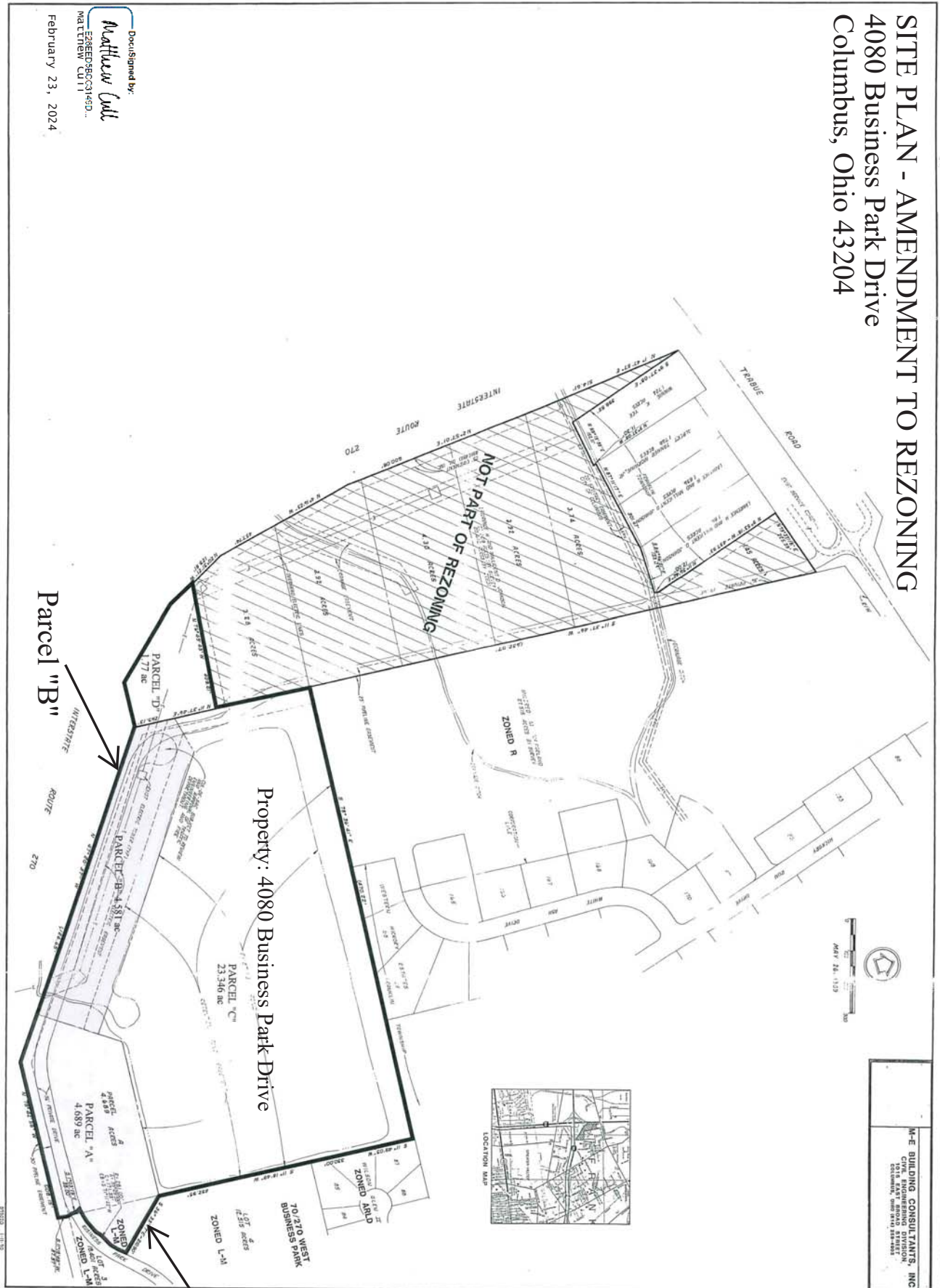


SITE PLAN - AMENDMENT TO REZONING 4080 Business Park Drive Columbus, Ohio 43204



DocuSigned by:
Matthew Cull
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 MATTHEW CULL
 February 23, 2024

M-E BUILDING CONSULTANTS, INC.
 CIVIL ENGINEERING DIVISION
 1010 EAST BROAD STREET
 COLUMBUS, OHIO 43260



Parcel "B"

Parcel "A"

Property: 4080 Business Park Drive

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JANUARY 11, 1990**

20. APPLICATION: Z89-093
Location: 4080 BUSINESS PARK DRIVE (43204), being 32.62 + acres located at the western terminus of Business Park Drive north of and adjacent to Interstate 70.
Existing Zoning: R-1, Residential District and L-M, Limited-Manufacturing District.
Request: L-M, Limited-Manufacturing District.
Proposed Use: Warehouse and commercial uses.
Applicant(s): Linclay Corporation; c/o Jeffrey L. Brown, Atty.; 37 West Broad Street, Suite 725; Columbus, Ohio 43215.
Property Owner(s): Applicant.

SITE AND SURROUNDINGS: This site is mostly occupied by a retention basin on the north and a small developable area adjacent Interstate 70 and Interstate 270 on the south and west respectively. An area recently rezoned (Z88-1855) abuts directly eastward and has access to Wilson Road developed through it. Other undeveloped land is located adjacent I-270 to the northwest. The rear yards of single-family residences abut the retention basin directly northward and to the northeast.

STAFF RECOMMENDATION: * APPROVAL. This application was originally presented to the Development Commission in July of 1989 at which time it was tabled until the September meeting. It was postponed at applicant's request prior to that meeting and rescheduled for the October meeting. The Commission subsequently tabled this time until December. Applicant then downsized the original site and requested the presentation be held in January of 1990.

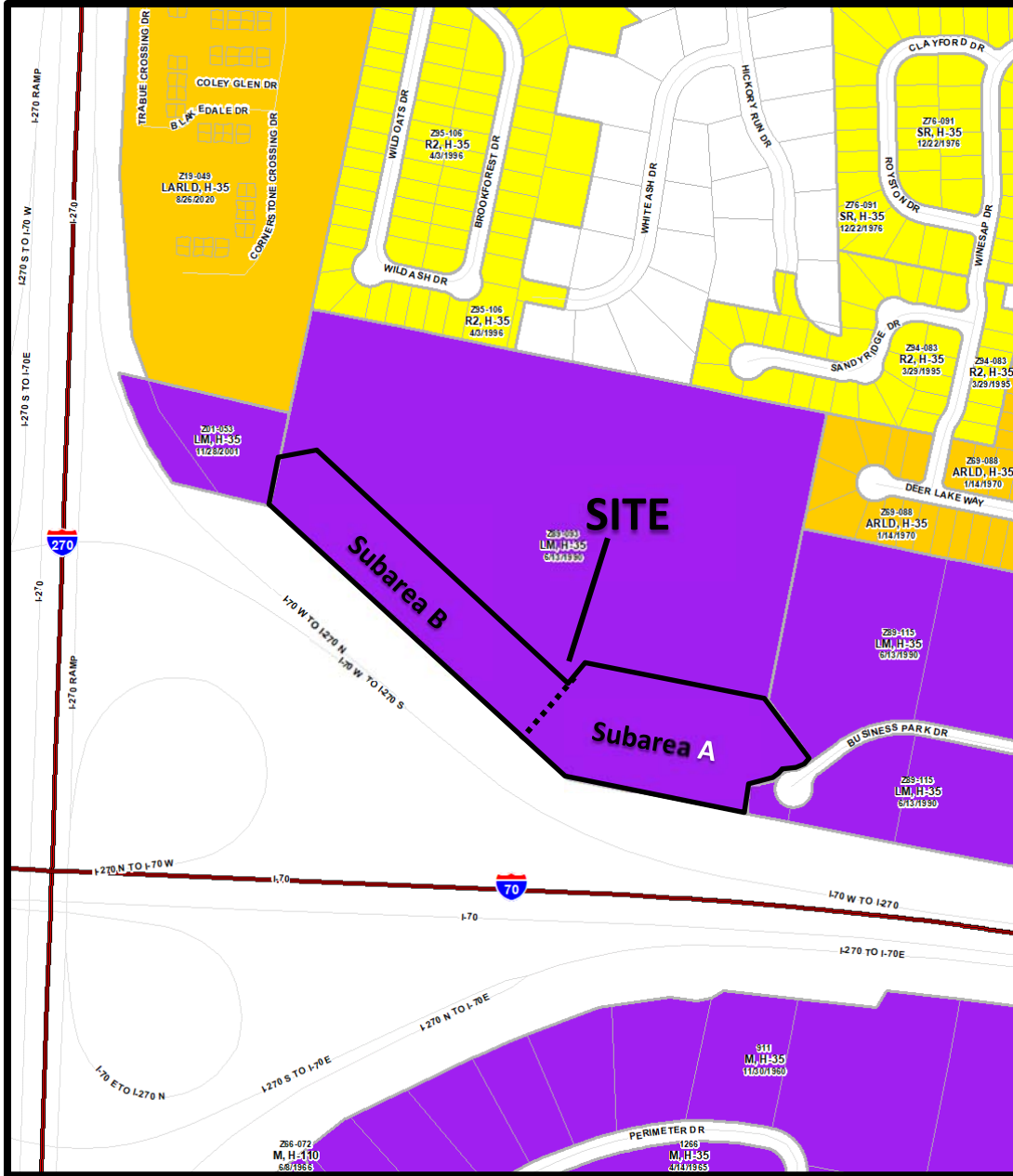
The present L-M request affects only 32 + acres of the 53 + acres originally proposed. It now includes only three parcels, two of which are able to be developed and none of which would be able to be developed with uses directly adjacent to or negatively impacting established residential areas. This request would extend the existing L-M area on the east, and would continue the same zoning pattern and uses. This meets interim zoning policy guidelines. The enclosed text maintains the same development standards as the adjacent L-M area but since no developable area directly abuts residential areas, it does not contain the residential buffering conditions. Parcel C which can only be utilized for water retention and recreational activities, constitutes more than 60% of this zoning site and serves to adequately buffer the uses proposed to be developed along the freeway frontage.

This site is freeway oriented, however, the only access point proposed is a tie-in to existing Business Park Drive on the east which leads to the freeway via Wilson Road. Provided both Traffic and Fire Division staff approve of this proposed access pattern, Regulation staff will unconditionally support this rezoning.

*** NOTE:** Staff was informed prior to the Development Commission meeting that the concerns of both the Division's of Fire and Traffic had been satisfied with changes in the application. Therefore the staff recommended approval to the Development Commission for this proposal.

ENCLOSURES:

1. Zoning Map
2. Parcel Exhibit
3. Limitation Text



Z89-093A
4080 Business Park Dr.
Approximately 9.27 acres
L-M to L-M



Z89-093A
4080 Business Park Dr.
Approximately 9.27 acres
L-M to L-M

FOR USE BY: AREA COMMISSION / NEIGHBORHOOD GROUP
(PLEASE PRINT)

Case Number Z89-093A

Address 4080 BUSINESS PARK DR.

Group Name WEST SCIOTO AREA COMMISSION

Meeting Date March 21, 2024

Specify Case Type

- BZA Variance / Special Permit
- Council Variance
- Rezoning
- Graphics Variance / Plan / Special Permit

Recommendation Approval
(Check only one) Disapproval

LIST BASIS FOR RECOMMENDATION:

The West Scioto Area Commission voted to approve this application by a vote of 5-0-0. Three area commissioners were absent from this meeting.

Vote 5-0-0

Signature of Authorized Representative Kristen E. McKinley Digitally signed by Kristen E. McKinley
Date: 2024.03.25 12:55:56 -04'00'

Recommending Group Title West Scioto Area Commission

Daytime Phone Number 614-404-9220

Please e-mail this form to **the assigned planner within 48 hours of meeting day**; OR MAIL to: Zoning, City of Columbus, Department of Building & Zoning Services, 111 N Front Street, Columbus, Ohio 43215.



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 #: Z89-093A

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) Matthew Cull
of (COMPLETE ADDRESS) 207 N. Fourth Street, Columbus, Ohio 43215, c/o Kephart Fisher LLC
deposes and states that they are 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:

For Example: Name of Business or individual
 Contact name and number
 Business or individual's address; City, State, Zip Code
 Number of Columbus-based employees

1. Star Leasing Company Joseph Eletto, COO, (516) 353-1717 4080 Business Park Drive, Columbus, Ohio 43204 Columbus Based Employees: 14	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this 23 day of February, in the year 2024

SIGNATURE OF NOTARY PUBLIC

7-22-27
My Commission Expires



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