



Commissioner Kevin L. Boyce • Commissioner Marilyn Brown • Commissioner John O'Grady
President

Economic Development & Planning Department
James Schimmer, Director

Technical Review Committee Agenda

Franklin County Engineer's Office
970 Dublin Road
Columbus, OH 43215

February 27, 2018
1:30 p.m.

1. Old Business

A. Planning Commission

i. ZON-17-03 – Brad Fisher

Owner/Applicant:	370 N. Eureka LLC
Agent:	Jeffery M. Lewis, Esq.
Township:	Franklin Township
Site:	Eureka Ave. (PID#141-000064), (PID# 141-000496), (PID# 141-000497),
Acreage:	0.99-acres
Utilities:	Private water and wastewater
Request:	Requesting to rezone from the Rural district to the Select Commercial Planned District (SCPD).

2. New Business

A. Planning Commission

i. ZON-18-01 – Brad Fisher

Owner/Applicant:	Stimmel Properties LLC
Agent:	Al R. Bordelon
Township:	Franklin Township
Site:	1380 Stimmel Rd. (PID #140-005122)
Acreage:	1.01-acres
Utilities:	Private water and wastewater
Request:	Requesting to rezone from the Rural district to the Limited Industrial (LI) district.

ii. ZON-18-02 – Brad Fisher

Applicant:	Matt Roberts
Owner:	Howley Capital LLC
Agent:	Matt Koppitch
Township:	Clinton Township
Site:	1165 Chambers Rd. (PID#130-000332)
Acreage:	0.33-acres
Utilities:	Private water and public wastewater
Request:	Requesting to rezone from the Limited Industrial (LI) district to the Select Commercial Planned District (SCPD).

B. Board of Zoning Appeals

i. VA-3897 – Brad Fisher

Owner/Applicant:	Andrew & Alicia Miller
Township:	Norwich Township
Location:	1797 Spindler Rd. (PID #200-001930)
Acreage:	0.23-acres
Utilities:	Public water and wastewater
Request:	Requesting a Variance from Section 308.042 of the Franklin County Zoning Resolution to allow the construction of an above ground swimming pool that would exceed the allowable 20% lot coverage in an area zoned Suburban Residential (R-4).

ii. VA-3898 – Brad Fisher

Owner/Applicant:	Steven Poth
Township:	Pleasant Township
Location:	6120 Graessle Rd. (PID #230-000003)
Acreage:	1.606-acres
Utilities:	Private water and wastewater
Request:	Requesting a Variance from Sections 512.012 and 512.02(a) of the Franklin County Zoning Resolution to allow the construction of an accessory building that exceeds the maximum permitted accessory building size and will not be located to the side or rear of the principal structure in an area zoned Rural.

3. Adjournment of Meeting to March 27, 2018.

originally submitted: 6/19/17

updated
↓
materials

Franklin County
Application for Rezoning/Text Amendment

Application Number: ZON-17-03	Date Filed: 2/20/18	Received By: BMF	Total Fees: \$1,000	Receipt Number: 17-02047
---	-------------------------------	----------------------------	-------------------------------	------------------------------------

Subject Property Information

- Street Address: 263 N. Eureka Av.
- Parcel ID Number(s): 141- - 000496, 141, -000064, 141-000497
- Township(s): Franklin

Description of Subject Property


- Acres to be Rezoned: Approx 1 Ac. (Adjoining Parcel 2AC in col's)
- Current Land Use: Construction Yard
- Surrounding Land Use:
 - North RR tracks (Railsto Trails)
 - South Residential
 - East Construction Co. & Yard
 - West park land
- Water Supply Source: Public (Central) Private (Onsite) (None currently)
- Sanitary Sewer Source: Public (Central) Private (Onsite) (None currently)

Rezoning Request

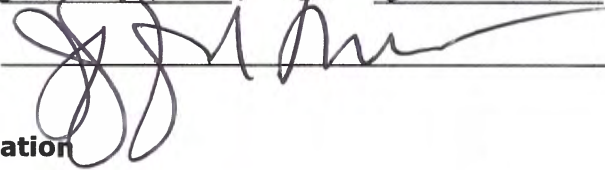
- Current Zoning: R (Residential)
- Proposed Zoning: Select commercial planned district (Scpd)
- Proposed Land Use: General Contractor Business
- Purpose for Request: Uses in neighborhood are mixed, including the property immediately to east, which is a general contractor HD QTR's. Applicant has been cited for improper use (case# 2017 EVH 60137) and wishes to bring property into compliance.

RECEIVED
FEB 20 2018
Franklin County Planning Department
Franklin County, OH

Applicant/Owner/Agent Information


12. Applicant Information: 370 N. EUREKA LLC
Address: 1790 VICTORIAN CT. COL'S OH 43220
Phone: 614-679-8779 Fax: NONE
Interest in Property: OWNER
Signature:  Christopher Orr Sole member LLC

13. Property Owner: SAME AS ABOVE
Address: _____
Phone: _____ Fax: _____
Signature: _____


14. Agent Information: JEFFREY M. LEWIS, ESQ.
Address: 500 S. 4TH ST. COL'S OH 43206
Phone: 614-384-2075 Fax: 614-384-2076
Signature: 

Applicant/Owner/Agent Information

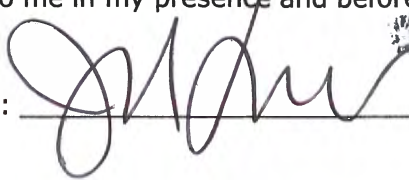
I/we (applicant) 370 N. EUREKA, LLC swear that I/we am/are the owners/lessees/optionees of land requested for rezoning and that the statements, information and exhibits attached are true and correct to the best of my/our knowledge.

Applicant Signature:  Christopher Orr Sole member
(required)

Date: 6-12-17

Property Owner Signature:  Christopher Orr Sole member
(required)

Subscribed and sworn to me in my presence and before me on this 12 day of June 20 17.

Notary Public Signature: 

JEFFREY M. LEWIS, Attorney At Law
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION HAS NO EXPIRATION DATE
SECTION 147.03 R.C.



Rezoning/Text Amendment Application General Application Requirements

Any applicant who requests a zoning change is solely responsible for filing all materials required by the application in its entirety. Please consult with the Economic Development and Planning Department to obtain a copy of pertinent development standards prior to filing a rezoning request. An incomplete application will not be placed on an agenda until it is determined to be complete, having all relevant issues addressed in plan or text form.

Two (2) copies of each of the following items are required with each application:

1. The completed application form.
2. The notarized affidavit with current property owner signature.
3. Legal description of the property. Current property survey to include acreage, all bearings and distances, and referencing an established beginning point.
4. Location/Area map. Engineering base maps to scale (example: 1"=100') are required. You can obtain this information from the County Engineers Office, 19th Floor, 373 South High Street, 614.462.3030
5. All information that pertains to sanitary services and water supply must be provided. If services are to be provided by a private or public entity, a letter must be provided verifying that the services exist and that the applicant will have access to such services. If an on-lot septic system and/or well are proposed, information from the Franklin County Board of Health (or appropriate agency) must be provided.
6. Any additional information or exhibits deemed necessary for proper consideration of the application.

Two (2) copies of the Development Plan are required with the following information:

1. Names of the applicant, architect, engineer and contractor with the respective addresses and phone numbers.
2. Street address of the subject property, the exact distance and direction to the nearest street intersection, and any other landmarks that would assist in locating and identifying the property.
3. Present zoning, existing use and proposed use.
4. Zoning and use of each adjacent property.
5. North arrow on the site plan.
6. Scale of drawing. Please use a suitable standard scale.
7. Dimensions and locations of:
 - Property lines on all sides,
 - All setback lines,
 - Existing and proposed buildings with size and height,
 - Dumpster locations,
 - Proposed curb cuts and sidewalk locations (if any),
 - Existing sidewalks, curbs, alleys, streets, and service or frontage roads,
 - Any property proposed for dedication or easement,


- All easements, utility poles, fire hydrants, significant tree stands, and obstructions.
- 8. Parcel and building area in square feet.
- 9. Dimensions and location of existing and proposed parking and loading facilities, including but not limited to aisles, driveways, parking and loading stalls, entrances, exits, median strips, traffic islands, lighting, screening, fences, landscaping, greenbelts and signage.
- 10. Existing and proposed traffic circulation pattern.
- 11. Contour lines, soil types, and existing and proposed drainage facilities comprising the subject property.
- 12. Location and dimension of existing and proposed sanitary wastewater systems along with the location of existing and proposed water supply systems. A letter approving such systems is required from the appropriate health authority.

Note: When a planned district is requested, a development plan must be prepared by a registered architect, engineer, surveyor or landscape architect. Three (3) copies of said plan are required to be submitted. This plan is to demonstrate the engineering feasibility of the proposed project. Furthermore, a separate landscape plan is required and is to be completed and sealed by a professional landscape architect. The Rural Zoning Commission makes no exceptions to these requirements. All other issues in the performance standards must be addressed, even if they do not appear to pertain to your particular site.

Statement of Understanding

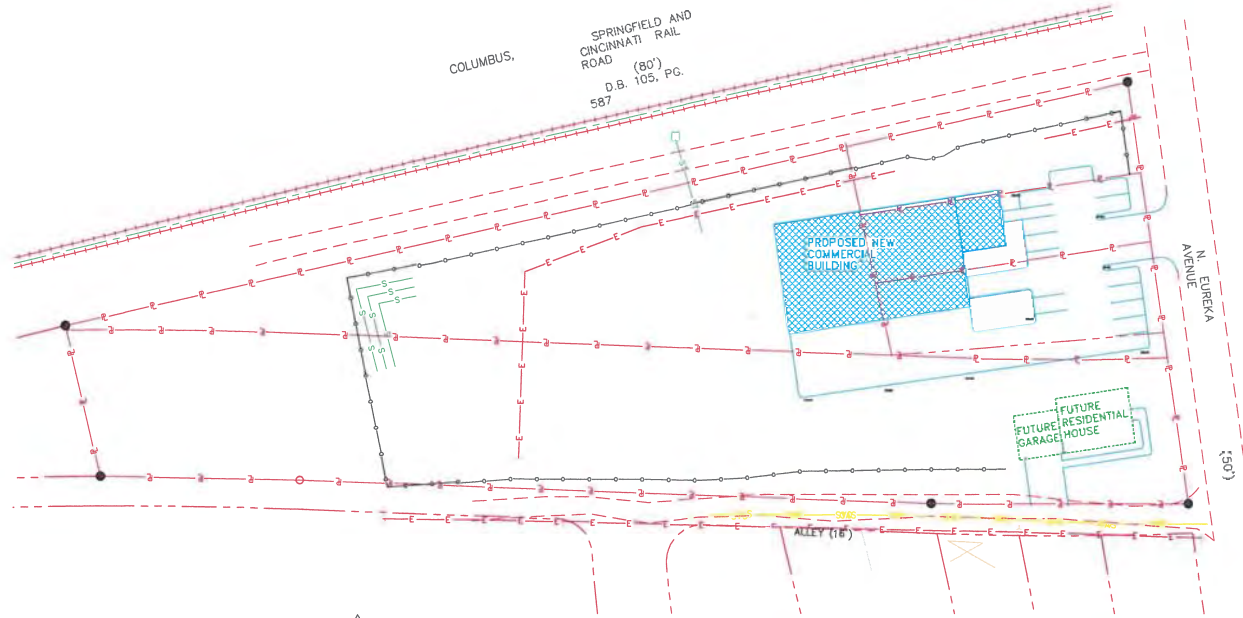
I/we have read and understand the requirements as listed above and I/we have met with the Technical Review Committee as required prior to the filing of this application.

Applicant Signature:

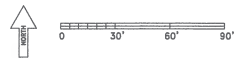
 Christopher Orr Sole member

Date:

6-12-17



SITE PLAN
SCALE: 1"=30'-0"



DEVELOPMENT PLAN:

CONSTRUCTION OF 1 NEW COMMERCIAL BUILDING WAREHOUSE WITH FRONT OFFICE SPACE.

OFFICE- 720 SF
WAREHOUSE- 6,000 SF

SITE DATA TABLE:

TOTAL SITE AREA:	1,038 AC	(45,202.8 SF)
TOTAL DISTURBED AREA:	0.410 AC	(17,864.7 SF)
PRE-DEVELOPMENT IMPERVIOUS	0.000 AC	(0.00 SF)
POST-DEVELOPMENT IMPERVIOUS	0.410 AC	(17,864.7 SF)

PARKING CALCULATION:

NEW COMMERCIAL OFFICE:	720 SF	3 SPACES
NEW WAREHOUSE SPACE:	6,000 SF	4 SPACES
TOTAL SPACES REQUIRED:		7 SPACES
PARKING SPACES PROVIDED:		11 SPACES

PARKING REQUIREMENTS, PER FRANKLIN COUNTY ZONING SECTION 53, ARTICLE V
GENERAL OFFICE: ONE SPACE PER 300 SF.
WAREHOUSE: ONE SPACE PER COMPANY TRUCK PLUS 1 SPACE PER 3,000 SF

RECEIVED

FEB 20 2018

Franklin County Planning Department
Franklin County, OH

20N-17-03

FRANKLIN CO PROPERTY DATA	
PARCEL NO#:	141-00064-00 141-00048-00 141-00049-00
MAP ROUTING #:	141-M075 -002-00 141-M075 -001-04 141-M075 -001-03
PROPERTY CLASS:	C-COMMERCIAL *
LAND USE:	400-VACANT COMMERCIAL
NEIGHBORHOOD:	23400
TAX DISTRICT:	141-FRANKLIN TWP

* REFERENCE: FRANKLIN COUNTY AUDITOR'S WEB SITE

LIGHTING

☐ PARKING LIGHT POLE

Wall Signs - Each business may have one (1) sign attached to the structure below roof level, other than identification signs for service areas. Signs for individual businesses may be no greater than ten percent (10%) of the area below the roof of the exterior surface of the wall to which they are attached.

Free Standing Signs - Except site identification signs or traffic control signs, all shall be directory in nature. There can be no more than one (1) free standing sign for each building on a lot other than traffic control signs. The total size of a free standing sign shall not exceed forty (40) square feet unless otherwise approved as a part of the Development Plan. Free-standing signs shall be no more than twenty (20) feet in height, unless otherwise approved as a part of the Development Plan.

Disturbance:

- 1) **Smells:** No smoke from an industrial or commercial process shall be emitted from any structure on the SCFD.
- 2) **Odor:** No use shall emit odorous gases or other odorous matter in such quantities as to be offensive at any point on or beyond the SCFD boundary.
- 3) **Noise:** No commercial, service or industrial use shall emit noise greater than sixty (60) decibels on the lot line.



Frederick J. Sombor, P.E.
Professional Engineer
1390 Hamilton Rd.
Gahanna, OH 43230
Phone: 614-563-7349
E-mail: fredsombor@hotmail.com

SITE PLAN FOR
CHRISTOPHER ORR DEVELOPMENT
370 North Eureka Avenue
COLUMBUS, OHIO



Orr Construction Co
1780 Victorian Ct.
Columbus, Ohio 43220
Phone: 614-679-8778
email: chris@orr.com
orrconstructionco.com

Drawn By: FJS
Checked By: FJS
Date: 02-10-2018
Revisions:

SP1



Orr Construction Co
1790 Victorian Ct.
Columbus, Ohio 43220
Phone: 614-879-8779
email: christopher@orrcorstruction.com

client name
Christopher Orr
project name
CHRISTOPHER ORR DEVELOPMENT

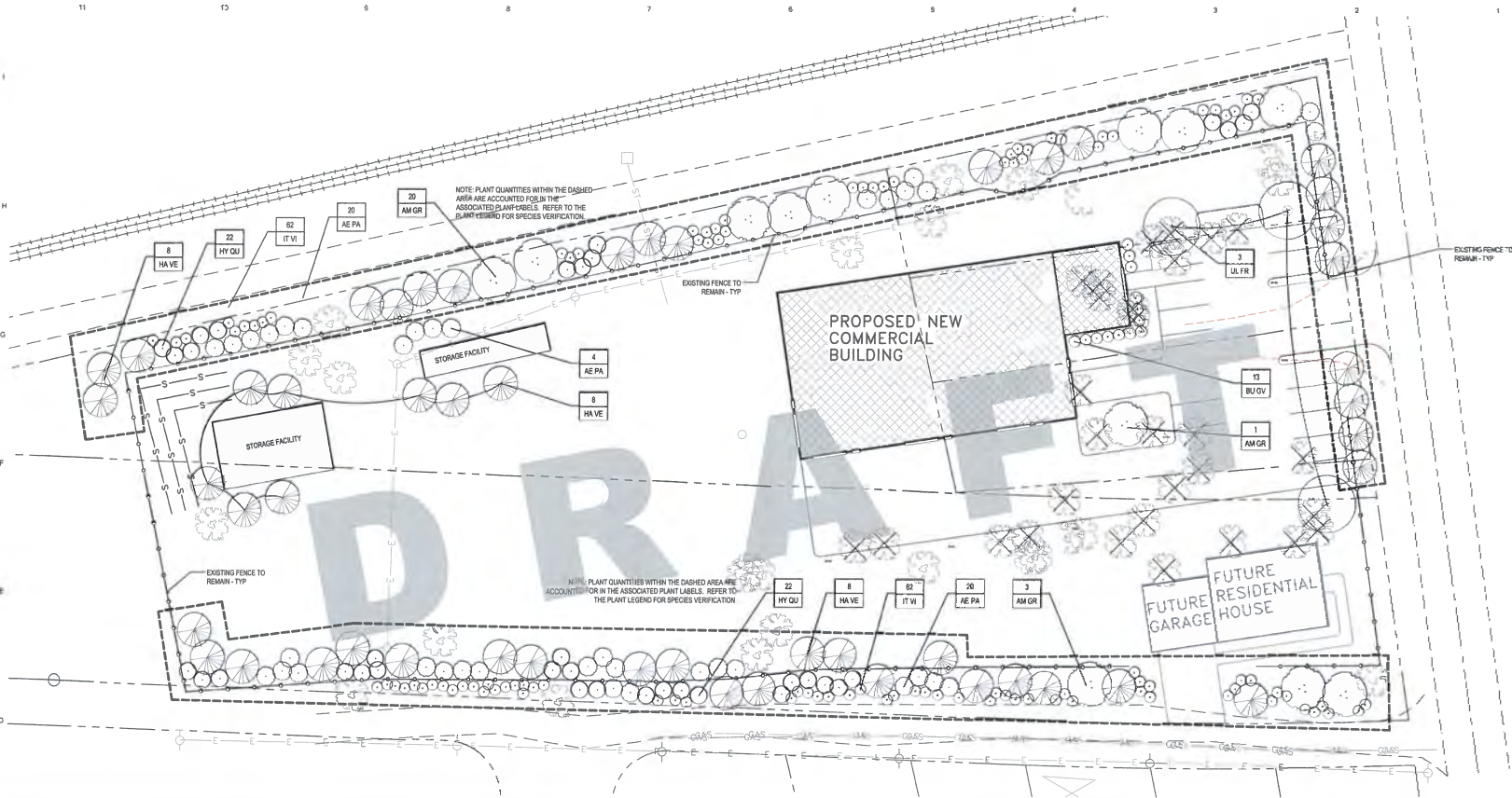
project address
303 North Euroka Avenue
Columbus, Ohio 43204

landscape architect
Karl D. Salmons
500 Clinton Heights Avenue
Columbus, Ohio 43202
p 602.389.8113

engineer
Frederick J. Sember
1390 Harbway Court
Columbus, Ohio 43229
p 614.863.7346

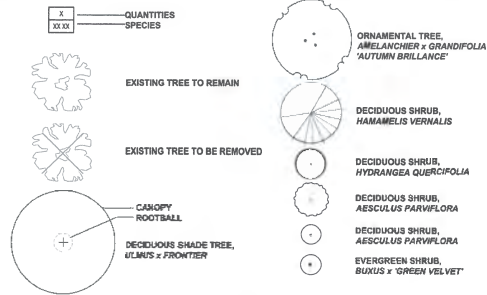
LANDSCAPE PLAN
Not For Construction

revision date issued
02.20.2017 LANDSCAPE PLAN



PLANTING PLAN
Scale: 1" = 20'-0"

LEGEND: PLANTING PLAN



PLANT SCHEDULE

DECIDUOUS TREES							
CODE	LATIN NAME	COMMON NAME	SIZE	COND.	SPACING	NOTES	
AM GR	<i>AMELANCHIER x GRANDIFLORA 'AUTUMN BRILLIANCE'</i>	AUTUMN BRILLIANCE SERVICEBERRY	8' HT	MULTI STEM	SEE PLANS	MATCHED HABIT AND FORM	
UL FR	<i>ULMUS x 'FRONTIER'</i>	FRONTIER ELM	3' CAL	SINGLE STEM	SEE PLANS	MATCHED HABIT AND FORM	
EVERGREEN SHRUBS							
CODE	LATIN NAME	COMMON NAME	SIZE	COND.	SPACING	NOTES	
BU GV	<i>BUXUS x 'GREEN VELVET'</i>	GREEN VELVET BOXWOOD	24" HT	B&B	SEE PLANS		
DECIDUOUS SHRUBS							
CODE	LATIN NAME	COMMON NAME	SIZE	COND.	SPACING	NOTES	
AC PA	<i>AESCULUS PARVIFLORA</i>	BOTTLEBRUSH BUCKEYE	36" HT, #6	CONT.	SEE PLANS		
HA VE	<i>HAMAMELIS VERNALIS</i>	VERNAL WITCHHAZEL	6' HT	B&B	SEE PLANS		
HY QU	<i>HYDRANGEA QUERCIFOLIA</i>	OAKLEAF HYDRANGEA	4' HT	B&B	SEE PLANS		
IT VI	<i>ITEA VIRGINICA 'HENRY'S GARNET'</i>	HENRY'S GARNET SWEETSPICE	24" HT, #3	CONT.	SEE PLANS		

base date
02.20.2014

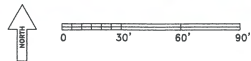
project number
18001

PLANTING PLAN

price number
L1.00



BUILDING SITE VIEW
SCALE: 1"=30'-0"




PROPERTY DATA	PROPERTY DATA
PARCEL NOS: 010-189674-00	PARCEL NOS: 141-000064-00
MAP ROUTING #: 010-M075 -001-02	141-000496-00
PROPERTY CLASS: R-RESIDENTIAL	141-000497-00
LAND USE: 400-VACANT COMMERCIAL	MAP ROUTING #: 141-M075 -002-00
NEIGHBORHOOD: X9400	141-M075 -001-04
TAX DISTRICT 010-CITY OF COLUMBUS	141-M075 -001-03
	PROPERTY CLASS: C-COMMERCIAL
	LAND USE: 400-VACANT COMMERCIAL
	NEIGHBORHOOD: X9400
	TAX DISTRICT: 141-FRANKLIN TWP

REFERENCE: FRANKLIN COUNTY AUDITOR'S WEB SITE & COLUMBUS ZONING MAP.

No.	Revision/Issue	Date

Owner's Representative Name and Address
Orr Construction
 Chris Orr
 1790 Victorian Court
 Columbus, Ohio 43220
 Phone: 614-679-8779
 Email: christopher@orrcnstructionco.com

Engineering Firm Name and Address

Frederick J. Sambor
Frederick J. Sambor, P.E.
 Professional Engineer
 1390 Hanbury Court
 Gahanna, Ohio 43230
 Phone: 614-563-7349
 E-mail: fredsambor@hotmail.com

Project Name and Address
ZONING COMPLIANCE:
NEW BUILDING
 365 North Eureka Road
 Columbus, Ohio 43204
 Parcels: 141-000064-00; 141-000496-00
 141-000497-00; 010-189674-00

Drawn by	FJS	Sheet	C-1
Date	07-11-17		
Scale	AS NOTED	SITE PLAN	



AMENDED APPLICATION FOR REZONING/DEVELOPMENT PLAN

CASE # ZON-17-03

Property Address

363 N. Eureka Av.
Columbus, Ohio 43204
Franklin Township

Applicant and Background

370 N. Eureka, LLC, an Ohio limited liability company (the "Applicant") owns the real property located at 263 N. Eureka Av. Columbus, Ohio 43204, (the "Property"). The Property is approximately one acre in size, located in Franklin Township, and consists of three (3) adjoining tax parcels, Franklin County Auditor tax parcel numbers 141-000495, 141-000497, and 141-000064. A fourth parcel, located in the city of Columbus (not part of the Application herein, but will be subject to a future rezoning application before Columbus City Council pending approval of the instant application) is also part of the Property.

The Property is located on the west side of Eureka Av., south of a "rails-to-trails" bikepath (Camp Chase Trail) and an old railway spur, and adjacent to the city of Columbus' designated area of the Hilltop Area Plan approved by the Columbus City Council. The legal description of the Property is attached hereto.

Applicant purchased the Property, which was represented by the seller's realtor as "vacant commercial land" (see sale contract attached hereto), in 2014 with the intent to expand C. A. Orr Construction Co., LLC, his residential/light commercial contracting business (employing as many as 50 people in an employee or subcontractor capacity/and grossing almost \$2M in sales), seeking to build an office/headquarters on the site. Applicant was thereafter surprised to learn that the Property was zoned residential, particularly since it sat just across Eureka Av. From an IDENTICAL (although much larger) business!

Use and Zoning

The Property currently has no permanent structures and includes a graveled in driveway/parking area. It is currently being used as a base of operations for the Applicant's residential/small commercial construction/remodeling business and has a construction trailer and 3 temporary storage containers onsite. Generally, the property is currently unstaffed, but rather serves as an early morning/late afternoon mustering location for crews to get assignments/tools and meet regarding projects that have been undertaken by the company.

The Property is located in an area that is currently classified for zoning purposes as R (residential) under the Franklin County Zoning Resolution. The Applicant now seeks to have the Property rezoned to a Select Commercial Planned District to allow the operation of the Property as a Residential/Light Commercial General Contracting Business, as described above. Activities and uses contemplated at the property fall within OMB SIC Group Type of Use Codes ("Code"):

1521-General contractors primarily engaged in construction (including new work, additions, alterations, remodeling, and repair) of single-family houses.



ZON-17-03

1542-General contractors primarily engaged in the construction (including new work, additions, alterations, remodeling, and repair) of nonresidential buildings, other than industrial buildings and warehouses. Included are nonresidential buildings, such as commercial, institutional, religious, and amusement and recreational buildings.

In accordance with the Franklin County Zoning Resolution, uses within the above Codes are permitted in Select Commercial Planned Districts as they fall within the uses permitted in §342.021(152) Restricted Industrial District and §344.022(15) Limited Industrial District. The Select Commercial Planned District is intended to provide a flexible approach to commercial developments in unincorporated Franklin County. Non-residential development of a specified type, character and mix may be suitable with proper controls, using the SCPD as a transitional zoning district. The Select Commercial Planned District is intended to provide controls necessary to ensure compatibility between the select commercial area with the surrounding environment. Performance criteria are included.

Land and buildings within the Select Commercial Planned District shall be used only for those selected uses identified by an applicant for zoning plan amendment and found within the Suburban Office, Neighborhood Commercial, Community Commercial, Community Service, Restricted Industrial and Limited Industrial Zoning Districts. Proposed uses shall be enumerated in the application as being appropriate to provide compatibility with the neighborhood and community character and for compliance with the Comprehensive Plan.

The development standards of ARTICLE V, GENERAL DEVELOPMENT STANDARDS, shall apply to the Select Commercial Planned District according to the specific zoning district and use selected in accordance with SECTION 420.02, Permitted Use and SECTION 420.033, Performance Standards.

Applications for Select Commercial Planned District shall meet the following requirements. The Development Plan (SECTION 420.034) and the Detailed Site Plan, (SECTION 420.037) will be reviewed to determine whether the following performance criteria have been addressed and satisfied. Unless otherwise indicated, information required by the Performance Standard criteria shall be submitted in conjunction with Development Plan submission.

In accordance with the Franklin County Zoning Resolution, uses within the above Codes are permitted in Select Commercial Planned Districts as they fall within the uses permitted in §342.021(152) Restricted Industrial District (Residential Building Contractor) and §344.022(15) Limited Industrial Districts (Commercial Building Contractor).

Upon rezoning the Property to Select Commercial Planned District, the Applicant will ensure compliance with all aspects of the Franklin County Zoning Resolution as it applies to the Property as a Select Commercial Planned District.

Adjacent Parcels and Uses (Map attached hereto)

Immediately south of the Property is parcel # 010-189674, owned by the Applicant and located in the city of Columbus. This parcel will be the subject of a separate rezoning application before the city of Columbus in conjunction with the current zoning. South of the Columbus parcel is a paved alleyway for about 2/3 of the length of the developable area of the Property. The alleyway services detached garages and accessory structures to the properties located on Westwood Drive. The Applicant has engaged each of the neighboring homeowners on Westwood Dr., and none have voiced objection to Applicant's knowledge.

Attached hereto is a letter from David Terry, who owns 3 of the Westwood Dr. properties, in support of Applicant's submittal.

Property to the south:

1. 2424 Westwood Dr., known as Franklin County Auditor's tax parcel #010-020788-00
The property is owned by Bobbie A. Bass and is currently used as a single-family residence.
2. 2432 Westwood Dr., known as Franklin County Auditor's tax parcel #010-019984-00
The property is owned by Jami L. Meyers and is currently used as a single-family residence.
3. 2442 Westwood Dr., known as Franklin County Auditor's tax parcel #010-003544-00
The property is owned by Dennis D. Weed and is currently used as a single-family residence.
4. 2450 Westwood Dr., known as Franklin County Auditor's tax parcel #010-020787-00
The property is owned by David G. & Connie E. Terry and is currently used as a single-family residence.
5. 2464 Westwood Dr., known as Franklin County Auditor's tax parcel #010-020786-00
The property is owned by Marcella J. Sorg and is currently used as a single-family residence.
6. 2472 Westwood Dr., known as Franklin County Auditor's tax parcel #010-020785-00
The property is owned by David G. Terry and is currently used as a single-family residence.
7. 0000 Westwood Dr., known as Franklin County Auditor's tax parcel #010-020784-00
The property is owned by David G. Terry and is currently vacant.
8. 303 N. Eureka Av., known as Franklin County Auditor's tax parcel #010-067083-00
The property is owned by the City of Columbus and is currently used as vacant parkland.

The following properties abut the subject but are west of the ravine dividing the subject. This part of the subject is undevelopable and any change in use will have little or no effect on these properties:

9. 357 Eldon Av., known as Franklin County Auditor's tax parcel #010-020775-00
The property is owned by Theresa Holstein and is currently vacant.
10. 352-354 N. Burgess Av., known as Franklin County Auditor's tax parcel #010-045071-00
The property is owned by May Equities and is currently used as a two-family residence.

Property to the west:

1. Franklin County Auditor's tax parcel #141-000028-00, the Camp Chase Trail, presumably owned by a governmental entity or non-profit responsible for the operation of the bikeway (the Auditor's website does not identify the owner).

Property to the north:

1. Franklin County Auditor's tax parcel #141-000028-00, the Camp Chase Trail, , presumably owned by a governmental entity or non-profit responsible for the operation of the bikeway (the Auditor's website does not identify the owner).

Property to the east:

1. 370 N. Eureka Av., known as Franklin County Auditor's tax parcel #141-000065-00

The property is owned by OCP Contractors of Cleveland, Inc., and is currently used as a commercial general contracting company (the use sought by Applicant, but on a much larger scale). Information on this company is attached hereto.

Site Plan

The development/site plan prepared by a surveyor is submitted for consideration as attached hereto. The engineer's contact information is:

Frederick J. Sambor, P.E.
Professional Engineer
1390 Hanbury Court
Gahanna, OH 43230
614-563-7349
fredsambor@hotmail.com

Also attached hereto is a copy of the site and soil evaluation from a soil expert who will be engaged to install a soil-based treatment system at the Property. The expert's contact information is:

Steve Miller
Soil & Environmental Consulting Services, Inc.
PO Box 1121
Delaware OH 43015
614-579-1164
soilconsultant@yahoo.com

In addition to such documents, please note as follows:

1. Permitted Uses

In accordance with the Franklin County Zoning Resolution, the Applicant requests that uses consistent with Codes 1521 and 1542 for the operation of a small construction contractor be permitted as part of the Property's rezoning as a Select Commercial Planned District as they fall within the uses permitted in Restricted and Limited Industrial Districts.

2. Site Map

The survey/site map is hereby submitted for review and consideration.

3. Vegetation

Significant strands of vegetation are located upon the Property and will be maintained as buffering from adjacent Properties.

4. Soils

Please see the site plan and soil evaluation attached hereto.

5. Traffic

Since the Property will be used primarily as a mustering location for employees (typically 6 AM to 7:30 AM and 5 PM to 6 PM) and also for infrequent random trips for supplies, tools, etc., there is virtually no effect on traffic. The operation of the Applicant's proposed use is expected to generate less than 50 trips per day and less than 25 trips per peak hour. Additionally, customers of the Company are typically met at project sites. Please see the traffic study attached hereto, conducted by:

Frederick J. Sambor, P.E.
Professional Engineer
1390 Hanbury Court
Gahanna, OH 43230
614-563-7349
fredsambor@hotmail.com

6. Access

The Property has one existing driveway/curb cut and a parking lot that is accessible from Eureka Av. Access to the Property is believed to meet all standards set forth in the Franklin County Zoning Resolution. Existing vegetation will be retained to ensure that the property maintains or exceeds compliance with the screening standards regarding adjacent residential properties.

7. Parking

The Property will feature a dedicated lot for parking approximately 11 vehicles, more than adequate to meet the needs of the office based employees employed by the Applicant as well as the occasional customer visiting the office. Typically, employees drive their own vehicles to jobsites, so there is little need for employee parking. Such parking lot is located as per the site plan and is not close in proximity to any residences in the area. The Applicant intends to surround the parking lot with pine trees for screening. Accordingly, lighting in the parking lot will not shine into any homes. Despite the location of the Property and the parking lot's distance from nearby residences, the Applicant will nonetheless comply with any and all paving, landscaping, and setback requirements required by the Franklin County Zoning Resolution.

8. Storm Water Drainage

No changes to the storm water drainage at the Property will be made, other than as required by the Franklin County Engineer or law/regulation. Drainage at the Property has never caused damage to any area as it adjoins the ravine traversing the area. Nevertheless, should the Franklin County Engineer's Office request that the Applicant seek to obtain any permits or comply with any regulations whatsoever, the Applicant will do so.

9. Water Supply and Sewage Disposal

Water at the Property will be supplied by a well; however, if such water is not able to be used as potable water (or access to Columbus City water is not possible), The Applicant will provide potable water through a dispenser and bottled water.

Sewage disposal will be facilitated through a soil-based treatment system at the Property. It is anticipated that the Ohio EPA will advise that the sewage disposal at the Property will be solely within the jurisdiction of the Franklin County Department of Public Health since the proposed design flow (less than 1000 gallons per day) does not warrant jurisdiction by the Ohio EPA. Applicant is working with the Franklin County Department of Public Health to secure approval of the foregoing plan. Please see the letter from the Franklin County Department of Public Health attached hereto.

10. Architectural Design

A building in accordance with the elevation attached hereto is planned to be located upon the Property. The exterior is compatible with the surrounding area and otherwise generally complies with the Select Commercial Planned District requirements as the proposed building shall have a ground level floor density of less than thirty-five percent (35%) of the parcel and building height shall not exceed twenty-five (25) feet.

11. Outside Storage

There is an existing trailer/office and storage containers located on the Property that will be removed when the proposed building is constructed. The only outside storage that is proposed is as noted on the site plan. There will be a dumpster located on the Property that will be screened and gated in accordance with Section 505 of the Franklin County Zoning Resolution. No rubbish or debris of any kind shall be placed or permitted to accumulate on any portion of the Property so as to render any portion of the Property unsanitary, unsightly, or detrimental to the public health, safety, or welfare.

12. Utilities and Facilities

The proposed use is compliant, except for the existing overhead power lines that will be buried within twelve (12) months of zoning approval.

13. Pollution

- a. Smoke: No smoke shall be emitted from any structure on the Property.
- b. Odor: No odorous gases or other odorous matter shall be produced upon the Property.
- c. Noise: The noise level shall be no greater than sixty (60) decibels at the boundary lines of the Property.

14. Graphics and Signage

One (1) free standing, ground-level, wooden sign with two (2) 30" x 48" panels configured in a "V" shape will be located on the Property. There is no lighting for the sign. The sign shall not be located within fifteen (15) feet of the right-of-way. Such sign will conform to the signage standards set forth in the Franklin County Zoning Resolution.

15. Lighting

All lighting fixtures placed on the Property will be cut-off type fixtures (down-lighting) and will be limited to the building and parking areas on the Property. The parking lot will feature dusk to dawn lights. All lighting fixtures at the Property will be positioned so as not to spill light on adjoining properties. As the Property is almost entirely surrounded by public streets/bike trails, it is anticipated that any lighting will be a welcome security enhancement for neighboring properties. All lighting fixtures on the Property will meet the standards for lighting set forth in Section 420.034(15) of the Franklin County Zoning Resolution.

16. Landscaping

Applicant anticipates planting of pine trees for screening the parking lot as well as additional fencing and landscaping as shown on the attached landscape plan. If the existing chain-link fence located on the Property is removed at any time, the Applicant will, after applying for and receiving the requisite permit, install a new fence matching the old design outside of the right of way.

The proposed use will preserve all existing vegetation, with the exception of several small trees that will be replaced or replanted when the parking lot is installed. Additionally, a row of pine trees and fencing is proposed between the proposed parking/use as depicted on the development plan. The applicant agrees to not remove existing vegetation, with the exception of trees that are dead or dying or scrub brush. Any trees that may be removed by accident or natural occurrence, shall be replaced by trees, at a minimum three-inch (3") caliber and that can provide similar screening at maturity.

Please refer to the landscape plan enclosed as part of this submission to see the existing/proposed fencing and landscaping at the Property. Such landscaping and fencing shall meet the standards set forth in Section 420.034(16) of the Franklin County Zoning Resolution and the Applicant will comply with any additional conditions imposed.

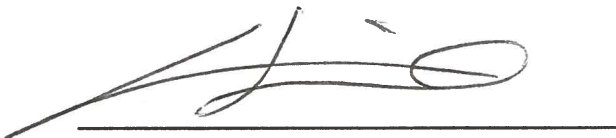
17. Any additional information necessary to demonstrate compliance with Section 420.033, Performance Standards.

The applicant is willing to provide additional reasonably available information, as requested. The applicant will begin construction upon the effective date of this development plan, subject to any additional approval as required by the City of Columbus. Because no subdivision of land is proposed, the applicant requests the ability to waive the platting requirement. Proposed Screening will be installed in the Summer/fall of 2018. The building construction/paving should occur prior to the Fall of 2018. The drive extension and parking area will be improved within the next two (2) years, prior to the Fall of 2019.

Conclusion

As noted above, the Property is located adjacent to the City of Columbus' Hilltop Area Plan Zone. Although that Plan (and current county zoning) indicates current zoning of the properties to the south of the Property (as well as the Property itself) as "residential," it is readily apparent from even a cursory consideration of the Property as well as the other surrounding uses that the Property is absolutely unsuitable for such use. Indeed, directly across the street (as mentioned above) is a large industrial use, and directly to the north is a busy "rails-to-trails" bikeway. While the proposed use of the Property as a contractor office/business is not expressly permitted by such designation and classification, the Applicant respectfully submits that such use is compatible with and complements the character, future goals, and comprehensive development of the surrounding properties and area. The Applicant will develop the

Property into a very attractive site. Such use will also create some economic activity in the area without the stress and burdens of a high volume, daily business. As the activities at the Property are very positive for and consistent with the future goals for the area and the community, the Applicant respectfully requests that this Application for Rezoning be approved so that the Property may be utilized as a contractor's office/business as described herein. Please note that the Applicant will supplement this application as soon as possible with any additional information requested.
I hereby approve and agree to the foregoing Development plan.



Christopher Orr, sole member
370 N. Eureka, LLC¹



Jeffrey M. Lewis, Esq.
1650 Lake Shore Drive
Suite 150
Columbus OH 43204
Attorney for Applicant

¹ The LLC was named with the "370" address to facilitate deeding the property to a separate business entity, as Applicant mistakenly thought that said was the address of the land being purchased (rather than "363").

FREDERICK J. SAMBOR, P.E.

1390 Hanbury Court
Gahanna, OH 43230
Business: (614) 563-7349
e-mail: fredsambor@hotmail.com

**TRAFFIC STUDY
OF
PROPOSED DEVELOPMENT
OF
370 NORTH EUREKA AVENUE**

FEBRUARY 16, 2018



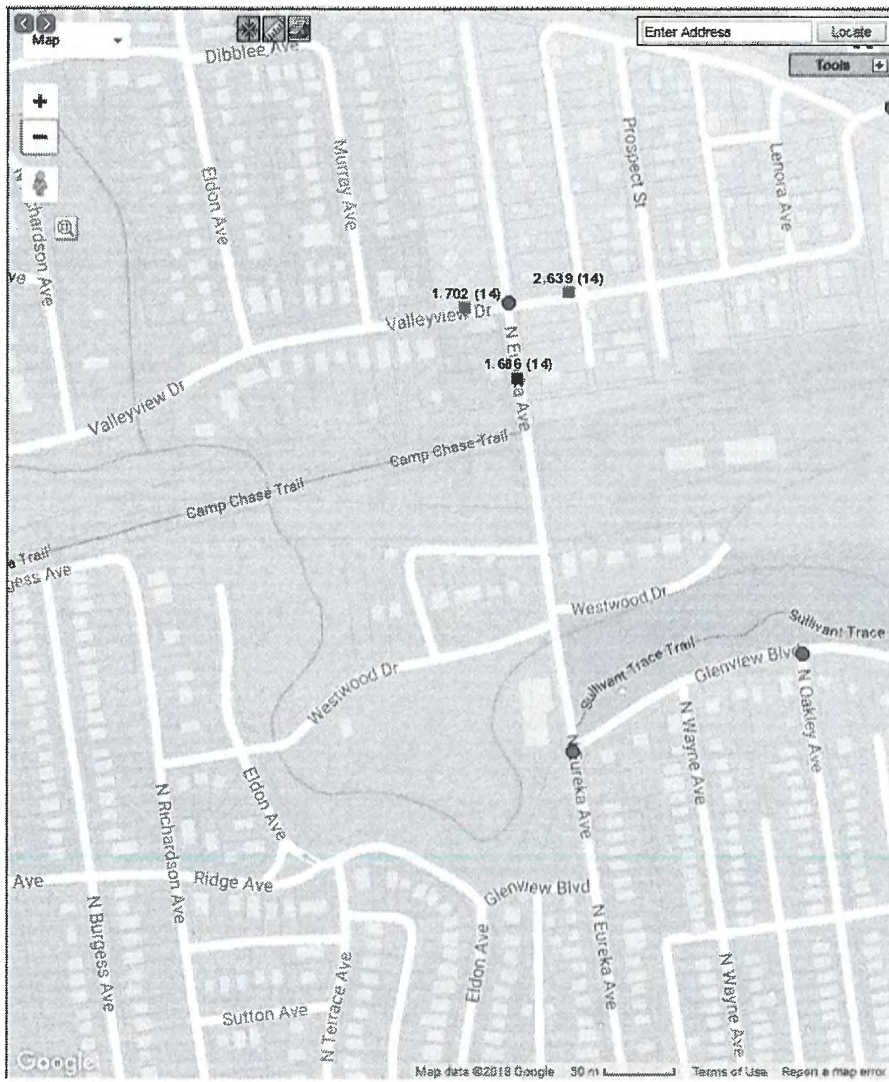
Frederick J. Sambor, P.E.
Project Engineer



ZON-17-03



INTRODUCTION:

This is a study of traffic patterns along North Eureka Avenue in Columbus Ohio, between Valleyview Drive on the North and Glenview Boulevard on the South.



CURRENT TRAFFIC HISTORY:

The current traffic history of this section of roadway is taken from the Transportation Data Management System of the Mid-Ohio Regional Planning Commission (morpc).

TCDS Help Refresh

Home TMC TCLS TIDS PMS PMDS RSMS NMDS PMMS WOTS RTTV

Login + Locate + Locate All Email This

Auto-Locate OFF

Disclaimer: The information shown in this database is compiled from various sources available to the Mid-Ohio Regional Planning Commission which we believe to be reliable.

List View All DIRs TMC All Approaches

Record 2 of 11 Goto Record go

Location ID	72 013N	MPO ID	
Type	SPOT	HPMS ID	
On NHS		On HPMS	
LRS ID		LRS Loc Pt.	
AF Group		Route Type	
GF Group		Route	
Class Dist Grp		Active	Yes
Seas Clas Grp		Category	CNT
WIM Group			
Funct'l Class	URBAN LOCAL	Milepost	
Located On	EUREKA AVE		
Loc On Alias			
	NORTH OF BROAD ST		
	PR	MP	PT
	0.040	72 013	

More Detail

STATION DATA

Directions: 2-WAY NB SB

AADT

Year	AADT	DHV-30	K %	D %	PA	BC	Src
2016	1,232 ⁴						
2013	1,396 ⁴						
1993	2,003						

Travel Demand Model

Model Year	Model AADT	AM PHV	AM PPV	MD PHV	MD PPV	PM PHV	PM PPV	NT PHV	NT PPV

FREDERICK J. SAMBOR, P.E.

1390 Hanbury Court

Gahanna, OH 43230

Business: (614) 563-7349

e-mail: fredsambor@hotmail.com

AF Group		Route Type	
GF Group		Route	
Class Dist Grp		Active	Yes
Specs Class Grp		Category	CNT
WIM Group			
Funct'l Class	URBAN LOCAL	Milepost	
Located On	EUREKA AVE		
Loc On Alias			
NORTH OF	BROAD ST		
	PR	MP	PT
	0.040	72 013	
More Detail ▶			
STATION DATA			
Directions: <input checked="" type="checkbox"/> 2 WAY <input type="checkbox"/> NB <input type="checkbox"/> SB			
AAVT			
	Year	AAVT	DHV-30 K % D % PA BC Sec
	2016	1 232 ⁴	
	2013	1 396 ⁴	
	1993	2 003	
Travel Demand Model			
	Model Year	Model AAVT	AM PHV AM PPV MD PHV MD PPV PM PHV PM PPV NT PHV NT PPV
VOLUME COUNT		Date	Intr Total
No Data			
VOLUME TREND		Year	Annual Growth
		2016	-4%
		2013	-2%
SPEED		Date	Intr Pace 85th Total
No Data			
CLASSIFICATION		Date	Intr Total
No Data			
WEIGH-IN MOTION		Date	Axles Avg GVW Total
No Data			
PER VEHICLE		Date	Axles 85th Total
No Data			
GAP		Date	Intr Total
No Data			
PARTIAL COUNT		Date	Intr 24-Hr Total
		Tue 9/13/2016	15 1,346
		Wed 9/11/2013	15 1,534
NOTE/FILES			
		Note	Date

The Averaged A Daily Traffic (AAVT) data shows that from 1993 until 2013 the traffic along this section of North Eureka declined by 30.4%, and from 2013 until 2016 traffic declined another 11.7%.

The Traffic Data Management System also shows the traffic volume is expected to continue to decline by 4% annually.

FREDERICK J. SAMBOR, P.E.

1390 Hanbury Court

Gahanna, OH 43230

Business: (614) 563-7349

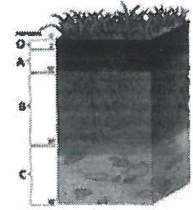
e-mail: fredsambor@hotmail.com

PROPOSED DEVELOPMENT:

The proposed development of 370 North Eureka will add less than 5 Daily trips along this section of North Eureka Avenue. This would increase traffic by 0.4%, along a street that currently has declining traffic use.

The conclusion is that this proposed development will have no detrimental impact to traffic on this section of North Eureka Avenue.

Soil and Environmental
Consulting Services, Inc.



Thursday, December 14, 2017

Orr Construction
c/o Chris Orr
614-679-8779
christopher@orrconstructionco.com

**Re: Soil investigation for onsite sewage treatment suitability for 363 North Eureka Ave,
Franklin Township, Franklin County, Ohio.**

Enclosed you will find the requested detailed soil descriptions for 363 North Eureka Ave,
Franklin Township, Franklin County, Ohio.

The soils of the selected sites were mapped and described on the enclosed sheets for your records. The locations of the soil borings have been located using GPS and the locations have been delineated on the enclosed map. Copies of this letter, soil boring descriptions, sketch, and system drawing should be submitted to local health department. The health department will make the determination if the soil and site area is suitable for onsite sewage treatment. It may also be necessary for the soil borings to be located by a surveyor.

Please protect all areas approved for septic disposal by having the contractor stake and rope off the proposed locations prior to driveway and basement excavation. No soil, building, or waste material should be stored on the proposed absorption areas. Disturbance to the areas may result in compaction and the subsequent failure of the system. Any disturbance to the absorption area voids the results of this analysis.

If you have any questions or want to move forward with the septic design process feel free to contact us.

A handwritten signature in black ink, appearing to read "Steven Miller".

Steven Miller, CPSS

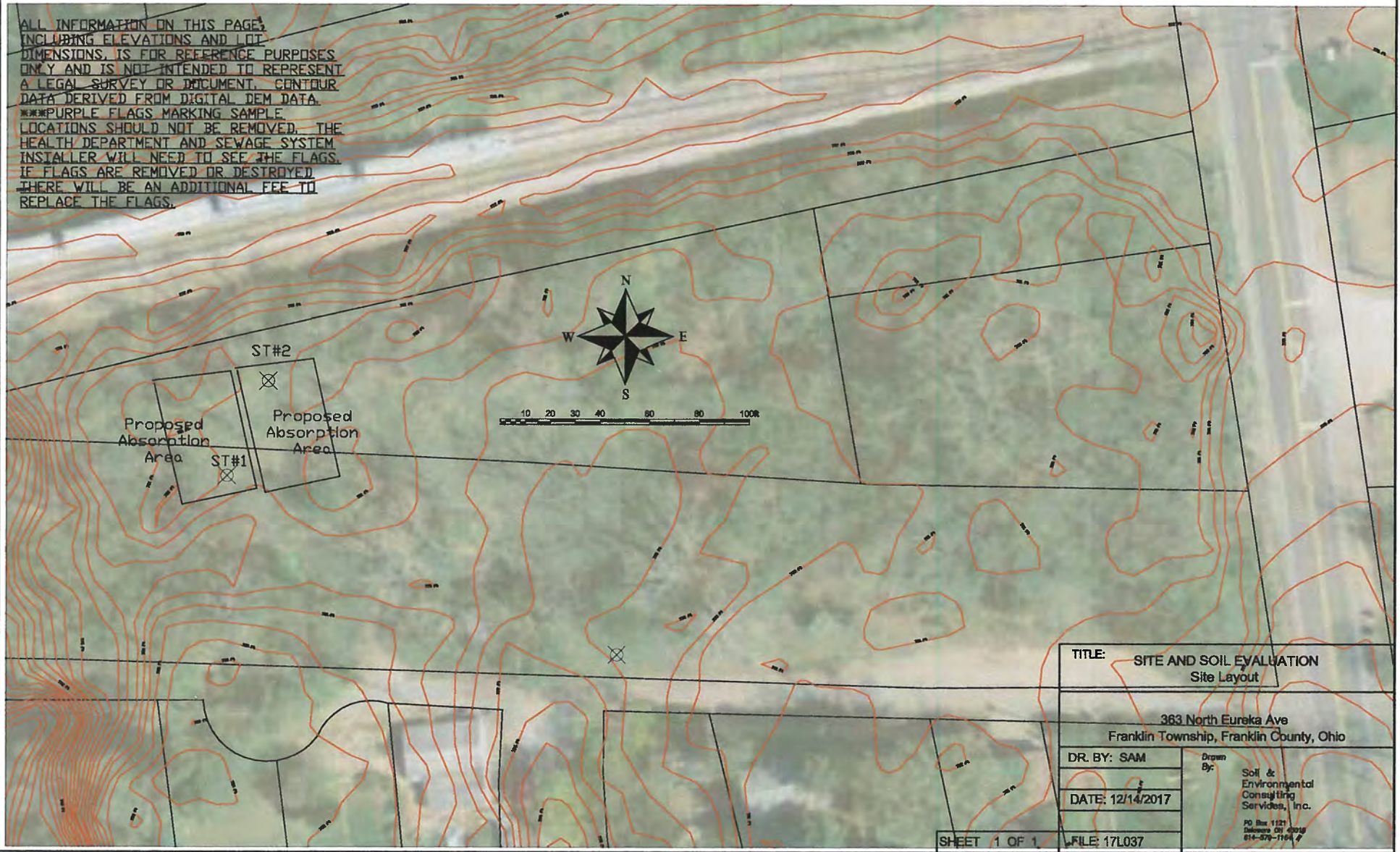
RECEIVED

FEB 20 2018

Franklin County Planning Department
Franklin County, OH

20N-17-03

ALL INFORMATION ON THIS PAGE, INCLUDING ELEVATIONS AND LOT DIMENSIONS, IS FOR REFERENCE PURPOSES ONLY AND IS NOT INTENDED TO REPRESENT A LEGAL SURVEY OR DOCUMENT. CONTOUR DATA DERIVED FROM DIGITAL DEM DATA. ***PURPLE FLAGS MARKING SAMPLE LOCATIONS SHOULD NOT BE REMOVED. THE HEALTH DEPARTMENT AND SEWAGE SYSTEM INSTALLER WILL NEED TO SEE THE FLAGS. IF FLAGS ARE REMOVED OR DESTROYED, THERE WILL BE AN ADDITIONAL FEE TO REPLACE THE FLAGS.



TITLE: SITE AND SOIL EVALUATION Site Layout	
363 North Eureka Ave Franklin Township, Franklin County, Ohio	
DR. BY: SAM	Drawn By: Soil & Environmental Consulting Services, Inc. PO Box 1121 Delaware OH 43015 614-379-1164
DATE: 12/14/2017	
SHEET 1 OF 1	
FILE: 17L037	

Site and Soil Evaluation for Sewage Treatment and Dispersal

County: Franklin
 Township / Sec.: Franklin
 Property Address/Location: 363 N Eureka Ave
 Applicant Name: Orr Construction
 Address: _____
 Phone #: _____
 Lot #: _____
 Test Hole #: 1
 Latitude/Longitude: 39.96308 -83.06802976
 Method: Auger Probe

Land Use / Vegetation: Grass & Some Trees
 Landform: Till Plan
 Position on Landform: Backslope
 Percent Slope: 0.5%
 Shape of Slope: Linear / Linear
 Bedrooms or GPD: 2 Employees (100 gpd)
 Date: Tuesday, December 12, 2017
 Evaluator: Steven Miller, CPSSc
Soil & Environmental Consulting, Inc.
P.O. Box 1121
Delaware OH 43015
 Job Number: 17L037
 Soil Series: _____


 Signature: *Steven Miller*
 Phone#: p-614.579.1164
soilconsultant@yahoo.com

Soil Profile		Estimating Soil Saturation			Estimating Soil Permeability							Other Soil Features
		Munsell Color (hue, value, chroma)			Texture			Structure				
Horizon	Depth (inches)	Matrix Color	Redoximorphic Features		Class	Approx. % Clay	Approx. % Fragments	Grade	Size	Type (shape)	Consistence	
			Concentrations	Depletions								
Ap	0 to 10	10YR 4/3			sil	20	2	2	m	gr	fr	
Bt1	10 to 21	10YR 5/6			sicl	35	2	2	m	sbk	fi	
Bt2	21 to 40	10YR 5/4		10%10Yr 5/2	sicl	38	2	2	m	sbk	fi	
BC	40 to 45	10RY 5/6		15%10Yr 5/2	sicl	36	2	1	m	sbk	fi	
Cd	45+	10YR 5/4		10%10YR 5/2	cl	35	5	0		m	vfi	


Limiting Conditions	Depth to (in.)		Remarks / Risk Factors:
Perched Seasonal Water Table	21	perched on glacial till	Surface water should be diverted around system. Subsurface ag drainage may be present.
Apparent Water Table	>50		See attached letter and map for more detailed information
Highly Permeable Material	>50		
Bedrock	>50		
Restrictive Layer	45	glacial till	

Note : The evaluation shall include a complete site plan or site drawing including all requirements in paragraphs (B)(1) through (B)(4) of OAC 3701-29-08.

Site and Soil Evaluation for Sewage Treatment and Dispersal

County: Franklin
 Township / Sec.: Franklin
 Property Address/Location: 363 N Eureka Ave
 Applicant Name: Orr Construction
 Address: _____
 Phone #: _____
 Lot #: _____
 Test Hole #: 2
 Latitude/Longitude: 39.96308 -83.06802976
 Method: Auger Probe

Land Use / Vegetation: Grass & Some Trees
 Landform: Till Plan
 Position on Landform: Backslope
 Percent Slope: 0.5%
 Shape of Slope: Linear / Linear
 Bedrooms or GPD: 2 Employees (100 gpd)
 Date: Tuesday, December 12, 2017
 Evaluator: Steven Miller, CPSSc
Soil & Environmental Consulting, Inc.
P.O. Box 1121
Delaware OH 43015
 Job Number: 17L037
 Soil Series: _____

Signature: 
 Phone#: p-614.579.1164
soilconsultant@yahoo.com



Soil Profile		Estimating Soil Saturation			Estimating Soil Permeability							Other Soil Features
		Munsell Color (hue, value, chroma)			Texture			Structure				
Horizon	Depth (inches)	Matrix Color	Redoximorphic Features		Class	Approx. % Clay	Approx. % Fragments	Grade	Size	Type (shape)	Consistence	
			Concentrations	Depletions								
Ap	0 to 11	10YR 4/3			sil	20	2	2	m	gr	fr	
Bt1	11 to 22	10YR 5/6		5%10YR 5/3	sicl	34	2	2	m	sbk	fi	
Bt2	22 to 35	10YR 5/4		15%10YR 5/2	sicl	38	2	2	m	sbk	fi	
BC	35 to 39	10RY 5/6		20%10YR 5/2	sicl	34	2	1	m	sbk	fi	
Cd	39+	10YR 5/4		15%10YR 5/2	cl	32	5	0		m	vfi	

Limiting Conditions	Depth to (in.)		Remarks / Risk Factors:
Perched Seasonal Water Table	22	perched on glacial till	Surface water should be diverted around system. Subsurface ag drainage may be present.
Apparent Water Table	>50		See attached letter and map for more detailed information
Highly Permeable Material	>50		
Bedrock	>50		
Restrictive Layer	39	glacial till	

Note : The evaluation shall include a complete site plan or site drawing including all requirements in paragraphs (B)(1) through (B)(4) of OAC 3701-29-08.

Landforms
Upland*
Terrace
Flood Plain
Lake Plain
Beach Ridge
*Includes glacial till plain and end moraine

Position on Landform
Depression
Flat
Knoll
Crest
Hillslope
Footslope

Shape of Slope
Convex
Concave
Linear
Complex

Horizon Nomenclature		
Master Horizons	Horizon Suffixes	Horizon Modifiers
O	a Highly decomposed organic matter b Buried genetic horizon d Dense layer (physically root restrictive) e Moderately decomposed organic matter g Strong gley i Slightly decomposed organic matter p Plow layer or artificial disturbance r Weathered or soft bedrock t Illuvial accumulation of silicate clay w Weak color or structure within B x Fragipan characteristics	Numerical Prefixes: Used to denote lithologic discontinuities. Numerical Suffixes: Used to denote subdivisions within a master horizon.
A	Predominantly organic matter (litter & humus)	
E	Mineral, organic matter (humus) accumulation, loss of Fe, Al, clay	
B	Mineral, loss of Si, Fe, Al, clay, organic matter	
B	Subsurface accumulation of clay, Fe, Al, Si, humus; sesquioxides; loss of CaCo ₃ ;	
C	subsurface soil structure	
C	Little or no pedogenic alteration, unconsolidated earthy material, soft bedrock	
R	Hard bedrock	

Soil Texture		Textural Class Modifiers	
Texture Class Abbreviations		Gravelly	GR
Course Sand	cos	Fine Gravelly	FGR
Sand	s	Medium Gravelly	MGR
Fine Sand	fs	Coarse Gravelly	CGR
Very Fine Sand	vfs	Very Gravelly	VGR
Loamy Coarse Sand	lcos	Extremely Gravelly	XGR
Loamy Sand	ls	Cobbly	CB
Loamy Fine Sand	lfs	Very Cobbly	VCB
Loamy Very Fine Sand	lvfs	Extremely Cobbly	XCB
Coarse Sandy Loam	cosl	Stony	ST
Sandy Loam	sl	Very Stony	VST
Fine Sandy Loam	fsl	Extremely Stony	XST
Very Fine Sandy Loam	vfsl	Bouldery	BY
Loam	l	Very Bouldery	VBY
Silt Loam	sil	Extremely Bouldery	XBY
Silt	si	Channery	CN
Sandy Clay Loam	scl	Very Channery	VCN
Clay Loam	cl	Extremely Channery	XCN
Silty Clay Loam	sicl	Flaggy	FL
Sandy Clay	sc	Very Flaggy	VFL
Silty Clay	sic	Extremely Flaggy	XFL
Clay	c		
*Estimate approximate clay percentage within 5 percent			

Soil Structure			
Grade	Size	Type (Shape)	
Structureless	0 Very Fine	Granular	gr
Weak	1 Fine	Angular Blocky	abk
Moderate	2 Medium	Subangular Blocky	sbk
Strong	3 Coarse	Platy	pl
	Very Coarse	Prismatic	pr
	Extr. Coarse	Columnar	cpr
	Very Thin*	Single Grain	sg
	Thin*	Massive	m
	Thick*	Cloddy	CDY
	Very Thick*		

* The sizes Very Thin, Thin, Thick, and Very Thick, are used when describing platy structure only. Substitute thin for fine, and thick for coarse when describing platy structure.

Moist Consistence	
Loose	l
Very Friable	vfr
Friable	fr
Firm	fi
Very Firm	vff
Extremely Firm	efi

For a more detailed explanation on describing and sampling soils, please refer to the "Field Book for Describing and Sampling Soils" Schoeneberger, P.J., Wysocki, D.A., Benham, E.C., and Broderson, W.D. (editors) 2002. Field book for describing and sampling soils, version 2.0. Natural Resources Conservation Service, USDA, National Soil Survey Center, Lincoln, NE.

Application Number: <u>ZON-18-01</u>	Date Filed: <u>1/30/18</u>	Received By: <u>BMP</u>	Total Fees: <u>\$1,100</u>	Receipt Number: <u>18-00333</u>
---	-------------------------------	----------------------------	-------------------------------	------------------------------------

Subject Property Information

- Street Address: 1380 STIMMEL ROAD
- Parcel ID Number(s): 140 - 005122 - 00
- Township(s): FRANKLIN



Description of Subject Property

- Acres to be Rezoned: 1.01 SEE 11B-(A)
- Current Land Use: RESIDENTIAL
- Surrounding Land Use:
 - North LIMITED IND. (LI)
 - South LI
 - East GENERAL IND. (GI)
 - West CEMETARY
- Water Supply Source: Public (Central) Private (Onsite)
- Sanitary Sewer Source: Public (Central) Private (Onsite)

Rezoning Request

- Current Zoning: R-RESIDENTIAL
- Proposed Zoning: LI
- Proposed Land Use: PERMITTED LI USE(S)
- (A) Purpose for Request: TO HARMONIZE ZONING AND POTENTIAL LAND USE WITH SOUTHWEST AREA PLAN.

- 11.(B) REFENCE DATA ATTACHED
- (A) PROPERTY DATA SHEET
 - (B) ZONING MAP DATA
 - (C) DEED LEGAL DESCRIPTION
 - (D) SOUTHWEST AREA PLAN
 - (E) BASE LOT / DIMENSION PLAN

Applicant/Owner/Agent Information

12. Applicant Information: APPLICANT
Address: SEE
Phone: _____ Fax: _____
Interest in Property: PROPERTY OWNER
Signature: _____

13. Property Owner: STIMMEL PROPERTIES LLC.
Address: 1235 STIMMEL ROAD
COLUMBUS, OHIO 43223
Phone: _____ Fax: _____
Signature: AS NOTARIZED BELOW

14. Agent Information: AL R. BORDELON
Address: 1235 STIMMEL ROAD
Phone: (614) 560-1212 Fax: (614) 442-3341
Signature: *Al R. Bordelon*

Applicant/Owner/Agent Information

I/we (applicant) STIMMEL PROPERTIES LLC. swear that I/we ~~am~~ are the owners/lessees/options of land requested for rezoning and that the statements, information and exhibits attached are true and correct to the best of my/our knowledge.

Applicant Signature: SEE PROPERTY OWNER BELOW
(required)

Date: 30 JAN 2018

Property Owner Signature: *David A. Strawser*
(required) MANAGER: STIMMEL PROPERTIES LLC.
DAVID A. STRAWSER

Subscribed and sworn to me in my presence and before me on this 30th day of January 20 18.

Notary Public Signature: *Lorilee Roederer*



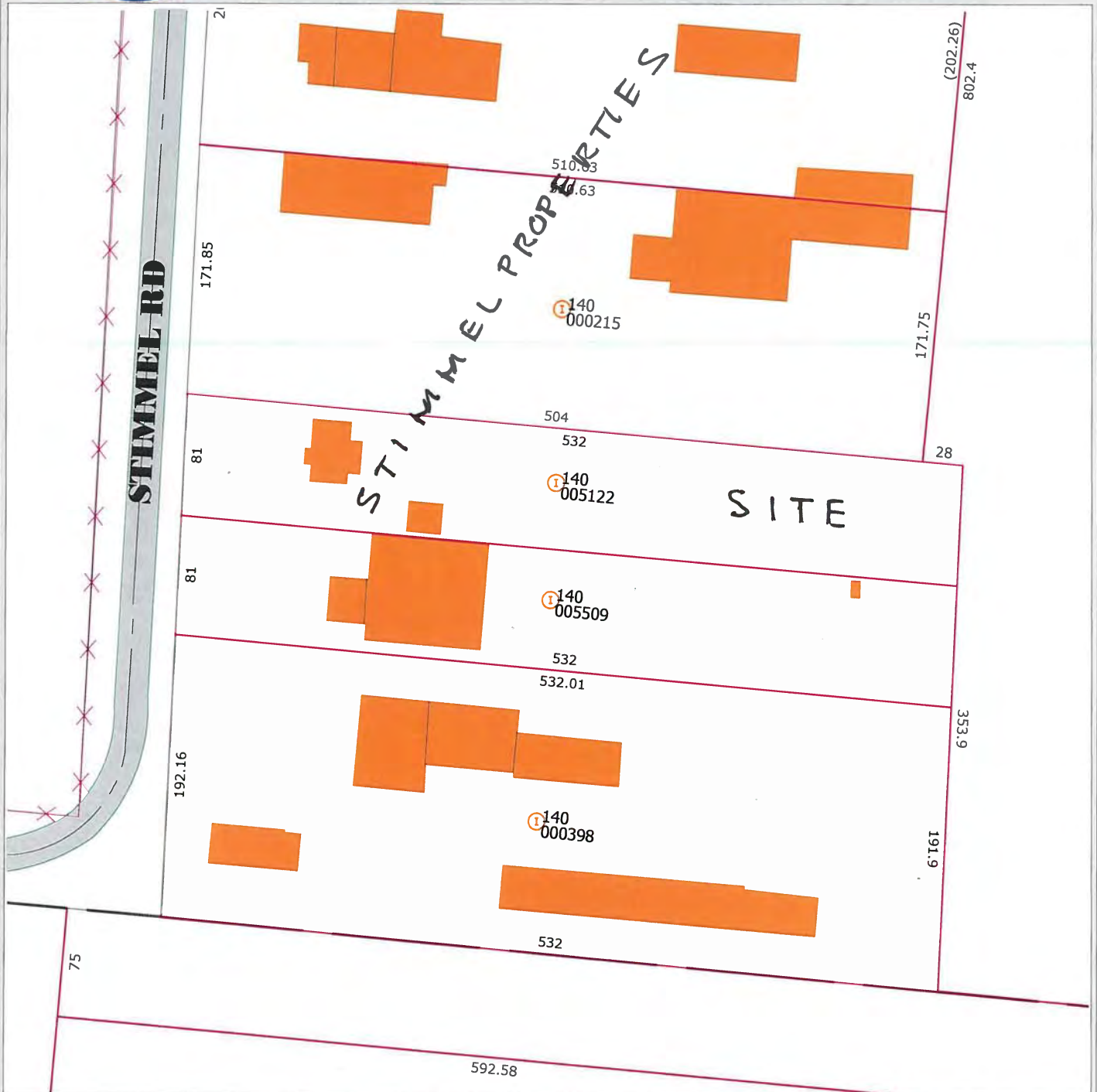
LORILEE ROEDERER
Notary Public
In and for the State of Ohio
My Commission Expires
April 21, 2019



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: s

DATE: 1/29/18



Disclaimer

Scale = 100



This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be consulted for verification of the information contained on this map. The county and the mapping companies assume no legal responsibilities for the information contained on this map. Please notify the Franklin County GIS Division of any discrepancies.

EM



Franklin County
Application for Rezoning/Text Amendment

Table with 5 columns: Application Number (20N-18-02), Date Filed (2/20/18), Received By (BMF), Total Fees (\$1000.00), Receipt Number (18-00572)

Subject Property Information

- 1. Street Address: 1165 Chambers Road
2. Parcel ID Number(s): 130 - 000332
3. Township(s): Clinton



Description of Subject Property

- 4. Acres to be Rezoned: .33
5. Current Land Use: 447--Office Building
6. Surrounding Land Use: North Residential;Retail/AptoverWalkup, South Multi-Family AR3, East Manufacturing, LM, West Multi-Family AR3

- 7. Water Supply Source: [] Public (Central) [x] Private (Onsite)
8. Sanitary Sewer Source: [x] Public (Central) [] Private (Onsite)

Rezoning Request

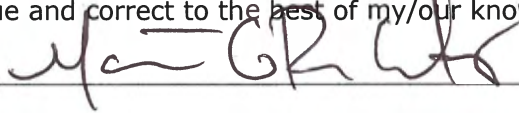
- 9. Current Zoning: Limited Industrial
Proposed Zoning: Special Commercial Planned District
10. Proposed Land Use: 7991-Physical Fitness Facility
11. Purpose for Request: To adopt a Special Commercial Planned District. Please see attached for additional information

Applicant/Owner/Agent Information

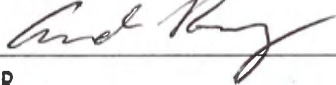
12. Applicant Information: Matt Roberts - Vertical Adventures
Address: 6513 Kingsmill Ct., Columbus OH 43229
Phone: 614-330-9546 Fax: _____
Interest in Property: Lessee
Signature: 
13. Property Owner: Howley Capital--Andrew P. Howley
Address: 1138 Chambers Rd
Phone: 614-531-5258 Fax: _____
Signature: 
14. Agent Information: Matt Koppitch
Address: 100 S. Third St., Columbus, OH 43215
Phone: 614-227-8824 Fax: 614-227-2390
Signature: 

Applicant/Owner/Agent Information


I/we (applicant) Matt Roberts swear that I/we am/are the owners/lessees/options of land requested for rezoning and that the statements, information and exhibits attached are true and correct to the best of my/our knowledge.

Applicant Signature: 
(required)

Date: 19 Feb 2018

Property Owner Signature: 



BONNIE A. MACALLISTER
NOTARY PUBLIC
STATE OF OHIO
Comm. Expires **May 16, 2018**
Subscribed and sworn to in my presence and before me on this 19th day of Feb
Notary Public Signature: 
Recorded in _____
Franklin County

Rezoning/Text Amendment Application General Application Requirements

Any applicant who requests a zoning change is solely responsible for filing all materials required by the application in its entirety. Please consult with the Economic Development and Planning Department to obtain a copy of pertinent development standards prior to filing a rezoning request. An incomplete application will not be placed on an agenda until it is determined to be complete, having all relevant issues addressed in plan or text form.

Two (2) copies of each of the following items are required with each application:

1. The completed application form.
2. The notarized affidavit with current property owner signature.
3. Legal description of the property. Current property survey to include acreage, all bearings and distances, and referencing an established beginning point.
4. Location/Area map. Engineering base maps to scale (example: 1"=100') are required. You can obtain this information from the County Engineers Office, 19th Floor, 373 South High Street, 614.462.3030
5. All information that pertains to sanitary services and water supply must be provided. If services are to be provided by a private or public entity, a letter must be provided verifying that the services exist and that the applicant will have access to such services. If an on-lot septic system and/or well are proposed, information from the Franklin County Board of Health (or appropriate agency) must be provided.
6. Any additional information or exhibits deemed necessary for proper consideration of the application.

Two (2) copies of the Development Plan are required with the following information:

1. Names of the applicant, architect, engineer and contractor with the respective addresses and phone numbers.
2. Street address of the subject property, the exact distance and direction to the nearest street intersection, and any other landmarks that would assist in locating and identifying the property.
3. Present zoning, existing use and proposed use.
4. Zoning and use of each adjacent property.
5. North arrow on the site plan.
6. Scale of drawing. Please use a suitable standard scale.
7. Dimensions and locations of:
 - Property lines on all sides,
 - All setback lines,
 - Existing and proposed buildings with size and height,
 - Dumpster locations,
 - Proposed curb cuts and sidewalk locations (if any),
 - Existing sidewalks, curbs, alleys, streets, and service or frontage roads,
 - Any property proposed for dedication or easement,

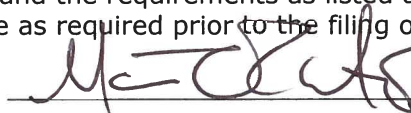
- All easements, utility poles, fire hydrants, significant tree stands, and obstructions.
- 8. Parcel and building area in square feet.
- 9. Dimensions and location of existing and proposed parking and loading facilities, including but not limited to aisles, driveways, parking and loading stalls, entrances, exits, median strips, traffic islands, lighting, screening, fences, landscaping, greenbelts and signage.
- 10. Existing and proposed traffic circulation pattern.
- 11. Contour lines, soil types, and existing and proposed drainage facilities comprising the subject property.
- 12. Location and dimension of existing and proposed sanitary wastewater systems along with the location of existing and proposed water supply systems. A letter approving such systems is required from the appropriate health authority.

Note: When a planned district is requested, a development plan must be prepared by a registered architect, engineer, surveyor or landscape architect. Three (3) copies of said plan are required to be submitted. This plan is to demonstrate the engineering feasibility of the proposed project. Furthermore, a separate landscape plan is required and is to be completed and sealed by a professional landscape architect. The Rural Zoning Commission makes no exceptions to these requirements. All other issues in the performance standards must be addressed, even if they do not appear to pertain to your particular site.

Statement of Understanding

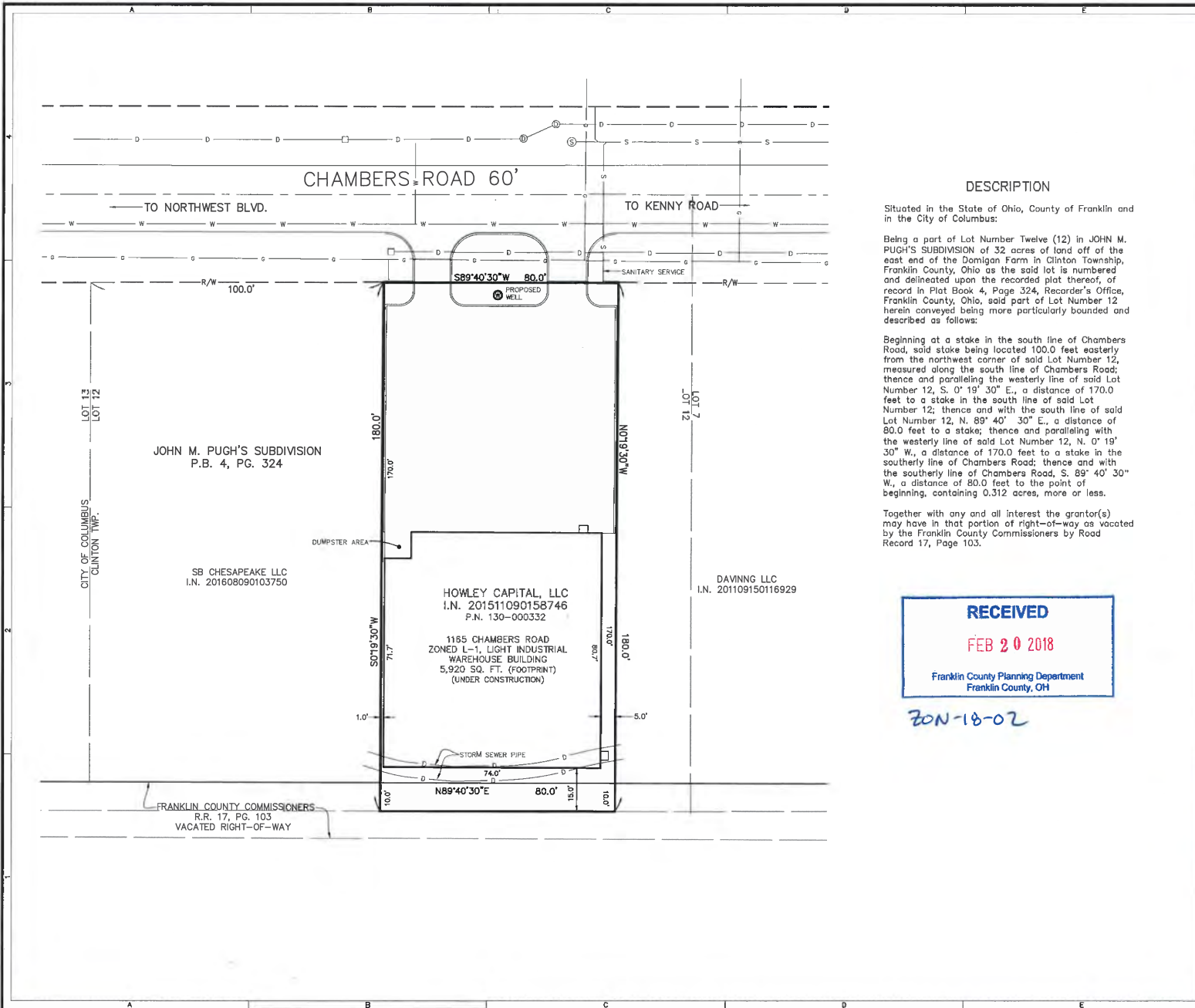
I/we have read and understand the requirements as listed above and I/we have met with the Technical Review Committee as required prior to the filing of this application.

Applicant Signature: _____



Date: _____

19 Feb 2018



DESCRIPTION

Situated in the State of Ohio, County of Franklin and in the City of Columbus:

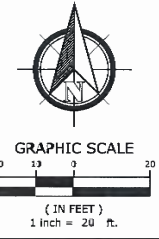
Being a part of Lot Number Twelve (12) in JOHN M. PUGH'S SUBDIVISION of 32 acres of land off of the east end of the Damigan Farm in Clinton Township, Franklin County, Ohio as the said lot is numbered and delineated upon the recorded plat thereof, of record in Plat Book 4, Page 324, Recorder's Office, Franklin County, Ohio, said part of Lot Number 12 herein conveyed being more particularly bounded and described as follows:

Beginning at a stake in the south line of Chambers Road, said stake being located 100.0 feet easterly from the northwest corner of said Lot Number 12, measured along the south line of Chambers Road; thence and paralleling the westerly line of said Lot Number 12, S. 0° 19' 30" E., a distance of 170.0 feet to a stake in the south line of said Lot Number 12; thence and with the south line of said Lot Number 12, N. 89° 40' 30" E., a distance of 80.0 feet to a stake; thence and paralleling with the westerly line of said Lot Number 12, N. 0° 19' 30" W., a distance of 170.0 feet to a stake in the southerly line of Chambers Road; thence and with the southerly line of Chambers Road, S. 89° 40' 30" W., a distance of 80.0 feet to the point of beginning, containing 0.312 acres, more or less.

Together with any and all interest the grantor(s) may have in that portion of right-of-way as vacated by the Franklin County Commissioners by Road Record 17, Page 103.



ZON-18-02



IBI GROUP
 635 Brookridge Boulevard
 Westerville, OH 43081 USA
 tel 614 818 4933 fax 614 818 4911
 ibigroup.com

REVISION:
 02-14-18 PAVEMENT STRIPPING

HOWLEY CAPITAL, LLC
 1165 CHAMBERS ROAD
 COLUMBUS, OHIO

DESIGN	DRAFT	CHECK
	DC	RW
IBI GROUP NO.: 114497		
DATE: NOVEMBER 2017		
SCALE:		
HORIZONTAL: 1"=20'		
VERTICAL:		

SHEET TITLE:
ZONING EXHIBIT

SHEET NO.:

2:114497_Chambers116515.ZONING EXHIBIT.dwg 02/14/2018 08:20:11 am © IBI Group

Vertical Adventures

1165 Chambers Road

Clinton Township, Ohio 43212

Property Owner: The Howley Capital LLC
 Parcel Number: 130-000332, 0.3306 acre (16,000 S.F.)

Current zoning: 'LI' Light Industrial
 Proposed zoning: Special Commercial Planned District

REQUIRED PARKING

REQUIRED PARKING PER THE SMART OVERLAY CODE:

A3 - ASSEMBLY (FITNESS): 1 PER 250 S.F. - $5920 \text{ S.F.} / 250 = 23.68 \text{ (24)}$
 SMART OVERLAY PARKING REQUIREMENT ALLOWS FOR THIS NUMBER TO BE REDUCED BY HALF.

REQUIRED MINIMUM NUMBER OF PARKING SPACES: 14 SPACES SPACES

PROVIDED: 13 INCLUDING ONE HANDICAP ACCESSIBLE SPACE

MINIMUM ONE BICYCLE PARKING SPACE SHALL BE PROVIDED PER EVERY 20 VEHICLE PARKING SPACES.



OWNER:
The Howley Co.

1138 Chambers Road
 Columbus, Ohio 43212
 contact: Jim Smiley

Zoning Plan
Clearance Plan
 1165 Chambers Road
 Clinton Township, Franklin
 County, Ohio 43212

JOB NUMBER
 18_VA01

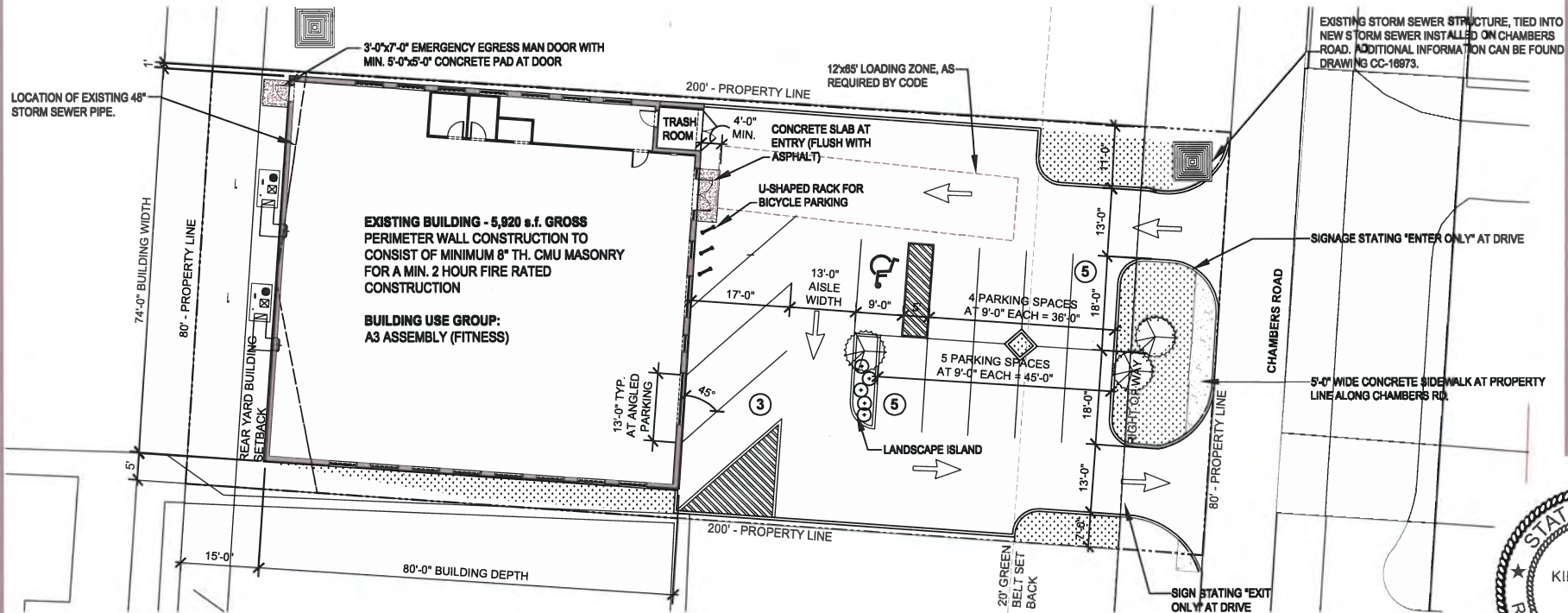
SHEET NUMBER
 ZC1.1

DATE:
 ZONING: 2018.02.18

PREPARED BY:

create collaborative
 design + architecture

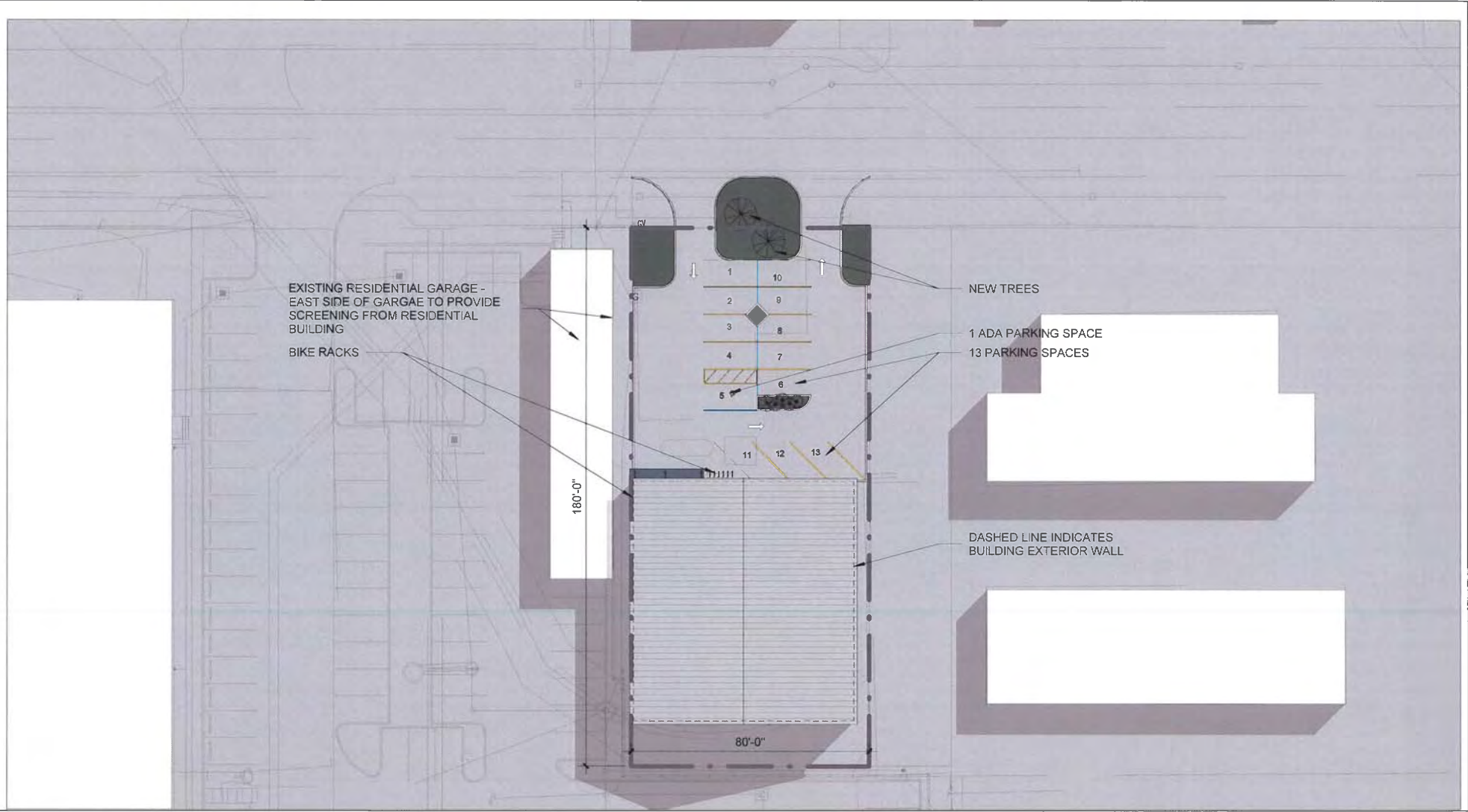
614.582.6385 • KIMBERLY@YAHOO.COM



1 SITE PLAN
 Scale: 1" = 20'-0"



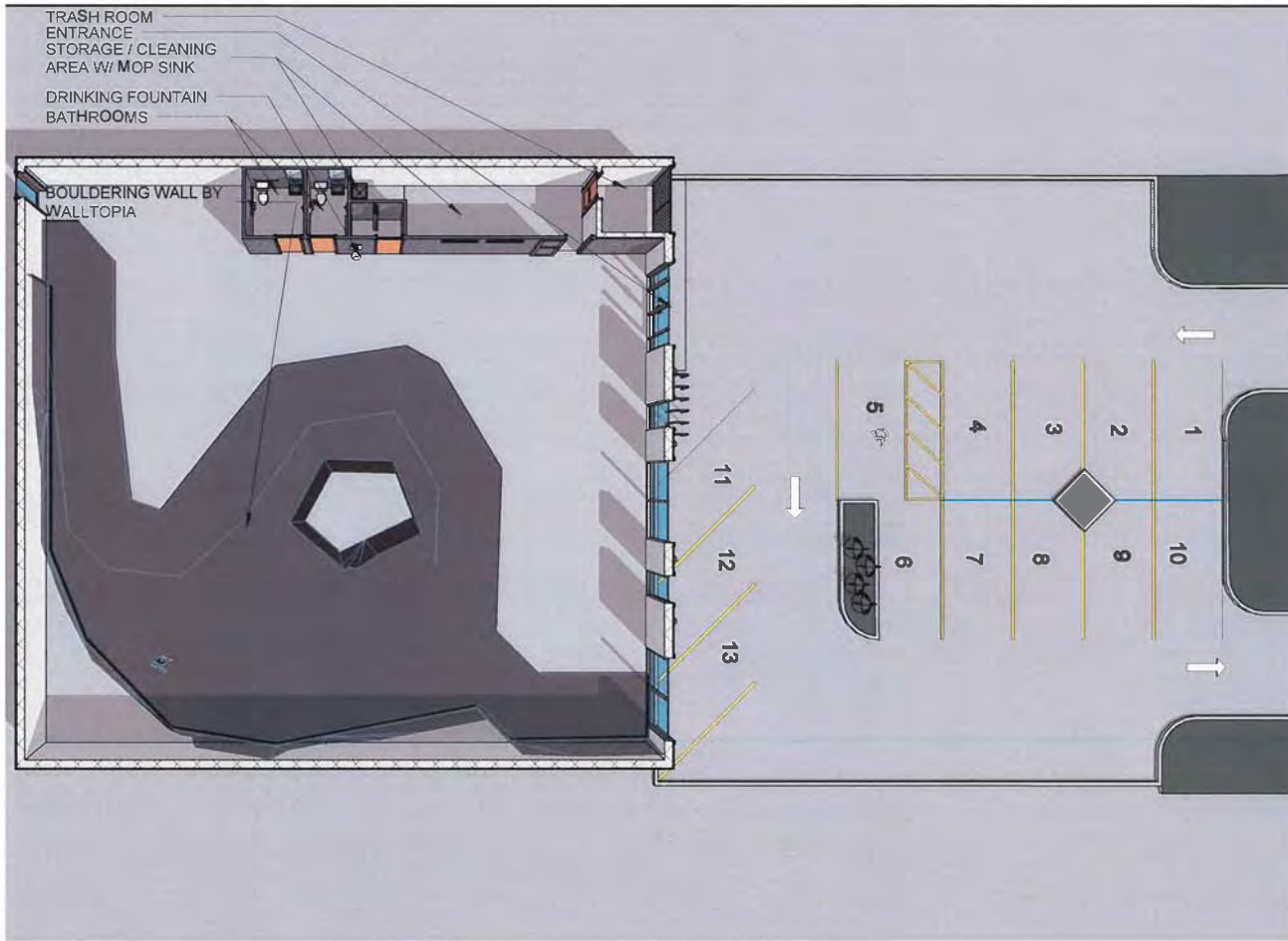
Kimberly Mikanik



Site
1" = 30'-0"

Vertical Adventures Chambers

Site Plan		
<small>SEE ATTACHED DEVELOPMENT PLAN FOR MORE DETAILS</small>		
Project number	1435	A0
Date	2018-01-31	
Drawn by	Author	
Checked by	Checker	
Scale		1" = 30'-0"



Vertical Adventures Chambers

Floor Plan Perspective

Project number	1435
Date	2018-01-31
Drawn by	Author
Checked by	Checker

A1
Scale



Front Perspective

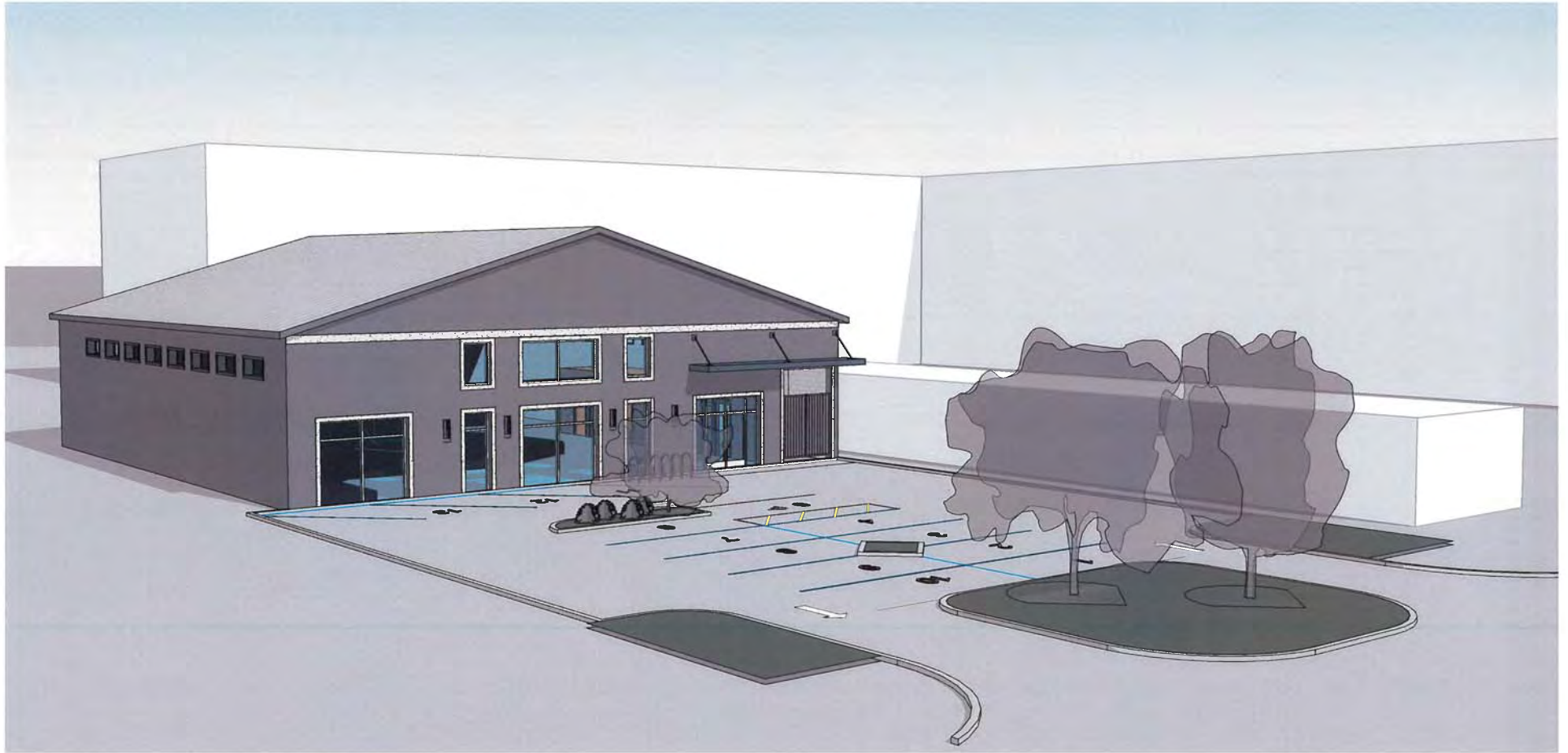
Vertical Adventures Chambers

Front Perspective

Project number	1435
Date	2018-01-31
Drawn by	Author
Checked by	Checker

A2

Scale



Perspective 2

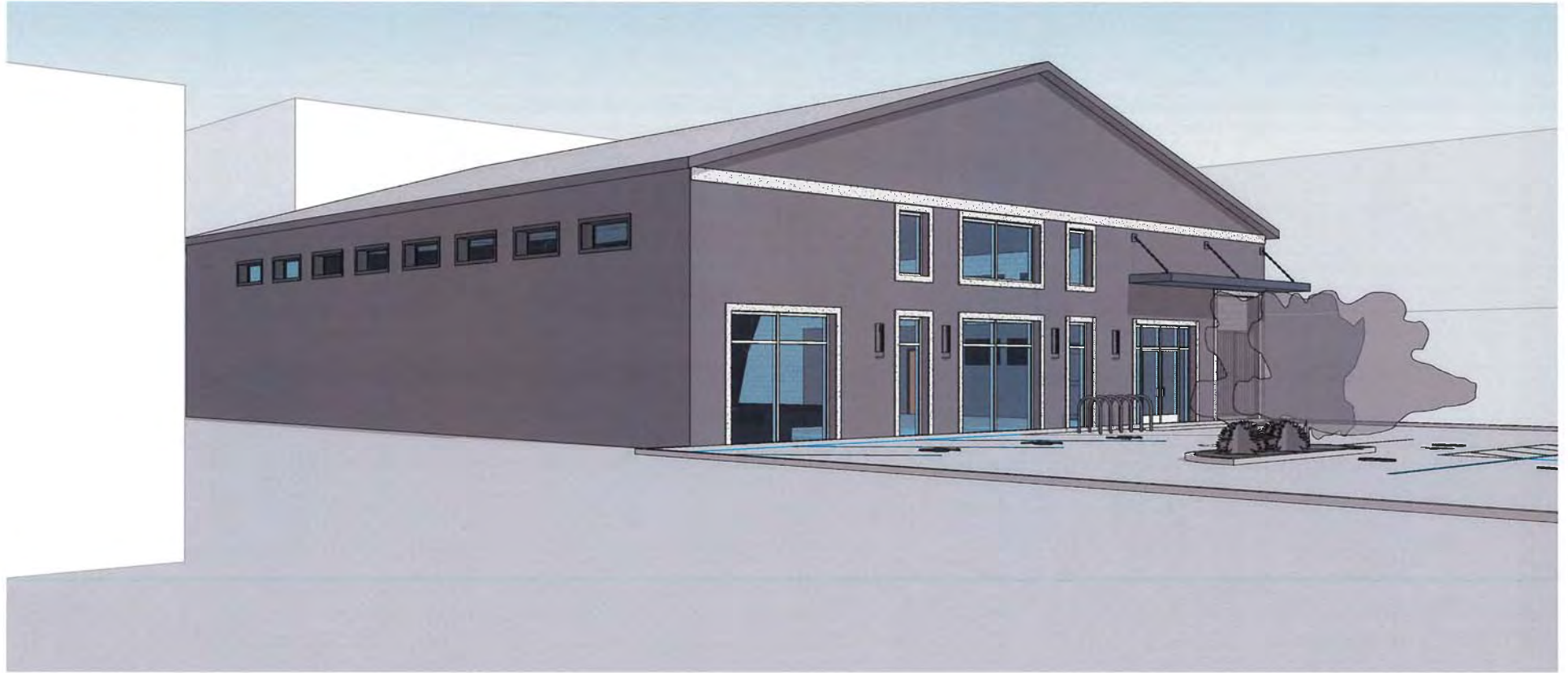
Vertical Adventures Chambers

Perspective 1

Project number	1435
Date	2018-01-31
Drawn by	Author
Checked by	Checker

A3

Scale



South West
Perspective

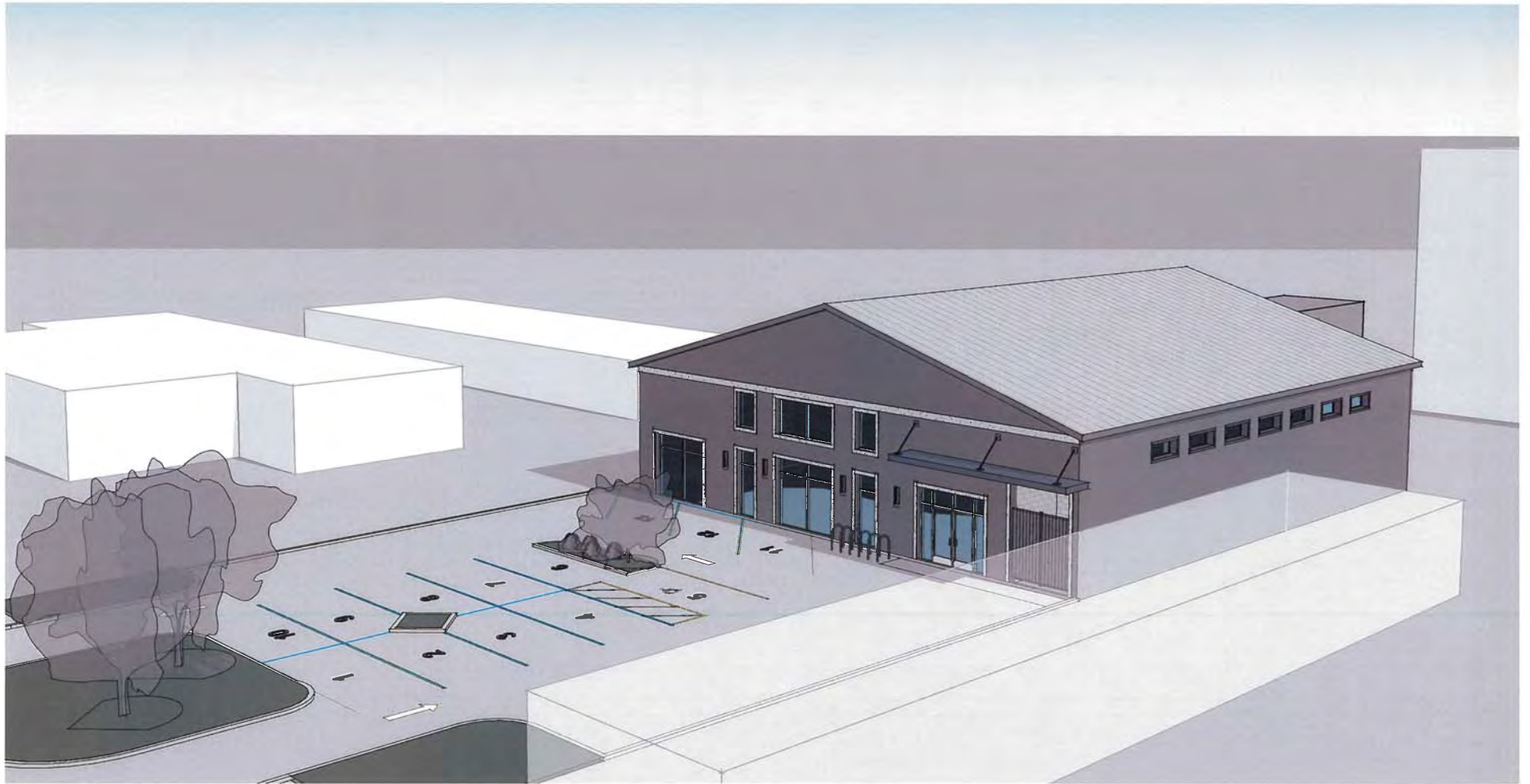
Vertical Adventures Chambers

Perspective 2

Project number	1435
Date	2018-01-31
Drawn by	Author
Checked by	Checker

A4

Scale



Perspective 3

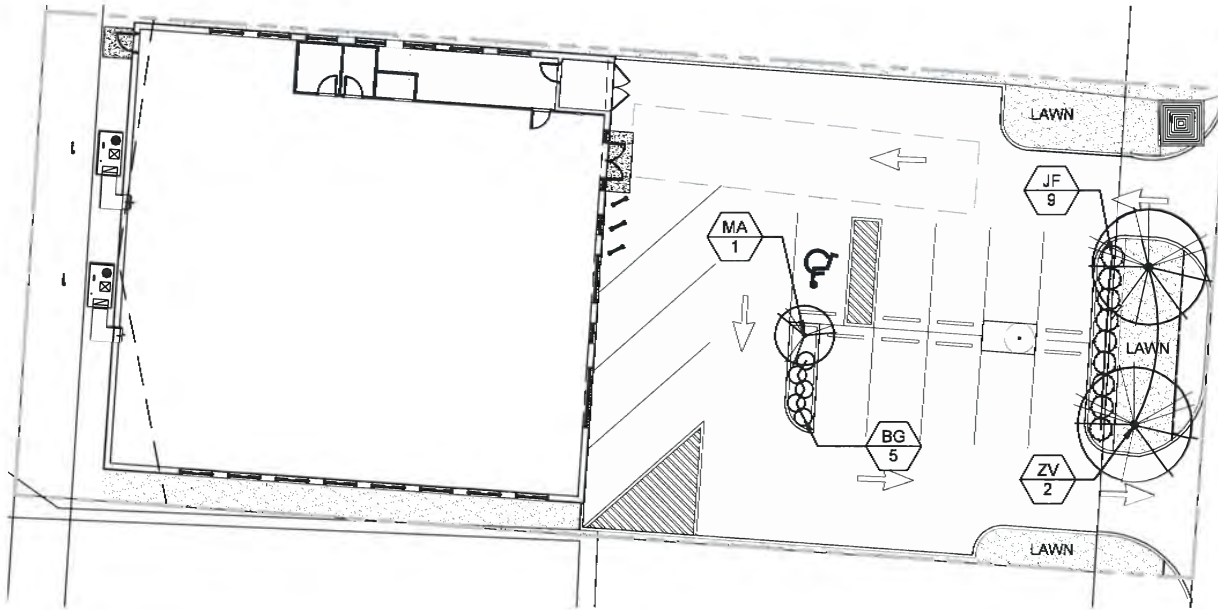
Vertical Adventures Chambers

Perspective 3

Project number	1435
Date	2018-01-31
Drawn by	Author
Checked by	Checker

A5

Scale



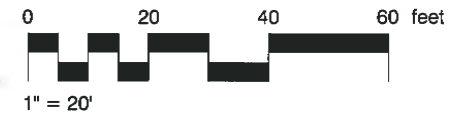
PLANT SCHEDULE

TREES	QTY	COMMON NAME / BOTANICAL NAME	CONT
MA	1	Adirondack Crabapple / Malus x 'Adirondack'	2" cal.
ZV	2	Sawleaf Zelkova / Zelkova serrata 'Village Green'	2" cal.
SHRUBS	QTY	COMMON NAME / BOTANICAL NAME	CONT
BG	5	Boxwood / Buxus x 'Green Velvet'	24" HT.
JF	9	Sea Green Juniper / Juniperus chinensis 'Sea Green'	24" HT.



Andrew J. English
Signature

02/20/18
Date



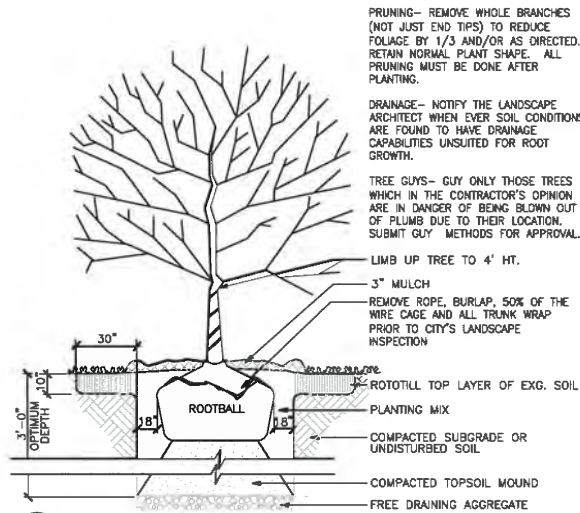
Vertical Adventures
1165 Chambers Rd.
Clinton Twp.
Franklin County, OH 43212

PROJECT NO
PROJECT #017-____
ISSUE DATE
February 19, 2018

SHEET INFORMATION
CURRENT DATE
February 19, 2018
REVISIONS

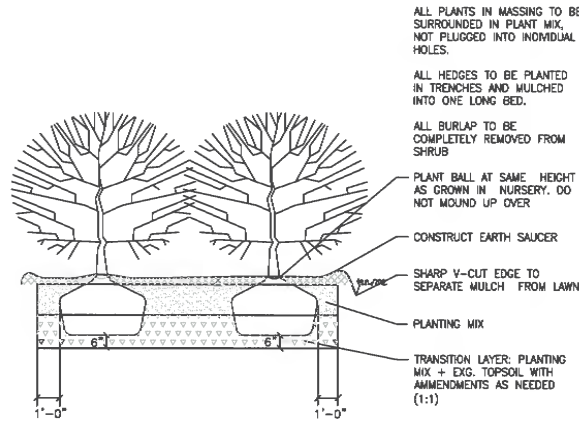
SHEET TITLE
Landscape Plan
SCALE
1"=10'
SHEET NO

L-1



1 DECIDUOUS TREE PLANTING

NTS DETAIL-FILE



2 SHRUB PLANTING GROUP

NTS S-PL1-03

GENERAL PLANTING NOTES:

1. SURVEY INFORMATION OBTAINED ELECTRONICALLY. PLAN-IT STUDIOS CANNOT ATTEST TO THE ACCURACY OR RELIABILITY OF LEGAL BOUNDARIES, EASEMENTS OR FIELD GATHERED DATA.
2. THE LOCATION OF THE EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
3. ALL DIMENSIONS ARE TAKEN TO FACE OF CURB OR BUILDING WHERE APPLICABLE UNLESS OTHERWISE NOTED. USE DIMENSIONAL INFORMATION GIVEN. DO NOT SCALE DRAWINGS.
4. CONTRACTOR SHALL REFER QUESTIONS ON MATERIALS, FINISHES, LABOR, AND/OR PERFORMANCE STANDARDS NOT SPECIFIED HEREIN TO THE LANDSCAPE ARCHITECT.
5. ALL CHANGES TO DESIGN OR PLANT SUBSTITUTIONS ARE TO BE AUTHORIZED BY THE LANDSCAPE ARCHITECT.
6. CONSULT PLANT SCHEDULE FOR PLANT SIZES AND SPECIFICATIONS. CONTRACTOR IS RESPONSIBLE FOR ALL PLANTS DRAWN ON PLANS. PLANT LIST QUANTITIES ARE FOR CONVENIENCE ONLY.
7. ALL PLANTS TO CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI-Z60.1-2014) IN REGARDS TO SIZING, GROWING AND B&B SPECIFICATIONS.
8. ALL PROPOSED PLANTING BEDS TO BE TILLED TO A MINIMUM DEPTH OF 6" & AMENDED WITH 3" OF BLENDED TOPSOIL
9. ALL PLANTING BEDS TO BE FERTILIZED WITH 10-10-10 OR APPROVED EQUAL.
10. PLANTING HOLES TO BE DUG A MINIMUM OF TWICE THE WIDTH AND 6-8 INCHES DEEPER THAN THE SIZE OF THE ROOT BALL OF BOTH SHRUB AND TREE AND TO BE AMENDED WITH ORGANIC SOIL CONDITIONER.
11. IN AREAS WHERE BEDROCK OR HEAVILY COMPACTED ROCK FILL IS ENCOUNTERED, THE PLANTING HOLES ARE TO BE DUG TO A MINIMUM OF THREE TIMES THE WIDTH AND ONE FOOT DEEPER THAN THE SIZE OF THE ROOT BALL. NOTIFY LANDSCAPE ARCHITECT IF FIELD CONDITIONS WARRANT ADJUSTMENT OF PLANT LOCATIONS.
12. CONTRACTOR TO PROVIDE A FULL 1 YEAR GUARANTEE ON ALL PLANTS INSTALLED AND PROVIDE COMPLETE MAINTENANCE ON ALL WORK DONE BEGINNING ON THE DAY OF APPROVAL FROM OWNER'S REPRESENTATIVE AND CONTINUING FOR A THREE MONTH DURATION AT WHICH TIME OWNER'S REPRESENTATIVE WILL DECLARE JOB ACCEPTANCE.
13. ALL EXISTING PLANT MATERIAL SHOWN ON THIS PLAN IS TO BE PRESERVED UNLESS SPECIFICALLY NOTED OTHERWISE.
14. ALL SHRUBS AND GROUND COVER BEDS (EXISTING AND NEW), PLANTING BEDS, AND SHRUB MASSES SHALL HAVE A MINIMUM 3" DEEP SHREDDED HARDWOOD BARK MULCH. MULCH HEDGES IN A CONTINUOUS BED.
15. EXISTING GRASS TO BE REMOVED, IF PRESENT, AND TOPSOIL TO BE SPREAD SMOOTH AND HAND-RAKED TO REMOVE ALL ROCKS AND DEBRIS LARGER THAN 1 INCH IN DIAMETER PRIOR TO LAYING SOD OR SEEDING.
16. ALL AREAS DISTURBED BY CONSTRUCTION ARE TO BE RESTORED, FINE GRADED AND SEEDED. HYDROSEED OR PENN MULCH TO BE USED. STRAW MULCH IS PROHIBITED (SEE LANDSCAPE PLANS). SEEDING OR SODDING BY LANDSCAPE CONTRACTOR.
17. IF APPLICABLE LANDSCAPE CONTRACTOR TO COORDINATE WITH EXISTING OR PROPOSED IRRIGATION SYSTEM. IF PROPOSED IRRIGATION SYSTEM COORDINATE WITH IRRIGATION CONTRACTOR AND INSTALLATION OF SYSTEM.



Andrew J. English
Signature

02/20/18
Date



Vertical Adventures
1165 Chambers Rd.
Clinton Twp.
Franklin County, OH 43212

PROJECT NO
PROJECT #017-___
ISSUE DATE
February 19, 2018

SHEET INFORMATION
CURRENT DATE
February 19, 2018
REVISIONS

SHEET TITLE
Landscape
Details
SCALE

SHEET NO

L-2

RECEIVED

FEB 20 2018

Franklin County Planning Department
Franklin County, OH

ZON-18-02

Special Commercial Planned District
Clinton Township
1165 Chambers Road, Parcel #: 130-000332
Vertical Adventures

I. Introduction

Vertical Adventures (“applicant”) proposes the adoption of a Special Commercial Planned District for the parcel located at 1165 Chambers Road in Clinton Township. The lot is currently zoned limited industrial and the applicant seeks a rezoning to allow for the development of a climbing gym, a physical fitness facility where patrons climb rock walls and boulders.

The area is subject to a future land use plan and this proposed development fits the desired goals and objectives of the plan. The proposal also has the support of the community, as evidenced by the attached resolution adopted by the Clinton Township Board of Trustees.

The applicant’s proposed use fits the existing development pattern and will take advantage of the surrounding high density residential development, increased commercial development, and the availability of multiple transportation options for potential patrons of the proposed use.

II. Permitted Uses

All permitted uses in COMMUNITY COMMERCIAL DISTRICTS, such as but not limited to Amusement and Recreation services, are permitted provided that the use meets both of the following criteria:

- A. It is listed as a permitted use in COMMUNITY COMMERCIAL DISTRICTS as specified by Section 238.02 – PERMITTED USE; and
- B. The use requires one (1) parking space for each two hundred and fifty (250) square feet of gross floor area as required by Section 531.021 SCHEDULE OF PARKING SPACES

III. Development Standards

The development standards of ARTICLE V, GENERAL DEVELOPMENT STANDARDS and the development standards of SECTION 670 – SMART GROWTH OVERLAY shall apply to the SELECT COMMERCIAL PLANNED DISTRICT according to the specific zoning district and use selected in accordance with SECTION 420.02, Permitted Use and SECTION 420.033 Performance Standards, unless specifically set forth herein.¹

IV. Development Plan

¹ NOTE: All previous variances granted for Parcel #: 130-000332 are considered included in the development standards and as depicted on the attached site plans.

A proposed development plan, site map, and legal description are submitted herein.

A. Parking

Parking shall be provided as depicted on the attached site plan. Two deviations to the development standards are requested.

PARKING AND CIRCULATION: 670.0812(b) PARKING LOT LOCATION: a variance from the Smart Growth Overlay standards for parking location is requested due to the current location of the building making it impossible to locate the surface parking area to the side or rear of the building.

670.0812(c): NUMBER OF SPACES: A variance from the required 14 spaces is requested to accommodate the 13 spaces as depicted on the site plan. Based upon the high residential density of the surrounding area, the nearby access to public transit provided by COTA bus lines and the availability of bicycle parking (as depicted on the site plan) the 13 parking spaces should be sufficient for the proposed use. As justification please see the attached exhibits.

B. Storm Water Drainage

Drainage and run-off from the proposed development shall not cause property damage to off-site areas. Drainage shall be marinated as shown on the development plan.

C. Sewage Disposal and Water Supply

The sewage disposal and water supply shall be as notated on the proposed development plan and site map.

D. Architectural Design

The building will be constructed as depicted on the attached drawings and renderings. It will be a well maintained commercial building and will not exceed the maximums for lot coverage percentage and the height restriction.

A variance from the Smart Growth Overlay standards is requested from SECTION 670.083 (h) FAÇADE from the requirement for vertical piers along the building frontage and also the requirement in SECTION 670.083 (h)(5) requiring that any canopy attached to a building must be located behind or to the side of the building. The request for a variance is made because the building is already under construction/constructed and the addition of such a feature on the façade is impractical. Similarly a canopy is already located along the frontage. These do not violate the current zoning standards and should therefore be considered preexisting nonconforming circumstances.

E. Outdoor Storage

No outdoor storage is proposed for this plan.

F. Utilities/Facilities

No new utilities and/or facilities are proposed with this plan.

G. Pollution

No existing, proposed or future use and/or structure shall emit smoke or odorous gases. No commercial use shall emit noise greater than sixty (60) decibels.

H. Graphics

Any future proposed signage must be compatible to the overall architectural design of the building and must comply with all requirements of Sections 420.034 (14), 541 and 670 of the Franklin County Zoning Resolution. Any graphics that require variances to Article V or Section 420 shall be presented in the form of a development plan amendment.

I. Lighting

All lighting shall be in compliance with the Franklin County Zoning Resolution and shall minimize off-site glare and reflection.

J. Screening/Landscaping

All screening and landscaping shall be installed as indicated on the attached site map and development plan and will be maintained appropriately.

K. Fencing

All fencing shall be as depicted in the attached site map and development plan.

L. Abutting Residential Areas

Currently, a high density residential development is located to the West of the site location. An existing accessory building in the residential area currently screens the residential area from the proposed Special Commercial Planned District

M. Plantings

All plantings shall be comprised of native species and maintained appropriately.

V. Conclusion

As proposed this Special Commercial Planned District will facilitate economic growth and activity while preserving the nature and character of the surrounding area. The proposal will be constructed and maintained in accordance with all cited and relevant requirements. All

deviations from the general standards are minimal and also maintain the nature and character of the surrounding area and also follow the demonstrated development pattern, specifically utilizing and capitalizing on the high residential density of the surrounding area and the abundance of diverse transportation options.



Customer Travel to Chambers: Purely Boulders
Matthew C. Roberts



20N-18-02

Vertical Adventures (VA1) was founded in 1994 on Busch Boulevard in North Columbus. At the time it opened in January, the Continent was a popular destination in the city, an early example of the mixed-use developments that have since become so popular. During the intervening 24 years, population patterns, neighborhoods, and the popularity of climbing have all significantly changed. In November of 2014, Vertical Adventures opened a state-of-the-art 15,000sf climbing center on Kingsmill Court (VA2) less than a mile from the original location. Even before Kingsmill opened, we began looking for a location that was closer to where our core demographic is now instead of where they were 24 years ago.

After visiting dozens of locations over the course of three years, we found 1165 Chambers Rd, with a landlord who was willing to accommodate our needs and located squarely in an area that is not only demographically well-matched but is in the process of transitioning to a mix of residential and commercial uses and away from the previous industrial uses.

A significant constraint of 1165 Chambers is the amount of parking available on-site. The current site plan accommodates 13 parking spaces. We have leased approximately 27 parking spaces directly across Chambers Road for use outside of business hours. We believe that this is ample for our anticipated customer traffic, based (1) on the projections of visitors drawn from our visit data at Kingsmill, (2) the high density of population within walking and biking distances defined by (3) recent survey data gathered from our members and (4) amenities included at Chambers for the convenience of those walking or biking.

1. Visitor Projections at Chambers

Vertical Adventures has used RockGymPro (RGP) Point-of-Sale software since January 2011. RGP logs every visit (“check-in”) to any of our facilities and logs the identity of that client and the time of visit. Since January 2011, RGP has logged over 412,000 check-ins. Using these check-ins and the time of day, we can gather a clear idea of how many visitors Chambers will have and when they will visit.

Table 1 reports the hourly average number of check-ins for VA1 during the period 1 January 2011 through 31 October 2014 and VA2 between 1 December 2014 and 31 December 2017. VA1

	Busch Blvd (VA1)	Kingsmill Ct (VA2)	Proj Chambers (30% of KC)
Floor	6,400	15,000	5,800
Wall	5,000	16,000	3,600
Hourly Average Check-Ins			
Time			
11:00	n/a	19	6
12:00	n/a	14	4
1:00	n/a	14	4
2:00	n/a	13	4
3:00	12	17	5
4:00	12	30	9
5:00	20	50	15
6:00	25	58	17
7:00	19	41	12
8:00	8	17	5
9:00	2	4	1

Table 1: Hourly Visits

was only open from 3pm to 10pm M-F whereas VA2 opens at 11am every day. Chambers will have 3,600sf of climbing wall, only 22.5% of the 16,000sf located at VA2, and 72% of the 5,000sf at VA1. We expect utilization per square foot will be higher than VA2, so we project 30% of the visits that VA2 receives, as reported in column 3 of Figure 1. We estimate that visits last 60-90 minutes. During the workday, visits are likely shorter, as many climb during lunch breaks. Between opening and 3:00, the number of check-ins is projected to be between four and six per hour. It is not until the 5:00 hour that the number of projected visits exceeds the on-premise parking, and yet all of those visit counts are easily within the combined on-premise parking and the additional parking across the street. Additionally, Northwest Blvd contains on-street parking between King and Northstar on both sides of the street, except from 4-6pm.

2. Chambers Demographics

Chambers is located on a small piece of Clinton Township West between Clinton Township West, Columbus' Fifth by Northwest neighborhood, Grandview Heights, Upper Arlington, and the OSU campus. These areas are densely populated with the target demographic of active 22-45 year olds. There are over 1,700 housing units within a 2000' (0.4mi) radius of Chambers, which is a 7 minute walk at a leisurely pace. Figure 2 represents the area of Columbus that is targeted to be served by Chambers. Each dot represents a current or former member of Vertical Adventures—in this plot, approximately 75% of the dots are former members. The entire plot is approximately 2.2 by 2.2 miles and contains approximately 400 current or former members. If, instead of a 1.1 mile radius, we examine a 2 mile radius, there are approximately 800 current or former members.

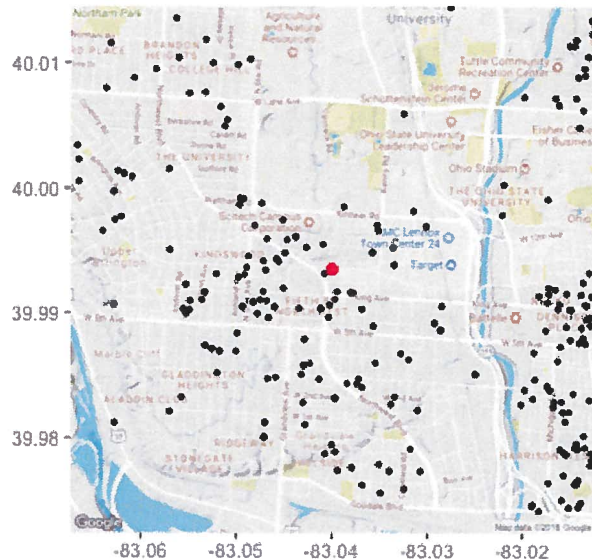


Figure 1: Area surrounding 1165 Chambers Rd.

3. Survey Results

We conducted a survey of all current VA members as well as anyone who has visited who lives within two miles of Chambers. This resulted a sample population of 3,837. We had 552 respond to the survey. The purpose of the survey was to elicit information about the transportation that visitors are likely to use to visit Chambers. The individual questions and results are included here. The results support the view that significant numbers of the membership at Chambers are likely to visit on foot or via bicycle. Particularly questions five and six support that a location like Chambers would lead to a much higher proportion of visits occurring from pedestrian or bike travel. In question five, participants were asked how

close they would have to live to a climbing center for the majority of their visits to occur by walking. 95% of respondents would walk if they lived within five minutes, and 69% would usually walk if they lived within 10 minutes. This would include most of the dots west of the Olentangy on figure 2. Question six is similar, yet for cycling. 58.3% of respondents would usually cycle if they lived within two miles of Chambers, which covers an area much larger than Figure 2. Question 7 addresses this question directly by asking what percentage of different transport methods would be used if a patron lived within two miles of a climbing center. 60% of respondents answered 50% or greater if there were adequate bike storage.

These results are all consistent with the membership of climbing centers in general. Members and participants are outdoors-oriented active adults. The final question of the survey was open-ended, asking “What can we do to encourage visitors to either Vertical Adventures or a future climbing facility to minimize their car use in favor of cycling, walking, or using COTA?” The single most common response was choose a location nearer where our members live that is bike- and pedestrian-friendly. 1165 Chambers Rd is the very definition of that location.

4. Bike & Pedestrian Amenities

Meeting our visitors’ desires for a location that is bike and pedestrian-friendly has been a key consideration for the planning of 1165 Chambers. To provide adequate parking for bicycles, we are mounting up to 25 vertical bike racks on the west exterior wall, in addition to 6 racks in the front of the building. There is space in the Southeast corner of the parking lot that could be used to house a bike sharing (CoGo) kiosk. In addition, COTA line 3 stops at the Chambers/Northwest intersection 300’ to the west, with service from the North to Downtown, and COTA line 31 has a stop around the corner on Kenny, near the intersection with Steelwood, which serves the University District and Ohio State University.

Conclusion

Based on seven years of visitor data from our first two facilities, we believe that the on-site parking is more than adequate for daytime users, even without the additional

1. Approximately how often do you currently visit Vertical Adventures?		
	n	%
0-2 times per month	161	29.1%
1-2 times per week	223	40.3%
3+ times per week	167	30.2%
No Responses	1	<1%
Total	552	100%

2. What days and times are you most likely to visit either Vertical Adventures or a future climbing center each week?		
	n	%
Weekdays after 5 PM	406	74.2%
Weekends	306	55.9%
Weekdays before 5 PM	154	28.1%

3. When you drive to Vertical Adventures, on average how many people are in your car?		
	n	%
1	243	44.0%
2	243	44.0%
3	51	9.2%
4+	13	2.3%
No Responses	2	<1%

4. Would the number of people in your car increase if you knew there would be limited parking availability?		
	n	%
Yes	235	42.5%
No	312	56.5%
No Responses	5	<1%

5. I would usually walk if I lived within _____ of a climbing facility.		
	n	%
5 minutes	142	25.7%
10 minutes	213	64.2%
15 minutes	170	94.9%
30 minutes	21	98.7%
No Response	6	1.0%

6. I would usually ride my bike if I lived within _____ of a climbing facility.		
	n	%
1 mile	78	14.1%
2 miles	244	58.3%
5 miles	171	89.2%
10 miles	45	97.3%
No Response	14	2.5%

bike parking and COTA options. However, we anticipate that given the high population density surrounding Chambers, the environmental awareness of the climbing community, and all of the options available for carless travel (walking, cycling, COTA) that the daytime parking levels will be ample.

7. If you were visiting a climbing facility within 2 miles of your home throughout the year, approximately what percentage of visits would occur using:

	0%	25%	50%	75%	100%
Bicycle (if there was adequate storage)	11%	30%	35%	17%	8%
COTA (if there was a stop within a block of the facility)	72%	15%	6%	5%	2%
Car	2%	14%	31%	25%	27%
Lyft/Uber/Other car service	88%	8%	2%	2%	1%

For the same reason, the evening parking is also ample. We have more parking (40 spaces) than we anticipate needing, based on our Point-of-Sale histories, and when we deduct walking, cycling, and bus riders, we are confident that the proposed solution is adequate to the needs of the business while minimizing any impact to our neighbors.



Commissioners
 Marilyn Brown, President
 Paula Brooks
 John O'Grady

Economic Development & Planning Department
 James Schimmer, Director

Application for Zoning Variance

Revised January 1, 2009

RECEIVED

FEB 14 2018

Franklin County Planning Department
 Franklin County, OH

VA

Property Information	
Site Address 1797 Spindler Rd Hilliard OH 43026	
Parcel ID(s) 800-001930-00	Zoning
Township Norwich	Acreage
Water Supply <input checked="" type="checkbox"/> Public (Central) <input type="checkbox"/> Private (Onsite)	Wastewater Treatment <input checked="" type="checkbox"/> Public (Central) <input type="checkbox"/> Private (Onsite)

Applicant Information	
Name/Company Name Andrew Miller	
Address 1797 Spindler Rd Hilliard OH 43026	
Phone # 614-735-4060	Fax #
Email miller_andrew@att.net	

Property Owner Information	
Name/Company Name Andrew Miller	
Address 1797 Spindler Rd Hilliard OH 43026	
Phone # 614-735-4060	Fax #
Email miller_andrew@att.net	

Agent Information (if applicable)	
Name/Company Name	
Address	
Phone #	Fax #
Email	

Staff Use Only
Case # VA-3897
Date filed: 2/14/18
Fee paid \$350
Receipt # 18-00549
Received by: BMF
Hearing date: 3/19/18
Zoning Compliance: R2-17-322

Document Submission
The following documents must accompany this application:
<input type="checkbox"/> Completed application
<input checked="" type="checkbox"/> Fee Payment (Checks only)
<input checked="" type="checkbox"/> Auditor's map (8 1/2" x 11")
<input checked="" type="checkbox"/> Site Map (max 11" x 17")
<input checked="" type="checkbox"/> Covenants and deed
<input checked="" type="checkbox"/> Notarized signatures
<input checked="" type="checkbox"/> Proof of water & waste water supply
Please see the Application Instructions for complete details

Variance(s) Requested	
Section	
Description	
Section	
Description	
Section	
Description	

Describe the project

Above ground Swimming Pool

NOTE: To receive a variance, you must meet all the variance requirements in Section 810.04 of the Franklin County Zoning Resolution. Your answers to the following questions will help the Board of Zoning Appeals determine whether you meet the requirements for a variance. If you don't answer the questions, we will consider your application incomplete.

1. Are there special conditions or circumstances applying to the property involved that do not generally apply to other properties in the same zoning district.

No, because most of the lot sizes are close to the same size

2. That a literal interpretation of the requirements of this Zoning Resolution would deprive the applicant of rights commonly enjoyed by other properties in the same Zoning District under the terms of the Zoning Resolution.

Yes, if we are not granted the variance, we will not be able to enjoy the privileges that other properties with pools enjoy.

3. That the special conditions and circumstances, listed under question #1, do not result from any actions of the applicant.

No

4. That approving the variance requested will not grant the applicant any special privilege that is denied by this Zoning Resolution to other lands or structures in the same Zoning District.

No, because there are already houses in the same zoning district that have pools.

5. Would granting the variance adversely affect the health or safety of persons residing or working in the vicinity of the proposed development, be materially detrimental to the public welfare, or injurious to private property or public improvements in the vicinity?

No

6. Can there be any beneficial use of the property without the variance?

No, because I would have to buy pool passes instead of having a pool in my back yard.

7. How substantial is the variance? (i.e. 10 feet vs. 100 feet - Required frontage vs. proposed)

My lot is built up 27% because of my house, the pool is 3%, putting my total to 30%.

8. Would the essential character of the neighborhood be substantially altered or would the adjoining properties suffer substantial harm as a result of the variance?

No

9. How would the variance adversely affect the delivery of governmental services?

(e.g., water, sewer, garbage, fire, police - Verification from local authorities - i.e. fire might be required)

It will not affect the delivery of governmental services in any way

10. Did the applicant purchase the property with knowledge of the zoning restrictions?

No

11. Could the applicant's predicament feasibly be obtained through some method other than a variance?

No

12. Would the spirit and intent behind the zoning requirement be observed and would substantial justice be done by granting the variance?

Yes

Case #

VA-3897

Affidavit

I hereby certify that the facts, statements, and information presented within this application form are true and correct to the best of my knowledge and belief. I hereby understand and certify that any misrepresentation or omissions of any information required in this application form may result in my application being delayed or not approved by the County. I hereby certify that I have read and fully understand all the information required in this application form.

Andrew Miller

Applicant

2/12/18

Date

Andrew Miller

Property Owner (Signature must be notarized)

2/12/18

Date

Brian A Weems

Property Owner (Signature must be notarized)

2/12/18

Date

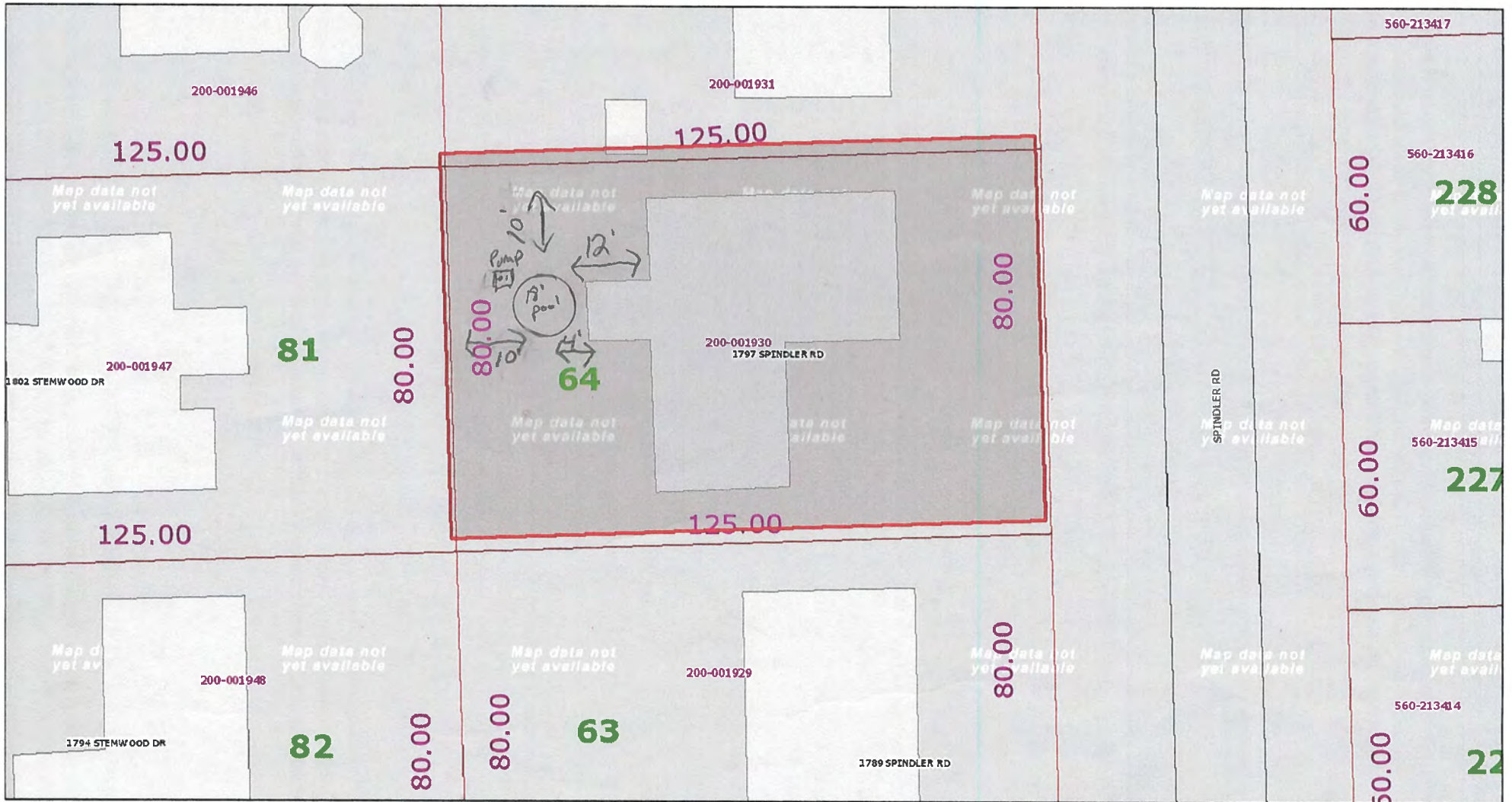


Brian A Weems
Notary Public, State of Ohio
My Commission Expires
December 22, 2020

***Agent must provide documentation that they are legally representing the property owner.**

****Approval does not invalidate any restrictions and/or covenants that are on the property.**

200N045B 00900



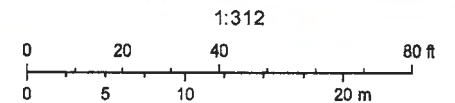
February 13, 2018

RECEIVED

FEB 14 2018

Franklin County Planning Department
Franklin County, OH

VA-3897



Sources: Esri, HERE, DeLorme, Intermap, Increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

Franklin County Auditors Office
Copyright 2015



Commissioners
 Marilyn Brown, President
 Paula Brooks
 John O'Grady

Economic Development & Planning Department
 James Schimmer, Director

Application for Zoning Variance

Revised January 1, 2009



Property Information	
Site Address 6120 Graessle Rd London Ohio 43140	
Parcel ID(s) 230-00003-00	Zoning R
Township Pleasant	Acreage 1.606
Water Supply <input type="checkbox"/> Public (Central) <input checked="" type="checkbox"/> Private (Onsite)	Wastewater Treatment <input type="checkbox"/> Public (Central) <input checked="" type="checkbox"/> Private (Onsite)

Applicant Information	
Name/Company Name Steven Poth	
Address 6120 Graessle Rd London Ohio 43140	
Phone # 614-588-3160	Fax #
Email Steven.Poth@SbcGlobal.net	

Property Owner Information	
Name/Company Name Steven Poth	
Address 6120 Graessle Rd London Ohio 43140	
Phone # 614-588-3160	Fax #
Email	

Agent Information (if applicable)	
Name/Company Name	
Address ✓	
Phone #	Fax #
Email	

Staff Use Only
Case # VA-3898
Date filed: 2/15/18
Fee paid \$350
Receipt # 18-00550
Received by: BMF
Hearing date: 3/19/18
Zoning Compliance: RZ-18-008

Document Submission
The following documents must accompany this application:
<input checked="" type="checkbox"/> Completed application
<input checked="" type="checkbox"/> Fee Payment (Checks only)
<input checked="" type="checkbox"/> Auditor's map (8 1/2" x 11")
<input checked="" type="checkbox"/> Site Map (max 11" x 17")
<input checked="" type="checkbox"/> Covenants and deed
<input checked="" type="checkbox"/> Notarized signatures
<input checked="" type="checkbox"/> Proof of water & waste water supply
Please see the Application Instructions for complete details

Variance(s) Requested	
Section	S12-012
Description	need 60 more square feet than permitted.
Section	S12-012(a)
Description	Requesting to locate Building 6' Past Front of Property.
Section	
Description	

Describe the project
Added A Pole Building to Side of Property IT IS A 30' By 50' Building 1500 Sq Ft. and 60 Sq Ft And Extends 6' Past The Front of Residence. (Road Frontage only Required 30' But Building is 93')

NOTE: To receive a variance, you must meet all the variance requirements in Section 810.04 of the Franklin County Zoning Resolution. Your answers to the following questions will help the Board of Zoning Appeals determine whether you meet the requirements for a variance. If you don't answer the questions, we will consider your application incomplete.

1. Are there special conditions or circumstances applying to the property involved that do not generally apply to other properties in the same zoning district.

~~NO~~ NO So that The Trucks I have are not
Parked in yard and drive and are in A garage Building and not
damaged by weather or other need the size to fit everything in there.
location is there is trees in the rear that would need cut down.

2. That a literal interpretation of the requirements of this Zoning Resolution would deprive the applicant of rights commonly enjoyed by other properties in the same Zoning District under the terms of the Zoning Resolution.

others have larger barns that can accommodate
there driveway property so it's not in yard or damaged
by weather or other.

3. That the special conditions and circumstances, listed under question #1, do not result from any actions of the applicant.

NO

No trees will be cut down when the location is now.

4. That approving the variance requested will not grant the applicant any special privilege that is denied by this Zoning Resolution to other lands or structures in the same Zoning District.

True

5. Would granting the variance adversely affect the health or safety of persons residing or working in the vicinity of the proposed development, be materially detrimental to the public welfare, or injurious to private property or public improvements in the vicinity?

NO

6. Can there be any beneficial use of the property without the variance?

Other Than A Place To Plant A Tree, I don't see Any

7. How substantial is the variance? (i.e. 10 feet vs. 100 feet - Required frontage vs. proposed)

As noted - The Building extends 6' But Has 93' of Frontage.

8. Would the essential character of the neighborhood be substantially altered or would the adjoining properties suffer substantial harm as a result of the variance?

NO. IN FACT IT IS AN IMPROVEMENT.

9. How would the variance adversely affect the delivery of governmental services?

(e.g., water, sewer, garbage, fire, police - Verification from local authorities - i.e. fire might be required)

None.

10. Did the applicant purchase the property with knowledge of the zoning restrictions?

NO

11. Could the applicant's predicament feasibly be obtained through some method other than a variance?

yes. But Not Feasible.

12. Would the spirit and intent behind the zoning requirement be observed and would substantial justice be done by granting the variance?

yes. IT WOULD BE A GREAT IMPROVEMENT TO THE AREA AND MY LIFE.

Affidavit

I hereby certify that the facts, statements, and information presented within this application form are true and correct to the best of my knowledge and belief. I hereby understand and certify that any misrepresentation or omissions of any information required in this application form may result in my application being delayed or not approved by the County. I hereby certify that I have read and fully understand all the information required in this application form.

Steven Roth
 Applicant

2-14-2018
 Date

[Signature]
 Property Owner (Signature must be notarized)

2-14-18
 Date

[Signature]
 Property Owner (Signature must be notarized)

2-14-18
 Date

*Agent must provide documentation that they are legally representing the property owner.

**Approval does not invalidate any restrictions and/or covenants that are on the property.

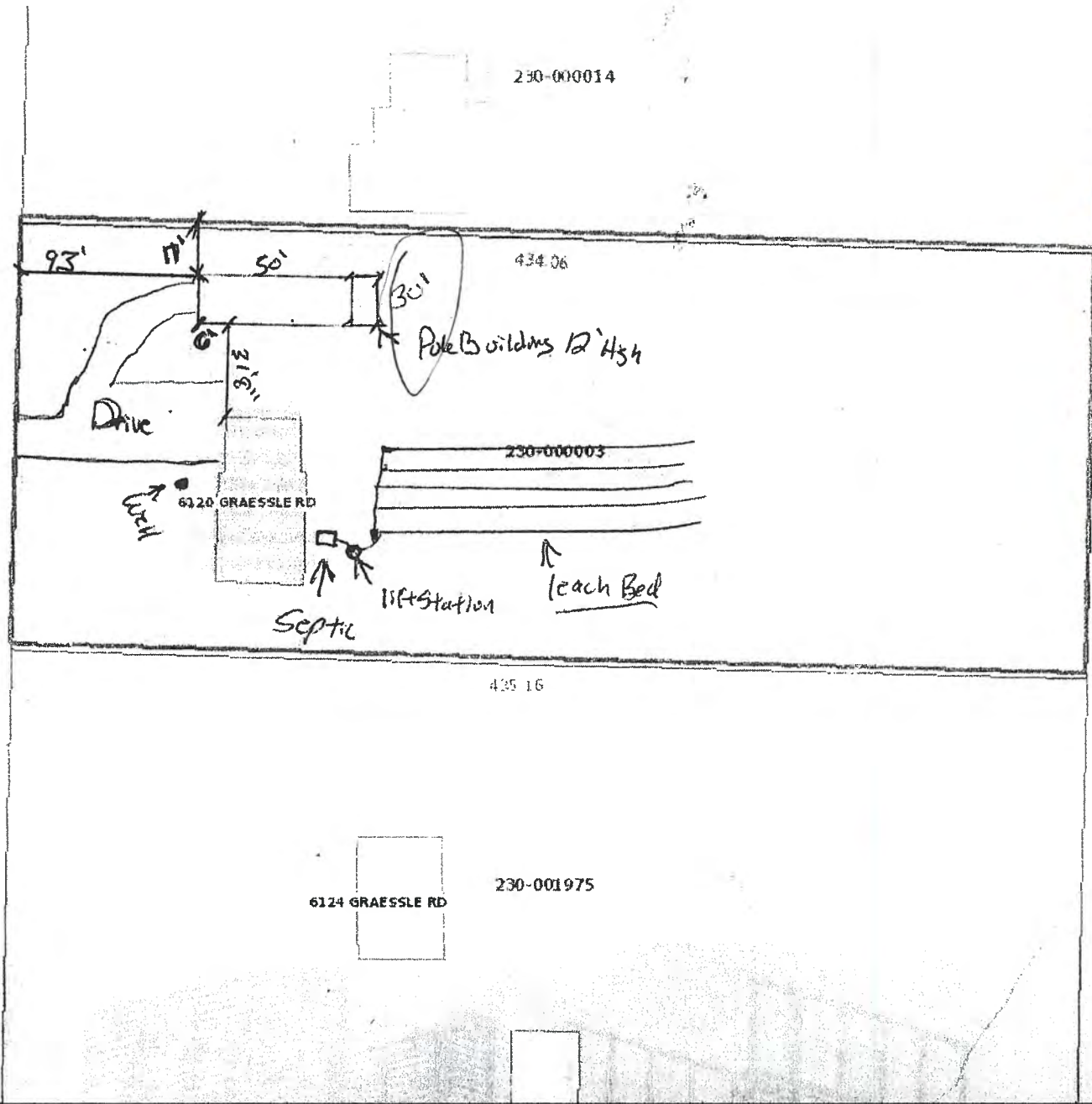
County/City of _____
 Commonwealth/State of _____
 The foregoing instrument was subscribed and
 sworn before me this _____ day of _____
 by _____ (name of person making acknowledgement)
 Notary Public _____
 My Commission Expires _____

TERRY L. HOWARD, SR.
 NOTARY PUBLIC
 STATE OF OHIO
 Commission # 215-RE-540-288
 My Commission Expires 09-20-2020



County/City of Cols
 Commonwealth/State of Oh
 The foregoing instrument was subscribed and
 sworn before me this 14 day of FEB 18
 by Steven Roth Leslie Roth
 (name of person making acknowledgement)
 Notary Public [Signature]
 My Commission Expires _____

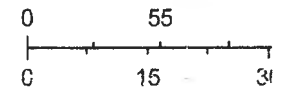
GRAESSLE RD
196-01
100-85
GRAESSLE RD
196-01
GRAESSLE RD
196-01



RECEIVED
FEB 15 2018
Franklin County Planning Department
Franklin County, OH

VA-3898

230-0002



0E401