

PROJECT DISCLOSURE STATEMENT

All parties having a 5% or more interest in the project that is the subject of this application should be listed.
THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

APPLICATION #: 219-086

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jeffrey L. Brown
of (COMPLETE ADDRESS) 37 West Broad Street, Suite 460, 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 (include 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. White Acres LLC 17200 Waldo Road Marysville, OH 43040 Timmy White 614-499-2307 0 Columbus based employees	2. Byrne & Jones Construction 1363 Carlisle Avenue Bellefontaine, OH 43311 Ben Tractow 614-704-8222 1 number of Columbus based employees
3.	4.

Check here if listing additional parties on a separate page.

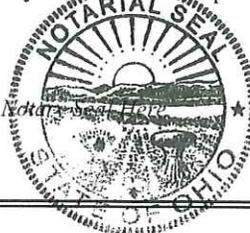
SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 20th day of November, in the year 2019

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

9/14/2020



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

Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2020

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