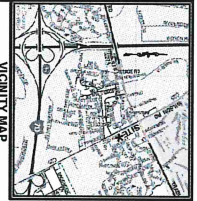


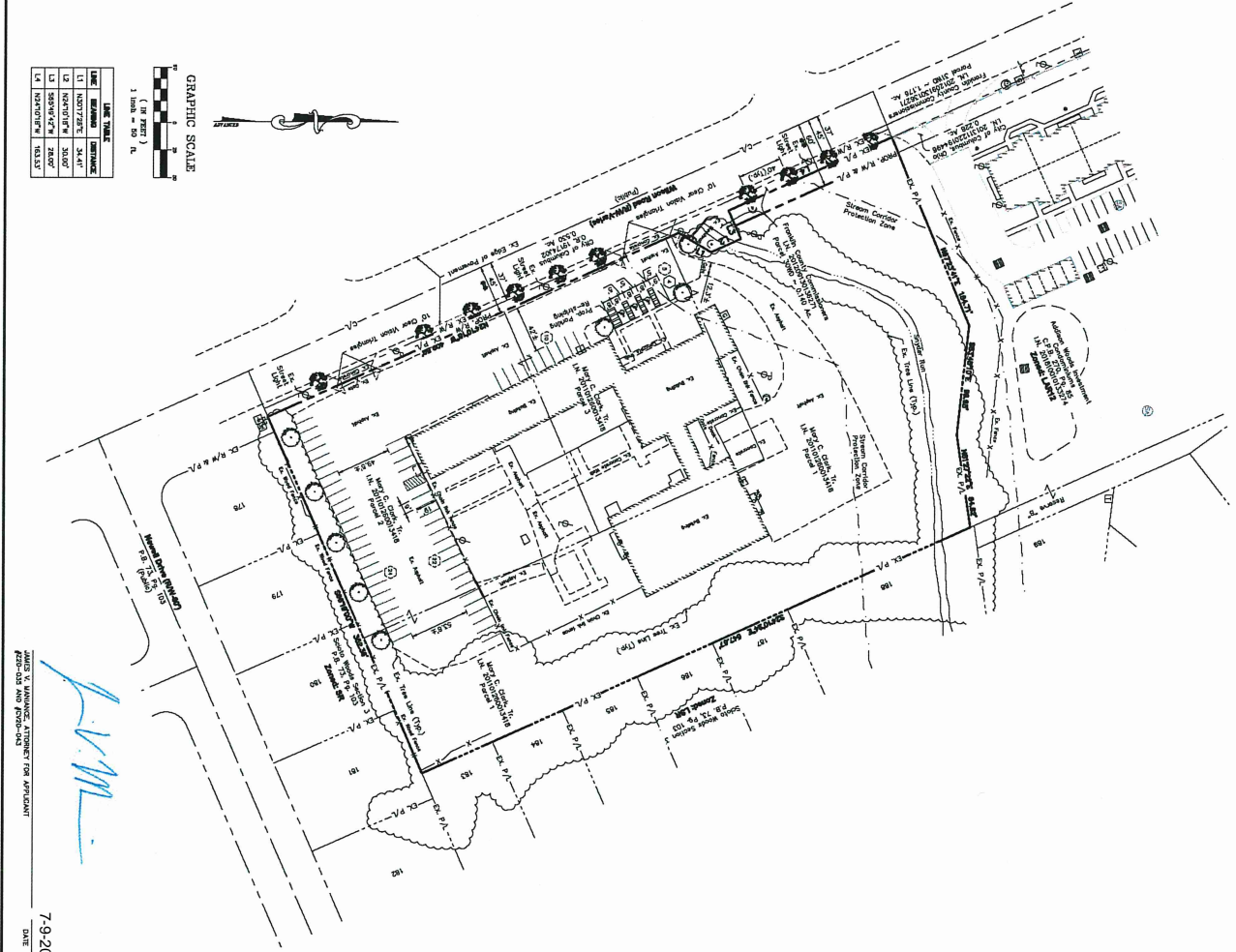
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GRAPHIC SCALE

1" = 100' (VERT.)
1" = 200' (HORIZ.)

LINE	THICKNESS	DESCRIPTION
L1	1/8"	PROPERTY BOUNDARY
L2	3/16"	STREET CENTERLINE
L3	1/4"	STREET RIGHT-OF-WAY
L4	3/8"	STREET RIGHT-OF-WAY



[Handwritten signature]

JAMES V. YAMUNICE, ARCHITECT FOR APPLICANT
APR-2020 AND APR-2020-2021

7-9-2020
DATE

SITE STATISTICS:

TOTAL PROPERTY AREA: 482 ACRES
CURRENT ZONING: M-2, LIMITED MANUFACTURING
PROPOSED ZONING: M-2, MANUFACTURING

USABLE WILSON ROAD RIGHT-OF-WAY: 100 FT
REQUIRED PARKING ON PROPOSED VEHICLES: 61 SPACES

OFFICE:
3 SPACES / 1 VEHICLE
3 SPACES = 0 PARKING SPACES
= 3400 S.F. X 1 SPACE / 400 S.F. = 11.5 PARKING SPACES
1 SPACE / 700 S.F. FOR THE FIRST 2000 S.F.
= 2000 S.F. X 1 SPACE / 700 S.F. = 28.7 PARKING SPACES
PLUS 1 SPACE / 1500 S.F. FOR ANY AMOUNT BETWEEN 2000 S.F. AND 120,000 S.F.
= 1278 S.F. X 1 SPACE / 1500 S.F. = 1.1 PARKING SPACES

TOTAL SPACES REQUIRED: 92 SPACES PER 2015(0)(1)(4)
ACCESSIBLE SPACES REQUIRED: 3 SPACES (INCLUDING 1 VAN ACCESSIBLE)
OFFICE PARKING REQUIRED: NOT APPLICABLE FOR MANUFACTURING USES
EXISTING PARKING LOT SPACE TREES: 8 TREES INCLUDING 2 PINE 10 PARKING SPACES = 8 TREES

PROPOSED STREET TREES:
8 TREES INCLUDING 2 PINE 10 PARKING SPACES = 8 TREES

APPLICANT AGREES TO BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF THE PROPERTY IN ORDER TO MAINTAIN EXISTING ON-SITE OFFICE AND DRIVEWAY SPACES

Z20-035 Final Received 7/9/2020

City of Columbia, South Carolina
ZONING SITE PLAN
1550 WILSON ROAD

7-9-2020

ADVANCED
CITY OF COLUMBIA, SOUTH CAROLINA
1550 WILSON ROAD
COLUMBIA, SOUTH CAROLINA 29204
PH: 803.733.4378
FAX: 803.733.4379
WWW.ADVANCEDCITY.COM

DATE: April 1, 2020
SHEET 1 / 1
JOB NO: 20-001-035

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JULY 9, 2020**

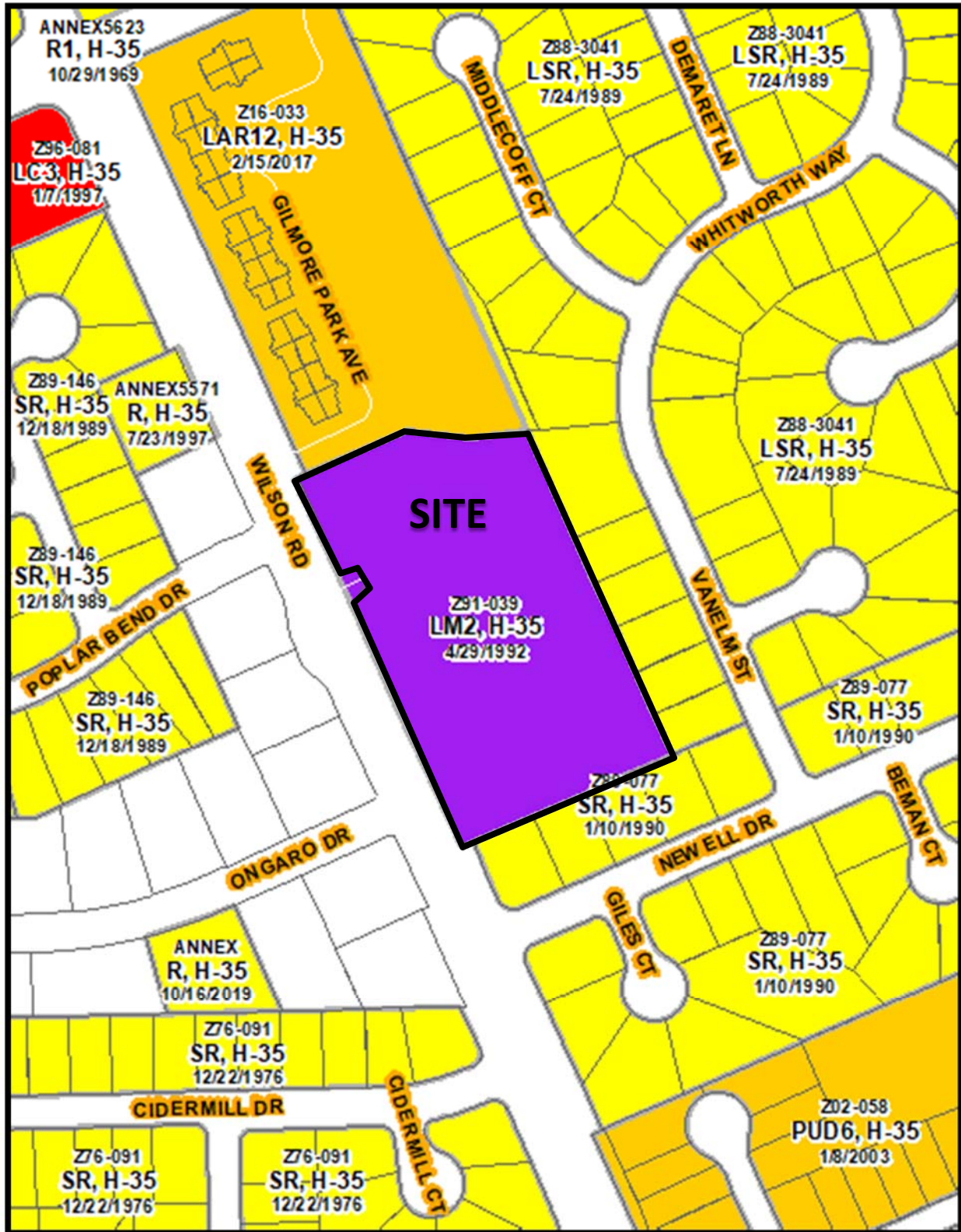
- 6. APPLICATION: Z20-035**
Location: **1550 N. WILSON RD. (43204)**, being 4.83± acres located on the east side of North Wilson Road, 130± feet north of Newell Drive (560-220077; West Scioto Area Commission).
Existing Zoning: L-M-2, Limited Manufacturing District.
Request: L-M-2, Limited Manufacturing District (H-35).
Proposed Use: Manufacturing and distribution facility.
Applicant(s): 1550 N. Wilson, LLC; c/o James V. Maniace, Atty.; 65 East State Street, Suite 1000; Columbus, OH 43215.
Property Owner(s): Mary C. Clark, Trustee; Clark Graphics Inc.; P.O. Box 28183; Columbus, OH 43228.
Planner: Shannon Pine; 614-645-2208; spine@columbus.gov

BACKGROUND:

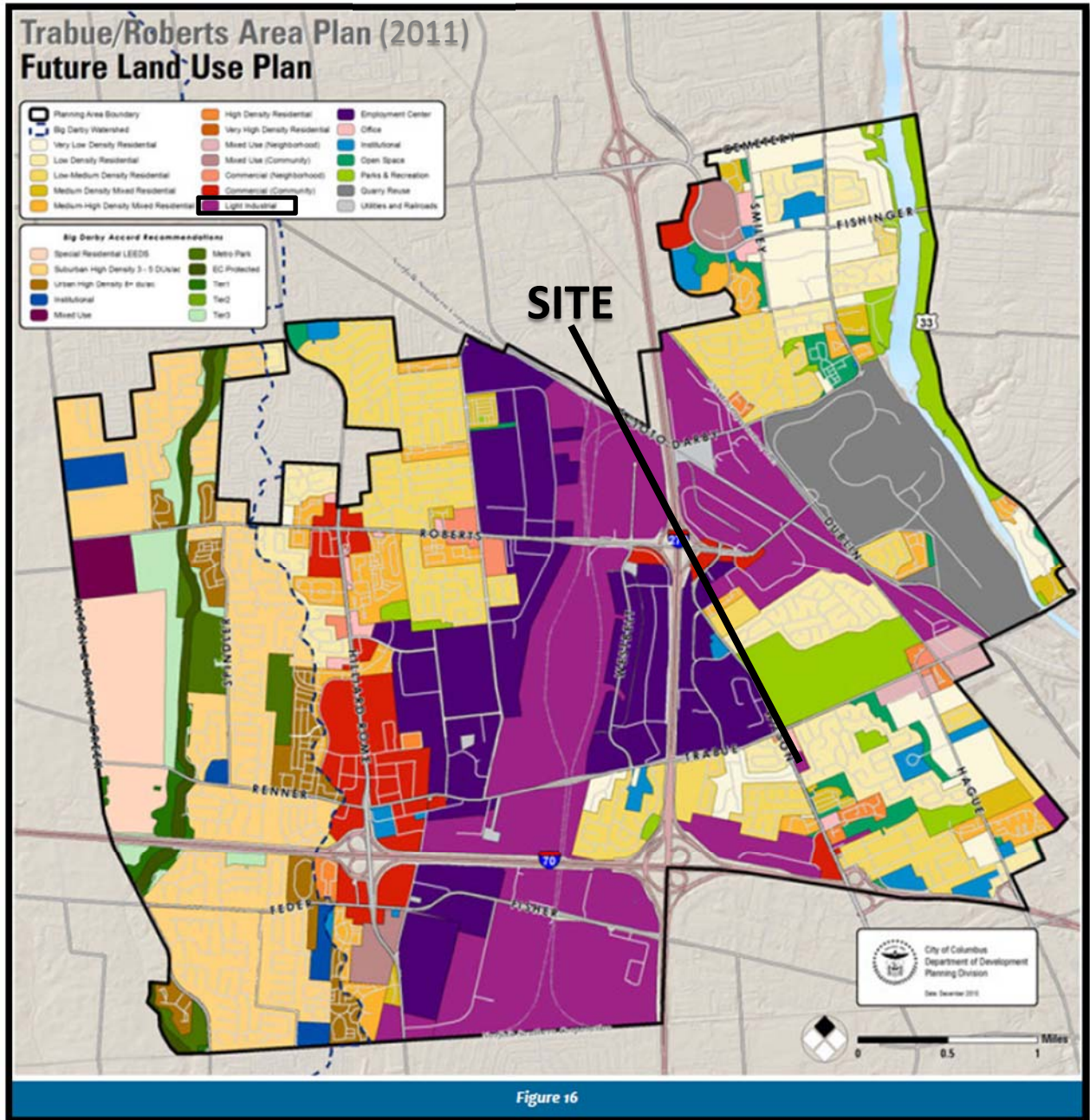
- The site consists of one parcel developed with an industrial printing facility in the L-M-2, Limited Manufacturing District (Z91-039). The requested L-M-2, Limited Manufacturing District will permit warehouse, assembly, distribution, and office uses for a proposed medical supply business. The current L-M-2 district only permits the existing printing facility use.
- The site is surrounded by residential development. To the north is an apartment complex in the L-AR-12, Limited Apartment Residential District. To the east and south is a single-unit residential subdivision in the L-SR, Limited Suburban Residential District. To the west across North Wilson Road are single unit dwellings in Franklin Township.
- The site is located within the planning area of the *Trabue/Roberts Area Plan* (2011), which recommends light industrial land uses at this location.
- The site is located within the boundaries of the West Scioto Area Commission, whose recommendation is for approval, but the recommendation form had not been received at the time this report was finalized.
- The limitation text establishes use restrictions and supplemental development standards related to preservation of landscaping, installation of street trees, and the Stream Corridor Protection Zone present on the site.
- Concurrent CV20-043 proposes a variance to conform the existing parking lot setback.
- The *Columbus Multimodal Thoroughfare Plan* identifies North Wilson Road as a Suburban Commuter Corridor requiring 120 feet of right-of-way.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested L-M-2, Limited Manufacturing District will allow an existing printing facility to be repurposed for a medical supply warehouse and distribution facility. The request is consistent with the light industrial land use recommendation of the *Trabue/Roberts Area Plan*, and the preservation of landscaping and addition of street trees maintain the compatibility of this development with the surrounding residential uses.



Z20-035
1550 N. Wilson Rd.
Approximately 4.8' acres
L-M-2 to L-M-2

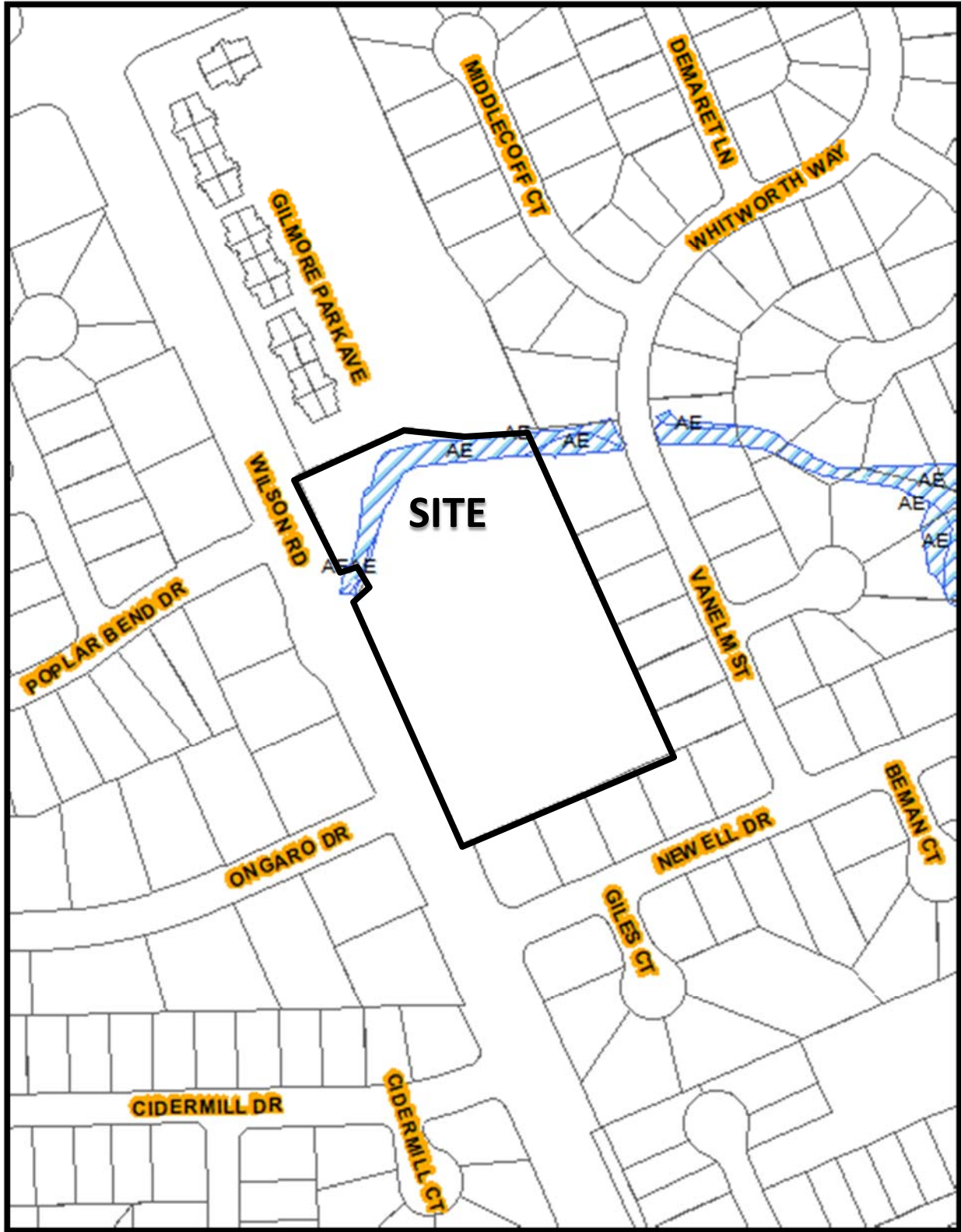


Z20-035
1550 N. Wilson Rd.
Approximately 4.8' acres
L-M-2 to L-M-2



Z20-035
1550 N. Wilson Rd.
Approximately 4.8' acres
L-M-2 to L-M-2

Floodplain Map



Z20-035
1550 N. Wilson Rd.
Approximately 4.8' acres
L-M-2 to L-M-2

Standardized Recommendation Form

111 N. Front Street, Columbus, Ohio 43215

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

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW
(PLEASE PRINT)

Case Number: Z20-035 & CV20-043

Address: 1550 N. Wilson Rd.

Group Name: West Scioto Area Commission

Meeting Date: 6/18/2020

Specify Case Type:

- BZA Variance / Special Permit
- Council Variance
- Rezoning
- Graphics Variance / Plan / Special Permit

Recommendation:
(Check only one and list basis for recommendation below)

- Approval
- Disapproval

NOTES:

Vote: 7-0 (1 ABSENT)

Signature of Authorized Representative: 
SIGNATURE

WEST SCIOTO AREA COMMISSION
RECOMMENDING GROUP TITLE

614-565-9261
DAYTIME PHONE NUMBER



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 #: Z20-035

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) James V. Maniace
of (COMPLETE ADDRESS) 65 E. State St., Ste 1000, Columbus, Ohio 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)

Table with 2 columns and 2 rows for listing parties with interest in the project.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Handwritten signature of James V. Maniace

Subscribed to me in my presence and before me this 28th day of April, in the year 2020

SIGNATURE OF NOTARY PUBLIC

Handwritten signature of Elizabeth N.B. McCarthy

My Commission Expires:

Handwritten date August 5, 2023



ELIZABETH N. B. MCCARTHY
Notary Public, State of Ohio
My Commission Expires
August 5, 2023

This Project Disclosure 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