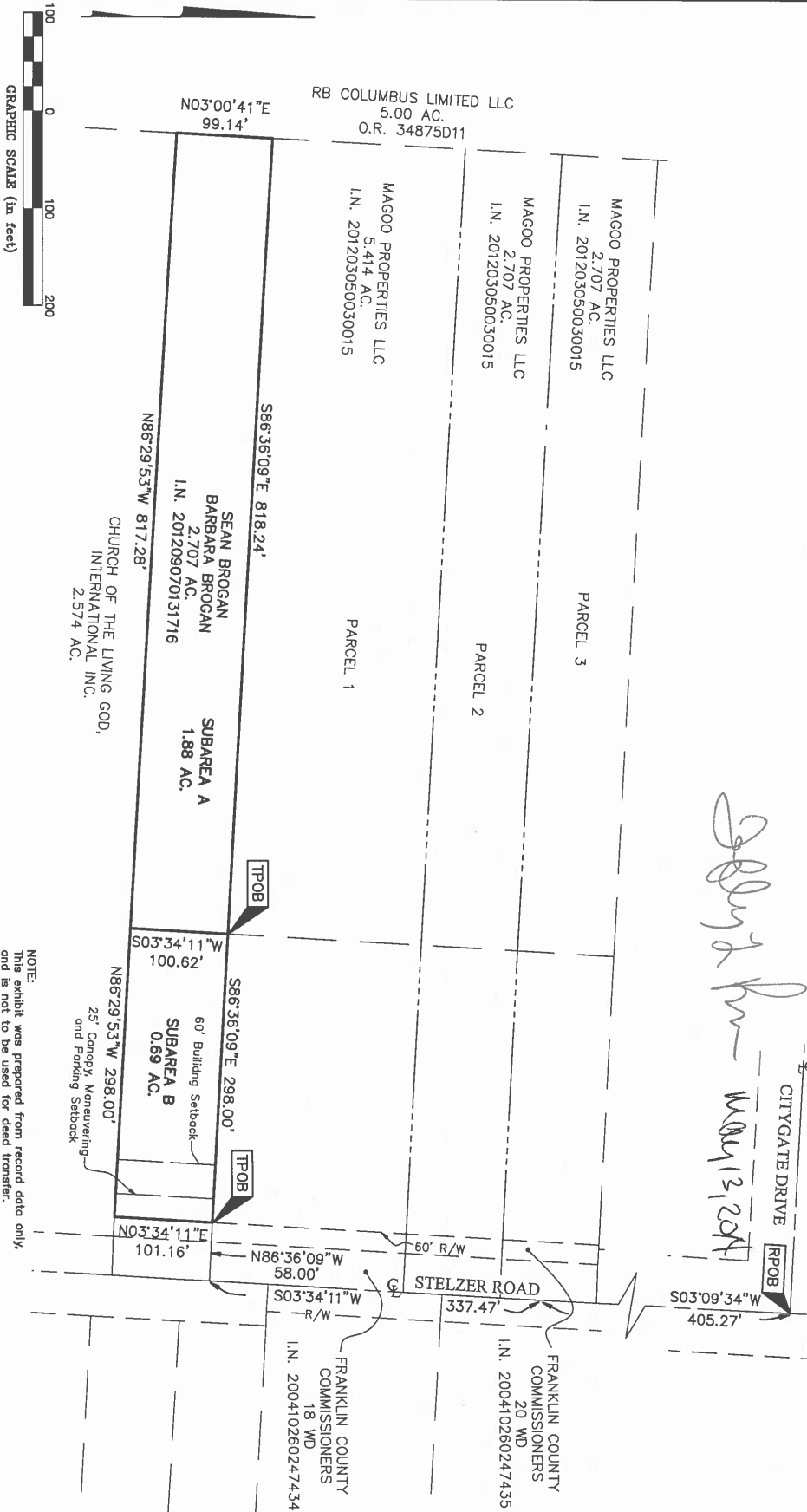


C:\2013\20131831\DWG\04SHEETS\001813\1831-VS-ZONE-02.DWG plotted by DEROMA, THERESA on 5/18/2014 7:18:18 AM last saved by TORROMA on 3/25/2014 11:12:06 AM

**EMH&T**  
 ENGINEERING & ARCHITECTURE, INC.  
 5500 New Albany Road, Columbus, OH 43204  
 Phone: 614.775.4200 Fax: 614.775.3448  
 emh.com

# **STELZER ROAD CPD SITE PLAN** QUARTER TOWNSHIP 3, TOWNSHIP 1, RANGE 17 UNITED STATES MILITARY LANDS CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO

Date: May 13, 2014  
 Scale: 1" = 100'  
 Job No: 2013-1831



NOTE:  
 This exhibit was prepared from record data only,  
 and is not to be used for deed transfer.

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
APRIL 10, 2014**

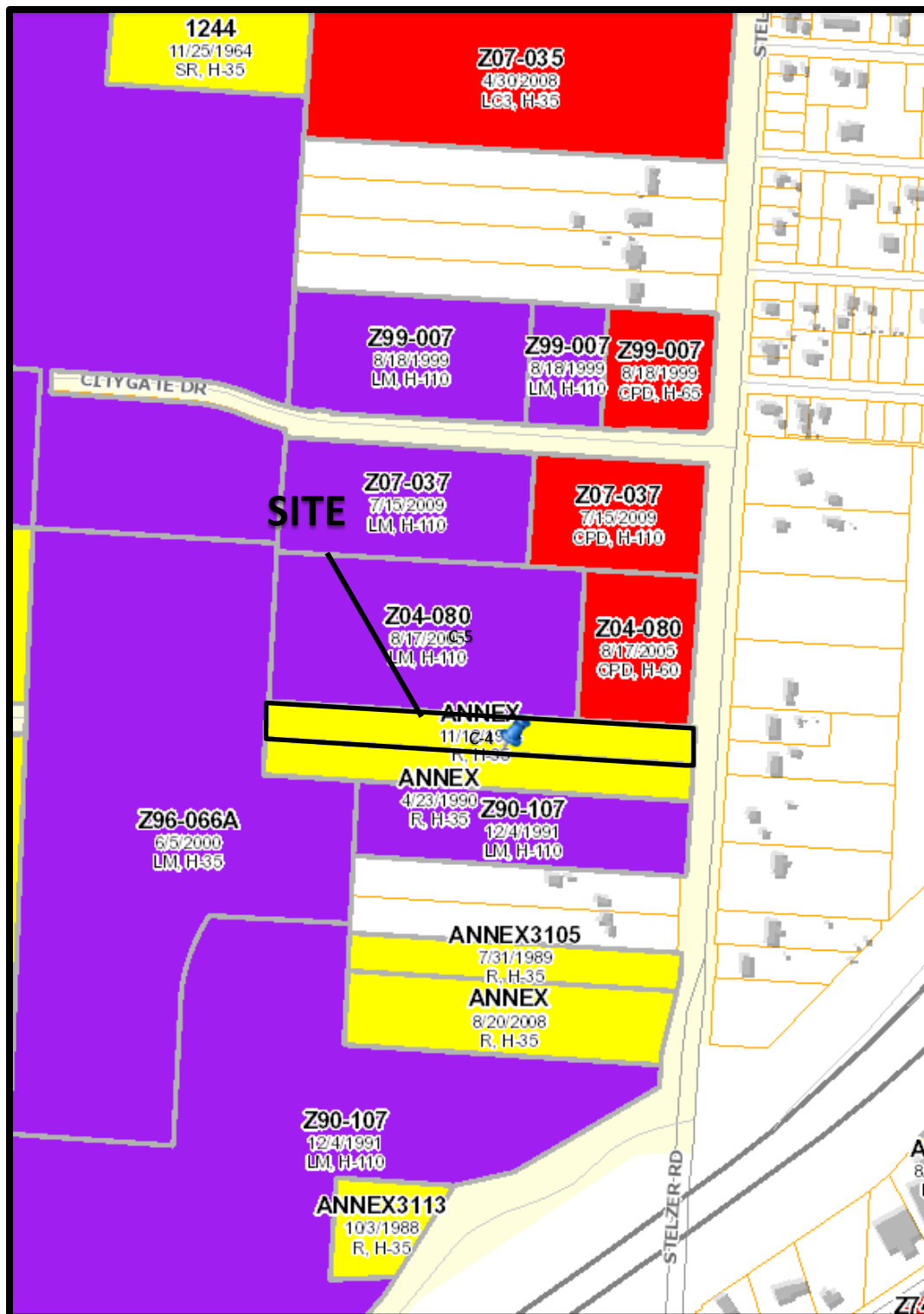
- 2. APPLICATION: Z13-061 (13335-00000-00867)**  
**Location:** **1895 STELZER ROAD (43219)**, being 2.57± acres located on the west side of Stelzer Road, 700± feet south of Citygate (010-200800; Northeast Area Commission).  
**Existing Zoning:** R, Rural District.  
**Request:** L-M, Limited Manufacturing and CPD, Commercial Planned Development Districts.  
**Proposed Use:** Industrial/commercial development.  
**Applicant(s):** Magoo Properties; c/o Jeffrey L. Brown, Atty.; Smith and Hale LLC; 37 West Broad Street, Suite 460; Columbus, Ohio 43215.  
**Property Owner(s):** Sean & Barbara Brogan; P.O. Box 9764; Columbus, Ohio 43209.  
**Planner:** Tori Proehl, 645-2749, [vjproehl@columbus.gov](mailto:vjproehl@columbus.gov)

**BACKGROUND:**

- The 2.57± acre site is undeveloped and zoned in the R, Rural District. The applicant requests the L-M, Limited Manufacturing and CPD, Commercial Planned Development Districts to allow industrial and commercial development.
- Surrounding the site is undeveloped land and office warehouse buildings to the north and across Citygate Drive in the L-M, Limited Manufacturing District. To the south and east of the site are single family homes in the L-M, Limited Manufacturing District and in Mifflin Township.
- The limitation text includes development standards for two subareas including height, lot coverage, landscaping and building materials.
- The site is located within the planning area of the *Northeast Area Plan* (2007), which recommends Mixed Use Regional Retail/Office/Light Industrial for this location.
- The site is located within the boundaries of the Northeast Area Commission, who recommended approval of this application.
- The Planning Division has evaluated this proposal in the context of the Area Plan recommendation and believes that the proposed text should include limitations on commercial development. However, in 2005 and 2009, the neighboring properties to the north of the site underwent a rezoning to the L-M, Limited Manufacturing and CPD, Commercial Planned Development Districts with no limitations in commercial uses. Those rezonings were supported by Staff. Therefore, Staff has determined that this proposal is compatible with the surrounding development, with well-matched development standards.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval.

The requested L-M, Limited Manufacturing and CPD, Commercial Planned Development Districts will allow industrial and commercial development. Staff supports the intended use of the property, as the request is consistent with the *Northeast Area Plan* (2007) with respect to land use recommendations, and with the zoning and development patterns of the area.



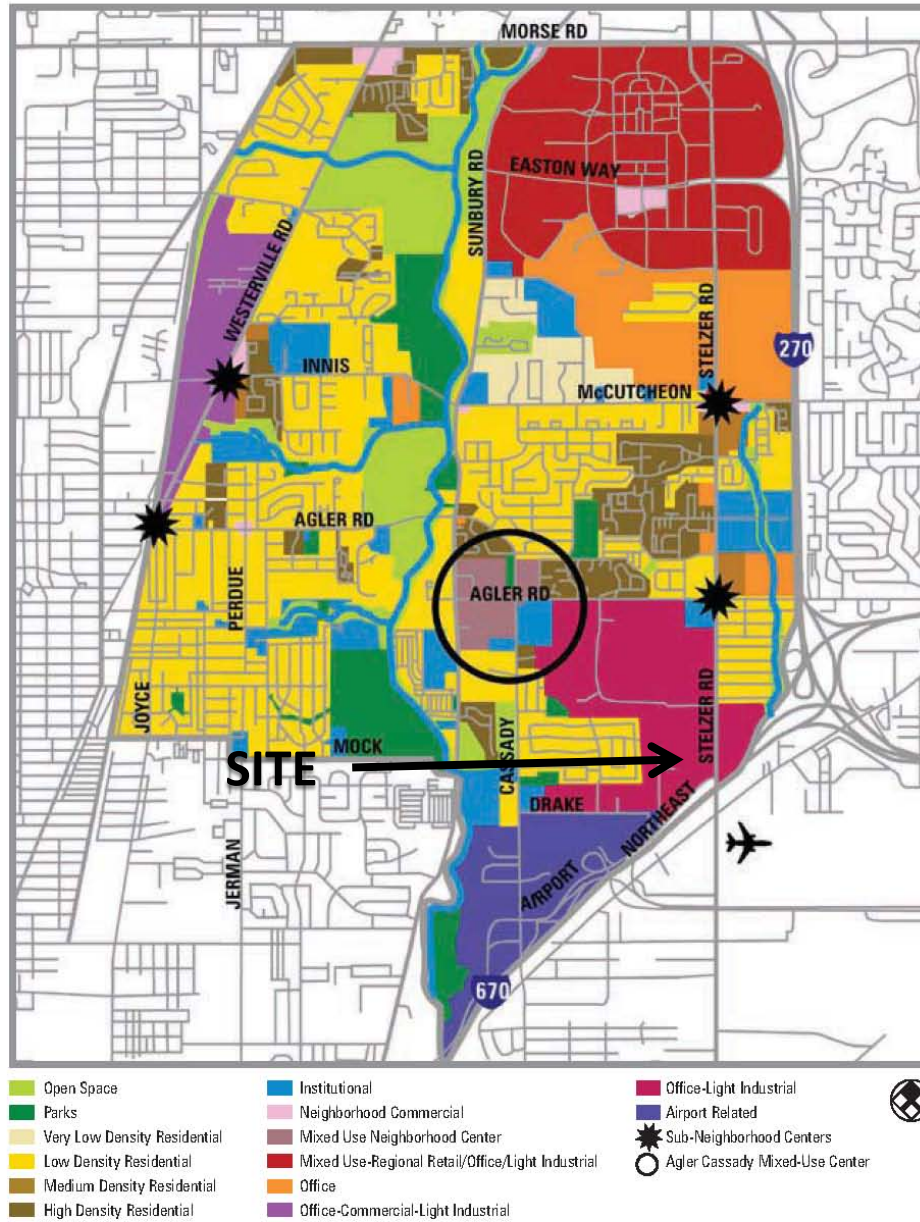
Z13-061  
1895 Stelzer Road  
Approximately 2.57 acres  
Request: R to L-M & CPD



Figure 5. Land Use Plan

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Land Use



Z13-061  
 1895 Stelzer Road  
 Approximately 2.57 acres  
 Request: R to L-M & CPD





Z13-061  
1895 Stelzer Road  
Approximately 2.57 acres  
Request: R to L-M & CPD



# *"Together We Can Make a World of Difference"* **North East Area Commission**

March 11, 2014

Ms. Shannon Pine  
Department of Development  
Building & Development Services  
757 Carolyn Ave  
Columbus, OH 43224

Ms. Pine:

Subject: Z13-060/2109 & Z13-061/1895, property known as 2109 Citygate Drive and 1895 Stelzer Road, Columbus, OH 43219. The North East Area Commission at a public meeting on March 6, 2014, voted to approve both applications.

Sincerely,

A handwritten signature in blue ink, appearing to read "Alice Porter", is written over the word "Sincerely,".

Alice Porter- Zoning Chair  
3130 McCutcheon Place  
Columbus, OH 43219

Cc: Elwood Rayford – Chairperson  
Jeffery Brown – Agent/Attorney



## REZONING APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services  
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • [www.columbus.gov](http://www.columbus.gov)

### 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.

APPLICATION #

Z13-061

STATE OF OHIO

COUNTY OF FRANKLIN

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

1. Magoo Properties LLC  
P.O. Box 9764  
Columbus, OH 43209  
No Columbus based employees

2. Sean & Barbara Brogan  
P.O. Box 9764  
Columbus, OH 43209

3.

4.

☐ Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 2nd day of December, in the year 2013

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

9/4/15



*This Project Disclosure Statement expires six months after date of notarization.*  
Natalie C. Timmons  
Notary Public, State of Ohio  
My Commission Expires 09-04-2015

**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