

# Rezoning Application

DEPARTMENT OF BUILDING  
AND ZONING SERVICES

111 N Front Street, Columbus, Ohio 43215  
Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

OFFICE USE ONLY

Application Number: Z21-040 Date Received: 4/27/2021  
Application Accepted by: SP Fee: \$9,900  
Assigned Planner: Shannon Pine; spine@columbus.gov

## LOCATION AND ZONING REQUEST:

Existing Address or Zoning Number: 3500 Alum Creek Drive, Columbus, Ohio Zip: 43207

Is this application being annexed into the City of Columbus? ☐ YES ☒ NO (select one)  
*If the site is currently pending annexation, the Applicant must show documentation of County Commissioner's adoption of the annexation petition.*

Parcel Number for Address or Zoning Number: 530-156583

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

Current Zoning District(s): L-M Requested Zoning District(s): L-M

Area Commission or Civic Association: Far South Columbus Area Commission

Proposed Use or reason for request: to use part of property for storage of boats, jetskis, RVs, campers, and the like

Proposed Height District: H-35 Acreage: 23.53  
(Columbus City Code Section 3309.14)

## APPLICANT:

Applicant Name: 3500 ACD LLC Phone Number: (614) 464-6349 Ext.: N/A

Address: 3500 Alum Creek Drive City/State: Columbus Zip: 43207

Email Address: c/o drcook@vorys.com

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

Name: 3500 ACD LLC Phone Number: (614) 464-6349 Ext.:

Address: 2040 Alum Creek Drive City/State: Columbus Zip: 43207

Email Address: c/o drcook@vorys.com

**ATTORNEY / AGENT:** (Check one if applicable) ☒ Attorney ☐ Agent

Name: Deanna Cook Phone Number: 614-464-6349 Ext.:

Address: 52 East Gay Street City/State: Columbus Zip: 43215

Email Address: drcook@vorys.com

## SIGNATURES:

APPLICANT SIGNATURE Tracy

PROPERTY OWNER SIGNATURE Don

ATTORNEY / AGENT 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.*

## Rezoning Application

111 N Front Street, Columbus, Ohio 43215  
Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

### AFFIDAVIT

APPLICATION #: 721-040

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Deanna R. Cook, Esq.

of (1) MAILING ADDRESS 52 East Gay Street, Columbus, Ohio 43215

deposes and states that (he/she) is the applicant, agent, or duly authorized attorney for same and the following is a list of the name(s) and mailing address(es) of all the owners of record of the property located at

(2) PROPERTY ADDRESS OR ZONING NUMBER 3500 Alum Creek Drive, Columbus, Ohio 43207

for which application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3) 4/27/2021

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNER'S NAME  
AND MAILING ADDRESS

☐ Check here if listing additional  
property owners on a separate page.

(4) 3500 ACD LLC

2040 Alum Creek Drive  
Columbus, Ohio 43207

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

3500 ACD LLC

c/o Deanna Cook (614)-= 464-6349

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

(5) Far South Columbus Area Commission

Beth Fairman Kinney

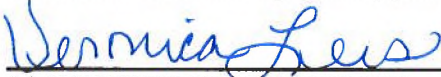
bkinney@columbus.gov

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

SIGNATURE OF AFFIANT



Sworn to before me and signed in my presence this 27th day of April, in the year 2021



(7) SIGNATURE OF NOTARY PUBLIC

09/03/2025  
My Commission Expires

Notary Seal Here



Veronica Lees  
Notary Public, State of Ohio  
My Commission Expires 09-03-25

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

Vorys, Sater, Seymour and Pease LLP  
Attention: Deanna R. Cook, Esq.  
52 East Gay Street  
Columbus, Ohio 43215

3500 ACD LLC  
Or current occupant  
2040 Alum Creek Drive  
Columbus, Ohio 43207

JAL Realty Co.  
Or current occupant  
4300 E. 5<sup>th</sup> Ave.  
Columbus, Ohio 43219

Carol A. Dowden  
Or current occupant  
2749 Cindy Ave.  
Columbus, Ohio 43207

William E. Barnes and Lynn M. Barnes  
Or current occupant  
3443 Chantilly St.  
Columbus, Ohio 43207

Core Developments 2 LLC  
Or current occupant  
6385 Shier Rings Road, Suite 4  
Dublin, Ohio 43016

William O. Caudle  
Or current occupant  
3457 Chantilly St.  
Columbus, Ohio 43207

Chelsea Talbott  
Or current occupant  
3463 Chantilly St.  
Columbus, Ohio 43207

Tommy D. Byas and Linda S. Byas  
Or current occupant  
3471 Chantilly St.  
Columbus, Ohio 43207

Michael T. Kipple and Julie A. Forbes  
Or current occupant  
3479 Chantilly St.  
Columbus, Ohio 43207

Jerrica M. Nixon  
Or current occupant  
3487 Chantilly St.  
Columbus, Ohio 43207

Dana C. Jones and Linda Luft Jones  
Or current occupant  
3493 Chantilly St.  
Columbus, Ohio 43207

Alto Asset Company 1 LLC  
Or current occupant  
5001 Plaza on the Lake, Suite 200  
Austin, Texas 78746

Jeffrey M. Deems and Bonnie S. Deems  
Or current occupant  
3507 Chantilly St.  
Columbus, Ohio 43207

Monica L. Dunn  
Or current occupant  
3513 Chantilly St.  
Columbus, Ohio 43207

Timothy I. Langen and  
Kimberly A. Langen  
Or current occupant  
3519 Chantilly St.  
Columbus, Ohio 43207

PD Homes LLC  
Or current occupant  
3252 Mann Road  
Blacklick, Ohio 43004

Dustion M. McGee and  
Jessica L. McGee  
Or current occupant  
3533 Chantilly St.  
Columbus, Ohio 43207

WWSD LLC  
Or current occupant  
2100 Geng Road, Suite 210  
Palo Alto, California 94303

William K. Moore and  
Michele L. Moore  
Or current occupant  
3547 Chantilly St.  
Columbus, Ohio 43207

John Schwartz Construction, Inc.  
Or current occupant  
3914 Sunbury Road  
Columbus, Ohio 43219

Chantilly Land Trust  
Or current occupant  
P.O. Box 354  
Groveport, Ohio 43125

Robert E. Beindorf and  
Daphne K. Beindorf  
Or current occupant  
3567 Chantilly St.  
Columbus, Ohio 43207

Puna S. Johnson  
Or current occupant  
3573 Chantilly St.  
Columbus, Ohio 43207

Top Progressive Properties LLC  
Or current occupant  
925 Sells Avenue  
Columbus, Ohio 43212

H & O Properties LLC  
Or current occupant  
P.O. Box 175  
Grove City, OH 43207

Donavon Collins  
Or current occupant  
2610 Patrick Henry Avenue  
Columbus, Ohio 43207

Richard Ricasata and Victoria Ricasata  
Or current occupant  
8435 Dapper Court  
San Diego, California 92126

Debra M Dilliard  
Or current occupant  
2630 Patrick Henry Avenue  
Columbus, Ohio 43207

Giftly Berchie  
Or current occupant  
2640 Patrick Henry Avenue  
Columbus, Ohio 43207

CONREX ML SMA 2019-01 Operating  
Company LLC  
Or current occupant  
1505 King St. Ext., Suite 100  
Charleston, South Carolina 29405

Philip E. Pierce  
Or current occupant  
2660 Patrick Henry Avenue  
Columbus, Ohio 43207

OZ Properties LLC  
Or current occupant  
P.O. Box 175  
Grove City, Ohio 43123

Darius Stevens  
Or current occupant  
2960 Patrick Henry Avenue  
Columbus, Ohio 43207

Jamar H. Lee  
Or current occupant  
2700 Patrick Henry Avenue  
Columbus, Ohio 43207

ARCH City Realty Group LLC  
Or current occupant  
561 Bradley Street  
Columbus, Ohio 43201

AAB Properties LLC  
Or current occupant  
7144 Connaught Drive  
New Albany, Ohio 43054

Jason Scritchfield  
Or current occupant  
2730 Patrick Henry Avenue  
Columbus, Ohio 43207

Danielle K. Watkins  
Or current occupant  
2750 Patrick Henry Avenue  
Columbus, Ohio 43207

Patrick Raymond Henry  
Or current occupant  
10350 River Bluff Lane  
Stockton, California 95209

Herman B. Groce and Sandra M. Groce  
Or current occupant  
2780 Patrick Henry Avenue  
Columbus, Ohio 43207

Frank L. Bryant, Sr.  
Or current occupant  
2800 Patrick Henry Avenue  
Columbus, Ohio 43207

Julia Brady  
Or current occupant  
8189 Chapel Stone Road  
Blacklick, Ohio 43004

Dale Iacovetta  
Or current occupant  
P.O. Box 9731  
Columbus, Ohio 43209

Xinixada Xivida Ltd.  
Or current occupant  
P.O. Box 2041  
Columbus, Ohio 43216

Watkins Associates  
or current occupant  
c/o Donald W. Kelley & Associates  
250 E. Broad Street, Suite 1100  
Columbus, Ohio 43215

National Retail Properties LP  
Or current occupant  
450 S. Orange Ave., Suite 900  
Orlando, Florida 32801

The Village at Williams Creek  
Condominium Association  
Or current occupant  
c/o K&C Service Corporation  
470 Olde Worthington Road, Suite 460  
Columbus, Ohio 43082

Far South Columbus Area Commission  
Attention: Robert Patterson  
2664 Diane Place  
Columbus, Ohio 43207



## Rezoning Application

111 N Front Street, Columbus, Ohio 43215  
Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

### PROJECT DISCLOSURE STATEMENT

APPLICATION #: Z21-040

Parties having a 5% or more interest in the project that is the subject of this application.

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

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Deanna Cook  
of (COMPLETE ADDRESS) Vorys Law Firm, 52 East Gay Street, Columbus, Ohio 43215  
deposes and states that (he/she) is the APPLICANT, AGENT, OR DULY AUTHORIZED ATTORNEY FOR SAME and the following is  
a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this  
application in the following format:

Name of Business or individual (including 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. 3500 ACC, LLC 2040 Alum Creek Drive Columbus, Ohio 43207 Attn.: Dan Igel (614) 8421 ext. 176; 25 Columbus employees	2.
3.	4.

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

SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this 27<sup>th</sup> day of April, in the year 2021

SIGNATURE OF NOTARY PUBLIC

My Commission Expires

Notary Seal Here



Veronica Lees  
Notary Public, State of Ohio  
My Commission Expires 09-03-25

**This Project Disclosure Statement expires six (6) months after date of notarization.**

3500 ALUM CREEK DRIVE LEGAL DESCRIPTION:

Situated in the County of Franklin in the State of Ohio, and in the City of Columbus and bounded and described as follows:

Being a part of the West one-half of Section No. 7, Township 11, Range No. 21, Congress Lands, bounded and described as follows:

Beginning at a point in the West line of said Section No. 7, located 1895.85 feet South of a stone at the Northwest corner thereof; thence S. 85° 18' E. and parallel to the North line of said Section 1126.35 feet to a stake; thence S. 5° W. 973.65 feet to an iron pin; thence N. 85° 20' W. 1124 feet to a point in the West line of said section, and being the center line of the Infirmary Road (so known); thence along the West line of said section and the center of said road N. 4° 55' E. 969.15 feet to the place of beginning and containing 25.09 acres.

Less and excepting:

Situated in the State of Ohio, County of Franklin, City of Columbus, located in Section 7, Township -11-North, Range-21-West. Mathew's Survey of Congress Lands of 1795-1802, and being a part of that 25.09 acre tract as conveyed to the Board of Education of the City School District of Columbus, Ohio, by Deed of Record in Deed Book 3411, Page 111, records of the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

Being a parcel of land located on the right side of the Plat of the centerline of right-of-way of FRA-C.R. 122-4.14, as recorded in Instrument No. 201001110003246;

Beginning for reference at Franklin County Monument #8820, at the intersection of the existing right-of-way centerline of Williams Road (County Road 123), with the existing right-of-way centerline of Alum Creek Drive (County Road 122), being 0.00 feet right of Alum Creek Drive Station 76+49.63;

Thence North 04 degrees 02 minutes 12 seconds East, a distance of 296.07 feet along the existing right-of-way centerline of said Alum Creek Drive, and along the westerly line of Section 18, Township 11, Range 21, to a railroad spike found marking the Southwest Corner of Section 7, being 0.00 feet right of Alum Creek Drive Station 79+45.70;

Thence continuing North 04 degrees 02 minutes 12 seconds East, a distance of 2567.85 feet along the existing right-of-way centerline of said Alum Creek Drive, and along the westerly line of said Section 7, Township 11, Range 21, to the Southwest corner of said Board of Education 25.09 acre tract, being 0.00 feet right of Alum Creek Drive Station 105+13.55, and being the Point of True Beginning;

Thence continuing North 04 degrees 02 minutes 12 seconds East, a distance of 969.06 feet along the existing right-of-way centerline of said Alum Creek Drive, along the westerly line of said Section 7, Township 11, Range 21, and along the westerly line of said Board of Education 25.09

acre tract, to a railroad spike found at the Northwest corner of said Board of Education 25.09 acre tract, being 0.00 feet right of Alum Creek Drive Station 114+82.60;

Thence South 86 degrees 25 minutes 29 seconds East, a distance of 60.00 feet along the northerly line of said Board of Education 25.09 acre tract, and along the southerly line of that 2.443 acre tract 2, as conveyed to the City of Columbus by Deed of Record in Official Record 16840 D14, to an iron pin found at the intersection with the existing easterly right-of-way line of said Alum Creek Drive, at the Southeast corner of said City of Columbus 2.443 acre tract 2, being 60.00 feet right of Alum Creek Drive Station 114+83.09;

Thence continuing South 86 degrees 25 minutes 29 seconds East, a distance of 10.00 feet along the northerly line of said Board of Education 25.09 acre tract, and along the southerly line of that 50.617 acre tract as conveyed to JAL Realty Company by Deed of Record in Instrument Number 199709110091847, to an iron pin set at the intersection with the proposed easterly right-of-way line of said Alum Creek Drive, being 70.00 feet right of Alum Creek Drive Station 114+83.17;

Thence South 04 degrees 02 minutes 12 seconds West, a distance of 969.23 feet across said Board of Education 25.09 acre tract, and along the proposed easterly right-of-way line of said Alum Creek Drive, to an iron pin set in the southerly line of said Board of Education 25.09 acre tract, being 70.00 feet right of Alum Creek Drive Station 105+13.94;

Thence North 86 degrees 17 minutes 06 seconds West, a distance of 70.00 feet along the southerly line of said Board of Education 25.09 acre tract, and along the northerly line of that 3.818 acre tract known as the Village at Williams Creek Condominiums, as recorded in Condominium Plat Book 90, Page 21, as conveyed to the Village at Williams Creek Owners Association, by Deed of Record in Instrument Number 200101100006782, to the Point of True Beginning, containing 1.557 acres, more or less, of which 0.890 acres, more or less, lies within the present road occupied.

Of the above described area, 1.557 acres is contained within the Franklin County Auditor's Parcel 530-156583;

The bearing datum of the afore-described parcel is based on the bearing of North 04 seconds 02 minutes 12 seconds East, for the centerline of Alum Creek Drive, from an adjusted field survey using G.P.S. methods using Franklin County Monuments #8819, #8820 and #8840, based on the Ohio State Plane Coordinate System, South Zone, NAD 83.

This description was based upon a Survey of Alum Creek Drive and Williams Road by R.D. Zande & Associates, Inc., in March 1999, and prepared on February 8, 2005 by Tim A. Baker, Registered Surveyor 7818.

Iron pins set are ¾ inches in diameter by 30 inches long with a 1 ½ inch aluminum cap placed on top, bearing the name "ODOT R/W" and "R D Zande & Assoc".

## **LIMITATION TEXT:**

**Property Location:** 3500 Alum Creek Drive, Columbus, Ohio

**Parcel No:** 530-156583

**Owner:** 3500 ACD, LLC

**Applicant:** 3500 ACD, LLC

**Proposed District:** L-M - Limited Manufacturing

**Date of Text:** April 27, 2021

**Application:** Z20-040

## **I. INTRODUCTION**

The subject property consists of 23.53 +/- acres (the “Site”) located south of Watkins Road and East of the intersection of Alum Creek Drive and New World Drive. North of the Site is property zoned L-M-2; South of the Site is residential property zoned PUD6; East of the Site is property zoned R-2; and West of the Site is property zoned M-1.

The applicant proposes to rezone the Site to Limited Manufacturing to allow for certain uses permitted in the M zoning district.

## **II. PERMITTED USES**

A. The following uses in the C-2 zoning classification, as permitted pursuant to Title 33, Chapter 3363.01 (M-Manufacturing District), shall be permitted:

1. Offices for Professional, Scientific, and Technical Services, which may include, for example:

a. Accounting and Bookkeeping Services

b. Contractors

c. Architectural, Drafting, Engineering, Graphic and Landscape Design Services

2. Non-Office Commercial Facilities, including:

a. Educational Facility, Business, Computer, Management and Training Facilities

b. Educational Facility, Professional, Secretarial, Technical, and Trade, including, for example, construction and related trades.

B. The following uses in the C-4 zoning classification, as permitted pursuant to Title 33, Chapter 3363.01 (M-Manufacturing District), shall be permitted:

1. Automotive Maintenance and Repair, including maintenance and repair of construction equipment, tools, trucks, machinery and other similar equipment, tools, trucks, and machinery, but expressly excluding motor vehicles for personal use.

2. Incidental materials used in connection with the repair and/or maintenance described in Paragraph II (B)(1), including, for example, fuel, oil, petroleum, and other similar materials, may be stored on the site.



C. The following uses in the M- Manufacturing Uses listed in Title 33, Chapter 3363.02 and 3363.03:

1. Warehouse and storage of construction and building materials, and contractors and construction and other related equipment, tools, trucks, machinery, and materials. Storage may be inside of buildings or open outdoor storage in accordance with Chapter 3363.41.
2. Open outdoor and covered storage of (1) boats and boat trailers, jet skis and jet ski trailers and any other watercraft, motorized or non-motorized, and their trailers, and (2) recreation vehicles (RVs), caravans, motor coaches, motorhomes, and campers, including but not limited to, camper vans, travel trailers, fifth wheel travel trailers, pop-up campers and trailers, pick-up truck campers, and teardrop and tiny campers and trailers, and (3) off road and/or all terrain vehicles.
3. Open outdoor storage shall be in accordance with Chapter 3363.41.

### **III. DEVELOPMENT STANDARDS**

#### **A. Buffering and Screening Commitments.**

1. To provide buffering and screening to the adjacent residential uses to the east and to the south of the Site, and to provide security measures on Site and to said neighboring properties, an eight (8) foot opaque fence and a six (6) foot opaque fence (chain-link slatted or other opaque fence material) shall be provided and maintained in the general location shown on the 3500 Alum Creek Drive Site Plan (the "Site Plan").
2. To provide buffering and screening to the manufacturing uses to the north and west of the Site, and to provide security measures on Site and to said neighboring properties, a six (6) foot opaque fence (chain-link slatted or other opaque fence material) shall be provided and maintained in the general location shown on the Site Plan.
3. To provide security measures in the storage areas on the Site, a six (6) foot fence shall be installed within the fenced boundaries described in Paragraph III.A.1 and III.A.2, in the general location shown on the Site Plan.
4. Within the fenced boundaries described in Paragraphs III.A.1 and III.A.2 above, the developer may install additional interior fences no greater than six (6) feet in height.
5. To provide buffering and screening to the single family homes and condominiums to the east and to the south of the Site, the applicant shall provide and maintain existing healthy trees on the Site, including the following:
  - a. Approximately thirty-seven (37) evergreen trees, along the eastern boundary of the Site and other existing trees along the eastern boundary of the Site.
  - b. Approximately forty-five (45) evergreen trees, along the southern boundary of the Site..
  - c. Approximately three (3) deciduous trees along the southern boundary of the Site.

B. Storage Commitments

1. Open outdoor and covered storage areas shall be in the general location of such storage, as described and depicted on the Site Plan.
2. Storage areas indicated on the Site Plan as “Uncovered Parking/Future Covered Parking” may be used for open storage and/or covered storage.

C. Graphic and/or Signage Commitments.

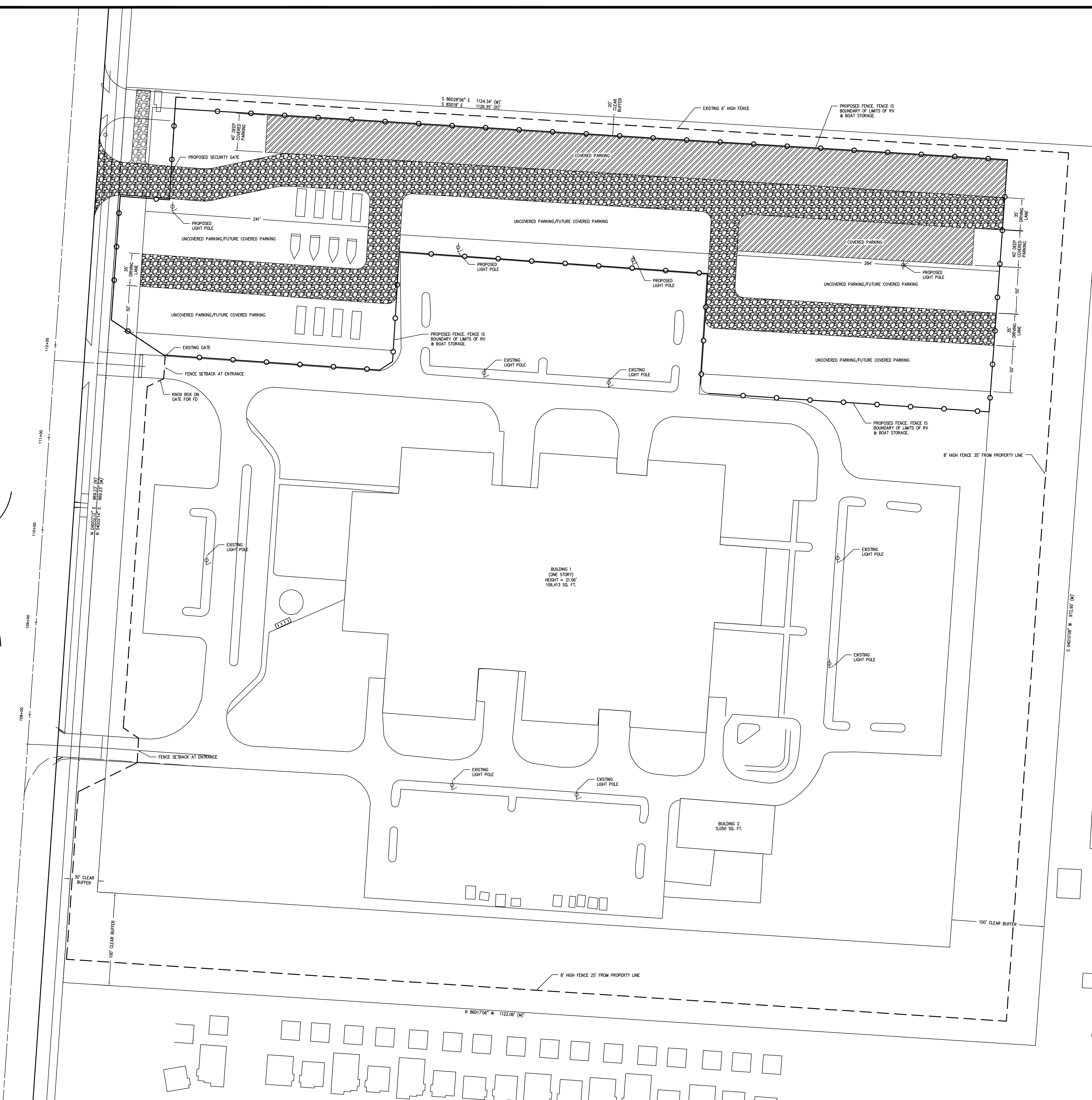
All graphics and signage shall comply with the Graphics Code, Article 15, Title 33 of the Columbus City Code. Any variances to the above requirements will be submitted to the Columbus Graphics Commission for consideration.

D. Traffic Commitments.

1. The southern most access point to the Site from Alum Creek Drive, as shown on the Site Plan, shall be limited to only right-in and right-out turning movements.
2. All curb cuts and access points shall be subject to the review and approval of the Public Service Department for the City of Columbus.

E. 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 the Site Plan. 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.

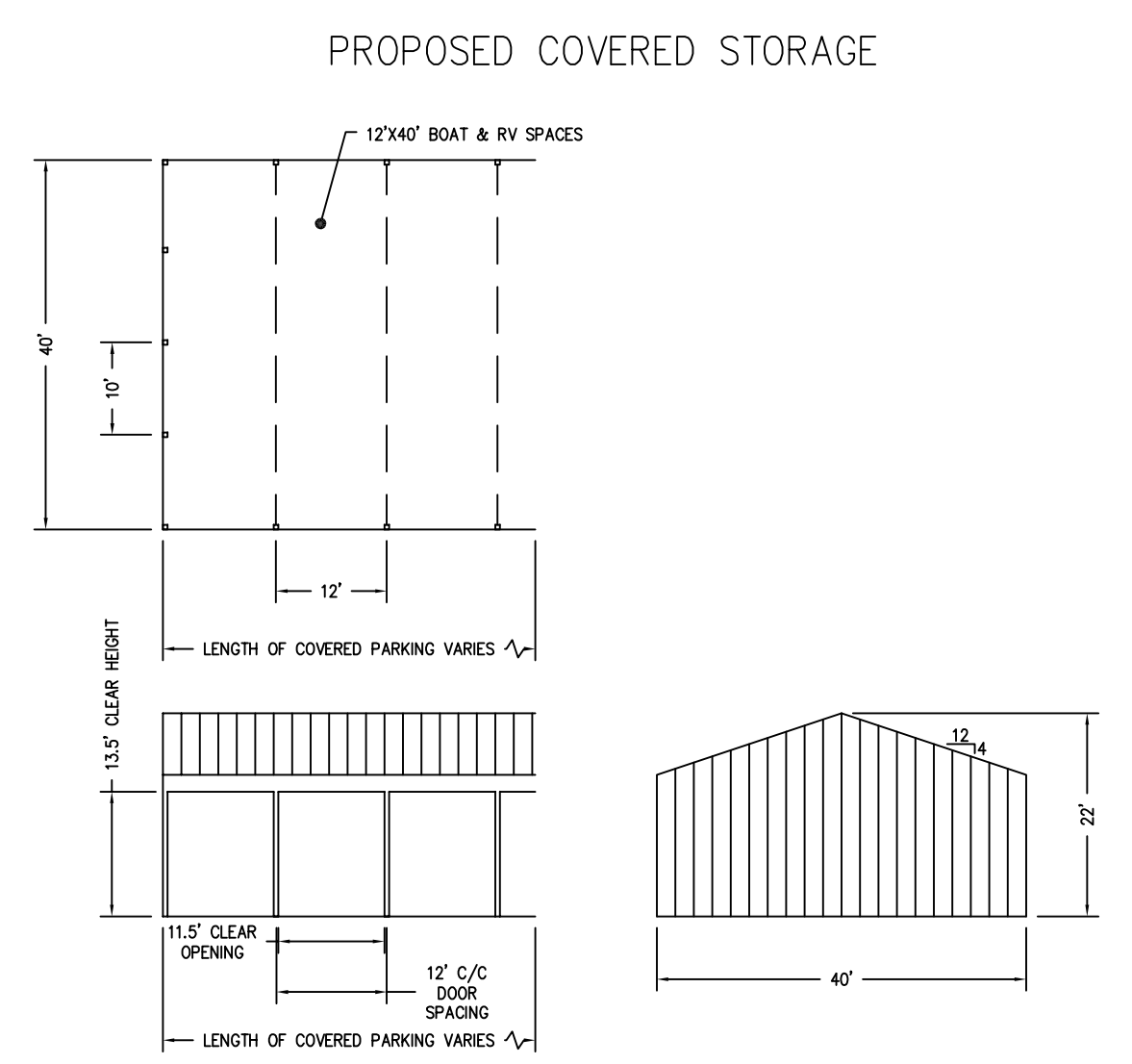
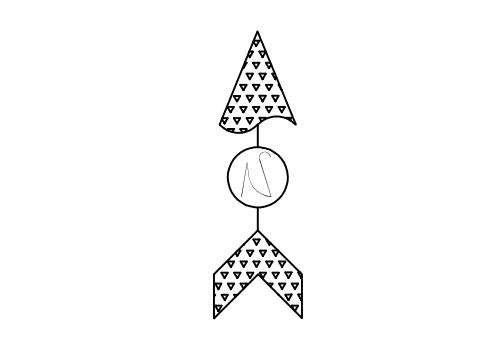


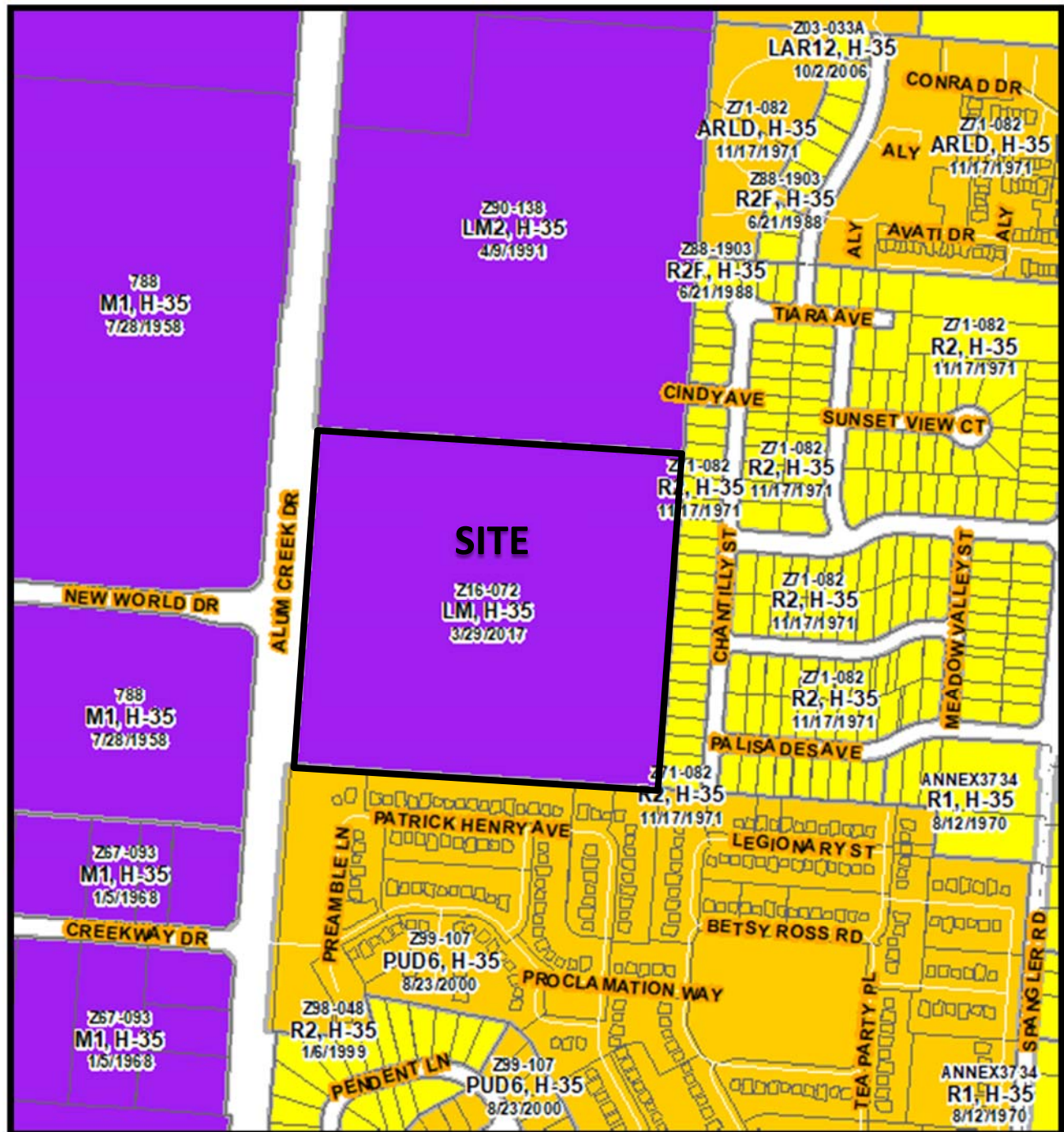
OWNER: 3500 ACD, LLC  
ADDRESS: 3500 ALUM CREEK DRIVE, COLUMBUS, OH 43207  
CURRENT ZONING: L-M  
TOTAL ACREAGE: 23.53 ACRES  
  
TOTAL PROPOSED COVERED PARKING AREA: 42,000 SQ. FT.  
ALL DIMENSIONS PROVIDED ARE APPROXIMATE  
CURRENT PERMITTED USES:  
  
A. THE FOLLOWING USES IN THE C-2 ZONING CLASSIFICATION, AS PERMITTED PURSUANT TO TITLE 33, CHAPTER 3363.01 (M-MANUFACTURING DISTRICT), SHALL BE PERMITTED:  
1. OFFICES FOR PROFESSIONAL, SCIENTIFIC, AND TECHNICAL SERVICES, WHICH MAY INCLUDE, FOR EXAMPLE:  
a. ACCOUNTING AND BOOKKEEPING SERVICES  
b. CONTRACTORS  
c. ARCHITECTURAL, DRAFTING, ENGINEERING, GRAPHIC AND LANDSCAPE DESIGN SERVICES  
2. NON-OFFICE COMMERCIAL FACILITIES, INCLUDING:  
a. EDUCATIONAL FACILITY, BUSINESS, COMPUTER, MANAGEMENT AND TRAINING FACILITIES  
b. EDUCATIONAL FACILITY, PROFESSIONAL, SECRETARIAL, TECHNICAL, AND TRADE, INCLUDING, FOR EXAMPLE, CONSTRUCTION AND RELATED TRADES.  
  
B. THE FOLLOWING USES IN THE C-4 ZONING CLASSIFICATION, AS PERMITTED PURSUANT TO TITLE 33, CHAPTER 3363.01 (M-MANUFACTURING DISTRICT), SHALL BE PERMITTED:  
1. AUTOMOTIVE MAINTENANCE AND REPAIR, INCLUDING MAINTENANCE AND REPAIR OF CONSTRUCTION EQUIPMENT, TOOLS, TRUCKS, MACHINERY AND OTHER SIMILAR EQUIPMENT, TOOLS, TRUCKS, AND MACHINERY, BUT EXPRESSLY EXCLUDING MOTOR VEHICLES FOR PERSONAL USE.  
2. INCIDENTAL MATERIALS USED IN CONNECTION WITH THE REPAIR AND/OR MAINTENANCE DESCRIBED IN PARAGRAPH 1 (B)(1), INCLUDING, FOR EXAMPLE, FUEL, OIL, PETROLEUM, AND OTHER SIMILAR MATERIALS, MAY BE STORED ON THE SITE.  
  
C. THE FOLLOWING USES IN THE M-MANUFACTURING USES LISTED IN TITLE 33, CHAPTER 3363.02 AND 3363.03:  
1. WAREHOUSE AND STORAGE OF CONSTRUCTION AND BUILDING MATERIALS, AND CONTRACTORS AND CONSTRUCTION AND OTHER RELATED EQUIPMENT, TOOLS, TRUCKS, MACHINERY, AND MATERIALS. STORAGE MAY BE INSIDE OF BUILDINGS OR OPEN OUTDOOR STORAGE IN ACCORDANCE WITH CHAPTER 3363.41.

3500 ACD, LLC  
3500 ALUM CREEK DRIVE  
COLUMBUS, OH 43207

Z20-040

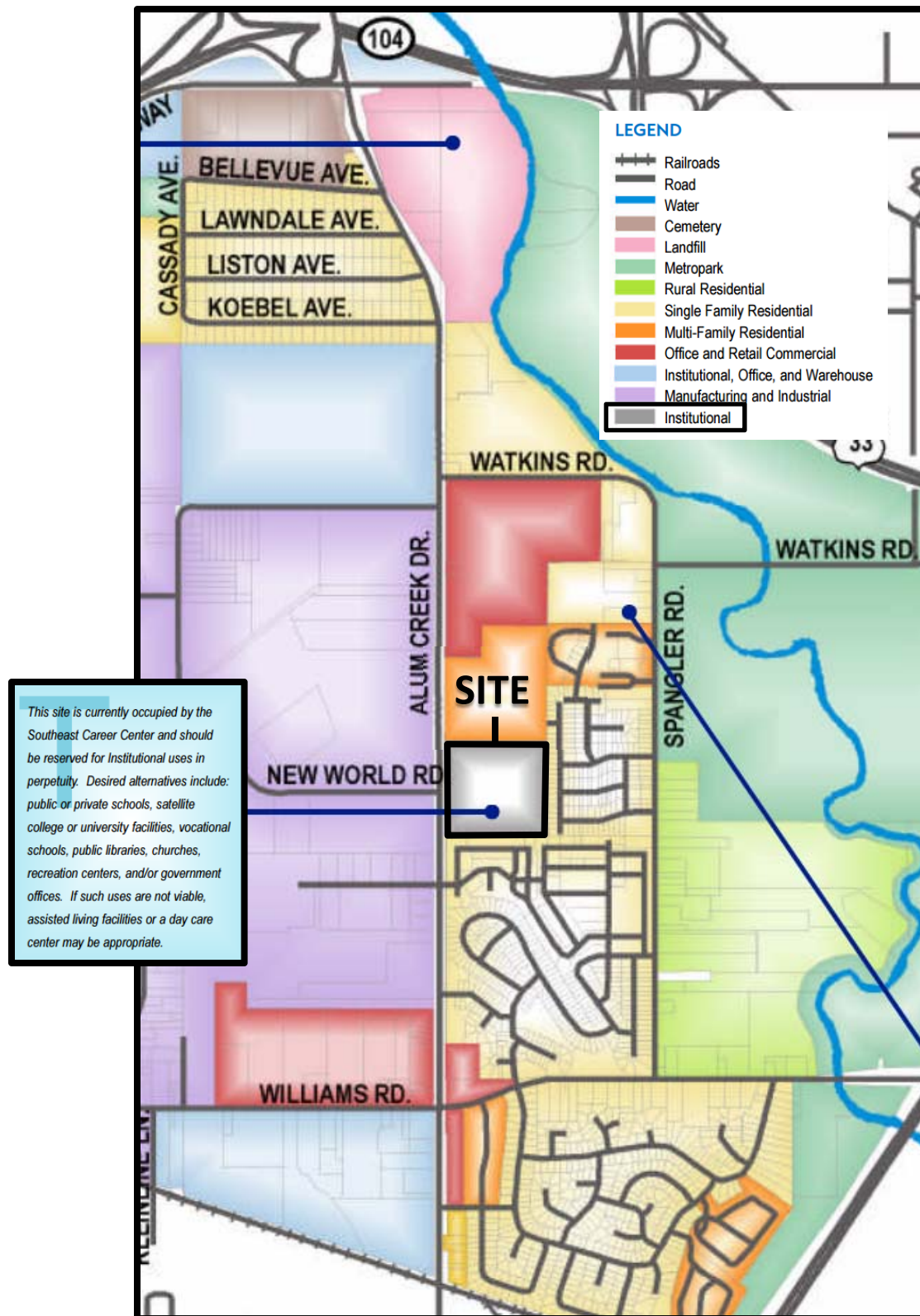
DATE: 4/27/2021





Z21-040  
 3500 Alum Creek Dr.  
 Approximately 23.53 acres  
 L-M to L-M





Z21-040  
 3500 Alum Creek Dr.  
 Approximately 23.53 acres  
 L-M to L-M



Z21-040  
3500 Alum Creek Dr.  
Approximately 23.53 acres  
L-M to L-M