

<p>ARCHITECTURAL ALLIANCE 103 NORTH 14TH STREET DENVER, CO 80202 TEL: 303.733.4200 WWW.ARCHITECTURALALLIANCE.COM</p>	<p>DATE: 4/20/05</p> <p>PROJECT: GERMAIN AT EASTON</p>	<p>GERMAIN at EASTON</p>
	<p>ARCHITECT: ARCHITECTURAL ALLIANCE</p>	
	<p>CLIENT: THE REAL VANGUARD GROUP, INC.</p>	
	<p>NO. OF SHEETS: 10</p> <p>SHEET NO.: LPA-1</p>	

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JANUARY 13, 2005**

- 4. APPLICATION: Z04-094**
- Location:** **4490 SUNBURY ROAD (43219)**, being 12.07± acres located at the northeast corner of Sunbury Road and Easton Way (010-256976; Northeast Area Commission).
- Existing Zoning:** L-M, Limited Manufacturing District.
- Request:** L-M, Limited Manufacturing District.
- Proposed Use:** Automobile service center.
- Applicant(s):** Germain Real Estate Company, LLC; c/o Jeffrey L. Brown, Atty.; Smith and Hale; 37 West Broad Street, Suite 725; Columbus, OH 43215.
- Property Owner(s):** The Applicant.
- Planner:** Shannon Pine, 645-2208, spine@columbus.gov

BACKGROUND:

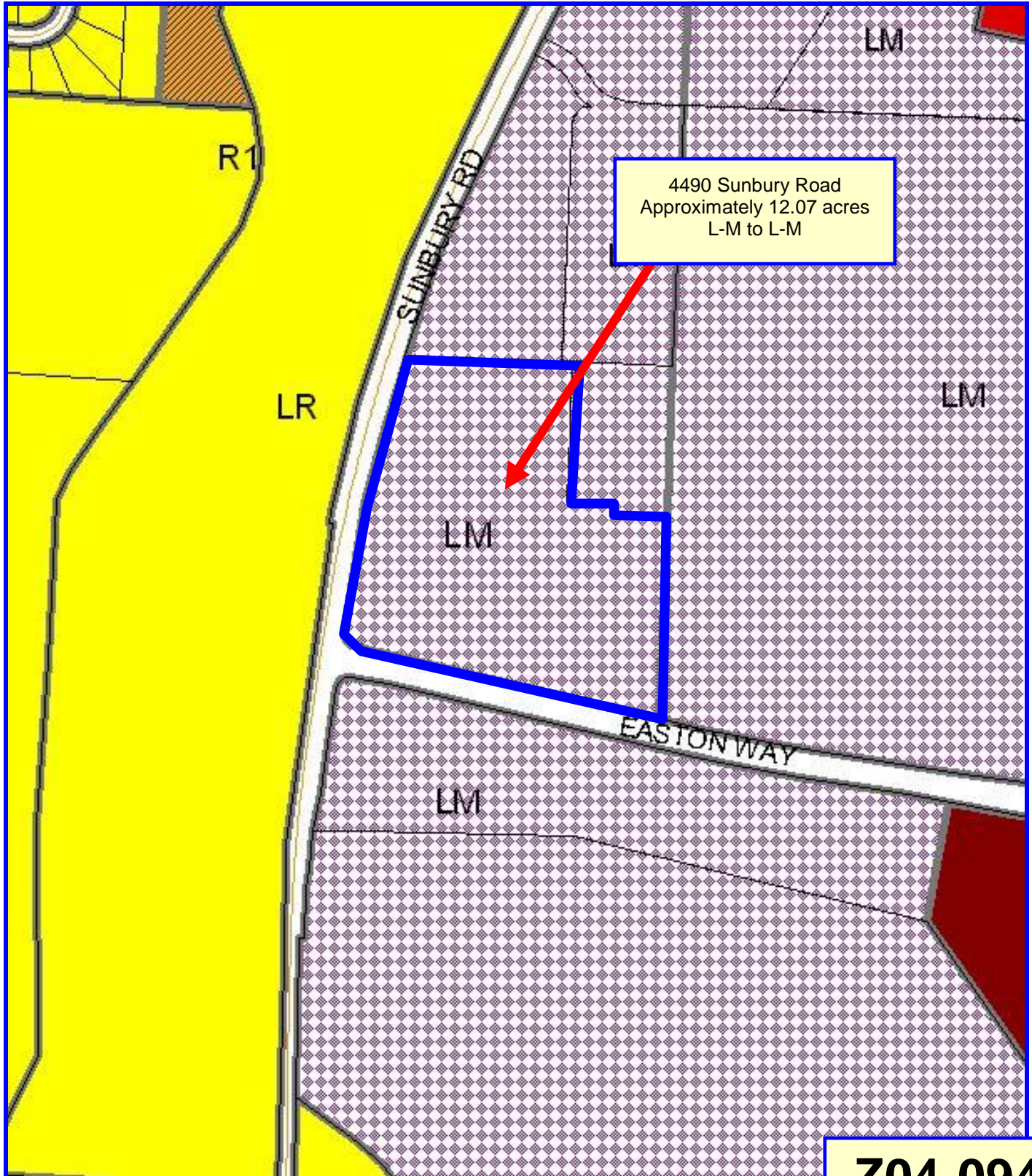
- The undeveloped 12.07± acre site is zoned in the L-M, Limited Manufacturing District, and the applicant requests the L-M, Limited Manufacturing district to replace the limitation text to allow a combination service facility, car wash, auto body repair, and satellite storage lot for a car dealer ship on Morse Crossing. In July, 2004, the property directly north of the site was rezoned to allow similar uses. The dealership is expanding their business on Morse Crossing to include a different make; the proposed zoning will permit a satellite facility to serve that new business. The existing L-M, Limited Manufacturing District was established in 1995 as a part of a larger zoning that permitted many of the retail, office, and warehouse buildings of the Easton development. The requested L-M District will add automobile service, car wash, automotive repair, and automobile storage as permitted uses which are not permitted within the 1995 zoning.
- To the north is vacant land intended to be used as an automobile service center in the L-M, Limited Manufacturing District. To the east is a retail center (Easton Market) zoned in the L-M, Limited Manufacturing District. To the south across Easton Way is undeveloped land and a warehouse/distribution center zoned in the L-M, Limited Manufacturing District. To the west across Sunbury Road is a park zoned in the L-R, Limited Residential District.
- The limitation text includes all of the development standards applicable to the Easton development, and commits to a landscape plan.
- This site lies within the boundaries of the Northeast Area Commission whose recommendation had not been received at the time this report was prepared.
- The site is within the planning area of the *Northeast Area Plan* (1994), which recommends mixed commercial and warehousing uses as the most appropriate land

use.

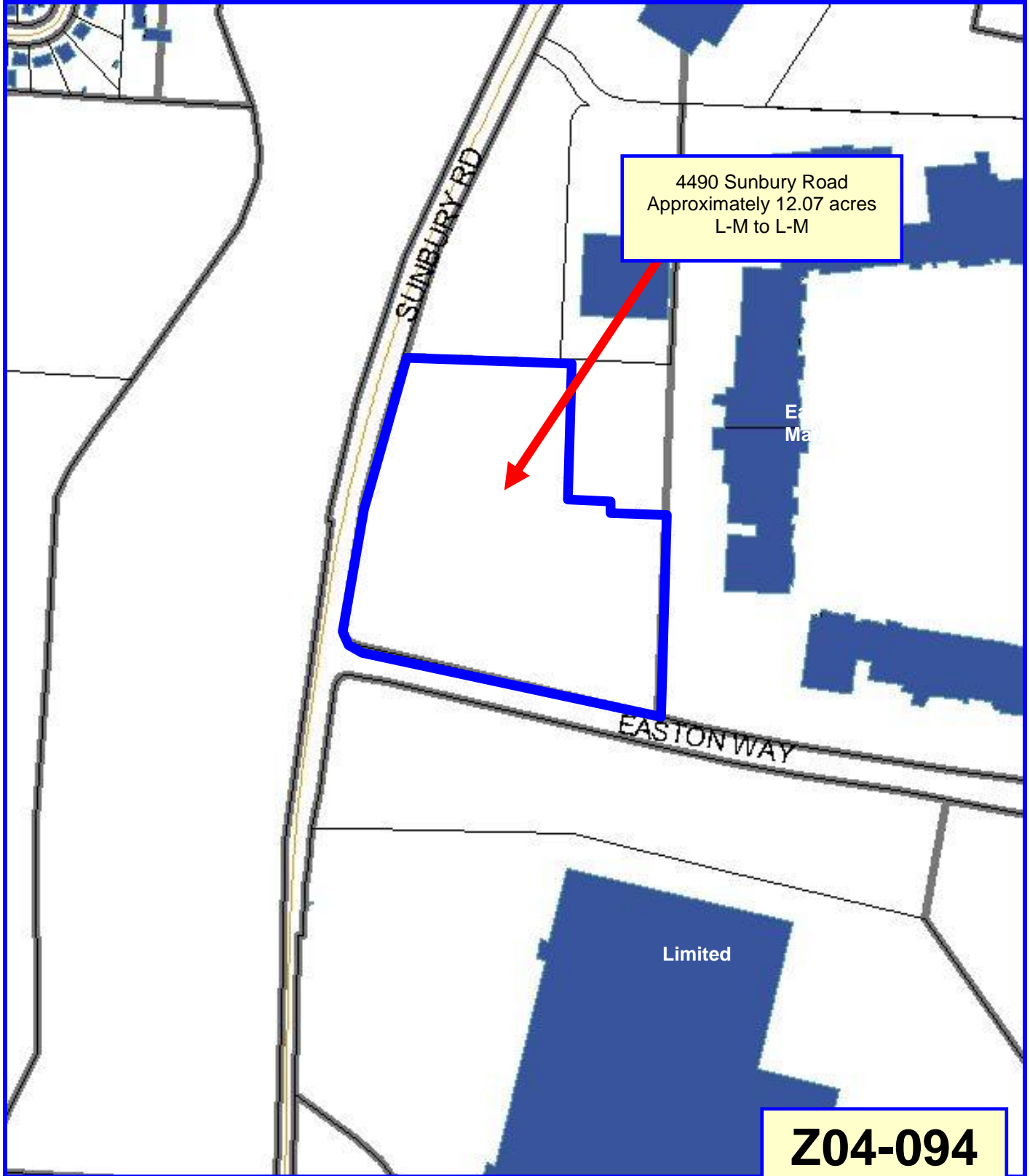
- The Columbus Thoroughfare Plan identifies Sunbury Road as a 4-2 arterial requiring 50 feet of right-of-way from centerline.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The applicant requests the L-M, Limited Manufacturing District for an automobile service center that will serve a dealership located on Morse Crossing. The zoning is necessary to add automobile service, car wash, automotive repair, and automobile storage as permitted uses to the existing L-M, Limited Manufacturing District. The limitation text includes all of the development standards applicable to the Easton development, and commits to a landscape plan. The proposed L-M, Limited Manufacturing District is consistent with the recommendations of the *Northeast Area Plan* (1994), and the zoning and development patterns of the area.

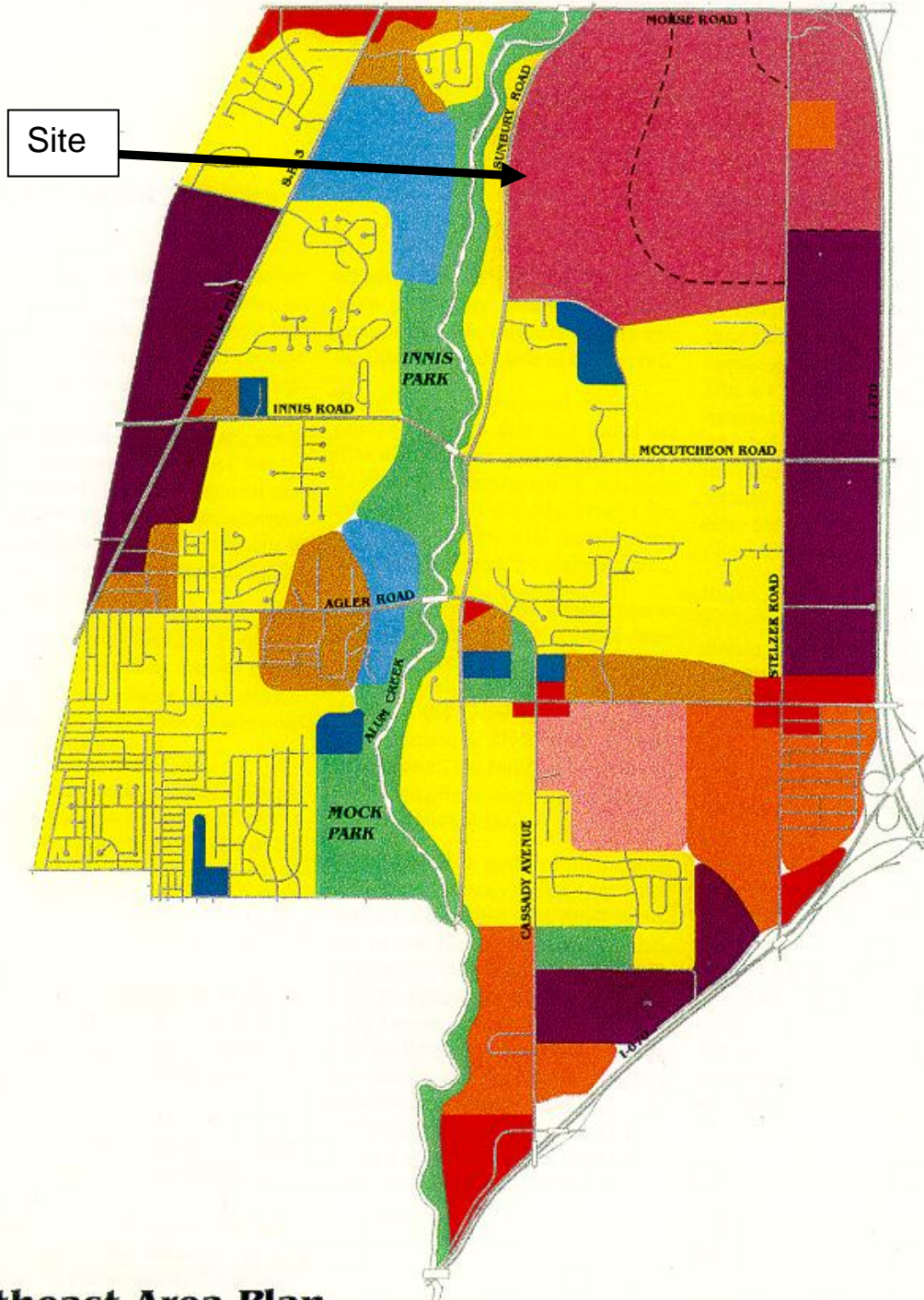


Z04-094













4490 Sunbury Road
Approximately 12.07 acres
L-M to L-M

Z04-094



Northeast Area Plan

Proposed Land Use

	Low Density Residential - max. 8 - 9 du/acre		Mixed Use: Warehouse, Office, Retail
	Medium Density Residential		Office, Airport Related
	Open Space/Park		Commercial Retail
	Golf Course		Industrial
	Institutional: School, Church, Governmental		Light Industrial, Office



North East Area Commission

Shannon Pine
Department of Development
Building & Development Services
757 Carolyn Ave
Columbus, OH

Ms. Pine:

Subject: Application Z094-04

The North East Area Commission, at a public meeting on Thursday, January 6, 2005, voted to recommend approval of the above application based on one condition.

The following is to be included in the amended text:

Extend juniper hedge along Sunbury Road and Easton Way frontage.

Sincerely,

A handwritten signature in cursive script that reads "Alice Porter".

Alice Porter
Northeast Area Commission - Zoning Chair

CC: David Hodge
Elwood Rayford

City of Columbus | Department of Development | Building Services Division | 757 Carolyn Avenue, Columbus, Ohio 43224

PROJECT DISCLOSURE STATEMENT



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

APPLICATION # 204-094

Being first duly cautioned and sworn (NAME) Jeffrey L. Brown
of (COMPLETE ADDRESS) 37 West Broad Street, Suite 725, 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
- Business or individual's address
- Address of corporate headquarters
- City, State, Zip
- Number of Columbus based employees
- Contact name and number

If applicable, check here if listing additional parties on a separate page (REQUIRED)

1. Germain Real Estate Company, LLC 4130 Morse Crossing Columbus, OH 43219	2.
3.	4.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 21st day of April in the year 2005

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

Jeffrey L. Brown
Natalie C. Patrick
9/5/05

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



NATALIE C. PATRICK
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES SEPTEMBER 5, 2005