

Zoning Amendment – Rezoning Application
Application to the Planning & Zoning Commission



City of Groveport
Building & Zoning Department
655 Blacklick St
Groveport, OH 43125
614-830-2045

Date: 5-7-21

Case # 2021-02

FEES: 1) Straight Letter District:

- A) Residential \$150.00 plus \$25.00 per acre
- B) Non-Residential \$250.00 plus \$25.00 per acre

2) PUDS:

- A) Without Development Plan \$250.00 plus \$25.00 per acre
- B) Development Plan \$350.00 plus \$25.00 per acre
- C) Modification of Development Plan \$150.00

\$ 1525.00

0 Hayes Rd

Address of property to be rezoned: Hayes Road, Groveport, OH, located on the southeast side of Hayes and Pontius road.

Parcel # 180-005409 and 180-005408. The property contains a total of 47.429 acres.

The property is currently being used for: Agricultural

The property is currently zoned: Agricultural

I am requesting rezoning to Planned Industrial Park so that I may use the property for the development of a ~640,000 SF industrial distribution center.

Applicant Name: CA Industrial Holdings, LLC - Jim McGill

Phone: 847-894-6882

Address: 130 E Randolph Street, Suite 2100, Chicago, IL 60606

Property Owner Name: Sunshine & Smooch, LLC & JCD Pickaway Farm LLC

Attn: Jody Sloane and Andy Dill

Email: dill.andy@gmail.com

Address: 2260 Bixby Road, Lockbourne, OH 43137

SUBMITTAL REQUIREMENTS: Applicant shall submit this application including the property owners list (see attached form), the filing fee, and twenty (20) copies of the following items to make a complete packet.

- ☒ Legal description, survey drawing of the subject property, subdivision plat, and other plans that may be applicable.
- ☐ A statement of how the proposed amendment will affect the subdivision plat, surrounding area and the reasons for such amendment.
- ☐ Any additional information that may be helpful to the Planning & Zoning Commission.

Jim McGill
Applicant's Signature

Jim McGill
Applicant's Printed Name



847-894-6882
Contact phone number

Jim McGill @ CA-Ventures.com
Email address

PROPERTY OWNERS LIST

List of all property owners within, contiguous to, and directly across the street from such proposed development. List must be in accordance with the Franklin County Auditor's current tax list and must include all the below information.

The Auditor's website is: www.franklincountyauditor.com Go to *Real Estate, Property Search*, put your address in, then go to *Mapping*, and then *Buffer Search*. If you need assistance, call the City of Groveport Building Department at 614-830-2045.

Parcel Number: 185-002951

Owner's Name: ZELLER-401 FX TIC LLC / Zeller-FX TIC, LLC
Address: 401 N MICHIGAN STE 1300
City & State: CHICAGO, IL Zip Code: 60611

Site Address: 6840 PONTIUS ROAD, GROVEPORT, OH 43125

Mail Address: Name: Same as above

Address: _____
City & State: _____ Zip Code: _____

Parcel Number: 180-000004

Owner's Name: COLUMBUS MUNICIPAL AIRPORT AUTHORITY
Address: 4600 INTERNATIONAL GTWY
City & State: COLUMBUS, OH Zip Code: 43219

Site Address: 7236 Pontius Rd GROVEPORT, OH 43125

Mail Address: Name: Same as above

Address: _____
City & State: _____ Zip Code: _____

Parcel Number: 185-001962

Owner's Name: G&I IX 7070 PONTIUS LLC
Address: 7070 PONTIUS RD
City & State: GROVEPORT, OH Zip Code: 43125

Site Address: 7070 PONTIUS ROAD, GROVEPORT, OH 43125

Mail Address: Name: Same as above

Address: _____
City & State: _____ Zip Code: _____

If additional space is needed, make copies as needed of this page.

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Parcel Number: 180-005225 and 180-000279

Owner's Name: SUNSHINE & SMOOCH LLC, JCD PICKAWAY FARM LLC

Address: 2260 BIXBY ROAD

City & State: LOCKBOURNE, OH

Zip Code: 43137

Site Address: HAYES & PONTIUS ROAD, GROVEPORT, OH 43125

Mail Address: Name: Same as above

Address: _____

City & State: _____

Zip Code _____

Parcel Number: _____

Owner's Name: _____

Address: _____

City & State: _____ Zip Code _____

Site Address: _____

Mail Address: Name: _____

Address: _____

City & State: _____ Zip Code _____

Parcel Number: _____

Owner's Name: _____

Address: _____

City & State: _____ Zip Code _____

Site Address: _____

Mail Address: Name: _____

Address: _____

City & State: _____ Zip Code _____

If additional space is needed, make copies as needed of this page.

47.429 ACRES

Situated in the State of Ohio, County of Franklin, Township of Madison, lying in Sections 4 and 5, Township 10 North, Range 21 West, Mathews Survey of Congress Lands, being part of those tracts conveyed as Tracts II and V to Sunshine & Smooch LLC by deed of record in Instrument Number 201311120188470 and JCD Pickaway Farm LLC by deed of record in Instrument Number 201207260107288, (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning at Franklin County Geodetic Survey monument number 9923 found at the centerline intersection of Hayes Road (width varies) and Rarey Road (60 wide, as dedicated in Road Record 7, Page 36), in the southerly line of that 3.538 acre tract conveyed to Franklin County, Ohio by deed of record in Instrument Number 200612130247734, at the northerly common corner of said Tracts II and V;

Thence South 85° 52' 19" East, with the centerline of said Hayes Road, the line common to said Tract II and 3.538 acre tract, a distance of 1044.94 feet to a magnetic nail set, being North 85° 52' 19" West, with said centerline, a distance of 1381.10 feet from Franklin County Geodetic Survey monument number 5136 found;

Thence across said Tracts II and V, the following courses and distances:

South 06° 28' 25" West, a distance of 267.43 feet to an iron pin set;

South 44° 40' 27" West, a distance of 167.81 feet to an iron pin set;

South 62° 59' 40" West, a distance of 323.10 feet to an iron pin set;

South 44° 17' 19" West, a distance of 156.02 feet to an iron pin set;

South 56° 23' 59" West, a distance of 318.56 feet to an iron pin set;

South 60° 04' 52" West, a distance of 79.95 feet to an iron pin set;

South 65° 10' 49" West, a distance of 187.91 feet to an iron pin set;

South 68° 35' 03" West, a distance of 227.73 feet to an iron pin set;

South 69° 54' 53" West, a distance of 84.16 feet to an iron pin set;

South 75° 01' 23" West, a distance of 145.51 feet to an iron pin set;

South 76° 43' 28" West, a distance of 251.63 feet to an iron pin set;

North 85° 16' 06" West, a distance of 103.24 feet to an iron pin set;

North 86° 34' 28" West, a distance of 96.65 feet to an iron pin set;

South 87° 01' 53" West, a distance of 146.00 feet to an iron pin set;

South 80° 41' 54" West, a distance of 68.10 feet to an iron pin set;

South 79° 49' 34" West, a distance of 90.32 feet to an iron pin set; and

South 75° 30' 58" West, a distance of 156.29 feet to an iron pin set in the easterly line of that tract conveyed as Tract 1 to Columbus Municipal Airport Authority (CMAA) by deed of record in Instrument Number 200301020000768;

Thence North 36° 25' 23" East, with the line common to said Tract V and CMAA tract, a distance of 342.74 feet to a 5/8 inch rebar found;

Thence North 00° 25' 14" West, continuing with said common line, a distance of 1084.75 feet to a magnetic nail set in the centerline of said Hayes Road, being South 85° 59' 22" East, a distance of 321.88 feet from Franklin County Geodetic Survey monument number 0037 found;

47.429 ACRES

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Thence South 85° 59' 22" East, with said centerline, the line common to said Tract V and 3.538 acre tract, a distance of 1144.30 feet to the POINT OF BEGINNING, containing 47.429 acres, more or less, of which 2.909 acre is within the present right-of-way of said Hayes Road. Of said 47.429 acres, 16.380 acre is part of said Tract II (PID: 180-000279) and 31.049 is part of said Tract V (PID: 180-005225).

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

The bearings in this description are based on the Ohio State Plane Coordinate System, South Zone, NAD 83 (2011). Said bearings are based upon positional solutions derived from RTK GPS observations using the Ohio Department of Transportation's Ohio Real Time Network equipment and software. The portion of the centerline of Hayes Road, having a bearing of South 85° 52' 19" East and monumented as shown hereon, is designated as the "basis of bearings" for this description.

This description is based on an actual field survey performed by or under the direct supervision of Heather L. King, Professional Surveyor Number 8307 in March of 2021.



HLK: tnw
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EVANS, MECHWART, HAMBLETON & TILTON, INC.

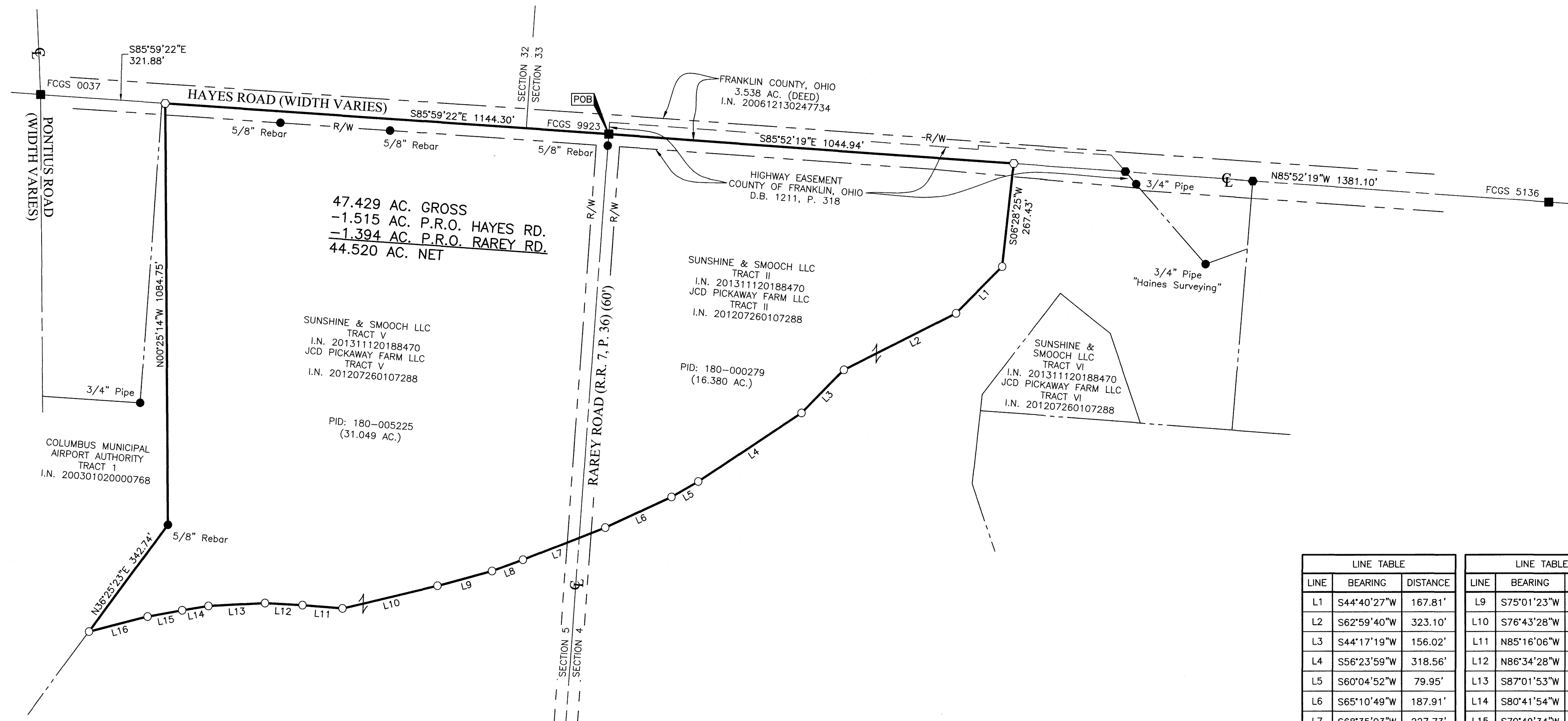
Heather L. King
Heather L. King
Professional Surveyor No. 8307

3/25/21
Date

Split
16.380 acre
out of
(180)
279
+
Split
31.049 acre
out of
(180)
5225



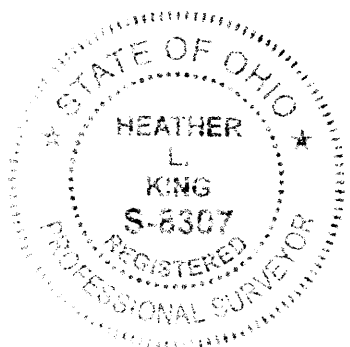
SURVEY OF ACREAGE PARCEL
SECTIONS 4 & 5, TOWNSHIP 10 NORTH, RANGE 21 WEST
MATHEWS SURVEY OF CONGRESS LANDS
TOWNSHIP OF MADISON, COUNTY OF FRANKLIN, STATE OF OHIO



LINE TABLE			LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S44°40'27"W	167.81'	L9	S75°01'23"W	145.51'
L2	S62°59'40"W	323.10'	L10	S76°43'28"W	251.63'
L3	S44°17'19"W	156.02'	L11	N85°16'06"W	103.24'
L4	S56°23'59"W	318.56'	L12	N86°34'28"W	96.65'
L5	S60°04'52"W	79.95'	L13	S87°01'53"W	146.00'
L6	S65°10'49"W	187.91'	L14	S80°41'54"W	68.10'
L7	S68°35'03"W	227.73'	L15	S79°49'34"W	90.32'
L8	S69°54'53"W	84.16'	L16	S75°30'58"W	156.29'

BASIS OF BEARINGS:
The bearings shown on this map are based on the Ohio State Plane Coordinate System, South Zone, NAD 83 (2011). Said bearings are based upon positional solutions derived from RTK GPS observations using the Ohio Department of Transportation's Ohio Real Time Network equipment and software. The portion of the centerline of Hayes Road, having a bearing of South 85° 52' 19" East and monumented as shown hereon, is designated as the "basis of bearings" for this survey.

SURVEY NOTE:
This survey was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey.



By Heather L. King 3/25/21
Heather L. King
Professional Surveyor No. 8307
hking@emht.com
Date

EMH&T Evans, Mechwart, Hambleton & Tilton, Inc. Engineers • Surveyors • Planners • Scientists 5500 New Albany Road, Columbus, OH 43054 Phone: 614.775.4500 Toll Free: 888.775.3648 emht.com	Date: March 20, 2021	
	Scale: 1" = 200'	
	Job No: 2020-1165	
	Sheet: 1 of 1	
REVISIONS		
MARK	DATE	DESCRIPTION



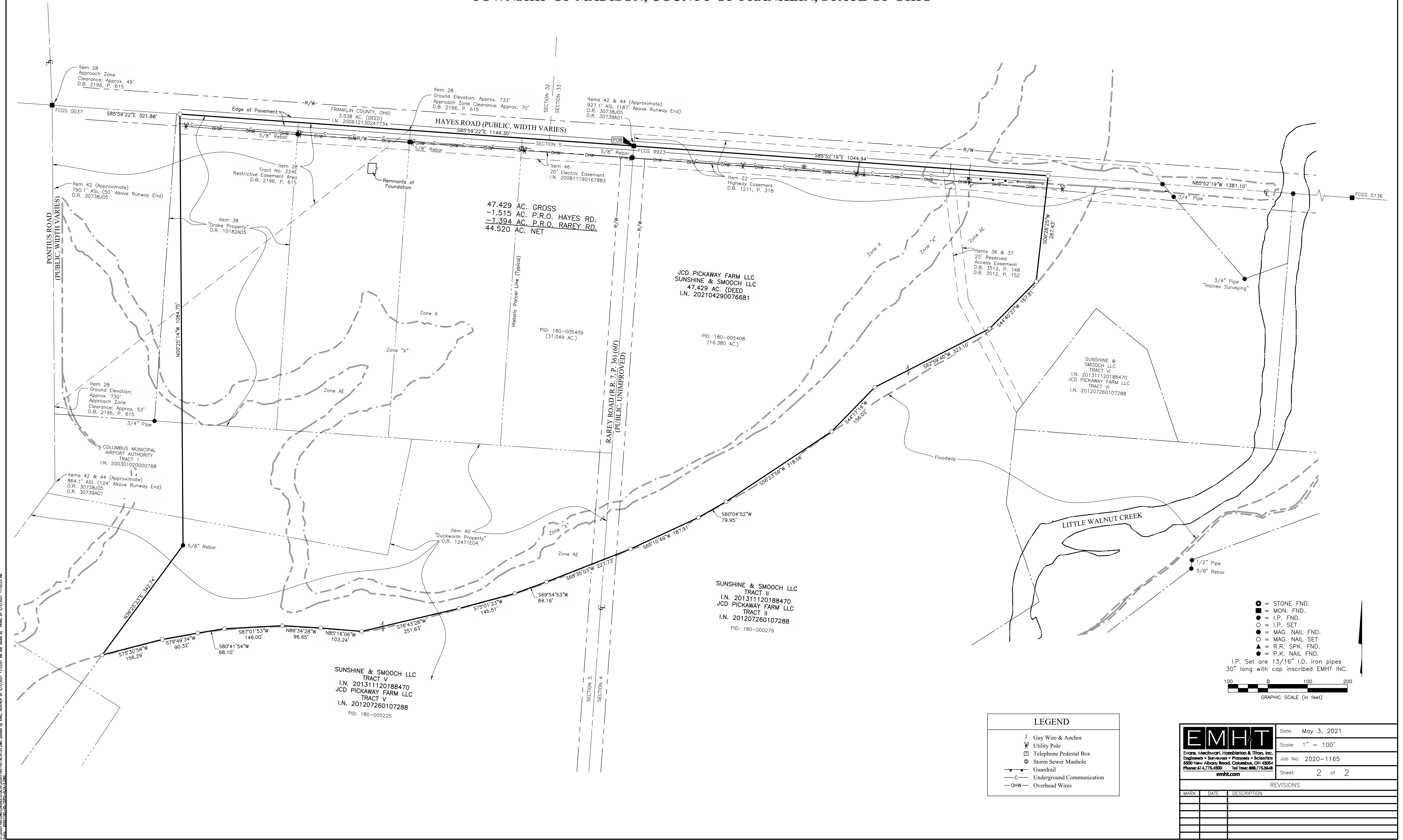
ZONING & DEVELOPMENT APPLICATION

The proposed zoning amendment requests that current rural zoning is changed to Planned Industrial Park District ("PIP").

This proposed zoning is consistent with the current zoning along Pontius Road from London Groveport Road to Hayes Road. The two North properties that are contiguous to this property are zoned LI – Limited Industrial, which is consistent with the PIP District.

This industrial distribution project 640K sq ft is consistent in nature with the properties along Pontius Road and will have no negative impact on traffic flow or upon residents of Groveport.

ALTA/NSPS LAND TITLE SURVEY
SECTIONS 4 AND 5, TOWNSHIP 10 NORTH, RANGE 21 WEST
MATHEWS SURVEY OF CONGRESS LANDS
TOWNSHIP OF MADISON, COUNTY OF FRANKLIN, STATE OF OHIO



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