

PLAN DESIGNER:
EMAIL: JIM.FRALEY@PRECISIONPP.ELNICO.COM
ELMASAN ENGINEERING, LLC
NICK ELMASAN, PE
PO BOX 626
PATASKALA, OH 43062
PHONE: 614-327-2008
EMAIL: NICK@ELMASAN.NET

REVISIONS		
DATE	BY	DESCRIPTION

PLAN PREPARED BY:



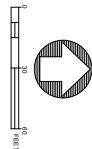
PATAASKALA, OH 43062
PH: 614-349-2002
www.edmasian.net

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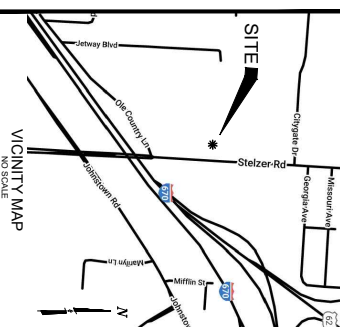
REGISTERED ENGINEER _____ NUMBER 81161 _____ DATE 3/11/2021

LEGEND



SITE PLAN

BMU4, LLC

VICINITY MAP
NO SCALE

SHEET NO.: 1/1

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
MARCH 11, 2021**

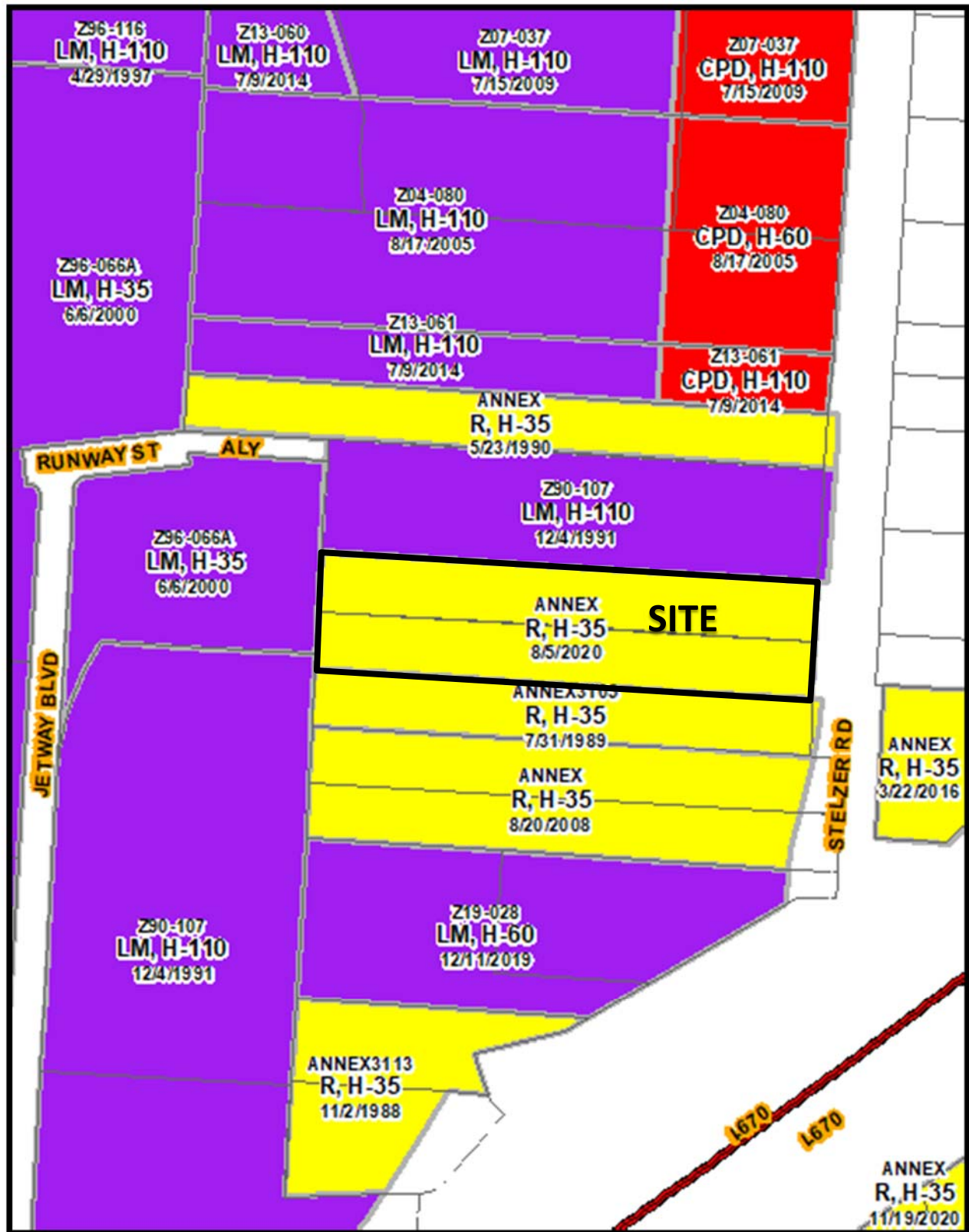
- 7. APPLICATION: Z20-096**
Location: **1835 STELZER ROAD (43219)**, being 3.97± acres located on the west side of Stelzer Road, 532± feet north of Interstate 670 (445-301701 and 445-301702; Northeast Area Commission).
Existing Zoning: R, Rural District.
Request: L-M, Limited Manufacturing District (H-35).
Proposed Use: Industrial development.
Applicant(s): Precision Pipeline Services, LLC; c/o Tim Snider, Agent; 7558 King George Drive; New Albany, OH 43054.
Property Owner(s): BMU4, LLC; 5 Wiveliscombe New Albany, OH 43054.
Planner: Shannon Pine; 614-645-2208; spine@columbus.gov

BACKGROUND:

- The 3.97± acre site is developed with a dwelling and outbuildings, and is zoned in the R, Rural District as a result of recent annexation from Mifflin Township. The requested L-M, Limited Manufacturing District will permit a contractor's office and storage development.
- North of the site is undeveloped land in the L-M, Limited Manufacturing District. To the east across Stelzer Road are single-unit dwellings in Mifflin Township. To the south is a single-unit dwelling in the R, Rural District. To the west is an office/warehouse in the L-M, Limited Manufacturing District.
- 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 *Northeast Area Plan* design guidelines also state that industrial development should be designed to minimize or mitigate impacts on adjacent uses, especially residential uses, through such means as landscaping, buffering, and enhanced setbacks, and that stream corridors should be protected in a natural state.
- The site is located within the boundaries of the Northeast Area Commission, whose recommendation is for approval.
- The limitation text proposes office and less objectionable manufacturing uses, and includes development standards addressing setbacks, access, landscaping, screening, lighting and graphics controls, and stream corridor protection.
- The *Columbus Multimodal Thoroughfare Plan* identifies this portion of Stelzer Road as a Suburban Commuter Corridor with 120 feet of right-of-way.

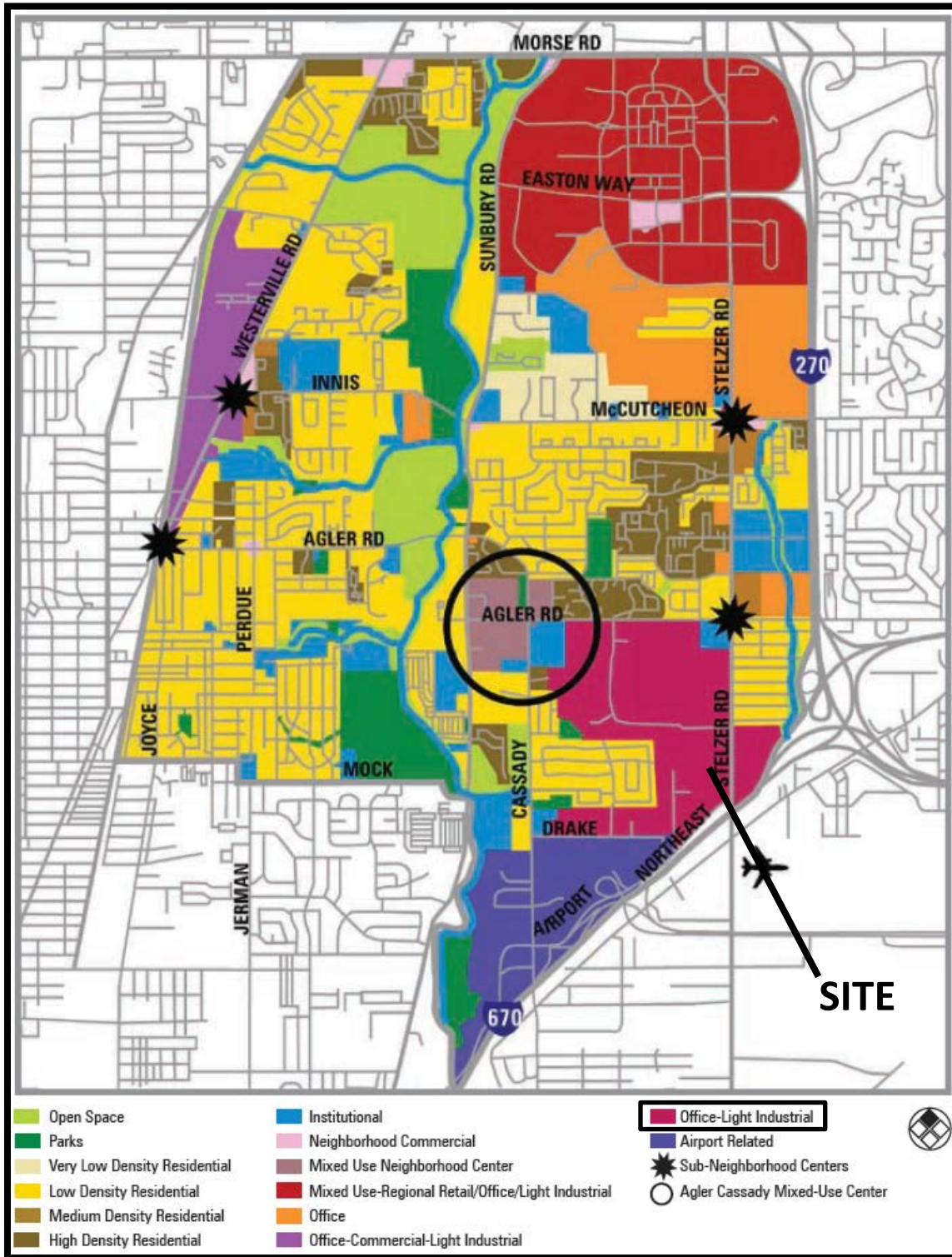
CITY DEPARTMENTS' RECOMMENDATION: Approval.

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*. The proposal also incorporates landscaping, screening, and stream corridor protection as recommended by the *Northeast Area Plan* design guidelines. The request is consistent with the zoning and development pattern of the area.



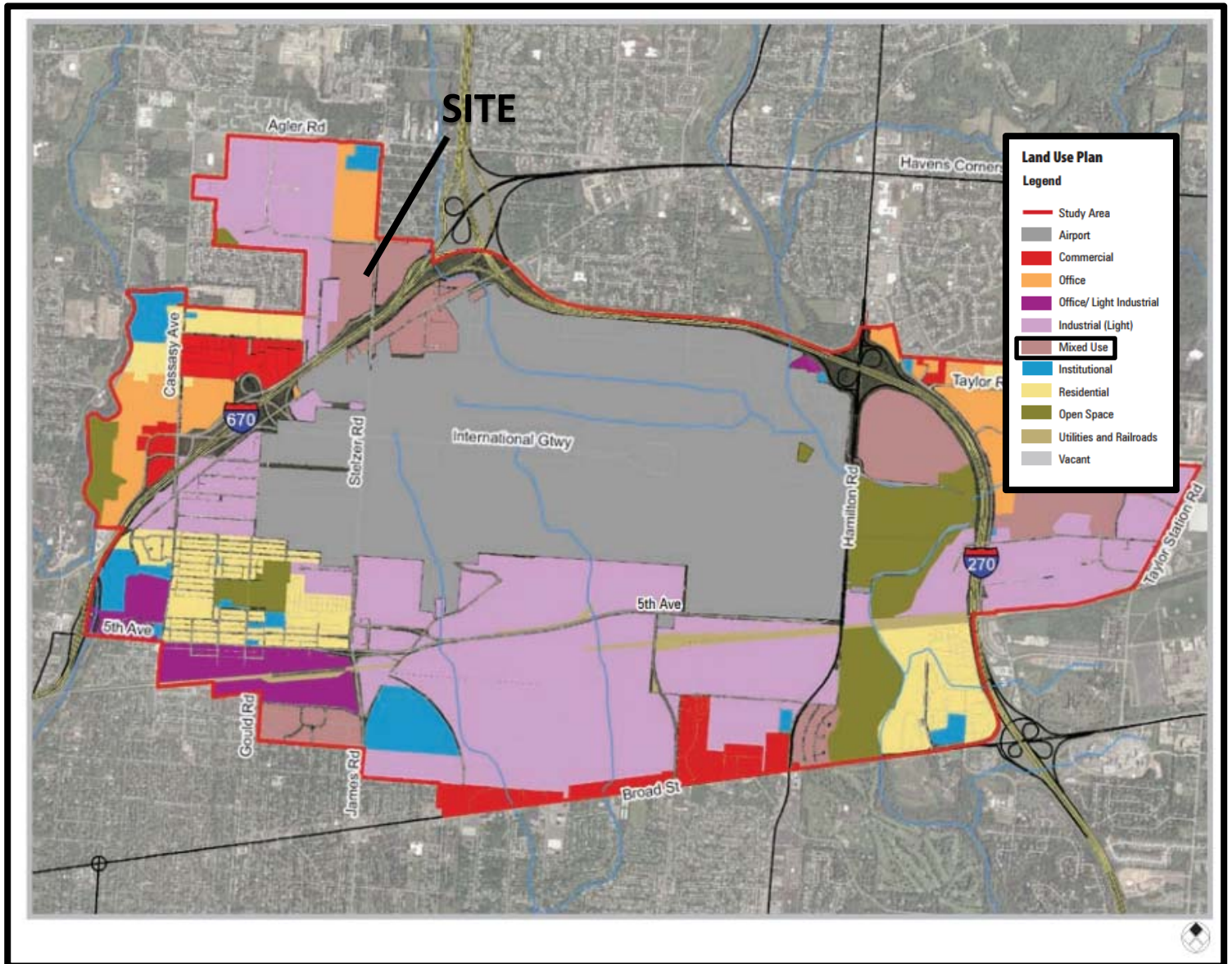
Z20-096
1835 Stelzer Rd.
Approximately 3.97 acres
R to L-M

Northeast Area Plan (2007)



Z&\$-0- *
 1, ' 5 Stelzer Rd"
 Approximately ' - 7 acres
 R to L-M

Port Columbus Joint Economic Development Strategy (2008)



Z20-096
1835 Stelzer Rd.
Approximately 3.97 acres
R to L-M



Z20-096
1835 Stelzer Rd.
Approximately 3.97 acres
R to L-M

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

Case Number: Z20-096

Address: 1835 STELZER RD.

Group Name: NORTHEAST AREA COMMISSION

Meeting Date: 2/4/2021

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:

Application approved by all members of the full NEAC commission

Vote:

Signature of Authorized Representative:

SIGNATURE

RECOMMENDING GROUP TITLE

DAYTIME PHONE NUMBER

Please e-mail this form to the assigned planner within 48 hours of your meeting day; or MAIL to: Assigned Planner, City of
MAIL to: Columbus, Department of Building & Zoning Services, 111 N. Front St, Columbus, OH 43215.

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 #: Z20-096STATE OF OHIO
COUNTY OF FRANKLINBeing first duly cautioned and sworn (NAME) Tim Sniderof (COMPLETE ADDRESS) 7558 King George Drive New Albany, Ohio 43054

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. BMU4, LLC Michael Fraley 614-634-1007 5 Wiveliscombe New Albany, Ohio 43054 5 Employees	2.
3.	4.

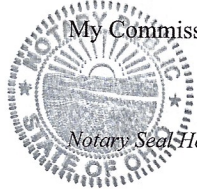
☐ Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 16 day of November, in the year 2020

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

05/29/2024

RICK E. FRIEND
Notary Public, State of Ohio
My Comm. Expires 05/29/2024
Recorded in Licking County

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