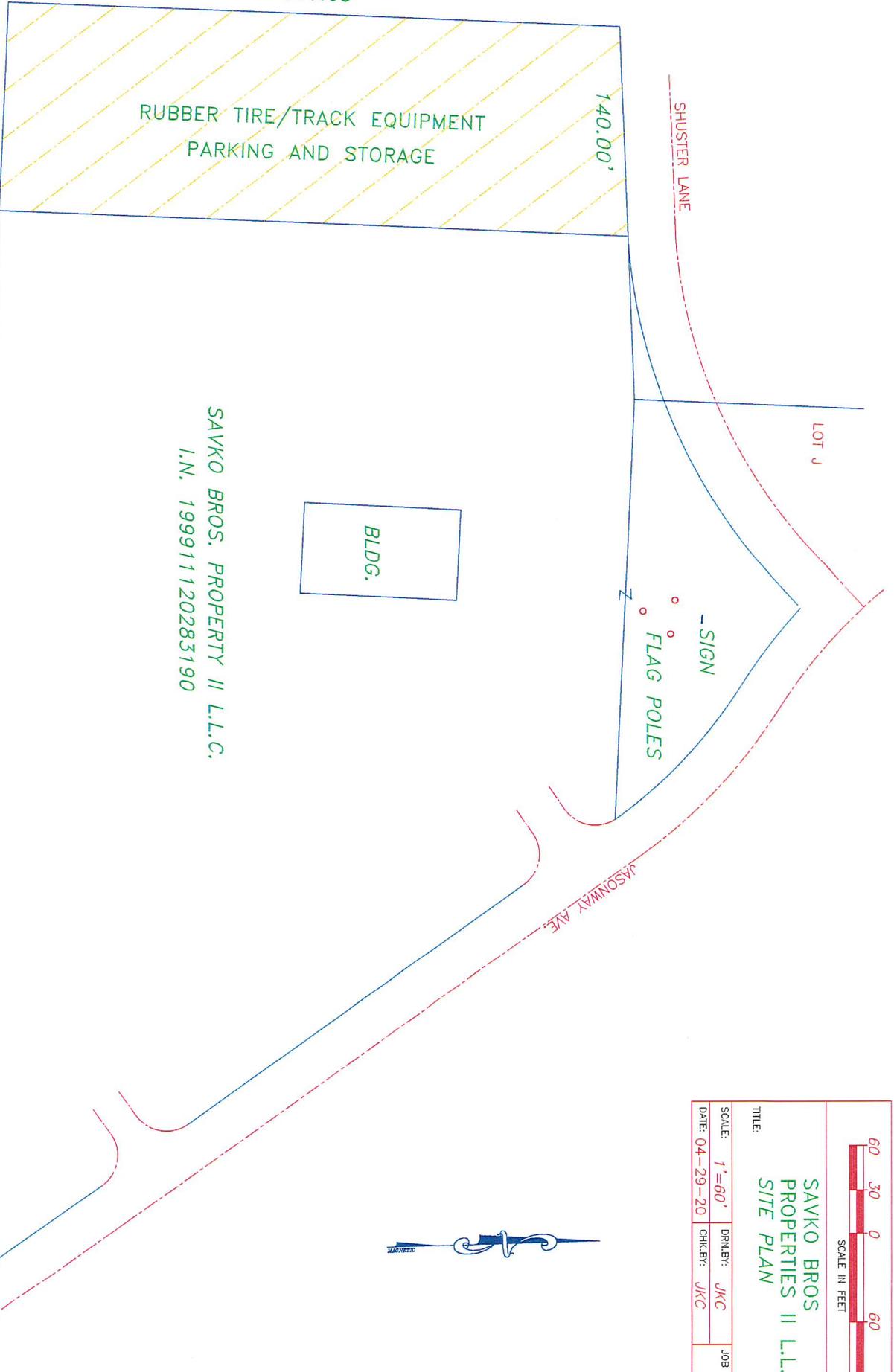


411.63'



* Sign is Conceptual

Log [Signature]

8/16/20



SAVKO BROS
 PROPERTIES II L.L.C.
 SITE PLAN

SCALE:	1" = 60'	DRN.BY:	JKC	JOB NO.
DATE:	04-29-20	CHK.BY:	JKC	



**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
AUGUST 13, 2020**

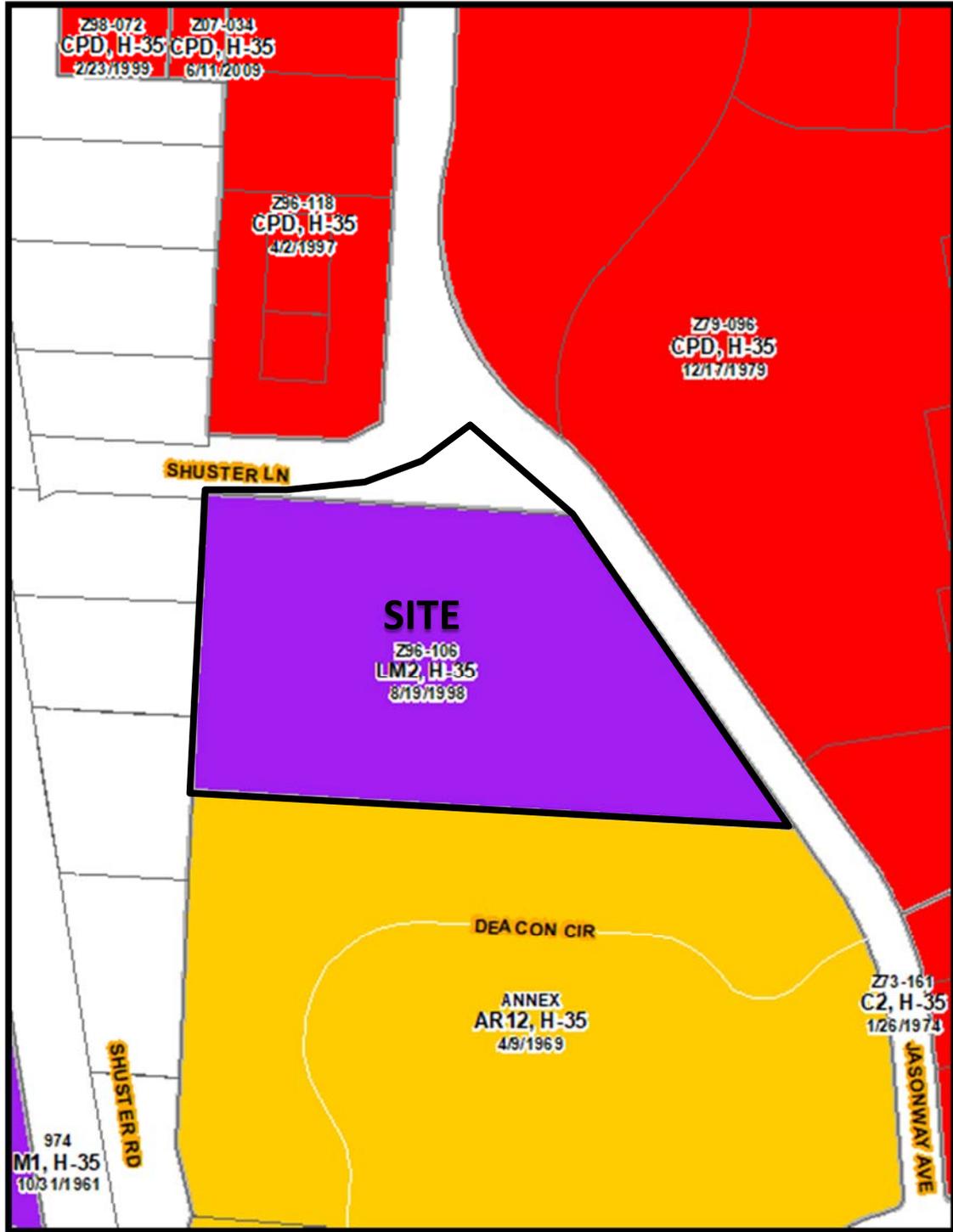
- 5. APPLICATION: Z20-043**
- Location:** **875 JASONWAY AVE. (43214)**, being 7.37± acres located at the southwest corner of Jasonway Avenue and Shuster Lane (010-074035; Northwest Civic Association).
- Existing Zoning:** L-M-2, Limited Manufacturing District.
- Request:** L-M, Limited Manufacturing District (H-35).
- Proposed Use:** Office, warehouse, storage, and repair shop uses.
- Applicant(s):** Savko Bros Properties II, LLC; c/o Craig Moncrief, Atty.; Plank Law Firm; 411 East Town Street, 2nd Floor; Columbus, OH 43215.
- Property Owner(s):** Savko Bros Properties II, LLC; c/o Marty Savko; 4636 Shuster Road; Columbus, OH 43214
- Planner:** Tim Dietrich; 614-645-6665; tedietrich@columbus.gov

BACKGROUND:

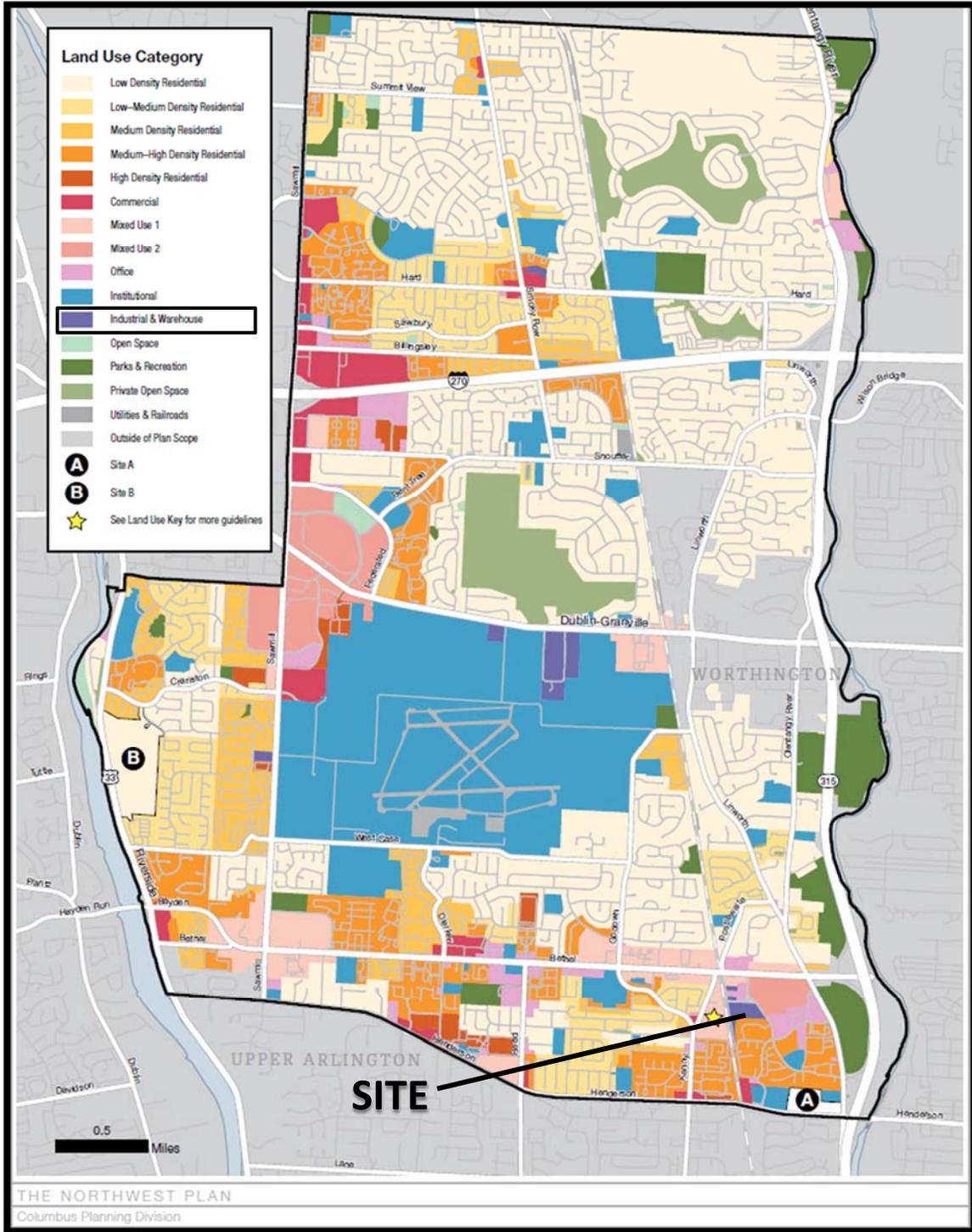
- The site consists of one parcel zoned L-M-2, Limited Manufacturing District developed with warehouse, office, repair shop, and storage uses. The applicant requests the L-M, Limited Manufacturing District to remove open storage restrictions in the existing limitation text, and to reflect 0.43 acres of newly acquired property on the updated site plan.
- North of the site is an office building in the CPD, Commercial Planned Development District. South of the site is a multi-unit residential development in the AR-12, Apartment Residential District. East of the site is a shopping center in the CPD, Commercial Planned Development District. West of the site is a contractor’s storage yard in the LI, Limited Industrial District in Perry Township.
- The site is within the planning boundaries of *The Northwest Plan* (2016), which recommends industrial and warehouse uses at this location.
- The site is located within the boundaries of the Northwest Civic Association, whose recommendation is for approval.
- The limitation text establishes use restrictions and supplemental development standards that address building and parking setbacks, building height, loading areas, fencing, existing landscaping, building design and materials, and includes a commitment to develop the site in accordance with the submitted site plan.

CITY DEPARTMENTS’ RECOMMENDATION: Approval.

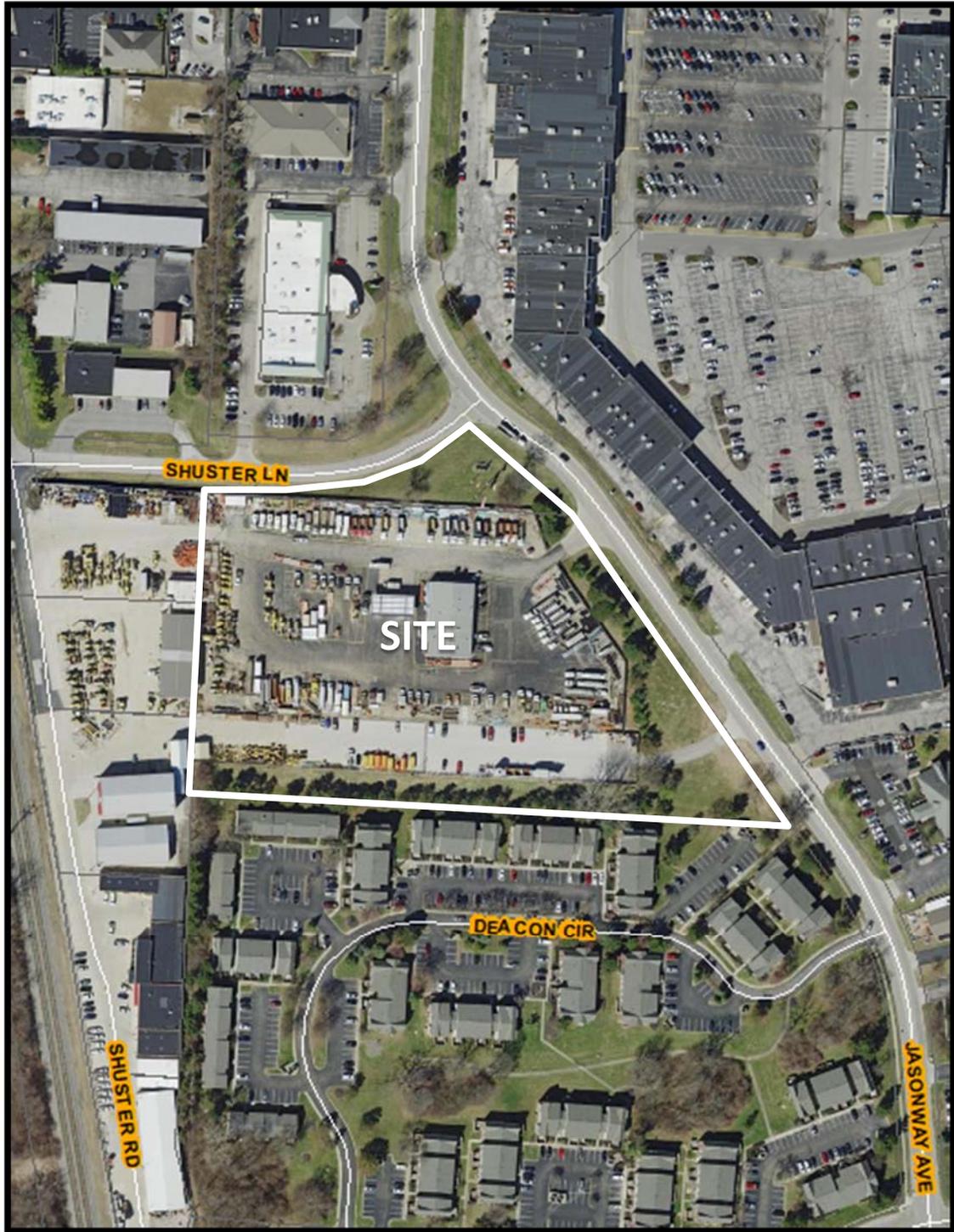
The proposed L-M, Limited Manufacturing District will permit office, warehouse, storage, and repair shop uses. The limitation text establishes appropriate use restrictions and development standards. Additionally, the text includes a commitment to development the site in accordance with the submitted site plan. The proposed use is consistent with *The Northwest Plan’s* recommendation of industrial and warehouse land uses at this location.



Z20-043
875 Jasonway Ave.
Approximately 7.37 acres
L-M-2 to L-M



Z20-043
875 Jasonway Ave.
Approximately 7.37 acres
L-M-2 to L-M



Z20-043
875 Jasonway Ave.
Approximately 7.37 acres
L-M-2 to L-M

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

Case Number: _____

Address: _____

Group Name: _____

Meeting Date: _____

Specify Case Type:

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

Recommendation:

(Check only one and list basis for recommendation below)

- Approval**
- Disapproval**

NOTES:

Vote: _____

Signature of Authorized Representative: _____
SIGNATURE

RECOMMENDING GROUP TITLE

DAYTIME PHONE NUMBER

Please e-mail this form to the assigned planner within 48 hours of your meeting day; qt O CKN"q<Cuuki pgf "Rrcppgt."Ek{ "qh
MAIL to: Columbus, Department of Building & Zoning Services, 111 N. Front St, Columbus, OH 43215.

Rezoning Application

111 North Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • www.columbus.gov • zoninginfo@columbus.gov

PROJECT DISCLOSURE STATEMENT

All parties having a 5% or more interest in the project that is the subject of this application should be listed.
THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

APPLICATION #: Z20-043

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Craig Moncrief
of (COMPLETE ADDRESS) Plank Law Firm, LPA, 411 E. Town Street, Floor 2, 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 (include 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. Savko Properties II, LLC 4636 Shuster Road, Columbus, Ohio 43214 20	2. Martin L. Savko Sr. 4636 Shuster Road, Columbus, Ohio 43214 (614) 451-2242
3. Stephen N. Savko 4636 Shuster Road, Columbus, Ohio 43214 (614) 451-2242	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

[Signature]

Subscribed to me in my presence and before me this 26th day of May, in the year 2020

SIGNATURE OF NOTARY PUBLIC

[Signature]

My Commission Expires:

09/10/2024



This Project Disclosure Statement expires six months after date of notarization.
KELLY B. SHIFLET
Notary Public, State of Ohio
My Commission Expires
September 10, 2024

PLEASE NOTE: Incomplete information will result in the rejection of this submittal.
Applications must be submitted by appointment. Call 614-645-4522 to schedule.
Please make all checks payable to the Columbus City Treasurer