

Rezoning Application

111 North Front Street, Columbus, Ohio 43215

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

OFFICE USE ONLY

Application #: Z20-070

Date Received: 8/25/2020

Application Accepted By: HF

Fee: \$15,0000

Assigned Planner: Shannon Pine; 614-645-2208; spine@columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address or Zoning Number: 5076 South High Street Zip: 4320 7

Is this application being annexed into the City of Columbus? ☐ YES ☒ NO (select one)

If the site is currently pending annexation, Applicant must show documentation of County Commissioner's adoption of the annexation petition.

Parcel Number for Certified Address: 510-180711

☐ Check here if listing additional parcel numbers on a separate page.

Current Zoning District(s): CPD, C-2, ARLD, AR-12, R2F & SR Requested Zoning District(s): L-M-2

Area Commission Area Commission or Civic Association: Far South Columbus Area Commission

Proposed Use or reason for rezoning request: M-2 uses with limitations

(continue on separate page if necessary)

Proposed Height District: 110

[Columbus City Code Section 3309.14]

Acreage: 496 ±

APPLICANT:

Name: PFK Company II, LLC et al. Phone #: 614-221-4255 Ext.:

Address: c/o Jeffrey L. Brown 37 W. Broad St., Suite 460 City/State: Columbus, OH Zip: 43215

Email: jlbrown@smithandhale.com Fax #:

PROPERTY OWNER(S): ☒ Check here if listing additional property owners on a separate page

Name: PFK Company II, LLC Phone #: 614-221-4255 Ext.:

Address: c/o Jeffrey L. Brown 37 W. Broad St., Suite 460 City/State: Columbus, OH Zip: 43215

Email: jlbrown@smithandhale.com Fax #:

ATTORNEY / AGENT (Check one if applicable):

☒ Attorney

☐ Agent

Name: Jeffrey L. Brown Phone #: 614-221-4255 Ext.:

Address: 37 West Broad Street, Suite 460 City/State: Columbus, OH Zip: 43215

Email: jlbrown@smithandhale.com Fax #: 614-221-4409

SIGNATURES (All signatures must be provided and signed in blue ink):

APPLICANT SIGNATURE: PFK Company II, LLC et al By: [Signature]

PROPERTY OWNER SIGNATURE: PFK Company II, LLC et al By: [Signature]

ATTORNEY / AGENT SIGNATURE: [Signature]

My signature attests to the fact that the attached application package is complete and accurate to the best of my knowledge. I understand that the City staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me/my firm/etc. may delay the review of this application.

PLEASE NOTE: Incomplete information will result in the rejection of this submittal.

Applications must be submitted by appointment. Call 614-645-4522 to schedule.

Please make all checks payable to the Columbus City Treasurer

Additional Property Owner

Tamarack Enterprises II, L.P.
c/o Jeffrey L. Brown
37 W. Broad Street, Suite 460
Columbus, OH 43215

Rezoning Application

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AFFIDAVIT

(See instruction sheet)

APPLICATION #: Z20-070

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Jeffrey L. Brown
of (1) MAILING ADDRESS 37 West Broad Street, Suite 460, Columbus, OH 43215
deposed and states that (he/she) is the applicant, agent, or duly authorized attorney for same and the following is a
list of the name(s) and mailing address(es) of all the owners of record of the property located at
(2) CERTIFIED ADDRESS FOR ZONING PURPOSES 5076 South High Street
for which the application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building
and Zoning Services, on (3) 8/25/2020

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS
☒ Check here if listing additional property owners
on a separate page.

(4) PFK Company II, LLC et al
c/o Jeffrey L. Brown
37 W. Broad Street, Ste. 460, Columbus, OH
43215

APPLICANT'S NAME AND PHONE #
(same as listed on front of application)

PFK Company II, LLC
614-221-4255

AREA COMMISSION OR CIVIC GROUP
ZONING CHAIR OR CONTACT PERSON
AND MAILING ADDRESS

(5) Far South Columbus Area Commission
Mike Walker
926 Tellega Avenue, Columbus, OH 43207
m_walker_sr@yahoo.com

and that the attached document (6) is a list of the names and complete mailing addresses, including zip codes, as
shown on the County Auditor's Current Tax List or the County Treasurer's Mailing List, of all the owners of
record of property within 125 feet of the exterior boundaries of the property for which the application was filed, and
all of the owners of any property within 125 feet of the applicant's or owner's property in the event the applicant or
the property owner owns the property contiguous to the subject property (7)

SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this 24th day of August, in the year 2020

SIGNATURE OF NOTARY PUBLIC

(8) Natalie C. Timmons
9/4/2020

My Commission Expires:



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

This Affidavit expires six (6) months after date of notarization.

Additional Property Owner

Tamarack Enterprises II, L.P.
c/o Jeffrey L. Brown
37 W. Broad Street, Suite 460
Columbus, OH 43215

APPLICANT/

PROPERTY OWNER

AREA COMMISSION

PROPERTY OWNER

PFK Company II, LLC
c/o Jeffrey L. Brown
37 W. Broad Street, Suite 460
Columbus, OH 4321

Tamarack Enterprises II, L.P.
c/o Jeffrey L. Brown
37 W. Broad Street, Suite 460
Columbus, OH 4321

Far South Columbus Area Comm.
Mike Walker
926 Tellega Avenue
Columbus, OH 43207

ATTORNEY

Jeffrey L. Brown
Smith & Hale LLC
37 W. Broad St., Suite 460
Columbus, OH 43215

SURROUNDING PROPERTY OWNERS

Laura Rodriguez
Or "Current Occupant"
4867 Fosterson Dr.
Lockbourne, OH 43137

James & Antoinette White
Or "Current Occupant"
4861 Fosterson Dr.
Lockbourne, OH 43137

Richard & Juanita Felden
Or "Current Occupant"
4837 Fosterson Dr.
Lockbourne, OH 43137

Evelina R. Kamilova
Or "Current Occupant"
5018 Grimm Dr.
Lockbourne, OH 43137

Bryan T. Cranford
Or "Current Occupant"
189 S. Orange Ave., Suite 970
Orlando, FL 32801

Walter & Pamela Obert
Or "Current Occupant"
5172 Parsons Ave.
Lockbourne, OH 43137

Matthew & Debrea Schenk
419 Nells Way
Lockbourne, OH 43137

Scioto Downs, Inc.
P.O. Box 07823
Columbus, OH 43207

Alphons & Janet Harrell
Or "Current Occupant"
4981 Fosterson Dr.
Lockbourne, OH 43137

Regina & Tommy Cranford
Or "Current Occupant"
4843 Fosterson Dr.
Lockbourne, OH 43137

Heather & Michael Radatz
Or "Current Occupant"
4951 Fosterson Dr.
Lockbourne, OH 43137

Rathmell Investments, LLC
3900 Tarrington Ln.
Lockbourne, OH 43220

Hartman Ponds Homeowners
Association, Inc.
3974 Brown Park Dr.
Hilliard, OH 43026

Intrust Land Development Co.
P.O. Box 1942
Dublin, OH 43107

Andrea M. Draper
Or "Current Occupant"
4963 Fosterson Dr.
Lockbourne, OH 43137

Alison R. Quinlan
Or "Current Occupant"
4921 Fosterson Dr.
Lockbourne, OH 43137

Reena Sims
Or "Current Occupant"
4915 Fosterson Dr.
Lockbourne, OH 43137

Larry Jackson
Or "Current Occupant"
4909 Fosterson Dr.
Lockbourne, OH 43137

Hamilton Local School District
Board of Education
4999 Lockbourne Rd.
Columbus, OH 43207

City of Columbus
90 W. Broad St. Suite 425
Columbus, OH 43215

Alwilleed K. Kalout
Or "Current Occupant"
4849 Fosterson Dr.
Lockbourne, OH 43137

Joseph Zoldak & Katie Spargo
Or "Current Occupant"
5024 Grimm Dr.
Lockbourne, OH 43137

Delia Naev Yonne Wilson
Or "Current Occupant"
4927 Fosterson Dr.
Lockbourne, OH 43137

Kimberly R. Hall
Or "Current Occupant"
4885 Fosterson Dr.
Lockbourne, OH 43137

AMH 2015-2 Borrower, LLC
P.O. Box 2370
Agoura Hills, CA 91376

Gary Adair
901 Corporate Center Dr.
Pomona CA, 91768

Alexandra Hamilton
Or "Current Occupant"
4969 Fosterson Dr.
Lockbourne, OH 43137

Columbus & Southern Ohio
Electric Co.
1 Riverside Plaza
Columbus, OH 43215

Matthew Morrison
Or "Current Occupant"
5002 Crestbrook Dr.
Lockbourne, OH 43137

Oleksandr V. Fidrya
Or "Current Occupant"
5008 Crestbrook Dr.
Columbus, OH 43137

Spencer Williams
Or "Current Occupant"
4855 Fosterson Dr.
Lockbourne, OH 43137

Paul S. Hilde Jr.
Or "Current Occupant"
4975 Fosterson Dr.
Lockbourne, OH 43137

Leslie & Dwayne Marshall
Or "Current Occupant"
4939 Fosterson Dr.
Lockbourne, OH 43137

Erica Ankrom & Jennifer Meckley
Or "Current Occupant"
4903 Fosterson Dr.
Lockbourne, OH 43137

Conrex Residential SMA I 2018-
01 Operating Company LLC
1505 King St. Extension, Suite 100
Charleston, SC 29405

Kim S. Whitmore
Or "Current Occupant"
4945 Fosterson Dr.
Lockbourne, OH 43137

Amie & Dusten Swayne
Or "Current Occupant"
395 Nells Way
Columbus, OH 43137

Sherri L. Serles
Or "Current Occupant"
5015 Grimm Dr.
Lockbourne, OH 43137

Whitney & Aaron Fair
Or "Current Occupant"
4974 Fosterson Dr.
Lockbourne, OH 43137

Virgil & Vivian Stebleton
Or "Current Occupant"
4980 Fosterson Dr.
Lockbourne, OH 43137

Rachael Studebaker
Or "Current Occupant"
4987 Fosterson Dr.
Lockbourne, OH 43137

Roger D. Smith
Or "Current Occupant"
4957 Fosterson Dr.
Lockbourne, OH 43137

Adan Churape & Donald Rice
Or "Current Occupant"
5897 Fosterson Dr.
Lockbourne, OH 43137

Rezoning Application

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PROJECT DISCLOSURE STATEMENT

All parties having a 5% or more interest in the project that is the subject of this application should be listed.

THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

APPLICATION #: Z20-070

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jeffrey L. Brown
of (COMPLETE ADDRESS) 37 West Broad Street, Suite 460, Columbus, OH 43215
deposes and states that (he/she) is the APPLICANT, AGENT or DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application in the following format:

Name of business or individual (include contact name and number)
Business or individual's address; City, State Zip Code
Number of Columbus based employees
(Limited to 3 lines per box)

1. PFK Company II, LLC c/o Jeffrey L. Brown 37 W. Broad Street, Suite 460 Columbus, OH 43215 614-221-4255 jlbrown@smithandhale.com 0 Columbus based employees	2. Tamarack Enterprises II, LP c/o Jeffrey L. Brown 37 W. Broad Street, Suite 460 Columbus, OH 43215 614-221-4255 jlbrown@smithandhale.com 0 Columbus based employees
3.	4.

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

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 24th day of August, in the year 2020

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:



Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2020
This Project Disclosure Statement expires six months after date of notarization.

PLEASE NOTE: Incomplete information will result in the rejection of this submittal.
Applications must be submitted by appointment. Call 614-645-4522 to schedule.
Please make all checks payable to the Columbus City Treasurer

ZONING DESCRIPTION
496.07 ACRES

Situated in the State of Ohio, County of Franklin, City of Columbus, lying in Sections 28 and 33, Township 4, Range 22, Congress Lands, and being all of the remainder of that original 503.819 acre tract conveyed to Tamarack Enterprises II, L.P. by deeds of record in Instrument Number 200108080182912, Instrument Number 200107230167042, Instrument Number 200107230167043, Instrument Number 200107230167044, Instrument Number 200107230167045, and Instrument Number 200107230167046 and PFK Company II, LLC by deed of record in Instrument Number 200403030046559, (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning, for reference, at the centerline intersection of South High Street (U.S. Route 23) and Rathmell Road;

Thence South 06° 42' 34" East, with the centerline of said South High Street, a distance of 40.64 feet to the TRUE POINT OF BEGINNING;

Thence South 86° 30' 22" East, crossing said South High Street and with the old southerly right-of-way line extended of said Rathmell Road, a distance of 54.87 feet to the northwesterly corner of that 0.2228 acre tract conveyed to the City of Columbus by deed of record in Official Record 13735J08;

Thence with the perimeter of said 0.2228 acre tract, the following courses and distances:

South 06° 42' 34" East, a distance of 202.84 feet to a point;

North 01° 25' 14" East, a distance of 84.85 feet to a point;

North 06° 42' 34" West, a distance of 73.72 feet to a point;

North 60° 57' 50" East, a distance of 41.44 feet to a point;

South 86° 30' 22" East, a distance of 283.20 feet to a point;

North 76° 47' 41" East, a distance of 52.20 feet to a point;

South 86° 30' 22" East, a distance of 50.00 feet to a point; and

North 03° 29' 38" East, a distance of 5.00 feet to the southerly right-of-way line of said Rathmell Road;

Thence South 86° 30' 22" East, with said southerly right-of-way line, a distance of 1702.94 feet to a point in the westerly line of that 0.353 acre tract conveyed to City of Columbus, Ohio by deed of record in Instrument Number 200303180078597;

Thence South 03° 55' 26" West, with the westerly line of said 0.353 acre tract and the westerly line of that subdivision entitled "Hartman Ponds Section 1", of record in Plat Book 105, Page 24 and that subdivision entitled "Hartman Ponds Section 2" of record in Plat Book 110, Page 65, a distance of 1303.34 feet to a point;

Thence South 87° 00' 41" East, with the southerly line of said "Hartman Ponds Section 1" and said "Hartman Ponds Section 2" and partially with the southerly line of that subdivision entitled "Sweetwater", of record in Plat Book 125, Page 81, a distance of 1305.51 feet to a point;

Thence South 87° 00' 14" East, partially with the southerly line of said "Sweetwater" and with the southerly line of the remainder of that original 8.00 acre tract conveyed to Columbus and Southern Ohio Electric Company by deed of record in Deed Book 2786, Page 558, a distance of 656.32 feet to the westerly right-of-way line of Parsons Avenue;

Thence with said westerly right-of-way line, the following courses and distances:

ZONING DESCRIPTION

496.07 ACRES

- 2 -

South 04° 17' 37" West, a distance of 1339.64 feet to a point;

South 04° 20' 46" West, a distance of 2710.84 feet to a point; and

South 04° 02' 59" West, a distance of 1611.77 feet to the northerly line of the remainder of that 173.806 acre tract conveyed to Scioto Downs, Inc. by deed of record in Instrument Number 200308080251644;

Thence North 85° 53' 59" West, with said northerly line, a distance of 2799.62 feet to the centerline of said South High Street;

Thence North 07° 07' 36" West, with said centerline, a distance of 3837.32 feet to a point;

Thence North 06° 42' 34" West, continuing with said centerline, a distance of 3197.19 feet to the TRUE POINT OF BEGINNING, containing 496.07 acres, more or less.

This description was prepared from record information for zoning purposes only, and is NOT to be used for the transfer of real property.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

LIMITATION TEXT

Property Location: 5076 South High Street
Parcel No.: 510-180711
Owner: Tamarack Enterprises II, L.P./ PFK Company II, LLC
Applicant: Tamarack Enterprises II, L.P./ PFK Company II, LLC
Proposed District: L-M - Limited Manufacturing
Date of Text: August 25, 2020
Application No.: Z20- 070

I. INTRODUCTION

The subject property consists of 496.07+/- acres (the “Site”) located along South High Street south of Rathmell Road. To the north across Rathmell Road is property zoned CPD and C-2 in the City of Columbus. To the northeast is Hartman Ponds subdivision zoned PUD 6. To the east across Parsons Avenue is undeveloped land zoned R-Residential and L-M Limited Manufacturing. To the south is Scioto Downs zoned CPD. To the west across South High Street is property zoned M-2 Manufacturing.

The applicant proposes to rezone the Site to L-M-2 to allow for the construction of industrial uses.

II. PERMITTED USES

The following uses are permitted: Research and development laboratories, computer laboratories (including but not limited to data centers), and offices in connection with such laboratories as set forth in 3367.08 and the following ancillary uses: warehousing, storage in bulk, telecommunication antennas and child day care.

III. DEVELOPMENT STANDARDS

Unless otherwise indicated in this text or on the Site Plan , the applicable development standards are contained in Chapter 3367, M-2 Manufacturing District of the Columbus City Code.

A. Density, Height, Lot and/or Setback Commitments:

1. The minimum building and parking setback from South High Street shall be 50 feet from edge of right of way.
2. The minimum building and parking setback from Rathmell Road shall be 50 feet from edge of right of way.
3. The minimum building and parking setback from Parsons Avenue shall be 50 feet from edge of right of way.
4. The minimum parking and building setback from the east and north property lines adjacent to Hartman Ponds residential subdivision shall be 150 feet.

5. The minimum parking and building setback from the south property line adjacent to Scioto Downs shall be 50 feet.

6. Height district shall be 110 feet. Notwithstanding the foregoing, no building will exceed 80 feet within 100 feet of the property lines for South High Street, Rathmell Road and Parsons Avenue as identified in A(1), (2) and (3) above and no building will exceed 80 feet within 150 feet of the property lines adjacent to the Hartman Ponds residential subdivision as identified in A(4) above. For each additional fifty feet of setback from the property lines, the building can increase an additional ten feet in height. The foregoing shall not include ancillary structures, equipment, and architectural features.

B. Access, Loading, Parking, and/or Other Traffic Related Commitments:

1. The Site will utilize three curb cuts: one on South High Street; one on Rathmell Road; and one on Parsons Avenue as shown on the Site Plan.

C. Buffering, Landscaping, Open Space and/or Screening Commitments:

1. The 150 foot setback area along the east and north property lines adjacent to Hartman Ponds subdivision shall contain mounding and landscaping, consisting of single deciduous trees every 50 feet and evergreen trees in clusters every 100 feet, planted 10 feet on center. Landscaping and mounding as set forth above shall not be required to be installed until construction of a building, commences within 300 feet of the respective property line.

If there are existing trees within any perimeter area described in this Section C, the mounding may be omitted and the existing trees may be utilized as the required screening.

2. Phasing of Landscaping: In recognition of the significant amount of land area and the lengths of the perimeter boundaries for the subject site, the required mounding and landscaping contemplated in this Section C may be installed in phases. For each phase of development, such required mounding and landscaping shall be installed when it is anticipated (as provided in plans associated with relevant permits) that buildings or paved parking areas, once constructed within that phase, will be located within 300 feet of the relevant perimeter boundary line. At a minimum for each phase, this mounding and landscaping shall be installed along the portion of the relevant perimeter boundary line between two points which are determined by extending two straight lines from the perimeter boundary line of the subject site to the furthest distance on each side where planned improvements are to be constructed in that phase, and then adjusting those lines so that they are an additional distance of 150 apart. An illustration of this requirement is attached as Appendix 1.

3. Tree Preservation: Standard tree preservation practices will be in place to preserve and protect trees during all phases of construction to the extent that they are not required for removal for any portion of the development at any time.

4. Street Frontage Tree Preservation Areas: “Street Frontage Preservation Areas” shall be deemed to include all minimum pavement setbacks along the perimeter boundaries of the Zoning District

that are adjacent to a public right-of-way. Within the Street Frontage Preservation Areas, the developer shall preserve existing healthy and mature trees and vegetation, provided, however, that public or private utilities may be installed within 50 feet of the edge of right of way of High Street, Rathmell Road or Parsons Ave and/or may cross Street Frontage Preservation Areas (and trees may be removed as a result of such installations or crossings) provided, however, that the developer shall use good faith efforts to install utility crossings in a manner that minimizes the impact on healthy and mature trees. Trees within Street Frontage Preservation Areas may be removed if they present a danger to persons or property.

5. Service areas and loading docks shall be screened to limit visibility from off-site. The foregoing shall not apply to ancillary structures. Notwithstanding the requirements of this section, mechanical equipment located in a manner found to have no adverse impact on adjacent roads and adjacent properties, as determined by the Division of Planning, shall not be required to be screened

D. Building Design and/or Interior-Exterior Treatment Commitments:

N/A

E. Dumpsters, Lighting, Outdoor Display Areas, and/or other Environmental Commitments

1. Pole lighting shall not exceed 28 feet in height.

F. Graphics and Signage Commitments:

1. All signage and graphics will conform to the Columbus Graphics Code as it applies to the M-2 zoning district. Any variances needed for the applicable graphics requirements will be submitted to the Columbus Graphics Commission.

G. Miscellaneous

1. The developer shall comply with the park land dedication ordinance by contributing money to the City's Recreation and Parks Department.

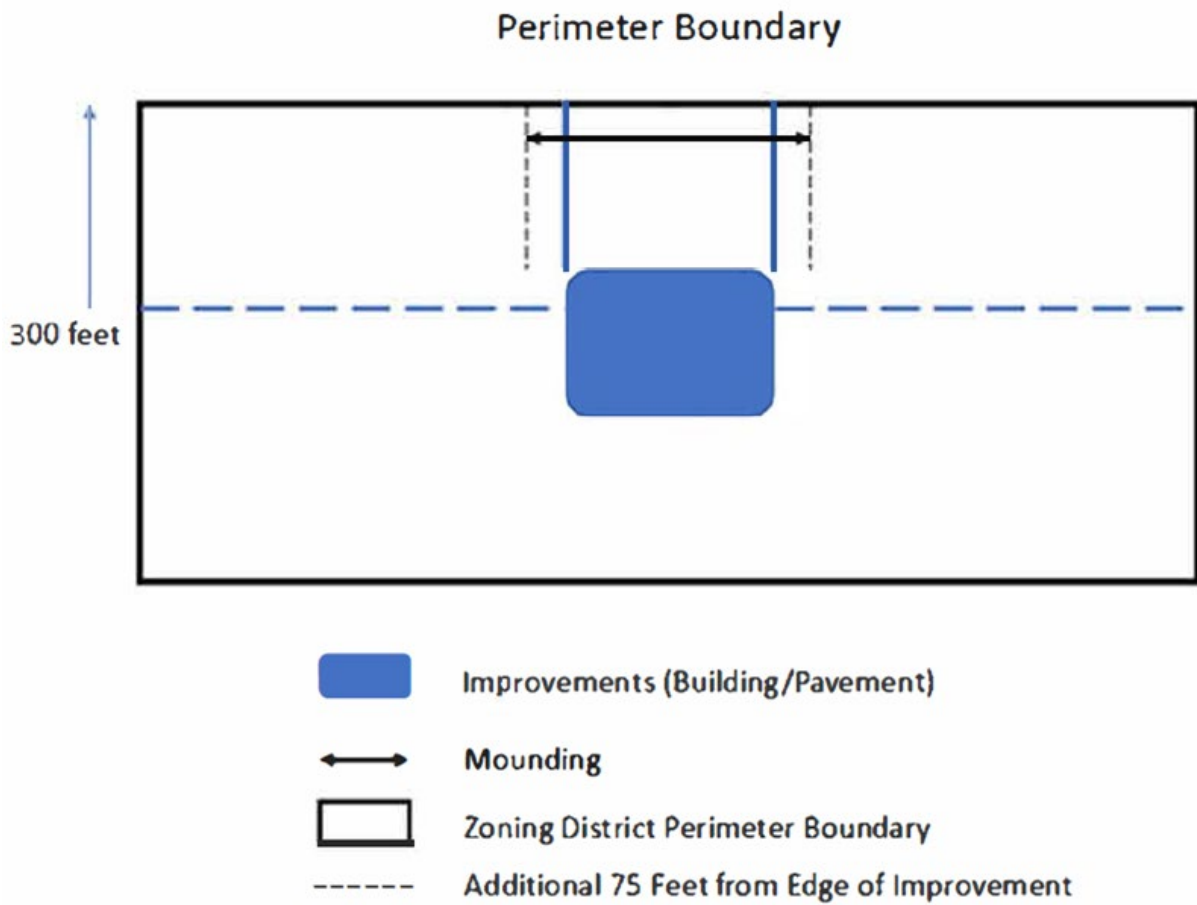
2. The site shall be developed in general conformance with the submitted Site Plan attached hereto as Exhibit A. The plan may be adjusted to reflect engineering, topographical or other site data developed at the time that development and engineering plans are completed. Any slight adjustment to the plans shall be reviewed and may be approved by the Director of the Department of Building and Zoning Services, or a designee, upon submission of the appropriate data regarding the proposed adjustment.

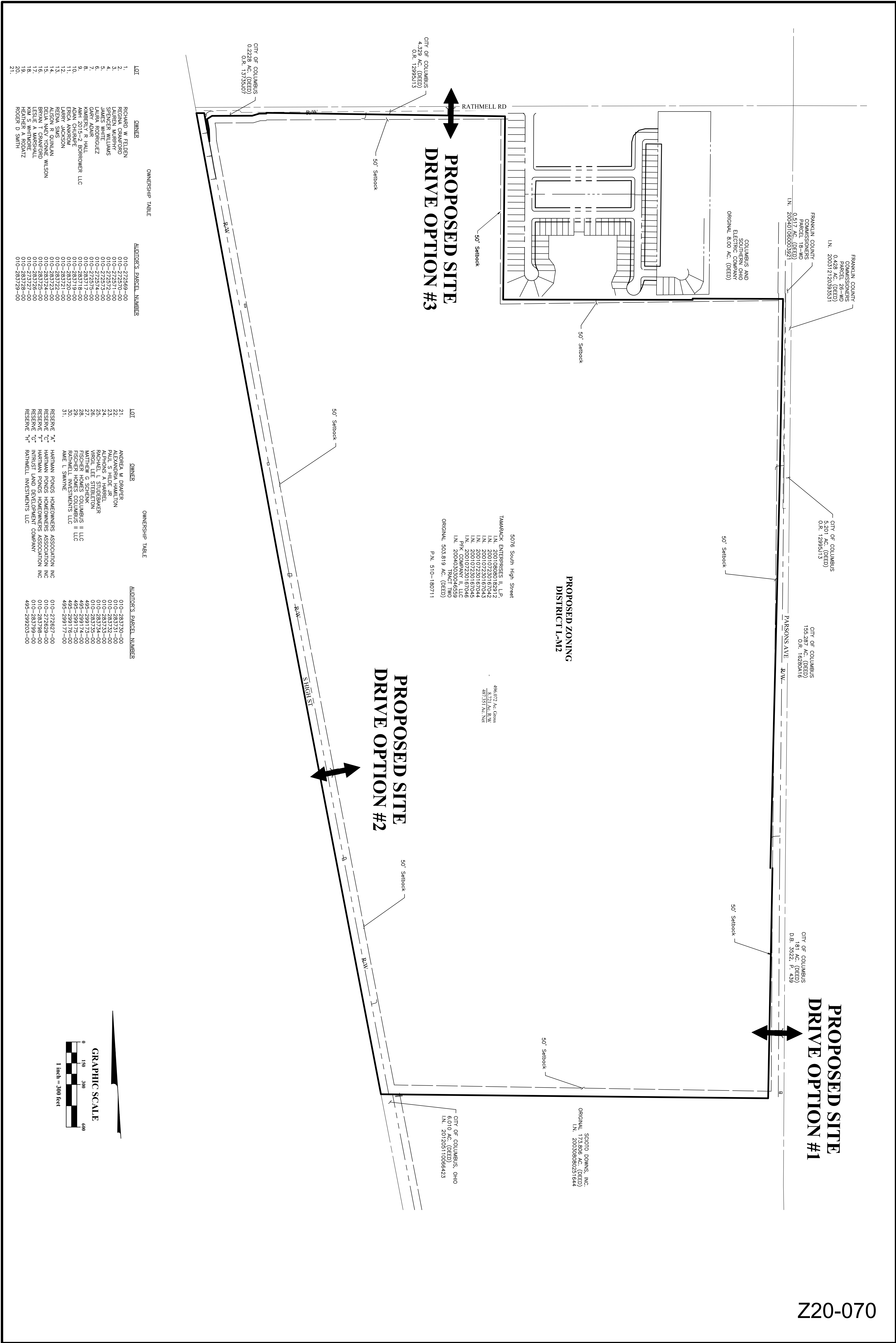
The undersigned, being the owner and the applicant or other authorized representative, does hereby agree singularly and collectively for themselves, their heirs, successors and assigns, to abide by the above restrictions, conditions, and commitments regarding development of the subject property and for such purpose each states that she fully understands and acknowledges that none of the

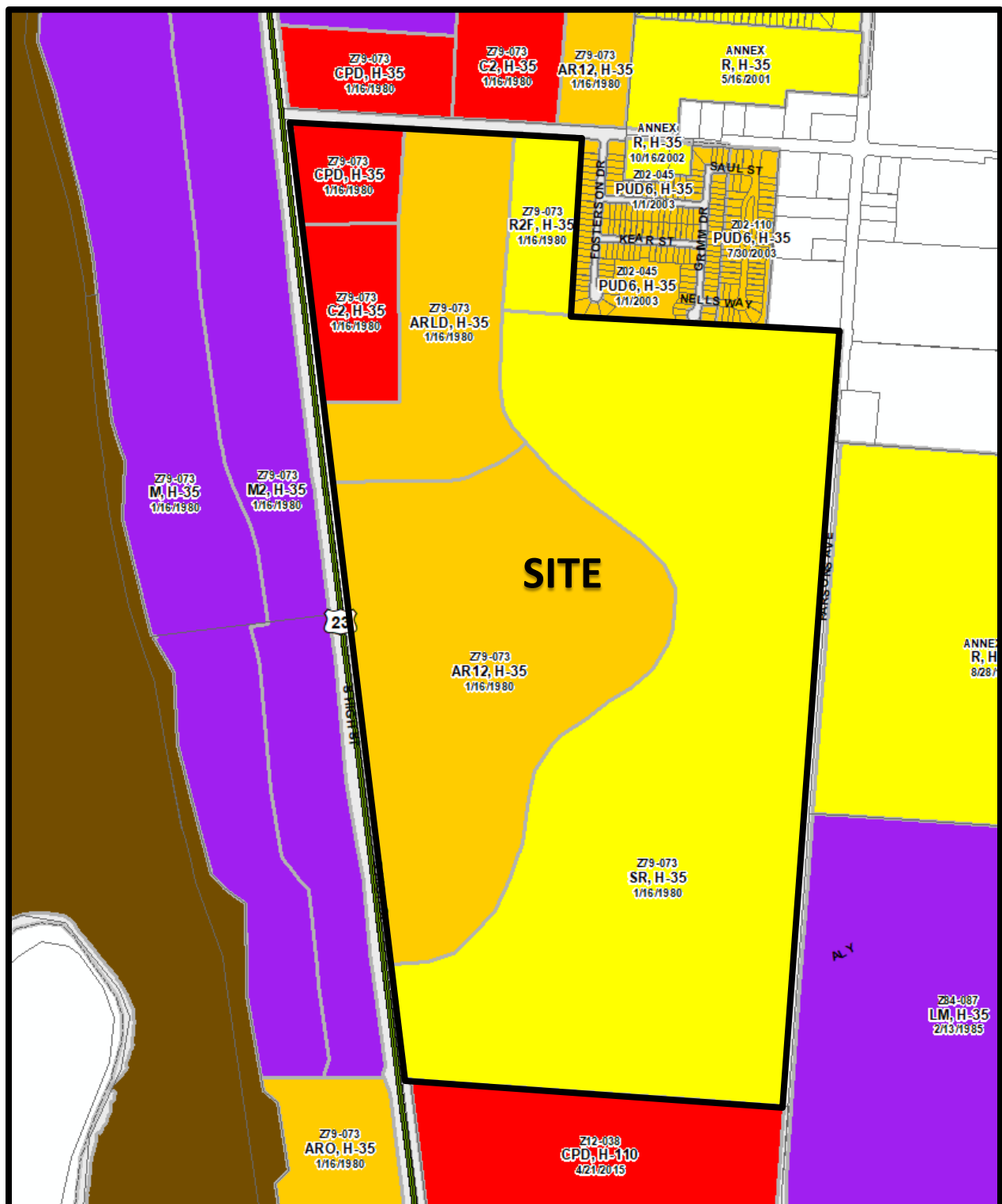
foregoing restrictions, conditions, or commitments shall in any manner act to negate, nullify, alter or modify any more restrictive provision of the Columbus City Code.

Attorney for the Applicant

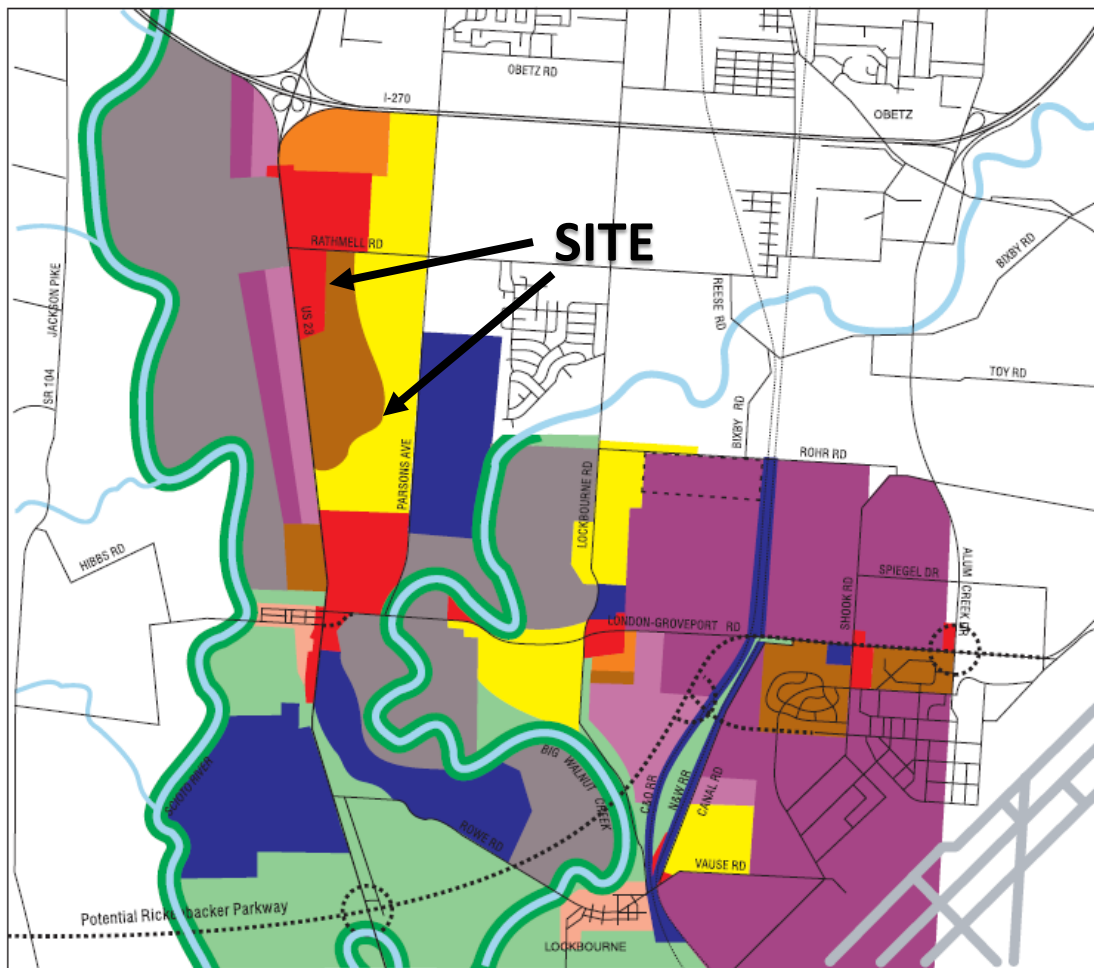
Appendix 1













Z20-070
 5076 S. High St.
 Approximately 496 acres
 CPD, C-2, ARLD, AR-12, R-2F, and SR to L-M-2









South Central Accord

1 ½ miles

Future Land Use

	Low-Density Residential
	High-Density Residential
	Office
	Commercial
	Light Industrial
	Industrial

	Public / Semi-Public
	Greenway
	Agricultural / Open Space
	Water
	Mixed-Use Village
	Excavation / Quarrying



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Approximately 496 acres
CPD, C-2, ARLD, AR-12, R-2F, and SR to L-M-2