

PROJECT NARRATIVE
 THE PROJECT INCLUDES THE REVISION AND COMPLETION OF APPROPRIATE
 ASSESSMENT OF THE PROJECT'S IMPACTS ON THE ENVIRONMENT, INCLUDING THE
 IMPACTS OF THE PROJECT'S DEVELOPMENT ON THE ENVIRONMENT, INCLUDING THE
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GENERAL ZONING INFORMATION

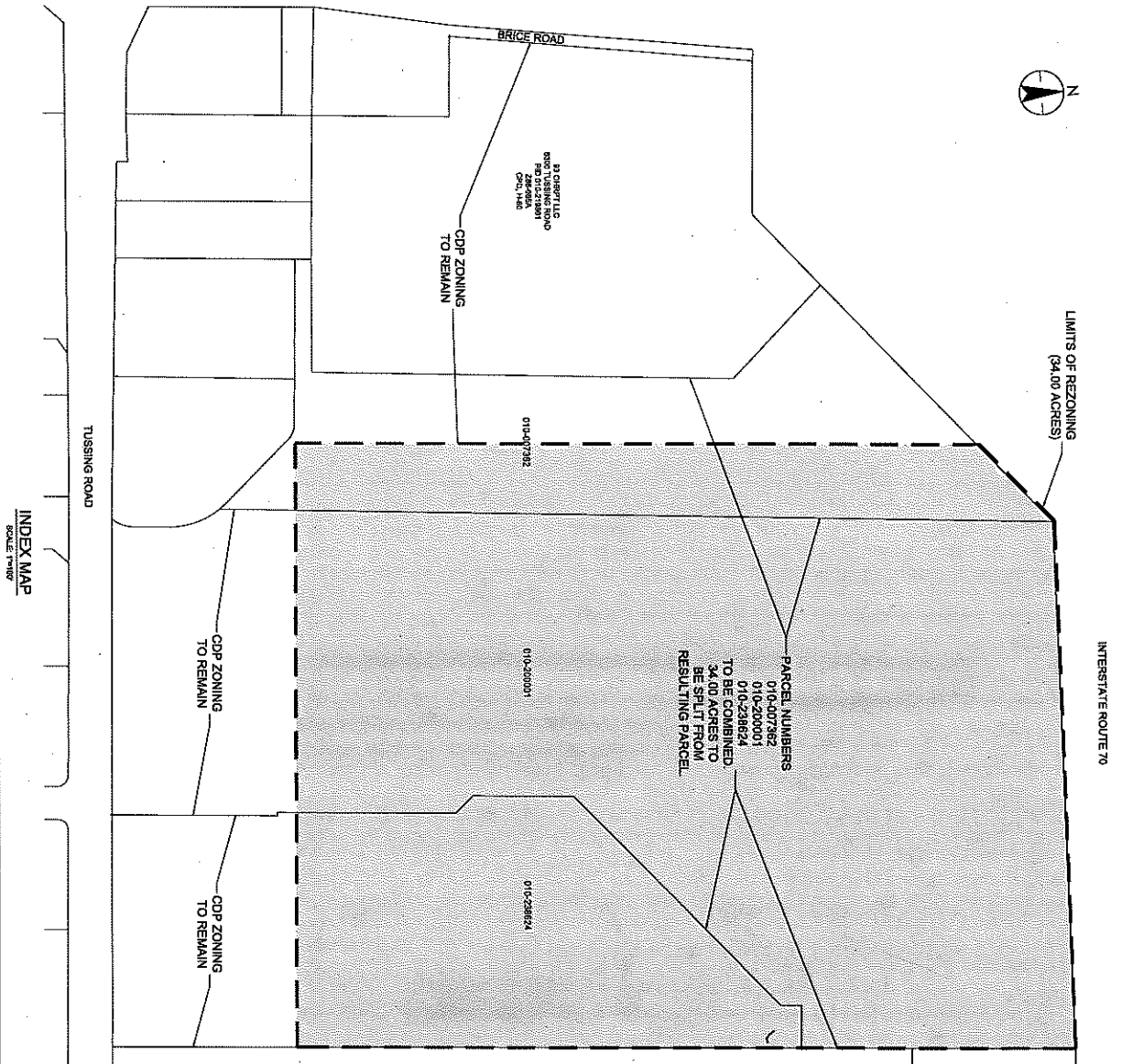
PROJECT NAME	CONSUMER SQUARE EAST
PROJECT NO.	010-007382
PROJECT LOCATION	1415-2018; Z17-044
PROJECT OWNER	CONSUMER SQUARE EAST
PROJECT ADDRESS	1415-2018; Z17-044
PROJECT CITY	1415-2018; Z17-044
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PROJECT RONTASECOND	1415-2018; Z17-044
PROJECT QUECTASECOND	1415-2018; Z17-044

PARKING CALCULATION

USE	PER 1,000 SQ. FT.	PER 1,000 SQ. YD.	PER 1,000 SQ. M.
RESIDENTIAL	1.0	1.0	1.0
COMMERCIAL	2.0	2.0	2.0
INDUSTRIAL	3.0	3.0	3.0
OFFICE	4.0	4.0	4.0
RETAIL	5.0	5.0	5.0
RESTAURANT	6.0	6.0	6.0
THEATER	7.0	7.0	7.0
CONCOURSE	8.0	8.0	8.0
STADIUM	9.0	9.0	9.0
ARENA	10.0	10.0	10.0
CONVENTION CENTER	11.0	11.0	11.0
EXHIBITION CENTER	12.0	12.0	12.0
RESEARCH CENTER	13.0	13.0	13.0
TECHNOLOGY CENTER	14.0	14.0	14.0
UNIVERSITY	15.0	15.0	15.0
HOSPITAL	16.0	16.0	16.0
GOVERNMENT CENTER	17.0	17.0	17.0
COURT	18.0	18.0	18.0
PRISON	19.0	19.0	19.0
ARMY	20.0	20.0	20.0
NAVY	21.0	21.0	21.0
AIR FORCE	22.0	22.0	22.0
COAST GUARD	23.0	23.0	23.0
ARMY RESERVE	24.0	24.0	24.0
NAVY RESERVE	25.0	25.0	25.0
AIR FORCE RESERVE	26.0	26.0	26.0
COAST GUARD RESERVE	27.0	27.0	27.0
ARMY NATIONAL GUARD	28.0	28.0	28.0
NAVY NATIONAL GUARD	29.0	29.0	29.0
AIR FORCE NATIONAL GUARD	30.0	30.0	30.0
COAST GUARD NATIONAL GUARD	31.0	31.0	31.0
ARMY NATIONAL GUARD RESERVE	32.0	32.0	32.0
NAVY NATIONAL GUARD RESERVE	33.0	33.0	33.0
AIR FORCE NATIONAL GUARD RESERVE	34.0	34.0	34.0
COAST GUARD NATIONAL GUARD RESERVE	35.0	35.0	35.0
ARMY NATIONAL GUARD RESERVE	36.0	36.0	36.0
NAVY NATIONAL GUARD RESERVE	37.0	37.0	37.0
AIR FORCE NATIONAL GUARD RESERVE	38.0	38.0	38.0
COAST GUARD NATIONAL GUARD RESERVE	39.0	39.0	39.0
ARMY NATIONAL GUARD RESERVE	40.0	40.0	40.0
NAVY NATIONAL GUARD RESERVE	41.0	41.0	41.0
AIR FORCE NATIONAL GUARD RESERVE	42.0	42.0	42.0
COAST GUARD NATIONAL GUARD RESERVE	43.0	43.0	43.0
ARMY NATIONAL GUARD RESERVE	44.0	44.0	44.0
NAVY NATIONAL GUARD RESERVE	45.0	45.0	45.0
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ARMY NATIONAL GUARD RESERVE	48.0	48.0	48.0
NAVY NATIONAL GUARD RESERVE	49.0	49.0	49.0
AIR FORCE NATIONAL GUARD RESERVE	50.0	50.0	50.0
COAST GUARD NATIONAL GUARD RESERVE	51.0	51.0	51.0
ARMY NATIONAL GUARD RESERVE	52.0	52.0	52.0
NAVY NATIONAL GUARD RESERVE	53.0	53.0	53.0
AIR FORCE NATIONAL GUARD RESERVE	54.0	54.0	54.0
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ARMY NATIONAL GUARD RESERVE	56.0	56.0	56.0
NAVY NATIONAL GUARD RESERVE	57.0	57.0	57.0
AIR FORCE NATIONAL GUARD RESERVE	58.0	58.0	58.0
COAST GUARD NATIONAL GUARD RESERVE	59.0	59.0	59.0
ARMY NATIONAL GUARD RESERVE	60.0	60.0	60.0
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ARMY NATIONAL GUARD RESERVE	64.0	64.0	64.0
NAVY NATIONAL GUARD RESERVE	65.0	65.0	65.0
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ARMY NATIONAL GUARD RESERVE	68.0	68.0	68.0
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ARMY NATIONAL GUARD RESERVE	76.0	76.0	76.0
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ARMY NATIONAL GUARD RESERVE	88.0	88.0	88.0
NAVY NATIONAL GUARD RESERVE	89.0	89.0	89.0
AIR FORCE NATIONAL GUARD RESERVE	90.0	90.0	90.0
COAST GUARD NATIONAL GUARD RESERVE	91.0	91.0	91.0
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NAVY NATIONAL GUARD RESERVE	93.0	93.0	93.0
AIR FORCE NATIONAL GUARD RESERVE	94.0	94.0	94.0
COAST GUARD NATIONAL GUARD RESERVE	95.0	95.0	95.0
ARMY NATIONAL GUARD RESERVE	96.0	96.0	96.0
NAVY NATIONAL GUARD RESERVE	97.0	97.0	97.0
AIR FORCE NATIONAL GUARD RESERVE	98.0	98.0	98.0
COAST GUARD NATIONAL GUARD RESERVE	99.0	99.0	99.0
ARMY NATIONAL GUARD RESERVE	100.0	100.0	100.0

RECORDING INFORMATION
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TRACKING NO. 17601-00156

VICINITY MAP

NOT TO SCALE

CONSUMER SQUARE EAST

REDEVELOPMENT OF CONSUMER SQUARE EAST SITE COMPLIANCE / ZONING TITLE SHEET

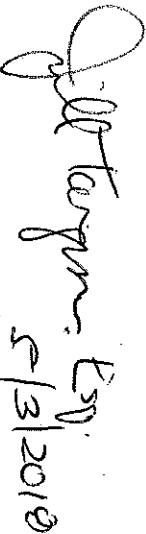
PREPARED BY

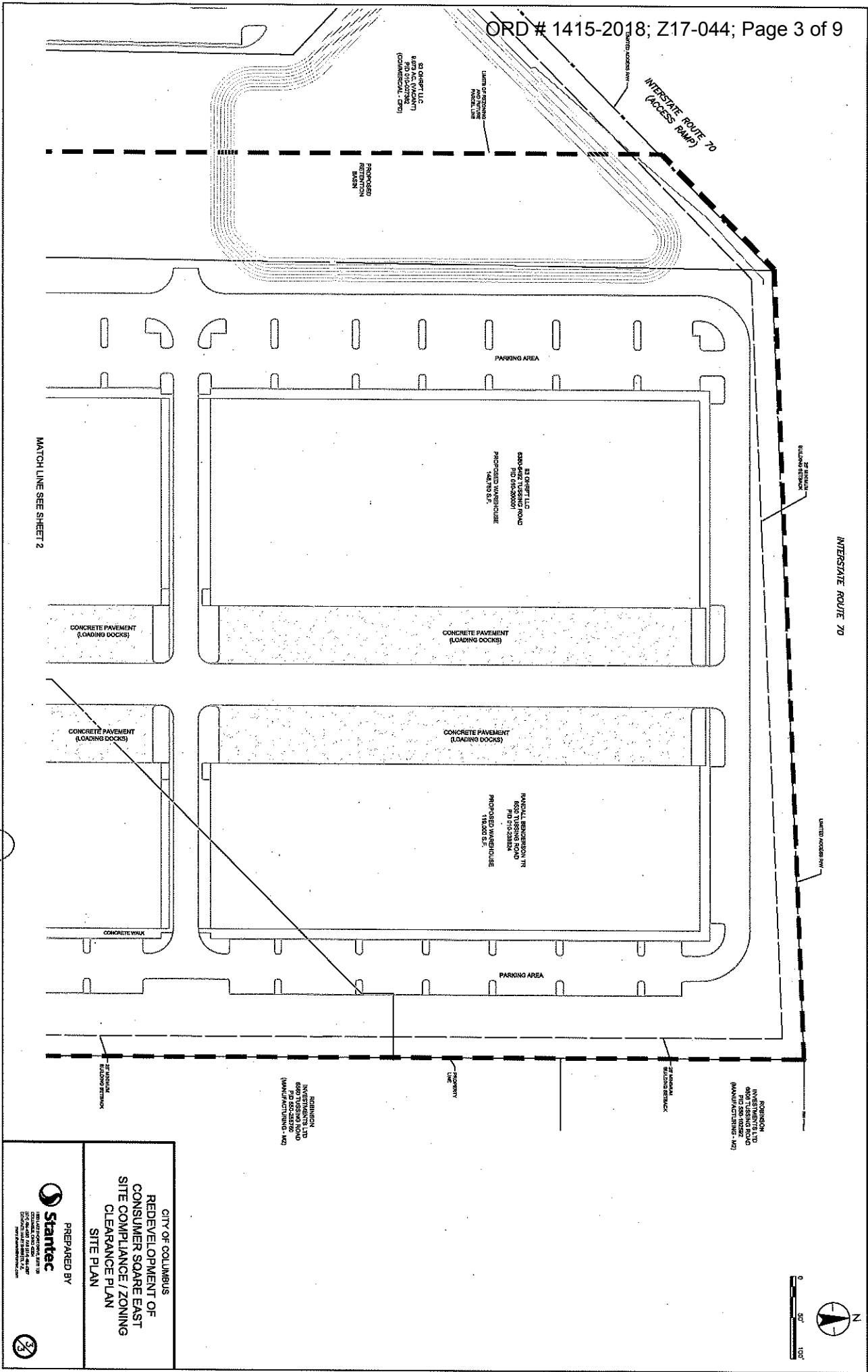
Stantec

DATE

01/05/2018

217-044; Final Received 5/14/18
 J. J. Ferguson, Esq.
 5/13/2018
 Sheet 1



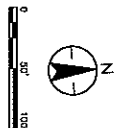


Z17-044; Final Received 5/14/18

Joe Tangman, Est. 5/13/2018 Sheet 3

CITY OF COLUMBUS
REDEVELOPMENT OF
CONSUMER SQUARE EAST
SITE COMPLIANCE / ZONING
CLEARANCE PLAN
SITE PLAN

PREPARED BY
Stantec
REGISTERED PROFESSIONAL ENGINEER
STATE OF OHIO
No. 100,000,000
DATE: 05/13/2018



**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JANUARY 11, 2018**

- 1. APPLICATION: Z17-044**
Location: **6500 TUSSING ROAD (43230)**, being 34.0± acres located 330± feet north of Tussing Road, and 900± feet east of Brice Road (010-007362, 010-200001, & 010-238624; Far East Area Commission).
Existing Zoning: CPD, Commercial Planned Development District.
Request: L-M, Limited Manufacturing District.
Proposed Use: Warehouses with commercial outlots.
Applicant(s): Benderson Development Co. LLC; c/o Jill S. Tangeman, Atty.; 52 East Gay Street; Columbus, OH 43215.
Property Owner(s): 93 OHRPT LLC; 570 Delaware Avenue; Buffalo, NY 14202.
Planner: Kelsey Priebe; 614-645-1341; krpriebe@columbus.gov

BACKGROUND:

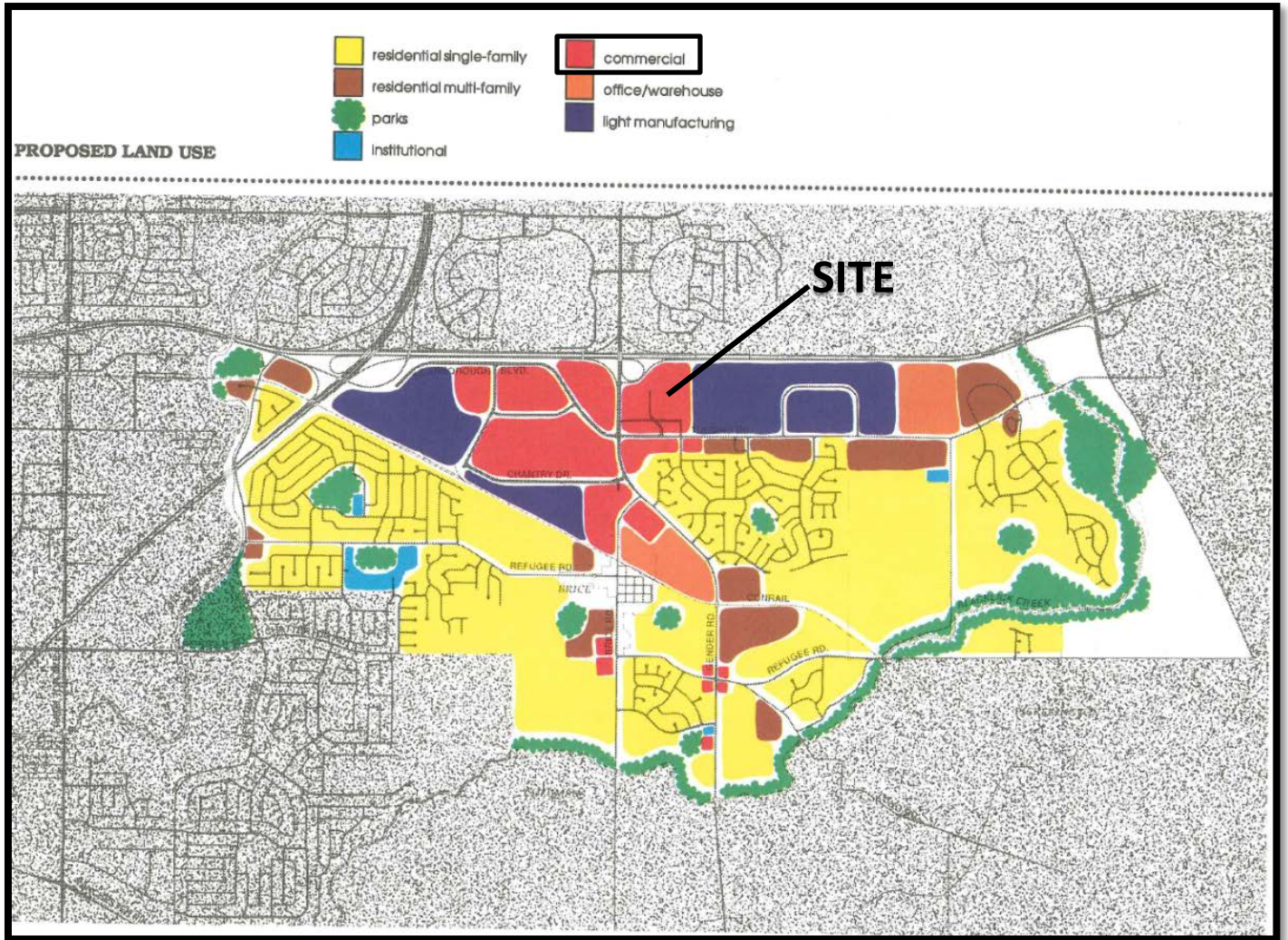
- This site is developed with a parking lot in the CPD, Commercial Planned Development District. The applicant is requesting the L-M, Limited Manufacturing District to allow for construction of four warehouses / flex space buildings.
- To the north of the site is Interstate 70. To the south are a parking lot and a fast-food establishment. To the east of the site is a vacant commercial building. To the west are office / warehouse buildings.
- The site is within the boundaries of the *Brice-Tussing Plan* (1990), which recommends “Commercial” land uses for this location.
- The site is located within the boundaries of the Far East Area Commission, whose recommendation is for approval.
- The Limitation text commits to less objectionable M, Manufacturing uses, specifically office warehouse uses, self-storage units, and related accessory uses. The text commits to a site plan and includes development standards addressing setback requirements, traffic access, buffering, and lighting.

CITY DEPARTMENTS’ RECOMMENDATION: Approval.

The requested L-M, Limited Manufacturing District will allow construction of four warehouses / flex space buildings that are compatible with the density and development standards of adjacent manufacturing developments. Although the *Brice-Tussing Area Plan* recommends commercial uses at this site, more recent planning efforts including the *Brice-Tussing Market Study* (2015) and the currently underway *Far East Area Plan* view this area as having potential for light industrial, warehouse, or employment center activities.

Z17-044
6500 Tussing Road
Approximately 34 acres
From CPD to L-M

Brice-Tussing Plan (1990)



Z17-044
6500 Tussing Road
Approximately 34 acres
From CPD to L-M



Z17-044
6500 Tussing Road
Approximately 34 acres
From CPD to L-M

Priebe, Kelsey R.

Subject: RE: Far East Area Commission Z17-044

From: Larry Marshall [<mailto:ldmarshall1965@yahoo.com>]

Sent: Wednesday, December 06, 2017 1:50 PM

To: Priebe, Kelsey R.

Cc: Jill Stemen Tangeman; Cedar Run; Steve Lindsay

Subject: Fw: RE: RE: Far East Area Commission Z17-044

This is to advise that application Z17-044 was presented to the far East Area Commission December 5, 2017 and approved as proposed

There were 10 Commissioners present presenting a quorum.

Votes were 10 approval with out contingencies as submitted and 0 against.

Larry Marshall
Zoning Chair
Far East Area Commission
2500 Park Crescent Dr
Columbus Ohio
614-619-3278

THE CITY OF
COLUMBUS
ANDREW J. GINTHER, MAYOR

DEPARTMENT OF BUILDING
AND ZONING SERVICES

REZONING APPLICATION

Department of Building & Zoning Services
Scott Messer, Director
757 Carolyn Avenue, Columbus, Ohio 43224-3218
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 # Z17-044

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jill S. Tangeman, Esq.
of (COMPLETE ADDRESS) 52 East Gay Street, 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. 93 OHRPT LLC 570 Delaware Avenue, Buffalo, NY 14202 0 Columbus Employees c/o Jim Boglioli #716-878-9626	2.
3.	4.

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

SIGNATURE OF AFFIANT

Jill Tangeman, Esq.

Subscribed to me in my presence and before me this 11th day of May, in the year 2018

SIGNATURE OF NOTARY PUBLIC

Deanna R. Cook

My Commission Expires:

not applicable



Deanna R. Cook, Attorney At Law
NOTARY PUBLIC - STATE OF OHIO
My commission has no expiration date
Sec. 147.03 R.C.

Statement expires six months after 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 all checks payable to the Columbus City Treasurer