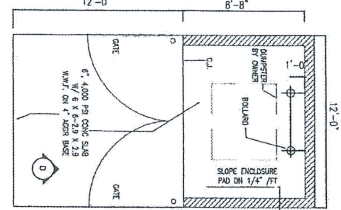
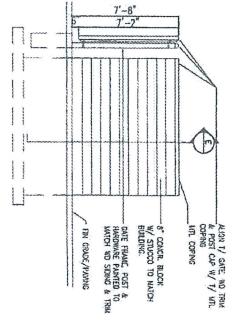


RIMROCK CORPORATION
 1423 ac, PID 010-213003-00
 OR 8116 FG 610
 ZONING: T90-107, MANUFACTURING, LH
 12/4/1991, H-110

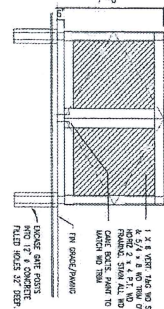
B
 DUMPSTER
 PLAN
 SCALE: N.T.S.



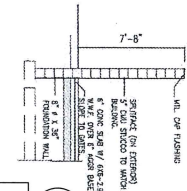
C
 DUMPSTER
 SIDE ELEV.
 SCALE: N.T.S.



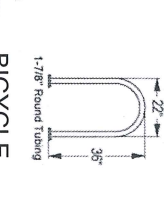
D
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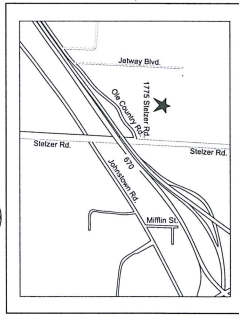
D
 DUMPSTER
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 SCALE: N.T.S.



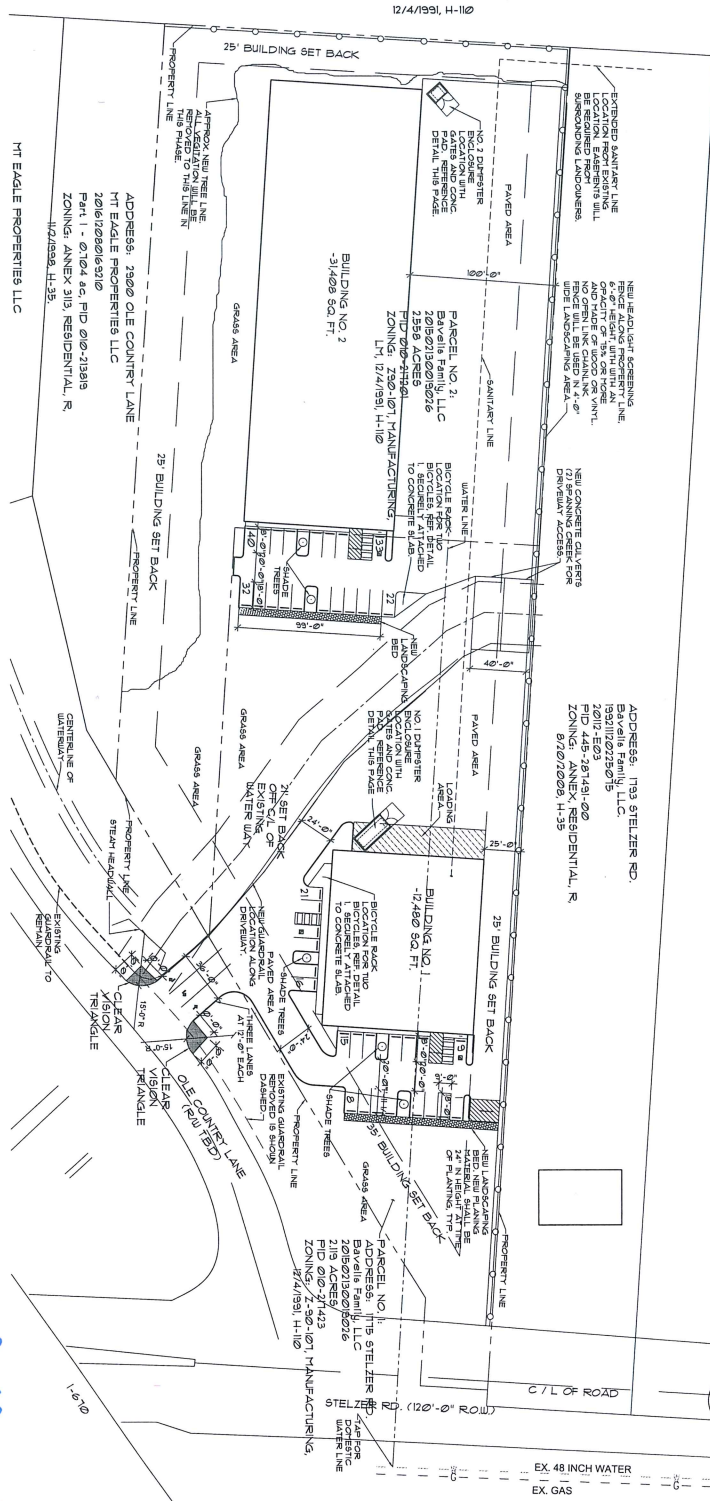
1
 BICYCLE
 RACK DETAIL
 SCALE: N.T.S.



VICINITY MAP
 SCALE: N.T.S.



A
 SITE PLAN
 SCALE: 1" = 40'-0"



DATA	
ZONING:	T90-107, MANUFACTURING, LH
CURRENT USE, VICINITY LAND USE:	RESIDENTIAL
PROPOSED ZONING:	T90-107, MANUFACTURING, LH
PANEL INFORMATION:	DATE: 12/23/2019
PARCEL:	LOT 1: 2.19 ACRES (95,280 SQ. FT.)
LOT SIZE:	2.19 ACRES (95,280 SQ. FT.)
PARCEL 2:	LOT 2: 1.88 ACRES (82,560 SQ. FT.)
LOT SIZE:	1.88 ACRES (82,560 SQ. FT.)
TOTAL LOT SIZE:	4.07 ACRES (177,840 SQ. FT.)
EXISTING BUILDINGS:	BUILDING NO. 1 (17,480 SQ. FT.)
EXISTING BUILDINGS:	BUILDING NO. 2 (17,480 SQ. FT.)
EXISTING BUILDINGS:	BUILDING NO. 3 (17,480 SQ. FT.)
EXISTING BUILDINGS:	BUILDING NO. 4 (17,480 SQ. FT.)
EXISTING BUILDINGS:	BUILDING NO. 5 (17,480 SQ. FT.)
EXISTING BUILDINGS:	BUILDING NO. 6 (17,480 SQ. FT.)
EXISTING BUILDINGS:	BUILDING NO. 7 (17,480 SQ. FT.)
EXISTING BUILDINGS:	BUILDING NO. 8 (17,480 SQ. FT.)
EXISTING BUILDINGS:	BUILDING NO. 9 (17,480 SQ. FT.)
EXISTING BUILDINGS:	BUILDING NO. 10 (17,480 SQ. FT.)
EXISTING BUILDINGS:	BUILDING NO. 11 (17,480 SQ. FT.)
EXISTING BUILDINGS:	BUILDING NO. 12 (17,480 SQ. FT.)
EXISTING BUILDINGS:	BUILDING NO. 13 (17,480 SQ. FT.)
EXISTING BUILDINGS:	BUILDING NO. 14 (17,480 SQ. FT.)
EXISTING BUILDINGS:	BUILDING NO. 15 (17,480 SQ. FT.)
EXISTING BUILDINGS:	BUILDING NO. 16 (17,480 SQ. FT.)
EXISTING BUILDINGS:	BUILDING NO. 17 (17,480 SQ. FT.)
EXISTING BUILDINGS:	BUILDING NO. 18 (17,480 SQ. FT.)
EXISTING BUILDINGS:	BUILDING NO. 19 (17,480 SQ. FT.)
EXISTING BUILDINGS:	BUILDING NO. 20 (17,480 SQ. FT.)
EXISTING BUILDINGS:	BUILDING NO. 21 (17,480 SQ. FT.)
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EXISTING BUILDINGS:	BUILDING NO. 77 (17,480 SQ. FT.)
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EXISTING BUILDINGS:	BUILDING NO. 79 (17,480 SQ. FT.)
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EXISTING BUILDINGS:	BUILDING NO. 90 (17,480 SQ. FT.)
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EXISTING BUILDINGS:	BUILDING NO. 94 (17,480 SQ. FT.)
EXISTING BUILDINGS:	BUILDING NO. 95 (17,480 SQ. FT.)
EXISTING BUILDINGS:	BUILDING NO. 96 (17,480 SQ. FT.)
EXISTING BUILDINGS:	BUILDING NO. 97 (17,480 SQ. FT.)
EXISTING BUILDINGS:	BUILDING NO. 98 (17,480 SQ. FT.)
EXISTING BUILDINGS:	BUILDING NO. 99 (17,480 SQ. FT.)
EXISTING BUILDINGS:	BUILDING NO. 100 (17,480 SQ. FT.)

GENERAL NOTES:

1. THE PROPOSED PROJECT WILL COMPLY WITH THE ZONING REGULATIONS AND REQUIREMENTS OF THE ZONING ORDINANCE.
2. THE PROJECT AND DEDICATION REQUIREMENTS SHALL BE AS SHOWN ON THE PLANS AND SPECIFICATIONS.
3. SHIELD TREES SHALL BE INSTALLED AT LOCATIONS SHOWN ON PLAN. THE TREES SHALL BE RED CEDAR AT THE POINT OF PLANTING. FIVE (5) TREES SHALL BE INSTALLED AT EACH LOCATION. THE TREES SHALL BE INSTALLED AT THE POINT OF PLANTING AND SHALL BE INSTALLED AT THE POINT OF PLANTING.
4. ALL LANDSCAPING SHALL BE INSTALLED AT THE POINT OF PLANTING.
5. ALL SITE LIGHTING LOCATED ON BUILDING WILL BE INSTALLED AT THE POINT OF PLANTING.
6. NO DATA SHALL BE PROVIDED FOR REMOVAL OF EXISTING TREES OR STRUCTURES.

A Zoning Plan for:

GS MARBLE AND GRANITE
 1775 STELZER RD.
 COLUMBUS, OHIO 43219

DRAWING NAME:
SITE PLAN

SHEET NO.:
C1.1

PROJECT NO.:
19005

ISSUE DATE: 12/23/2019

REVISION DATE:

ZONING APPLICATION
 BID
 CONSTRUCTION

brown group architects
 3400 mason road
 canal winchester, ohio 43110
 614-486-7145

11/12/19
 219-028 & CV19-035; Final Received 11/12/19



**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
OCTOBER 10, 2019**

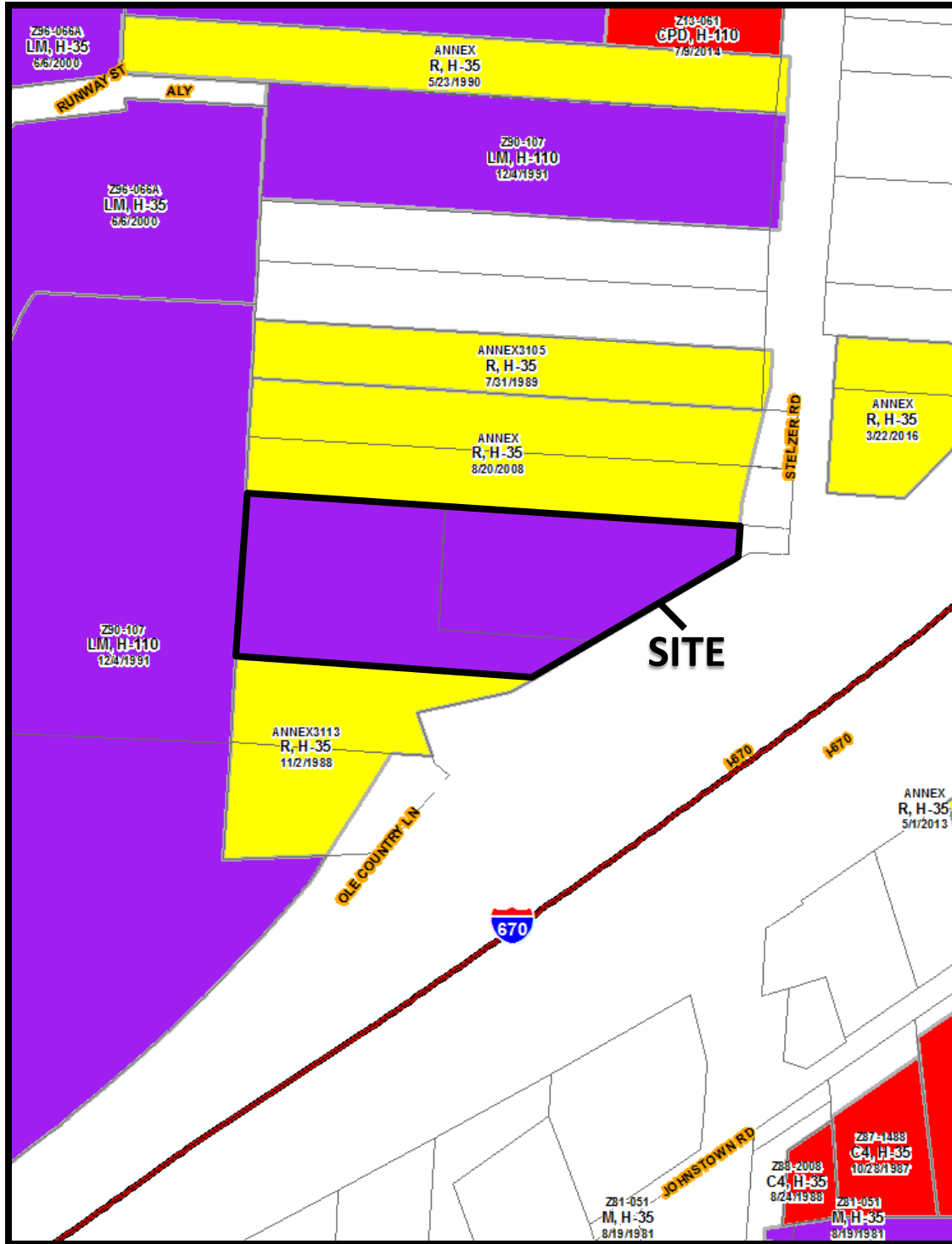
- 4. APPLICATION: Z19-028**
Location: 1775 STELZER RD. (43219), being 4.7± acres located on the east side of Stelzer Road, 980± feet north of Johnstown Road (010-217201 and 010-217423; Northeast Area Commission).
Existing Zoning: L-M, Limited Manufacturing District.
Request: L-M, Limited Manufacturing District (H-60).
Proposed Use: Industrial development.
Applicant(s): Bavelis Family LLC; c/o Jeffrey Brown, Atty.; 37 W. Broad St., Suite 460; Columbus, OH 43215.
Property Owner(s): The Applicant.
Planner: Kelsey Priebe; 614-645-1341; krpriebe@columbus.gov

BACKGROUND:

- The site is undeveloped and zoned in the L-M, Limited-Manufacturing District. The applicant proposes the L-M, Limited-Manufacturing District in order to update the development standards for a future less objectionable industrial development.
- To the north of the site is a single-unit dwelling in the R, Rural District. To the south are a single-unit dwelling and an office in the R, Rural District. To the east across Stelzer Road is I-670. To the west is an office in the L-M, Limited Manufacturing District.
- Companion CV19-035 has been filed to vary the building line, parking setback line, and number of loading spaces. That request will be heard by City Council and will not be considered at this Development Commission meeting.
- The site is subject to the I-670 Graphics Control overlay and is located within the boundaries of the *Port Columbus Joint Economic Development Strategy (2008)*, which recommends “Mixed Use” land uses for this location. The site is also located within the boundaries of the *Northeast Area Plan (2007)*, which recommends “Office-Light Industrial” land uses for this location.
- The site is located within the boundaries of the Northeast Area Commission, whose recommendation is for approval.
- The limitation text commits to only less objectionable M, Manufacturing District uses and includes provisions for access, landscaping and screening, lighting, and graphics commitments.

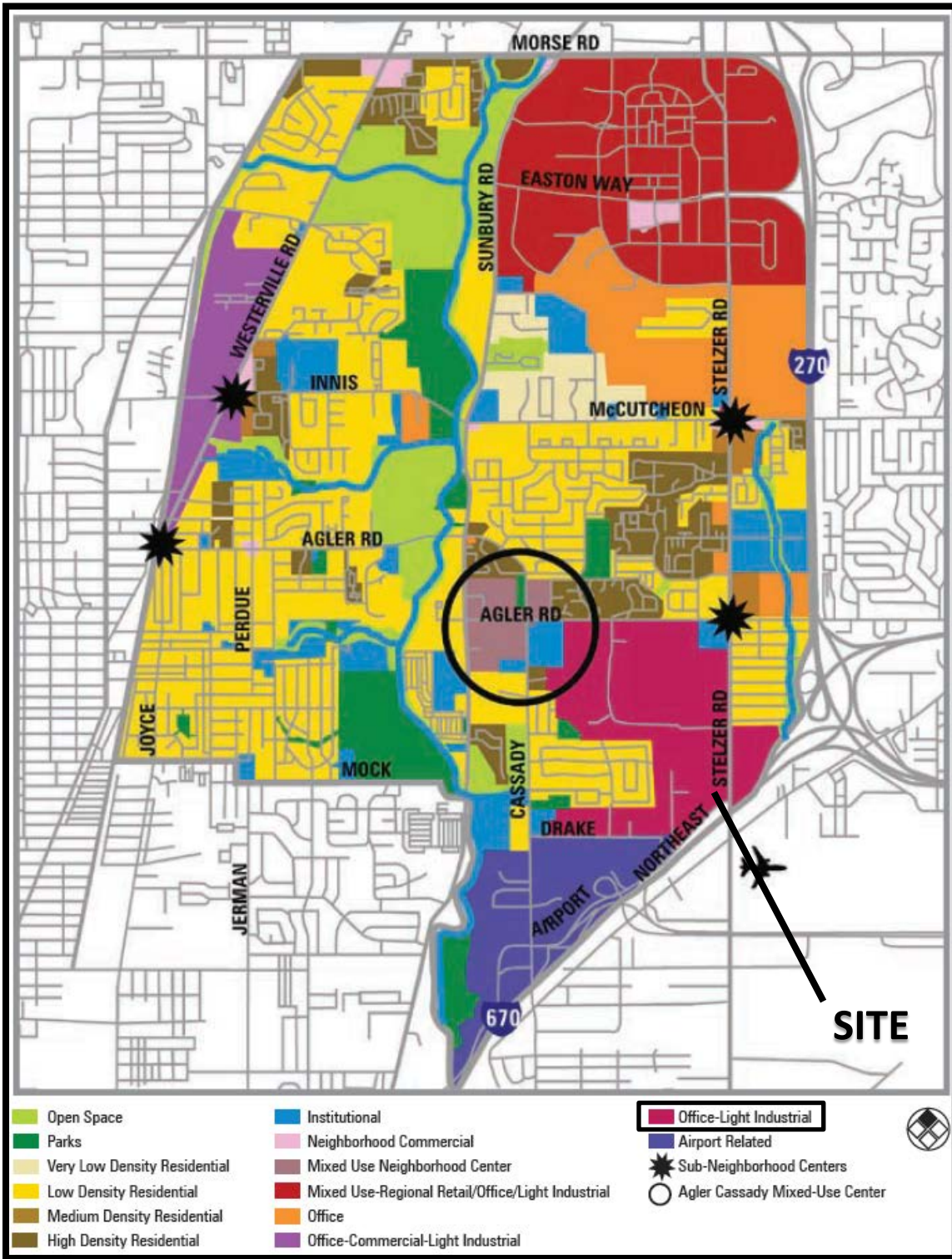
CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested L-M, Limited Manufacturing District will allow an industrial development that is compatible with the plan recommendations of both the *Northeast Area Plan* and the *Port Columbus Joint Economic Development Strategy*. Planning staff is also supportive of the use restrictions, graphics provisions, and landscaping commitments. A traffic access study was recently submitted for this application and is pending review. There may be traffic-related commitments that would need to be added to the limitation text.



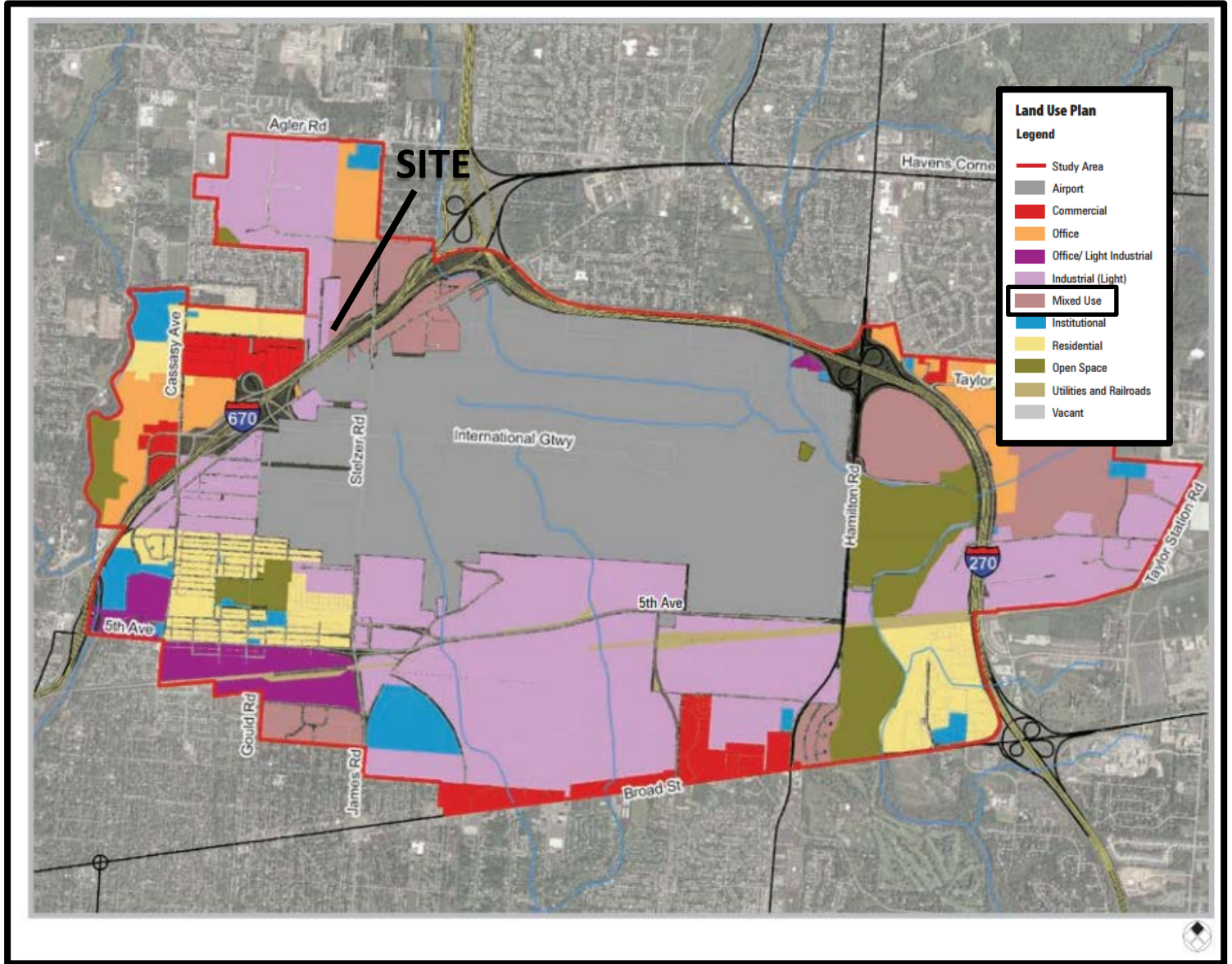
Z19-028
1775 Stelzer Road
Approximately 4.7 acres
L-M to L-M

Northeast Area Plan (2007)

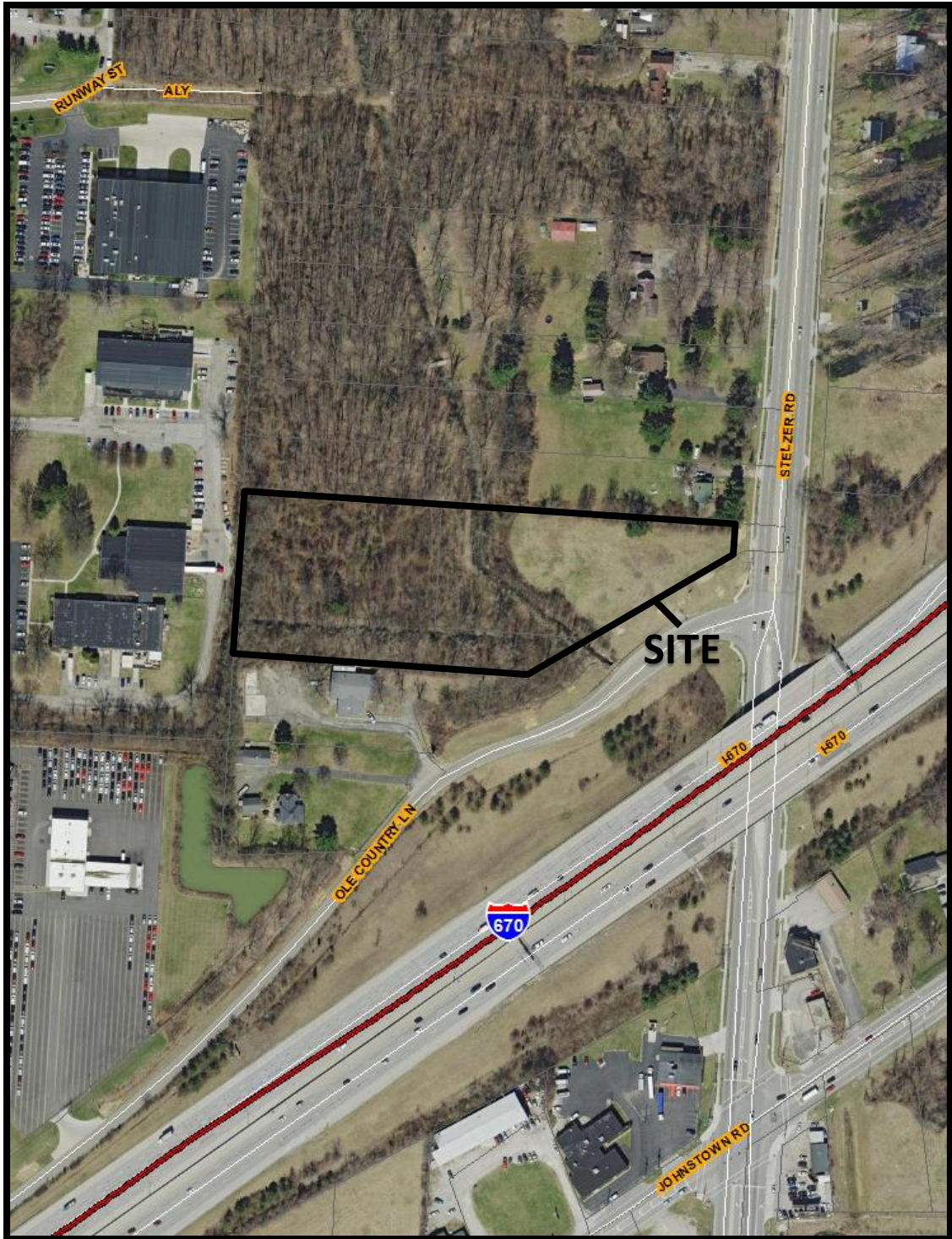


Z19-028
1775 Stelzer Road
Approximately 4.7 acres
L-M to L-M

Port Columbus Area Development Partnership and
Joint Economic Development Strategy Land Use Plan



Z19-028
1775 Stelzer Road
Approximately 4.7 acres
L-M to L-M



Z19-028
1775 Stelzer Road
Approximately 4.7 acres
L-M to L-M

North East Area Commission

"Together we can build a stronger community"

May 8, 2019

Ms. Kesley Priebe
Department of Development
Bldg. & Dev. Services
111 No. Front Street
Columbus, OH 43215

Ms. Priebe:

Subject: CV19-035 & Z19-028, property known as 1775 Stelzer Road, Columbus, OH 43219. The North East Area Commission at a public meeting on May 2, 2019 approved the above applications based on the agreed change regarding fencing and screening.



Sincerely,

Alice Porter - Zoning Chair
Columbus, OH 43219

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 #: Z19-028 & CV19-035

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jeffrey L. Brown
of (COMPLETE ADDRESS) 37 West Broad Street, Suite 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 (include contact name and number)
Business or individual's address; City, State Zip Code
Number of Columbus based employees
(Limited to 3 lines per box)

1. Bavelis Family LLC c/o George A Bavelis 52 East Fifteenth Avenue Columbus, OH 43201 614-989-8222 No Columbus based employees	2. Lina Marie Ramirez Jimenez & Paulo Caesar Salazar Pereira 2855 Johnstown Road Columbus, OH 43219
3.	4. 10 Columbus based employees 614-337-2435

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 24th day of September, in the year 2019

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

9/4/2020

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



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

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