

PROJECT ZONING INFORMATION

Mailing Address: 3415 Vision Drive
Tox Parcel No.: 010-236091
010-221295

Existing Zoning: LP1
Proposed Zoning: CPD
Zoning Case No.: Z96-034, Parking, LP1, 8/14/1996

PROJECT DATA TABLE

Maximum Building Height:	N/A
Existing Building Height:	N/A
Proposed Building Height:	H-35
No. of Buildings	0
Ex Building Area	N/A
Parking Required:	N/A
Total Covered Parking	334
Total Uncovered Parking	85
Total Parking Provided:	419
Interior Landscape Trees Required:	9
Interior Landscape Trees Provided:	12
Trees Removed	0
Overall Landscape Trees Provided (Includes Interior Trees):	217
Total Site Area	9.82 Ac.

PARKING COUNT TABLE

Existing (Including ADA Spaces)	ADA	Total Parking
Lot A	367	3
Lot E	33	0
Total Parking		3

PARKING LOT DESIGN TABLE

LOT	PARKING STALL DATA			DRIVE AISLE WIDTH
	WIDTH	LENGTH	ANGLE	
A	9.00'	19'	90°	22'
E	9.00'	19'	90°	22'

SITE TREE LEGEND

- Interior Landscape Tree
 - Interior Landscape Tree (To Be Removed)
 - Landscape Tree (Not Counted as Interior)
- GENERAL PROJECT DEVELOPMENT TEXT**
All aspects of this development shall conform to the Columbus Zoning Code unless superseded by Zoning Code #Z96-034.

Site roads, drives, road and means of access shall conform to the rules and regulations of the Division of Fire published June 11, 1988. Unless otherwise specified in Section 3320 of City of Columbus Zoning Code.

Site Lighting shall conform to City of Columbus Zoning Code, Section 3312.19 & 3312.03.

Dumpster pod screening shall conform to City of Columbus Zoning Code, Section 3312.15.

Signage and graphics shall conform to City of Columbus Zoning Code.

Vehicle Clearance shall conform to City of Columbus Zoning Code, Section 3321.05.

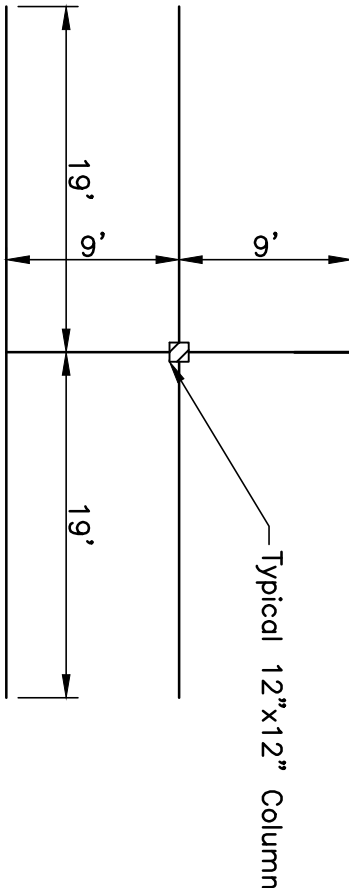
Pavement surfaces shall conform to City of Columbus Zoning Code, Repealed Section 3342.

Wheel stops/curbs shall conform to City of Columbus Zoning Code, Repealed Section 3342.

Dumpster shall conform to City of Columbus Zoning Code, Sections 3312.15 & 3321.01. See Architectural Plans for Details.

FEMA NOTE

According to the Federal Emergency Management Agency's Flood Insurance Rate Map (dated June 17, 2008), the subject parcel shown hereon lie within Zone "X", Community Panel No. 39049C0191K.



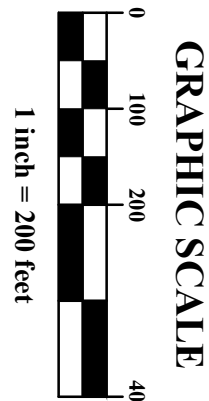
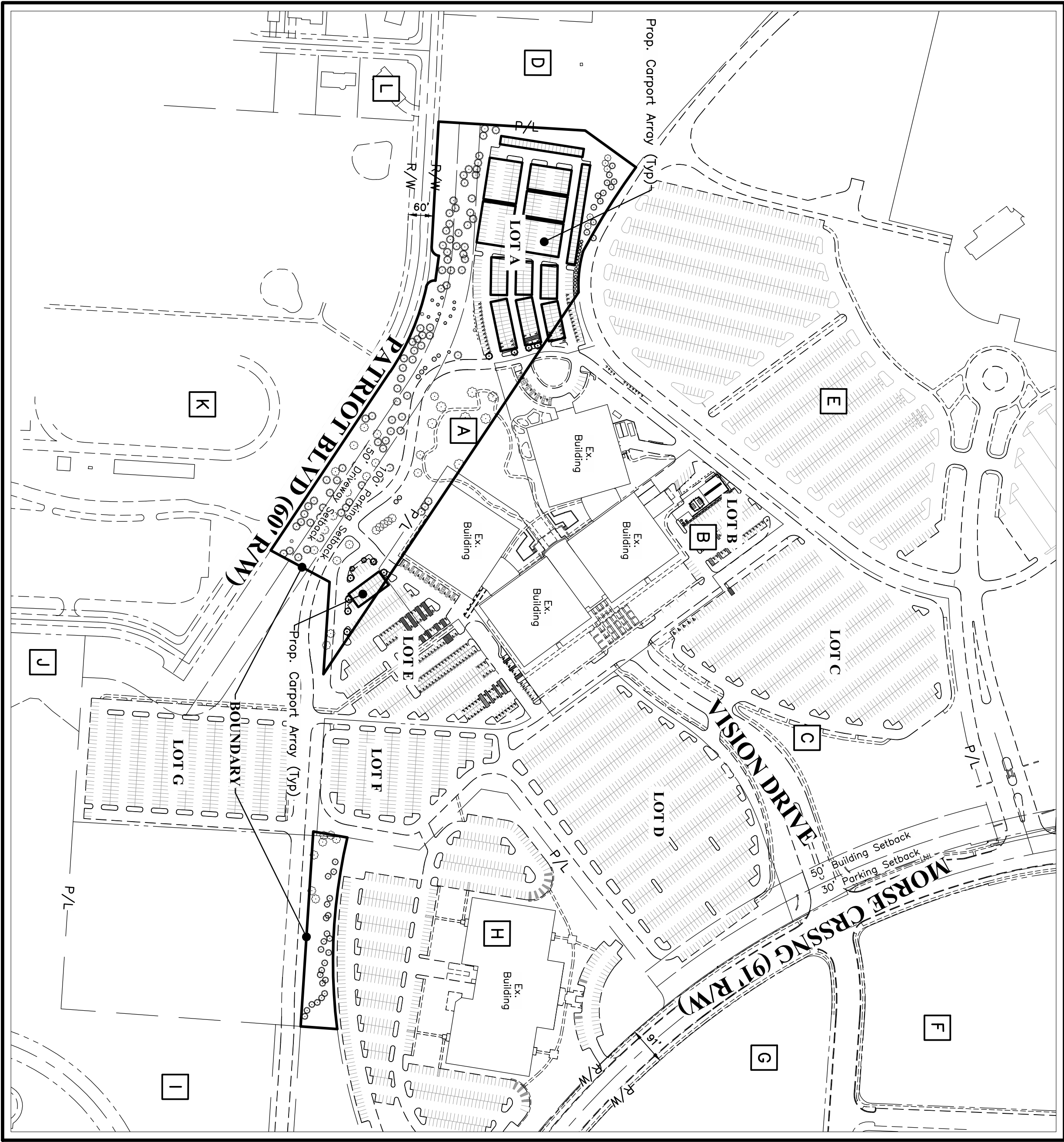
TYPICAL CANOPY COLUMN LAYOUT
SCALE: NONE

2-19-21

CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO

CPD PLAN
FOR

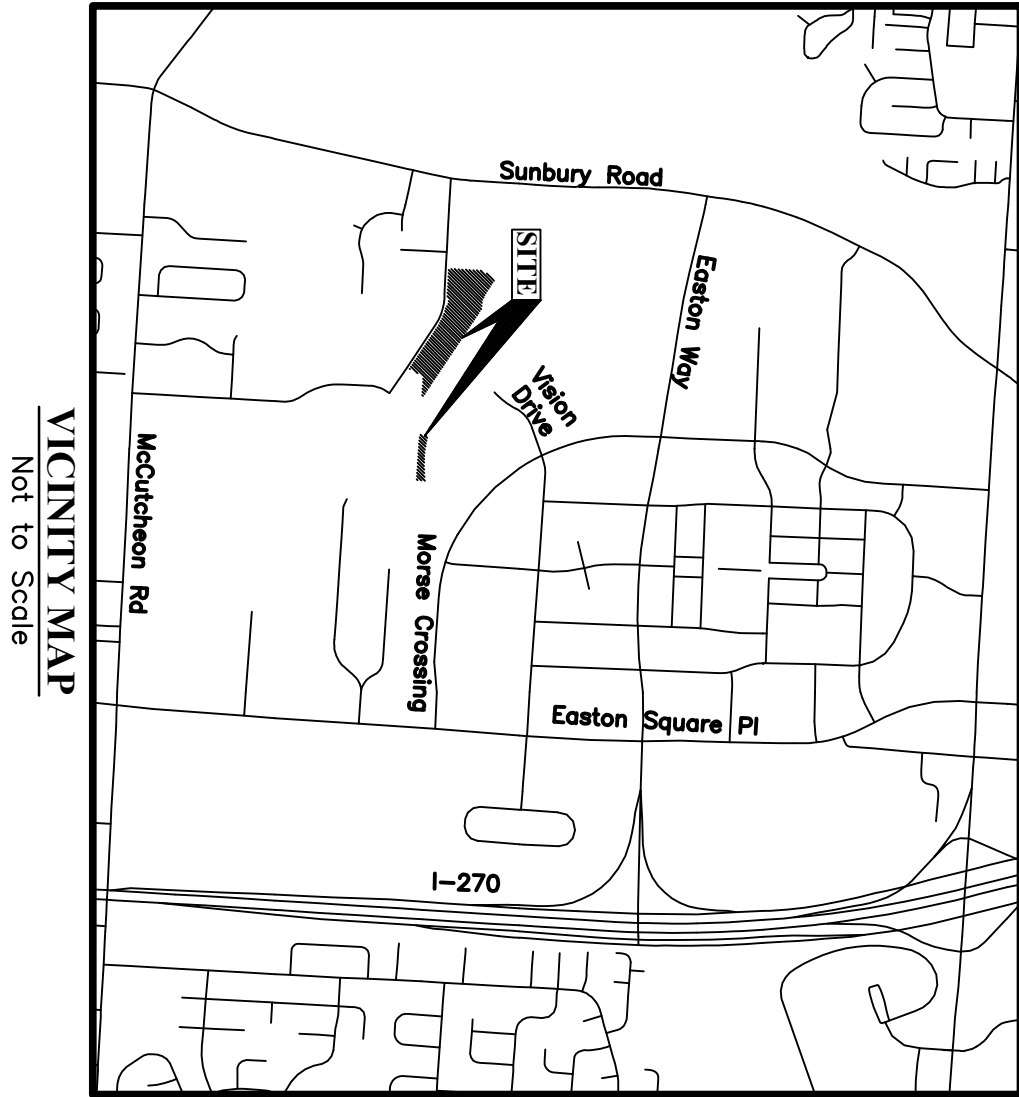
JP MORGAN CHASE BANK
3415 VISION DRIVE
2020



Note To Owner:
If City of Columbus needs to excavate the removal and reinstallation of solar panels will be at the cost of the owner.

PROPERTY LISTINGS	
LETTER	PARCEL ID
A	010-236091-00
B	010-221295-00
C	010-251129-00
D	010-233779-00
E	010-231155-00
F	010-233785-00
G	010-281337-00
H	010-228096-00
I	010-295577-00
J	010-294812-00
K	010-011496-00
L	010-202576-00

OHIO
Utilities
Protection
SERVICE
Call before you dig
800-362-2764 or 8-1-1
www.ohups.org



OWNER
Georgetown/Chase Phase I LLC
Georgetown/Chase Phase II LLC
Representing Owner:
JP Morgan Chase
Sam Stockdale
Vice President
237 Park Avenue
New York, NY 10017
Tel: (212) 270-0606
Cell: (202) 306-5666
samuel.h.stockdale@jpmorgan.com

DEVELOPER
Empower Energies
Jose Reis
Senior Project Manager
3 Bethesda Metro Center
Suite 350
Bethesda, MD 20814
Tel: (722) 241-2223
Jose.Reis@empowerenergies.com

ENGINEER
EMHT Inc.
Troy Elert
5500 New Albany Road
Columbus, Ohio 43054
Tel: (614) 775-4615
tel@emht.com

Z20-072 Final Received 2/19/2021

Date of Expiration: This Plan is valid for one (1) year from date of approval.

PREPARED BY:



The Undersigned hereby certifies that the Site Zoning Compliance Plan meets all the requirements of the General Development Text standards and limitation text reflected hereon.

Registered Engineer No. _____ Date _____

REVISIONS		
MARK	DATE	DESCRIPTION

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

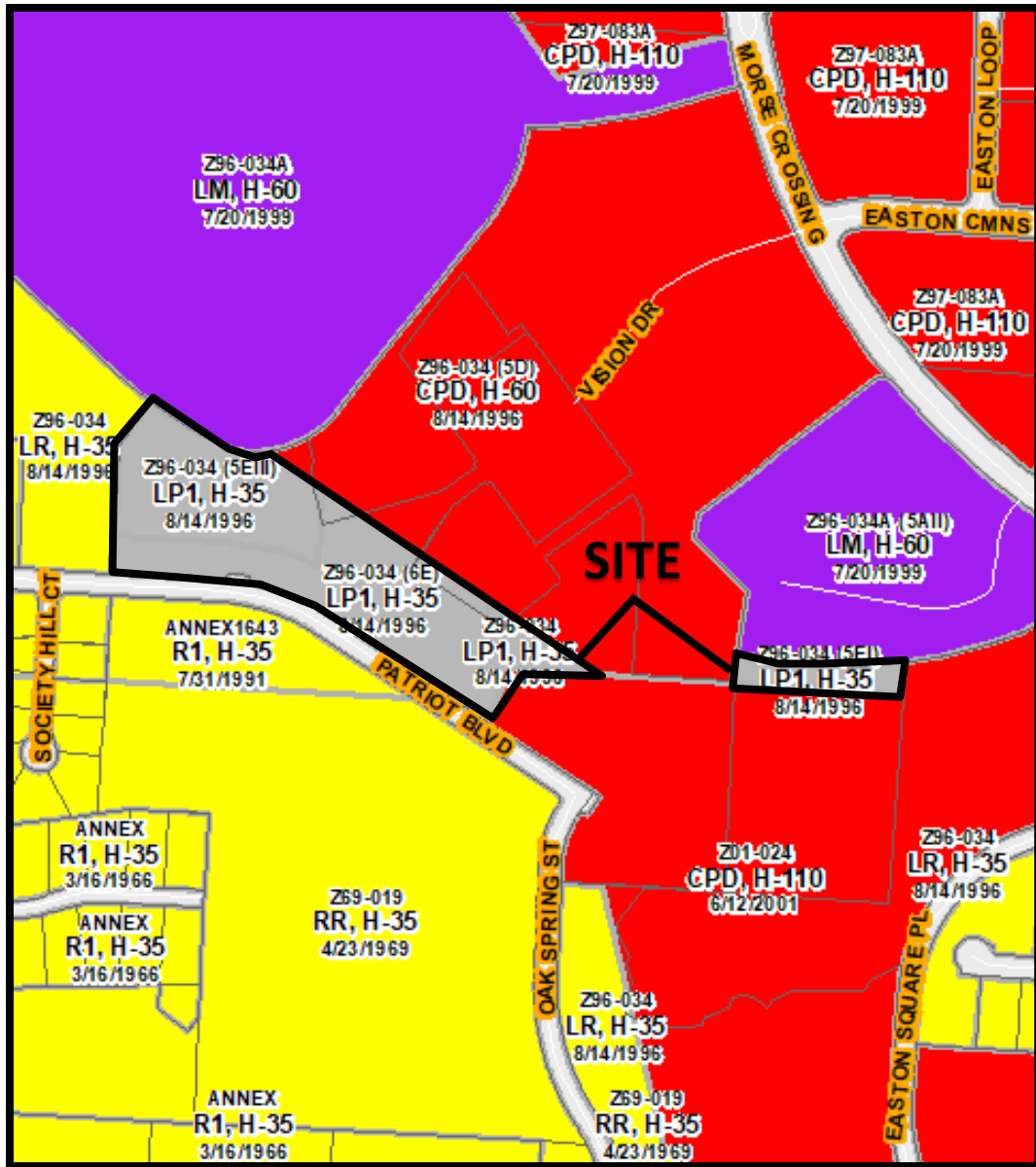
- 10. APPLICATION:** **Z20-072**
Location: **3415 VISION DR. (43219)**, being 9.82± acres located on the north and northwest side of Patriot Boulevard, 700± feet south of Vision Drive (010-236091 and 010-221295; Northeast Area Commission).
Existing Zoning: L-P-1, Limited Parking District.
Request: CPD, Commercial Planned Development District (H-35).
Proposed Use: Solar panels on carports.
Applicant(s): JP Morgan Chase; c/o Michael Shannon, Atty.; 8000 Walton Parkway, Suite 260; New Albany, OH 43054.
Property Owner(s): Georgetown Chase Phase 1 LLC; P.O. Box 1919; Wichita Falls, TX 76307.
Planner: Kelsey Priebe; 614-645-1341; krpriebe@columbus.gov

BACKGROUND:

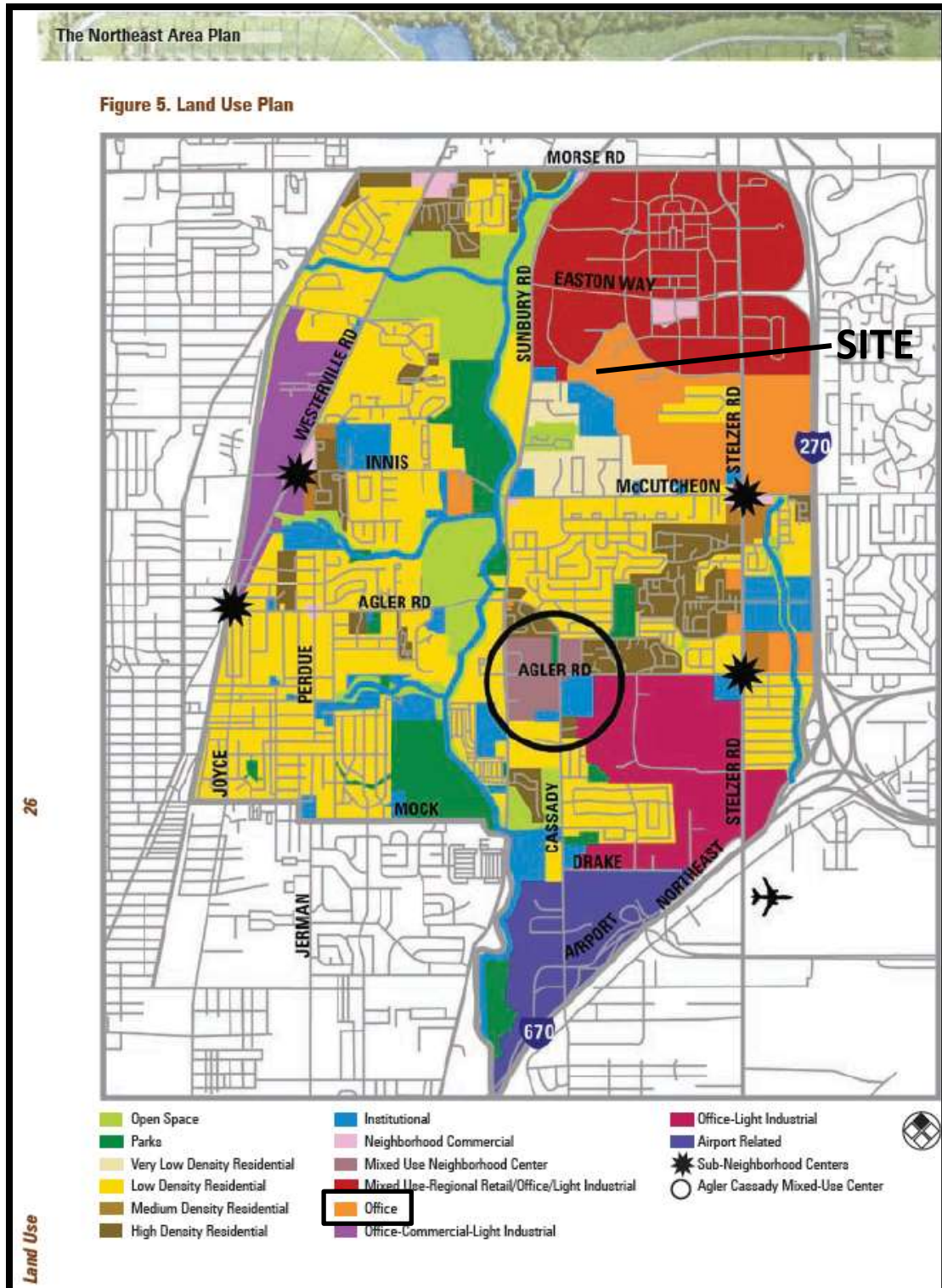
- The site, comprised of two parcels zoned in the L-P-1, Limited Parking District, is developed with a parking lot for the adjacent office development. The requested CPD, Commercial Planned Development District, will allow installation of roof-mounted solar panels on carports within the existing parking lot.
- To the north of the site is a parking lot in the L-M, Limited Manufacturing District. Also to the north and east is an office development in the CPD, Commercial Planned Development District. To the south, across Patriot Boulevard, is a school in the R-1, Residential and RR, Rural Residential Districts. To the west is undeveloped land in the L-R, Limited Rural District.
- The site is within the planning area of the *Northeast Area Plan (2007)*, which recommends “Office” uses for this location. The Plan also encourages the utilization of green building construction materials and methods in commercial design.
- The site is located within the boundaries of the Northeast Area Commission, whose recommendation is for approval.
- The development text commits to a site plan and includes provisions for setbacks, access, landscaping, building design, and signage commitments. A variance to eliminate the requirement for interior parking lot landscaping is included in this request.

CITY DEPARTMENTS’ RECOMMENDATION: Approval.

The requested CPD, Commercial Planned Development District, will allow installation of roof-mounted solar panels on carports within the existing parking lot, which is compatible with the adjacent commercial development. The proposal is also consistent with the land use and design recommendations of the *Northeast Area Plan*.



Z20-072
3415 Vision Dr.
Approximately 9.82 acres
L-P-1 to CPD



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 Approximately 9.82 acres
 L-P-1 to CPD



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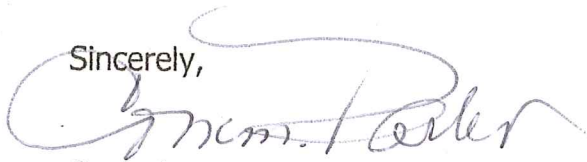
February 9, 2021

Kelsey Priebe
Department of Development and Zoning
111 North Front Street
Columbus, OH 43215

Ms. Priebe:

Subject: Z20-072, property known as 3415 Vision Drive, Columbus, OH 43219. The North East Area Commission at a public virtual meeting completed the approval of the above application on February 4, 2021.

Sincerely,

A handwritten signature in dark ink, appearing to read "G. Porter", is written over a faint circular stamp.

Commissioner Porter

Cc: Elwood Rayford – Chairperson
Michael Shannon - Attorney

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 #: Z20-072

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Eric Zartman
of (COMPLETE ADDRESS) 8000 Walton Parkway, Suite 260
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. Georgetown Chase Phase I LLC P.O. Box 1919 Wichita Falls, Texas 76307	2. JP Morgan Chase, N.A. 237 Park Avenue New York, New York 10017
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 19th day of February, in the year 2021

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

N/A



AARON L. UNDERHILL
ATTORNEY AT LAW
Notary Public, State of Ohio
My Commission Has No Expiration
Section 147.03 R.C.

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

Notary Seal 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