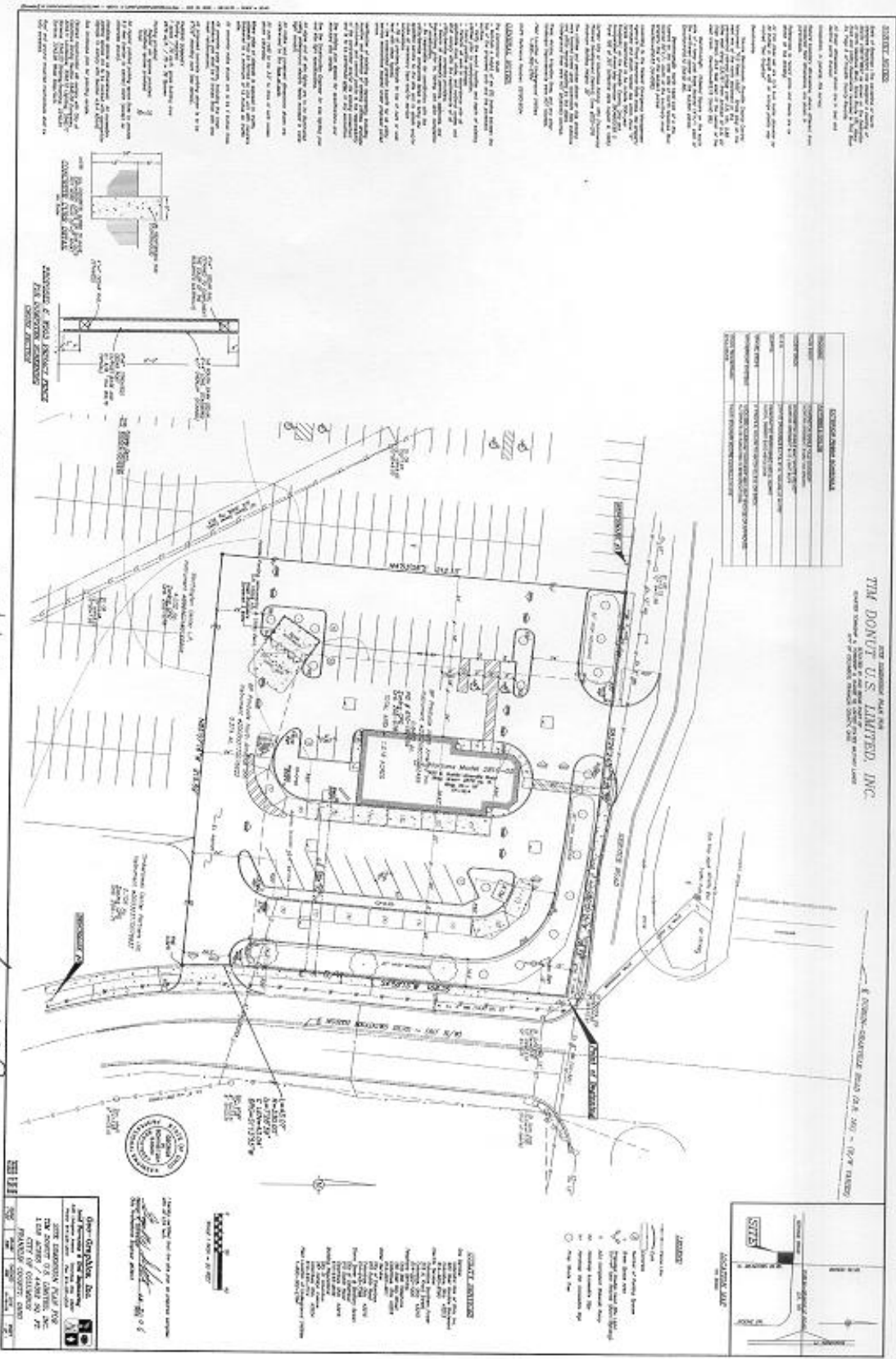


206-046 Final Received 9/1/06
by Harrison Fump

Frisk E. Brown
City for Tim Hartman
9/1/06



CPD Plan

Z06-046

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
AUGUST 10, 2006**

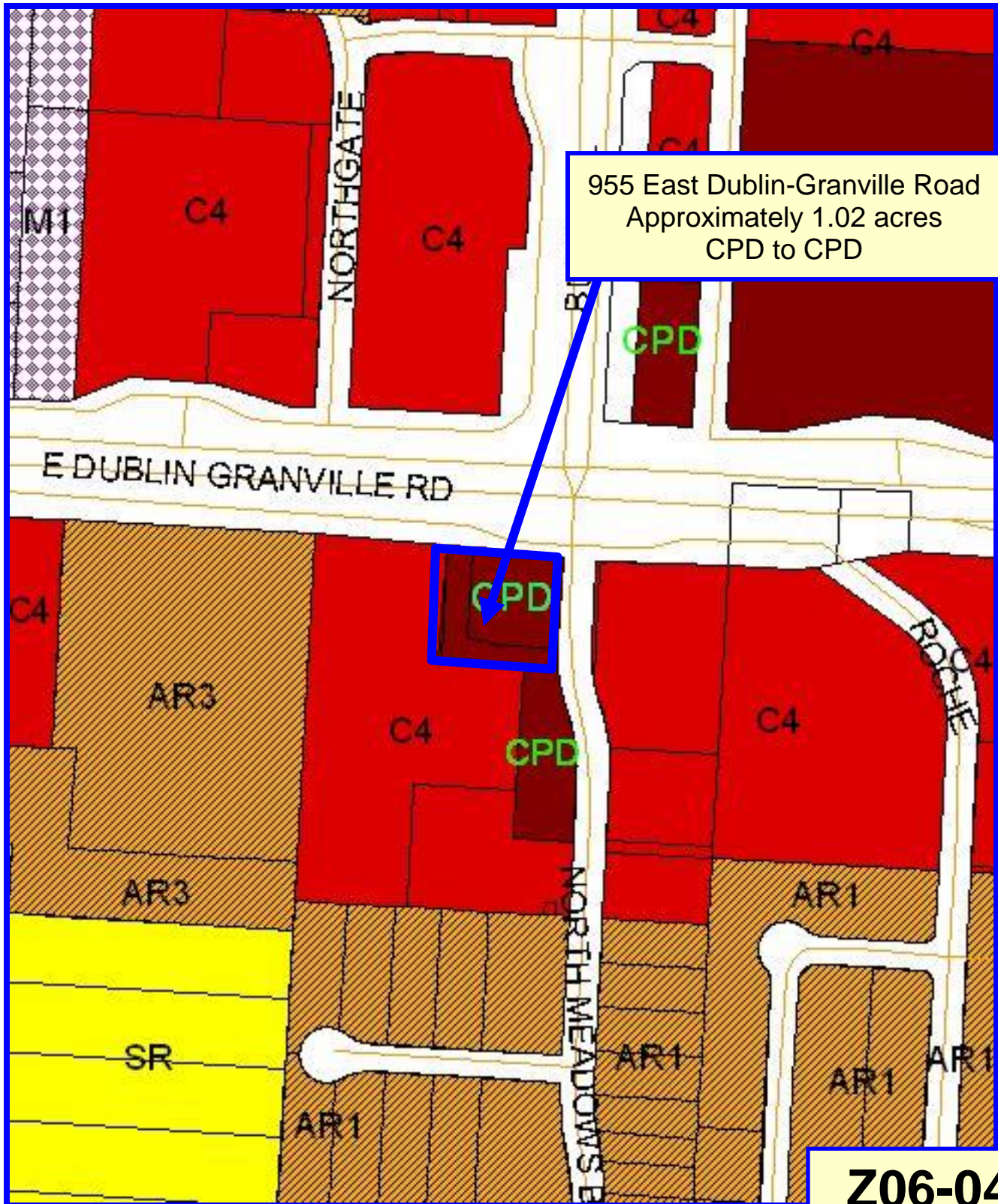
- 3. APPLICATION: Z06-046**
Location: 955 EAST DUBLIN-GRANVILLE ROAD (43229), being 1.02± acres located at the southwest corner of East Dublin-Granville Road and North Meadows Boulevard (010-109408).
Existing Zoning: CPD, Commercial Planned Development District.
Request: CPD, Commercial Planned Development District.
Proposed Use: Restaurant with drive-thru.
Applicant(s): Tim Hortons; c/o Kristin Rosan, Atty.; Madison & Rosan LLP; 1031 East Broad Street; Columbus, OH 43205.
Property Owner(s): BP Products of North America, Inc.; c/o Richard Brahm, Atty.; Plank & Brahm; 145 East Rich Street; Columbus, OH 43215.
Planner: Shannon Pine, 645-2208, spine@columbus.gov

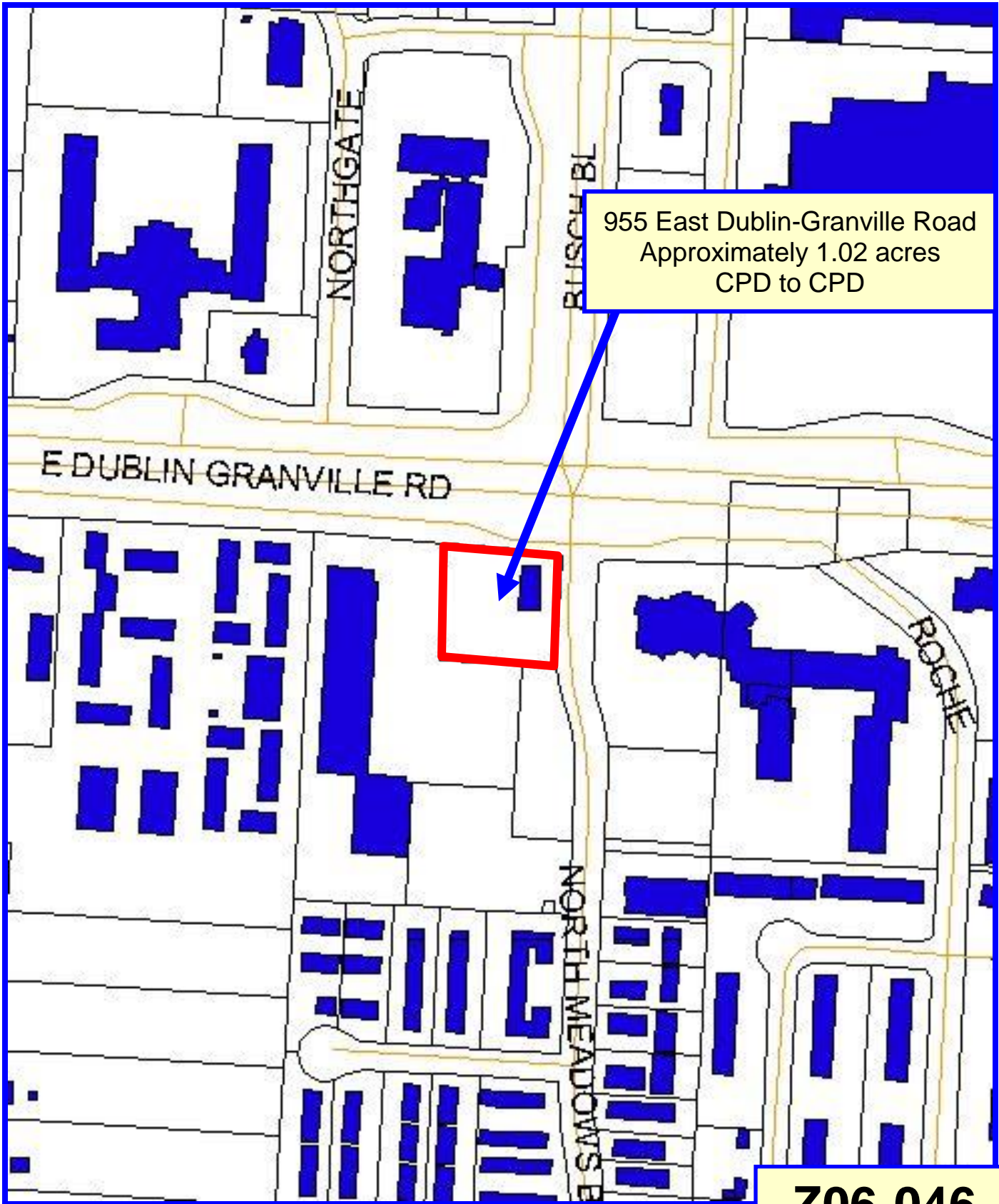
BACKGROUND:

- o The site is undeveloped and was rezoned to the CPD, Commercial Planned Development District in 2003 for a convenience store and fuel sales facility. The applicant requests the CPD, Commercial Planned Development District for the development of a restaurant with a drive-thru, and a drive-up ATM machine.
- o To the north across S.R. 161 are a hotel and restaurants in the C-4, Commercial District, and a grocery store with separate gas sales zoned in the CPD, Commercial Planned Development District. To the east across North Meadows Boulevard is a retail pharmacy in the C-4, Commercial District. To the south and west is a retail strip center in the C-4, Commercial District.
- o The site is located within the planning area of *The Northland Plan Volume I* (2001); however, the plan does not provide specific land use recommendations for this location.
- o The CPD text includes use restrictions and applicable *Northland Development Standards* that address building and parking setbacks, sidewalks, mechanical screening, landscaping, and lighting. A variance for four required parking spaces is included in the request.
- o The *Columbus Thoroughfare Plan* identifies East Dublin-Granville Road as a 6-2DS arterial requiring a minimum of 110 feet of right-of-way from centerline.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The applicant requests the CPD, Commercial Planned Development District for the development of a restaurant with a drive-thru, and a drive-up ATM machine. The CPD text includes appropriate use restrictions and development standards for the proposal to be consistent with established development patterns in the area.





955 East Dublin-Granville Road
Approximately 1.02 acres
CPD to CPD

Z06-046

**NORTHLAND
COMMUNITY
COUNCIL
DEVELOPMENT COMMITTEE**

Fax

To: Kristin E. Rosan	From: Jeff Murray
Fax: 614-228-5601	Pages: 1
Phone: 614-228-5600	Date: 6/30/06
Z06-046	
Re: 955 E. Dublin-Granville Rd.	Email: krosan@madisonrosan.com

Dear Kristin

Our committee voted to support this application with the following conditions:

1. Provide a list of building materials acceptable to our committee.
2. Change site plan to allow headlight screening for parking at NW corner of site or remove these parking spaces.
3. Limit to one pole sign.
4. Add the following as prohibited uses: Bars, Cabarets, and Nightclubs; Building Material and Suppliers Dealers; Check Cashing and Loans; Outdoor Power Equipment Store; Pawn Brokers; Tattoo and Piercing business

If you have any questions please contact me at:

Work, 614-882-8558

Fax, 614-818-4399

Email, jeffmurray@wideopenwest.com.

Best regards,

Jeff S. Murray
Chairperson, Development Committee
Northland Community Council

City of Columbus | Department of Development | Building Services Division | 757 Carolyn Avenue, Columbus, Ohio 43224

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.

STATE OF OHIO
COUNTY OF FRANKLIN

APPLICATION # 206-046

Being first duly cautioned and sworn (NAME) Kristin E. Rosan
of (COMPLETE ADDRESS) 454 East Main Street, Suite 200, Columbus 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
- Business or individual's address
- Address of corporate headquarters
- City, State, Zip
- Number of Columbus based employees
- Contact name and number

If applicable, check here if listing additional parties on a separate page (REQUIRED)

1. Tim Hortons Attn: Jeff Baldwin 4150 Tuller Road, Suite 236 Dublin, Ohio 43017 791-4210	2.
3.	4.

SIGNATURE OF AFFIANT

Kristin E. Rosan

Subscribed to me in my presence and before me this 30th day of May, in the year 2006

SIGNATURE OF NOTARY PUBLIC

Leslie A. Schutte

My Commission Expires:

8-21-06

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



LESLIE A. SCHUTTE
Notary Public, State of Ohio
My Commission Expires

8-21-06