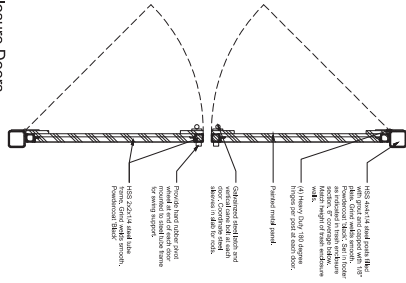
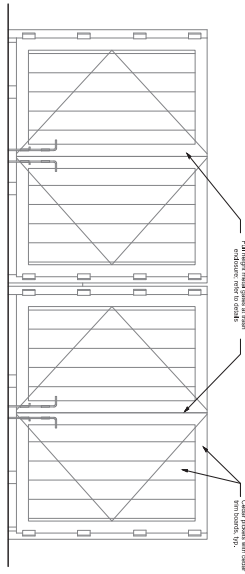


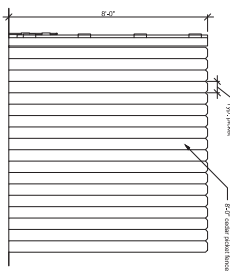
NTS  
Dumpster Enclosure Plan



NTS  
Enclosure Doors

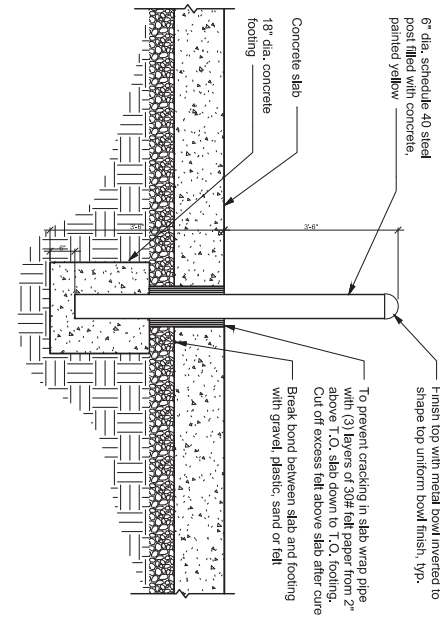


NTS  
Dumpster Enclosure - Elevation 1



NTS  
Dumpster Enclosure - Elevation 2

NTS  
Typical Bolard



Final site plan Received 9.15.21 Sheet 2 of 4 Z21-038

PLANS PREPARED BY:

THE KLEINGERS GROUP  
 CIVIL ENGINEERING  
 SURVEYING  
 ARCHITECTURE  
 www.kleingers.com  
 11000 W. 12th Street, Suite 100  
 Overland Park, KS 66204  
 Phone: 913.662.2311

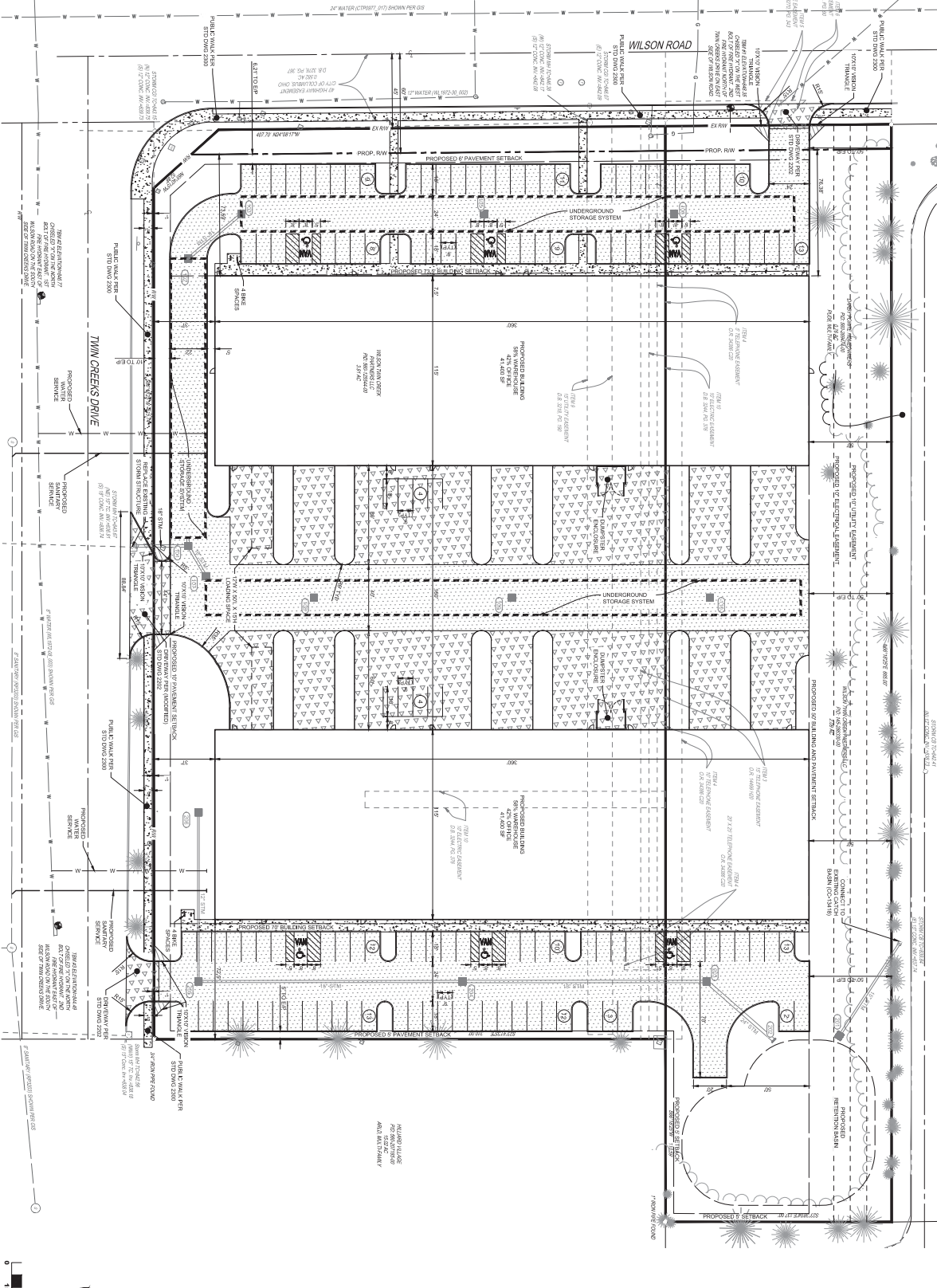
REVISION DESCRIPTION	INITIAL	DATE

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

DATE	SCALE	SHEET	TOTAL SHEETS
09/15/2021	NTS	214	214



Thomas L. Hart  
 August 12, 2021



PLANS PREPARED BY:

THE KLEINGERS GROUP  
 CIVIL ENGINEERING  
 SURVEYING  
 ARCHITECTURE  
 www.kleingers.com  
 1415 W. 12th Street  
 Suite B  
 Columbus, OH 43262  
 614.292.2211

REVISION DESCRIPTION	INITIAL	DATE

Final Site Plan Received 9.15.21 Sheet 3 of 4

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

DATE	09/15/2021	JOB NO.	200809.000
SCALE	1" = 30'	SHEET	3/4

0 15 30 60

OHIO811.org  
 Before You Dig

- 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.
- PROPOSED LEGEND**
- ASPHALT PAVEMENT
  - CONCRETE WALK
  - HEAVY DUTY CONCRETE PAVEMENT
  - PROPOSED PARKING COUNT
  - PROPOSED UNDERGROUND DETENTION SYSTEM
  - PROPOSED SANITARY SEWER
  - PROPOSED WATER
  - PROPOSED CATCH BASIN

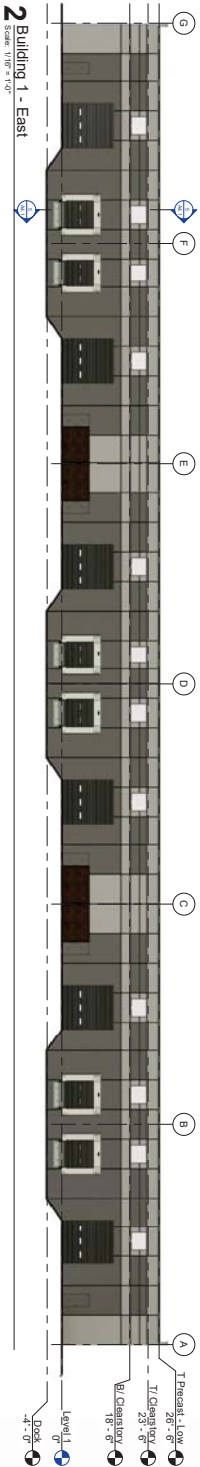
Thomas L. Hart  
 August 12, 2021

\\columbus\p\200809\000\DWG\Drawings\PCP\200809\000.dwg, 9/15/2021 9:52:41 AM, lhb@tkg.com

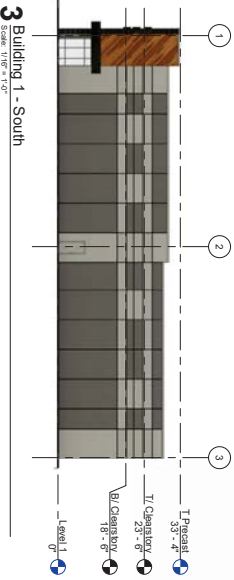




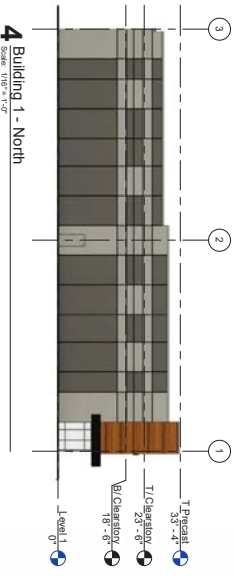
1 Building 1 - West  
Scale: 1/16" = 1'-0"



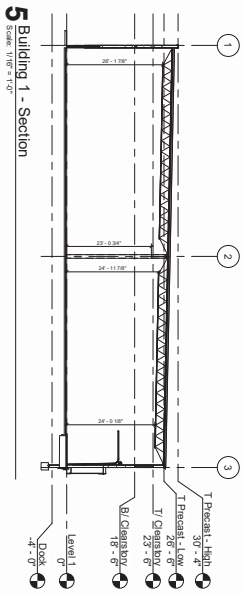
2 Building 1 - East  
Scale: 1/16" = 1'-0"



3 Building 1 - South  
Scale: 1/16" = 1'-0"

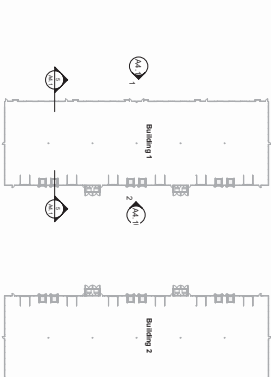


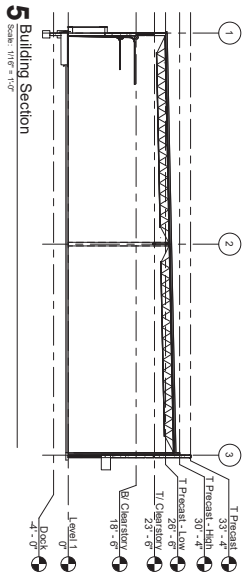
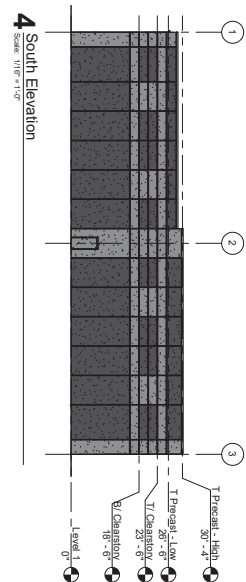
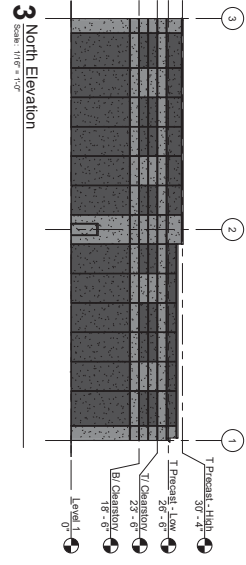
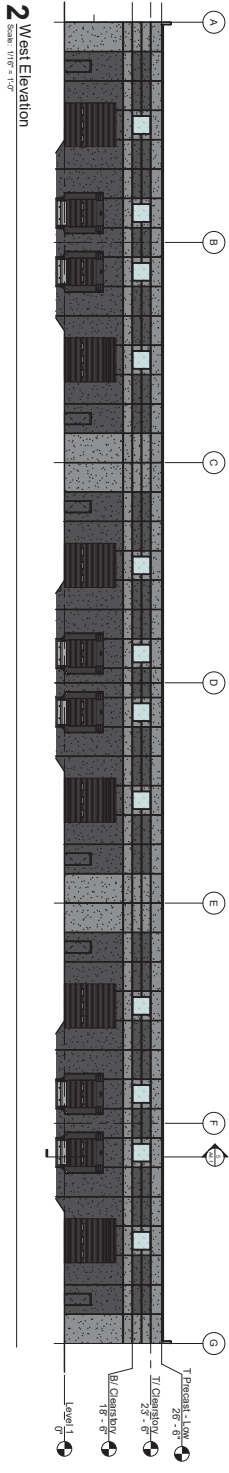
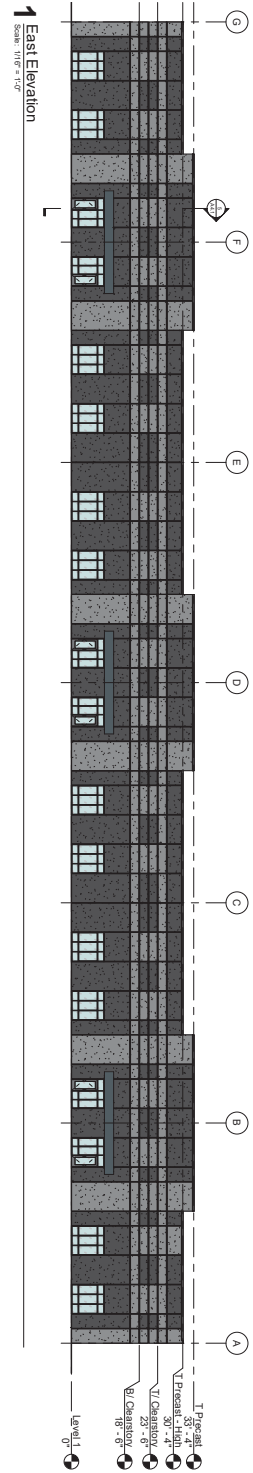
4 Building 1 - North  
Scale: 1/16" = 1'-0"



5 Building 1 - Section  
Scale: 1/16" = 1'-0"

KEY PLAN - EXTERIOR ELEVATIONS





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

Thomas L. Hart







**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](mailto:tedietrich@columbus.gov)

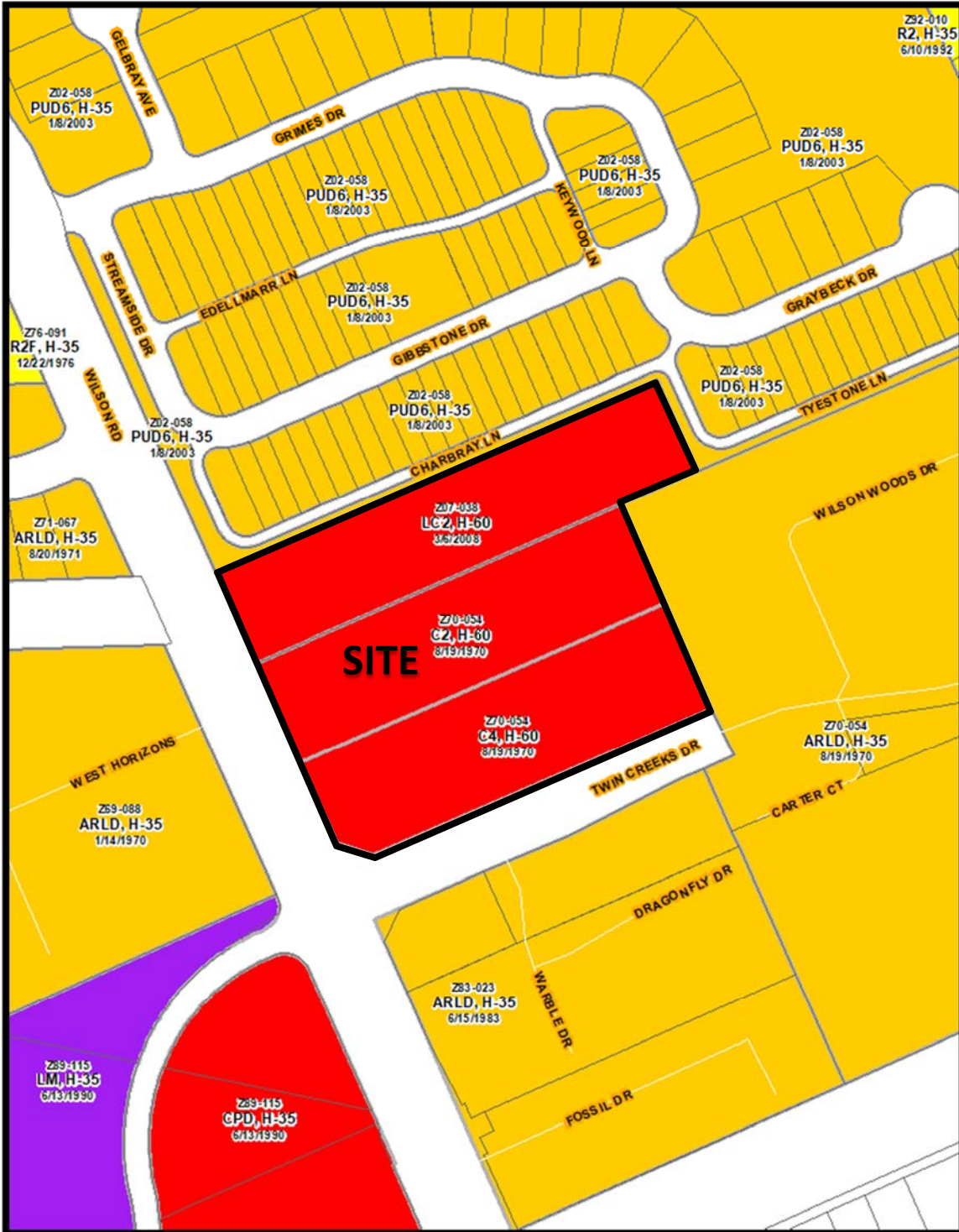
**BACKGROUND:**

- 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.

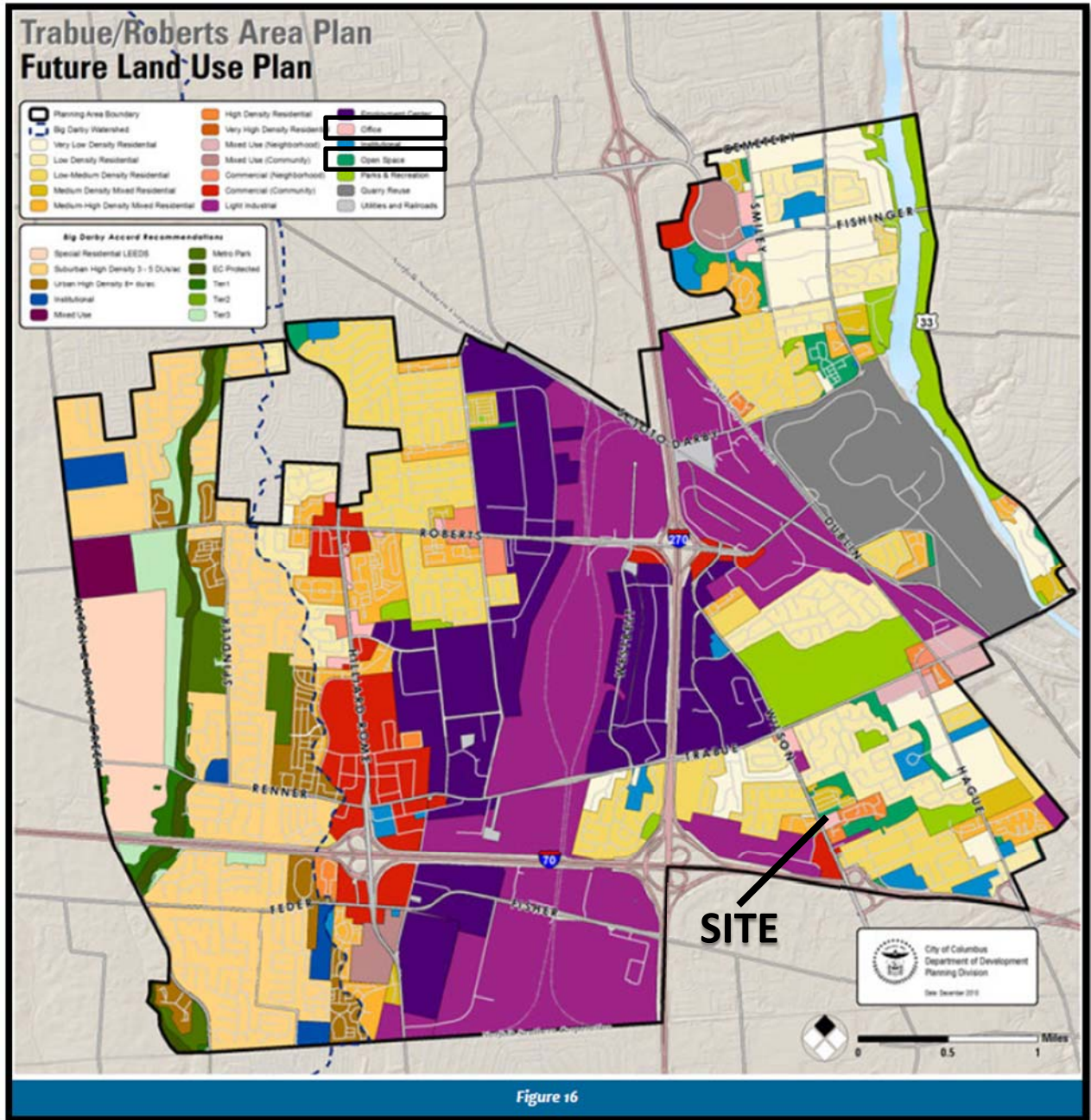
- The *Columbus Multimodal Thoroughfare Plan* (2019) identifies this portion of Wilson Road as a Suburban Community Corridor requiring 120 feet of right-of-way.

**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	<u>Z21-038 w/ concurrent CV 21-052</u>
Address	<u>3950 Twin Creeks Drive</u>
Group Name	<u>West Scioto Area Commission</u>
Meeting Date	<u>July 15, 2021</u>
Specify Case Type	<input type="checkbox"/> BZA Variance / Special Permit <input checked="" type="checkbox"/> Council Variance <input checked="" type="checkbox"/> Rezoning <input type="checkbox"/> Graphics Variance / Plan / Special Permit
Recommendation (Check only one)	<input checked="" type="checkbox"/> Approval <input type="checkbox"/> Disapproval

**LIST BASIS FOR RECOMMENDATION:**

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

Vote	<u>6-0</u>
Signature of Authorized Representative	<u>Kristen E. McKinley</u> <small>Digitally signed by Kristen E. McKinley Date: 2021.07.19 21:25:34 -04'00'</small>
Recommending Group Title	<u>West Scioto Area Commission</u>
Daytime Phone Number	<u>614-404-9220</u>

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.***