

Christopher Bueck
Attorney for Applicant
7-8-2014

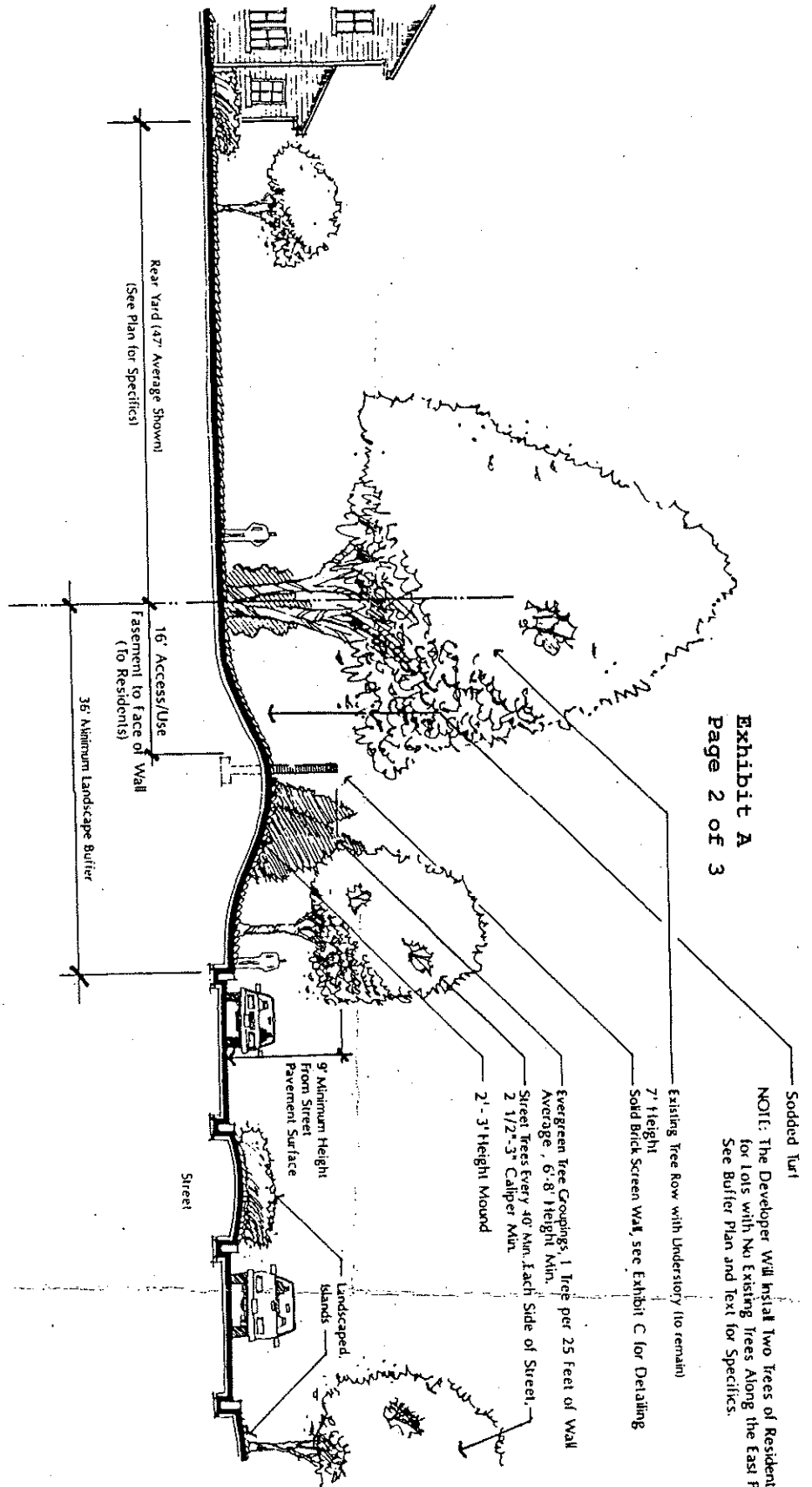
EXHIBIT 1

**EAST RING ROAD
BUTTER PLANT
AND SQUANDON
REHABILITATION
EXTENSION**

OCTOBER 11, 1997

**RECEIVED
BY
CITY OF
CHICAGO**

Exhibit A
Page 2 of 3



NOTE:
Evergreen and Ornamental Tree Groupings are shown in conceptual locations. Every effort will be made to field align the tree groupings with openings in the existing tree row along the east property line.

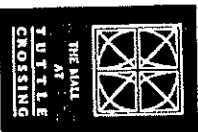
East P.L.

BUFFER
SECTION A-A'

EAST RING ROAD
BUFFER SECTION

October 21, 1992

Submitted to:
East Ring Road
City of New York

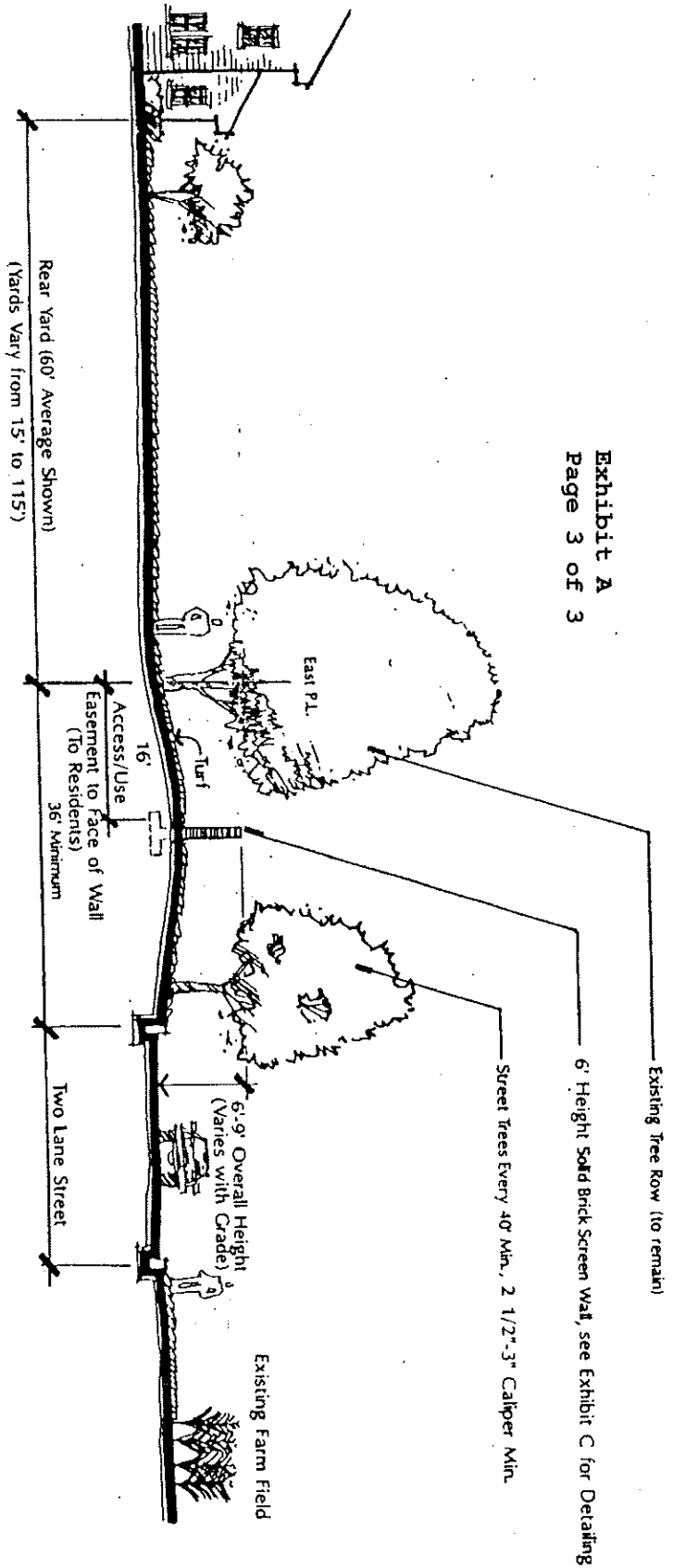


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Christophe Bryan Applicant
7-8-2017

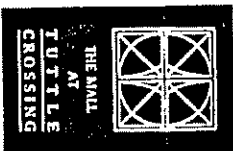


Exhibit A
Page 3 of 3



BUFFER
SECTION B-B'

SHANNON HEIGHTS
WALL EXTENSION
SECTION



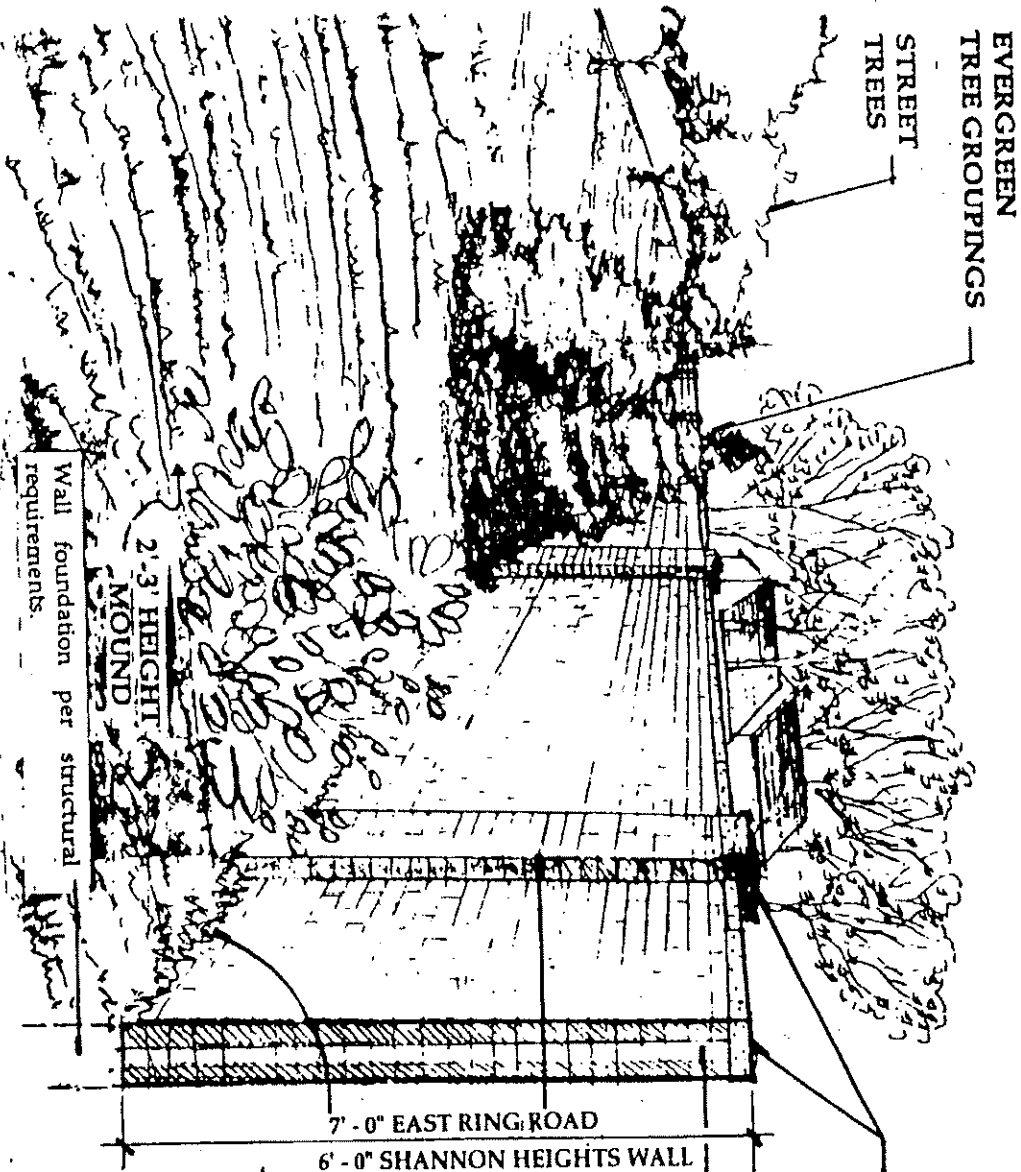
October 21, 1992

Shannon Heights
Wall Extension
Tuttle Crossing

Christopher Burch
Attorney for Applicant
7-8-2019



EXHIBIT B



Precast concrete wall caps. Cap on masonry pilaster to protrude 4" minimum above wall cap, to add vertical interest.

4" brick coursing with vertical joints at 8" o.c., brick mortar to be tooled, brick color to be red with matching mortar.

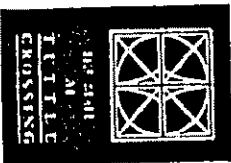
Masonry pilasters to be visible on both sides of wall and protrude from the face approximately 4". Masonry pilaster interval to be no more than 25' o.c.

Only finished brick wall will be visible above grade on both sides of wall.

BRICK SCREEN
WALL
CHARACTER
SKETCH/SECTION

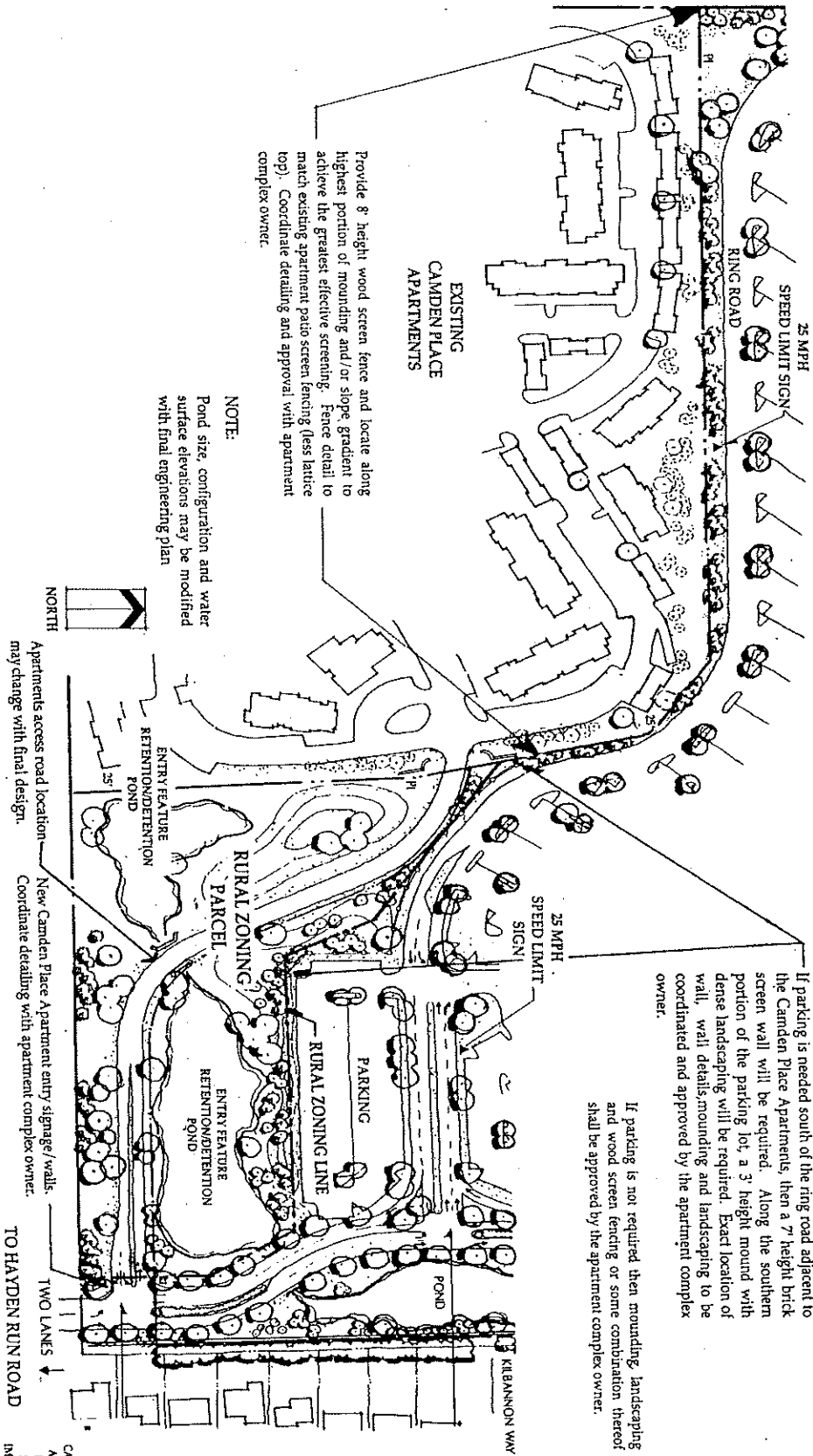
OCTOBER 21, 1992

Exterior Wall Company
The Creative Company



Christopher Bower
Applicant
7-8-2019

EXHIBIT C
Page 1 of 2



Provide 8' height wood screen fence and locate along highest portion of mounding and/or slope, gradient to achieve the greatest effective screening. Fence detail to match existing apartment patio screen fencing (less lattice top). Coordinate detailing and approval with apartment complex owner.

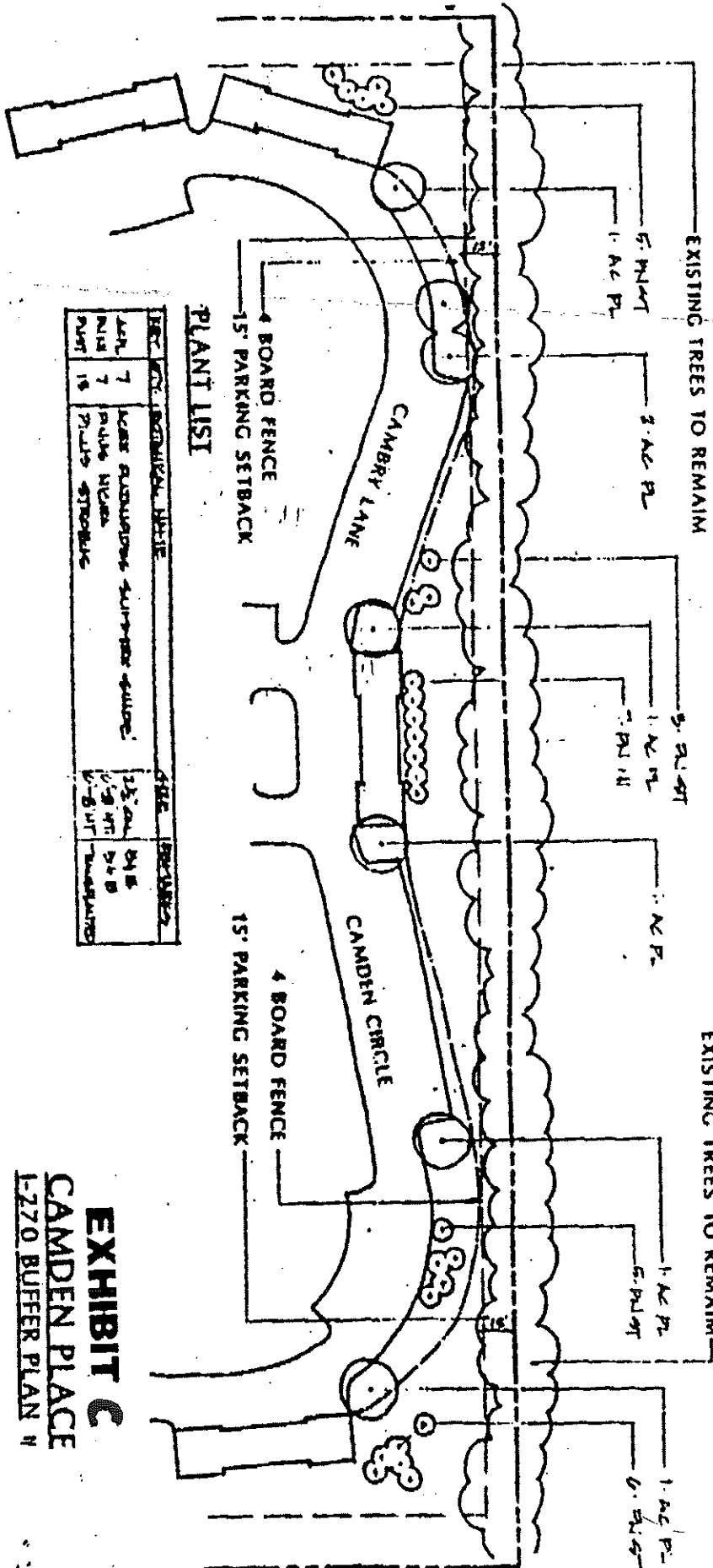
NOTE:
Pond size, configuration and water surface elevations may be modified with final engineering plan

If parking is needed south of the ring road adjacent to the Camden Place Apartments, then a 7' height brick screen wall will be required. Along the southern portion of the parking lot, a 3' height mound with dense landscaping will be required. Exact location of wall, wall details, mounding and landscaping to be coordinated and approved by the apartment complex owner.

If parking is not required then mounding, landscaping and wood screen fencing or some combination thereof shall be approved by the apartment complex owner.

Christina Borch
Approved for Applicant
7-8-2019

Exhibit C
Page 2 of 2



SCALE: 1" = 50'-0"



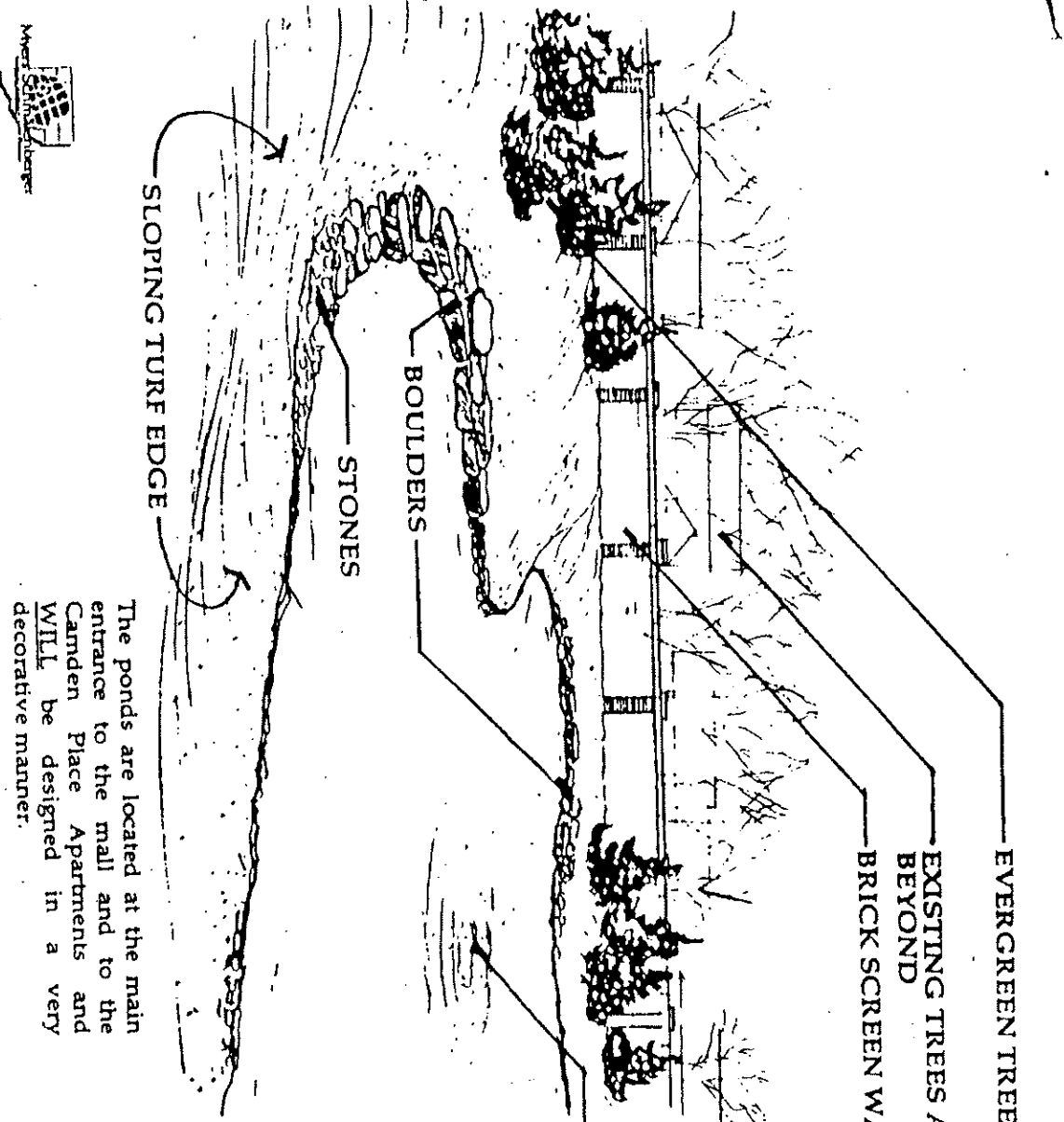
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EXHIBIT C **CAMDEN PLACE** **1-270 BUFFER PLAN**

FOR MULTICON DEVELOPMENT
SCOTO DESIGN GROUP 10-16-90

Christopher Baran
Associate Design Group
7-8-2019

EXHIBIT D



The ponds are located at the main entrance to the mall and to the Camden Place Apartments and will be designed in a very decorative manner.

The pond edge treatment shall consist of either one of the following or some combination of the following treatments:
turf, stones, boulders

Aeration system to help maintain water quality year round. Ponds will be designed and maintained to minimize the growth of algae.

NOTE:

Pond size, configuration and water surface elevations may be modified with final engineering plan

RETENTION/
DETENTION POND
EDGE TREATMENT
CHARACTER SKETCH

OCTOBER 21, 1993

For the City of Cambridge

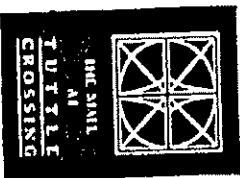
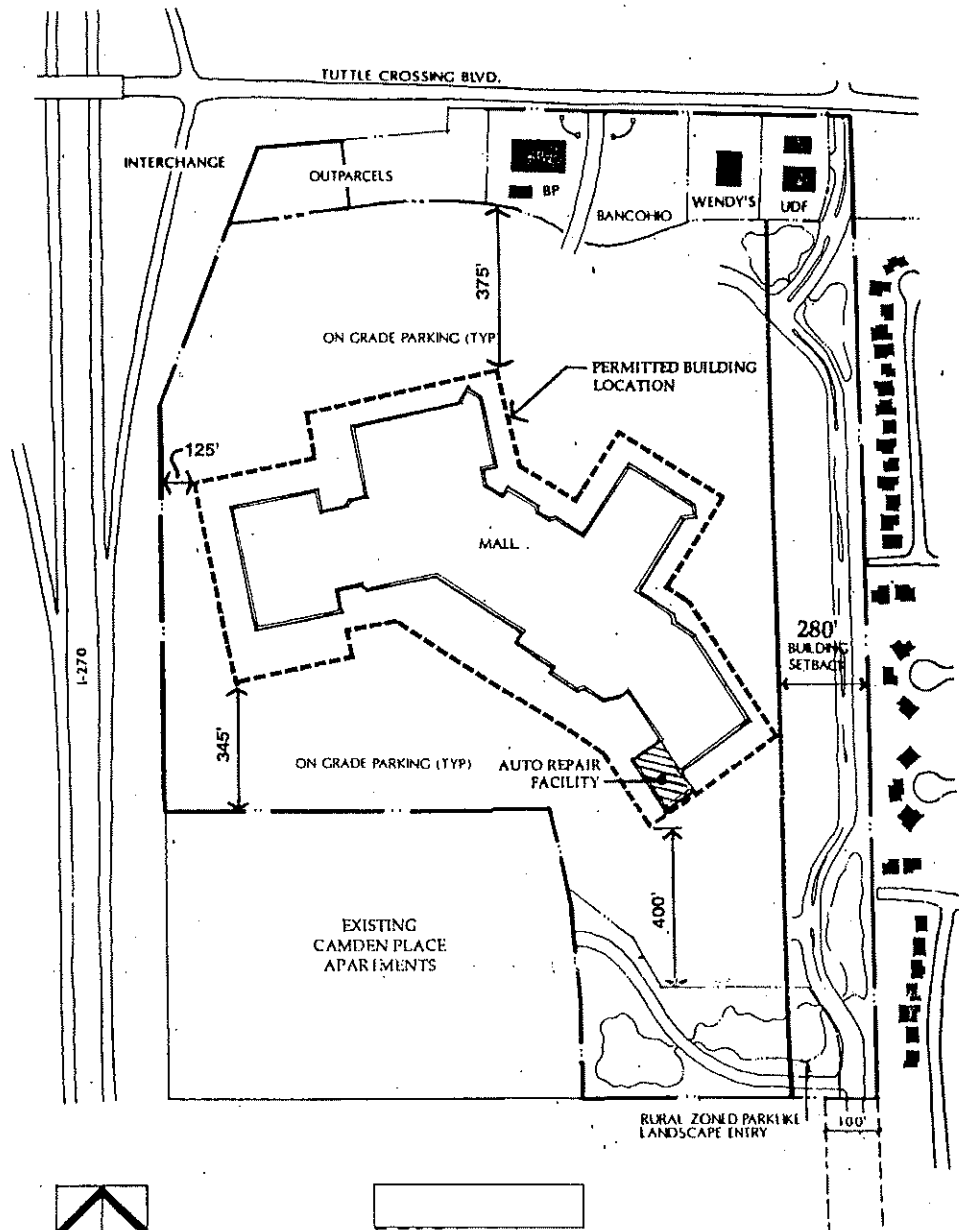


EXHIBIT D

Christopher Bush
Developer for Applicant
7-8-2019

EXHIBIT E



MALL DEVELOPMENT

PERMITTED MALL
BUILDING
LOCATION
SOUTHEAST QUADRANT -
TUTTLE CROSSING
DEVELOPMENT

Developed by
Edwards Land Company
and
The Glanville Company



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Christopher Burch
Attorney for Applicant
7-8-2019

THE MALL AT TUTTLE CROSSING
COLUMBUS, OHIO

DATE: 10-18-95

SITE PLAN



LEGEND

- PERMISSIBLE BUILDING AREA LINE
- PERMISSIBLE SIDEWALK AREA
- RING ROAD
- ACCESS ROAD
- TRUCK FACILITY
- ENCLOSED MALL
- PERMISSIBLE KIOSK AREA
- PARCEL LINE
- RETAIL CENTER PARCEL
- BACK OF CURB
- BRICK WALL
- FENCE
- STAIRS
- ESCALATOR
- MALL ELEVATOR (CENTER COURT)
- MALL ELEVATOR (END COURT)
- ACCESSIBLE PARKING SPACE
- PAINTED ISLAND
- LANDSCAPED ISLAND
- PIKE LAKE

DEVELOPMENT LEGEND

AREA	PERCENTAGE	PERCENTAGE	PERCENTAGE	PERCENTAGE
RETAIL CENTER	10.00	10.00	10.00	10.00
RETAIL CENTER	10.00	10.00	10.00	10.00
RETAIL CENTER	10.00	10.00	10.00	10.00
RETAIL CENTER	10.00	10.00	10.00	10.00
RETAIL CENTER	10.00	10.00	10.00	10.00

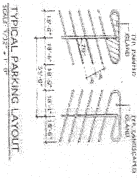
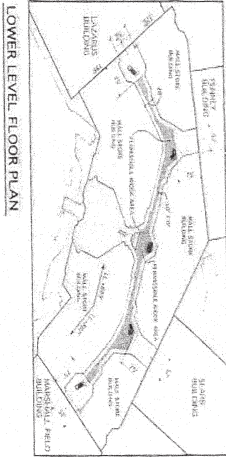
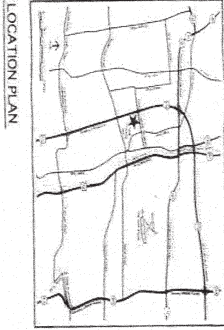
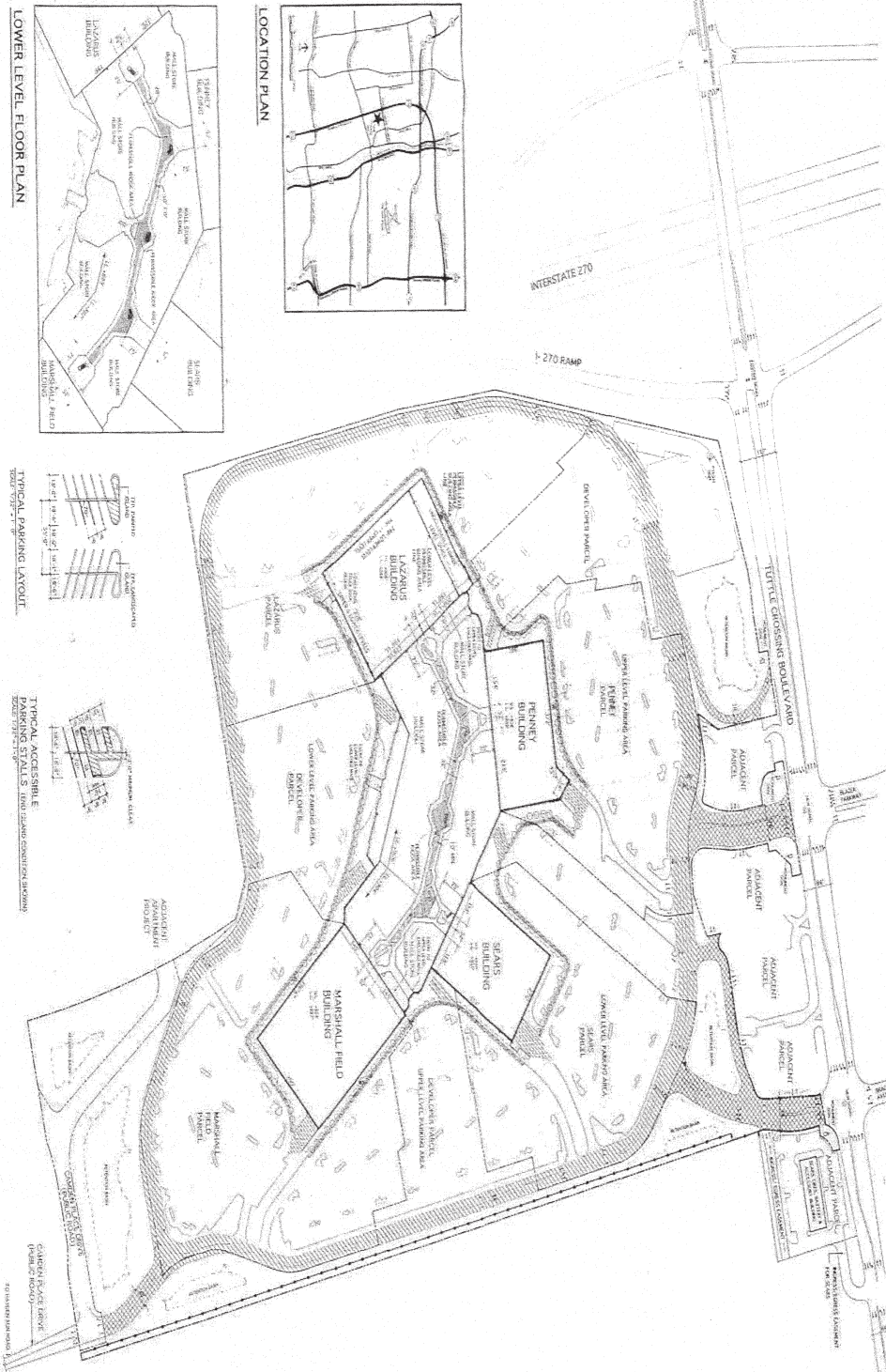
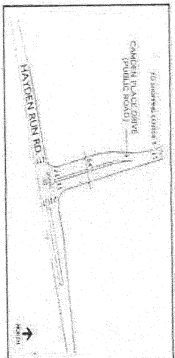


EXHIBIT F



Handwritten signature and date: 7-8-2019

5033 Tuttle Crossing Blvd

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**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JULY 11, 2019**

- 7. APPLICATION: Z19-032**
Location: **5033 TUTTLE CROSSING BLVD. (43016)**, being 76± acres located at the southeast corner of Tuttle Crossing Boulevard and Interstate 270 (010-233226 and five others; Hayden Run Civic Association).
Existing Zoning: CPD, Commercial Planned Development District
Request: CPD, Commercial Planned Development District (H-60) and L-R, Limited Rural District (H-35).
Proposed Use: Additional uses and revised development standards for a regional mall.
Applicant(s): Scene 75 Tuttle, LLC, c/o Jeffrey J. Madison, Atty.; 460 North Springboro Pike; West Carrollton, OH 45449.
Property Owner(s): Scene 75 Tuttle, LLC, et al; 460 North Springboro Pike; West Carrollton, OH 45449.
Planner: Shannon Pine; 614-645-2208; spine@columbus.gov

BACKGROUND:

- o The 76± acre site is developed with a regional mall and an eating and drinking establishment zoned in the CPD, Commercial Planned Development District. The applicant requests a new CPD district to:
 - remove use prohibitions that are no longer permitted in the C-4, Commercial District;
 - add bowling alleys with limitations to the list of permitted uses;
 - establish subareas based on the parcel ownership within the mall property enabling each subarea to be rezoned independently;
 - redefine signage allowances for anchor tenants; and
 - revise development standards, mainly to reformat into current CPD text outline form and remove superfluous commitments including preconstruction restrictions and items that have since been codified.

The L-R, Limited Rural District is being retained with this request as it was included as open space and stormwater retention for the existing CPD district.
- o To the north is mixed regional commercial development in the CPD, Commercial Planned Development District or within the City of Dublin. To the east is a single-unit subdivision in the R-2, Residential District. To the south is multi-unit residential development in the L-AR-O, Limited Apartment Office and L-ARLD, Limited Apartment Residential districts. To the west is Interstate 270.
- o The site is not within a planning area that gives land use recommendations, but is subject to the *Columbus Citywide Planning Policies (C2P2)* Design Guidelines (2018). As no significant exterior modifications are proposed to any of the buildings at this time, the C2P2 guidelines are not relevant to this request.

- o The CPD text proposes C-4, Commercial District uses with restrictions, carries over the existing CPD plans and exhibits, and includes development standards addressing setbacks, traffic and access, landscaping, screening, lighting, and graphics commitments. The requested L-R, Limited Rural District is restricted to open space and stormwater retention areas for the development within the CPD district.
- o The site is located within the boundaries of the Hayden Run Civic Association whose recommendation is for approval.
- o The *Columbus Thoroughfare Plan* identifies Tuttle Crossing Boulevard as a 6-2D arterial requiring a minimum of 80 feet of right-of-way from centerline.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested CPD, Commercial Planned Development District will permit appropriate modifications to the existing Tuttle Crossing Mall development in regard to permitted uses and signage allowances while establishing individual subareas that can be rezoned in the future independently from each other. The requested L-R, Limited Rural District is being retained as open space and stormwater retention areas. The request carries over the existing CPD plans and exhibits which contain extensive buffering and screening in consideration of the adjacent single-unit residential development while providing additional regional commercial opportunities for the existing mall development increasing its viability.

5033 Tuttle Crossing Blvd.
CPD & L-R to CPD & L-R
Approximately +* acres

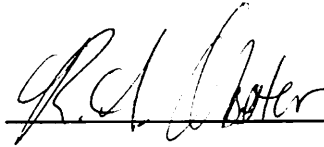


Z19-032
5033 Tuttle Crossing Blvd.
CPD & L-R to CPD & L-R
Approximately 76 acres

Hayden Run Civic Association Recommendation

The Hayden Run Civic Association ("Association") held a quorum and voted on June 10, 2019, in favor of and recommends approval of the rezoning application of Scene 75 Tuttle LLC ("Applicant"), being rezoning application number Z19-032. The Association met with representatives of the Applicant on May 22, 2019 to review the application. The Association had questions concerning changes to the permitted uses, wanted to ensure landscaping would be maintained in good order, and reviewed Applicant's signage drawings, then reconvened with Applicant on June 10, 2019, which meetings satisfied the Association's comments and questions.

Hayden Run Civic Association

A handwritten signature in black ink, appearing to read "Rebecca Obester", is written over a horizontal line.

Rebecca Obester, President

Date: 06 / 11 / 2019

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 #: 219-032

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Christopher B. Burch, Esq.
of (COMPLETE ADDRESS) 2 Miranova Place Suite 220, 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. See attached Exhibit 2	2.
3. Hayden Run Civic Association	4.

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

SIGNATURE OF AFFIANT

Chris Burch

Subscribed to me in my presence and before me this 23rd day of April, in the year 2019

SIGNATURE OF NOTARY PUBLIC

Lori A. Kirkendall

My Commission Expires

November 4, 2020

Notary Seal Here



DISCLOSURE STATEMENT expires six months after date of notarization.
NOTARY PUBLIC - STATE OF OHIO

MY COMMISSION EXPIRES:

November 4, 2020

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

219-032

EXHIBIT 2

PARTIES FOR PROJECT DISCLOSURE STATEMENT

MALL AT TUTTLE CROSSING, LLC
225 W. WASHINGTON STREET
INDIANAPOLIS, IN 46204
COLUMBUS-BASED EMPLOYEES: 0
MICHAEL LANG (317) 464.8942

SCENE 75 TUTTLE LLC
460 N. SPRINGBORO PIKE
WEST CARROLLTON OH 45449
COLUMBUS-BASED EMPLOYEES: 0
LES SANDLER (937) 291-1199

TF COLUMBUS OH LLC
3333 BEVERLY RD
HOFFMAN ESTATES IL 60179
COLUMBUS-BASED EMPLOYEES: 0
SCOTT NIERMAN (847) 286-2311

MACY'S RETAIL HOLDINGS, INC.
7 WEST 7TH STREET
CINCINNATI, OH 45202-2424
COLUMBUS-BASED EMPLOYEES: 0
TRACY HUGHES (513) 579-7116

J C PENNEY PROPERTIES INC.
6501 LEGACY DRIVE
PLANO TX 75024
COLUMBUS-BASED EMPLOYEES: 0
BILL DEMUTH (972) 431-3231