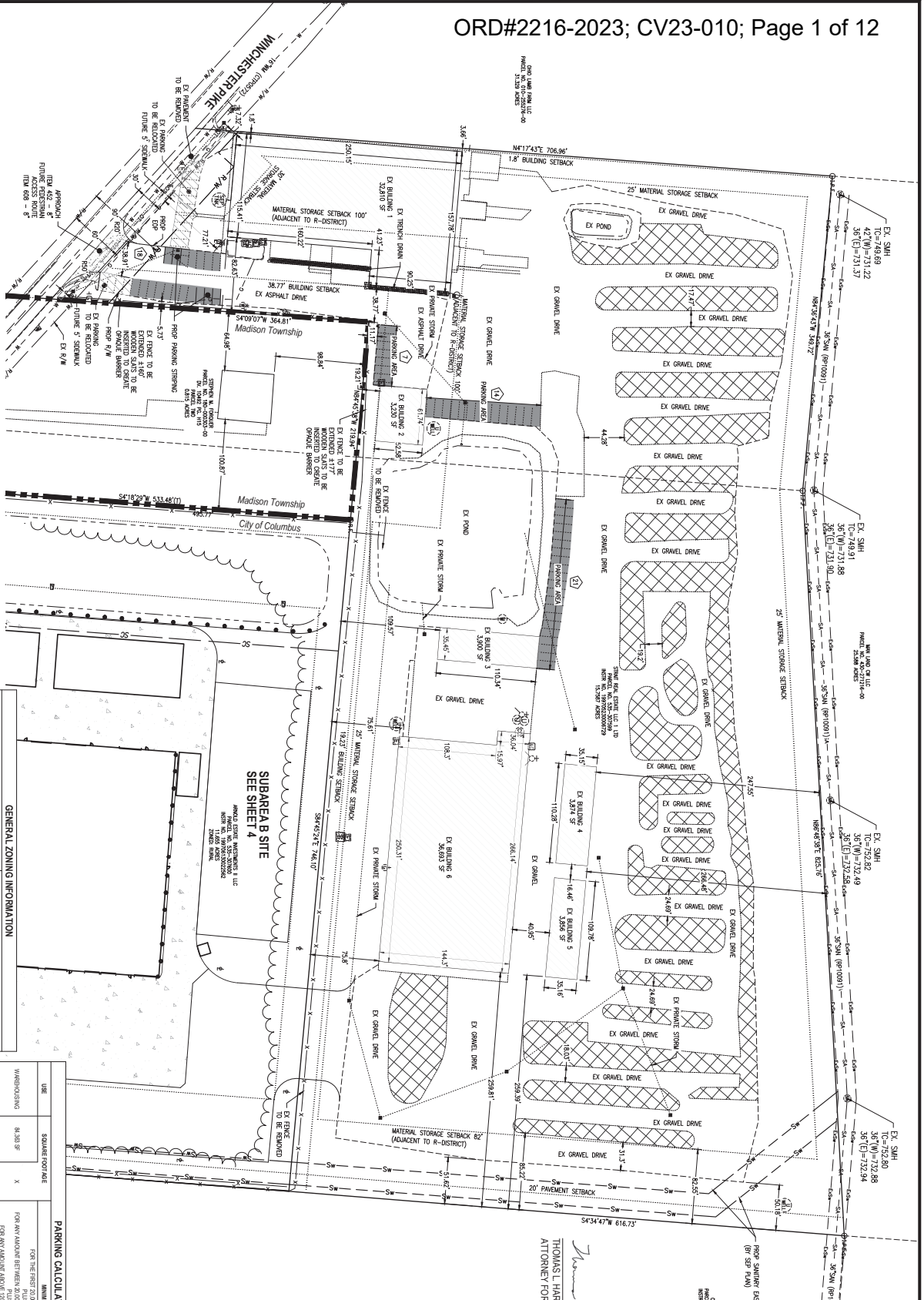


CV23-010 Final Received 7/13/2023 Page 1 of 3



SUBAREA B SITE
SEE SHEET 4

GENERAL ZONING INFORMATION	
ADDRESS	500 WINCHESTER PIKE
PARCEL NO.	58-00399
EXISTING ZONING CLASSIFICATION	R - RURAL DISTRICT
PROPOSED ZONING CLASSIFICATION	U1 - LIMITED WAREHOUSE DISTRICT
REPORT DISTRICT	149
TOTAL SITE AREA (ACRES)	53.77 ACRES
ROAD RIGHT-OF-WAY (FEET)	385.00 FEET
HIGHWAY RIGHT-OF-WAY (FEET)	385.00 FEET
DATE: 1.00.2023 (LATEST)	VA (DRAWN)

USE	SQUARE FOOTAGE	MINIMUM	MAXIMUM
WAREHOUSING	61,300 SF	FOR THE FIRST 20,000 SF: 11,000 SF FROM ANY ADJACENT BETWEEN PLOTS AND 30,000 SF: 14,000 SF FROM ANY ADJACENT ABOVE 10,000.11,000.00 SF: 3,272 SF	VA
ROUND-TOTAL UP-TWO-FIRST INTERIOR	0 SF	14,400 SF ± 40	1,200 SF ± 0
RECOMMENDED	33	60	VA
RECOMMENDED (PARKING ONLY TOTAL)	1.1		
RECOMMENDED (PARKING ONLY TOTAL)	0.0		
RECOMMENDED (PARKING ONLY TOTAL)	1.1		
RECOMMENDED (PARKING ONLY TOTAL)	0.0		
RECOMMENDED (PARKING ONLY TOTAL)	1.1		

PARKING CALCULATIONS

1. WHERE NECESSARY, PARKING SPACES SHALL BE PROVIDED FOR THE PROPOSED DEVELOPMENT. THE PROPOSED DEVELOPMENT SHALL BE PROVIDED WITH PARKING SPACES AS SHOWN ON THIS PLAN. THE PROPOSED DEVELOPMENT SHALL BE PROVIDED WITH PARKING SPACES AS SHOWN ON THIS PLAN. THE PROPOSED DEVELOPMENT SHALL BE PROVIDED WITH PARKING SPACES AS SHOWN ON THIS PLAN.

2. USE OF PARKING SPACES IS REQUIRED BY CITY OF COLUMBUS, MISSOURI, CHAPTER 110.000, SECTION 110.000.01, WHICH IS INCORPORATED BY REFERENCE INTO THE ZONING ORDINANCE.

3. THE PROPOSED DEVELOPMENT SHALL BE PROVIDED WITH PARKING SPACES AS SHOWN ON THIS PLAN. THE PROPOSED DEVELOPMENT SHALL BE PROVIDED WITH PARKING SPACES AS SHOWN ON THIS PLAN. THE PROPOSED DEVELOPMENT SHALL BE PROVIDED WITH PARKING SPACES AS SHOWN ON THIS PLAN.

4. ALL NEW BUILDINGS SHALL HAVE APPROVED ROAD CONSTRUCTION FOR EMERGENCY RESPONSES WITHIN THE PROPOSED DEVELOPMENT. THE PROPOSED DEVELOPMENT SHALL BE PROVIDED WITH PARKING SPACES AS SHOWN ON THIS PLAN. THE PROPOSED DEVELOPMENT SHALL BE PROVIDED WITH PARKING SPACES AS SHOWN ON THIS PLAN. THE PROPOSED DEVELOPMENT SHALL BE PROVIDED WITH PARKING SPACES AS SHOWN ON THIS PLAN.

5. ALL THE PROPOSED DEVELOPMENT SHALL BE PROVIDED WITH PARKING SPACES AS SHOWN ON THIS PLAN. THE PROPOSED DEVELOPMENT SHALL BE PROVIDED WITH PARKING SPACES AS SHOWN ON THIS PLAN. THE PROPOSED DEVELOPMENT SHALL BE PROVIDED WITH PARKING SPACES AS SHOWN ON THIS PLAN.

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10. THE PROPOSED DEVELOPMENT SHALL BE PROVIDED WITH PARKING SPACES AS SHOWN ON THIS PLAN. THE PROPOSED DEVELOPMENT SHALL BE PROVIDED WITH PARKING SPACES AS SHOWN ON THIS PLAN. THE PROPOSED DEVELOPMENT SHALL BE PROVIDED WITH PARKING SPACES AS SHOWN ON THIS PLAN.

NO PARKING IS LOCATED WITHIN THE OUTDOOR STORAGE AREAS.

SUBAREA B AND SUBAREA C ARE TO BE COMBINED. LOT COMBINATIONS SHALL BE COMPLETED AT COUNTY LEVEL. THE OWNER SHALL BE RESPONSIBLE FOR THE COMBINATIONS.

DATE: 07/13/2023

THOMAS L. HART
ATTORNEY FOR APPLICANT

DATE: 07/13/2023



ZONING COMPLIANCE & COMMITMENTS PLAN
LUMBER CRAFT
5200 WINCHESTER PIKE, CANAL WINCHESTER, OHIO
SUBAREA A LAYOUT



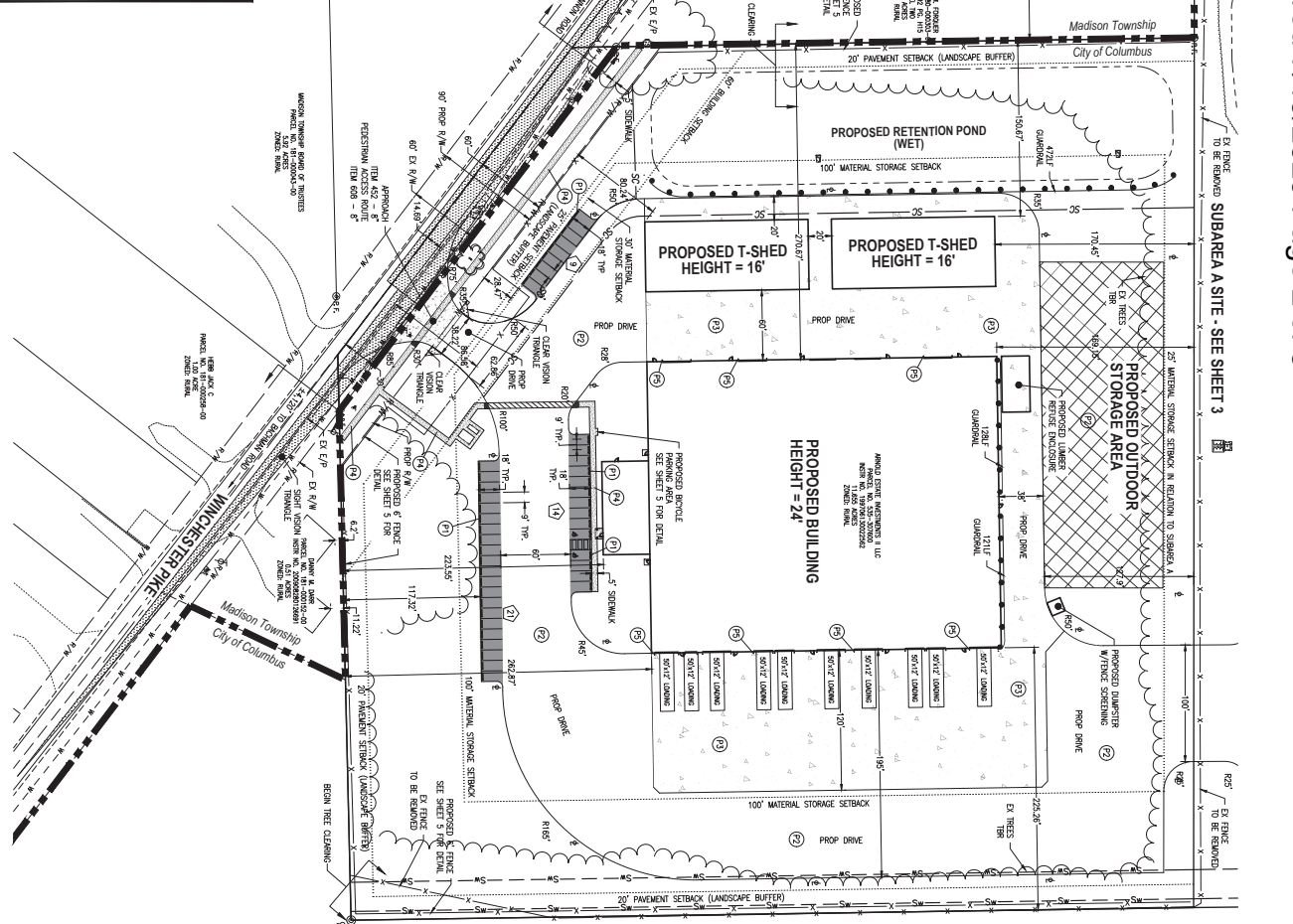
NO.	PLAN ISSUE/REVISION	REV. BY	DATE	DRAWN	CHECKED
1				VM	SM

DATE: 07/13/2023

HORIZONTAL SCALE IN FEET

0 50 100

- 1. THESE SCOURING CASES ARE INSTALLED TO PROTECT THE SUBAREA FROM SCOURING DURING PERIODS OF EXCESSIVE FLOODING. THESE SCOURING CASES ARE TO BE MAINTAINED AT ALL TIMES. DURING PERIODS OF EXCESSIVE FLOODING, THE SUBAREA SHALL BE MAINTAINED OPEN TO THE WATERWAY. THESE SCOURING CASES SHALL BE INSTALLED AS SHOWN ON THIS SHEET.
- 2. A RIVER SHOULDER SHALL BE INSTALLED TO PROTECT THE SUBAREA FROM SCOURING DURING PERIODS OF EXCESSIVE FLOODING. THESE SHOULDER SHALL BE MAINTAINED AT ALL TIMES. DURING PERIODS OF EXCESSIVE FLOODING, THE SUBAREA SHALL BE MAINTAINED OPEN TO THE WATERWAY. THESE SHOULDER SHALL BE INSTALLED AS SHOWN ON THIS SHEET.
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- 4. ALL NEW BUILDINGS SHALL BE DESIGNED AND INSTALLED TO PROTECT FROM EXCESSIVE FLOODING. THESE BUILDINGS SHALL BE MAINTAINED AT ALL TIMES. DURING PERIODS OF EXCESSIVE FLOODING, THE SUBAREA SHALL BE MAINTAINED OPEN TO THE WATERWAY. THESE BUILDINGS SHALL BE INSTALLED AS SHOWN ON THIS SHEET.
- 5. ALL FIRE DEPARTMENT CONNECTIONS ARE REQUIRED TO HAVE NEW GAPS. DFC 912.11
- 6. EXISTING PTD SHALL BE DEMOLISHED AND REINSTALLED PER NEW 24 STANDARDS. DFC 912.11
- 7. ALL NEW PTD SHALL BE DESIGNED AND INSTALLED TO PROTECT FROM EXCESSIVE FLOODING. THESE PTD SHALL BE MAINTAINED AT ALL TIMES. DURING PERIODS OF EXCESSIVE FLOODING, THE SUBAREA SHALL BE MAINTAINED OPEN TO THE WATERWAY. THESE PTD SHALL BE INSTALLED AS SHOWN ON THIS SHEET.
- 8. ALL APPROVED WATER SUPPLY FOR THE PROTECTION SHALL BE MADE AVAILABLE AS SOON AS POSSIBLE AFTER THE SCOURING PERIOD.



USE	SQUARE FOOTAGE	MINIMUM	MAXIMUM
WAREHOUSING	91,800 SF	X	
GENERAL OFFICE	3,200 SF	X	
RECORDED PARKING		42	
RECORDED DEMAND PARKING (TOTAL)		111	
RECORDED LOADING ZONES		2	
RECORDED BRIDGE PARKING		1	

USE	SQUARE FOOTAGE	MINIMUM	MAXIMUM
WAREHOUSING	91,800 SF	X	
GENERAL OFFICE	3,200 SF	X	
RECORDED PARKING		42	
RECORDED DEMAND PARKING (TOTAL)		111	
RECORDED LOADING ZONES		2	
RECORDED BRIDGE PARKING		1	

GENERAL ZONING INFORMATION
ADDRESS: 6000 WINDYBROOK DRIVE
PARCEL NO.: 190-0548-00
EXISTING ZONING CLASSIFICATION: UNDESIGNED
PROPOSED ZONING CLASSIFICATION: UNDESIGNED
FLOOR INSURANCE RATE (FIR) RISK: 11.66 ACRES
FLOOD INSURANCE RATE (FIR) RISK: 6110008
BASE FLOOD ELEVATION (FEET): NA (ZONE V)

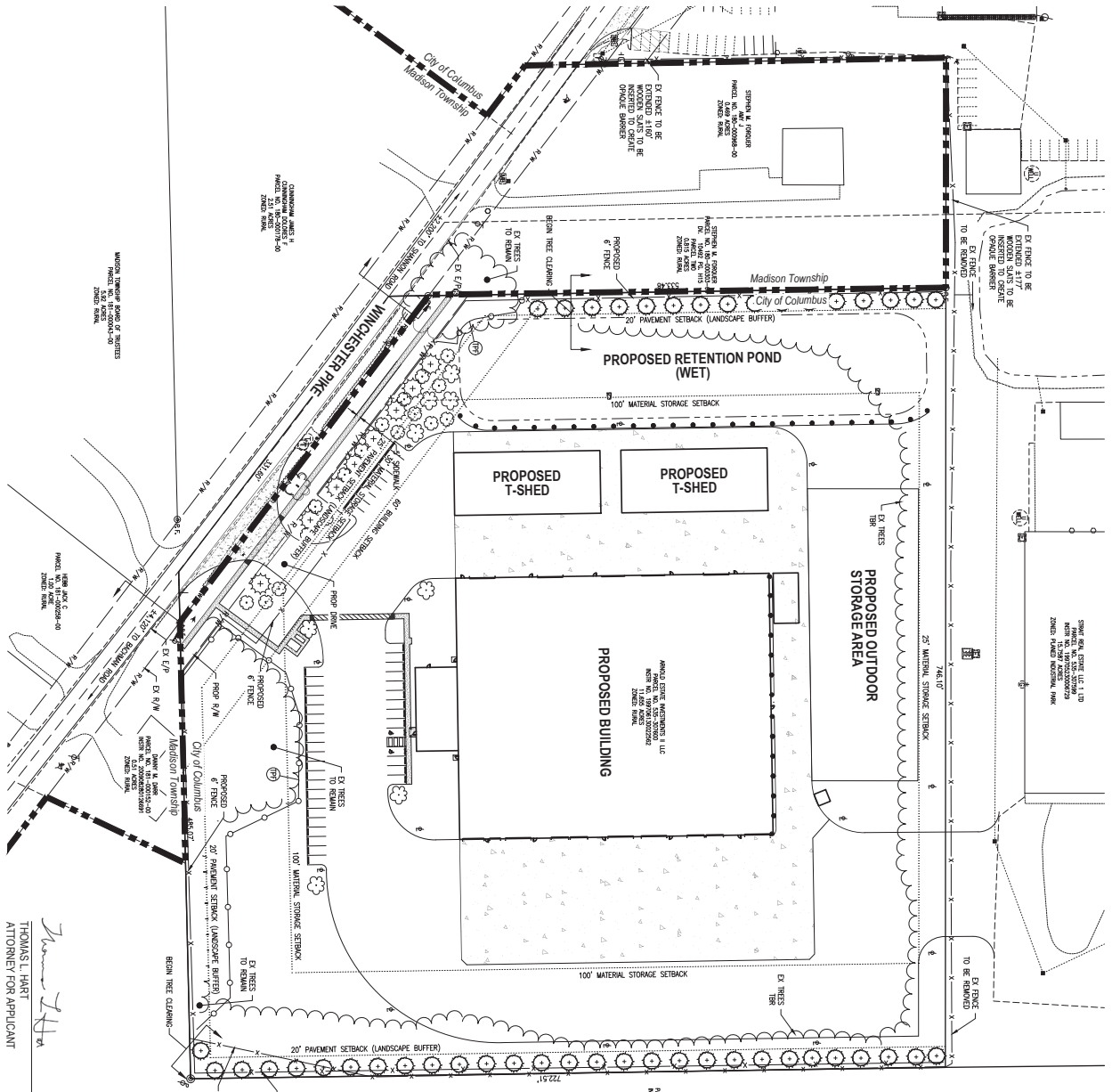
OHIO LAMB FARM LLC
 PARCEL NO. 010-096735-00
 AREA: 60.26 ACRES
 ZONE: UNDESIGNED

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

LEGEND

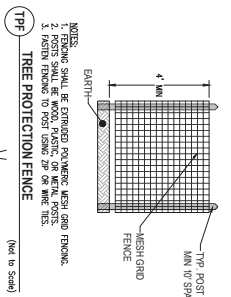
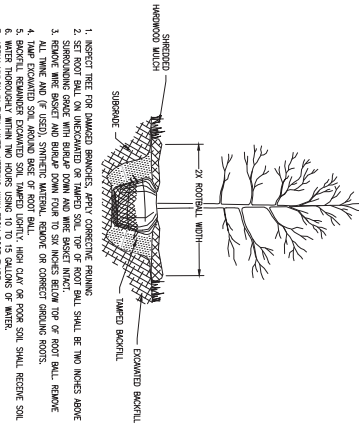
◻ BUILDING - EXISTING
 ◻ BUILDING - PROPOSED
 ◻ PROPERTY LINE ADVANCERS - EXISTING
 ◻ SECTION LINE OR WAJ LINE - EXISTING
 ◻ BUILDING SETBACK LINE - EXISTING
 ◻ CORPORATION LINE - EXISTING
 ◻ WATER EDGE - EXISTING
 ◻ DRAINAGE - EXISTING
 ◻ EDGE OF PAVEMENT - EXISTING
 ◻ EDGE OF PAVEMENT - PROPOSED
 ◻ SHOULDER - EXISTING
 ◻ SHOULDER - PROPOSED
 ◻ SIDEWALK - EXISTING
 ◻ SIDEWALK - PROPOSED
 ◻ PARKING SHALL - PROPOSED
 ◻ SHORT-CUT WALL LINE - EXISTING
 ◻ CENTERLINE OF RIGHT-OF-WAY - EXISTING
 ◻ EXISTING SURFING - PROPOSED
 ◻ FENCE - EXISTING
 ◻ FENCE - PROPOSED
 ◻ TREE LINE - EXISTING
 ◻ TREE LINE - PROPOSED

□ CATCH BASIN SQUARE
 ◻ GUY ANCHOR
 ◻ FIRE HYDRANT
 ◻ GAS SERVICE TAP/CONDUIT
 ◻ (1)" E.C. RUN PIPE FOUND
 ◻ (8)" LINE BOX
 ◻ POWER POLE
 ◻ SON GUY
 ◻ DECORATIVE TREE
 ◻ TELEPHONE POLE
 ◻ PARKING COAT
 ◻ LIGHT POLE
 ◻ PAVEMENT BLOCK
 ◻ STANDARD PAVEMENT
 ◻ SHAVED ASPHALT
 ◻ SPLIT CURB
 ◻ SPLIT CURB SECTION
 ◻ STORAGE AREA
 ◻ PARKING AREA



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

TP
TREE PLANTING DETAIL
(Not to Scale)



PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL COMMON NAME	SIZE
Tree	UP	6	ULMUS AMERICANA RINCEMENTION BLM	7' C.K. MIN
Tree	QTY	46	TRISODIUM CHAMUNIS (COMMON HENLOCK)	6" IN. MIN.
Shrub	QTY	8	JUNIPERUS CHENSINENSIS (MINI ARBOR VITAE)	6" IN. MIN.
Shrub	QTY	17	CORNUS SERICEA (WAX JEWEL BERRY DOGWOOD)	18" IN. MIN.

LEGEND

---	BUILDING - EXISTING
---	BUILDING - PROPOSED
---	PROPERTY LINE - EXISTING
---	PROPERTY LINE ADJACENT - EXISTING
---	SETBACK LINE - EXISTING
---	SETBACK LINE - PROPOSED
---	CONTRIBUTION OF EXISTING
---	WATER EDGE - EXISTING
---	WATER EDGE - PROPOSED
---	SHEDWAY - EXISTING
---	EDGE OF PAVEMENT - EXISTING
---	EDGE OF PAVEMENT - PROPOSED
---	FIELD DRAIN - EXISTING
---	FIELD DRAIN - PROPOSED
---	SIKAWALK - PROPOSED
---	PARKING STALL - PROPOSED
---	RIGHT-OF-WAY LINE - EXISTING
---	RIGHT-OF-WAY LINE - PROPOSED
---	FENCE - EXISTING
---	FENCE - PROPOSED
---	TREE LINE - EXISTING
---	TREE LINE - PROPOSED
---	TREE PRESERVATION FENCING & SIGNAGE

<p>3</p>	<p>ZONING COMPLIANCE & COMMITMENTS PLAN LUMBER CRAFT 5200 WINCHESTER PIKE, CANAL WINCHESTER, OHIO</p>	<p>HULL Environment / Energy / Infrastructure</p>	<p>NO. _____</p>	<p>PLAN ISSUE/REVISION</p>	<p>REV. BY _____</p>	<p>DATE _____</p>	<p>DRAWN VJM</p>	<p>CHECKED SP</p>	<p>DATE 07/13/2023</p>	<p>0 50 100 HORIZONTAL SCALE IN FEET</p>	<p>North Arrow</p>
	<p>FOR APPROVAL RCN092</p>		<p>DATE 07/13/2023</p>								

CV23-010: Statement of Hardship for Council Variances at 5200 Winchester Pike, Strait and Lamp Lumber Plant (Existing parcel numbers - 535-307599 and 535-307600):

The applicant seeks rezoning approval for the properties located at 5200 Winchester Pike as they relate to both an existing lumber processing plant and a planned plant expansion on +/-27.4137 total acres that have been annexed to Columbus. The applicant's rezoning application has been filed in conjunction with this Council Variance application to allow the expansion of the lumber facility and employment growth to be serviced by Columbus utilities. A hardship is present in that the conditions subject to the variance requests of outdoor lumber material storage and the more objectionable lumber yard and production facility uses within less than 600 feet of residential districts already exist as this facility has been built and operating under township zoning for many years. Likewise, existing parking lot areas and drive-aisle surfaces, and building locations driving variances relate to long-term existing conditions. The dumpster variance request relates to unique production and wood scrap disposal/recycling needs. Within the proposed site plan, adding protective buffering and screening from existing residential dwellings and outside views mitigate the impacts of the ongoing operations and facilities expansion.

Upon annexation to the City and in order to receive City services, the existing conditions and planned facility upgrades must be varied under the City zoning code for beneficial manufacturing operations and income producing jobs to continue and expand as now located in Columbus. The proposed plant expansion will support approximately 75 to 100 permanent, well-paying jobs and support residential and commercial construction growth throughout Columbus and the region. Without such variances, such beneficial uses, operations and employment expansion would not otherwise be allowed in the City as one uniform site operation under the Columbus Zoning Code.

List of Variances under this Council Variance Application CV23-010

Variances requested herein and under the accompanying rezoning application:

- 1. Variances from section 3311.28(b)** to allow the more objectionable uses of a lumber processing, planning and millwork under section 3363.12 within 600 feet of residentially-zoned property.

The new lumber facilities to be located on parcel number 535-307600 will construct buildings within approximately 220 feet of a residential property line on parcel number 181-000152-00 (Darr property) and within approximately 150 feet

of a residential property line on parcel number 180-000303-00 (Forquer property) In both cases, significant buffering is present, with existing tree screening that is to remain between the proposed new facilities and parcel number 181-000152-00 (Darr property) and a retention pond and additional screening between the proposed new facilities and parcel number 180-000303-00 (Forquer property).

The existing lumber facilities located on parcel number 535-307599 include existing buildings within 147.61 feet of a residence. (PN 180-000968-00- Forquer property). This condition has existed for many years with an existing opaque fence to be fully extended around the Forquer property perimeter on the west and north for screening.

2. **Variance from section 3363.41(a)** to allow open/outdoor storage of finished wood trusses, wall systems and storage of lumber materials within 100 feet (at a distance of 25 feet) of rural residential parcel numbers 010-255276-00 and 430-271216-00. This condition has existed for many years.
3. **Variance from section 3312.43** to allow existing parking, maneuvering and drive aisle areas to remain as they are and new areas to be allowed, as hard-packed limestone (304) that is permeable and not asphalt. Much of the site, including parking, loading and maneuvering areas have been hard-packed limestone surfaced for many years, supporting large equipment, truck traffic and material storage. The new development in Subarea B includes standard asphalt and concrete parking and drive aisle surfaces.
4. **Variance from building setbacks section 3363.24** to allow the existing building location to remain. The existing building location for Subarea A in the southwest corner of the site is requested for variance from 3363.24(E) and the required 60 foot setback from the right of way. The current building is as close as 7.32 +/- feet from the Winchester Pike right of way. These existing conditions were built prior to annexation to Columbus and changing this location would be disruptive to the business and site operations, and create a hardship based on building reconstruction and impact on production facilities.
5. **Variance is requested from Columbus Code section 3321.01 - Dumpster area - Section (A) and the requirement to screen the dumpster from view on all sides.** A specialized dumpster is designed to handle large lumber scraps for recycling and is serviced by skid loaders and other large equipment that require direct access to the sides of the dumpster without interference. Thus, the typical screen wall or fencing for conventional sized dumpsters will not work for the

larger wood scrap recycling needs on this site. The dumpster shown in Subarea B (see plan sheet 4) is located in the center of the site and substantially screened from outside view based on existing buildings in Subarea A to the north, the new buildings to be constructed in Subarea B between the dumpster and Winchester Pike, and landscaping screening on east and west borders of Subarea B. All other provisions of Section 3321.01 (A) are met with conventional waste dumpster within Subarea B.

- 6. Variance is requested from Columbus Code section 3312.27(2) - Parking setback of 25 feet from street right-of-way.** This variance is to allow a parking/pavement setback of zero feet for Subarea A from the Winchester Pike right-of-way based on city dedication requirements and the existing parking and pavement conditions.

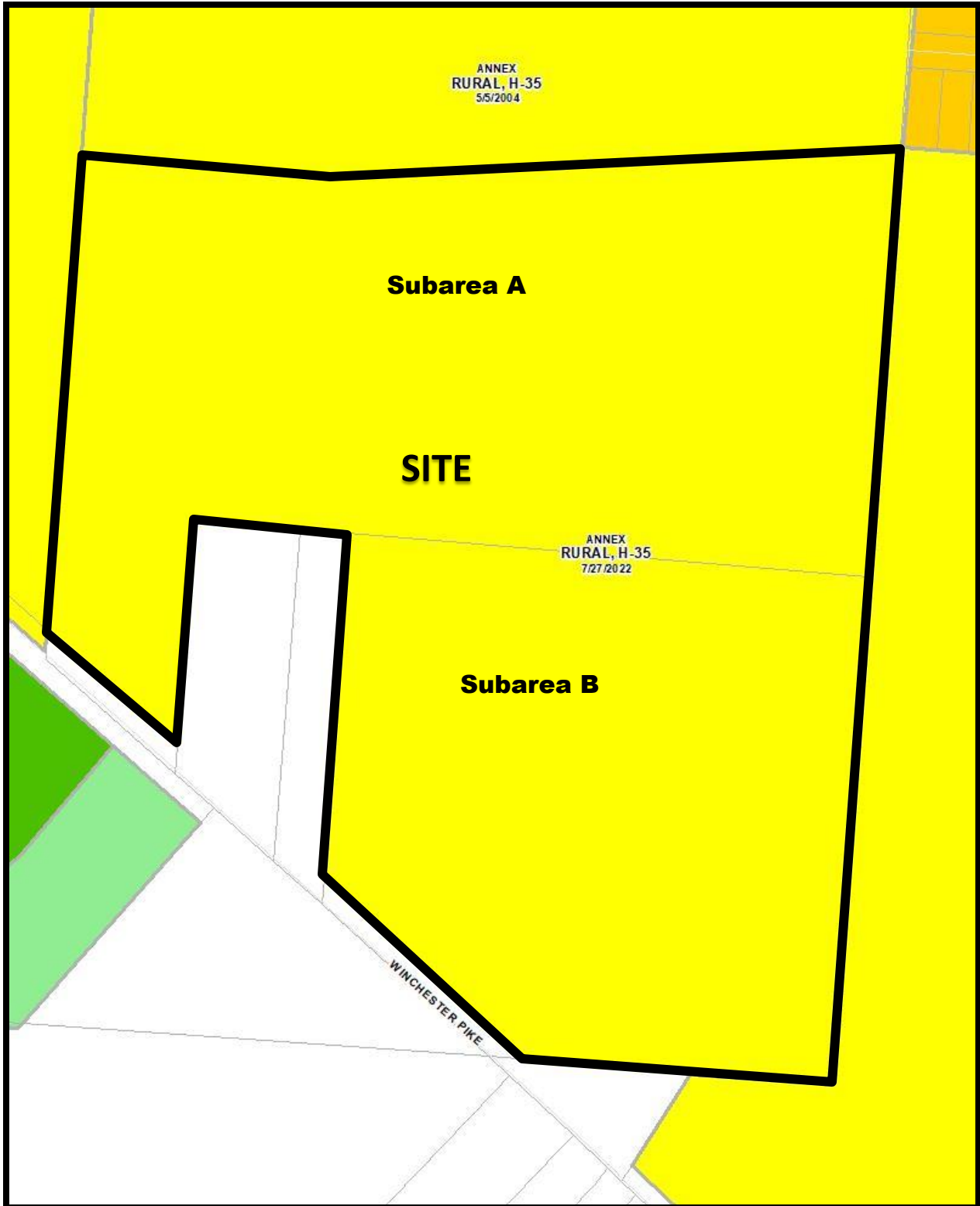


Thomas L. Hart

Zoning Attorney for the Applicant

7-13-23

Date



CV23-010
5200 Winchester Pike.
Approximately 27.56 acres



CV23-010
5200 Winchester Pike.
Approximately 27.56 acres



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 / NEIGHBORHOOD GROUP
(PLEASE PRINT)

Case Number CV23-010
 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 Vigil Astorino
 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.

Council Variance 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 #: CV23-010

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) _____

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 *Lizabeth Russell Pickard*

My Commission Expires _____ Notary Seal Here



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