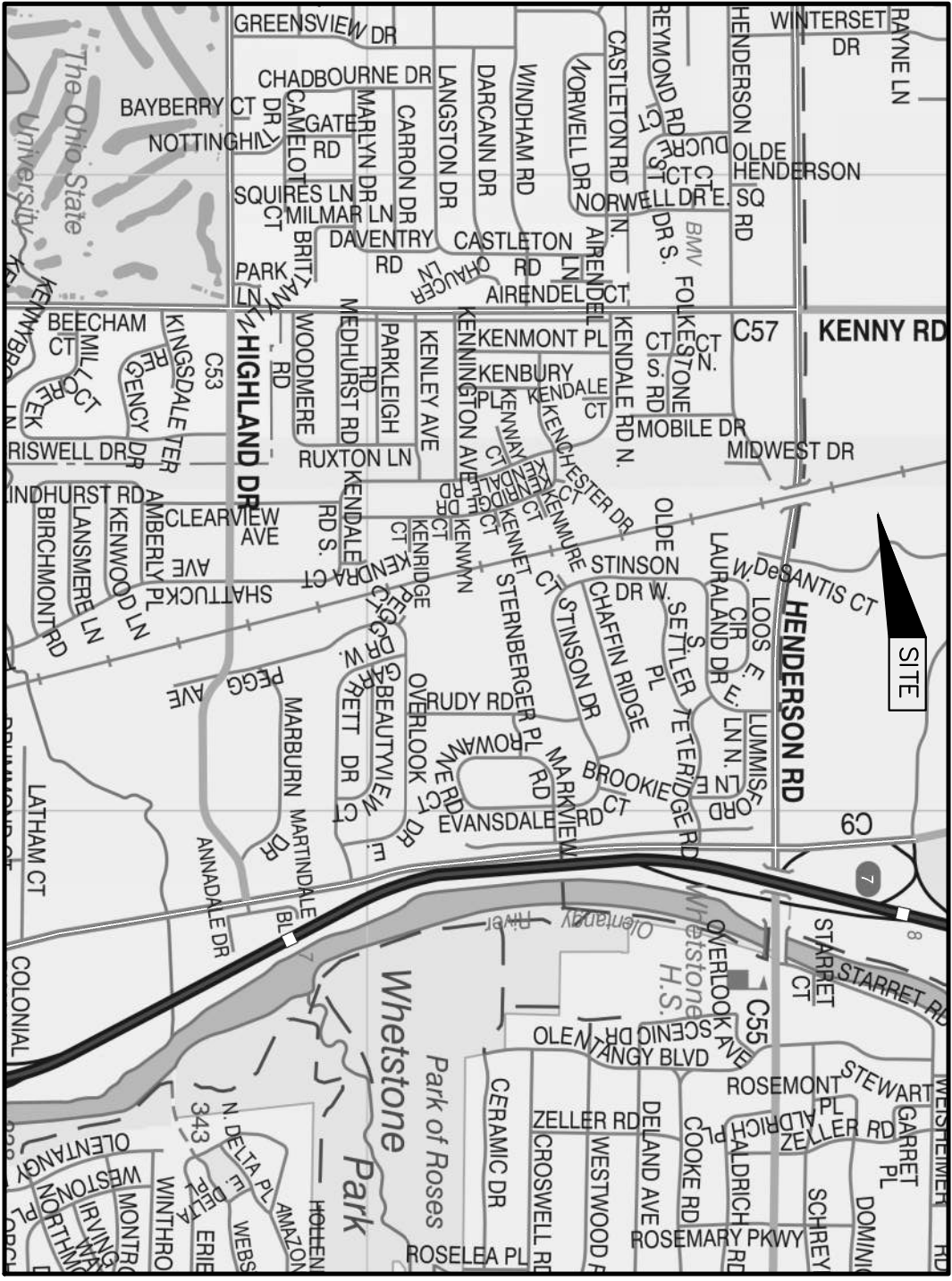


Z:\21-0087-11\DWG\PRODUCTION DRAWINGS\ZONING\Zoning Plan.dwg Layout1 Aug 31, 2021 - 4:12:42pm jbohman

SITE PLAN FOR KNIGHTSBRIDGE BOULEVARD PROPERTY 2021



ENGINEER - APPLICANT
ADVANCED CIVIL DESIGN, INC.
781 SCIENCE BOULEVARD, SUITE 100
GAHANNA, OH 43230
PHONE (614) 428-7750
FAX (614) 428-7755
CONTACT: THOMAS M. WARNER, P.E.
EMAIL: TWARNER@ADVANCEDCIVILDESIGN.COM

DEVELOPER
CONTINENTAL REAL ESTATE
150 EAST BROAD STREET
COLUMBUS, OH 43215
PHONE (614) 221-1800
CONTACT: JASON HOCKSTOCK
EMAIL: JHOCKSTOCK@CONTINENTAL-REAL ESTATE.COM

SITE STATISTICS:

SITE AREA: 5.204 ACRES
CURRENT ZONING: CPD
DUMPSTER SCREENING: DUMPSTER SCREENING SHALL BE PROVIDED IN ACCORDANCE WITH 3321.01
PERIMETER YARD SCREENING: PERIMETER YARD SCREENING SHALL BE PROVIDED IN ACCORDANCE WITH 3321.09
PARKING SETBACK SCREENING: PARKING LOT SETBACK SCREENING SHALL BE PROVIDED IN ACCORDANCE WITH 3321.21B.DLE
BICYCLE PARKING: BICYCLE PARKING SHALL BE PROVIDED IN ACCORDANCE WITH 3312.49
PARKING REQUIRED: 127 SPACES (INCLUDING 4 ACCESSIBLE SPACES AND 1 WAY ACCESSIBLE SPACE)
PARKING PROVIDED: 127 SPACES (INCLUDING 4 ACCESSIBLE SPACES AND 1 WAY ACCESSIBLE SPACE)
PARKING REQUIRED:
4 NEW TENNIS COURTS
6 EXISTING TENNIS COURTS
19,240 SF FITNESS CLUB
TOTAL REQUIRED: 97 SPACES
PARKING PROVIDED: 127 SPACES (INCLUDING 4 ACCESSIBLE SPACES AND 1 WAY ACCESSIBLE SPACE)

EXISTING LIGHT FIXTURE INFORMATION:

(NO NEW LIGHTING IS PROPOSED AS PART OF THIS PROJECT)
COC LIGHT NO.XXXXXX CITY OF COLUMBUS LIGHT FIXTURE

PLX WX SEE SHEET 2 FOR DETAILS



Thomas Warner

October 15, 2021

Final Received 10/15/21; Z21-066

CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO
**SITE PLAN
FOR
KNIGHTSBRIDGE BOULEVARD
PROPERTY**
PLAN PREPARED BY:
ADVANCED CIVIL DESIGN
781 SCIENCE BOULEVARD, SUITE 100
GAHANNA, OHIO 43230
PH 614.428.7750
FAX 614.428.7755
ENGINEERS SURVEYORS

SCALE: 1" = 50'
DATE: 08/31/2021
SHEET 1 / 2

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
OCTOBER 14, 2021**

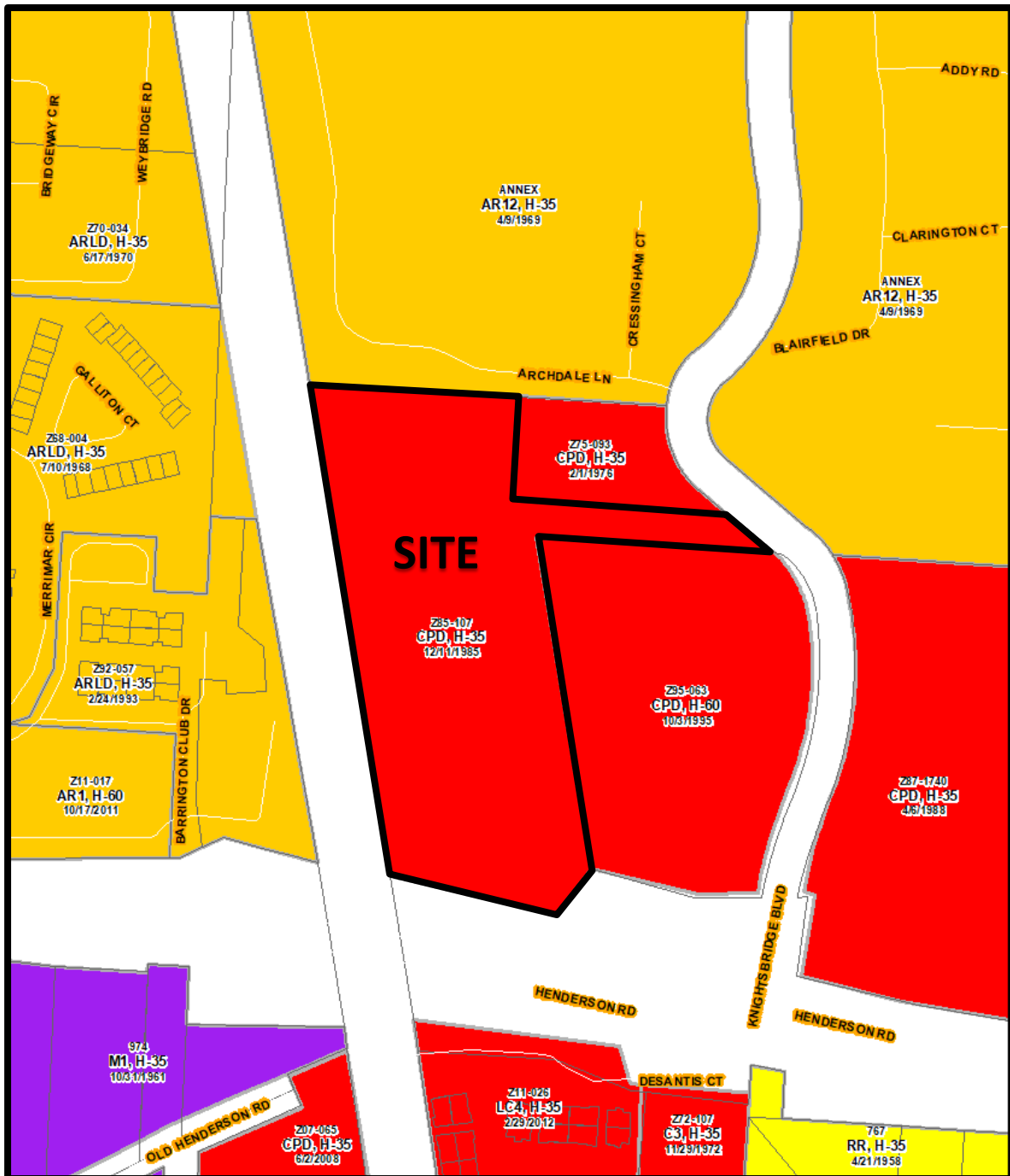
- 8. APPLICATION: Z21-066**
Location: **4559 KNIGHTSBRIDGE BLVD. (43214)**, being 5.21± acres located on the north side of West Henderson Road, 300± west of Knightsbridge Boulevard (010-016606; Northwest Civic Association).
Existing Zoning: CPD, Commercial Planned Development District.
Request: CPD, Commercial Planned Development District (H-60).
Proposed Use. Recreation and sporting facility.
Applicant(s): Continental Tennis LLC; c/o Jason Hockstok, Agent; 150 East Broad Street; Columbus, OH 43215; and Elizabeth Seedorf, Atty.; 52 East Gay Street; Columbus, OH 43215.
Property Owner(s): The Applicant.
Planner: Hayley Feightner; 614-645-3526; hefeightner@columbus.gov

BACKGROUND:

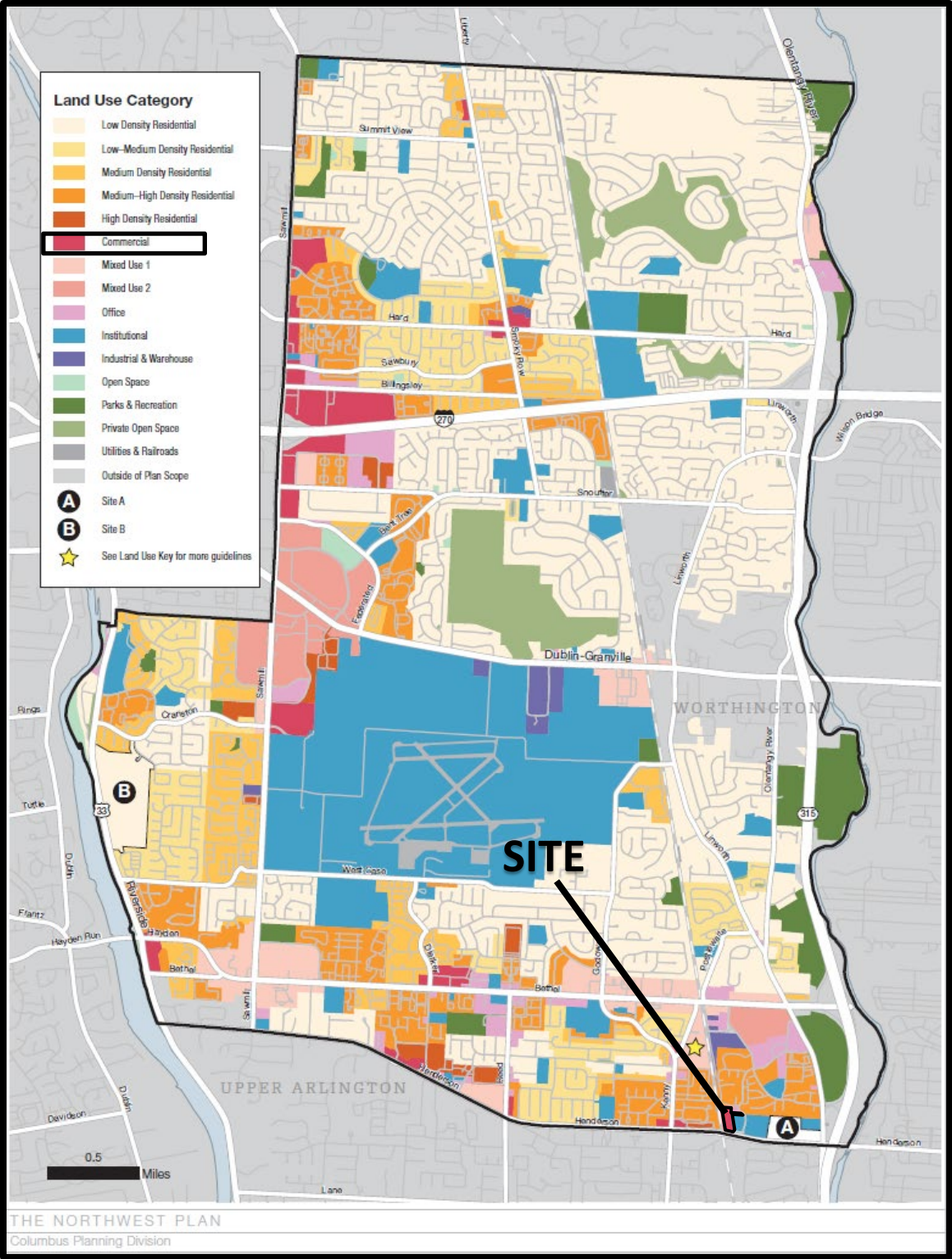
- The site consists of one parcel developed with an indoor tennis facility and a portion of a commercial building zoned in the CPD, Commercial Planned Development District (Z85-107). The requested CPD, Commercial Planned Development District will allow the northern commercial building to be demolished and replaced with outdoor recreational and sports courts with a seasonal dome.
- North and west of the site across railroad right-of-way are multi-unit residential developments in the AR-12 and ARLD, Apartment Residential Districts, respectively. East of the site is a senior living facility in the CPD, Commercial Planned Development District. South of the site across Henderson Road is a multi-unit residential development in the L-C-4, Limited Commercial District.
- The site is located within the planning area of *The Northwest Plan* (2016), which recommends “Community Commercial” land uses for this location.
- The site is located within the boundaries of the Northwest Civic Association, whose recommendation is for approval.
- The text permits limited commercial uses and establishes supplemental development standards that address setbacks, building height, and lighting, and includes a commitment to develop the site in accordance with the submitted site plan. Modifications are included to conform existing drive aisle, lighting, and interior landscaping conditions.
- The Columbus Multimodal Thoroughfare Plan identifies this portion of Henderson 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 indoor and outdoor recreational uses, and will allow a portion of the northern building to be demolished and replaced with outdoor recreational courts with a seasonal dome. The proposal is consistent with the land use and site design recommendations of *The Northwest Plan* and does not represent an introduction of an incompatible use to the surrounding neighborhood.



Z21-066
4555 Knightsbridge Blvd.
Approximately 5.21 acres
CPD to CPD



Z21-066
4555 Knightsbridge Blvd.
Approximately 5.21 acres
CPD to CPD



Z21-066
4555 Knightsbridge Blvd.
Approximately 5.21 acres
CPD to CPD

Standardized Recommendation Form

ORD # 2884 -2021; Z21-066; Page 7 of 8
111 N. Front Street, Columbus, Ohio 43215

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

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW
(PLEASE PRINT)

Case Number:

Address:

Group Name:

Meeting Date:

Specify Case Type:

- ☐ **BZA Variance / Special Permit**
☐ **Council Variance**
☐ **Rezoning**
☐ **Graphics Variance / Plan / Special Permit**

Recommendation:

(Check only one and list basis
for recommendation below)

- ☐ **Approval**
☐ **Disapproval**

NOTES:

Vote:

Signature of Authorized Representative:

SIGNATURE

RECOMMENDING GROUP TITLE

DAYTIME PHONE NUMBER

Please e-mail this form to the assigned planner within 48 hours of your meeting day; qt O CKN'q<Cuuki pgf 'Rrppgt.'Ek{ "qh
MAIL to: Columbus, Department of Building & Zoning Services, 111 N. Front St, Columbus, OH 43215.

Rezoning Application

111 N Front Street, Columbus, Ohio 43215

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

PROJECT DISCLOSURE STATEMENT

APPLICATION #: Z21-066

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) Elizabeth Seedorf, Esq.

of (COMPLETE 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 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. Continental Tennis LLC c/o David Kass 150 East Broad Street, Columbus, Ohio 43215 614-221-1800 / dkass@continental-realestate.com	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

27th

day of

July

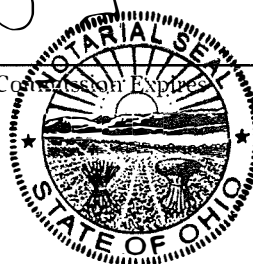
, in the year

2021

Notary Seal Here

SIGNATURE OF NOTARY PUBLIC

My Commission Expires



TERESA L. SIMCIK
Notary Public, State of Ohio
My Commission Expires June 23, 2022

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