

Rezoning Application

111 N Front Street, Columbus, Ohio 43215

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

OFFICE USE ONLY

Application Number: Z22-023 Date Received: 3/29/2022
Application Accepted by: JMR Fee: \$2,400 concurrent w/CV22-027
Assigned Planner: Joseph Rose; jmrose@columbus.gov; 614-645-3526

LOCATION AND ZONING REQUEST:

Existing Address or Zoning Number: _____ Zip: _____

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: _____

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

Current Zoning District(s): _____ Requested Zoning District(s): _____

Neighborhood Group: _____

Proposed Use or reason for request: _____

Proposed Height District: _____ Acreage: _____

(Columbus City Code Section 3309.14)

APPLICANT:

Applicant Name: _____ Phone Number: _____ Ext.: _____

Address: _____ City/State: _____ Zip: _____

Email Address: _____

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

Name: _____ Phone Number: _____ Ext.: _____

Address: _____ City/State: _____ Zip: _____

Email Address: _____

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

Name: _____ Phone Number: _____ Ext.: _____

Address: _____ City/State: _____ Zip: _____

Email Address: _____

SIGNATURES:

APPLICANT SIGNATURE David Hodge

PROPERTY OWNER SIGNATURE David Hodge

ATTORNEY / AGENT SIGNATURE David Hodge

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.

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AFFIDAVIT

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Eric Zartman

of (1) MAILING ADDRESS 8000 Walton Parkway, Suite 260, New Albany, Ohio 43054

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

(2) per PROPERTY ADDRESS or ZONING NUMBER 2270 Williams Road

for which application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services

SUBJECT PROPERTY OWNER'S NAME
AND MAILING ADDRESS

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

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

NEIGHBORHOOD GROUP
ZONING CHAIR OR CONTACT PERSON
AND EMAIL ADDRESS

(3) 2260 Williams Road LTD

15950 Ringgold Northern Road

Ashville, Ohio 43103

868 Partners, LLC c/o Brad Woltz

614.778.7624

(4) Far South Columbus Area Commission

Michael Walker

mwalkersr@yahoo.com

and that the attached document (5) 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 29th day of March, in the year 2022

(6) SIGNATURE OF NOTARY PUBLIC

My Commission Expires

Notary Seal Here



KIMBERLY R. GRAYSON
Notary Public, State of Ohio
My Commission Expires
01-11-2026

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

APPLICANT:	868 Partners LLC 138 E. High Street Circleville, OH 43113	
PROPERTY OWNER(S):	Russell and Lise Roth 2273 Williams Road Columbus, OH 43207	2260 Williams Road Ltd. 15950 Ringgold Northern Road Ashville, OH 43103
ATTORNEY:	David Hodge Underhill & Hodge LLC 8000 Walton Parkway, Suite 260 New Albany, OH 43054	
AREA COMMISSION/CIVIC ASSOCIATION:	Far South Columbus Area Commission Mike Walker, Zoning Chair 926 Tellega Avenue Columbus, Ohio 43207	Far South Columbus Area Commission Robert Patterson 2664 Diane Place Columbus, Ohio 43207
SURROUNDING PROPERTY OWNERS:	Ryder Truck Rental Inc. P.O. Box 025719 Miami, FL 33102	J Maynards Real Estate LLC 2170 Williams Road Columbus, OH 43207
Columbus All-Breed Training Club, Inc. 13388 Ashley Creek Drive Pickerington, OH 43147	Sadie McGee or current occupant 2272 Williams Road Columbus, OH 43207	JPI Realty LLC or current occupant 2280 Williams Road Columbus, OH 43207
Carolyn Ebert, Tr. 253 Old Coach Place Canal Winchester, OH 43110	Alum Creek Baptist Church 1840 Fairwood Avenue Columbus, OH 43207	Cassandra Marcum or current occupant 3789 Alum Creek Drive Columbus, OH 43207
Lawrence and Gloria Badurina, Tr. 3555 Chantilly Street Columbus, OH 43207	Elly Inc. P.O. Box 307391 Columbus, OH 43230	

Rezoning Application

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PROJECT DISCLOSURE STATEMENT

APPLICATION #: Z22-023

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) Eric Zartman

of (COMPLETE ADDRESS) 8000 Walton Parkway, Suite 260, New Albany, Ohio 43054

deposes and states that (he/she) is the APPLICANT, AGENT, OR DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application in the following format:

Name of Business or individual (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. 2260 Williams Road LTD 15950 Ringgold Northern Road Ashville, Ohio 43103	2. Russell and Lise Roth 2273 Williams Road Columbus, Ohio 43207
3. 868 Partners, LLC c/o Brad Woltz 138 East High Street Circleville, Ohio 43113	4.

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

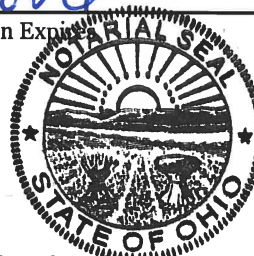
SIGNATURE OF AFFIANT 

Sworn to before me and signed in my presence this 20th day of March, in the year 2022

SIGNATURE OF NOTARY PUBLIC 

My Commission Expires 1-11-2026

Notary Seal Here



KIMBERLY R. GRAYSON
Notary Public, State of Ohio
My Commission Expires
01-11-2026

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

LEGAL DESCRIPTION

Parcel 1:

Situated in the State of Ohio, County of Franklin, City of Columbus, and being a part of section 12, Township 4, Range 22, of the Congress Lands, also being the same tract of land conveyed to Alberta H. Gregory Et.al. (3), as recorded In Official Record 2816, page D-10,

Beginning at a point in the center of Williams Road (40' R/W established in 1850), said point being N 86 deg. 05' 09" W, a distance of 607.27 feet from a monument box in the intersection of Williams Road with Alum Creek Drive,

Thence N 86 deg. 05' 09" W, with the center of said Williams Road a distance of 194.49 feet to a point in the center of said road,

Thence N 04 deg. 01' 55" E, with the west line of a tract of land conveyed to William R. Tyo (Tax Parcel No. 10-197190), and the west line of a tract of land conveyed to Columbus All-Breed Training Club Inc. (Tax Parcel No. 10-181424), passing a 3/4 inch IDIPipe found at a distance of 20 feet, a total distance of 938.64 feet to a 1 1/2 inch IDIPipe found at the southwest corner of a tract of land conveyed to Richard A. Winnestaffer (Tax parcel No. 10-111819), Official Record 13671, page 113,

Thence S 86 deg. 05' 42" E, with the south line of said Winnestaffer lands, a distance of 323.87 feet to a 3/4 inch IDI Pipe found at the northeast corner of a tract of land conveyed to Alum Creek Baptist Church (Tax Parcel No. 10-111854),

Thence S 03 deg. 59' 10" W, with the west line of said Church lands, a distance of 627.33 feet to a 3/4 Inch IDIPipe found on the north line of F.O. Craig (Tax Parcel 10-111855),

Thence N 85 deg. 55' 10" W, with the north lines Craig, McGee (Tax Parcel 10-111856), Kleinlein Tax Parcel No. (Tax Parcel 10-111878) respectively, a distance of 130.63 feet to a 3/4 inch IDIPipe found at the northwest corner of said Kleinlein lands,

Thence S 03 deg. 53' 43" W, with the west line of said Kleinlein lands, passing a 3/4 inch iron pipe found at a distance of 291.31 feet, a total distance of 311.73 feet to the place of beginning and containing 6.055 Acres more or less, subject to any right-of-ways and or laws and restrictions of record.

Bearings for this description are based on State Plane Coordinate System, (South Zone), and the North American Datum of 1983, as established from a survey by Franklin County Engineer "Survey Department", in 1989.

All 5/8 inch rebars set have a length of 30", and are capped with a plastic marker stamped "SURVEYING FIRST CO".

LESS AND EXCEPTING THEREFROM THE FOLLOWING:

Situated in the state of Ohio, County of Franklin, City of Columbus, in the Southeast Quarter of Section 12, Township 4, Range 22, Congress Lands, and being part of the 6.055 Acre tract conveyed to Larry G. Stanley, et.al. in Official Record Volume 15426 B-16, all records being of the Recorder's Office, Franklin County, Ohio and being more particularly described as follows:

Beginning at a set P.K. nail in the centerline of Williams Road, said point being North 86 degrees 05 minutes 09 seconds West, 607.27 feet from found Franklin County Monument "FCGS 8820" at the centerline intersection of Williams Road and Alum Creek Road, said point also being the southwest corner of a tract conveyed to Floyd and Beulah F. Kleinlein in Deed Book 3398, Page 348 and the southeast corner of said 6.055 Acre tract;

Thence, along the centerline of Williams Road and the south line of said 6.055 Acre tract, North 86 degrees 05 minutes 09 seconds West, 194.49 feet to a set P.K. nail at the southwest corner of said 6.055 Acre tract, also being the southeast corner of a 0.420 Acre tract conveyed to William K. and Beverly R. Tyo in Official Record Volume 6992 H-16;

Thence, along part of the west line of said 6.055 Acre tract and part of the east line of said 0.420 Acre tract, North 04 degrees 01 minutes 55 seconds East, 50.00 feet to a set iron pin;

Thence, across said 6.055 Acre tract, parallel with the centerline of Williams Road and the south line of said 6.055 Acre tract, South 86 degrees 05 minutes 09 seconds East, 194.37 feet to a set iron pin in the east line of said 6.055 Acre tract and in the west line of said Kleinlein tract;

Thence, along part of the east line of said 6.055 Acre tract and part of the west line of said Kleinlein tract, South 03 degrees 53 minutes 43 seconds West, 50.00 feet to the Point of Beginning, CONTAINING 0.223 ACRES, subject, however to all legal easements, restrictions, and rights-of-way of record and of records in the respective utility offices.

Iron pins set are 30" x 1" O.D. with orange plastic caps inscribed "P.S. 16579". Basis of bearings is North 86 degrees 05 minutes 09 seconds West on the centerline of Williams Road as per Official Record Volume 15426 B-16.

Parcel 2:

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

Being a part of the Southeast Quarter of Section Twelve (12), Township 4, Range 22, Matthews Survey of Congress lands and being more particularly described as follows:

Beginning at a stake in the center of the County Road N. 87° W 20° 20.46 poles from the Southeast corner of said Section No. 12; thence North 87° West 28.14 poles to a stake; thence N 3° E 62.54 poles to a stake; thence S 87° E 28.14 poles to a stake; thence S 3° W 62.54 poles to the place of beginning containing eleven (11) acres of land except one (1) acre conveyed to Mary B. Kleinlein to Ethel M. Kleinlein in two parcels of one quarter each by deeds dated June 13, 1921 and August 2, 1923 and of record in Volume 699, Page 428 and Volume 754, Page 535 respectively of records of deeds of said county. The part hereby conveyed being more particularly described as follows: Beginning at a point in the center of County Road North 87° West 547.59 feet from the southeast corner of said Section No. 12; thence North 3° East a distance of 311.15 feet to a point; thence North 87° West 60 feet to a point; thence South 3° West 311.15 feet to a point; thence South 87° East 60 feet to the place of beginning.

EXCEPTING THE FOLLOWING DESCRIBED 0.069 ACRE TRACT (DESCRIBED IN INSTRUMENT NO. 201008240108640)

Situated in the State of Ohio, County of Columbus, City of Columbus, located in Section 12, Township 4-North; Range 22-West, Matthew's Survey of Congress Lands of 1795-1802, and being a part of that 0.428 acre tract as conveyed to Albert Dowden and Juanita Dowden by deed of record in Official Record 33693 J03, records of the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

Being a parcel of land located on the left side of the Plat of the Centerline of Right-of-Way of FRA-C.R. 1224.14, as recorded in Plat Book ____, Page ____:

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 86° 05 minutes, 07 seconds West, a distance 548.24 feet along the existing right-of-way centerline of said Williams Road, and along the southerly line of

said Section 12 to the southeast corner of said Dowden 0.428 acre tract, being 0.00 feet left of Williams Road station 24+33.49, and being the Point of True Beginning;

Thence continuing North 86° 05 minutes, 07 seconds West, a distance of 60.00 feet, along the existing right-of-way centerline of said Williams Road, and along the southerly line of said Dowden 0.428 acre tract, to the southwest corner of said Dowden 0.428 acre tract, being 0.00 feet left of Williams Road station 23-73.49;

Thence North 04° 04 minutes, 21 seconds East, a distance of 50.00 feet along the westerly line of said Dowden 0.428 acre tract, and along the easterly line of that 0.223 acre tract as conveyed to the City of Columbus by deed of record in Official Record 28783 D16, to an iron pin set at the intersections with the proposed northerly right-of-way line of said Williams Road, being 50.00 feet left of Williams Road Station 23+73.63;

Thence South 86° 05 minutes, 07 seconds East, a distance of 60.00 feet across said Dowden 0.428 acre tract, and along the proposed northerly right-of-way line of said Williams Road to an iron pin set at the intersection with the easterly line of said Dowden 0.428 acre tract, being 50.00 feet left of Williams Road station 24+33.63;

Thence South 04° 04 minutes 21 seconds West, a distance of 50.00 feet along the easterly line of said Dowden 0.428 acre tract, and along the westerly line of that 0.429 acre tract as conveyed to Sadie R. McGee by deed of record in Official Record 16501 H20, to the Point of True Beginning, containing 0.069 acres, more or less, of which 0.034 acres, more or less, lies within the present road occupied;

Of the above described area, 0.069 acres is contained within the Franklin County Auditor's parcel 530-111878;

The bearing datum of the afore-described parcel is based on the bearing of South 86° 05 minutes, 07 seconds East, for the centerline of Williams Road, from and adjusted field survey using G.P.S. methods using Franklin County Monuments #8819, #8826, #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 March 19, 2007 by Tim A. Baker, Registered Surveyor 7818.

Iron pins set are 3/4 inches in diameter by 30 inches long with a 1-1/2 inch aluminum cap placed on top, bearing the name "ODOT R/W" and "R D ZANDE & ASSOC."

SITE DATA				
PARCEL ID	530-111820-00, 530-111878-00			
TOTAL SITE AREA	6.20 AC			
EXISTING ZONING DISTRICT	LM2 - LIMITED MANUFACTURING DISTRICT			
PROPOSED ZONING DISTRICT	M2 - MANUFACTURING DISTRICT			
EXISTING USE	UNDEVELOPED			
PROPOSED USE	OFFICE / WAREHOUSE			
DEVELOPMENT STANDARDS				
CODE SECTION	STANDARD	REQUIREMENT	EXISTING	PROPOSED (1)
3367.15 (A)	FRONT BUILDING LINE	50 FT MINIMUM	N/A	561 FT
3367.15 (B)	BUILDING HEIGHT	SHALL NOT EXCEED HEIGHT ESTABLISHED AT COMPLETION OF REZONING	N/A	35 FT
3367.29 (B)	OPEN STORAGE OF MATERIALS	25 FT FROM ANY PROPERTY LINE	N/A	1 FT (V)
OFF-STREET PARKING AND LOADING				
CODE SECTION	STANDARD	REQUIREMENT	EXISTING	PROPOSED (1)
3312.090000	PARKING SPACE DIMENSIONS	9 FT X 18 FT	N/A	9 FT X 18 FT
3312.090000	AISLE WIDTH	20 FT MINIMUM	N/A	25 FT - 30 FT
3312.130000	DRIVEWAY WIDTH	20 FT MINIMUM / 30 FT MAXIMUM	N/A	30 FT
3312.430000	REQUIRED PARKING SURFACE	GRAVEL PROHIBITED	N/A	GRAVEL (V)
3312.490000	NUMBER OF PARKING SPACES	WAREHOUSING 1 PER MOTOR VEHICLE USED IN THE BUSINESS: 15 (10 PROPOSED / 5 FUTURE) TOTAL WAREHOUSING: 40,800 SF (31,200 SF PROPOSED / 9,600 SF FUTURE) 1:3K SF FOR FIRST 20K; 20; PLUS 1:5K SF FOR ANY AREA 8/T 20K SF & 120K SF: 5; PLUS 1:10K SF ABOVE 120K SF: 0 TOTAL WAREHOUSING REQUIRED: 15 + 20 + 5+ 0 = 40 SPACES	N/A	63 SPACES (INCL 3 ADA) (V)
		GENERAL OFFICE 1 PER 450 SF TOTAL OFFICE: 21,600 SF (16,800 SF PROPOSED / 4,800 SF FUTURE) TOTAL OFFICE REQUIRED = 21,600 / 450 = 48 SPACES		
		AUTO SERVICE 2 PER SERVICE BAY TOTAL SERVICE BAYS: 2 TOTAL SERVICE REQUIRED = 2 * 2 = 4 SPACES		
		TOTAL REQUIRED (ALL USES) = 40 + 48 + 4 = 92 SPACES		
3312.53 (B)	NUMBER OF LOADING SPACES	10,000 SF OR MORE BUT LESS THAN 75,000 SF: 1 LOADING SPACE REQUIRED TOTAL LOADING SPACES REQUIRED = 1	N/A	8 SPACES
3367.15 (D)	FRONT PARKING SETBACK	50 FT MINIMUM	N/A	494 FT

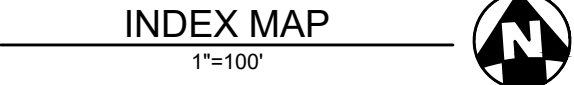
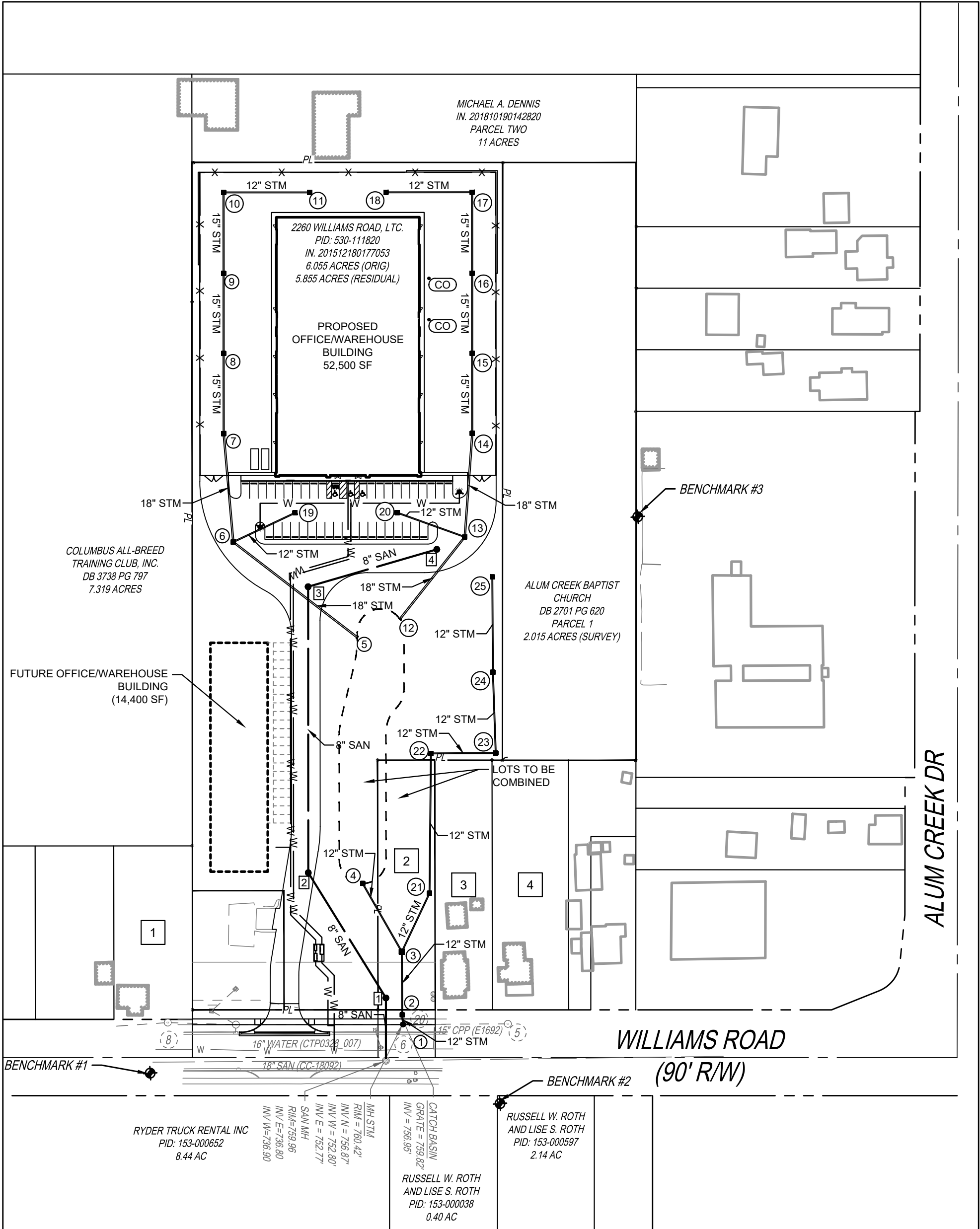
(1) FULL BUILDOUT CONDITION (PROPOSED + FUTURE)
(V) VARIANCE REQUESTED

PROPOSED OFFICE/WAREHOUSE BUILDING

2260 WILLIAMS ROAD
COLUMBUS, OH 43204

PID: 530-111820-00, 530-111878-00

PROPOSED ZONING: M2 - MANUFACTURING



SHEET INDEX

- 1 - TITLE SHEET
- 2 - SITE PLAN
- 3 - LANDSCAPE PLAN



VICINITY MAP

1"=100'



ENGINEER

THE KLEINGERS GROUP
350 WORTHINGTON ROAD, SUITE B
WESTERVILLE, OH 43082
PHONE: (614) 882-4311
CONTACT: BRENDAN FLEMING
EMAIL: BRENDAN.FLEMING@KLEINGERS.COM

ARCHITECT

FASTEN DESIGN LLC
159 EAST LIVINGSTON AVENUE
COLUMBUS, OH 43215
PHONE: (614) 648-9697
CONTACT: TIMOTHY KASKEWSKY
EMAIL: TIM@FASTENDESIGNS.COM

OWNER

RVM CONSTRUCTION, INC
284 CEDAR HILL ROAD
LANCASTER, OH 43130
PHONE: (614) 778-7624
CONTACT: BRAD WOLTZ
EMAIL: BWOLTZ@RVMMASONRY.COM

PROJECT DESCRIPTION:

THE PROJECT SCOPE INCLUDES A NEW OFFICE/WAREHOUSE BUILDING WITH ASSOCIATED PARKING AREAS FOR VEHICLES AND TRUCKS, STORMWATER MANAGEMENT IMPROVEMENTS, AND ALL APPLICABLE SITE UTILITY CONNECTIONS.

BENCHMARKS

BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, OHIO SOUTH ZONE (NAD83-2011) AS DETERMINED BY A GPS SURVEY UTILIZING CORS STATION "COLB". THE PROJECT COORDINATES ARE BASED ON STATE PLANE COORDINATES AND HAVE BEEN SCALED TO GROUND BY USING A PROJECT ADJUSTMENT FACTOR OF 1.0000561588 APPLIED AT BASE POINT N 688,80000.00 E 1,847,000.00 . GRID AND GROUND COORDINATES ARE IDENTICAL AT THE BASE POINT .

BENCHMARK #1

BOX CUT ON NE CORNER OF LIGHT POLE BASE LOCATED ON THE SOUTH SIDE OF WILLIAMS RD
ELEVATION = 758.85 (NAVD88)

BENCHMARK #2

BOX CUT ON SW CORNER OF CONCRETE BASE OF CATCH BASIN
ELEVATION = 758.93 (NAVD88)

BENCHMARK #3

PONY SPIKE ON THE WEST SIDE OF LIGHT POLE
ELEVATION = 762.35 (NAVD88)

SANITARY NOTES:

SANITARY SERVICES ARE SHOWN ON THIS PLAN FOR REFERENCE ONLY. APPROVAL OF THIS PLAN DOES NOT CONSTITUTE APPROVAL OF THE SANITARY SERVICES, THEIR LOCATIONS. CONTACT THE DPU PERMIT OFFICE AT 111 N. FRONT ST FOR SANITARY SERVICE APPROVAL

CONNECTION TO SEWER CANNOT BE MADE WITHOUT OBTAINING A PERMIT FROM SEWER PERMIT OFFICE AT 111 N FRONT STREET, 1ST FLOOR (614-645-7490).

FEMA NOTES:

THIS SITE IS LOCATED IN ZONE X - FIRM MAP 39049C0144K, EFFECTIVE DATE 06/17/2008

NO FILL WILL BE ADDED TO THE 100-YEAR FLOODPLAIN

MISCELLANEOUS ZONING COMPLIANCE NOTES:

THE PROJECT WILL COMPLY WITH 3321.01 DUMPSTER; 3321.07 LANDSCAPE; 3321.03 LIGHTING; 3312.21 SCREENS; 3312.39 STRIPING/MARKING; 3312.43 SURFACE AND 3312.45 WHEEL STOPS/CURB. DUMPSTERS MUST BE SCREENED PER CCC 3321.01.

REFERENCE DOCUMENTS

THE DEVELOPER SHALL MAKE AVAILABLE TO THE CONTRACTOR ALL NECESSARY REFERENCE INFORMATION PERTINENT TO THE CONSTRUCTION OF THE PROPOSED IMPROVEMENTS. THESE DOCUMENTS INCLUDE, BUT ARE NOT LIMITED TO:

- SURVEY FROM THE KLEINGERS GROUP PERFORMED IN NOVEMBER 2021.
- GEOTECHNICAL REPORT FROM INTEREK PSI PERFORMED IN AUGUST 2021.

SITE DATA TABLE

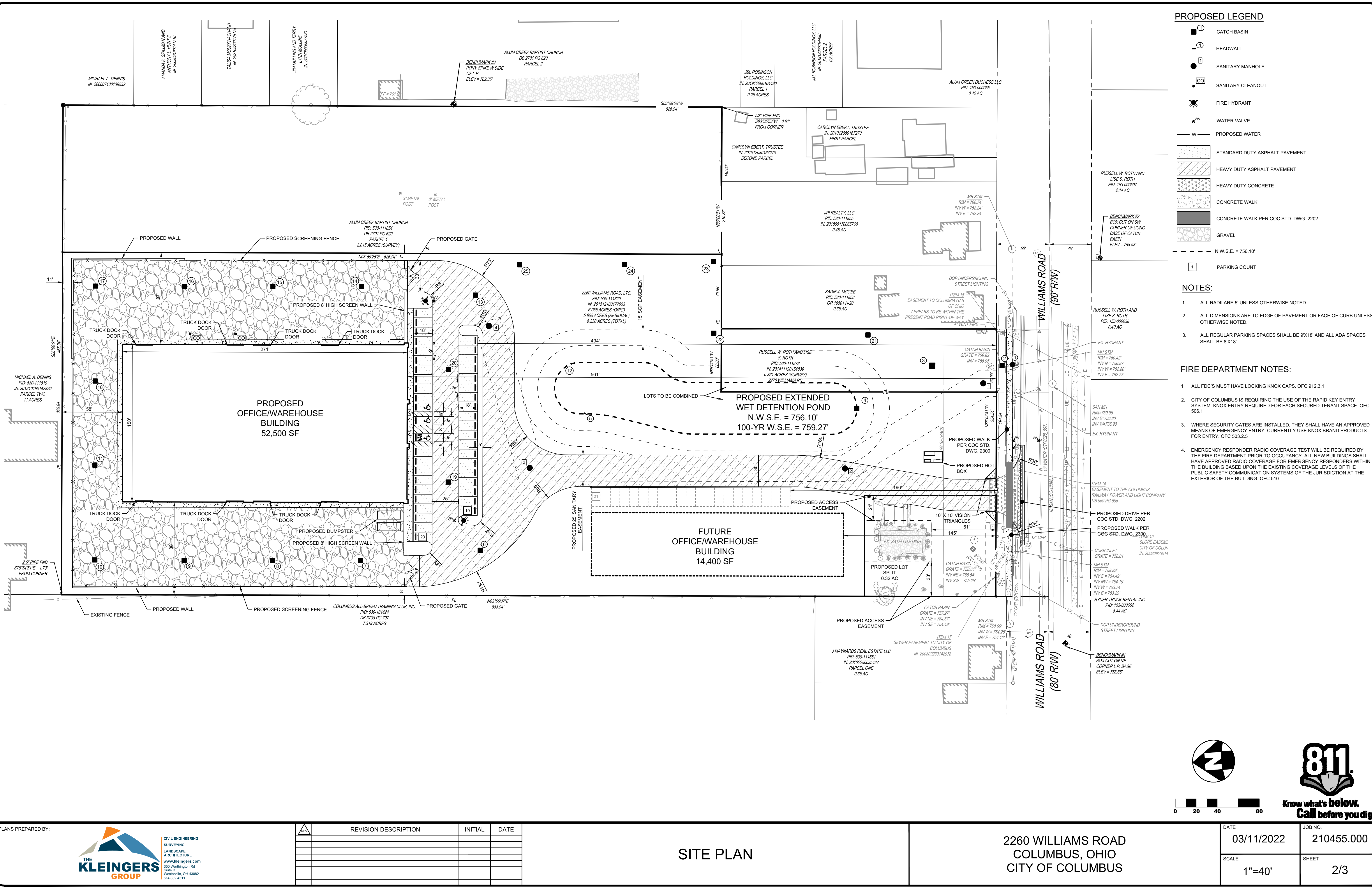
TOTAL SITE AREA:	6.20 ACRES
SITE DISTURBED AREA:	5.08 ACRES
PRE-DEV. IMPERVIOUS AREA:	0.14 ACRES
PRE-DEV. LOT COVERAGE:	0.02%
POST-DEV. IMPERVIOUS AREA:	3.71 ACRES
POST-DEV. LOT COVERAGE:	59.84%

PROPERTY TABLE	
TAG NUMBER	OWNER INFORMATION
1	J MAYNARDS REAL ESTATE LLC PID: 530-111851 0.35 ACRES
2	RUSSELL W. ROTH AND LISE S. ROTH PID: 530-111878 0.381 ACRES (SURVEY)
3	SADIE R. MCGEE PID: 530-111856 0.36 ACRES
4	JPI REALTY, LLC PID: 530-111855 0.48 ACRES



CIVIL ENGINEERING
SURVEYING
LANDSCAPE
ARCHITECTURE

www.kleingers.com
350 Worthington Rd, Ste B
Westerville, OH 43082
614.882.4311



PROPOSED LEGEND

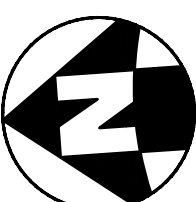
- CATCH BASIN
- HEADWALL
- SANITARY MANHOLE
- SANITARY CLEANOUT
- FIRE HYDRANT
- WATER VALVE
- PROPOSED WATER
- STANDARD DUTY ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- HEAVY DUTY CONCRETE
- CONCRETE WALK
- CONCRETE WALK PER COC STD. DWG. 2202
- GRAVEL
- N.W.S.E. = 756.10'
- PARKING COUNT

NOTES:

- ALL RADII ARE 5' UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS ARE TO EDGE OF PAVEMENT OR FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL REGULAR PARKING SPACES SHALL BE 9'X18' AND ALL ADA SPACES SHALL BE 8'X18'.

FIRE DEPARTMENT NOTES:

- ALL FDC'S MUST HAVE LOCKING KNOX CAPS. OFC 912.3.1
- CITY OF COLUMBUS IS REQUIRING THE USE OF THE RAPID KEY ENTRY SYSTEM. KNOX ENTRY REQUIRED FOR EACH SECURED TENANT SPACE. OFC 506.1
- WHERE SECURITY GATES ARE INSTALLED, THEY SHALL HAVE AN APPROVED MEANS OF EMERGENCY ENTRY. CURRENTLY USE KNOX BRAND PRODUCTS FOR ENTRY. OFC 503.2.5
- EMERGENCY RESPONDER RADIO COVERAGE TEST WILL BE REQUIRED BY THE FIRE DEPARTMENT PRIOR TO OCCUPANCY. ALL NEW BUILDINGS SHALL HAVE APPROVED RADIO COVERAGE FOR EMERGENCY RESPONDERS WITHIN THE BUILDING BASED UPON THE EXISTING COVERAGE LEVELS OF THE PUBLIC SAFETY COMMUNICATION SYSTEMS OF THE JURISDICTION AT THE EXTERIOR OF THE BUILDING. OFC 510



PLANS PREPARED BY:

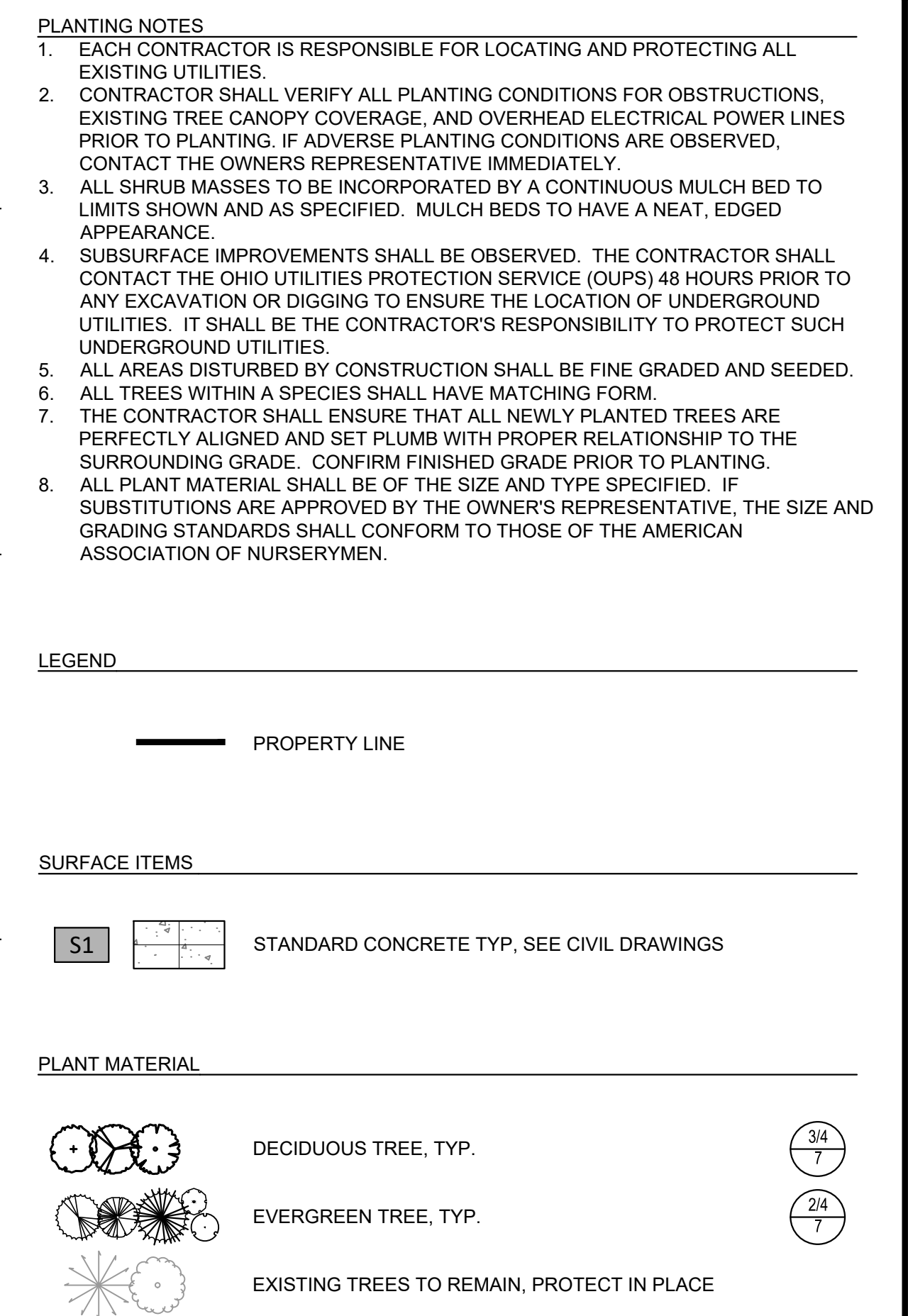


REVISION	DESCRIPTION	INITIAL	DATE

SITE PLAN

2260 WILLIAMS ROAD
COLUMBUS, OHIO
CITY OF COLUMBUS

DATE	03/11/2022	JOB NO.	210455.000
SCALE	1"=40'	SHEET	2/3



CITY OF COLUMBUS LANDSCAPE ZONING REQUIREMENTS		REQUIRED	PROPOSED
3312.21 LANDSCAPING AND SCREENING			
A. INTERIOR LANDSCAPING	THE INTERIOR OF ANY PARKING LOT CONTAINING TEN PARKING SPACES OR MORE SHALL BE LANDSCAPED. INTERIOR LANDSCAPING SHALL BE PROVIDED AT A MINIMUM RATIO OF ONE SHADE TREE FOR EVERY TEN PARKING SPACES OR FRACTION THEREOF.	70 PARKING SPACES @ 1 TREE / 10 SPACES = 7 TREES	
B. PARKING SETBACK AND PERIMETER LANDSCAPING	<p>LANDSCAPING IN THE PARKING SETBACK AREA SHALL BE REQUIRED TO BUFFER AUTOMOBILE AND PEDESTRIAN AREAS AND USES; TO PROVIDE HEADLIGHT SCREEN; TO PROVIDE ADEQUATE VISIBILITY AND SAFETY; AND TO AVOID THE ILLEGAL USE OF SAID AREA FOR PARKING.</p> <p>3. ANY PORTION OF A PARKING LOT LOCATED WITHIN 80 FEET OF RESIDENTIALLY ZONED PROPERTY SHALL BE SCREENED ON THE PERIMETER AFFECTING THE SAME.</p>	SCREENING PROVIDED ALONG PARKING LOT PERIMETER LOCATED WITHIN 80 FEET OF RESIDENTIALLY ZONED PROPERTY.	
3321.09 SCREENING			
B. SCREENING	A PROPERTY WITH A NONRESIDENTIAL ZONING CLASSIFICATION ABUTTING RESIDENTIALLY ZONED PROPERTY SHALL PROVIDE SCREENING THAT SHALL INCLUDE A FENCE, WALL, LANDSCAPED MOUND, DENSELY PLANTED PLANTING STRIP	SCREENING PROVIDED ALONG THE EAST, WEST, & SOUTH PROPERTY LINES WHERE ABUTTING RESIDENTIAL PROPERTY	

PLANT SCHEDULE					
KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
DECIDUOUS TREES:					
ACE FRE	ACER x FREEMANII 'JEFFSRED'	AUTUMN BLAZE MAPLE	2" CAL. MIN.	B&B	
ZEL SER	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE ZELKOVA	2" CAL. MIN.	B&B	
EVERGREEN TREES:					
JUN VIR	JUNIPERUS VIRGINIANA 'BURKII'	BURK JUNIPER	5' HT. MIN.	B&B	
PIC ABI	PICEA ABIES	NORWAY SPRUCE	5' HT. MIN.	B&B	
PIC GLA	PICEA GLAUCA 'DENSATA'	BLACK HILLS SPRUCE	5' HT. MIN.	B&B	
PIN FLE	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID'	VANDERWOLF'S PYRAMID LIMBER PINE	5' HT. MIN.	B&B	
PIN STR	PINUS STROBUS	WHITE PINE	5' HT. MIN.	B&B	
TURFGRASS SEED: SEE SPECIFICATIONS					

PLANS PREPARED BY:



CIVIL ENGINEERING

SURVEYING

LANDSCAPE

ARCHITECTURE

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Suite B

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NO.	REVISION DESCRIPTION	INITIAL	DATE

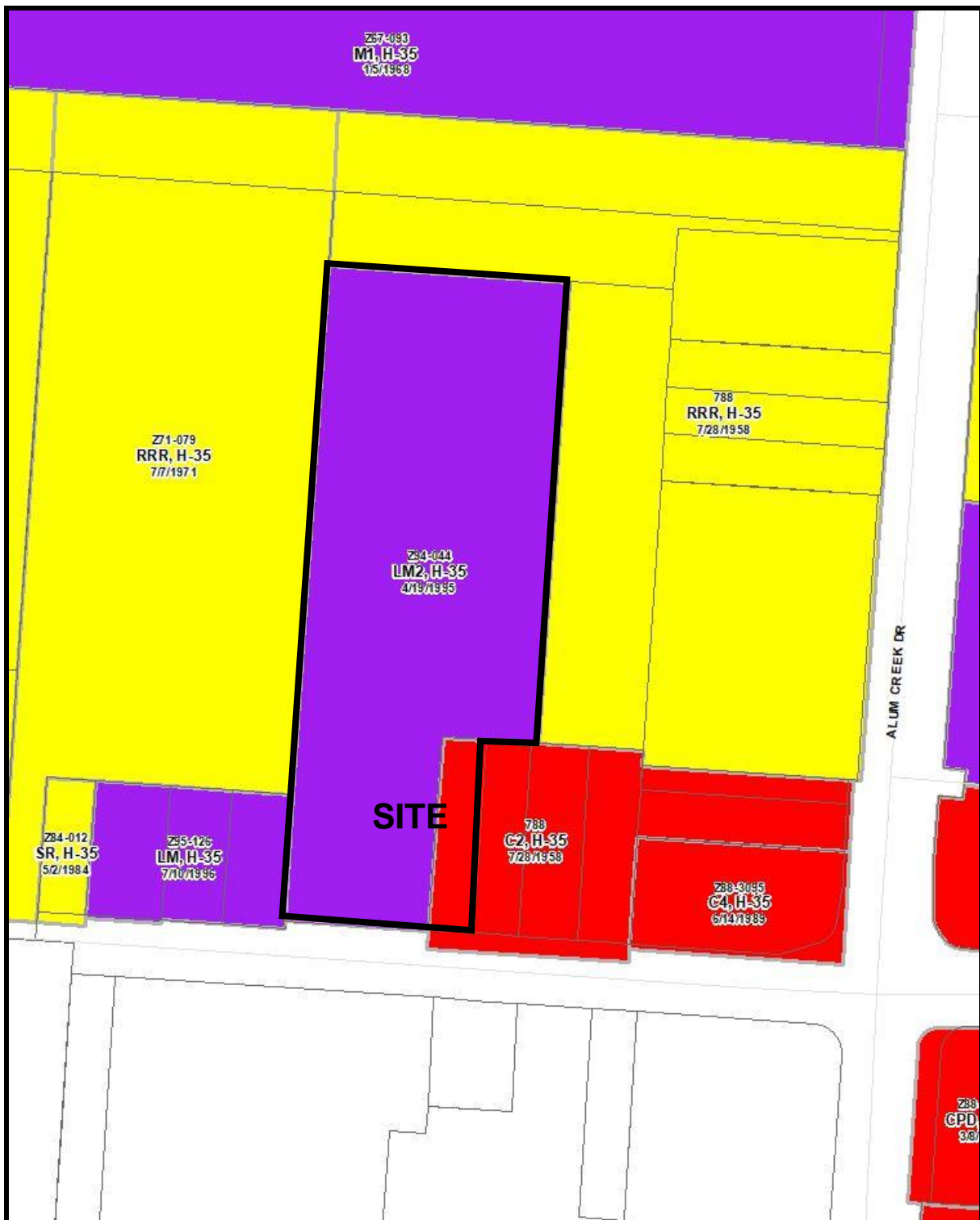
LANDSCAPE PLAN

2260 WILLIAMS ROAD

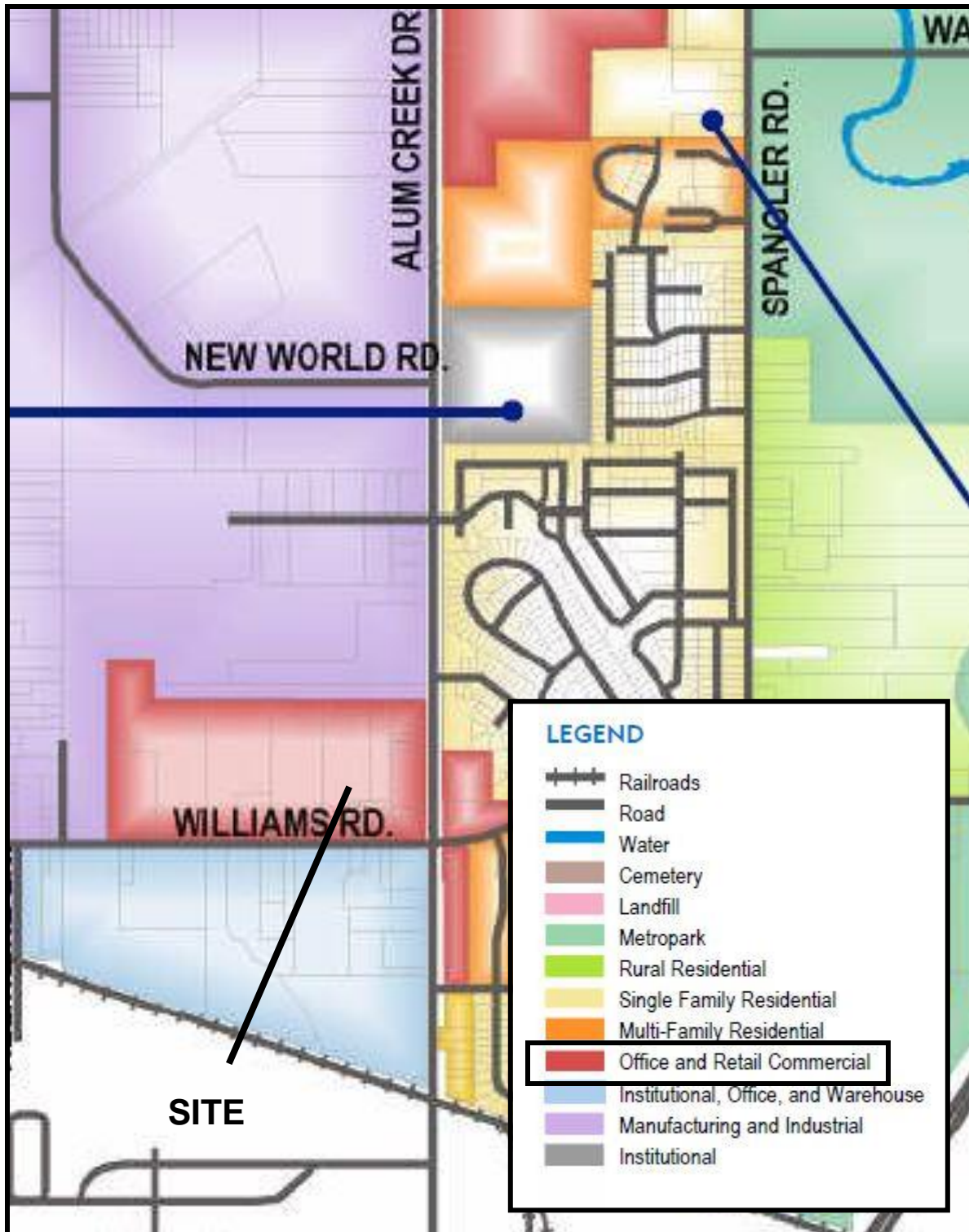
COLUMBUS, OHIO

CITY OF COLUMBUS

DATE	03/11/2022	JOB NO.	210455.000
SCALE	1"=40'	SHEET	3/3



Z22-023
2270 Williams Rd.
L-M2 & C-2 to M-2
Approximately 6.24 acres



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