



2433 Stirlingham Ct.  
Powell, Ohio 43065-9595  
Office: 614-791-2200  
Mobile: 614-271-8420  
jpkate@clarkarchitects.com



James W. Clarke  
License No. 9924  
Exp. Date 12/31/15

These drawings and specifications are prepared by the undersigned for use solely with reference to the project and shall not be used for any other purpose without the written consent of the undersigned. The undersigned is not responsible for the accuracy of the information provided by others and shall not be held liable for any errors or omissions. The undersigned is not responsible for the accuracy of the information provided by others and shall not be held liable for any errors or omissions. The undersigned is not responsible for the accuracy of the information provided by others and shall not be held liable for any errors or omissions.

DATE: MARCH 12, 2015

REVISION DATES:

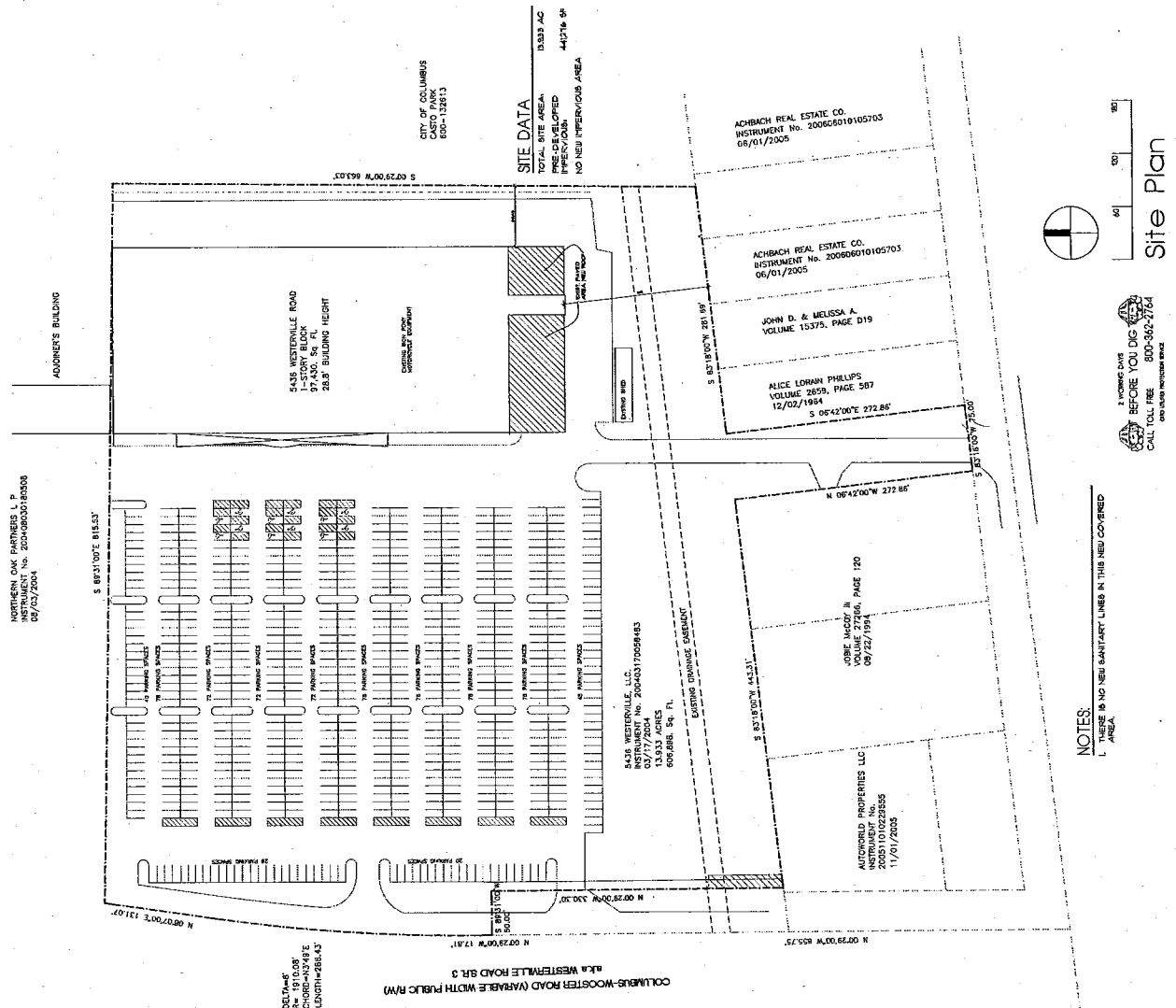
PROJECT:

RON PONY MOTORSPORTS  
ADDITION  
5435 WESTERVILLE RD  
COLUMBUS, OH 43261-9899

PROJECT NUMBER: CHM004  
SHEET TITLE:

SITE PLAN

SHEET NUMBER: 51

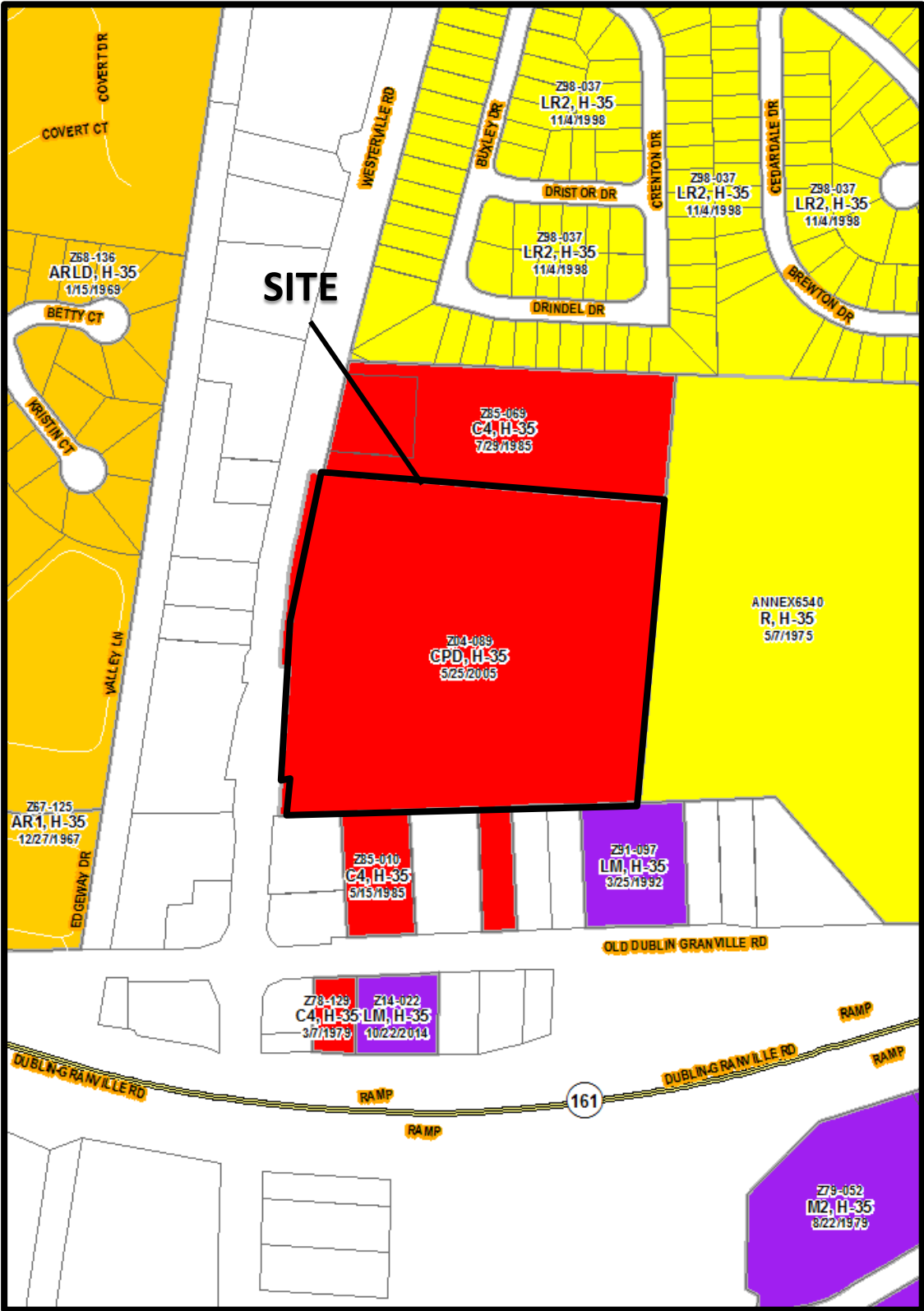


NOTES:  
1. THERE IS NO NEW BARRANTY LINES IN THIS NEW CO-OWNED AREA.

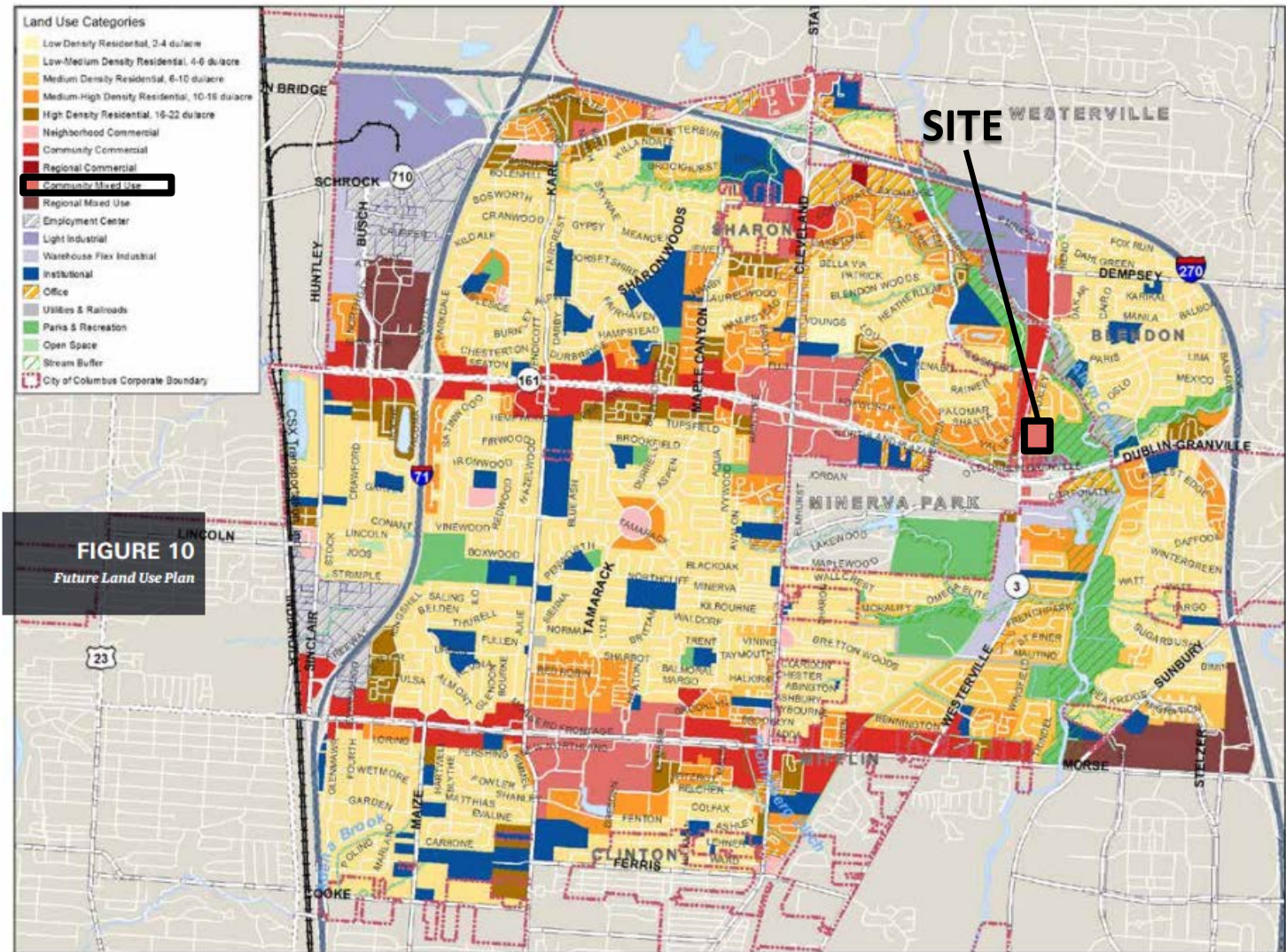
Application No. Z04-089A  
Exhibit A  
Site Plan

*[Signature]*  
Kyle J. Stroh  
Attorney for Applicant

May 4, 2015  
Date



Z04-089A  
5436 Westerville Road  
Approximately 13.4 acres



**FIGURE 10**  
Future Land Use Plan

NORTHLAND | AREA PLAN - FUTURE LAND USE PLAN



Z04-089A  
5436 Westerville Road  
Approximately 13.4 acres  
Northland Plan Volume 1 (2014)





Z04-089A  
5436 Westerville Road  
Approximately 13.4 acres



Northland Community Council  
Development Committee

Report

April 29, 2015 6:30 PM  
Franklin County Job and Family Services  
(Use south entrance)  
1721 Northland Park Avenue (43229)

**Meeting Called to Order: 6:35 pm by chair Dave Paul**

Members represented:

*Voting: (14):* Albany Park (APHA), Blendon Chase (BCCA), Clinton Estates (CECA), Cooperwoods (CWCA), Forest Park (FPCA), Friendship Village (FVRA), Karmel-Woodward Park (KWPCA), Maize-Morse Tri-Area (MMTACA), Northland Alliance (NA), Northland Area Business Association (NABA), Preston Commons (PCHA), Rolling Ridge (RRSHA), Salem (SCA), Sharon Woods (SWCA).

- 
- Case #1:** Application Z15-015 (Rezoning of 3.294 AC± from R-Rural post-annexation/I-Institutional to CPD for expansion of existing library facility)  
Sarah Richardson/MKSK *representing*  
Board of Trustees of the Columbus Metropolitan Library  
(Northern Lights branch) 4093 Cleveland Ave, 43224 (PID 010-218850/130-008953/130-001592/130-003907)
- *The Committee approved 14-0 a motion (by CECA, second by FPCA) to*  
**RECOMMEND APPROVAL WITH ONE (1) CONDITION:**
    - That paragraph 2, "PERMITTED USES," of the zoning text be revised to allow only those uses permitted in I (Institutional) and/or C-2 (Office Commercial) districts in the event the building is no longer used as a library.
- 

- Case #2:** Application Z04-089A (Amend existing CPD text to permit enclosure of an open service area as an addition at the SW corner of existing structure)  
Kyle Stroh/Metz Bailey *representing*  
Iron Pony Motorsports Group, Inc.  
5436 Westerville Rd, 43081 (PID 600-180069)

  - *The Committee approved 14-0 a motion (by SCA, second by APHA) to*  
**RECOMMEND APPROVAL WITH ONE (1) CONDITION:**
    - That the final sentence of section IV, "CPD REQUIREMENTS," paragraph H, "Emissions," calling for the property to be maintained in accordance with the site plan supplied as Exhibit A, be promoted to a new paragraph designated "I."
- 

*Continued next page*

- Case #3:** Application Z15-007 (Rezoning 4.52 AC± from C3 and CPD (Z74-008) to L-C-4 to permit additional uses in existing strip center)  
 Jack Reynolds/Smith & Hale *representing*  
 Plaza Properties  
 (Beechcroft Center) 1989 E Dublin Granville Rd, 43229 (PID 010-143770/010-117399)
- *The Committee suggested, and the applicant agreed, that this case be presented as a **LOOK SEE** and that the Committee not develop a formal recommendation at this time. We appreciated the opportunity to learn about and offer suggestions concerning the application, and will welcome a future presentation for formal consideration by the Committee.*
- 

- Case #4:** Application GC15-09 (Graphics Plan for new Value Place hotel)  
 Jeff Brown/Smith & Hale *representing*  
 Buckeye Hospitality Easton LLC  
 4202 Transit Dr, 43230 (PID 600-150027)
- *The Committee approved 14-0 a motion (by KWPCA, second by NABA) to **RECOMMEND APPROVAL** of the application.*
- 

- Case #5:** Application Z15-017 (Rezoning 3.55 AC± R-Rural post-annexation to CPD for retail fuel and commercial uses)  
 Dave Perry/David Perry Company *representing*  
 Stonehenge Companies  
 (Vacant lot) 5420 Hamilton Rd, 43230 (PID 220-000605/220-000173)
- *The Committee approved 13-1 a motion (by KWPCA, second by CWCA) to **RECOMMEND APPROVAL WITH TWO (2) CONDITIONS:***
    - That section 2, "PERMITTED USES," of the zoning text be amended to prohibit the following uses otherwise permitted in a C-4 district: Amusement Arcade; Animal Shelter; Cabarets and Nightclubs; Check Cashing and Loans; Halfway House; Missions/Temporary Shelters; Pawn Brokers.
    - That section 3, "DEVELOPMENT STANDARDS," paragraph I, "Miscellaneous commitments," of the zoning text be amended to strike the phrase "Development of Sub-Area A, if developed with a retail gasoline station" and replace it with "Development of the site, including of Sub-Area A if developed with a retail gasoline station" *or words having similar effect* which commit the applicant to develop the entire CPD district, rather than Sub-Area A (only), in accordance with the provided site plan.
- 

**Executive Session**

**9:05 pm**

**Meeting Adjourned**

**10:10 pm**



## Rezoning Application

757 Carolyn Avenue, Columbus, Ohio 43224  
Phone: 614-645-7433 • www.bzs.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 # Z04-089A

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Kyle J. Stroh, Attorney  
of (COMPLETE ADDRESS) Metz, Bailey + McLoughlin, 33 E. Schrock Road, Westerville, OH 43081  
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. Iron Pony Motorsports Group, Inc.<br>5436 Westerville Road, Westerville OH 43081<br>Employees <u>100</u> (approx)<br>Chris Jones 614-942-2071 | 2. Pony Properties, LLC<br>5436 Westerville Rd, Westerville OH 43081<br>Employees - N/A<br>Chris Jones 614-942-2071 |
| 3. Chris Jones + Tammy Jones<br>7800 Red Bank Road (owners)<br>Westerville, OH 43082<br>614-942-2071   | 4. Cory Atwood (owner)<br>5312 Riley Road<br>Johnstown, OH 43031<br>614-942-2073                                    |

SIGNATURE OF AFFILIANT

Sworn to before me and signed in my presence this 19th day of April, in the year 2015

SIGNATURE OF NOTARY PUBLIC

Notary Seal Here

My Commission Expires



MICHAEL KING FULTZ  
ATTORNEY AT LAW  
Notary Public, State of Ohio  
My Commission Has No Expiration  
Section 147.03 R.C.

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

**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 checks payable to the Columbus City Treasurer