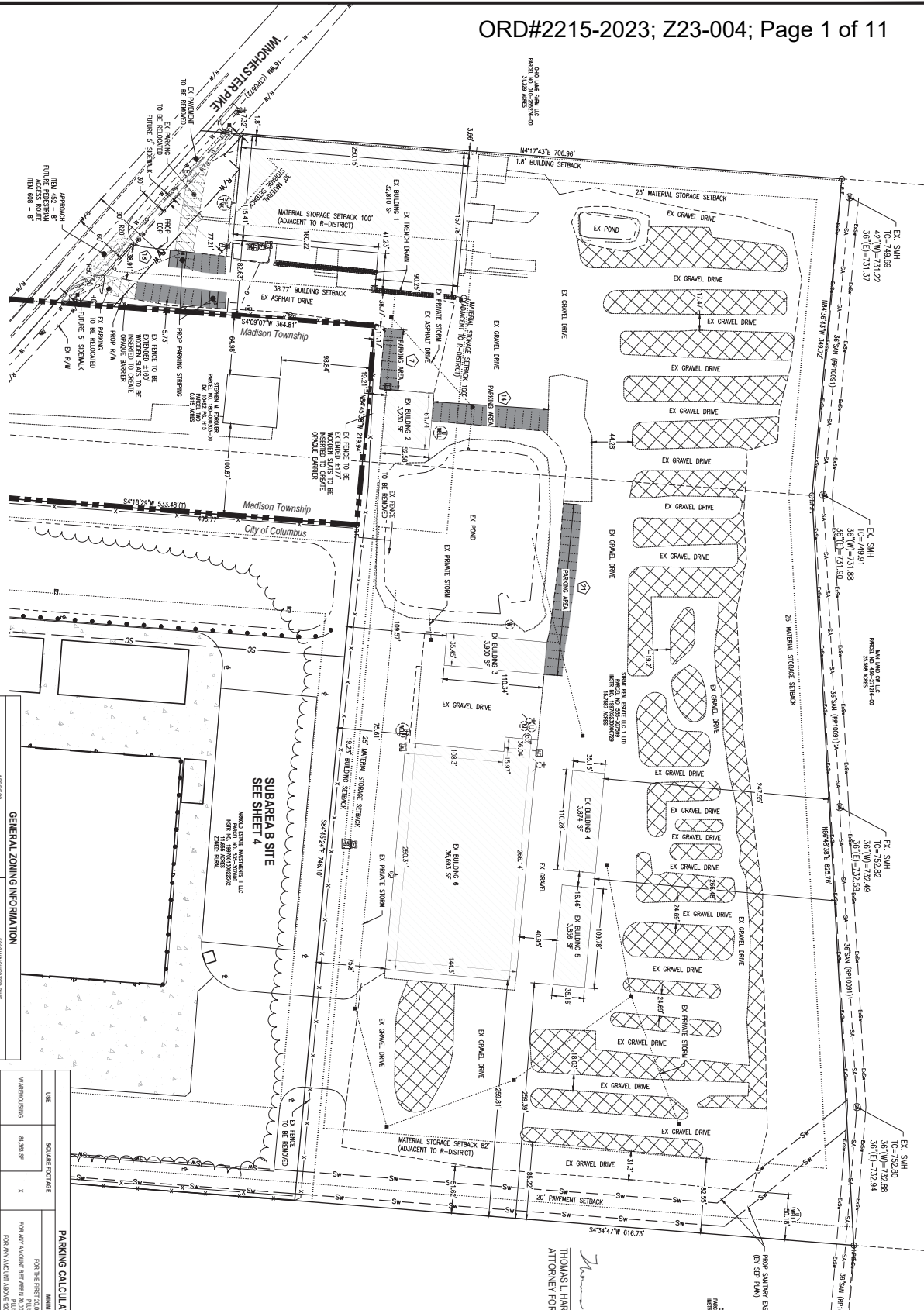


Z23-004 Final Received 7/13/2023 Page 1 of 3



**SUBAREA B SITE**  
SEE SHEET 4

GENERAL ZONING INFORMATION	
ADDRESS	500 WINCHESTER PIKE
PARCEL NO.	54303999
EXISTING ZONING CLASSIFICATION	R - RURAL DISTRICT
PROPOSED ZONING CLASSIFICATION	U4 - LIMITED WAREHOUSE DISTRICT
REPORT PERIOD	5/17/2023
TOTAL SITE AREA (ACRES)	38.0000
ADJACENT PARCELS (OWNER)	VA
DATE (LOCAL ELECTION)	NA (NONE)

USE	SQUARE FOOTAGE	MINIMUM	MAXIMUM
WAREHOUSING	43,200 SF	FOR THE FIRST 20,000 SF: 11,000 SF	NA
OFFICE	0 SF	FOR ANY AMOUNT BETWEEN 0 AND 20,000 SF: 14,000 SF	120,000 SF
RETAIL	0 SF	FOR ANY AMOUNT ABOVE 20,000 SF: 21,000 SF	NA
RECREATION	0 SF	NA	NA
INDUSTRIAL	0 SF	NA	NA
OTHER	0 SF	NA	NA

REQUIREMENT	REQUIREMENT	REQUIREMENT
REQUIRED SIGNAGE	REQUIRED SIGNAGE	REQUIRED SIGNAGE
REQUIRED SIGNAGE	REQUIRED SIGNAGE	REQUIRED SIGNAGE
REQUIRED SIGNAGE	REQUIRED SIGNAGE	REQUIRED SIGNAGE

**PARKING CALCULATIONS**

1. THE REQUIRED PARKING SHALL BE DETERMINED BY THE FOLLOWING:

2. THE REQUIRED PARKING SHALL BE THE GREATER OF THE FOLLOWING:

3. THE REQUIRED PARKING SHALL BE THE GREATER OF THE FOLLOWING:

4. THE REQUIRED PARKING SHALL BE THE GREATER OF THE FOLLOWING:

5. THE REQUIRED PARKING SHALL BE THE GREATER OF THE FOLLOWING:

**NOTES:**

1. ALL NEW BUILDINGS SHALL HAVE APPROVED ROAD CONSTRUCTION AND EROSION CONTROL MEASURES IN PLACE PRIOR TO THE START OF CONSTRUCTION.

2. THE REQUIRED PARKING SHALL BE THE GREATER OF THE FOLLOWING:

3. THE REQUIRED PARKING SHALL BE THE GREATER OF THE FOLLOWING:

4. THE REQUIRED PARKING SHALL BE THE GREATER OF THE FOLLOWING:

5. THE REQUIRED PARKING SHALL BE THE GREATER OF THE FOLLOWING:

**NO PARKING IS LOCATED WITHIN THE OUTDOOR STORAGE AREA.**

**STORAGE AREA**

**PARKING AREA**

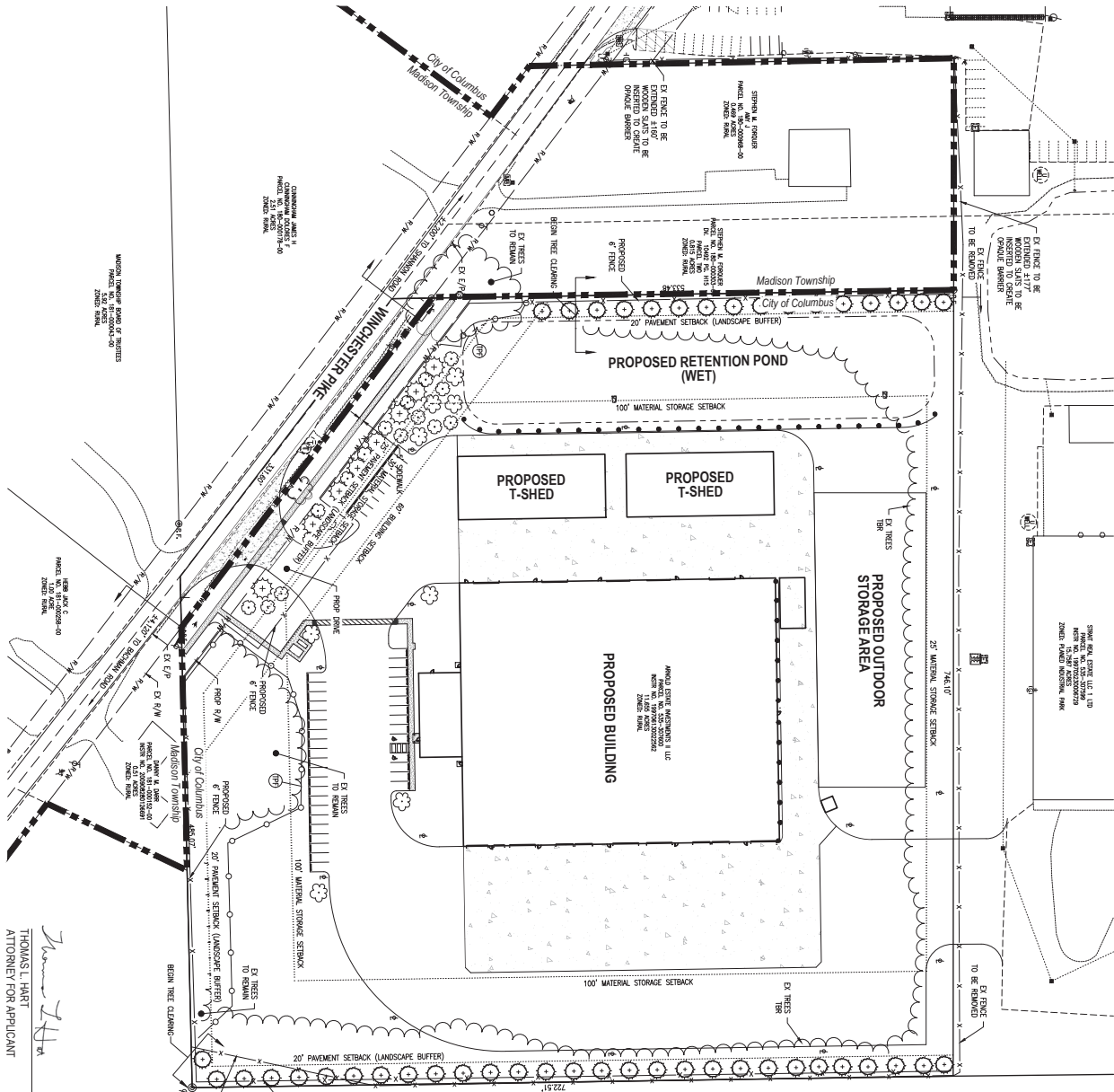
THOMAS L HART  
ATTORNEY FOR APPLICANT

DATE: 07/13/2023

REV.	BY	DATE	DESCRIPTION
1			

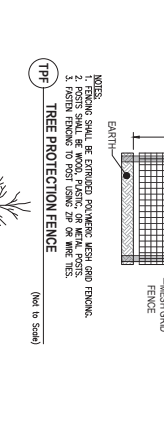
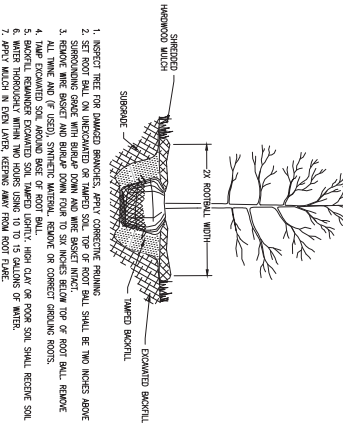






THOMAS L. HART  
ATTORNEY FOR APPLICANT  
07/13/2023  
DATE

TP  
TREE PLANTING DETAIL  
(next to scale)



**PLANT SCHEDULE**

SYMBOL	CODE	QTY	BOTANICAL COMMON NAME	SIZE
TREE	UP	6	ULMUS AMERICANA RINCEMENTION BLM	7' C.K. MIN
EXHIBITION TREE	CO	45	BOTANICAL COMMON NAME	SEE
SHRUB	CO	QTY	BOTANICAL COMMON NAME	SEE
SP	8	8	JUNIPERUS CHENSIS MANE/DAWNE/LAMBER	6' H. MIN.
CK	7	7	CORNUS SERICEA/BLACK/WHITE/DOODWOOD	18' H. MIN.

**LEGEND**

[Symbol]	BUILDING - EXISTING
[Symbol]	BUILDING - PROPOSED
[Symbol]	PROPERTY LINE - EXISTING
[Symbol]	PROPERTY LINE ADJACENT - EXISTING
[Symbol]	SETBACK LINE - EXISTING
[Symbol]	SETBACK LINE - PROPOSED
[Symbol]	WATER EDGE - EXISTING
[Symbol]	WATER EDGE - PROPOSED
[Symbol]	SHEDWAY - EXISTING
[Symbol]	EDGE OF PAVEMENT - EXISTING
[Symbol]	EDGE OF PAVEMENT - PROPOSED
[Symbol]	FIELD DRAIN - EXISTING
[Symbol]	FIELD DRAIN - PROPOSED
[Symbol]	PAVING STALL - PROPOSED
[Symbol]	RIGHT-OF-WAY LINE - EXISTING
[Symbol]	RIGHT-OF-WAY LINE - PROPOSED
[Symbol]	FENCE - EXISTING
[Symbol]	FENCE - PROPOSED
[Symbol]	TREE LINE - EXISTING
[Symbol]	TREE LINE - PROPOSED
[Symbol]	TREE PRESERVATION FENCING & SIGNAGE

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
JUNE 8, 2023**

1. **APPLICATION:** [Z23-004](#)  
**Location:** **5200 WINCHESTER PIKE. (43110)**, being 27.56± acres located on the north side of Winchester Pike, 1,650± east of Shannon Road (535-307599 & 535-307600; Greater South East Area Commission).  
**Existing Zoning:** R, Rural District.  
**Request:** L-M, Manufacturing District (H-35).  
**Proposed Use:** Light manufacturing and lumber yard.  
**Applicant(s):** Strait Real Estate LLC & Arnold Estate Investments II LLC; c/o Thomas L. Hart, Atty.; 5029 Cemetery Road; Hilliard, OH 43206.  
**Property Owner(s); Planner:** The Applicant.  
 Joe Rose; 614-645-3526; [jmrose@columbus.gov](mailto:jmrose@columbus.gov)

**BACKGROUND:**

- The 27.56± acre site consists of two parcels located on the north side of Winchester Pike in the R, Rural District. The larger 15.77± acre parcel is developed with a manufacturing facility specializing in lumber products, and is partially located within the flood plain. The smaller 11.79± acre parcel is undeveloped. The requested rezoning to L-M, Limited Manufacturing District will divide the site into two subareas, with the existing manufacturing uses in Subarea A and the proposed expansion in Subarea B.
- To the north, east, and west is undeveloped land in the R, Rural District. To the south are single unit dwellings in the R, Rural District in Madison Township, and undeveloped land in the NG, Neighborhood General and NE, Neighborhood Edge districts.
- The site is within the planning boundaries of the *South East Land Use Plan (2018)*, which recommends “Industrial/Warehouse” land uses at this location for the existing manufacturing use (Subarea A), and recommends “Employment Center” for the proposed expansion (Subarea B). The plan includes the complete adoption of the *Columbus Citywide Planning Policies (C2P2) Design Guidelines (2018)*.
- Concurrent CV23-010 has been filed and includes variances to allow more objectionable uses within 600 feet of a residentially zoned property; to allow the open and unenclosed storage of materials within 100 feet of a residentially zoned property; to allow parking on a gravel surface; to reduce the building setbacks for the existing building along Winchester Pike; and to provide no dumpster screening. That request will be heard by City Council and will not be considered at this Development Commission meeting.
- The site is located within the boundaries of the Greater South East Area Commission, whose recommendation is for approval.
- The limitation text contains plan commitments and divides the site into Subarea A, the

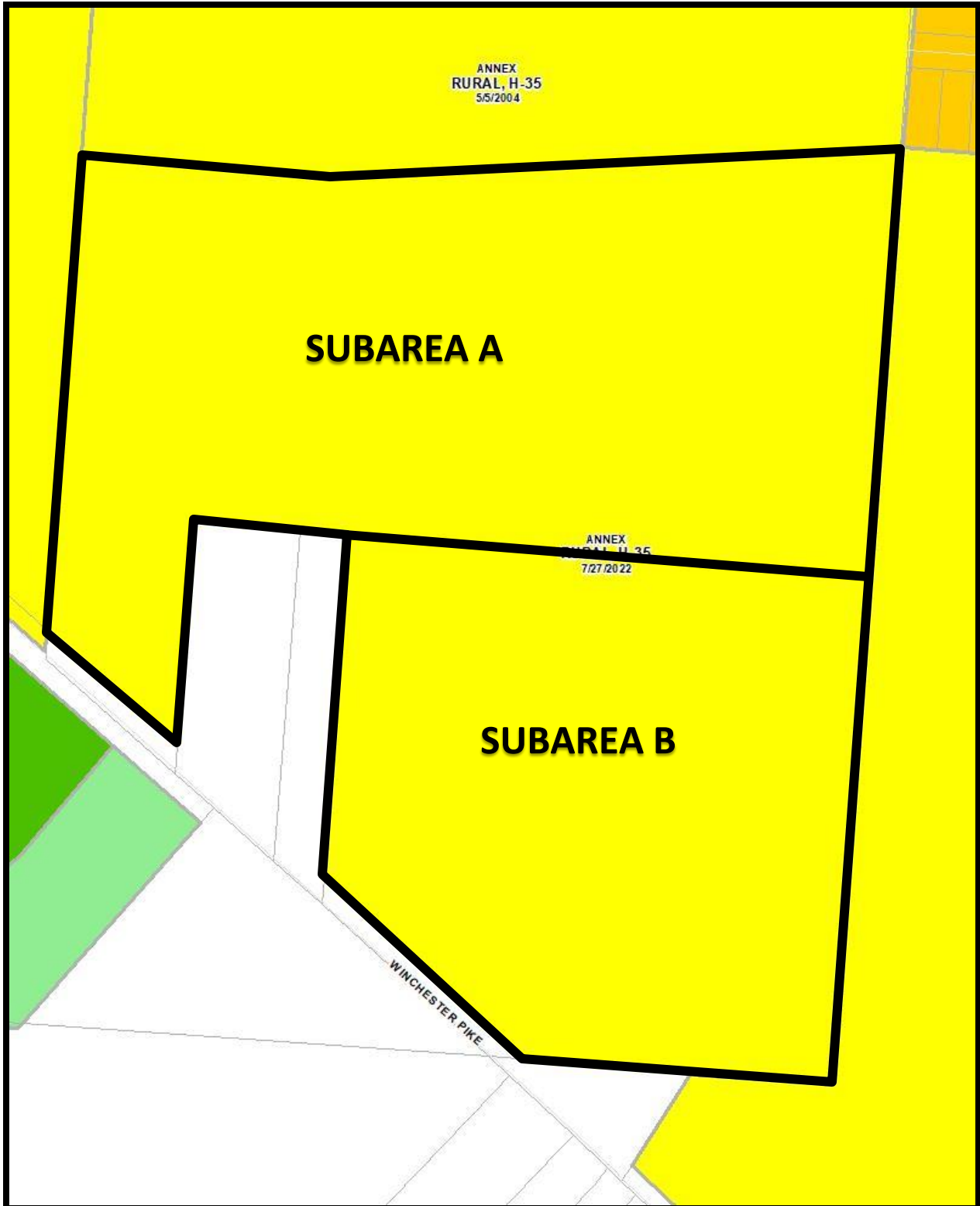


existing development, and Subarea B, the proposed expansion. The plan proposes an additional warehouse, an outdoor storage area, and two additional sheds in Subarea B. The text establishes use restrictions and supplemental development standards that address building, parking, storage, and landscaping setbacks for both subareas. Also included are development standards addressing access, landscaping, and graphics provisions. Additional traffic commitments include reducing the existing driveway access for Subarea A along Winchester Pike, and upgrading the north side of Winchester Pike to meet the Franklin County Engineers Office's standards for travel lane width and shoulder grading along the frontage of the site.

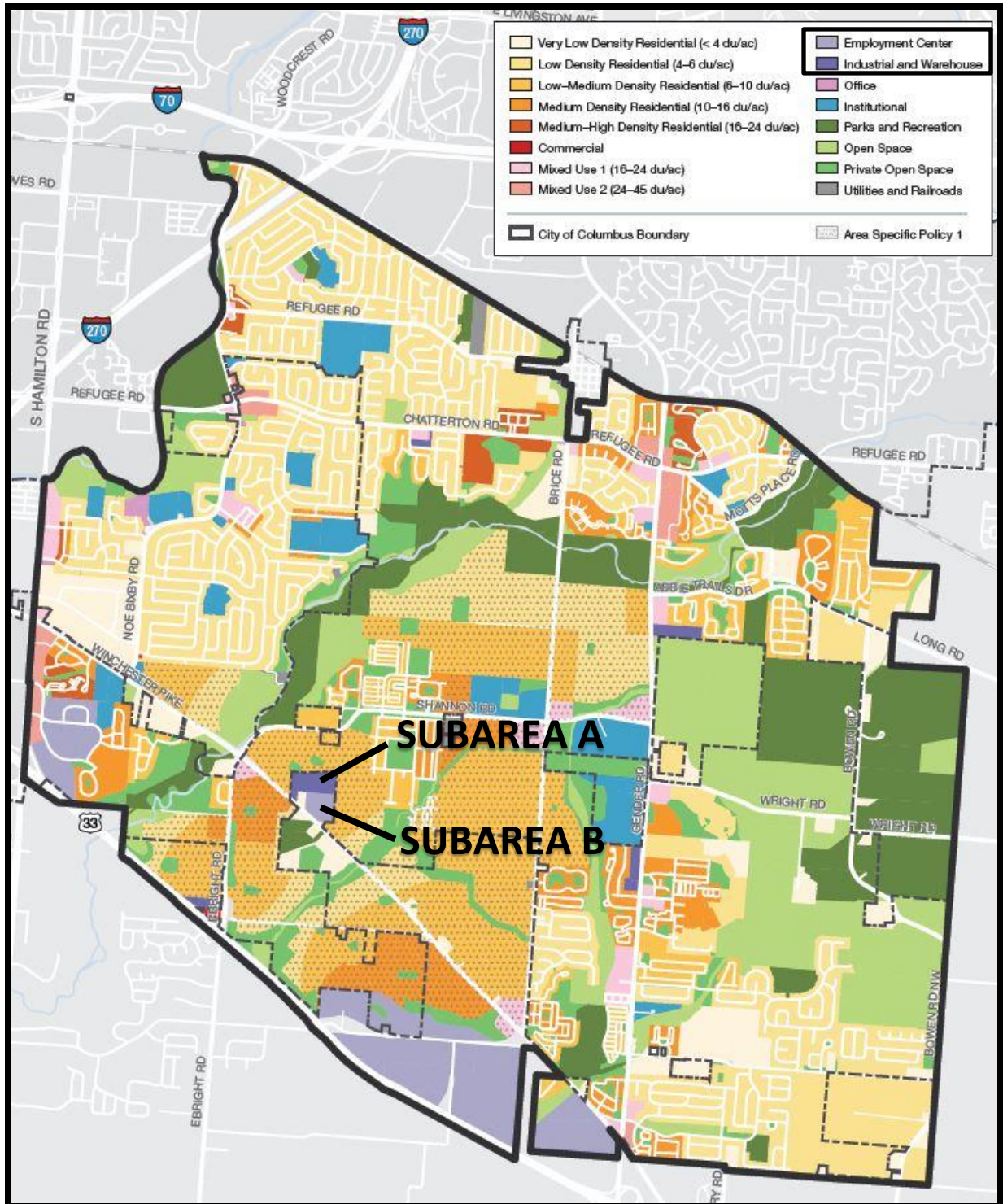
- The *Columbus Multimodal Thoroughfare Plan* identifies the portion of Winchester Pike as a Suburban Commuter Corridor requiring 120 feet of right-of-way.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval.

The requested L-M, Limited Manufacturing District will permit the expansion of an existing manufacturing use at this location and establishes two subareas. Staff supports the requested L-M district as the permitted uses are consistent with both the "Industrial/Warehouse" and "Employment Center" land use recommendations of the *South East Land Use Plan*. Landscaping, screening, and fencing commitments within the limitation text are consistent with C2P2 design guidelines that recommend buffering and screening of non-residential uses from adjacent residential areas. The Department of Public Service is supportive as the additional traffic commitments address reducing the width of the existing access for Subarea A and note determining the feasibility of providing a shoulder, and commits to relocating existing parking spaces from this area.

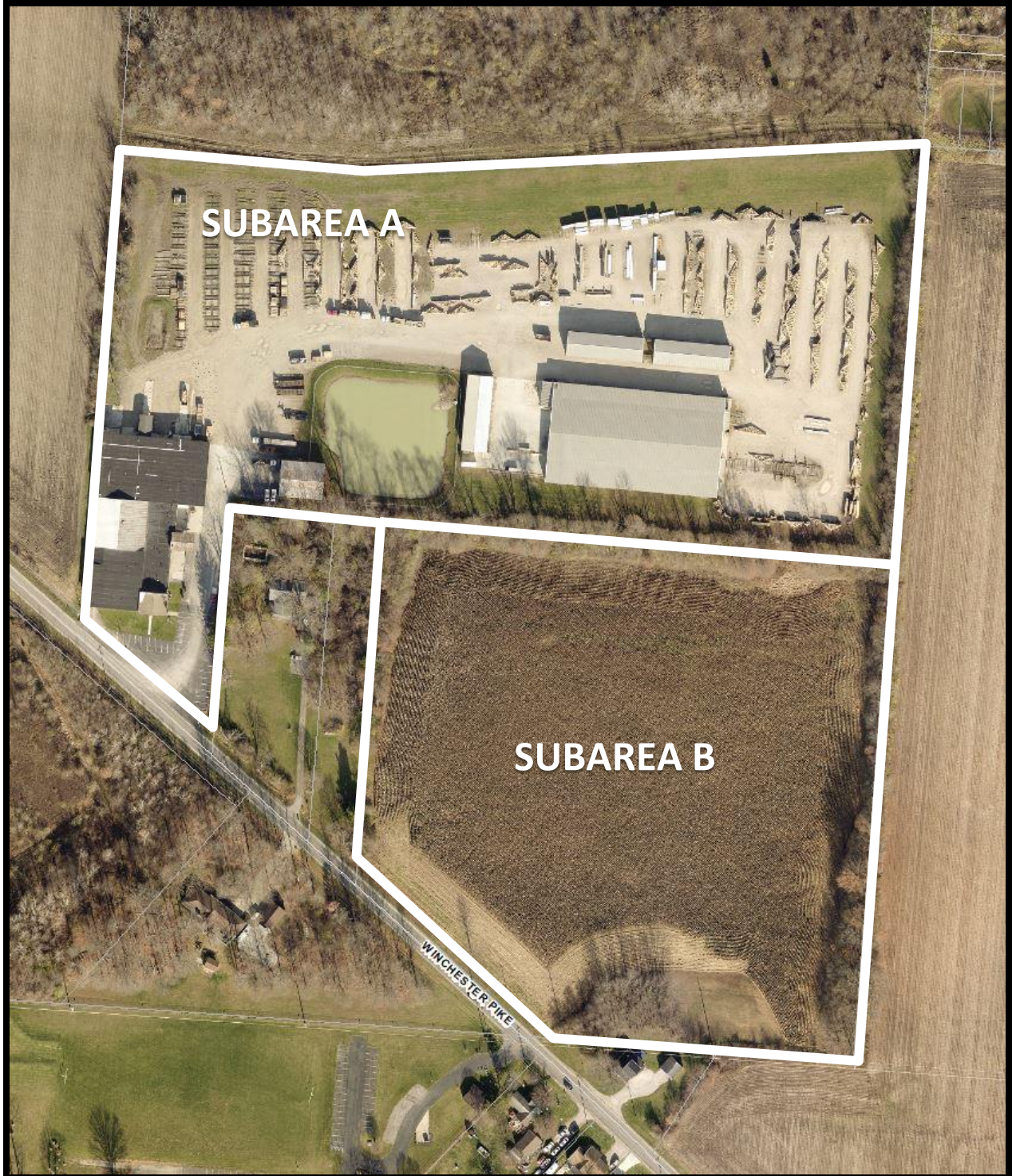


Z23-004  
5200 Winchester Pike.  
Approximately 27.56 acres  
R to L-M



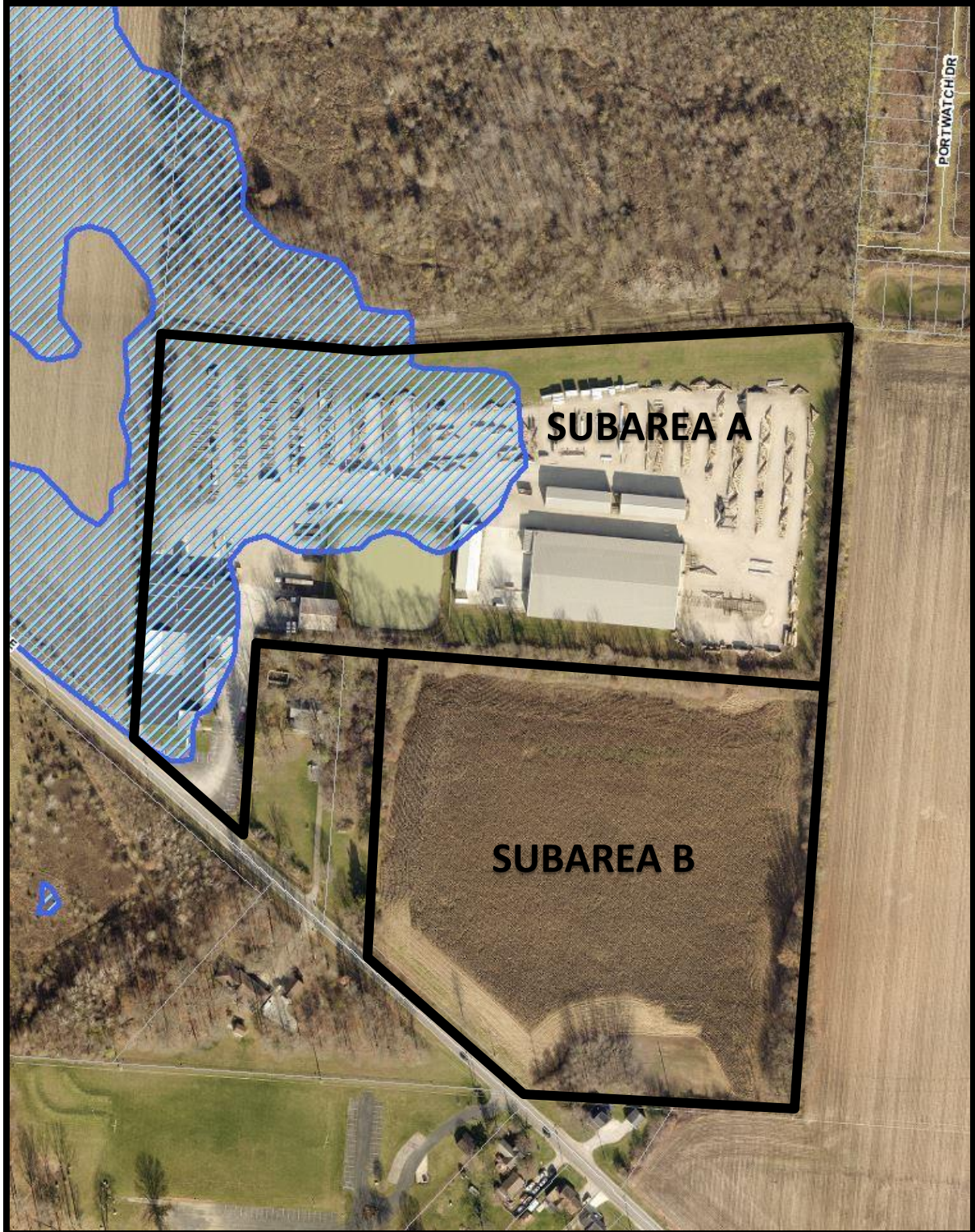
Z23-004  
5200 Winchester Pike.  
Approximately 27.56 acres  
R to L-M





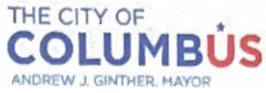
Z23-004  
5200 Winchester Pike.  
Approximately 27.56 acres  
R to L-M





Z23-004  
5200 Winchester Pike.  
Approximately 27.56 acres  
R to L-M





# Standardized Recommendation Form

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

DEPARTMENT OF BUILDING  
AND ZONING SERVICES

**FOR USE BY: AREA COMMISSION / NEIGHBORHOOD GROUP**  
(PLEASE PRINT)

Case Number           Z23-004            
 Address           5200 Winchester Pike, Canal Winchester            
 Group Name           GSE AC            
 Meeting Date           3/28/23          

- Specify Case Type
- BZA Variance / Special Permit
  - Council Variance
  - Rezoning
  - Graphics Variance / Plan / Special Permit

- Recommendation (Check only one)
- Approval
  - Disapproval

**LIST BASIS FOR RECOMMENDATION:**

Vote           5/0            
 Signature of Authorized Representative           Vijal. A. Barnes            
 Recommending Group Title           Chair Commissioner            
 Daytime Phone Number           614-638-7678          

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 #: Z23-004

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) 5029 Cemetery Road, Hilliard, OH 43026

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. Strait Real Estate LLC 1, Ltd., Jeffrey D. Fish, Mgr. 3380 Tremont Rd., Ste. 110 Columbus, OH 43221</p>	<p>2. Arnold Investments II, LLC, Steve Arnold, Mgr. P. O. Box 9 Westerville, OH 43086</p>
<p>3.</p>	<p>4. <i>50-100 between both entities.</i></p>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT *Thomas L. Hart* (Thomas L. Hart)

Sworn to before me and signed in my presence this 23 day of Jan, in the year 2023

SIGNATURE OF NOTARY PUBLIC *Lizbeth A. Russell-Pickard* Notary Seal Here



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