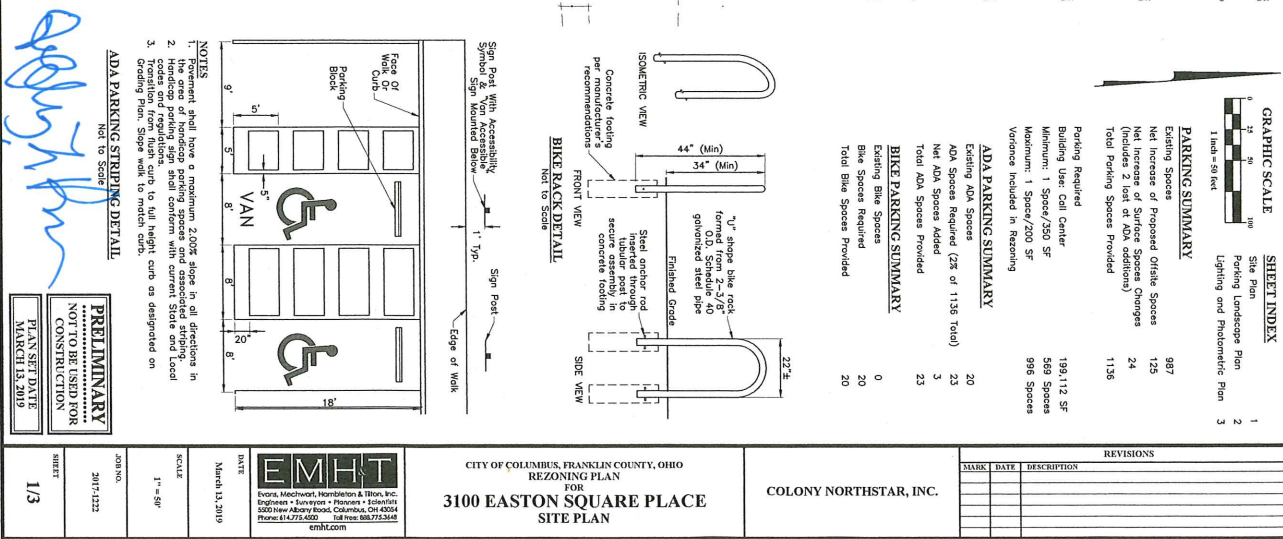


$$\begin{array}{r} 3 \\ 14 \\ 19 \end{array}$$


CRANFORD SCALE	
SHEET INDEX	
1	Site Plan
	Parking Landscape Plan
	Lighting and Problematic Plan
3	

**PARKING SUMMARY**

Existing Spaces	987
Net increase of Proposed Offsite Spaces	125
Net increase of Surface Spaces	24
(includes 2 lot at ADA addition)	
Total Parking Spaces Provided	1136

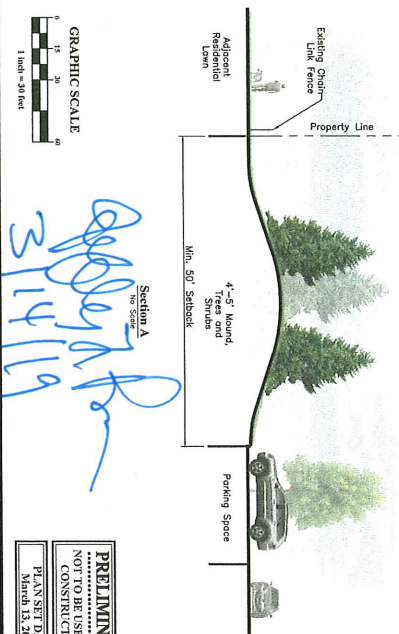
Parking Required	199, 112 SF
Building Use: Cell Center	569 Spaces
Minimum: 1 Space/350 SF	986 Spaces
Maximum: 1 Space/700 SF	986 Spaces
Vehicle Included in Reasoning	










**ADA PARKING SUMMARY**

Existing ADA Spaces	20
ADA Spaces Required (2% of 1136 Total)	23

**REVISIONS**

MARK	DATE	DESCRIPTION



PLANT SCHEDULE					
TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
	6	Acer fraxinifolium 'Pacific Sunset'	Pacific Sunset Maple	2.5' Cal.	BAB
	6	Myrica galeaefolia 'Wildfire'	Wildfire Black Gum	2' Cal.	BAB
	12	Quercus laevis	Swamp White Oak	2.5' Cal.	BAB
	18	Ulmus x 'Bronze'	Pioneer Elm	2.5' Cal.	BAB
<b>EMERGED TREES</b>					
	21	Ficus obesa	Norway Spruce	6' Ht.	BAB
	20	Ficus purpurea	Colorado Spruce	6' Ht.	BAB
	11	Ficus purpurea	Colorado Spruce	6' Ht.	BAB
<b>DOMESTIC TREES</b>					
	5	Quercus laevis 'Forest Pony'	Eastern Redbud	8'-10' Ht.	BAB
	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
76		Juncus chinensis 'Star Green'	Star Green Juniper	30' Ht.	Cont.
18		Syringa patula 'Miss Kim'	Miss Kim Lilac	35'	Cont.

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**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
FEBRUARY 14, 2019**

- 6. APPLICATION: Z17-043**
- Location:** **3100 EASTON SQUARE PLACE (43219)**, being 15.45± acres located at the northwest corner of Easton Square Place and Stelzer Road, (010-282381, 010-146541 & 010-146650; Northeast Area Commission).
- Existing Zoning:** R-1, Residential District & CPD, Commercial Planned Development District.
- Request:** CPD, Commercial Planned Development District (H-110).
- Proposed Use:** Additional parking for office building.
- Applicant(s):** NRFC Easton Holdings, LLC c/o Jeffrey L. Brown, Atty.; 37 West Broad Street, Suite 460; Columbus, OH 43215.
- Property Owner(s):** NRFC Easton Holdings, LLC, et al; 433 East Las Colinas Boulevard; Irving, TX 75039.
- Planner:** Tim Dietrich; 614-645-6665; [tedietrich@columbus.gov](mailto:tedietrich@columbus.gov)

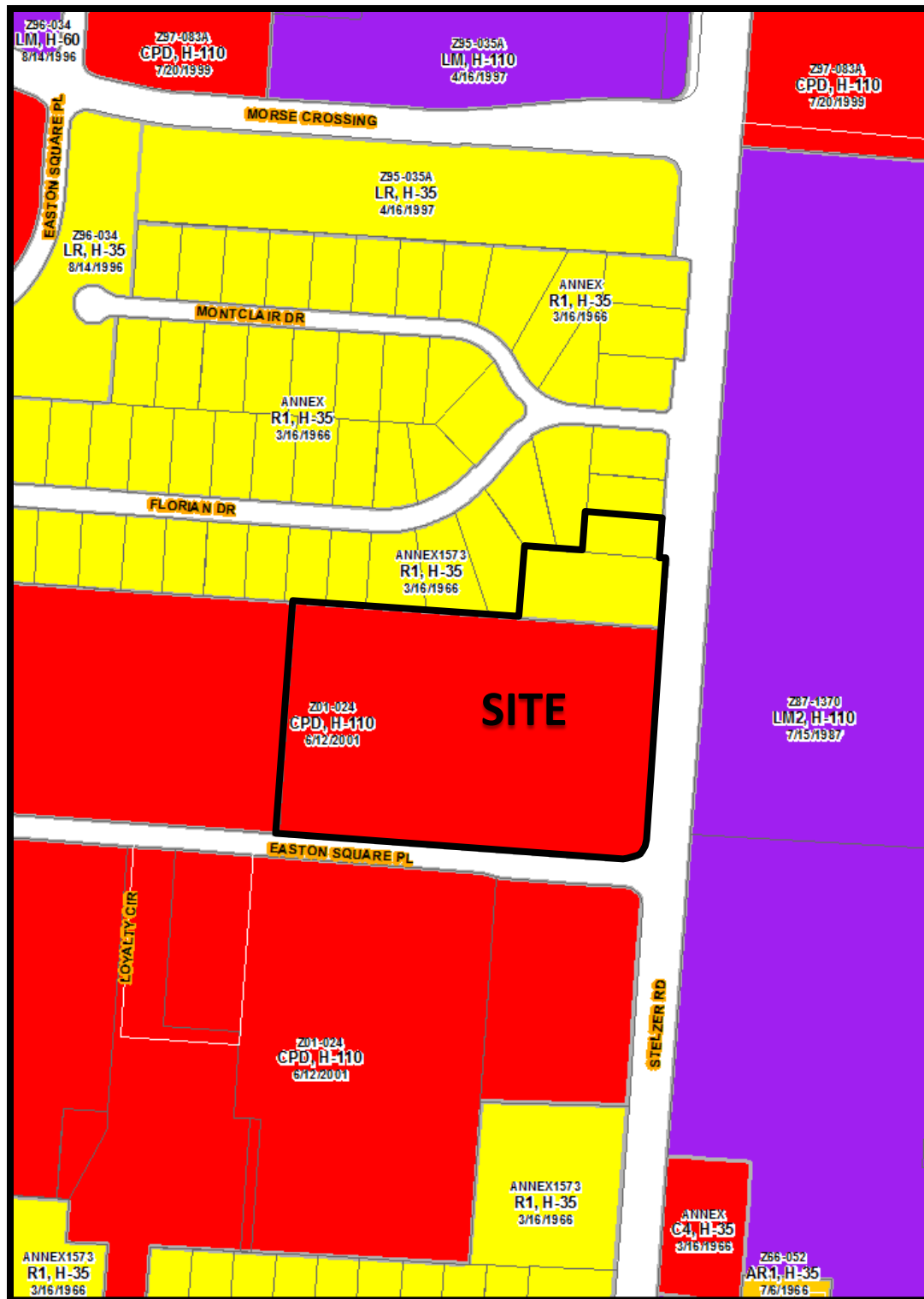
**BACKGROUND:**

- The 15.45± acre site includes one parcel developed with an office building in the CPD, Commercial Planned Development District, and two undeveloped parcels in the R-1, Residential District. The requested CPD district will permit additional parking for the existing office building as shown on the submitted site plan.
- North of the site are single-unit dwellings in the R-1, Residential District. South of the site is office development in the CPD, Commercial Planned Development District. East of the site is office and utility uses in the L-M-2, Limited Manufacturing District. West of the site is office development in the CPD, Commercial Planned Development District.
- The site is within the boundaries of the *Northeast Area Plan* (2007), which recommends “Office” land uses on the southern two parcels and “Low Density Residential” land uses on the northernmost parcel.
- The site is located within the boundaries of the Northeast Area Commission, whose recommendation is for approval.
- The CPD text establishes use restrictions and supplemental development standards that address building and parking setbacks, building height limitations, traffic access and circulation, preservation of existing vegetation, landscaping, street trees, graphics restrictions, and includes a commitment to a site plan. Additionally, variances to allow parking spaces and maneuvering to cross parcel lines, as shown on the site plan, and an increase to the maximum number of parking spaces permitted, are included in the CPD text.

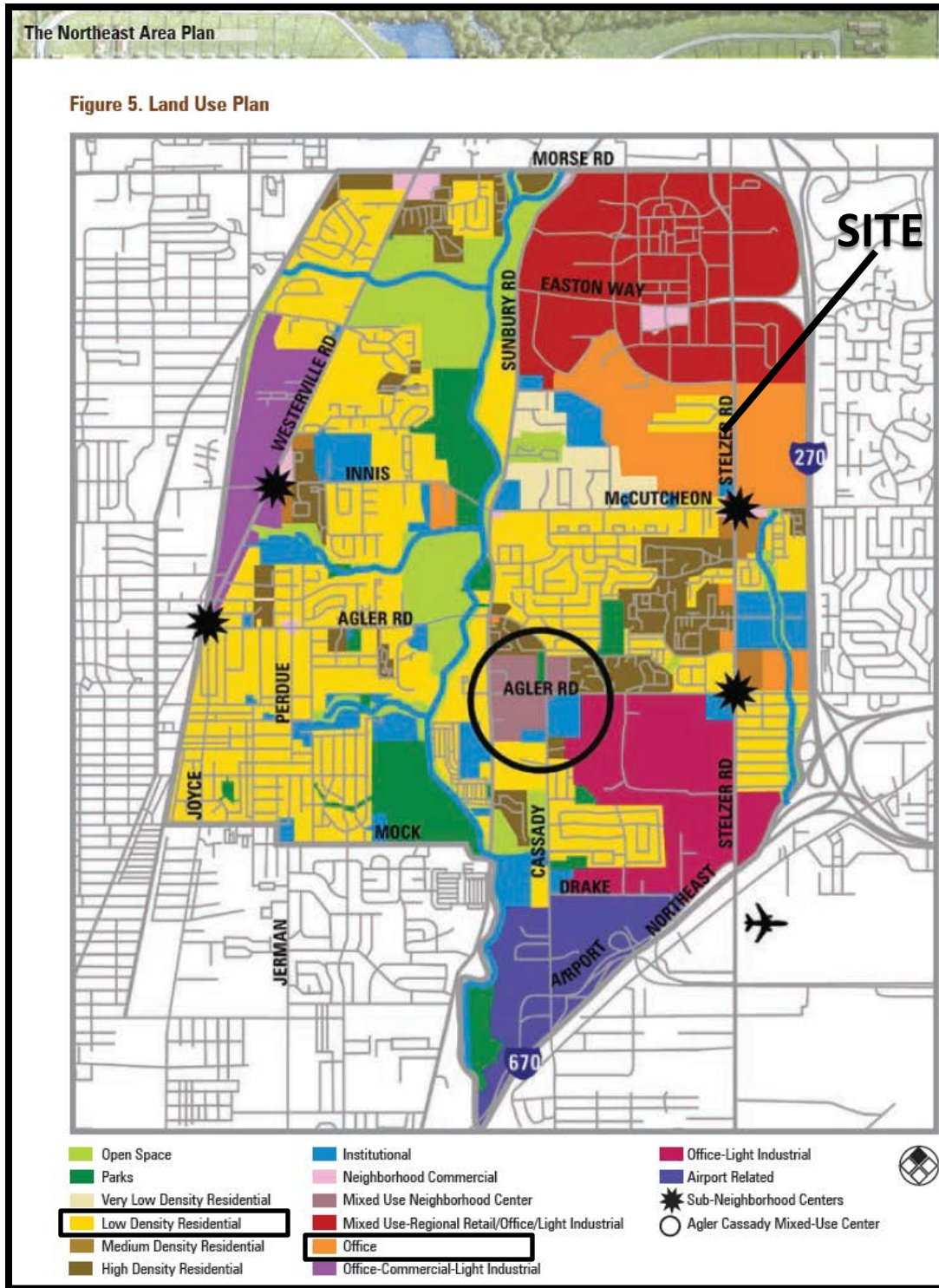
- The *Columbus Thoroughfare Plan* identifies Stelzer Road as a 4-2D arterial requiring a minimum of 60 feet of right-of-way from centerline.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval.

The proposed CPD, Commercial Planned Development District will permit the development of additional parking for the existing office building. The CPD text establishes appropriate use restrictions and supplemental development standards, many of which were carried over from the existing CPD district. Additionally, the text includes a commitment for the development to adhere to the submitted site plan. The variances to allow the development to exceed the maximum number of parking spaces permitted, and to allow parking spaces and maneuvering to cross parcel lines, are all supportable. The proposal is consistent with *Northeast Area Plan* land use recommendation for "Office" uses for two of the parcels, and is compatible to the existing development along Stelzer Road.



Z17-043  
3100 Easton Square Place  
Approximately 15.45 acres  
From CPD & R-1 to CPD



Z17-043  
 3100 Easton Square Place  
 Approximately 15.45 acres  
 From CPD & R-1 to CPD





Z17-043  
3100 Easton Square Place  
Approximately 15.45 acres  
From CPD & R-1 to CPD

# North East Area Commission

ORD # 0899-2019; Z17-043; Page 8 of 9

"Together we can build a stronger community"

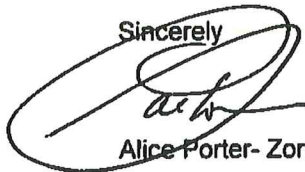
February 1, 2019

Mr. Tim Dietner  
Department of Development  
Building & Development Services  
111 N. Front Street  
Columbus, OH 43215

Mr. Dietner:

Subject: Z17-043 (revised), property known as 3100 Easton Square, Columbus, OH 43219.  
The North East Area Commission at a public meeting on January 10, 2019, voted to approve this application.

Sincerely

A handwritten signature in black ink, appearing to read 'AP', enclosed within a large, loopy oval shape.

Alice Porter- Zoning Chair

Cc: Elwood Rayford – Chairperson  
Jeffery L. Brown - Attorney



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

DEPARTMENT OF BUILDING  
AND ZONING SERVICES

## Rezoning Application

111 North Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • www.columbus.gov • zoninginfo@columbus.gov

### PROJECT DISCLOSURE STATEMENT

All parties having a 5% or more interest in the project that is the subject of this application should be listed.

**THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED.** Do not indicate 'NONE' in the space provided.

APPLICATION #: 217-043

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jeffrey L. Brown  
of (COMPLETE ADDRESS) 37 W. Broad Street, #460, 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. NRFC Easton Holdings LLC 433 East Los Colinas Blvd. #100 Irving, TX 75039 Doug Miller 972-865-0448 0 Columbus Employees	2.
3. Morso Holding Co. Three Limited Parkway Columbus, OH 43230 Mike Whitman 614-944-5195	4.

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

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 23<sup>rd</sup> day of October, in the year 2018

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:  
Natalie C. Timmons  
Notary Public, State of Ohio  
My Commission Expires 09-04-2020

*Project Disclosure Statement expires six months after date of notarization.*

Here

**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**