City of Worthington
SUBDIVISION APPLICATION

Case # SUB 02-12
Preliminary Plat
Fee $150.00
Date Received 6-27-12
Action/Date 7-26-12
Final Plat
Fee $100.00
Date Received _____
Action/Date _____

Rcpt # 54778

A. General Information

1. Property Location 6520, 6530, 6540 Huntley Road

2. Zoning and Use I-2, General Industrial - Manufacturing

3. Applicant Co-Applicants: Taylor Property Development, Ltd. and RTZ Industrial Group, Ltd.

   Address c/o Acme Agent, 41 South High Street, Suite 2800, Columbus, Ohio 43215

   Home Phone 614-848-8366 Work Phone 614-848-8366

4. Property Owner Taylor Property Development, Ltd.

   Address 701 Morning Street, Worthington, Ohio 43085

   Home Phone 614-888-7597 Work Phone 614-888-7597

5. Surveyor or Engineer Myers Surveying, c/o Joseph P. Myers

   Address 2740 East Main Street, Bexley, Ohio 43209

   Phone 614-235-8677

B. Existing

1. Number of lots 1 2. Area 2.00 Acres

C. Proposed

1. Number of lots 3 2. Area Lot 1: 0.752 Acres, Lot 2: 0.680 Acres, Lot 3: 0.568 Acres 3. Dimensions Lot 1: 304' x 107.75', Lot 2: 305.50' x 96.93', Lot 3: 307.61' x 80.38'
   Lot 1: 107.76'
   Lot 2: 97.44'
4. Frontage Lot 3: 81.60' 5. Utilities available? yes

PLEASE READ THE FOLLOWING STATEMENT AND SIGN YOUR NAME:

The information contained in this application and in all attachments is true and correct to the best of my knowledge. I further acknowledge that I have familiarized myself with all applicable sections of the Worthington Codified Ordinances and will comply with all applicable regulations.

Rebecca J. Mott, Attorney — 06/27/12
Applicant (Signature) for RTZ Industrial Group, Ltd. — Date

Nancy A. Taylor — 6/27/12
Property Owner (Signature) and Applicant, for Taylor Property Development, Ltd. — Date

Lot Split
6520 Huntley Road, Worthington, OH
Notice List
(Abutting Property Owners and Directly Across the Street)

G.E.W. Management Co.
c/o Billy Williamson, Statutory Agent
6580 Huntley Road
Columbus, OH 43229

G.E.W. Management Co.
c/o Tropical Nuts & Fruits
3150 Urbancrest Industrial Drive
Grove City, OH 43123

R.A. Sanese Company, Ltd.
c/o Willow Corporation, Statutory Agent
10 West Broad Street, Suite 2400
Columbus, OH 43215

R.A. Sanese Company, Ltd.
6465 Busch Blvd.
Columbus, OH 43229

R.A. Sanese Company, Ltd.
c/o Cindy Whitley
4845 Carrigan Ridge Drive
Dublin, OH 43017

Huntley Road LLC
c/o Janice A. Nelson, Statutory Agent
Porter, Wright, Morris & Arthur LLP
41 South High Street, Suite 2800
Columbus, OH 43215

Huntley Road LLC
6510 Huntley Road
Columbus, OH 43229

GE Superabrasives US, Inc.
c/o CT Corporation System, Statutory Agent
1300 East Ninth Street
Cleveland, OH 44114

GE Superabrasives US, Inc.
Law Office Leon Charney
1441 Broadway
New York, NY 10018

GE Superabrasives US, Inc.
P.O. Box 4900
Scottsdale, AZ 85261

COLUMBUS/1636640v.1

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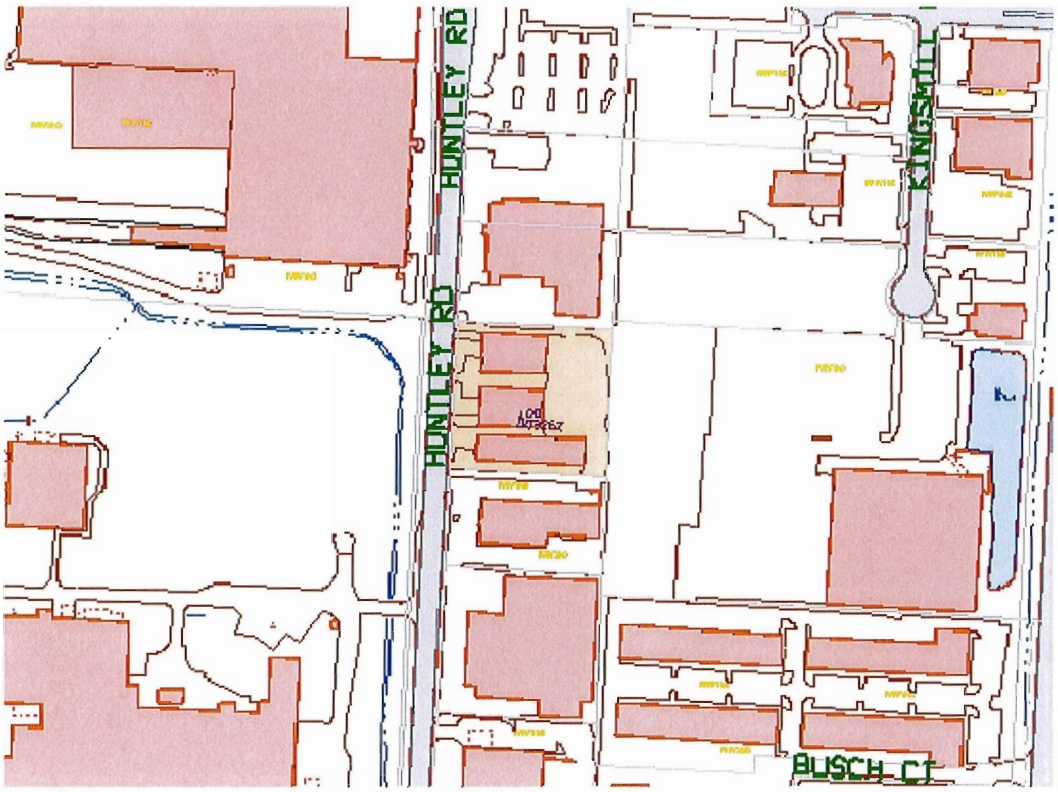
6520,6530,6540 Huntley Rd



100-003262-00 05/04/2010

EXHIBIT "A"

STATEMENT OF CO-APPLICANTS
RELATED TO SUBDIVISION OF REAL PROPERTY

CURRENT ZONING:	I-2, General Industrial
PROPERTY ADDRESS:	6520, 6530, and 6540 Huntley Road, Worthington, Ohio, Auditor's Tax Parcel Id. No.: 100-003262-00, consisting of 2.00 +/- acres, situated north of I-161, east of the CSX Railroad tracks and Proprietors Road, west of I-71, and south of Schrock Road (the "Property").
OWNERS:	Taylor Property Development, Ltd., an Ohio limited liability company
CO-APPLICANTS:	RTZ Industrial Group, Ltd. (Buyer) and Taylor Property Development, Ltd.
DATE OF STATEMENT:	June 27, 2012
APPLICATION NUMBER:	_____

A. Property:

The Property is 2.000 +/- acres with frontage along Huntley Road just south of Schrock Road and is more particularly described in the legal description submitted as part of this application marked as Attachment 1, attached hereto. The Property's rear lot line is contiguous to the City of Columbus. The properties running north and south along both sides of Huntley Road, between Schrock Road and I-161, are all zoned I-2, except for one small pocket of property zoned I-1. The surrounding properties are improved with warehouse space, for manufacturing and industrial uses, with buildings of various sizes.

The Property is owned by Taylor Property Development, Ltd., and is zoned I-2, General Industrial. The Property is currently developed with three (3) warehouse/office (flex) buildings with addresses of: 1) 6540 Huntley Road, the northern-most building consisting of approximately 8,652 square feet, marked as Building 1 (on Lot 1) on the preliminary plat, attached hereto as Attachment 2; 2) 6530 Huntley Road, the middle building consisting of approximately 8,640 square feet, marked as Building 2 (on Lot 2) on the preliminary plat; 3) 6540 Huntley Road, the southern-most building consisting of approximately 9,532 square feet, marked as Building 3 (on Lot 3) on the preliminary plat.

B. The City of Worthington Comprehensive Plan:

The Property is located and bounded within the City of Worthington's planning area known as the "Industrial Corridor" as reflected by the 2005 Comprehensive Plan Update, a 2005 update to the land use policy document for the City of Worthington, known as the Comprehensive Plan, created and adopted in 1964, and the City of Worthington 1988 Comprehensive Plan Update (collectively, the "Comprehensive Plan").

This Comprehensive Plan, which provides since the city of Worthington is an original suburb of a major city now surrounded by other developing cities, it cannot look to annexation to attract new development,

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and the critical need for the City is (i) to remain competitive in the region and (ii) focus on redevelopment while maintaining its strong community, unique qualities, and high level of services.

1. "Industrial Corridor":

Over 11% of the land within the City of Worthington is devoted to industrial land uses along the "Industrial Corridor", along Proprietor's Road and Huntley Road, north and south of Schrock Road. Worthington's industrial development peaked in the 1960's and 1970's when almost two-thirds of the existing industrial space was built. This area was one of the prime industrial addresses in Central Ohio, due to its close proximity to major highways as well as the dual railroad lines. Industries were lured to this area and Worthington by the prime location, moderate tax rate, excellent school system, plentiful housing, great services, and limited suburban competition.

The "Industrial Corridor" is significant to the City of Worthington because these uses contribute to the tax base and provide employment opportunities for its residents.

2. Competition from Other Cities/Suburbs; Struggling Growth and Development:

A. Competition:

Since the 1980's, other areas in the region (especially southeastern Franklin County and central Delaware County) have become much more attractive to industrial users. These locations have large undeveloped sites (attracting large manufacturers and those with specific needs and desire more flexible space with build-to-suit options), new infrastructure, less restrictive zoning code requirements for manufacturing and industrial uses, significant and attractive tax abatements and financial incentives, and less conflicting urban development.

B. Struggling Growth and Development:

Therefore, with the significant industrial competition in neighboring cities and suburbs (and with the lack of large undeveloped industrial land), Worthington has experienced little new industrial growth and development since the early 1990's. In fact, most of the current vacancies in the "Industrial Corridor" exist along Huntley Road and represent large manufacturing buildings.

C. Potential Niche for the City of Worthington:

The City of Worthington's 2005 Comprehensive Plan Update (individually, the "Update") states that there is a niche in the flexible industrial space market (office/warehouse combination buildings) in which Worthington could become more competitive . In fact, the Update states, "***there is growth in the area of industrial start ups and small to medium suppliers, and these companies require smaller, more flexible space with lower rents. This is a sector in which Worthington could be attractive***".

The Update recommends that the focus of Worthington should be on maintenance, marketing, and reuse of existing structures.

3. Income Taxes; Retention of Business:

A. Income Taxes:

The "Industrial Corridor" is a strong source of revenue for the City of Worthington. Income taxes from Worthington's "Industrial Corridor" are second only to the office corridors in contributing to the City's financial stability.

The Update further states, "***it is critical that the City protect this area as an employment center. The City should strive to make this area attractive to investment and redevelopment***".

B. Retention of Business:

The Economic Development Plan for the City of Worthington indicates that Worthington is still able to attract small to medium-sized manufacturers and distributors, but has difficulty retaining them as they grow and expand. The Update, referring to the Economic Development Plan, recognizes, "***these small to medium-sized manufacturers and distributors should continue to be the target market, with structures renovated where possible to flexible space, easily converted for the changing needs of the owner or tenant***".

With the Update's recommendation to create an "Industrial Corridor" Plan, it provides that "***the City must continue to work with the small businesses within the community and identify opportunities and methods for attracting them and retaining them.***"

C. Retention of Manufacturing Business; Project Description:

RTZ Manufacturing Co. is a small to medium-sized manufacturing business that is seeking to maintain its business operations in the City of Worthington and is not requesting any tax abatements or financial incentives from the City of Worthington.

RTZ Manufacturing Co., is in contract to purchase Building 2, which contract is contingent upon obtaining a lot split. Under the contract, the current owner, Taylor Property Development, Ltd., will retain title and ownership to the adjoining tracts of land and Buildings 1 and 3 (created by virtue of the lot split).

RTZ Manufacturing Co., an affiliate of RTZ Industrial Group, Ltd., and the entity which will use and occupy the building, operates a machining business, for the light manufacture of custom metal parts, whose customers include manufacturers and suppliers of ice cream machines, large restaurant equipment, and other specialized equipment. RTZ Manufacturing Co., currently has eight (8) employees, inclusive of Ty and Zoe Rosser, the owners of both RTZ Manufacturing Co., and RTZ Industrial Group, Ltd. RTZ Manufacturing Co. has been running its successful business as a machine shop in the City of Worthington for eighteen (18) years. RTZ Manufacturing Co., currently leases space in two office/warehouse bays situated at 525 Schrock Road, Worthington, Ohio, and desires to purchase Building 2 for the permanent placement of its business operations under one roof. RTZ Manufacturing Co.'s proposed use for the 6530 Huntley Road building, as a machine shop, is a permitted use under the I-2, General Industrial Zoning District for "manufacturing and assembly".

Co-Applicants desire the approval of the proposed lot split in order to create three separate parcels, with each parcel consisting of its own building, as generally delineated and depicted on the preliminary plat.

This Statement of Co-Applicants Related to the Subdivision of Real Property and the related preliminary plat for the Property are being submitted to address the above-referenced proposed lot split as shown on the preliminary plat, subject to change based on further engineering reviews and City of Worthington approvals and conditions.

1. Permitted Uses:

The permitted uses on the Property shall be those uses permitted in the I-2, General Industrial Zoning District and include (i) the proposed use of Building 2 as a "machine shop" under "manufacturing and assembly"; (ii) the continued use of Building 1 as a whistle manufacturer under "manufacturing and assembly"; and (iii) the continued use of Building 3 as a Mercedes auto repair/service shop under its granted conditional use permit.

2. Development Standards:

Except as otherwise modified herein, the development standards shall be as established by Chapter 1149 of the City of Worthington Planning and Zoning Code.

A. Density, Height, Lot and/or Setback Commitments (Section 1149.02, from table):

For each new lot created by virtue of the proposed subdivision on the Property, the following development standards, commitment, and variances therefrom shall apply:

1. Building Front Yard Setback: The front yard building setback line, for each building, is and shall remain a minimum of forty (40) feet from Huntley Road.

2. Building Rear Yard Setback: The rear yard building setback line, for each building, is and shall remain a minimum of thirty (30) feet from the rear lot line.

3. Percent of Lot Coverage: Lot coverage for each lot shall not exceed forty percent (40%).

4. Building Height: The heights of each building are and shall remain less than or equal to three (3) stories.

5. Parking Setback: In accordance with Section 1171.02, the parking area setback on the Property, and for each separate lot, shall be no closer than five (5) feet to Huntley Road.

6. Lot Width:

According to Section 1149.02 of the City of Worthington Planning and Zoning Code, the minimum width for each lot shall be a minimum of two hundred (200) feet.

a. Lot 1: Variance: The width of Lot 1 is 107.75 feet, which does not meet the minimum required lot width, and a variance from the requirements of Section 1149.02 is requested.

b. Lot 2: Variance: The width of Lot 2 is 96.93 feet, which does not meet the minimum required lot width, and a variance from the requirements of Section 1149.02 is requested.

c. Lot 3: Variance: The width of Lot 3 is 80.38 feet, which does not meet the minimum required lot width, and a variance from the requirements of Section 1149.02 is requested.

7. Lot Area:

According to Section 1149.02 of the City of Worthington Planning and Zoning Code, the minimum lot area shall be a minimum of two (2.00) acres.

a. Lot 1: Variance: Lot 1 shall be an area of 0.752 +/- acres, which does not meet the minimum required lot area, and a variance from the requirements of Section 1149.02 is requested.

b. Lot 2: Variance: Lot 2 shall be an area of 0.680 +/- acres, which does not meet the minimum required lot area, and a variance from the requirements of Section 1149.02 is requested.

c. Lot 3: Variance: Lot 3 shall be an area of 0.568 +/- acres, which does not meet the minimum required lot area, and a variance from the requirements of Section 1149.02 is requested.

8. Building Side Yard Setback:

According to Section 1149.02 of the City of Worthington Planning and Zoning Code, the minimum width for each side yard shall be a minimum of twenty (20) feet.

a. Building 1: The northern-most side yard for Building 1, of 20.1 feet at its most narrow point, meets the minimum required width for side yard. Variance: The southern-most side yard for Building 1, of 15.4 feet at its most narrow point, does not meet the minimum required width for side yard, and a variance from the requirements of Section 1149.02 is requested.

b. Building 2: Variance: The northern-most side yard for Building 2, of 15.4 feet at its most narrow point, does not meet the minimum required width for side yard, and a variance from the requirements of Section 1149.02 is requested. Variance: The southern-most side yard for Building 2, of 9.7 feet at its most narrow point, does not meet the minimum required width for side yard, and a variance from the requirements of Section 1149.02 is requested.

c. Building 3: Variance: The northern-most side yard for Building 3, of 9.5 feet at its most narrow point, does not meet the minimum required width for side yard, and a variance from the requirements of Section 1149.02 is requested. The southern-most side yard for Building 3, of 23.8 feet at its most narrow point, meets meet the minimum required width for side yard.

B. Access, Driveways, and Parking:

1. Access: There are two vehicular access routes to the Property from Huntley Road. There is and shall remain one vehicular access point to Building 3, and it shall be from Huntley Road. There is and shall remain one vehicular access point between Buildings 1 and 2, which shall be subject to a shared vehicular access easement agreement providing for access, use, and maintenance between the owners (and tenants) of those respective lots.

2. Driveways:

a. Driveway Between Building 1 and Building 2: Variance: The northern–most driveway on the Property, between Building 1 and Building 2 is 12.8 feet at its most narrow point (considering the parking spaces running parallel with such driveway), which does not meet the minimum required width for access drive of at least twenty-two (22) feet, and a variance from the requirements of Section 1171.01 is requested.

b. Driveway South of Building 3: The southern–most driveway on the Property, between Building 1 and Building 3 is 22.5 feet, meets the minimum required width for access drive of at least twenty-two (22) feet, and a variance from the requirements of Section 1171.01 is requested.

3. Parking:

a. Off street parking shall be provided in compliance with the provisions of Chapter 1171 of the City of Worthington Planning and Zoning Code.

b. The parking area setback line is and shall remain no closer than five (5) feet from Huntley Road.

C. Landscaping:

Landscaping shall be provided in compliance with the provisions of Chapter 1171 of the City of Worthington Planning and Zoning Code.

Co-Applicants:

RTZ Industrial Group, Ltd. and
Taylor Property Development, Ltd.

By: Rebecca J. Mott
Rebecca J. Mott

RTZ Industrial Group, Ltd.'s Attorney

By: _____
Thad T. Rieger

Taylor Property Development, Ltd. Attorney

By: Nancy D. Taylor
Co-Applicant
Taylor Property Development, Ltd.

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ATTACHMENT 1

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

Being part of that First Parcel and Second Parcel as conveyed by Howard Dresbach and Elizabeth S. Dresbach to the Marble Cliff Quarries Company, as the same is shown of record in D.B. 2012, page 168, Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

Beginning at a point in the easterly line of the above mentioned Second Parcel, same point being N 2°22'30" E, a distance of 1,612.18 ft. and N 1°29'05" E. a distance of 470.57 ft. from the southeasterly corner of the above mentioned First Parcel; thence from said point of beginning N 87°53'15" W, a distance of 305.59 ft. to a point; thence N 1°52'45" E a distance of 286.80 ft. to a point in the northerly line of said Second Parcel; thence S 87°33'35" E along the northerly line of said Second Parcel, a distance of 303.64 ft. to the northeasterly corner of said Second Parcel; thence S 1°29'05" W along the easterly line of said Second Parcel, a distance of 285.06 ft. to the place of beginning, containing 2.00 Acres; subject to all easements and restrictions shown of record, together with a right of ingress and egress through and across a strip 60 ft. in width and being that certain strip as conveyed by Charles E. Brown and Barbara M. Brown to the Marble Cliff Quarries Company and shown of record in D.B. 2037, page 545, of the aforementioned records and the same extended northerly through and across the above mentioned First Parcel and Second Parcel and being more particularly described as follows:

Description Verified
Glenn Ringle P.E., P.S.
Franklin County
Engineer
Date:

Beginning at a point in the center line of State Route 161 (Dubiln-Granville Road), same point being the southeasterly corner of the above mentioned 60 ft. strip; thence in a westerly direction and along the southerly line of said 60 ft. strip and along the center line of State Route 161 (Dublin-Granville Road) a distance of 60 ft. to a point at the southwesterly corner of the aforementioned 60 ft. strip; thence N 1°52'45" E along the westerly line of the above mentioned strip and along the line of said westerly line extended through the aforementioned First Parcel and Second Parcel a distance of 3735.15 ft. to a point 10 ft. south of the northerly line of said Second Parcel; thence S 87°33'35" E parallel to the northerly line of said Second Parcel, a distance of 60 ft. to a point 10 ft. south of the northwesterly corner of the above described 2.00 Acre Tract and on the west line thereof; thence S 1°52'45" W along the easterly line of the above mentioned 60 ft. strip, a distance of 3,734.86 ft. to the point of beginning, same to be used for right of ingress and egress from State Route 161 (Dublin-Granville Road) to the above described 2.00 Acre Tract.

Parcel No. 100-3262
Street Address: 6520-6540 Huntley Road

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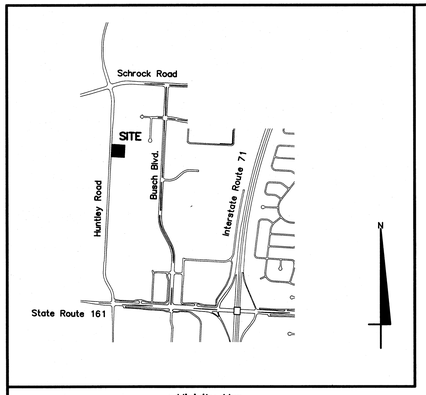
PROPOSED LOT SPLIT FOR 6520, 6530, 6540 HUNTLEY ROAD

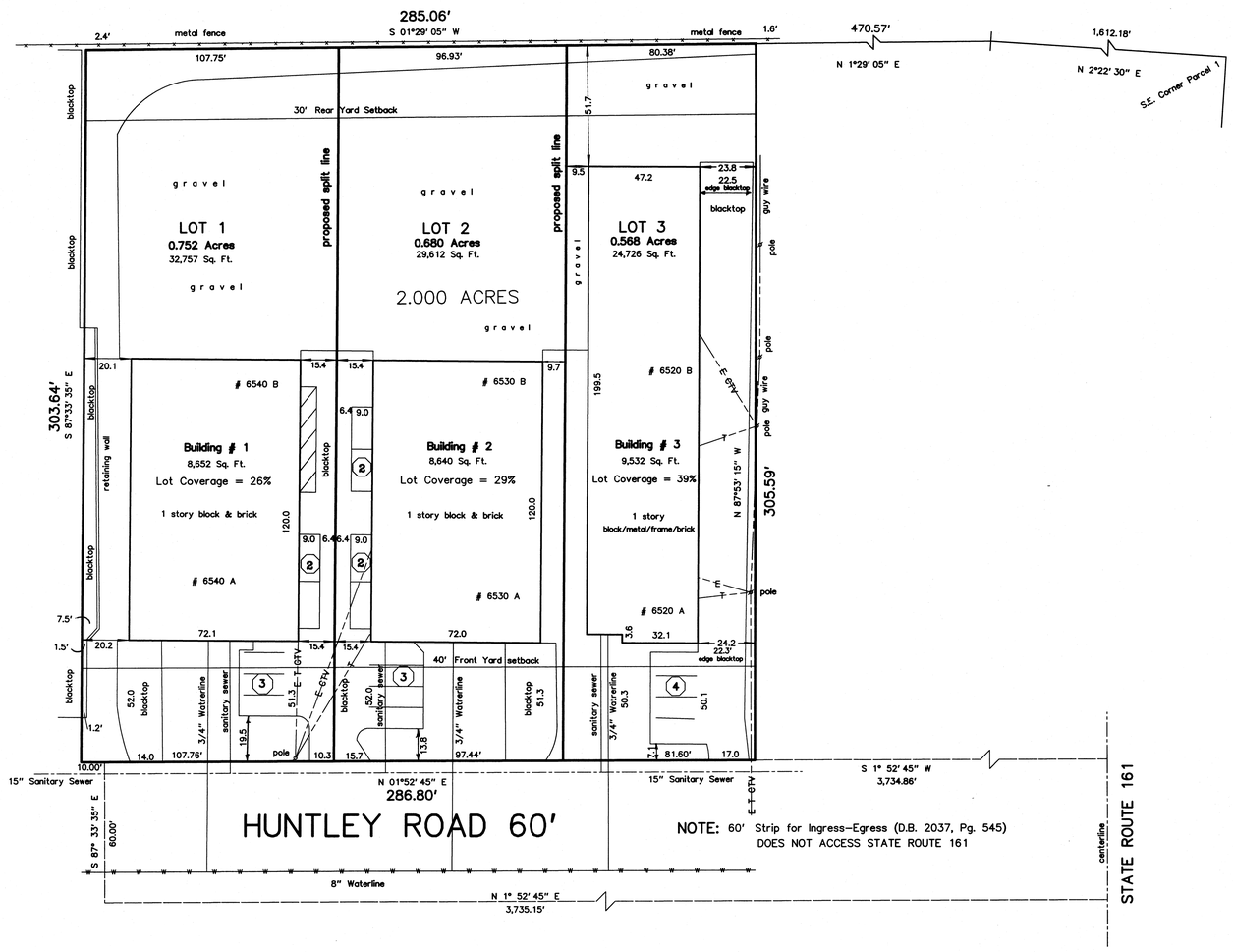


Vicinity Map
(not to scale)

REVISIONS:			
No.	Date	Description	By

60′ 45′ 30′ 15′ 0′ 30′ 60′

Scale 1″ = 30′
25 June 2012



Zoning Requirements:

District: I-2 "General Industrial"
Minimum Lot Width: 200 feet
Minimum Lot Area: 2 Acres
Front Yard: 40 feet
Rear Yard: 30 feet
Minimum Width Each Side Yard: 20 feet
Maximum Percent of Lot Coverage: 40%
Maximum Height of Building: 3 Stories
Feet: 45

General Notes:

1.) Current Owner: Taylor Property Development, Ltd.
701 Morning Street
Worthington, Ohio 43805

2.) (1) Number of Parking Spaces

Plan Prepared By:

STATE OF OHIO
JOSEPH P. MYERS
7361
REGISTERED PROFESSIONAL SURVEYOR

6-25-2012
Joseph P. Myers, Professional Surveyor 7361

MyersSurveying COMPANY
2740 East Main Street (614) 235 - 8677
Bexley, Ohio 43209-2577 info@myerssurveying.com

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