



Z23-062 Final Received 5/10/2024 Page 1 of 2

Very busy May 10, 2024



ADVANCED
 14111 N. STATE ST.
 COLUMBUS, OH 43240
 TEL: (614) 488-2725
 FAX: (614) 488-2725
 EMAIL: INFO@ADVANCED.COM

COLLIER INTERNATIONAL
 2 WILSON PKWY, STE 500
 COLUMBUS, OH 43224
 TEL: (614) 488-5555
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 EMAIL: INFO@COLLIERINTERNATIONAL.COM

OWNER: AMERICAN
 170 SOUTH BROADWAY, SUITE 100
 COLUMBUS, OH 43215
 TEL: (614) 488-2725
 FAX: (614) 488-2725
 EMAIL: INFO@AMERICAN.COM

PROJECT: R/W, C, TOWER P.E.
 14111 N. STATE ST.
 COLUMBUS, OH 43240
 TEL: (614) 488-2725
 FAX: (614) 488-2725
 EMAIL: INFO@AMERICAN.COM

GRAPHIC SCALE
 1 inch = 10 feet

CITY OF COLUMBUS, OHIO
 REZONING EXHIBIT
 FOR
EXPANSION FOR SCL
PROPERTIES LLC

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SCALE: 1" = 10'
 DATE: 03/19/2023



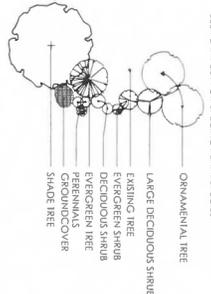
3321.09 SCREENING	REQUIRED	PROVIDED
A PROPERTY WITH A NONRESIDENTIAL USE OR A RESIDENTIALLY ZONED PROPERTY SHALL PROVIDE SCREENING THAT SHALL INCLUDE A FENCE WALL, LANDSCAPE MOUND, OR A COMBINATION THEREOF MEETING THE FOLLOWING STANDARDS:	SCREENING SHALL BE PROVIDED AND LINES ADJOINING RESIDENTIAL ZONING CLASSIFICATIONS. SCREENING SHALL BE INSTALLED AND MAINTAINED TO A HEIGHT OF NO LESS THAN 5 FEET ABOVE FINISHED GRADE AND TO YEAR ROUND OPACITY OF NO LESS THAN 75%.	6' HEIGHT BLACK COATED VINYL CHANNEL FENCE WITH EVERGREEN PLANTINGS TO A HEIGHT OF NO LESS THAN 5 FEET ABOVE FINISHED GRADE AND TO YEAR ROUND OPACITY OF NO LESS THAN 75%.

LANDSCAPE REQUIREMENTS

GENERAL PLANTING NOTES:

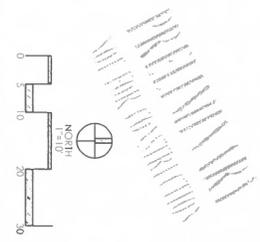
1. ALL PLANTS SHALL MEET OR EXCEED STANDARDS SET IN THE USA STANDARD FOR NURSERY STOCK.
2. ALL PLANNING OPERATIONS SHALL ADHERE TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.
3. PLANT LOCATIONS AND BEGS SHALL BE LOCATED BY CONTRACTOR TO BE VERIFIED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
4. PLANNING BEGS SHALL HAVE A MINIMUM 3" DEEP PERFORATED HARDWOOD BARK MULCH MOUND BEHIND BEGS IN A CONTIGUOUS BED.
5. ALL PLANNING BEGS TO BE FILLED TO A MINIMUM DEPTH OF 12" EQUAL.
6. ALL PLANNING BEGS TO BE FERTILIZED WITH 10-10-10 OR APPROVED EQUAL.
7. SODDING / SEEDING BY LANDSCAPE CONTRACTOR.
8. THE LOCATION OF THE EXISTING UNDERGROUND UTILITIES ARE NOT SHOWN ON THIS PLAN. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING WORK AND AGREES TO BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES FROM ANY EXCAVATION WORK. THE CONTRACTOR SHALL EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
9. ALL AREAS DISTURBED BY CONSTRUCTION ARE TO BE RESTORED TO ORIGINAL CONDITION OR BETTER.
10. ALL EXISTING PLANT MATERIAL SHOWN ON THIS PLAN IS TO BE PRESERVED UNLESS SPECIFICALLY NOTED OTHERWISE.

PLANT KEY TYPICALS



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City Seal May 10, 2024



REVISIONS

LANDSCAPE REQUIREMENTS PLAN

ROGUE FITNESS- SOUTH EXPANSION
 ADVANCED CIVIL DESIGN
 781 SCIENCE BOULEVARD, SUITE 100
 GAHANN, OH 43230

Faris Planning & Design
 LAND PLANNING • LANDSCAPE ARCHITECTURE
 4875 Camelton Road • 43026
 (614) 487-1534 • www.farisplanning.com

DATE	03/18/24
PROJECT	24001
SHEET	L-1.1

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
APRIL 11, 2024**

- 6. APPLICATION: Z23-062**
Location: 454 E. 2ND AVE. (43201), being 0.26± acres located on the north side of East 2nd Avenue, 150± feet west of North Grant Avenue (010-032852, 010-011936, & 010-054731; Milo-Grogan Area Commission).
Existing Zoning: R-4, Residential District.
Request: L-M, Limited Manufacturing District (H-60).
Proposed Use: Manufacturing access and driveway.
Applicant(s): 454 E 2nd Avenue LLC; c/o Joel Yakovac; and Elizabeth Seedorf, Atty.; 52 East Gay Street; Columbus, OH 43215.
Owner(s): The Applicant.
Planner: Joseph Rose; 614-645-3526; jmrose@columbus.gov

BACKGROUND:

- The site consists of three parcels, one undeveloped and two developed with a single-unit dwelling in the R-4, Residential District. The requested L-M, Limited Manufacturing District will allow an access and driveway for adjacent manufacturing uses to the north of the site. The site is also located within the boundaries of the I-670 Graphics Control Overlay.
- To the north and west of the site are manufacturing uses in the M, Manufacturing District. To the south and east are single-unit dwellings in the R-4, Residential District.
- The site is located within the planning boundaries of the *Milo-Grogan Neighborhood Plan* (2007), which recommends “Single-Family Residential” land uses at this location. The Plan includes the adoption of *Columbus Citywide Policies (C2P2) Design Guidelines* (2018).
- The site is located within the boundaries of the Milo-Grogan Area Commission, whose recommendation is for approval.
- The limitation text establishes uses restrictions for only an access and driveway, commits to a site plan and includes supplemental development standards that address access and landscaping and screening.
- The *Columbus Multimodal Thoroughfare Plan* (2019) identifies this portion of East 2nd Avenue as an Urban Community Connector requiring 80 feet of right-of-way.

CITY DEPARTMENTS’ RECOMMENDATION: Approval

The requested L-M, Limited Manufacturing District will allow manufacturing access and driveway at this location. While the proposal is inconsistent with the *Milo-Grogan Neighborhood*

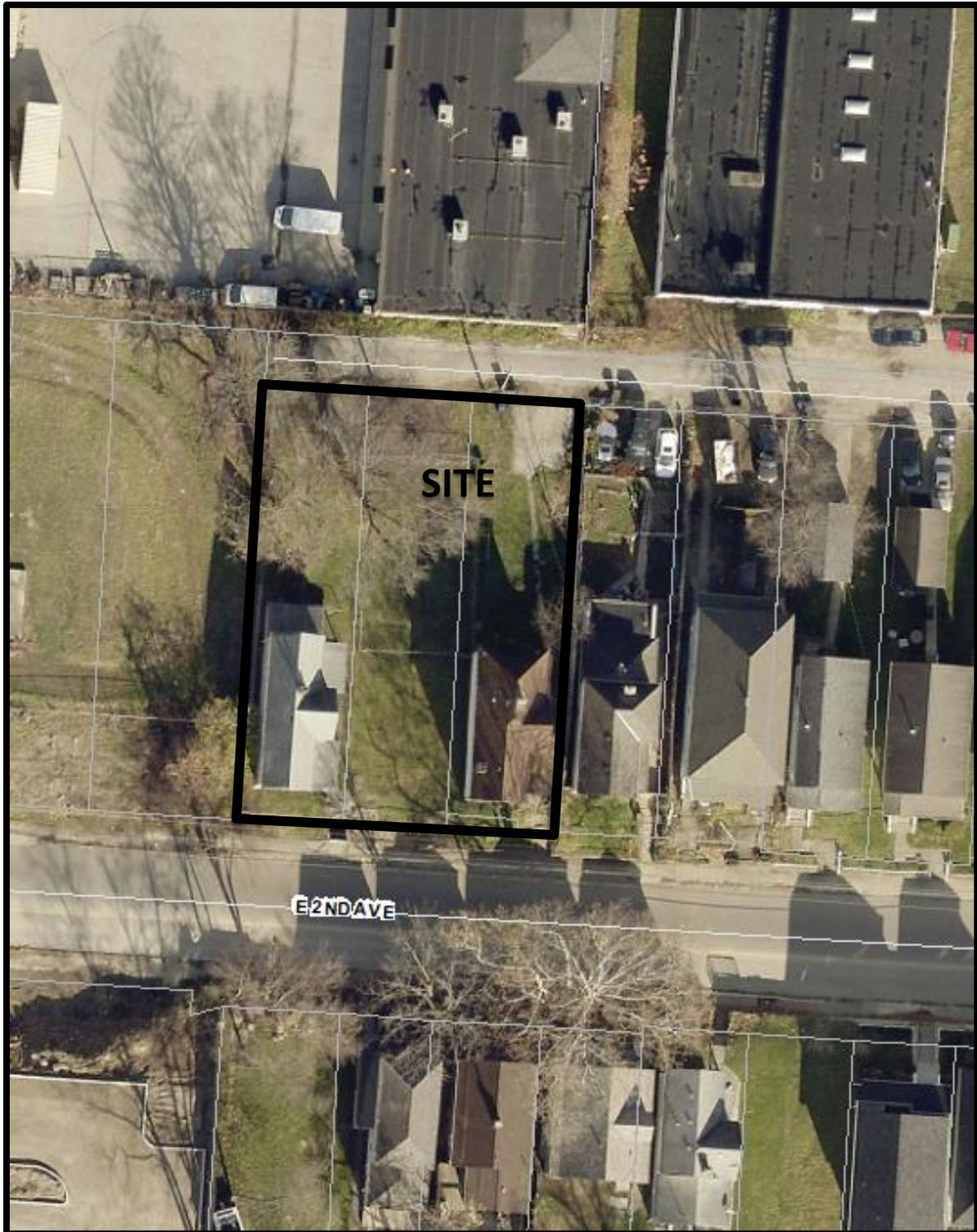
Plan's recommendation for "Single-Family Residential" land uses, Staff note the proposal is accessory for the adjacent manufacturing use which is supported as a mitigating factor. The additional screening along the east side of the site is consistent with both the Plan and C2P2 Design Guidelines which recommend landscaped screening between residential and non-residential uses. Staff encourage a different type of fence to replace the proposed chain-link for greater consistency with C2P2 Design Guidelines but do not condition support on this request. Additionally, the site is consistent with the manufacturing zoning in the surrounding area and is not considered to be the introduction of an incompatible use to the area



Z23-062
454, 458 & 462 E. 2nd Ave.
Approximately 0.26 acres
R-4 to L-M



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Z23-062
454, 458 & 462 E. 2nd Ave.
Approximately 0.26 acres
R-4 to L-M

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW
(PLEASE PRINT)

Case Number: Z23-062

Address: 454 E,2ND AVE.

Group Name: MILO-GROGAN AREA COMMISSION

Meeting Date: 03/12/24

Specify Case Type:

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

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

NOTES:

On March 12 2024 we had the commission meeting.
This was a pass vote

Vote: We had 9 out of 11 commissioners in attendance with a 7 vote yes and 2 abstained

Signature of Authorized Representative: *Charles Thompson* 3/12/24
SIGNATURE

Milo-Grogan Area Commission Chair and Zoning Chair
RECOMMENDING GROUP TITLE

614-580-0280
DAYTIME PHONE NUMBER

Rezoning Application

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 #: _____

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) Elizabeth Seedorf, Esq.
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:

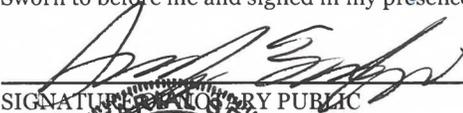
Name of Business or individual (including contact name and number)
Business or individual's address; City, State, Zip Code
Number of Columbus-based employees
(Limited to 3 lines per box)

<p>1. 454 E 2nd Avenue LLC c/o Joel Yakovac 545 E. 5th Avenue, Columbus, Ohio 43201 1 employee</p>	<p>2. 5CL Properties LLC c/o Joel Yakovac 545 E. 5th Avenue, Columbus, Ohio 43201 1 employee</p>
<p>3.</p>	<p>4.</p>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT 

Sworn to before me and signed in my presence this 10th day of May, in the year 2024


SIGNATURE OF NOTARY PUBLIC

MA Notary Seal Here
My Commission Expires



ASAFU SUZUKI, Attorney at Law
NOTARY PUBLIC - STATE OF OHIO
My commission has no expiration date
Sec. 147.01 B.C.

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