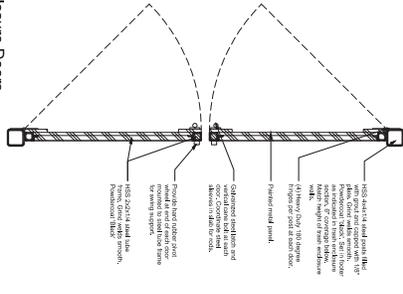
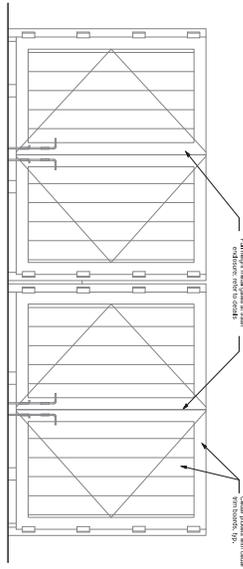


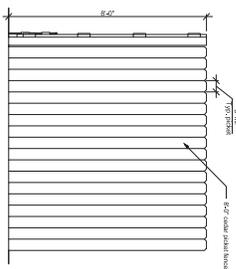
NTS
Dumpster Enclosure Plan



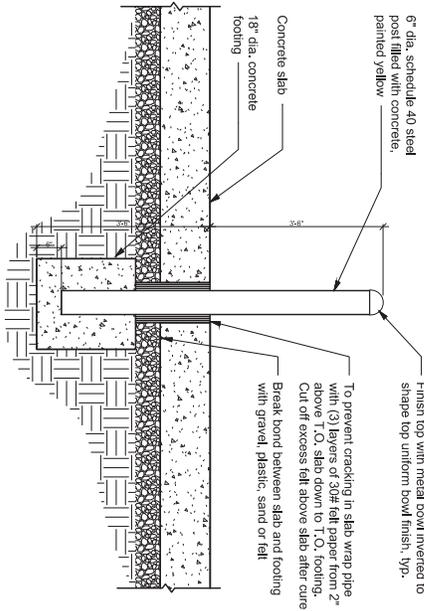
NTS
Enclosure Doors



NTS
Dumpster Enclosure - Elevation 1



NTS
Dumpster Enclosure - Elevation 2



NTS
Typical Bolard

PLANS PREPARED BY:



THE KLEINGERS GROUP
 CIVIL ENGINEERING
 SURVEYING
 ARCHITECTURE
 www.kleingers.com
 10000 W. Chester Road
 Suite B
 Cincinnati, OH 45240
 513.832.2311

REVISION DESCRIPTION	INITIAL	DATE

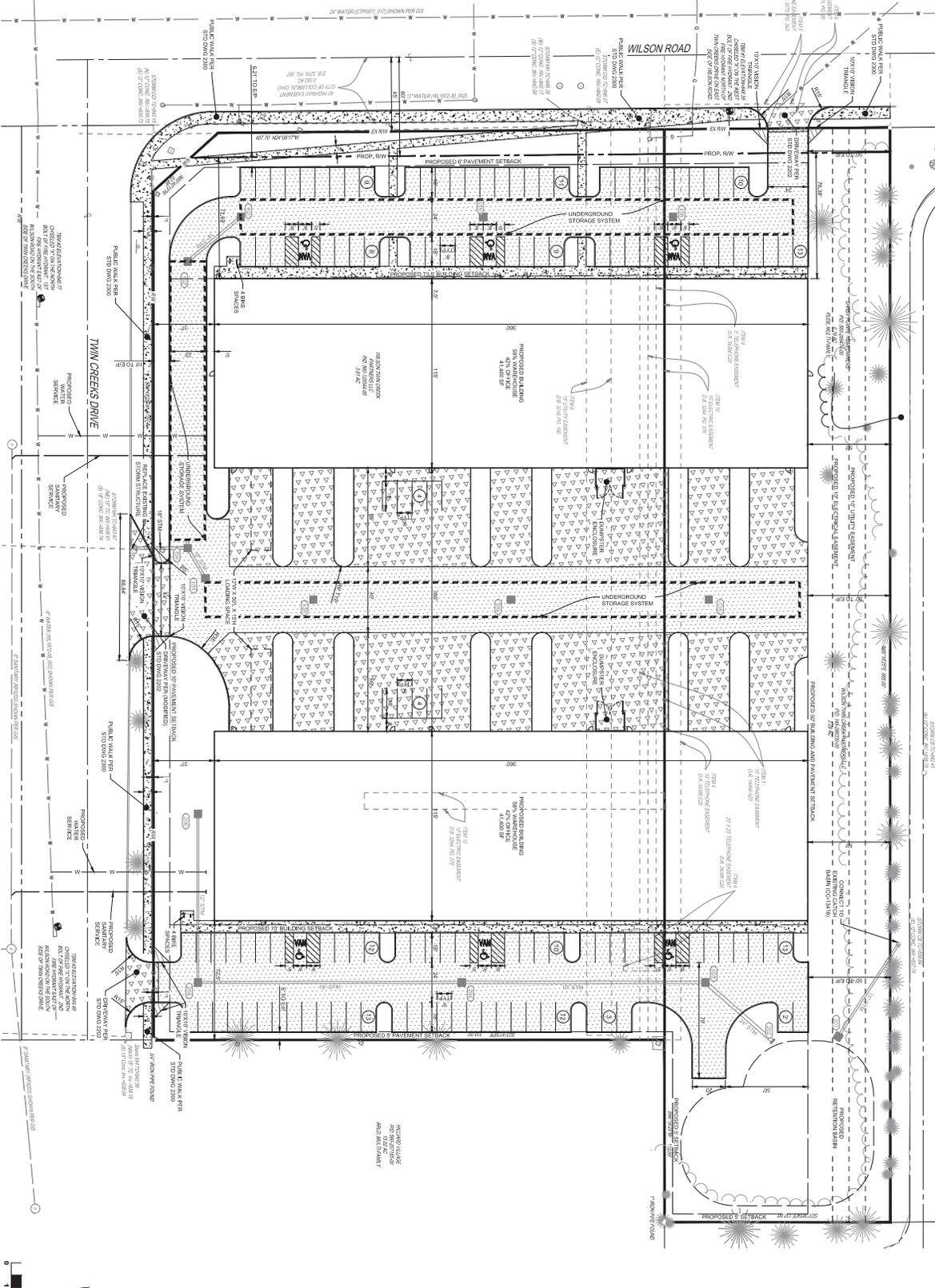
Therese L. Huff

FINAL SITE PLAN RECEIVED 8.12.21 SHEET 2 OF 4

TWIN CREEKS DRIVE FLEX OFFICE
 3590 TWIN CREEKS DRIVE
 CITY OF COLUMBUS
 FRANKLIN COUNTY, OHIO

DATE	08/12/2021	SCALE	NTS	SHEET	2/4
DATE	08/12/2021	SCALE	NTS	SHEET	2/4





PLANS PREPARED BY:

INC. ENGINEERING
SURVEYING
www.kleingers.com
1414 EAST 12TH STREET
COLUMBUS, OH 43262
PH: 614.292.2011

REVISION DESCRIPTION	INITIAL	DATE

DESIGNED BY:
Thomas L. Hart

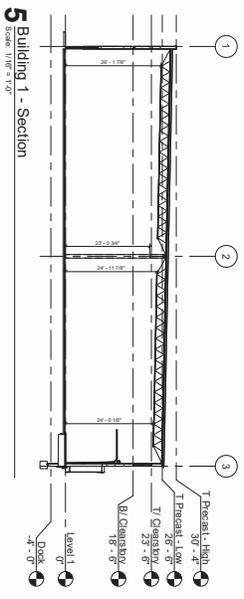
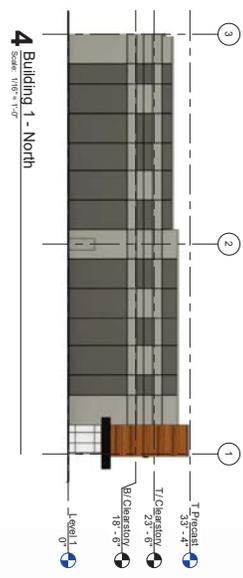
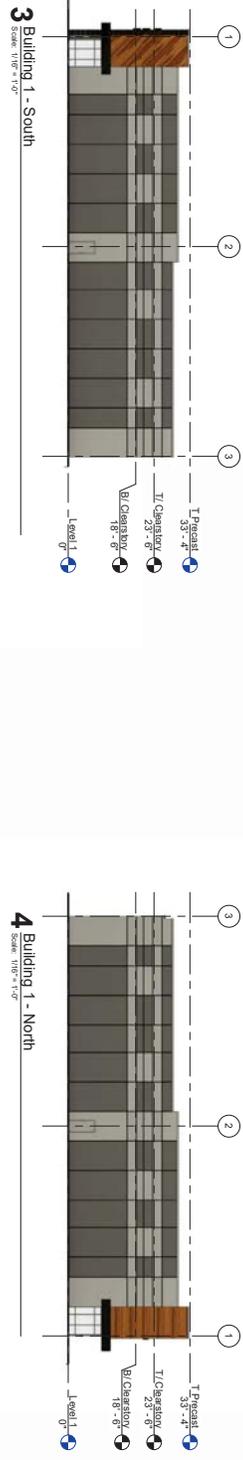
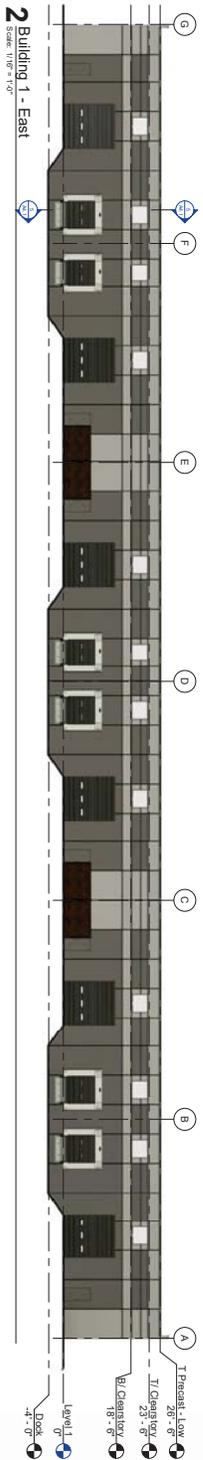
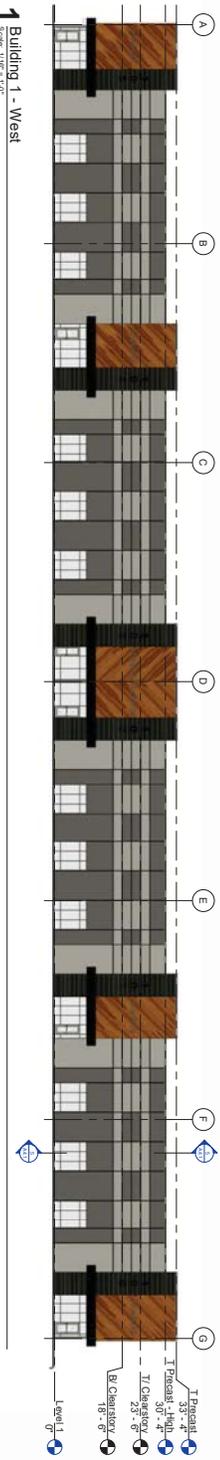
FINAL SITE PLAN RECEIVED 8.12.21 SHEET 3 OF 4

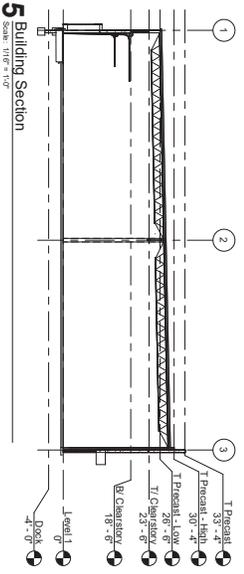
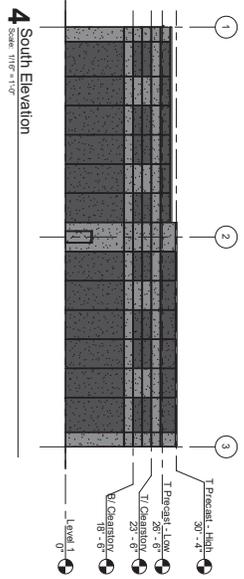
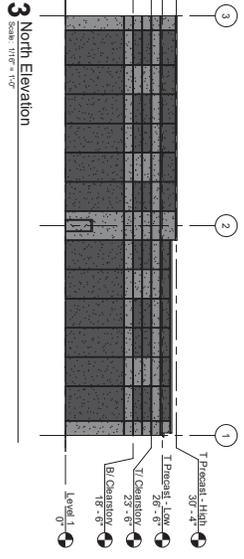
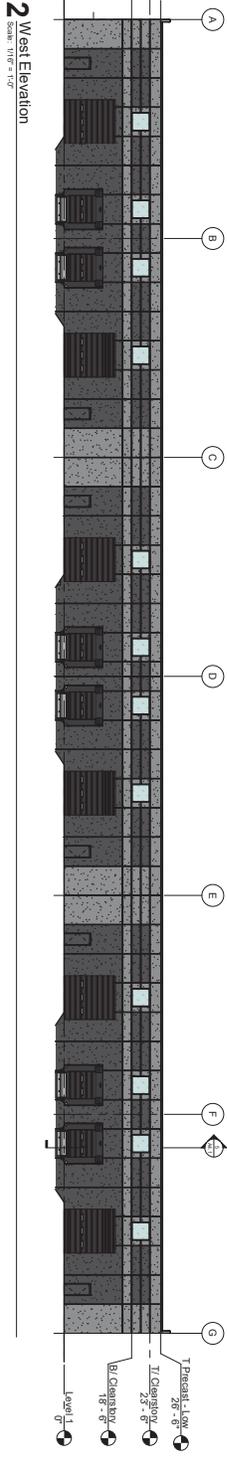
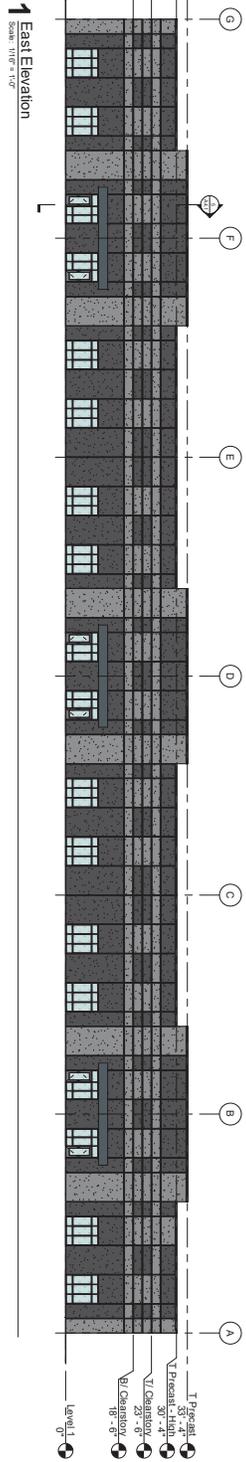
TWIN CREEKS DRIVE FLEX OFFICE
3590 TWIN CREEKS DRIVE
CITY OF COLUMBUS
FRANKLIN COUNTY, OHIO

DATE	08/12/2021	DRAWN	200809.000
SCALE	1" = 30'	SHEET	3/4



- PROPOSED LEGEND**
- ASPHALT PAVEMENT
 - CONCRETE WALK
 - HEAVY DUTY CONCRETE PAVEMENT
 - PROPOSED PARKING COUNT
 - PROPOSED UNDERGROUND RETENTION SYSTEM
 - PROPOSED SANITARY SEWER
 - PROPOSED WATER
 - PROPOSED CATCH BASIN
- NOTES**
1. ALL DIMENSIONS UNLESS OTHERWISE NOTED.
 2. ALL DIMENSIONS ARE TO EDGE OF PAVEMENT OR FACE OF CURB UNLESS OTHERWISE NOTED.
 3. ALL STANDARD PARKING SPACES ARE 9'W x 18'L.
 4. ALL ADA SPACES ARE 9'W x 18'L.





Twin Creeks Drive Flex Office
3590 Twin Creeks Drive
Columbus, Ohio 43204
Exterior Elevations

Thomas L. Hart





Twin Creeks Drive Flex Office
3590 Twin Creeks Drive
Columbus, Ohio 43204
Exterior Elevations

Thomas L. Hart



FINAL BUILDING ELEVATIONS RECEIVED 8.20.21 SHEET 4 OF 4 Z21-038

© 2021 - All Rights Reserved. No part(s) of this document may be reproduced without written approval of Design Collective.

**STAFF REPORT
DEVELOPMENT COMMISSION
SPECIAL ZONING MEETING
CITY OF COLUMBUS, OHIO
AUGUST 12, 2021**

- 4. APPLICATION: Z21-038**
Location: **3590 TWIN CREEKS DR. (43204)**, being 6.0± acres located at the northeast corner of Twin Creeks Drive and Wilson Road (560-125544 & 145-286330; West Scioto Area Commission).
Existing Zoning: C-4, Commercial District, C-2, Commercial District, and L-C-2, Limited Commercial District.
Request: L-M, Limited Manufacturing (H-60).
Proposed Use: Limited manufacturing and commercial uses.
Applicant(s): Wilson Twin Creek Partners, LLC; c/o Thomas L. Hart, Atty.; Two Miranova Place, #910; Columbus, OH 43215.
Property Owner(s): Wilson Twin Creek Partners, LLC; Two Miranova Place, #910; Columbus, OH 43215.
Planner: Tim Dietrich; 614-645-6665; tedietrich@columbus.gov

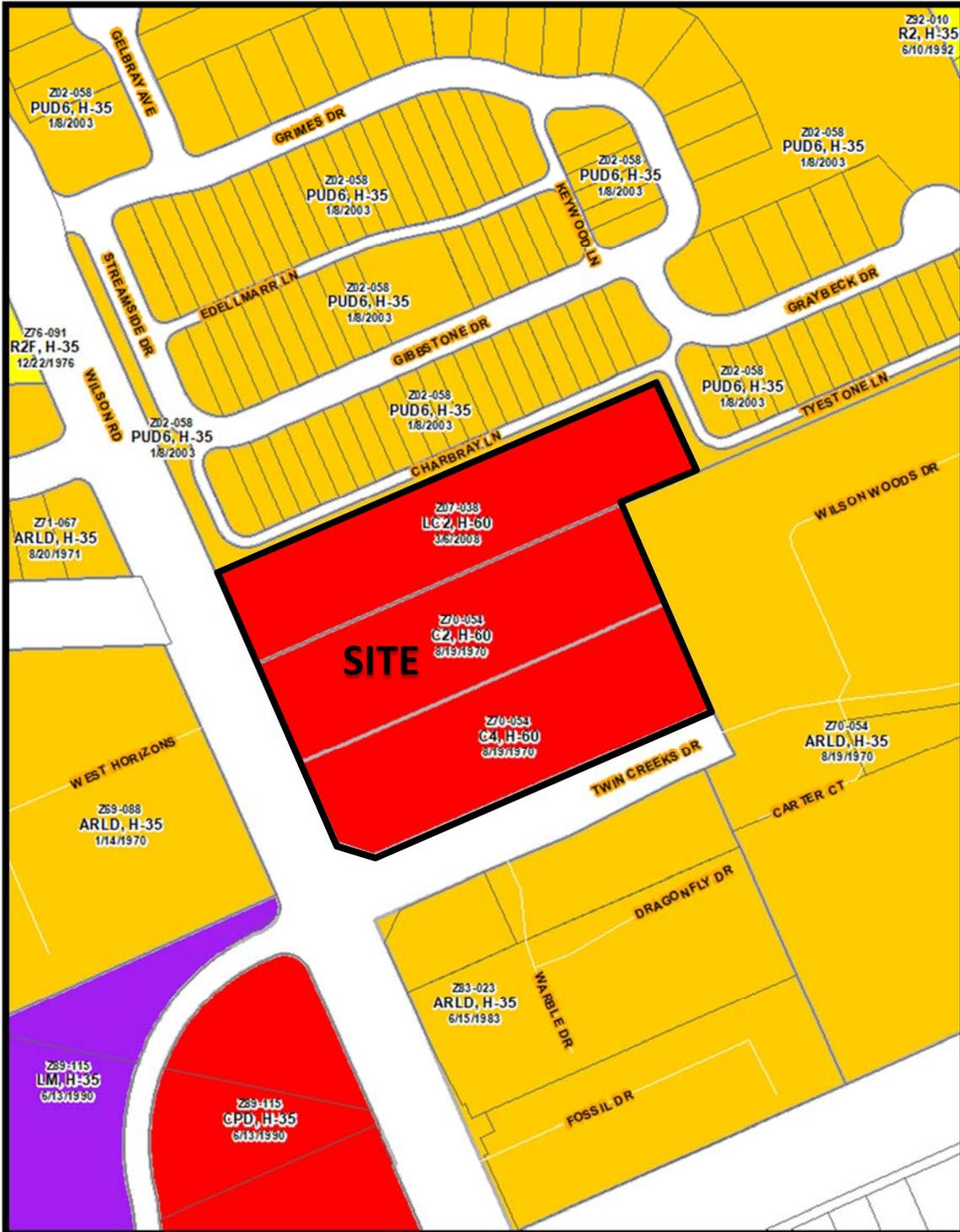
BACKGROUND:

- The site consists of three parcels, one undeveloped in the L-C-2, Limited Commercial District, and the other two developed with an office building in the C-2, Commercial and C-4, Commercial districts. The requested L-M, Limited Manufacturing District will permit limited commercial and manufacturing uses as demonstrated on the submitted site plans and building elevations.
- North of the site is a residential development consisting of two-unit dwellings in the PUD-6, Planned Unit Development District. South and east of the site is a multi-unit residential development in the ARLD, Apartment Residential District. West of the site is a multi-unit residential development in the ARLD, Apartment Residential District and a single-unit dwelling in the R, Rural District in Franklin Township.
- Concurrent CV21-052 has been filed and includes variances to parking setbacks and distance separation for more objectionable manufacturing uses from residentially zoned properties. 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 *Trabue/Roberts Area Plan* (2011), which recommends “Office” and “Open Space” land uses at this location.
- The site is located within the boundaries of the West Scioto Area Commission whose recommendation is for approval.
- The limitation text establishes use restrictions and supplemental development standards that address maximum building size, building height, building and parking setbacks, traffic access, buffering, screening, landscaping, building materials, and includes a commitment to develop the site as demonstrated on the submitted site plans and building elevations.

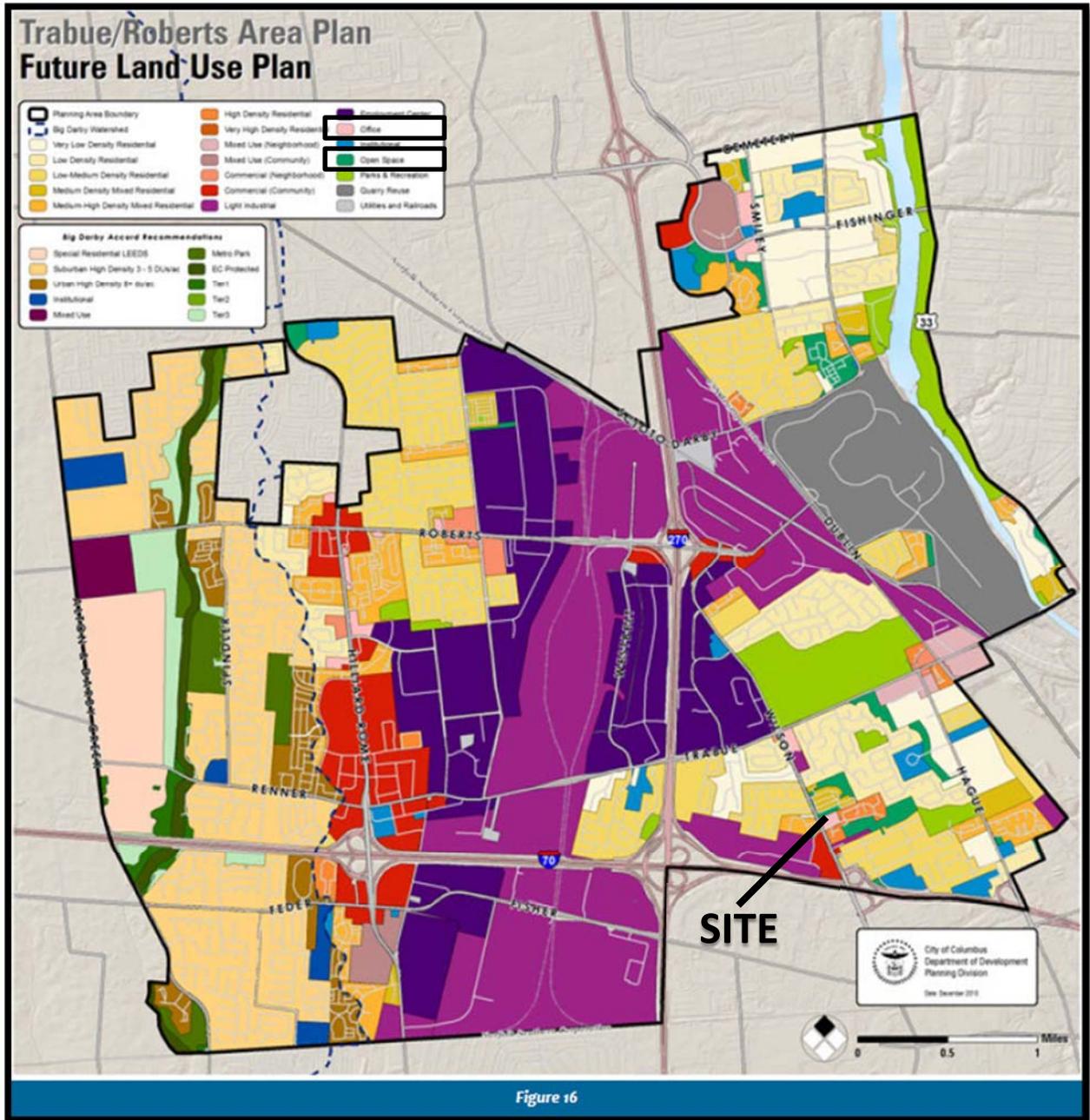
- The *Columbus Multimodal Thoroughfare Plan* (2019) identifies this portion of Wilson Road as a Suburban Community Corridor requiring 120 feet of right-of-way.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested L-M, Limited Manufacturing District will permit the site to be redeveloped with limited commercial and manufacturing uses as demonstrated by the submitted site plans and building elevations. The limitation text includes appropriate use restrictions and development standards. While the request is not entirely consistent with the *Trabue/Roberts Area Plan's* land use recommendation for this location, the proposed use is employment-oriented and considered a mitigating factor. Inclusion of additional landscaping along Wilson Road and Twin Creeks Drive, as well as commitments to develop the site as demonstrated on the submitted site plans and building elevations result in staff approval.



Z21-038
3590 Twin Creeks Dr.
Approximately 6.0 acres
L-C-2, C-2 & C-4 to L-M



Z21-038
3590 Twin Creeks Dr.
Approximately 6.0 acres
L-C-2, C-2 & C-4 to L-M



Z21-038
3590 Twin Creeks Dr.
Approximately 6.0 acres
L-C-2, C-2 & C-4 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 / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW
(PLEASE PRINT)

Case Number Z21-038 w/ concurrent CV 21-052

Address 3950 Twin Creeks Drive

Group Name West Scioto Area Commission

Meeting Date July 15, 2021

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:

WSAC heard this/these application(s) on July 15, 2021. WSAC voted unanimously to approved this/these applications.

Vote 6-0

Signature of Authorized Representative Kristen E. McKinley Digitally signed by Kristen E. McKinley
Date: 2021.07.19 21:25:34 -04'00'

Recommending Group Title West Scioto Area Commission

Daytime Phone Number 614-404-9220

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

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 #: Z21-038

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) Thomas L. Hart
of (COMPLETE ADDRESS) Two Miranova Pl, #700, 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 (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)

1. Wilson Twin Creek Partners LLC Two Miranova Pl, #910 Columbus, OH 43215	2. Richard B. Schuen Two Miranova Pl, #910 Columbus, OH 43215
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT *Thomas L. Hart*

Sworn to before me and signed in my presence this 26 day of April, in the year 2021

Lizbeth Russell-Pickard
SIGNATURE OF NOTARY PUBLIC



Notary Seal Here
LIZABETH A. RUSSELL-PICKARD
Notary Public, State of Ohio
My Comm. Expires 05-20-22

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