

PROJECT ZONING INFORMATION

Mailing Address: 3415 Vision Drive
 Tax Parcel No.: 010-236091
 010-221295

Existing Zoning: LP1
 Proposed Zoning: CPD
 Zoning Case No.: Z96-034, Parking, LP1, 8/14/1996

PROJECT DATA TABLE

Maximum Building Height:	N/A
Existing Building Height:	N/A
Proposed Building Height:	H-35
No. of Buildings:	0
Ex Building Area:	N/A
Parking Required:	N/A
Total Covered Parking:	334
Total Uncovered Parking:	85
Total Parking Provided:	419
Interior Landscape Trees Required:	9
Interior Landscape Trees Provided:	12
Trees Removed:	0
Overall Landscape Trees Provided (Includes Interior Trees):	217
Total Site Area:	9.82 Ac.

PARKING COUNT TABLE

Existing (Including ADA Spaces)	ADA	Total Parking
Lot A	367	3
Lot E	33	0
Total Parking		33

PARKING LOT DESIGN TABLE

LOT	PARKING STALL DATA	DRIVE AISLE WIDTH		
	WIDTH	LENGTH	ANGLE	WIDTH
A	9.00'	19'	90°	22'
E	9.00'	19'	90°	22'

SITE TREE LEGEND

- Interior Landscape Tree
- Interior Landscape Tree (To Be Removed)
- Landscape Tree (Not Counted as Interior)

GENERAL PROJECT DEVELOPMENT TEXT

All aspects of this development shall conform to the Columbus Zoning Code unless superseded by Zoning Case #Z96-034.

Site roads, drives, roads and means of access shall conform to the rules and regulations of the Division of Fire published June 11, 1988. Unless otherwise specified in Section 3320 of City of Columbus Zoning Code.

Site Lighting shall conform to City of Columbus Zoning Code, Section 3312.19 & 3312.03.

Dumpster pad screening shall conform to City of Columbus Zoning Code, Section 3312.15.

Signage and graphics shall conform to City of Columbus Zoning Code.

Clearance shall conform to City of Columbus Zoning Code, Section 3321.05.

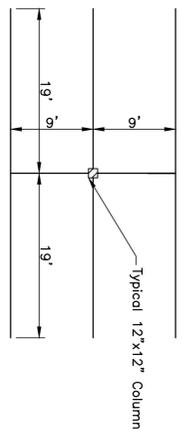
Pavement surfaces shall conform to City of Columbus Zoning Code, Repeated Section 3342.

Wheel stops/curbs shall conform to City of Columbus Zoning Code, Repeated Section 3342.

Dumpster shall conform to City of Columbus Zoning Code, Sections 3312.15 & 3321.01. See Architectural Plans for Details.

REMARKS

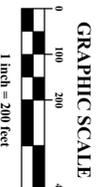
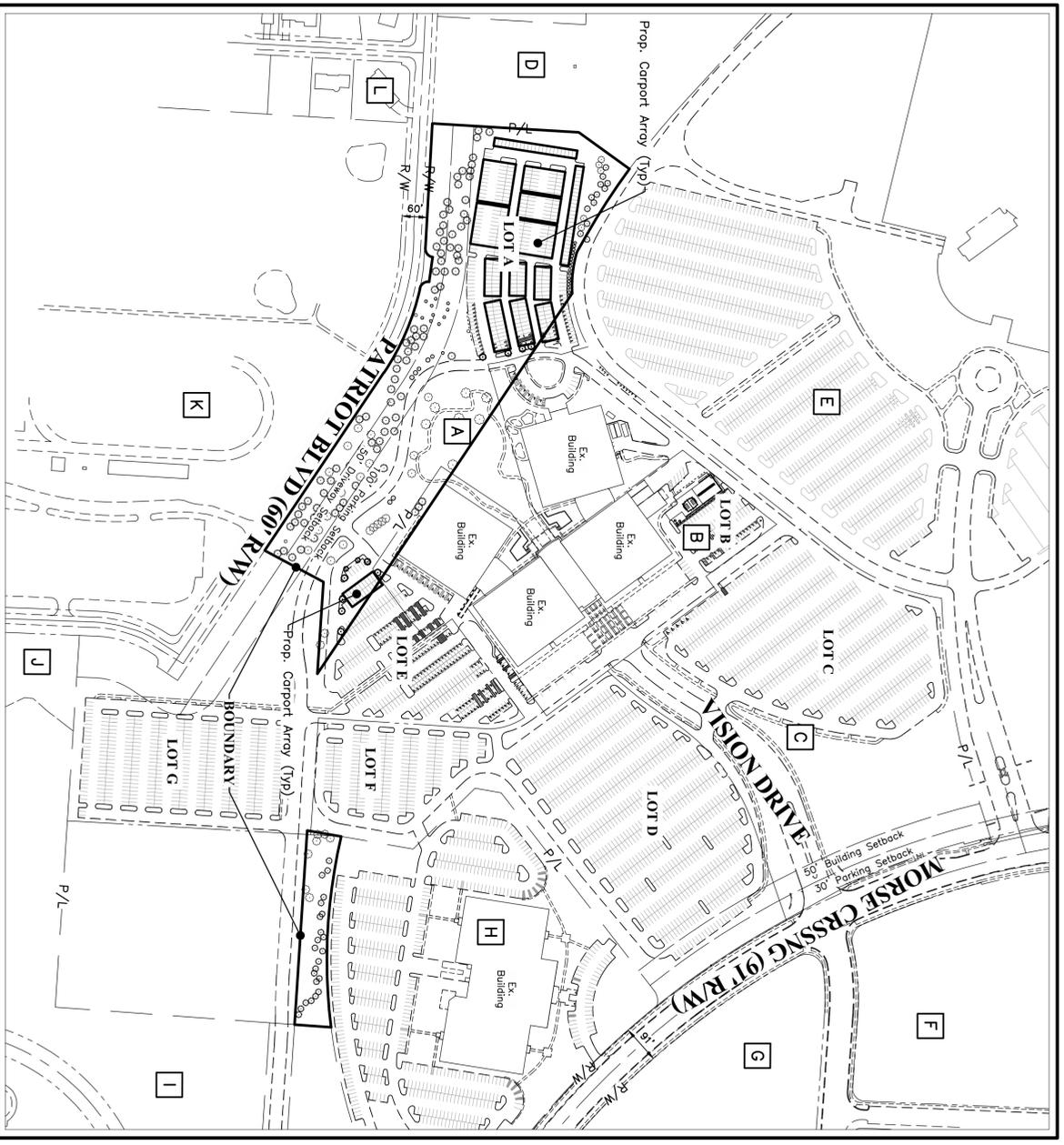
According to the Federal Emergency Management Agency's Flood Insurance Rate Map (dated June 17, 2008), the subject parcel shown hereon lie within Zone "X", Community Panel No. 39049C0191K.



TYPICAL CANOPY COLUMN LAYOUT
SCALE: NONE

Eric Sartman 2-19-21

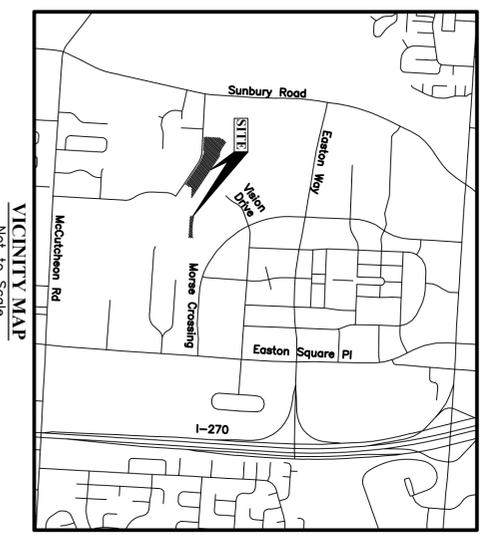
CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO
CPD PLAN
FOR
JP MORGAN CHASE BANK
3415 VISION DRIVE
2020



Note to Owner:
If City of Columbus needs to excavate the removal and reinstallation of solar panels will be at the cost of the owner.

PROPERTY LISTINGS

LETTER	PARCEL ID	OWNER	ADDRESS
A	010-236091-00	GEORGETOWN CHASE PHASE I LLC	3415 VISION DRIVE
B	010-221295-00	GEORGETOWN/CHASE PHASE II LLC	3415 VISION DRIVE
C	010-251229-00	GEORGETOWN/CHASE PHASE I LLC	MORSE CROSSING
D	010-233779-00	MORSO HOLDING COMPANY	SUNBURY ROAD
E	010-231155-00	DISTRIBUTION CENTER 64 LLC	3425 MORSE CROSSING
F	010-233785-00	MORSO HOLDING COMPANY	3475 STELZER ROAD
G	010-281337-00	MORSO HOLDING COMPANY	EASTON COMMONS
H	010-228096-00	JP MORGAN CHASE BANK	3401 MORSE CROSSING
I	010-295577-00	JP MORGAN CHASE BANK NATIONAL	EASTON SQUARE PL
J	010-294812-00	MORSE HOLDING CO	3075 LOYALTY CR
K	010-011496-00	BOARD OF EDUCATION	3245 OAK SPRING STREET
L	010-202576-00	QUALIS. ERIC	3441 PATRIOT BL



VICINITY MAP
Not to Scale

OWNER

Georgetown/Chase Phase I LLC
 Georgetown/Chase Phase II LLC
 Representing Owner:
 JP Morgan Chase
 Sam Stockdale
 Vice President
 237 Park Avenue
 New York, NY 10017
 Tel: (212) 270-0606
 Cell: (202) 306-5666
 samuel.h.stockdale@jpmorgan.com

DEVELOPER

Empower Energies
 Jose Reis
 Senior Project Manager
 3 Bethesda Metro Center
 Suite 350
 Bethesda, MD 20814
 Tel: (722) 241-2223
 Jose.Reis@empowerenergies.com

ENGINEER

EMHT Inc.
 Travis Ewert
 5500 New Albany Road
 Columbus, Ohio 43054
 Tel: (614) 773-4615
 tefert@emht.com

Z20-072 Final Received 2/19/2021

Date of Expiration: This Plan is valid for one (1) year from date of approval.

PREPARED BY:



EMHT
 Evans, Meacham, Hamilton & Thon, Inc.
 Engineers • Surveyors • Planners • Scientists
 5500 New Albany Road, Columbus, OH 43054
 Phone: 614.775.4500 Fax: 614.775.4500
 Project: 614.775.4500
 emht.com

The Undersigned hereby certifies that the Site Zoning Compliance Plan meets all the requirements of the General Development Text, Standards and Limitation text reflected hereon.

Registered Engineer No. _____ Date _____

REVISIONS		
MARK	DATE	DESCRIPTION

JP MORGAN CHASE BANK

CITY OF COLUMBUS, DELEWARE COUNTY, OHIO
 ZONING PLAN
FOR
JP MORGAN CHASE BANK
TITLE SHEET



DATE	AUGUST 25, 2020
SCALE	AS NOTED
JOB NO.	20200739
SHEET	1/1

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
MARCH 11, 2021**

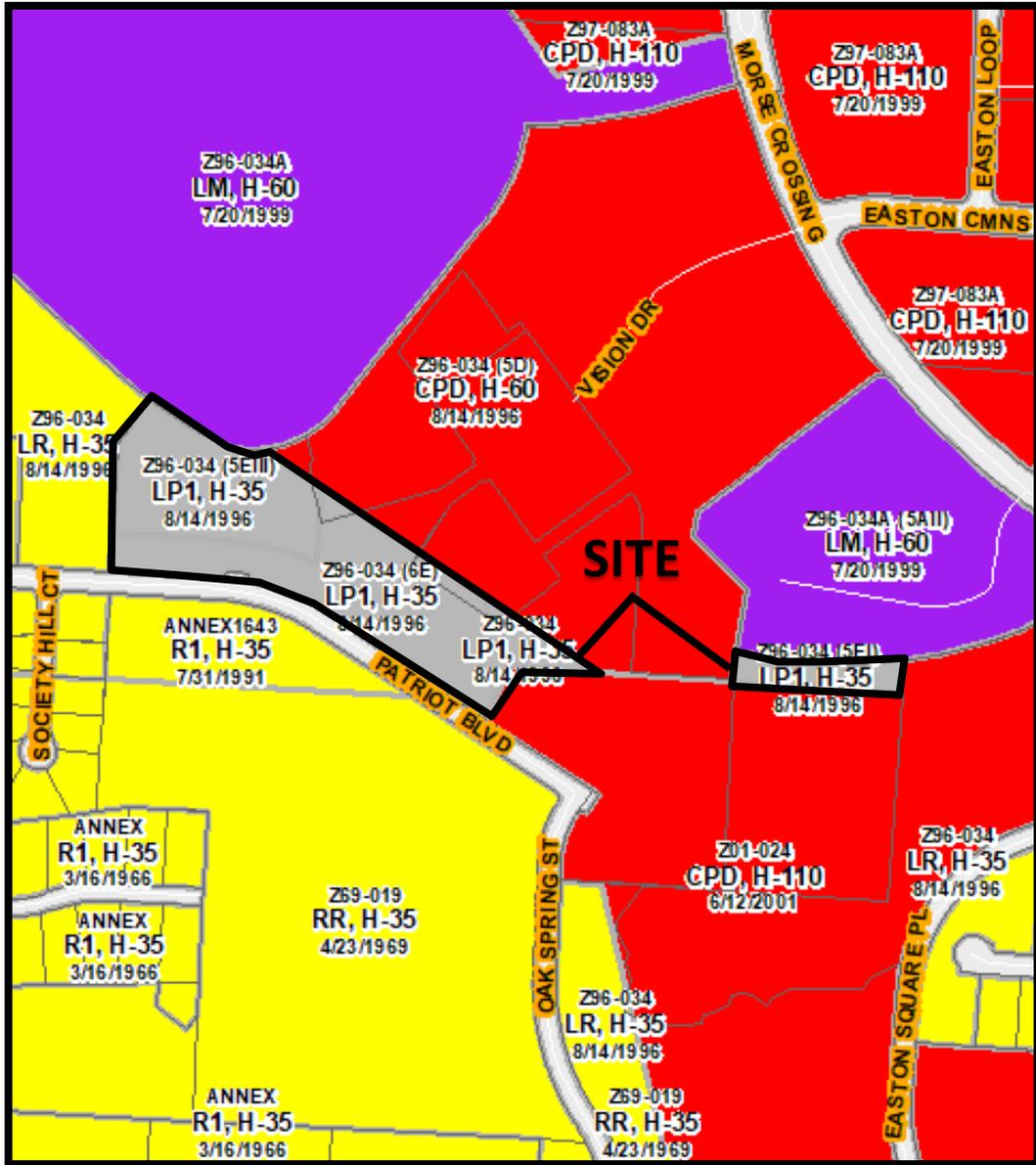
- 10. APPLICATION: Z20-072**
Location: 3415 VISION DR. (43219), being 9.82± acres located on the north and northwest side of Patriot Boulevard, 700± feet south of Vision Drive (010-236091 and 010-221295; Northeast Area Commission).
Existing Zoning: L-P-1, Limited Parking District.
Request: CPD, Commercial Planned Development District (H-35).
Proposed Use: Solar panels on carports.
Applicant(s): JP Morgan Chase; c/o Michael Shannon, Atty.; 8000 Walton Parkway, Suite 260; New Albany, OH 43054.
Property Owner(s): Georgetown Chase Phase 1 LLC; P.O. Box 1919; Wichita Falls, TX 76307.
Planner: Kelsey Priebe; 614-645-1341; krpriebe@columbus.gov

BACKGROUND:

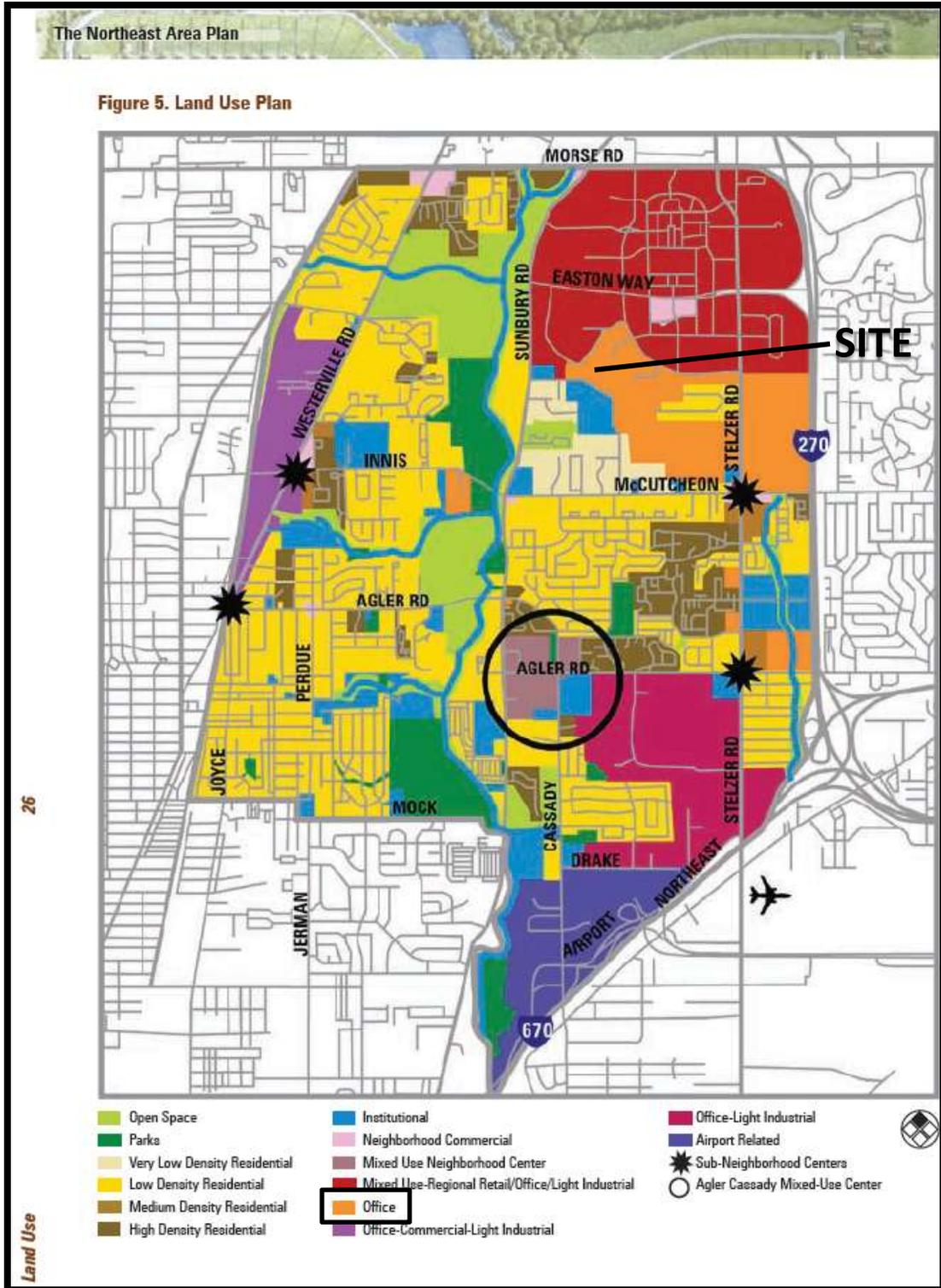
- The site, comprised of two parcels zoned in the L-P-1, Limited Parking District, is developed with a parking lot for the adjacent office development. The requested CPD, Commercial Planned Development District, will allow installation of roof-mounted solar panels on carports within the existing parking lot.
- To the north of the site is a parking lot in the L-M, Limited Manufacturing District. Also to the north and east is an office development in the CPD, Commercial Planned Development District. To the south, across Patriot Boulevard, is a school in the R-1, Residential and RR, Rural Residential Districts. To the west is undeveloped land in the L-R, Limited Rural District.
- The site is within the planning area of the *Northeast Area Plan (2007)*, which recommends “Office” uses for this location. The Plan also encourages the utilization of green building construction materials and methods in commercial design.
- The site is located within the boundaries of the Northeast Area Commission, whose recommendation is for approval.
- The development text commits to a site plan and includes provisions for setbacks, access, landscaping, building design, and signage commitments. A variance to eliminate the requirement for interior parking lot landscaping is included in this request.

CITY DEPARTMENTS’ RECOMMENDATION: Approval.

The requested CPD, Commercial Planned Development District, will allow installation of roof-mounted solar panels on carports within the existing parking lot, which is compatible with the adjacent commercial development. The proposal is also consistent with the land use and design recommendations of the *Northeast Area Plan*.



Z20-072
3415 Vision Dr.
Approximately 9.82 acres
L-P-1 to CPD



Z20-072
3415 Vision Dr.
Approximately 9.82 acres
L-P-1 to CPD



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3415 Vision Dr.
Approximately 9.82 acres
L-P-1 to CPD

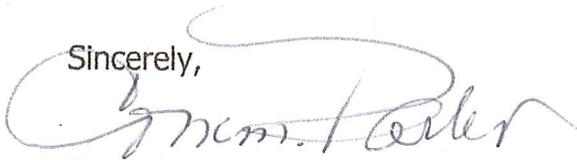
February 9, 2021

Kelsey Priebe
Department of Development and Zoning
111 North Front Street
Columbus, OH 43215

Ms. Priebe:

Subject: Z20-072, property known as 3415 Vision Drive, Columbus, OH 43219. The North East Area Commission at a public virtual meeting completed the approval of the above application on February 4, 2021.

Sincerely,



Commissioner Porter

Cc: Elwood Rayford – Chairperson
Michael Shannon - Attorney



DEPARTMENT OF BUILDING AND ZONING SERVICES

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 #: Z20-072

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Eric Zartman
of (COMPLETE ADDRESS) 8000 Walton Parkway, Suite 260
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)

Table with 2 columns and 2 rows for listing parties with interest in the project.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

[Handwritten signature]

Subscribed to me in my presence and before me this 19th day of February, in the year 2021

SIGNATURE OF NOTARY PUBLIC

[Handwritten signature]

My Commission Expires:

N/A



AARON L. UNDERHILL
ATTORNEY AT LAW
Notary Public, State of Ohio
My Commission Has No Expiration
Section 147.03 R.C.

This Project Disclosure Statement expires six months from the date of Notarization

Notary Seal Here

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