STAFF REPORT DEVELOPMENT COMMISSION ZONING MEETING CITY OF COLUMBUS, OHIO NOVEMBER 14, 2013

2. APPLICATION: Z13-047 (13335-00000-00624)

Location: 1150 DUBLIN ROAD (43215), being 1.5± acres located at the

northeast corner of Dublin Road and Urlin Avenue (010-100689

and 010-100690).

Existing Zoning: M-1, Manufacturing District. **Request:** M, Manufacturing District. **Proposed Use:** Retail and office uses.

Applicant(s): Turkey Run, Inc.; c/o Scott B. Birrer, Atty.; 655 Metro Place

South, Suite 600; Dublin, OH 43017.

Property Owner(s): The Applicant.

Planner: Tori Proehl, 645-2749, vjproehl@columbus.gov

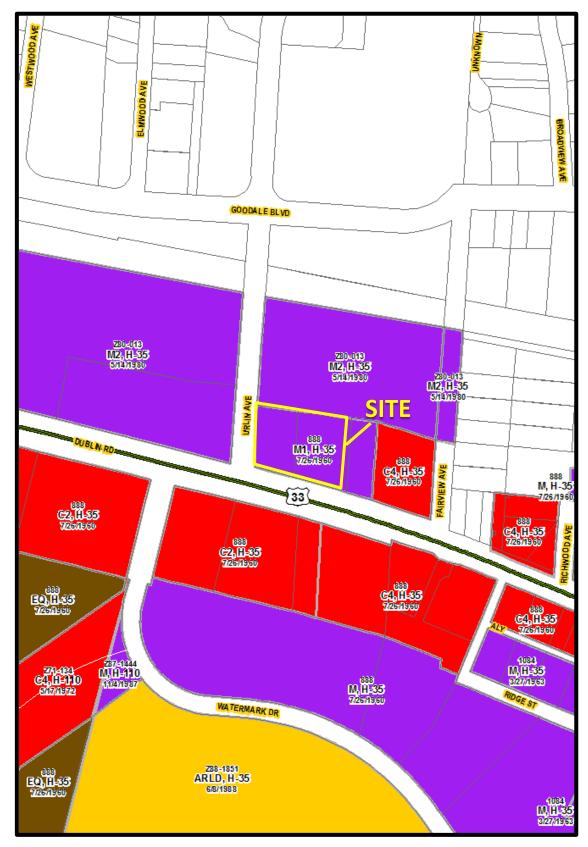
BACKGROUND:

The 1.5± acre site is developed with two office buildings located at the northeast corner of Dublin Road and Urlin Avenue. It is currently zoned M-1, Manufacturing District. The applicant requests the M, Manufacturing District to permit retail and office uses in this location.

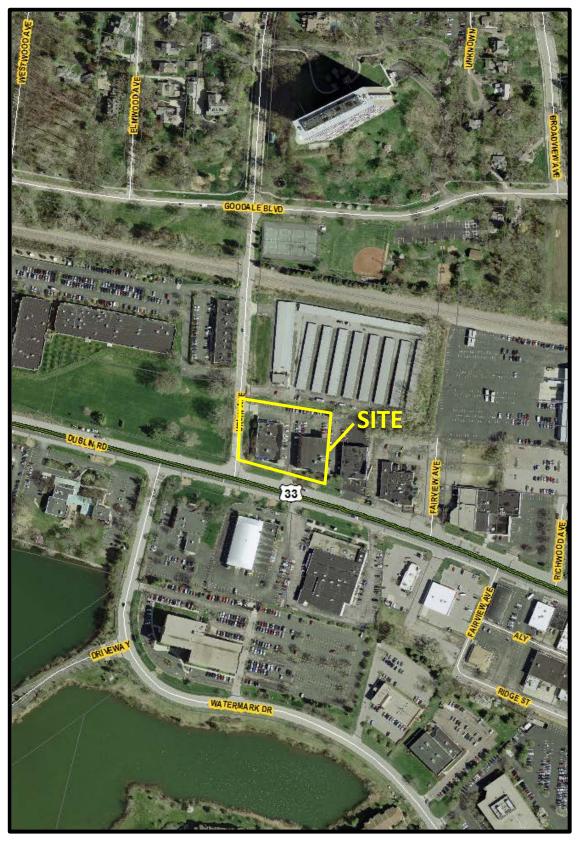
- To the north is a storage facility in the M-2, Manufacturing District. To the east and south (across Dublin Road) are office warehouse buildings in the C-2 and C-4, Commercial Districts. To the west across Urlin Avenue is an office warehouse in the M-2, Manufacturing District.
- o The Columbus Thoroughfare Plan identifies Dublin Road as a 4-2D arterial requiring a minimum of 50 feet of right-of-way from centerline. However, according to the Division of Planning & Operations, the existing right-of-way at this location already meets or exceeds these requirements. No additional right-of-way dedication would be triggered by this zoning request.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested M, Manufacturing District, will secure proper zoning for retail and office development. The request is consistent with the established zoning and development pattern of the area.



Z13-047 1150 Dublin Road 010-100689 and 010-100689 Approximately 1.51 acres Request: M-1 to M



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REZONING APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services 757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • 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# 213-10-STATE OF OHIO COUNTY OF FRANKLIN Being first duly cautioned and sworn (NAME) of (COMPLETE ADDRESS) 341 South 3rd St. 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, Sate, Zip Number of Columbus based employees Contact name and number Please See attached Shakholder adderdom 2. 3. 4. Check here if listing additional parties on a separate page. SIGNATURE OF AFFIANT , in the year _**2a**(**3** Subscribed to me in my presence and before me this _27 day of SIGNATURE OF NOTARY PUBLIC COTT BENJAMIN BIRRER, ATTORNEY AT LAW NOTARY PUBLIC, STATE OF OHIO My Commission Expires: My commission has no expiration date. Wy Commission in the National R.C.

Section 147.03 R.C.

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

Turkey Run, Inc. Share Holder List		
Share Holder	Address	Ownership %
	12 Carriage Circle	
Robert Stanley Sipp	Royersford, PA 19468	8.33%
	2760 Welsford Rd.	
Paul Frederick Sipp	Columbus, OH 43221	8.33%
	2668 Berwyn Rd.	
Elizabeth Ann Eastwood	Columbus, OH 43221	8.33%
	680 Gladstone Rd. NW	1
James Andrew Sipp	Atlanta, GA 30318	8.33%
	605 Miner Street Rd.	
Rebecca Young Rivers	Canton, NY 13617	16.67%
	1924 Tewksbury Rd.	
Kathleen Young Bellamy	Columbus, OH 43221	16.67%
	2639 Higgins Canyon Rd.	
	Half Moon Bay, CA	
Stanley Crabill Young	94019	10.50%
	309 Sandhurst St.	
	Redwood City, CA 94065	
Joshua B. Young	THEUWOOD CITY, CA 94003	11.42%
	59 Pinewood Avenue	
	Toronto, Ontario M6C 2V2	
Hannah B. Young	Canada	11.42%