

CONCEPTUAL ELEVATIONS - 1



Turning Road Warehouse
COLUMBUS, OHIO

All Items 3/13/23

BENDERSON
DEVELOPMENT
318 DELAWARE AVENUE, SUITE 100, NEW YORK, NY 10013

FILE # 47760
DRAWING # 1750 CONCEPTUAL ELEVATIONS
DATE 03/02/23 BY CROZER
REVISION

CONCEPTUAL ELEVATIONS - 2



[Handwritten Signature]
3/13/2023

Invision Road Warehouse
COLUMBUS, OHIO

BENDERSON DEVELOPMENT	FIG. # 0750
510 DELAWARE AVENUE, SPRING, NEW YORK 14131	DATE: 03/02/23
	BY: CKOZEK
	REVISION:

CONCEPTUAL ELEVATIONS - 3



Turning Road Warehouse
COLUMBUS, OHIO

She [Signature]
3/13/2023

BENDERSON DEVELOPMENT 570 BILKMAN AVENUE, COLUMBUS, OHIO 43215	PHYS. #1760 DATE: 03/02/23 BY: G. ROZEK REVISION:
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CONCEPTUAL ELEVATIONS - 4



Turning Road Warehouse
COLUMBUS, OHIO

JG Tom
3/13/2023

BENDERSON DEVELOPMENT <small>516 DELAWARE AVENUE, SUITE 100, COLUMBUS, OHIO 43215</small>	<small>PROJECT #1760</small> DATE 03/02/23 REVISION	<small>PHASE #1760 CONCEPTUAL ELEVATIONS</small> BY G. KOZEK
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**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
MARCH 9, 2023**

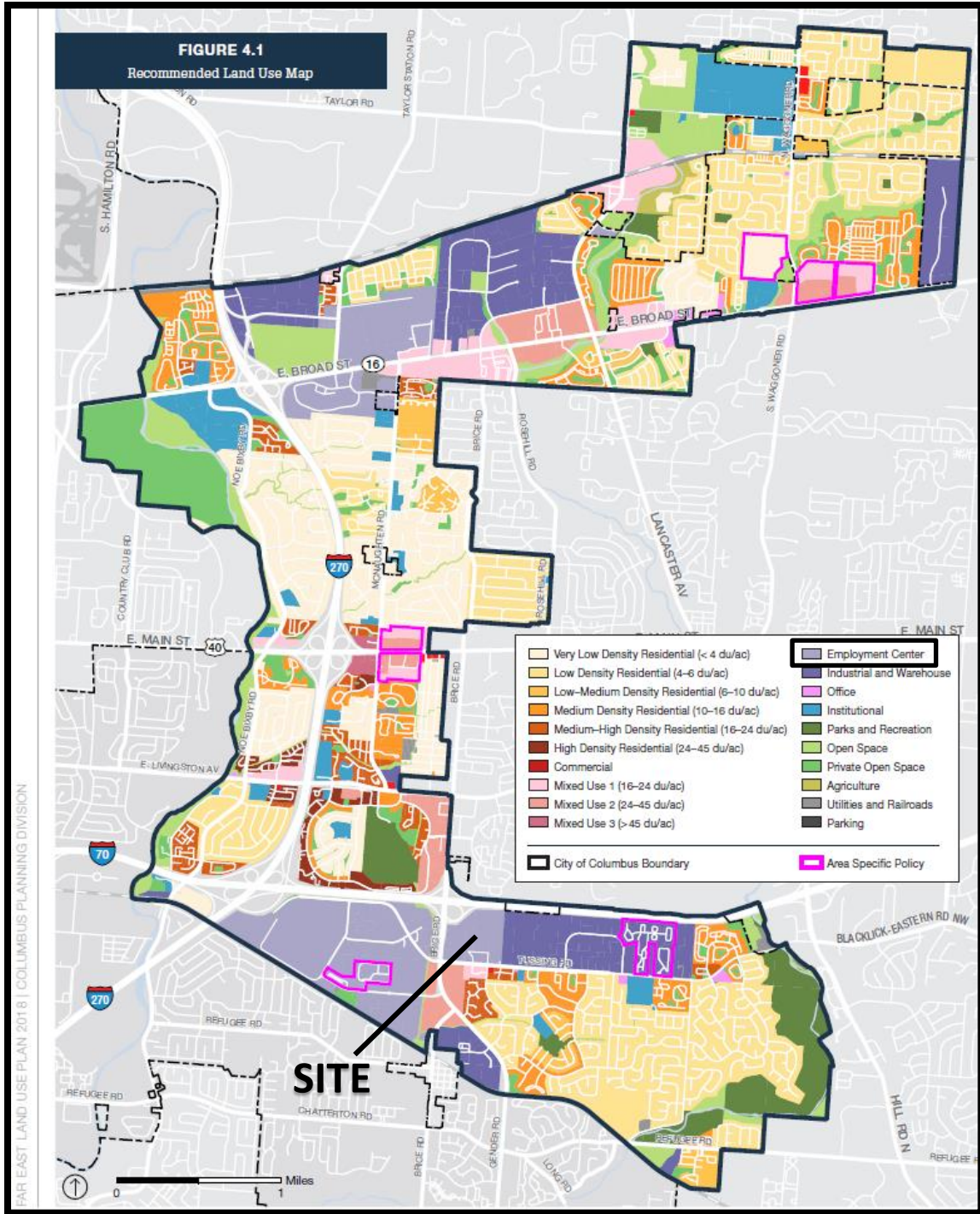
- 2. APPLICATION:** [Z22-091](#)
- Location:** **6500 TUSSING RD. (43068)**, being 46.68± acres located on the north side of Tussing Road, 900± feet east of Brice Road (010-007362; Far East Area Commission).
- Existing Zoning:** CPD, Commercial Planned Development District and L-M, Limited Manufacturing District.
- Request:** L-M, Limited Manufacturing District (H-60).
- Proposed Use:** Warehouse and industrial uses.
- Applicant(s):** 93 OHRPT LLC; c/o Jill S. Tangeman, Atty.; 52 East Gay Street; Columbus, OH 43215.
- Property Owner(s):** 93 OHRPT LLC; c/o James Boglioli; 7978 Copper Creek Boulevard; University Park, FL 34201.
- Planner:** Kelsey Priebe; 614-645-1341; krpriebe@columbus.gov

BACKGROUND:

- This site is developed with a parking lot used for a former shopping center in the CPD, Commercial Planned Development District. A portion of the site (34 acres) was rezoned in 2018 (Z17-044; ORD #1415-2018) to permit industrial / warehouse uses with four warehouses / flex space buildings. The proposed L-M, Limited Manufacturing District will expand the proposed industrial / warehouse development and modify the site plan committed to with Z17-044.
- To the north of the site is right-of-way for Interstate 70. To the south is commercial development in the C-4, Commercial and CPD, Commercial Planned Development districts. To the east of the site is undeveloped land in the M-2, Manufacturing District. To the west are office / warehouse buildings in the CPD, Commercial Planned Development District.
- The site is within the planning boundaries of the *Far East Land Use Plan* (2018), which recommends “Employment” land uses at this location. Additionally, the Plan includes complete adoption of the *Columbus Citywide Planning Policies (C2P2) Design Guidelines* (2018).
- The site is located within the boundaries of the Far East Area Commission, whose recommendation is for approval.
- The limitation text commits to less objectionable M, Manufacturing uses, specifically office warehouse uses, self-storage units, and related accessory uses. The text commits to a site plan and includes supplemental development standards addressing setback requirements, traffic access, buffering, and lighting.
- The *Columbus Multimodal Thoroughfare Plan* (2019) identifies this portion of Tussing Road as a Suburban Community Connector requiring 100 feet of right-of-way.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested L-M, Limited Manufacturing District will allow an industrial / warehouse development. The request includes a site plan demonstrating compatible development standards with adjacent manufacturing development and the proposed uses are consistent with the land use recommendation of the *Far East Land Use Plan*. Additionally, the conceptual elevations are consistent with (C2P2) Design Guidelines.



Z22-091
6500 Tussing Rd.
Approximately 46.68 acres
CPD, L-M to L-M



Z22-091
6500 Tussing Rd.
Approximately 46.68 acres
CPD, 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 Z22-091

Address 6500 Tussing Road, Columbus, Ohio

Group Name Far East Area Commission

Meeting Date 01/03/2023

Specify Case Type

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

Recommendation Approval
(Check only one) Disapproval

LIST BASIS FOR RECOMMENDATION:

Unanimous Approval for the rezoning of 6500 Tussing Rd.

Vote Unanimous Approval, 7 yes votes, 0 no votes

Signature of Authorized Representative 

Recommending Group Title Far East Area Commission

Daytime Phone Number 614-307-4708

Please e-mail this form to the assigned planner within 48 hours of meeting day; OR FAX to Zoning at (614) 645-2463; OR MAIL to: Zoning, City of Columbus, Department of Building & Zoning Services, 111 N Front Street, Columbus, Ohio 43215.

Rezoning Application

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

PROJECT DISCLOSURE STATEMENT

APPLICATION #: Z22-091

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) Jill S. Tangeman
of (COMPLETE ADDRESS) 52 East Gay Street, 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)

<p>1. 93 OHRPT LLC 7978 Cooper Creek Boulevard University Park, Florida 34201</p>	<p>2.</p>
<p>3.</p>	<p>4.</p>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT Jill Tangeman

Sworn to before me and signed in my presence this 21st day of November, in the year 2022

Veronica Lees
SIGNATURE OF NOTARY PUBLIC

09/03/2025
My Commission Expires

Notary Seal Here



Veronica Lees
Notary Public, State of Ohio
My Commission Expires 09-03-25

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