

Z04-045

FINAL Received & sealed 5/10/07

MAY 10 2007

W.M. 5/10/07

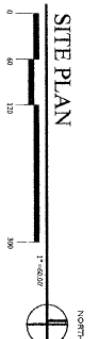
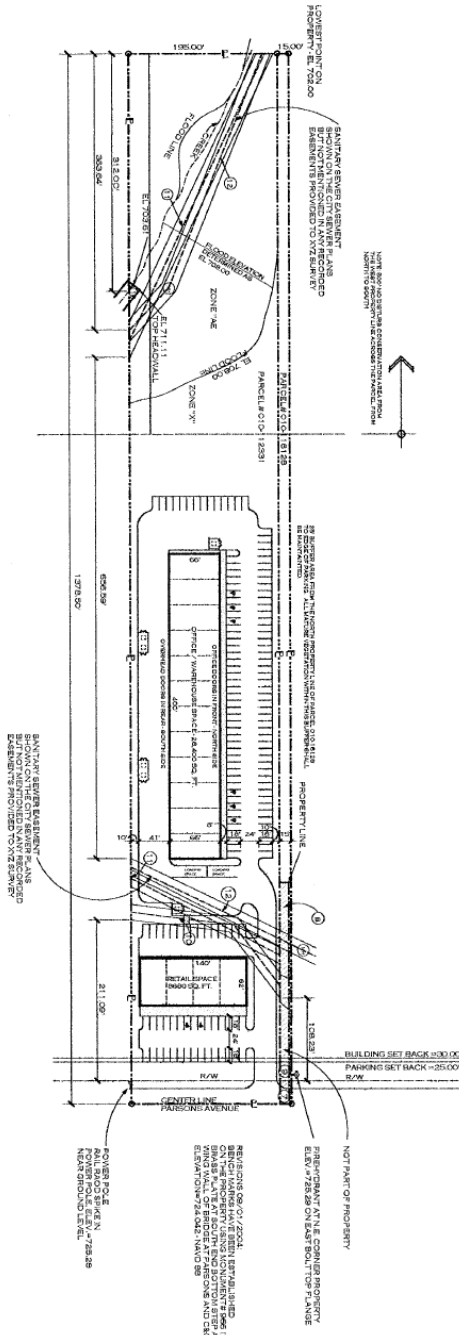
SECTION 2707.02(A) AS SHOWN ON THE PLAN, AND SHALL BE CONSIDERED TO BE THE EXISTING SEWER LINE LOCATION UNLESS OTHERWISE NOTED.

SECTION 2707.02(B) AS SHOWN ON THE PLAN, AND SHALL BE CONSIDERED TO BE THE EXISTING SEWER LINE LOCATION UNLESS OTHERWISE NOTED.

SECTION 2707.02(C) AS SHOWN ON THE PLAN, AND SHALL BE CONSIDERED TO BE THE EXISTING SEWER LINE LOCATION UNLESS OTHERWISE NOTED.

SECTION 2707.02(D) AS SHOWN ON THE PLAN, AND SHALL BE CONSIDERED TO BE THE EXISTING SEWER LINE LOCATION UNLESS OTHERWISE NOTED.

SECTION 2707.02(E) AS SHOWN ON THE PLAN, AND SHALL BE CONSIDERED TO BE THE EXISTING SEWER LINE LOCATION UNLESS OTHERWISE NOTED.



<p>Harper Architects, LLC 5610 Ave. Blvd. Dr. Suite 101 Columbus, OH 43229 PH: (614) 296-1914 FAX: (614) 296-1915</p>	<p>SITE PLAN</p>	<table border="1"> <tr> <th>DATE</th> <th>INT.</th> <th>REVISIONS</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	DATE	INT.	REVISIONS				<p>This Document shall be:</p> <ul style="list-style-type: none"> <input type="radio"/> Review Only <input type="radio"/> Bidding Only <input type="radio"/> Construction Only
	DATE	INT.	REVISIONS						
<p>MR. & MRS. BADURINA Columbus, Ohio</p>	<p>SP-1</p>	<p>DATE: MAY 10, 2007</p>	<p>DATE: MAY 10, 2007</p>						

Z04-045

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
MAY 10, 2007**

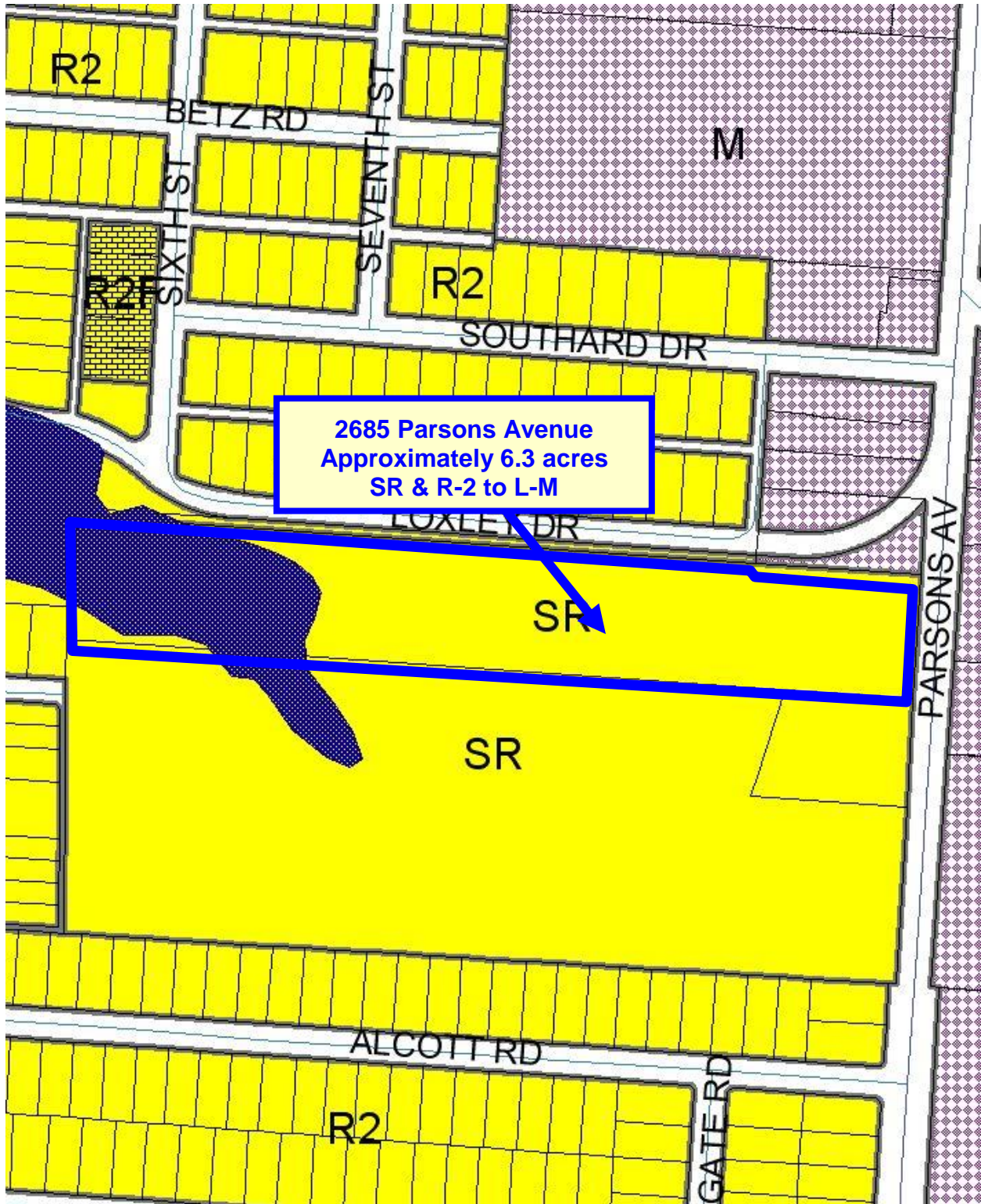
- 7. APPLICATION: Z04-045**
Location: **2685 PARSONS AVENUE (43207)**, being 6.3± acres located on the west side of Parsons Avenue, 286± feet south of Southard Drive (010-112331).
Existing Zoning: SR and R-2, Residential Districts.
Request: L-M, Limited Manufacturing District.
Proposed Use: Office and storage development.
Applicant(s): Mike Badurina; 2192 Tremont Road; Columbus, Ohio 43207.
Property Owner(s): Mike and Elizabeth Badurina; 2192 Tremont Road; Columbus, Ohio 43207.
Planner: Dana Hitt, AICP, 645-2395, dahitt@columbus.gov

BACKGROUND:

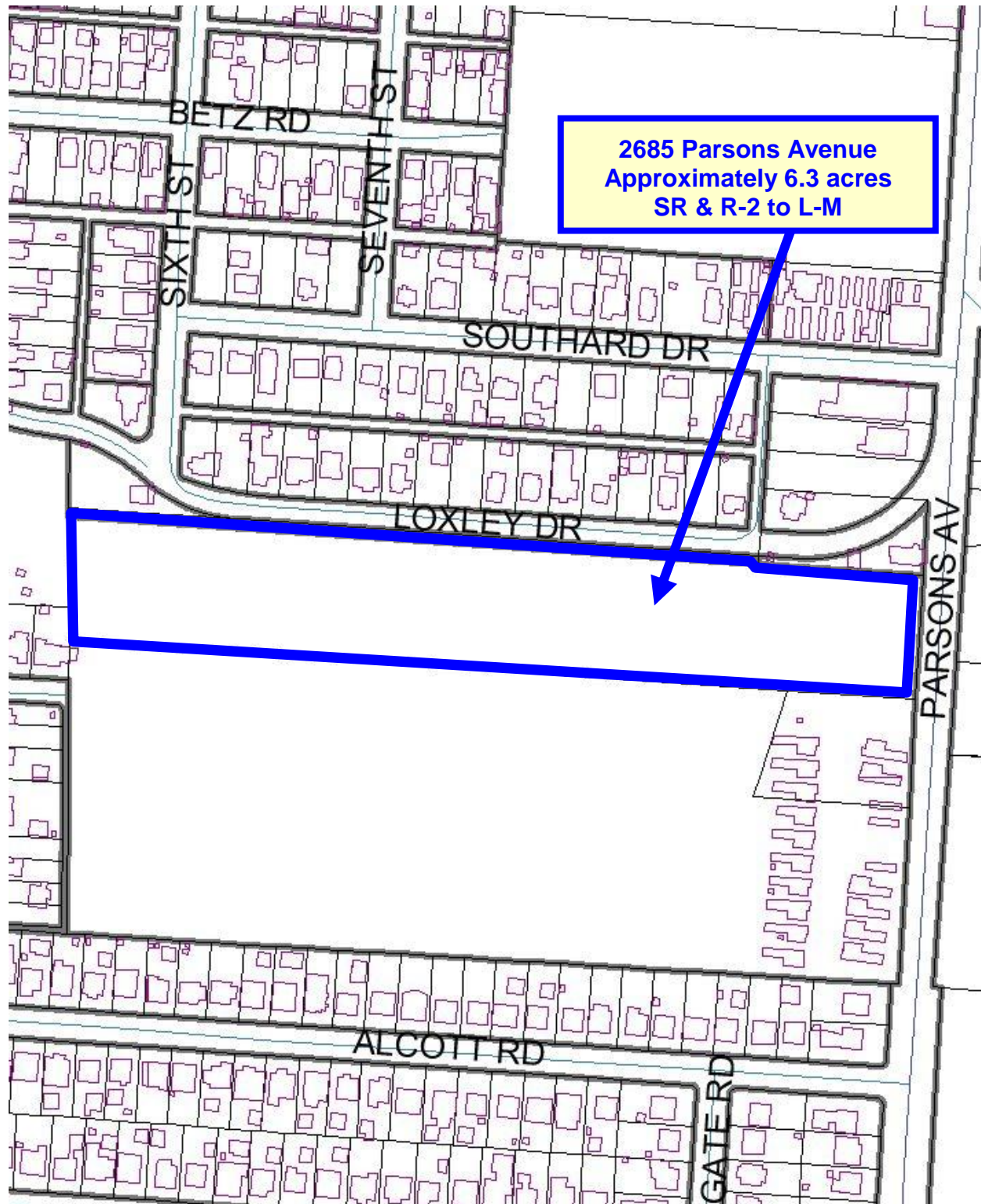
- The applicant is requesting the L-M, Limited Manufacturing District for office, retail, manufacturing and storage development. A site plan is included.
- To the north are single-family dwellings and a vacant structure zoned in the R-2, Residential and M, Manufacturing Districts respectively. To the east across Parsons Avenue is vacant land zoned in the M, Manufacturing District. To the south are mobile homes and vacant land zoned in the SR, Suburban Residential District. To the west are single-family dwellings and vacant land zoned in the in the SR, Suburban Residential District.
- The L-M, Limited Manufacturing Text commits to the site plan. The applicant is agreeing to maintain the existing vegetation along the north property line and to install a 6 foot high board on board fence along the north and south property lines to supplement the existing vegetation. The L-M, Limited Manufacturing Text prohibits overhead doors from facing the north property line and Parsons Avenue. Outdoor storage is also prohibited. The western third of the site is being granted as a conservation easement to the Department of Recreation and Parks.
- The *Columbus Thoroughfare Plan* identifies Parsons Avenue as a 4-2D arterial, requiring a minimum of 60 feet of right-of-way from centerline.

CITY DEPARTMENTS RECOMMENDATION: Approval.

The proposed office, retail, manufacturing and storage development are compatible with the adjacent residences due to the orientation of the storage doors away from the residences. The proposed development could serve the adjacent residents. Finally, the buffering lighting controls, building material limits, the screening of mechanicals provided for in the text also help ensure compatibility with the adjacent residences.



Z04-045



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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 # 204-045

Being first duly cautioned and sworn (NAME) Mike Badurina and Elizabeth Badurina
of (COMPLETE ADDRESS) 2192 Tremont Road, Columbus, Ohio 43221-4241
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 and their mailing addresses:

NAME	COMPLETE MAILING ADDRESS
Mike Badurina	2192 Tremont Road, Columbus, OH 43221
Elizabeth Badurina	2192 Tremont Road, Columbus, OH 43221

SIGNATURE OF AFFIANT Elizabeth Badurina
Elizabeth Badurina
Subscribed to me in my presence and before me
this 7 day of November, 2006.
SIGNATURE OF NOTARY PUBLIC Mike Badurina
Mike Badurina

My Commission Expires: [Signature]
This Project Disclosure Statement expires six months after date of

Notary Seal Here

DAVID J. CHAKERES, Attorney At Law
NOTARY PUBLIC, STATE OF OHIO
My commission has no expiration date.
Section 147.03 R.C.

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