

GRAPHIC SCALE
1" = 100'

ADVANCED CIVIL DESIGN
2610 BETHEL ROAD
COLUMBUS, OHIO 43224
561-2222

FOR THE DISCOUNTERS
2610 BETHEL ROAD
COLUMBUS, OHIO 43224
561-2222

ADVANCED CIVIL DESIGN, INC.
11100 W. STATE ST. SUITE 200
COLUMBUS, OHIO 43240
614-891-2222
WWW.ADVANCEDCIVILD.COM

THE DISCOUNTERS, INC.
3000 KENTON ROAD
COLUMBUS, OHIO 43221
614-891-2222
WWW.DISCOUNTERS.COM

111 W. STATE ST. SUITE 200
COLUMBUS, OHIO 43240
614-891-2222
WWW.ADVANCEDCIVILD.COM

DATE: 5-25-12
SHEET: 2/8

PROJECT: 2610 BETHEL ROAD
DATE: 5-25-12

SCALE: 1" = 100'

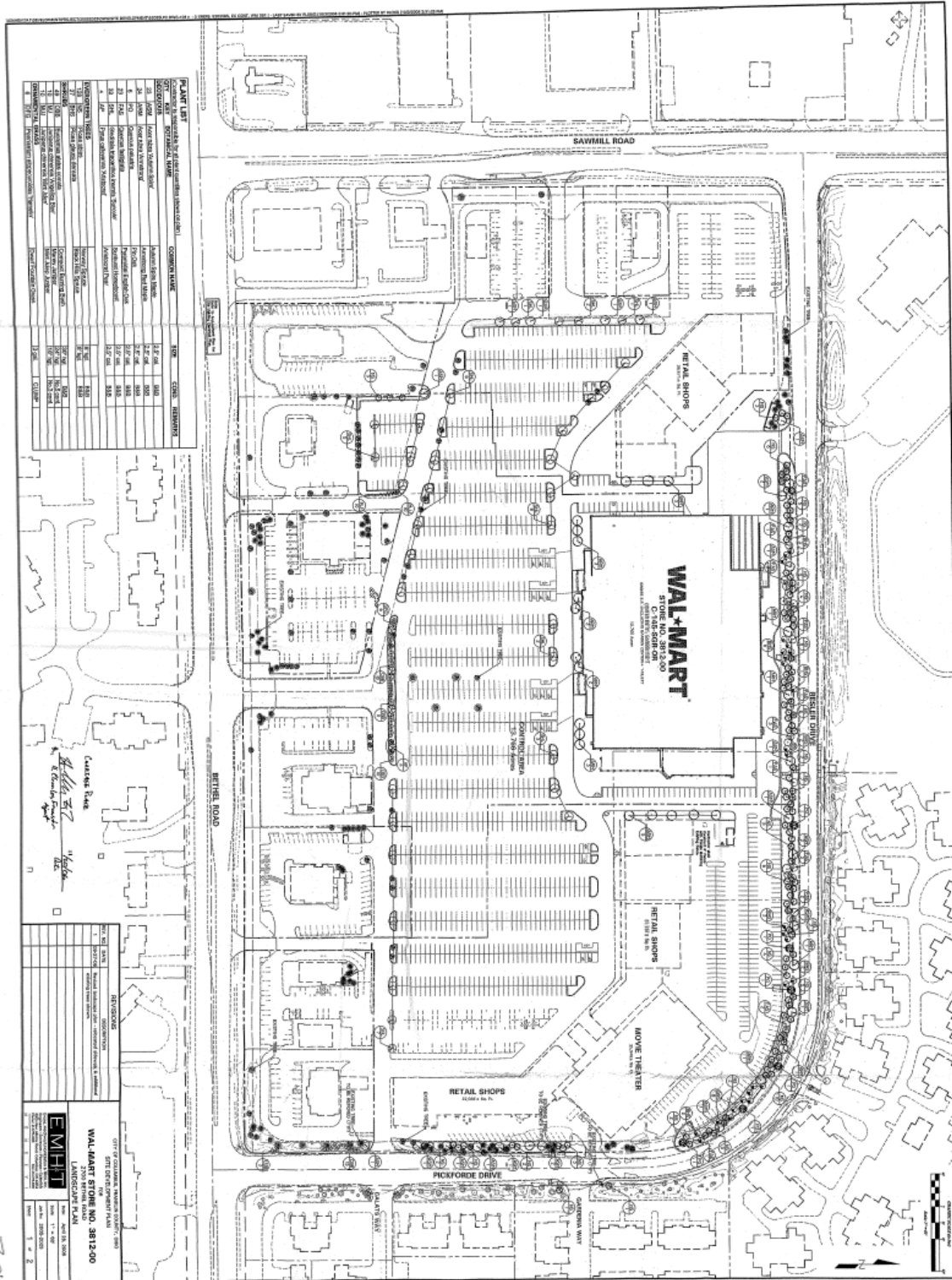
DATE: 5-25-12

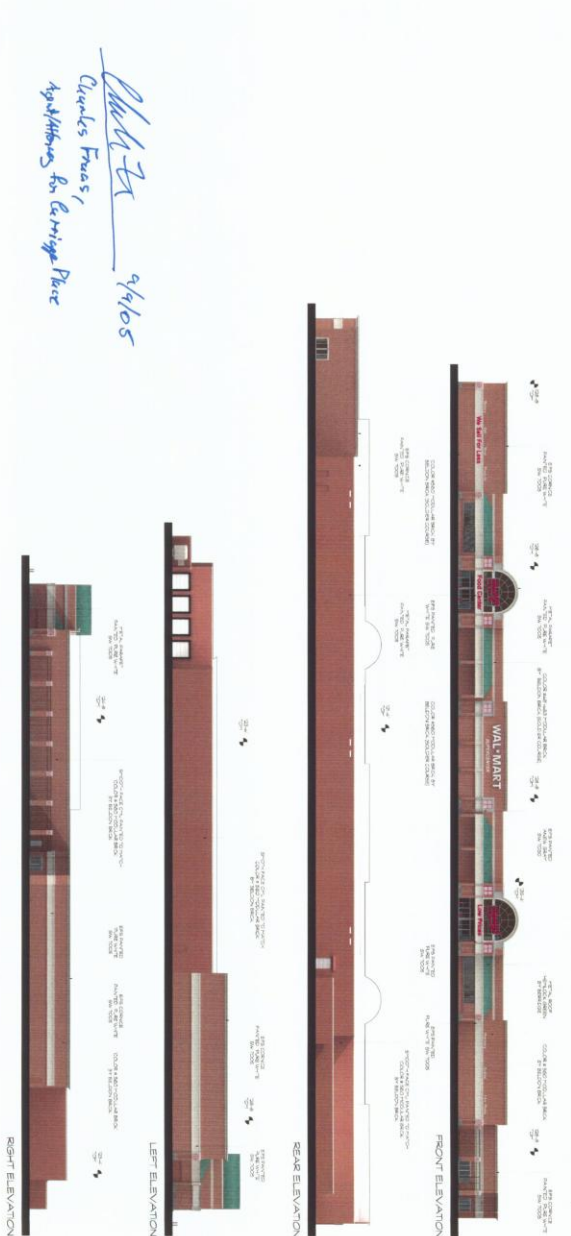
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DATE: 5-25-12

DATE: 5-25-12





Charles Frasci
9/14/05
 Approving for Change Price

Columbus, Ohio
 Store #3812

WAL*MART

Architectural & Engineering

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
MAY 10, 2012**

- 8. APPLICATION: Z12-018 (12335-00000-00161)**
Location: **2640 BETHEL ROAD (43201)**, being 1.21± acres located on the north side of Bethel Road, 600± feet west of Pickforde Drive (590-221747).
Existing Zoning: CPD, Commercial Planned Development District.
Request: CPD, Commercial Planned Development District.
Proposed Use: To increase the allowed square footage of an outlot from 7000 square feet to 7600 square feet.
Applicant(s): David Wilson; 3650 Kemper Road; Sharonville, Ohio 45241.
Property Owner(s): Carriage Place; 191 West Nationwide Boulevard; Suite 200; Columbus, Ohio 43215.
Planner: Dana Hitt, 645-2395; dahitt@columbus.gov

BACKGROUND:

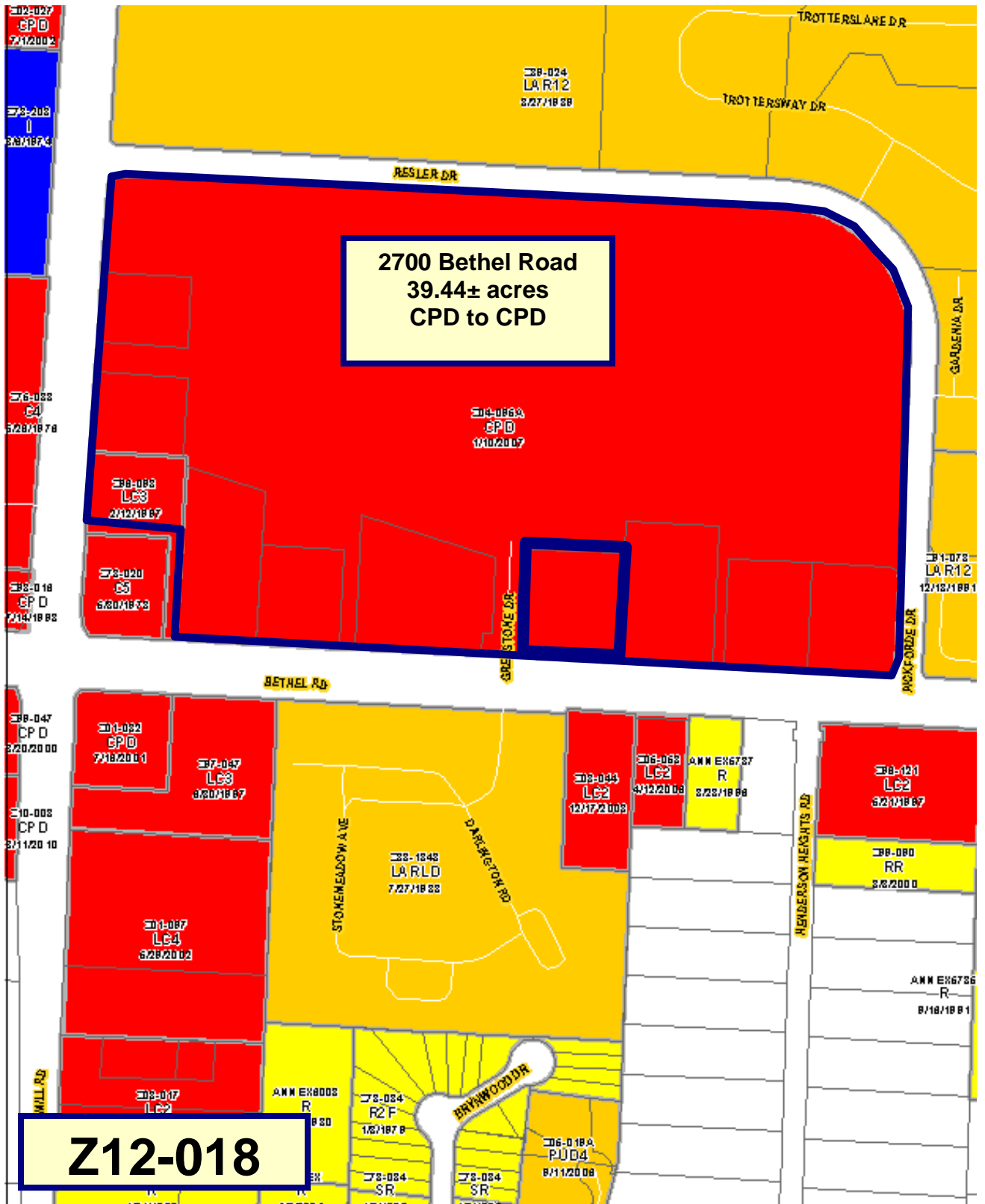
- o The 39.44± acre site is zoned in the CPD, Commercial Planned Development District and is developed with a shopping center. The applicant is requesting the CPD, Commercial Planned Development District to increase the allowed square footage of an out lot from 7000 square feet to 7600 to accommodate an auto service facility where a vacant restaurant now stands. The whole site must be rezoned to accommodate this change to the 1.21 acre out lot.
- o To the north and east across Resler Drive is a park and multi-family dwellings zoned in the L-AR-12, Limited Apartment Residential District. To the south across Bethel Road are multi-family dwelling units zoned in the L-ARLD, Limited Apartment Residential District, and an office zoned in the L-C-2, Limited Commercial District. To the west across Sawmill Road is a bowling alley and retail strip center zoned in the C-4, Commercial District as well as an electric substation in the I, Institutional District.
- o The site lies within the boundaries of the *Northwest Plan (2007)* but the *Plan* provides no specific recommendations.
- o The proposed increases the allowed square footage of the outlot as mentioned above, and grants a different parking variance in place of the existing parking variance. The parking variance that was granted in 2005 allowed 216 spaces less than was required at the time. Due to changes in the parking regulations in the Zoning Code, Carriage Place Center now has 742 more parking spaces than the Zoning Code now requires. However, as part of those changes in the Zoning Code, a maximum number of parking spaces was instituted. Due to those changes, Carriage Place now has 271 more parking spaces than would be allowed if this were to be built new. Given that this is an existing situation due to a change in the Zoning Code and that there is no new construction in the main shopping center, Staff

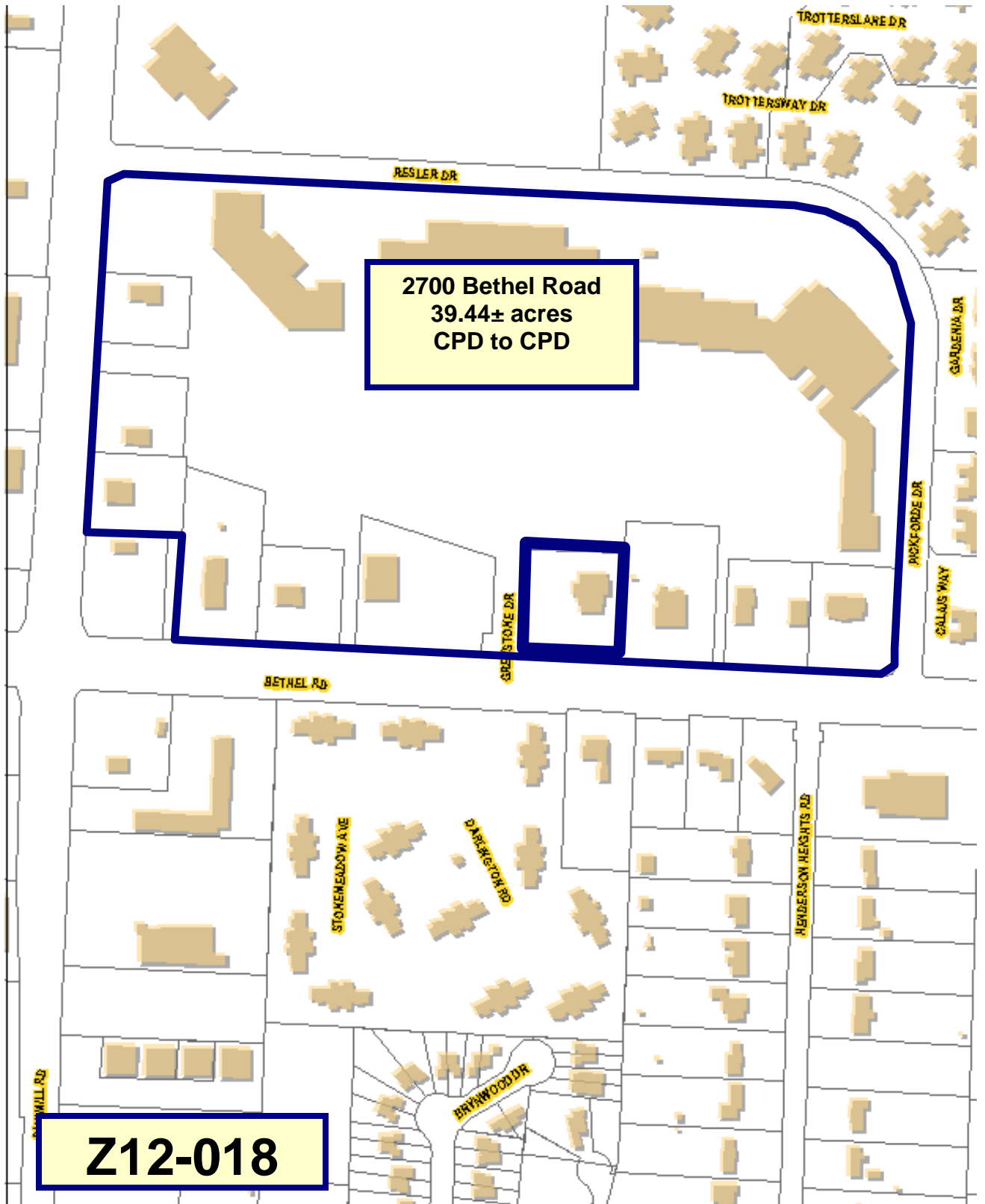
supports the revised parking variance. Additionally, the new text includes updated references and deletes limitations that are now unnecessary with the adoption of the new landscaping and parking lot landscaping regulations.

- o The *Columbus Thoroughfare Plan* identifies Sawmill and Bethel Roads as 4-2D arterials, each requiring a minimum of 60 feet of right-of-way from centerline.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The additional 600 square feet of commercial use in the out lots is compatible with surrounding uses, and zoning patterns of the area. Staff supports the revised parking variance to vary the maximum allowed parking because this is an existing situation due to a change in the Zoning Code and that there is no new construction in the main shopping center.







REZONING APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

DNA

STANDARDIZED RECOMMENDATION FORM

FOR USE BY: AREA COMMISSIONS / CIVIC ASSOCIATIONS / ACCORD PARTNERS

GROUP NAME Northwest Civic Association MEETING DATE May 2nd 2012

CASE NUMBER Z12-018 Case Type Council Variance Rezoning

ZONING ADDRESS 2700 Bethel Road APPLICANT Tire Discounters

PERSON[S] REPRESENTING APPLICANT AT MEETING Aaron Heydinger

CONDITIONS REQUESTED BY GROUP (Add continuation sheet if needed)

Area Commission see note at the bottom.

	Applicant Response	
	Yes	No
1. _____	<input type="checkbox"/>	<input type="checkbox"/>
2. _____	<input type="checkbox"/>	<input type="checkbox"/>
3. _____	<input type="checkbox"/>	<input type="checkbox"/>
4. _____	<input type="checkbox"/>	<input type="checkbox"/>
5. _____	<input type="checkbox"/>	<input type="checkbox"/>
6. _____	<input type="checkbox"/>	<input type="checkbox"/>
7. _____	<input type="checkbox"/>	<input type="checkbox"/>
8. _____	<input type="checkbox"/>	<input type="checkbox"/>

Recommendations

Approval Disapproval Conditional approval (list conditions and applicant response above)

Explain the basis for the Approval, Disapproval or Conditional Approval below (Add continuation sheet if needed.)

Recommending Commission / Association / Accord Partner Vote: For 7 Against 0

Signature / Title of Authorized Representative *Doreen Lusho, Zoning Chair*

Daytime Phone Number 985-1150

NOTE TO AREA COMMISSIONS: Ordinances sent Council will contain only recommendations for "Approval" or "Disapproval". Recommendations for "Conditional Approval" will be treated as "Disapproval". If, at the time the ordinance is sent to Council, any condition that has checked "No" on the *Standardized Recommendation Form* has not been resolved as documented in writing by the recommending body or party.

PLEASE NOTE: incomplete information will result in the rejection of this submittal.
For all questions regarding this form and fees please call: 614-645-4522
Please make all checks payable to the Columbus City Treasurer

12 MAY 7 PM 2:20



REZONING APPLICATION

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PROJECT DISCLOSURE STATEMENT

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.

APPLICATION # Z12-018

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Aaron Heydinger
of (COMPLETE ADDRESS) 422 Beecher Road, Gahanna, OH 43230
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
- Business or individual's address
- Address of corporate headquarters
- City, State, Zip
- Number of Columbus based employees
- Contact name and number

1. Carriage Place 191 W. Nationwide Blvd, Suite 200 Columbus, OH 43214 Charlie Fraas - (614) 221 - 4454	2. Tire Discounters 3650 Kemper Road Sharonville, OH 45241 David Wilson - (513) 247 - 2770
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Aaron Heydinger

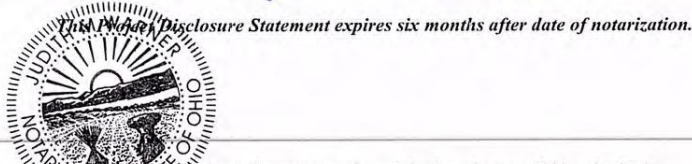
Subscribed to me in my presence and before me this 28th day of March, in the year 2012

SIGNATURE OF NOTARY PUBLIC

Judith M. Warner

My Commission Expires:

2-9-16



Notary Seal Here

PLEASE NOTE: Incomplete information will result in the rejection of this submittal.
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