

Parcel & Zoning District Plan for Z21-070  
SCALE: 1" = 100'-0"

Z21-070 Final Received 11/3/2021

The development depicted on this drawing may be slightly adjusted to reflect engineering, topographical or other data derived as the final development plans are considered. Any slight adjustment to the development shall be reviewed and may be approved by the Director of the Building and Zoning Services Department or his designee upon submission of the appropriate data regarding the proposed adjustment.

David B. Perry, Agent for Applicant  
Date: 11-03-2021

Donald Frank, Attorney for Applicant  
Date: 11-03-2021

SITE DATA	
PARCEL NO.	ACREAGE
A	7.19
E	16.76
C	10.92
D	16.49
E	12.30
TOTAL	63.66

R.O.W.	
PUBLIC	PRIVATE
10.80	1.96
TOTAL	12.76

- NOTES:
1. WALKING PATHS ARE ILLUSTRATIVE. FINAL LOCATIONS ARE SUBJECT TO SITE ENGINEERING.
  2. RETENTION BASINS ARE ILLUSTRATIVE. FINAL LOCATIONS & SIZES ARE SUBJECT TO SITE ENGINEERING.
  3. PRIVATE ROAD TO REMAIN PRIVATE UNLESS OR UNLESS OTHERWISE PROVIDED BY THE BOARD OF ZONING ADJUSTMENT (BZA).
  4. ALL BUILDING AND PARKING SETBACK LINES ARE SHOWN SOLELY TO ILLUSTRATE SETBACKS LISTED IN TEXT. ALL SETBACK LINES MAY BE VARIED IN THE FUTURE BY SEPARATE APPLICATION TO THE BOARD OF ZONING ADJUSTMENT (BZA).
  5. SHARED USE PATH SOUTH OF WESTBOURNE ROAD AND EAST OF PARCEL D IS SHOWN AS ILLUSTRATION OF FUTURE PATH CONNECTION BY OTHERS, BUT NOT PART OF Z21-070.

**Project Name**  
**E. Broad St.**  
250 Taylor Station Road  
Columbus, OH 43213

**Prepared For**  
**TRIDENT CAPITAL GROUP**  
Trident Broad Development, LLC  
40 Grove Street, Suite 250  
Wellesley, MA 02462

**Client**  
Elford Development  
1220 Dublin Road  
Columbus, Ohio 43215

**Columnbus**  
100 Northwoods Blvd, Ste A  
Columbus, Ohio 43235  
p 614.255.5399

**Grandwell**  
20 Village Square, Floor 3  
Cincinnati, Ohio 45246  
p 614.360.3046  
PODdesign@net

**Project Info**  
Project # 15050  
Date 11/03/2021  
By BD  
Scale As Shown

**Revisions**

**Sheet Title**  
**Parcel & Zoning District Plan**

**Sheet #**  
**L1.0**

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
OCTOBER 14, 2021**

- 4. APPLICATION: Z21-070**
- Location:** **250 TAYLOR STATION RD. (43213)**, being 77.09± acres located on the east side of Taylor Station Road, 1,585± feet north of East Broad Street (520-269045; Far East Area Commission).
- Existing Zoning:** L-M, Limited Manufacturing District.
- Request:** L-C-2, Limited Commercial District (H-60), L-ARLD, Limited Apartment Residential District (H-35), and L-M, Limited Manufacturing District (H-60).
- Proposed Use:** Office commercial, multi-unit residential, and industrial development.
- Applicant(s):** Trident Broad Development, LLC; c/o Dave Perry, Agent; David Perry Company, Inc.; 411 East Town Street, 1st Floor; and Donald Plank, Atty.; Plank Law Firm; 411 East Town Street, 2nd Floor; Columbus, OH 43215.
- Property Owner(s):** Trident Broad Development, LLC; c/o David Pizzotti and Peter Waller; 40 Grove Street, Suite 250; Wellesley, MA 02482.
- Planner:** Shannon Pine; 614-645-2208; [spine@columbus.gov](mailto:spine@columbus.gov)

**BACKGROUND:**

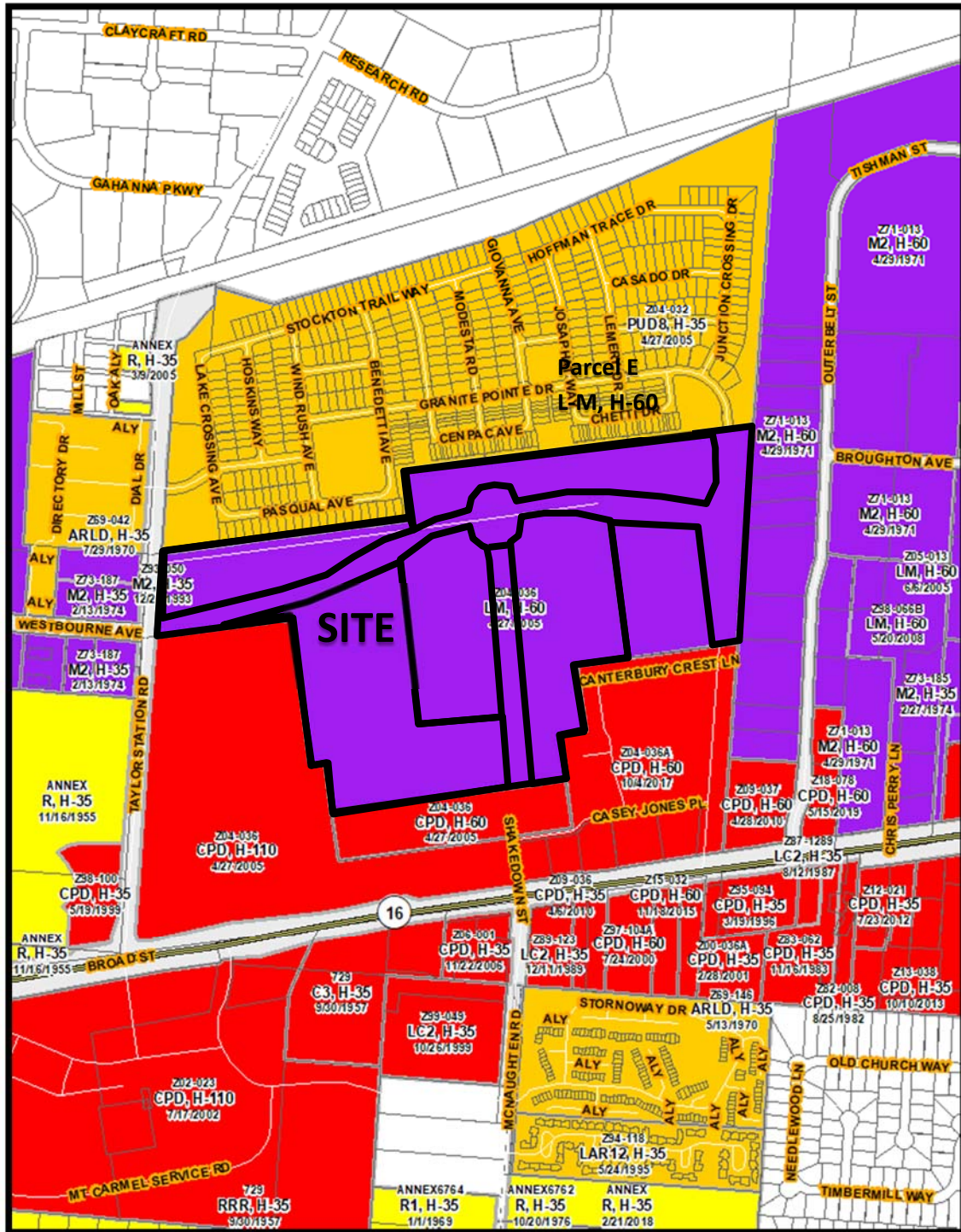
- The 77.09± acre site consists of one undeveloped parcel in the L-M, Limited Manufacturing District (Ordinance # 0493-2005; Z04-036) which permits less objectionable manufacturing uses. The request proposes a 7.19± acre L-C-2, Limited Commercial District for all C-2, Commercial District uses (Parcel A), a 16.76± acre L-ARLD, Limited Apartment Residential District for multi-unit residential development (Parcel B; 17.4 units/acre), two L-M, Limited Manufacturing District parcels totaling 27.41 acres limited to less objectionable manufacturing and accessory office uses (Parcels C and D), and a 12.3± acre L-M, Limited Manufacturing District parcel limited to less objectionable manufacturing and office uses with accessory commercial uses (Parcel E). The proposal also includes right-of-way for an east-west public street, and a 1.99± acre private road which will be designated in the L-M, Limited Manufacturing District.
- To the north are single- and multi-unit residential developments in the PUD-8, Planned Unit Development Districts. To the east is industrial development in the M-2, Manufacturing District. To the south is mixed commercial development and a senior housing facility in the CPD, Commercial Planned Development District. To the west across Taylor Station Road is office and industrial development in the M-2, Manufacturing District. The site surrounds one parcel in the L-M, Limited Manufacturing District pending zoning to the CPD, Commercial Planned Development District (Z21-072) for a nursing home.
- The site is located within the boundaries of the *Far East Land Use Plan* (2018), which

recommends “Employment Center” land uses at this location, a classification for employment type uses, including office uses. Additionally, the Plan includes complete adoption of the *Columbus Citywide Planning Policies (C2P2) Design Guidelines (2018)*.

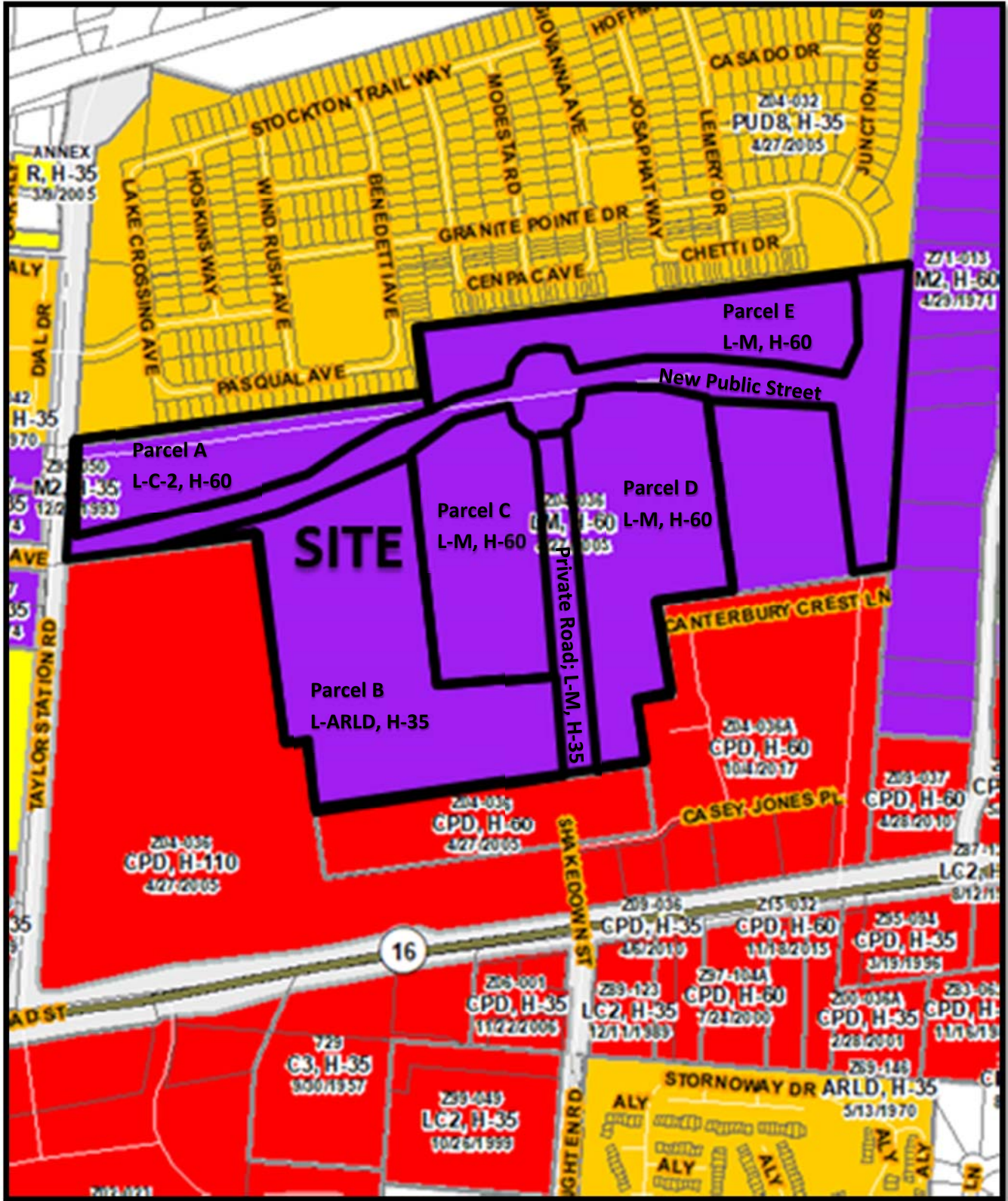
- The site is located within the boundaries of the Far East Area Commission, whose recommendation is for approval.
- The limitation text includes use restrictions, and supplemental development standards that address building heights, building and parking setbacks, street trees, walking paths, screening, and lighting controls. The text also includes a commitment to develop the site in accordance with a site plan which reflects the parcel layout and the proposed setbacks, the new public and private streets, street trees, perimeter landscaping, and pedestrian facilities.
- At the time this report was finalized, materials still were needed for review by the Division of Traffic Management to ensure that right-of-way dedication of 50 feet from the centerline of Taylor Station Road is provided. A planned public-private partnership (3P) project is in progress that would construct public streets through this site. The traffic impact study requirement for this application is being satisfied with the traffic study that is in progress associated with this 3P project, which is being completed separately from the zoning process.
- The *Columbus Multimodal Thoroughfare Plan* identifies this portion of Taylor Station Road as a Suburban Community Connector requiring 100 feet of right-of-way.

**CITY DEPARTMENTS’ RECOMMENDATION:** Approval.

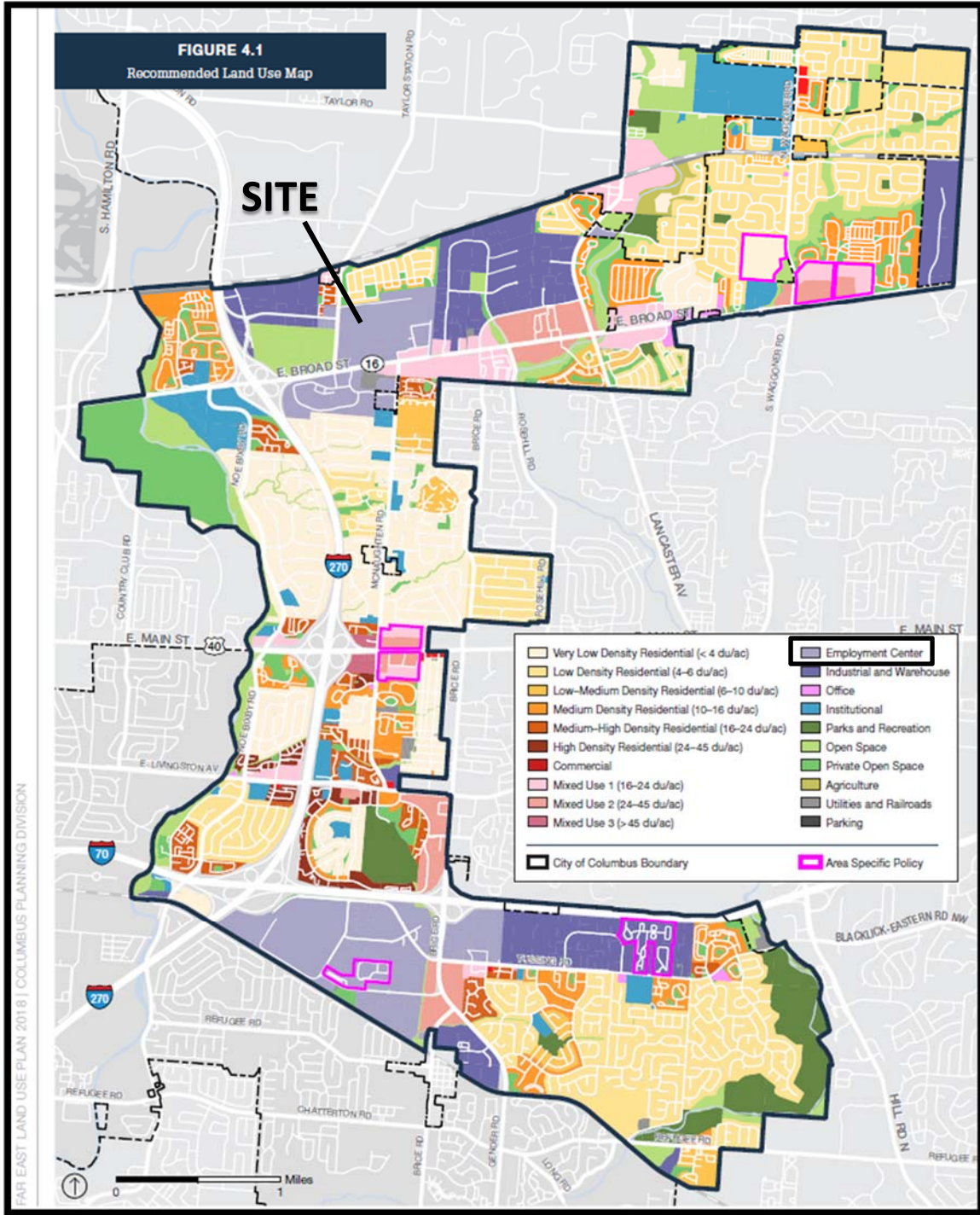
The requested L-C-2, Limited Commercial, L-ARLD, Limited Apartment Residential and L-M, Limited Manufacturing districts will allow office, multi-unit residential, and industrial development that is consistent with surrounding development, and that meets the intent of the land use recommendations of the *Far East Land Use Plan*. Planning Division staff continues to encourage a more detailed site plan and elevations be shared, based on consistency with the Plan’s Employment Center land use recommendation, as well as consistency with previously reviewed conceptual site plans and the support by the Economic Development Division for the proposed development.



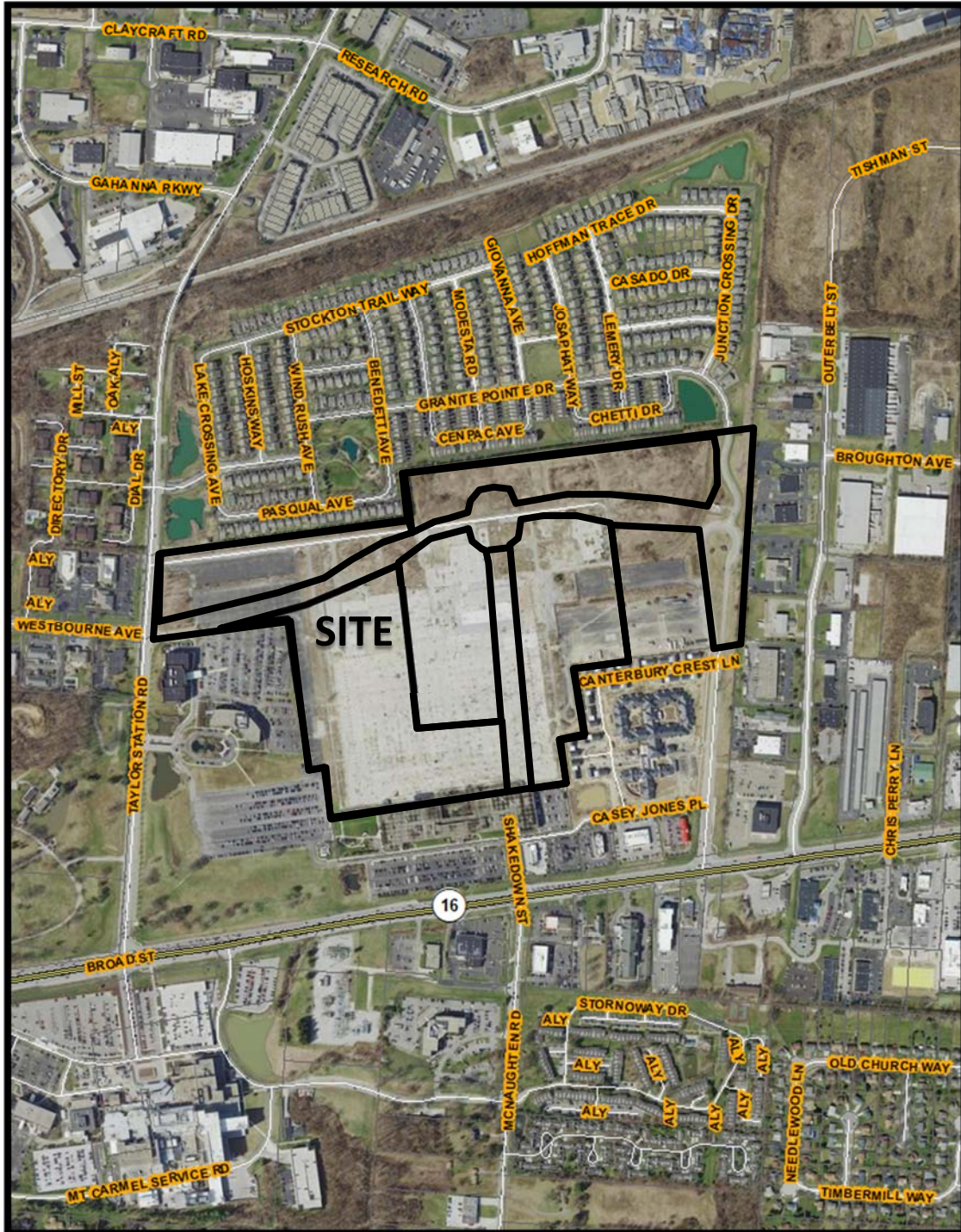
Z21-070  
250 Taylor Station Rd.  
Approximately 77.09 acres  
L-M to L-C-2, L-ARLD, L-M



Z21-070  
250 Taylor Station Rd.  
Approximately 77.09 acres  
L-M to L-C-2, L-ARLD, & L-M



Z21-070  
250 Taylor Station Rd.  
Approximately 77.09 acres  
L-M to L-C-2, L-ARLD, L-M



Z21-070  
250 Taylor Station Rd.  
Approximately 77.09 acres  
L-M to L-C-2, L-ARLD, L-M



Standardized Recommendation Form

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 Z21-070  
 Address 250 Taylor Station Rd.  
 Group Name Far East Area Commission  
 Meeting Date 09/07/21

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:

Approved unanimously.

Vote 5 yes 0 No 0 Abstain  
 Signature of Authorized Representative [Signature]  
 Recommending Group Title Far East Area Commission Chair  
 Daytime Phone Number 614-307-4708

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.



THE CITY OF  
**COLUMBUS**  
ANDREW J. GINTHER, MAYOR

# 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- 070

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) Donald Plank  
of (COMPLETE ADDRESS) Plank Law Firm, 411 East Town Street, Floor 2, 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. Trident Broad Devel't, LLC; 40 Grove St, Ste 250, Wellesley, MA 02482; # Cols based emps: Zero (0) D Pizzotti (781)239-9711; P Waller (781)235-1057	2. Elford, Inc.; 1220 Dublin Road, Columbus, OH 43215; # Cols based emps: 300 Contact: Mike Fitzpatrick (614) 488-4000
3. -----	4. -----

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT Donald Plank

Sworn to before me and signed in my presence this 26<sup>th</sup> day of July, in the year 2021

MaryAlice Wolf  
SIGNATURE OF NOTARY PUBLIC

Notary Seal Here  
My Commission Expires \_\_\_\_\_



MaryAlice Wolf  
Notary Public, State of Ohio  
My Commission Expires October 24, 2023

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