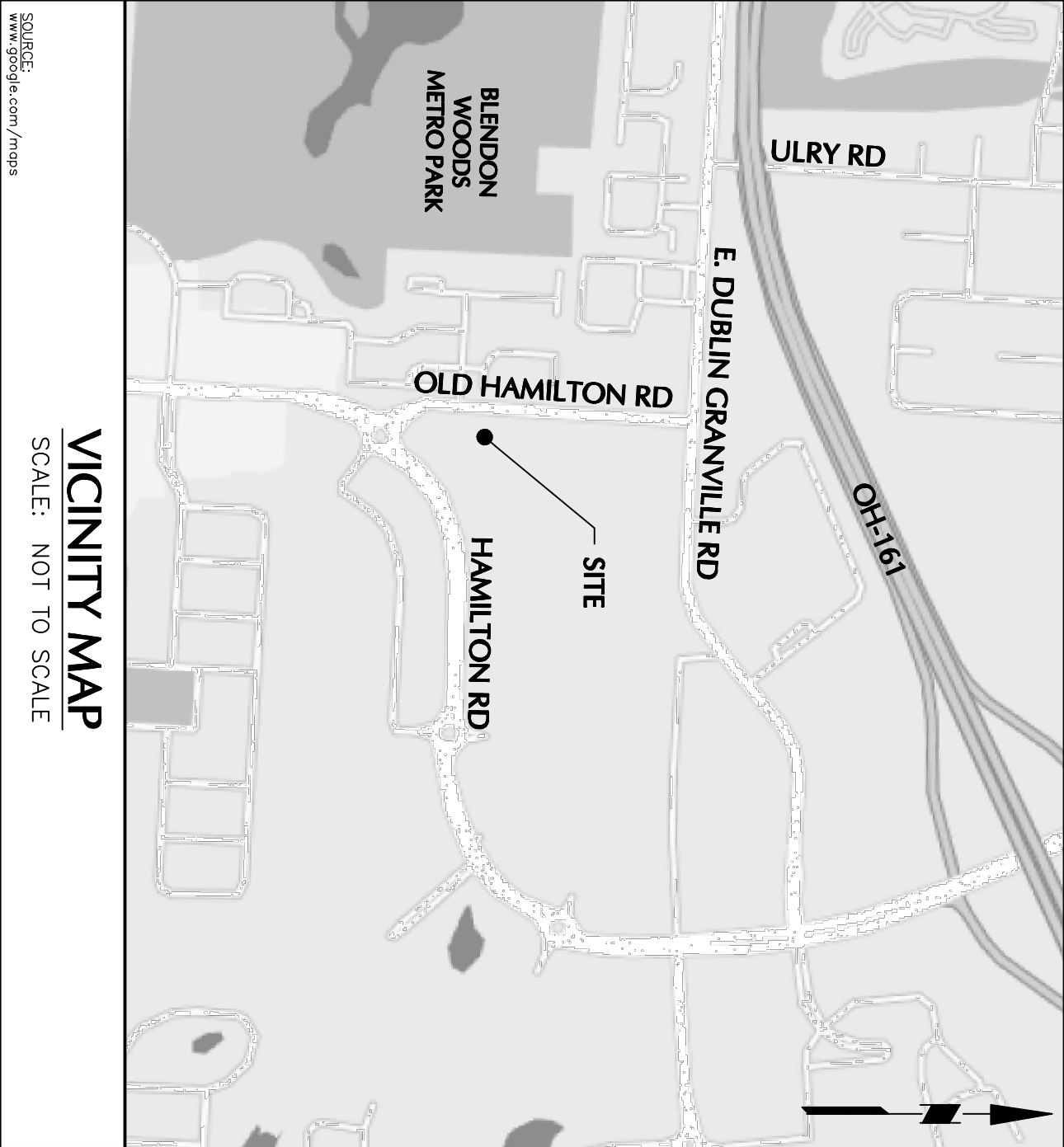


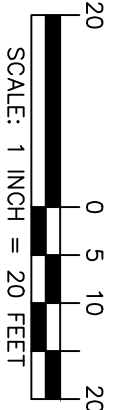
- ### GENERAL SITE NOTES
- EXISTING BOUNDARY INFORMATION IS BASED ON THE ALIANS LAND TITLE SURVEY PERFORMED BY EMMET DATED JULY 29, 2021. EXISTING TOPOGRAPHY IS BASED ON A FIELD SURVEY PERFORMED BY LANGAN ENGINEERING & ENVIRONMENTAL SERVICES DURING JULY 2021. THE SURVEYORS OF RECORD ARE RESPONSIBLE FOR THE ACCURACY OF EXISTING CONDITIONS WHICH THE DESIGN AND PERMITTING ACTIVITIES WILL BE BASED UPON.
 - THE CONTRACTOR SHALL FURNISH, INSTALL, TEST AND COMPLETE ALL WORK TO THE SATISFACTION OF THE ENGINEER AND OWNER IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED. ALL SPECIFIC INSTRUCTIONS REQUIRED FOR SITEWORK CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE TO CONSTRUCT ALL IMPROVEMENTS DEPICTED ON THESE PLANS IN ACCORDANCE WITH ALL APPLICABLE RULES, REGULATIONS AND LAWS IN EFFECT AT THE TIME OF CONSTRUCTION.
 - THE CONTRACTOR SHALL ACCEPT THE SITE AS IS. THE CONTRACTOR SHALL ASSESS CONDITIONS, AND THE KIND, QUALITY AND QUANTITY OF WORK REQUIRED. THE OWNER AND ENGINEER MAKE NO WARRANTY OF ANY KIND, EXPRESS OR IMPLIED, REGARDING THE ACCURACY OF THE INFORMATION PROVIDED. THE CONTRACTOR SHALL MAKE A THOROUGH SITE INSPECTION IN ORDER TO FIELD CHECK EXISTING SITE CONDITIONS, CORRELATE CONDITIONS WITH THE DRAWINGS, AND RESOLVE ANY POSSIBLE CONSTRUCTION CONFLICTS WITH THE OWNER AND ENGINEER PRIOR TO THE START OF WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED.
 - THE CONTRACTOR SHALL, WHEN HE/SHE DEEM NECESSARY, PROVIDE WRITTEN REQUESTS FOR INFORMATION (RFI) TO THE OWNER AND/OR OWNER'S DESIGNATED REPRESENTATIVE, AND ENGINEER PRIOR TO THE CONSTRUCTION OF ANY SPECIFIC SITEWORK. THE (RFI) SHALL BE IN WRITING AND MUST BE SUBMITTED TO THE ENGINEER AND OWNER FOR REVIEW AND APPROVAL. THE CONTRACTOR SHALL ALLOW FOR A MINIMUM OF THREE WORK DAYS FOR A WRITTEN REPLY. RFIS SHALL BE NUMBERED CONSECUTIVELY BY DATE SUBMITTED. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SITEWORK ITEMS CONSTRUCTED DIFFERENTLY THAN INTENDED OR AS DEPICTED ON THE PLANS.
 - INFORMATION RELATED TO ELEVATIONS AND PROPOSED UTILITIES (SUCH AS ROADWAY GRADES, INVERT ELEVATIONS, R/W, ELEVATIONS, GRADE ELEVATIONS, BUILDING FINISHED FLOOR ELEVATIONS, ETC.) MAY BE FOUND IN MORE THAN ONE LOCATION IN THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE INFORMATION PROVIDED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED.
 - THERE ARE ADDITIONAL NOTES, SPECIFICATIONS AND REQUIREMENTS CONTAINED THROUGHOUT THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING, REVIEWING AND ADHERE TO ALL THESE DOCUMENTS.
 - CONTRACTOR IS SPECIFICALLY CAUTIONED THAT ALL CONSTRUCTION STAKEOUT FOR THIS PROJECT MUST BE COMPLETED FROM THE SITE SPECIFIC SURVEY CONTROL (HORIZONTAL AND VERTICAL) UPON WHICH THE DESIGN IS BASED. THE CONTRACTOR SHOULD NOT RELY ON OR STAKEOUT OR ANY OTHER PURPOSE FOR THIS PROJECT. ANY DISCREPANCIES THAT ENCOUNTERED IN THE FIELD MUST BE REPORTED TO THE DESIGN TEAM PRIOR TO CONSTRUCTION FOR RESOLUTION.



GENERAL ZONING INFORMATION			
Address	5751 N. Hamilton Rd		
Parcel No.	545-294042		
Zoning Classification/District	CPD		
Height District	H-60		
Commercial Overlay	N/A		
Total Site Area	43,745.4 SQ. FT. (1.00 Acres)		
Flood Insurance Rate Map Number (FIRM)	39049C0203K		
Most Recent Effective Date of Firm	6/17/2008		
Base Flood Elevation	N/A - Zone X		

Parking Calculation			
Use	Square Footage	Minimum	Maximum
Automotive Repair (9 service bays)	5,245.5 SF	2 per service bay= 18	NA
(Round Total up to the Nearest Integer)		18	NA
Required Parking		18	NA
Proposed Parking		32	
Required ADA Parking (var/total)		1/2	
Proposed ADA Parking (var/total)		1/2	
Required Bicycle Parking		2	

LEGEND	
EXISTING	PROPOSED
PROPERTY LINE	---
R.O.W. LINE	---
EASEMENT LINE	---
BUILDING/PARKING SETBACK	---
BUILDING LINE	---
BUILDING DOOR	▽
CURB LINE	---
PARKING SPACE COUNT	④
PARKING SPACE TOTAL	③②
STOP BAR	—
TRAFFIC DIRECTION ARROW	→
CONCRETE SIDEWALK	▨



Z22-004 Final Received 4/11/2022 Page 1 of 3

PRELIMINARY
NOT FOR
CONSTRUCTION

LANGAN

Langan Engineering and
Environmental Services, Inc.
6000 Lombardo Center, Suite 210
Cleveland, OH 44131
T: 216.328.3300 F: 216.328.3301 www.langan.com

Project

CBAC - COLUMBUS

Drawing Title

PRELIMINARY
SITE PLAN

Project No.

400085301

Drawing No.

CS101

Date

01/11/2022

Drawn By

HMG

Checked By

RF

Date

01/11/2022

Revisions

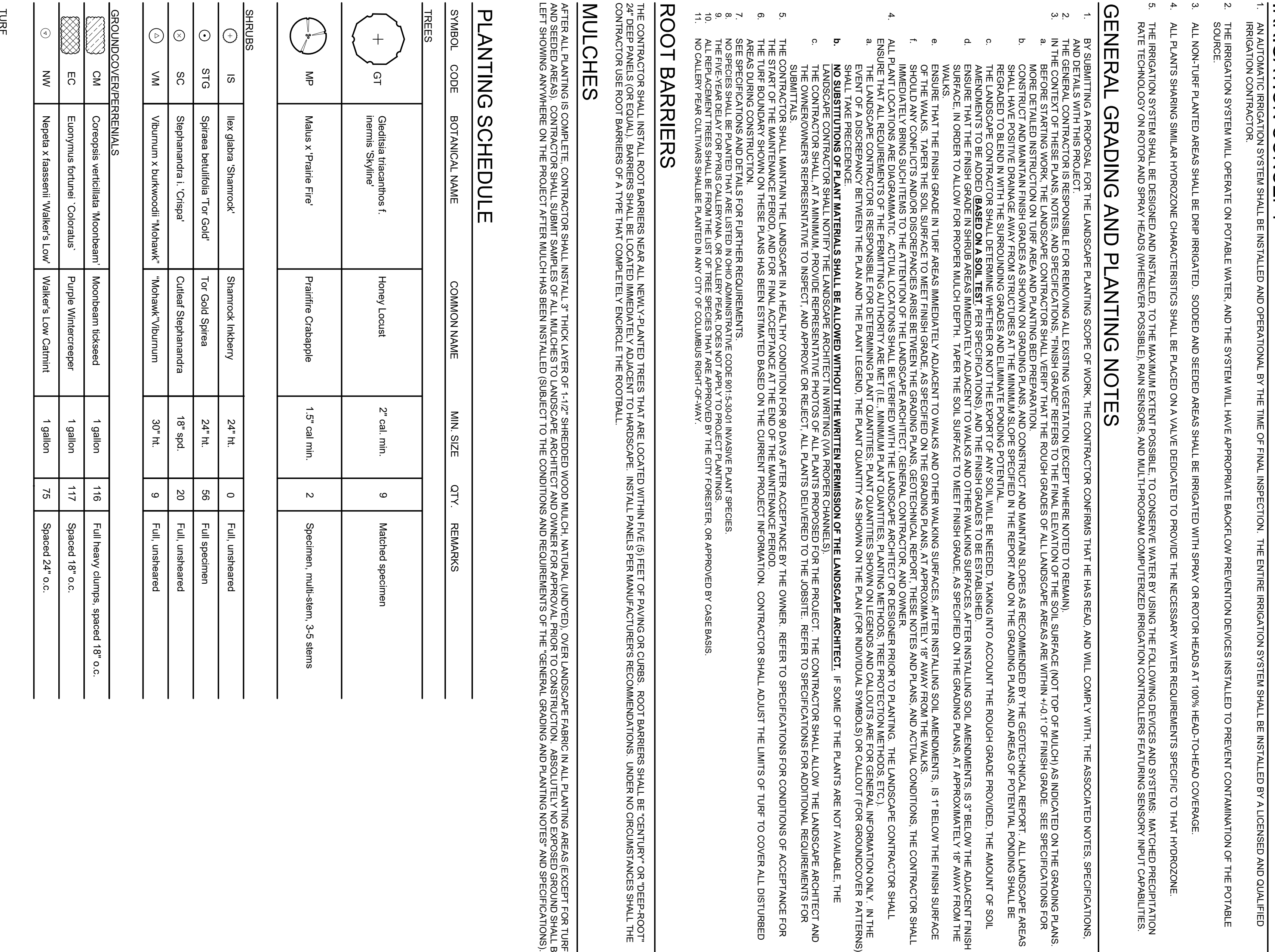
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Project No. 400085301

LANGAN



IRRIGATION CONCEPT

1. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL BY THE TIME OF FINAL INSPECTION. THE ENTIRE IRRIGATION SYSTEM SHALL BE INSTALLED BY A LICENSED AND QUALIFIED IRRIGATION CONTRACTOR.
2. THE IRRIGATION SYSTEM WILL OPERATE ON PORTABLE WATER, AND THE SYSTEM WILL HAVE APPROPRIATE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF THE PORTABLE SOURCE.
3. ALL NON-TURF PLANTED AREAS SHALL BE DRIIP IRRIGATED. SODDED AND SEEDED AREAS SHALL BE IRRIGATED WITH SPRAY OR ROTOR HEADS AT 100% HEAD-TO-HEAD COVERAGE.
4. ALL PLANTS SHARING SIMILAR HYDROZONE CHARACTERISTICS SHALL BE PLACED ON A VALVE DEDICATED TO PROVIDE THE NECESSARY WATER REQUIREMENTS SPECIFIC TO THAT HYDROZONE.
5. THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED TO CONSERVE WATER BY USING THE FOLLOWING DEVICES AND SYSTEMS: MATCHED PRECIPITATION RATE TECHNOLOGY ON ROTOR AND SPRAY HEADS (WHEREVER POSSIBLE), RAIN SENSORS, AND MULTI-PROGRAM COMPUTORIZED IRRIGATION CONTROLS FEATURING SENSORY INPUT CAPABILITIES.

GENERAL GRADING AND PLANTING NOTES

1. BY SUBMITTING A PROPOSAL FOR THE LANDSCAPE PLANTING SCOPE OF WORK, THE CONTRACTOR CONFIRMS THAT HE HAS READ, AND WILL COMPLY WITH, THE ASSOCIATED NOTES, SPECIFICATIONS, AND DETAILS WITH THIS PROJECT.
2. IN GENERAL, THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN).
3. THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS ("FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS AND THE FINISH GRADES OF THE ADJACENT AREAS.)
- a. MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION
- b. CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGARDED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
- c. THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (BASED ON A SOIL TEST) (PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
- d. AFTER THE FIRST TWO SHOULDER AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES ARE INSTALLED, THE CONTRACTOR SHALL TAKE MEASUREMENTS OF THE FINISH GRADE SURFACE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. (OVER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
- e. ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 2' BELOW THE FINISH SURFACE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
- f. SHOULD ANY CONDITIONS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
4. ALL PLANT LOCATIONS ARE DESIGNATED BY ACTUAL COORDINATES SHOWN ON THE LANDSCAPE ARCHITECT'S DESIGN PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT THE PLANT LOCATIONS ARE CORRECTLY IDENTIFIED AND PLANTED ACCORDING TO THE COORDINATES SHOWN ON THE LANDSCAPE ARCHITECT'S DRAWINGS, INCLUDING BUT NOT LIMITED TO:
- a. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES. PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUNDCOVER PATTERNS) SHALL TAKE PRECEDENCE.
- b. NO SUBSTITUTION OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT. IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING VIA PROPER CHANNEL(S).
- c. THE CONTRACTOR SHALL, AT A MINIMUM, PROVIDE REPRESENTATIVE PHOTOS OF ALL PLANTS PROPOSED FOR THE PROJECT. THE CONTRACTOR SHALL ALLOW THE LANDSCAPE ARCHITECT AND THE CITY OWNERS REPRESENTATIVE TO INSPECT, AND APPROVE OR REJECT, ALL PLANTS DELIVERED TO THE JOBSITE. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS FOR SIMILARITY.
5. THE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A HEALTHY CONDITION FOR 90 DAYS AFTER ACCEPTANCE BY THE OWNER. REFER TO SPECIFICATIONS FOR CONDITIONS OF ACCEPTANCE FOR THE START OF THE MAINTENANCE PERIOD, AND FOR FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD.
6. THE TURF BOUNDARY SHOWN ON THESE PLANS HAS BEEN ESTIMATED BASED ON THE CURRENT PROJECT INFORMATION. CONTRACTOR SHALL ADJUST THE LIMITS OF TURF TO COVER ALL DISTURBED AREAS DURING CONSTRUCTION.
7. SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.
8. THE NEW YORK STATE NATURAL DECORATIVE PLANT LIST ([http://www.dec.state.ny.us/dec/about/dec_pdf/natural_plant_list.pdf](#)) AND NEW YORK STATE DECORATIVE PLANT CODE 90-15-30-01 INVASIVE PLANT SPECIES.
9. THE ONE-YEAR DELAY FOR PRUNIS CALIFORNIA, OR CALLERY PEAR, DOES NOT APPLY TO PROJECT PLANTINGS.
10. ALL REPLACEMENT TREES SHALL BE FROM THE LIST OF TREE SPECIES THAT ARE APPROVED BY THE CITY FORESTER, OR APPROVED BY CASE BASIS.
11. NO CALLERY PEARS CULTIVARS SHALL BE PLANTED IN ANY CITY OF COLUMBUS RIGHT-OF-WAY.

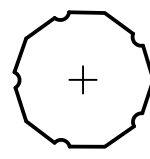
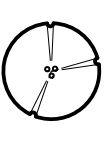








ROOT BARRIERS




THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. ROOT BARRIERS SHALL BE "CENTRIPY" OR "DEEP ROOT 24" DEEP PANELS (OR EQUIV.). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCLOSE THE ROOTBALL.

MULCHES

AFTER ALL PLANTING IS COMPLETE CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1-1/2" SHREDDED WOOD MULCH (NATURAL UNDYED, OVER LANDSCAPE FABRIC IN ALL PLANTING AREAS EXCEPT FOR TURF AND SEEDBED AREAS). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED (SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE GENERAL GRADING AND PLANTING NOTES AND SPECIFICATIONS).

PLANTING SCHEDULE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	MIN. SIZE	QTY.	REMARKS
TREES						
	GT	<i>Gleditsia thacanthos</i> f. Iternis Skyline	Honey Locust	2" cal. min.	9	Matched specimen
	MP	Malus x 'Prairie Fire'	Prairie Crabapple	1.5" cal min.	2	Specimen, multi-stem, 3-5 stems
SHRUBS						
	IS	Ilex glabra 'Shamrock'	Shamrock Inkberry	24" ht.	0	Full, unsharped
	STG	<i>Spiraea betulifolia</i> 'Tor Gold'	Tor Gold Spiraea	24" ht.	56	Full specimen
	SC	<i>Stephanandra</i> l. 'Crispa'	Cutleaf Stephanandra	18" spd.	20	Full, unsharped
	VM	<i>Viburnum</i> x burkwoodii 'Mohawk'	'Mohawk' Viburnum	30" ht.	9	Full, unsharped
GROUNDCOVER/PERENNIALS						
	CM	<i>Coreopsis verticillata</i> 'Moonbeam'	Moonbeam tickseed	1 gallon	116	Full heavy clumps, spaced 18" o.c.
	EC	<i>Elyonurus fortunei</i> 'Coloratus'	Purple Wintercreeper	1 gallon	117	Spaced 18" o.c.
	NW	<i>Nepeta</i> x <i>raaseana</i> 'Walker's Low'	'Walker's Low' Catmint	1 gallon	75	Spaced 24" o.c.
TURF						
		Kentucky Bluegrass blend	Kentucky Blue Grass	Sod	--	Min. 1 year old, uniform color & texture

<div>EVERGREEN DESIGN GROUP</div> <div>4635 E. United Blvd. #200 St. Louis, MO 63101 www.EvergreenDesignGroup.com</div>		<div></div> <div>STACHEL <i>Michael J. Jacobson</i> REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT NO. 00000001 STATE OF MISSOURI</div>							
<div></div>									
<table border="1"><thead><tr><th>Date</th><th>Description</th><th>No.</th></tr></thead><tbody><tr><td></td><td>Revisions</td><td></td></tr></tbody></table>		Date	Description	No.		Revisions			
Date	Description	No.							
	Revisions								
<div>PRELIMINARY NOT FOR CONSTRUCTION</div>		<div>LANGGAN Langgan Engineering and Environmental Services, Inc. 6000 Lombardo Center, Suite 210 Cleveland, OH 44131 T: 216.328.3300 F: 216.328.3301 www.langgan.com</div>							
<div>Project Title CBAC - COLUMBUS CITY OF COLUMBUS FRANKLIN COUNTY OHIO</div>		<div>Drawing Title LANDSCAPE PLAN</div>							
<table border="1"><thead><tr><th>Project No.</th><th>Drawing No.</th></tr></thead><tbody><tr><td>400085301</td><td>LP-1</td></tr></tbody></table>		Project No.	Drawing No.	400085301	LP-1				
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Date	Drawn By	Checked By							
2022-03-22	SS	RM							

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
APRIL 14, 2022**

- 3. APPLICATION: Z22-004**
- Location:** **5775 OLD HAMILTON RD. (43054)**, being 1.00± acre located on the east side of Old Hamilton Road, 350± feet northeast of the roundabout intersection with North Hamilton Road (545-294042; Northland Community Council)
- Existing Zoning:** CPD, Commercial Planned Development District.
- Request:** CPD, Commercial Planned Development District (H-60).
- Proposed Use:** Automobile repair facility.
- Applicant(s):** Christian Brothers Automotive; c/o Aaron Underhill, Atty.; 8000 Walton Parkway, Suite 260; New Albany, OH 43054.
- Property Owner(s):** Center State Enterprises LLC; c/o David Martin; 259 West Schrock Road; Westerville, OH 43081.
- Planner:** Joseph Rose; 614-645-3526; jmrose@columbus.gov

BACKGROUND:

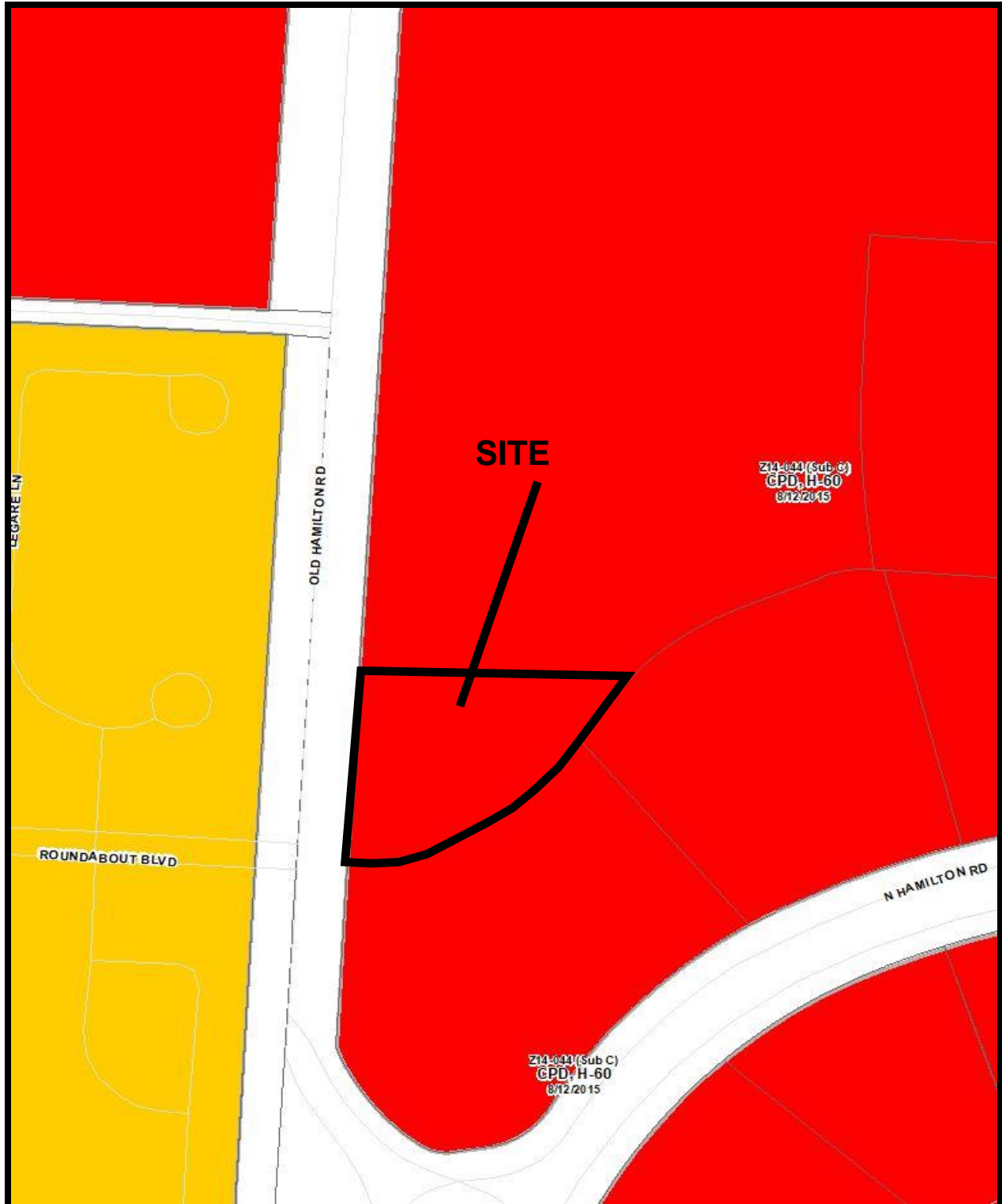
- The site is a 1.00± acre undeveloped section within a larger 15.75± acre parent parcel, located on the east side of Old Hamilton Road. The site and surrounding area was rezoned to CPD, Commercial Planned Development District in 2015 by Ordinance 1758-2015 (Z14-044), which rezoned the area into multiple subareas. This property is located within subarea C of that development plan. The requested CPD, Commercial Planned Development District will permit the development of an automotive repair shop that would include engine repair which is not permitted in the existing CPD district.
- To the north of the site is undeveloped land in the CPD, Commercial Planned Development District. To the south and east are commercial/office uses in the CPD, Commercial Planned Development District. West of the site across Old Hamilton Road is a multi-unit residential development in the L-AR-12, Limited Apartment Residential District.
- The site is within the planning boundaries of the *Northland Plan Volume II* (2002), which does not include any specific land use recommendations. It is included in the "Preserve District", which was intended to incorporate single- and multi-unit residences, open space, and some commercial land uses at this location.
- The site is located within the boundaries of the Northland Community Council, whose recommendation is for conditional approval provided that the text specify that the parking of inoperable vehicles at any location exterior to the service building be limited to no more than 72 hours.
- The CPD text proposes a 5,245± square foot automotive repair facility with nine service bays. The development text commits to the setbacks and access as reflected on the site plan. The text establishes use restrictions and includes development standards addressing setbacks, lot coverage, access (by private road), landscaping, building

design, lighting, utility, and graphics requirements. Modifications to code standards include a reduced building setback line from 60 feet to 15 feet along Old Hamilton Road. Conceptual building elevations and design are also included but are not being committed to.

- The Columbus Multimodal Thoroughfare Plan identifies the portion of Old Hamilton Road as a Suburban Commuter Corridor requiring 120 feet of right-of-way.

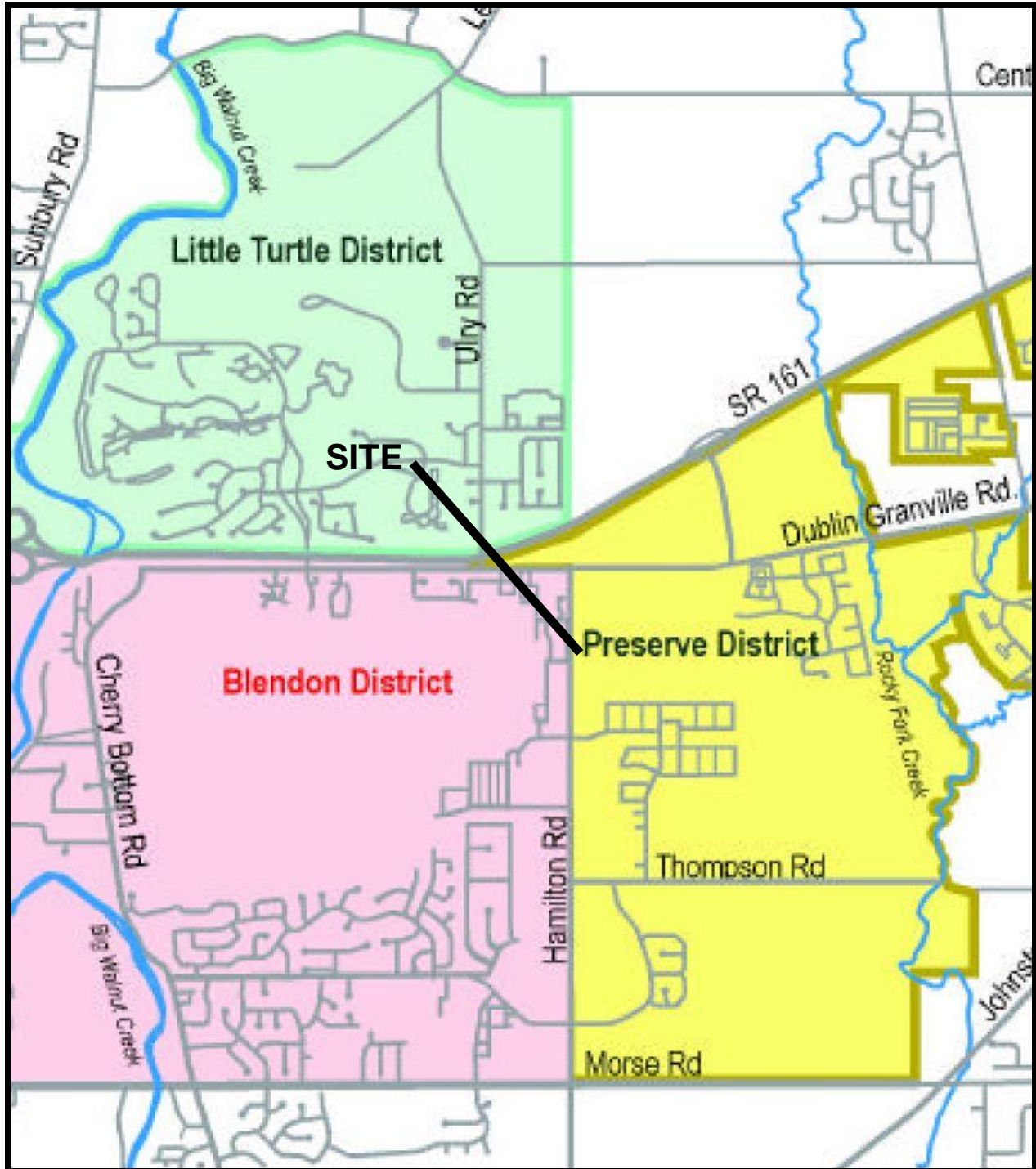
CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested CPD, Commercial Planned Development District will permit the development of an automotive repair shop that would include engine repair, which is not permitted under the existing CPD district. The proposed use is compatible with adjacent developments. The proposal is consistent with the *Northland Plan Volume II* (recommendation for a mix of uses at this location). The request does not represent an introduction of an incompatible use to the surrounding area.

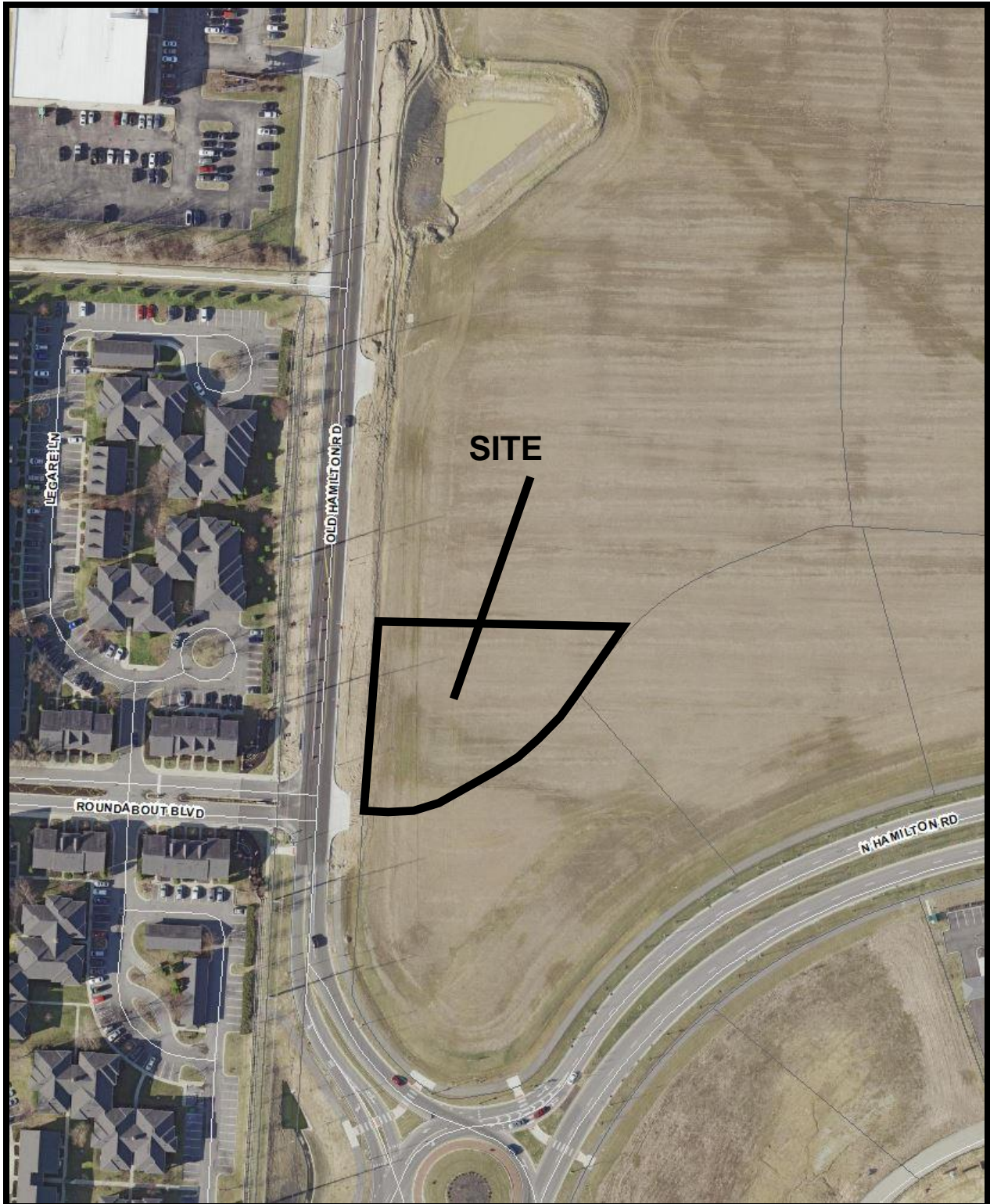


Z22-004
5775 Old Hamilton Rd.
Approximately 1.00 acre
CPD to CPD

Northland Plan Volume II (2002)



Z22-004
5775 Old Hamilton Rd.
Approximately 1.00 acre
CPD to CPD



Z22-004
5775 Old Hamilton Rd.
Approximately 1.00 acre
CPD to CPD



Northland Community Council
Development Committee

Report

March 30, 2022 6:30 PM
Franklin County Job and Family Services
(Use south entrance)
1721 Northland Park Avenue (43229)

Meeting Called to Order:

6:30 pm by chair **Dave Paul**

Members represented:

Voting: (15): Albany Park (APHA), Asherton Grove (AGCA), Cooperwoods (CCA), Forest Park (FPCA), Karmel Woodward Park (KWPCA), Lee/Ulry (LUCA), Little Turtle (LTCA), Maize Morse Tri-Area (MMTACA), Northland Alliance (NA), Northland Area Business Association (NABA), Preston Commons (PCHA), Rolling Ridge (RRSHA), Salem (SCA), Sharon Woods (SWCA), Westerwood (WRA).

Case #1

Application #Z21-063 (Rezone 2.554 AC± from C to AR-1 Apartment Residential to permit the construction of a 3-story multifamily residential building containing 46 apartment units and 1st level common areas)

Jeffrey Glavan/Glavan Group LLC (Architects) *representing*
Ibiscus Child Care Center LLC *c/o* Elsie Jean-Baptiste
(Former Beechcroft pool site) 6000 Beechcroft Rd, 43229 (PID 010-104134)

- *The Committee approved (14-0 w/ 1 abstention) a motion (by SWCA, second by LTCA) to **RECOMMEND APPROVAL WITH TWO (2) CONDITIONS:***
 - *That the applicant will specify that the density under this AR-1 zoning will be limited to a maximum of 18 dwelling units per acre.*
 - *That the applicant will commit to construct a sidewalk to Beechcroft Road on the north side of the access drive, regardless of the outcome of conversations with the Recreation & Parks Department concerning a sidewalk on the south side of the access drive.*

Case #2

Application #Z21-078 (Rezone 0.49 AC± from LP-1 Limited Private Parking to L-M Limited Manufacturing to provide additional indoor warehousing, storage and parking uses for the adjacent retail building on a separate parcel; other M uses prohibited)

Ryan Moore/JMAC Architects & Planners LLC *representing*
Ross Samuels
(Rear of) 2590 Morse Rd, 43229 (PID 600-168656, 600-168657, 600-168658)

- *The Committee approved (15-0) a motion (by FPCA, second by SCA) to **RECOMMEND APPROVAL WITH ONE (1) CONDITION:***
 - *That the applicant will commit to install one (1) bike rack in an appropriate location on the subject parcel.*
-

-
- Case #3** Application #Z22-004 (Rezone 1.004 AC± from CPD to CPD to permit an automobile repair facility with accessory engine repair and replacement)
 Aaron Underhill/Underhill & Hodge *representing*
 Christian Brothers Automotive
 5775 Old Hamilton Rd, 43054 (PID 545-294042)
- *The Committee approved (12-3) a motion (by APHA, second by LTCA) to **RECOMMEND APPROVAL WITH ONE (1) CONDITION:***
 - *That the applicant will specify in the text that parking of inoperable vehicles at any location exterior to the service building will be limited to no more than 72 hours.*
-

- Case #4** Application #CV22-008 (Council variance to permit the operation of a state-licensed Type A daycare facility in an R1 residential district)
 Esther M. Jefferson
Residence
 2199 Lilacwood Ave, 43229 (PID 010-162246)
- *The Committee approved (15-0) a motion (by FPCA, second by PCHA) to **RECOMMEND APPROVAL** of the application.*
-

- Case #5** Application #GC22-005 (Graphics variance from §3370.07 to permit automatic changeable copy in the form of 2 digital menu boards associated with a drive-through on the north side of the building in an LC-1 zoning district which includes a limitation text prohibiting automatic changeable copy)
 Vanessa Stickel/Permit Solutions *representing*
 Rensko Holdings
 (Tim Hortons) 7400 Fodor Rd, 43230 (PID 545-236163)
-

- Case #6** Application #BZA22-028 (BZA variance from 3333.18(C) to reduce the building setback for Building #7 from 25' to 10' to accommodate the planned construction by the City of Columbus of a roundabout on Maple Canyon Avenue and concomitant loss of pre-construction frontage providing a portion of the current setback)
 Jack Reynolds/Smith & Hale *representing*
 The Fritsche Company
 (Granville Manor) 5679 Maple Canyon Ave, 43229 (PID 010-143761)
- *The Committee approved (14-1) a motion (by FPCA, second by APHA) to **RECOMMEND APPROVAL** of the application.*
-

Executive Session

9:30 pm

Meeting Adjourned

10:30 pm

Rezoning Application

111 N Front Street, Columbus, Ohio 43215

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

PROJECT DISCLOSURE STATEMENT

APPLICATION #: Z22-004

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. Christian Brothers Automotive 17725 Katy Freeway, Houston, Texas 77094 There will be about 10 employees	2. Center State Enterprises LLC, c/o David Martin 259 West Schrock Road Westerville, Ohio 43081
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

day of

January

, in the year

2022

SIGNATURE OF NOTARY PUBLIC

My Commission Expires

Notary Seal Here



AARON L. UNDERHILL
ATTORNEY AT LAW
Notary Public, State of Ohio
My Commission Has No Expiration
Section 147.03 R.C.

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