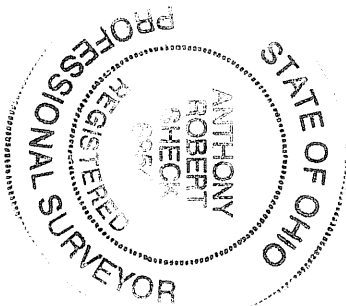


ASSUMPTIONS USED:  
 1/8" = ONE FOOT  
 1/8" = ONE FOOT

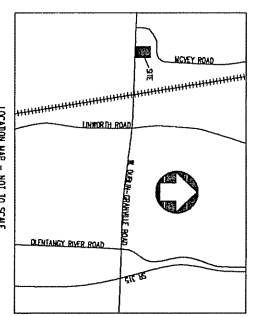
NOTE:  
 BEARINGS AND DISTANCES ARE BASED ON PLAT BOOK 21, PAGE 31

Z12-049 Final Received 11/14/12

Small text at bottom left: The undersigned has the honor to acknowledge the receipt of the original copies of the Survey and Plat Book No. 21, Page 31, and to certify that the same are correct and true to the original copies of the Survey and Plat Book No. 21, Page 31, and to certify that the same are correct and true to the original copies of the Survey and Plat Book No. 21, Page 31.



Handwritten signature and date: 11/14/12



**SANDS DECKER CPS**  
 ENGINEERS & SURVEYORS  
 11 WEST MAIN ST  
 PO BOX 188  
 LOGAN OH 43138  
 740-355-2140  
 1499 Old Henderson Rd  
 Columbus, OH 43230  
 Fax: 614-449-6987  
 Toll Free: 866-271-6600  
 597 MAIN STREET, SUITE 205  
 ZANESVILLE OH 43701  
 740-350-1440

**Ohio Utilities Projection Service**  
 1-800-362-2784  
 604 EAST WASHINGTON STREET, SUITE 200  
 COLUMBUS, OH 43260

**GRAPHIC SCALE**  
 1" = 10'  
 NORTH

**WILLIAM R ALSNAUER & KAREN E. ALSMUS-ALSNAUER, TRUSTEES**  
 2500 WEST DUBLIN-GRANVILLE RD  
 COLUMBUS, OH  
 LOT 5 OF BROOKSIDE ESTATES PLAT NO. 3 AMENDED.  
 PLAT BOOK 23 PG. 31  
 PARCEL NO. 213-000485-00

11-11-12 CPS SITE PLAN  
 CPS SITE PLAN (EXISTING CONDITIONS)  
 1 OF 1  
 5095 PROJECT NO. 2609

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
NOVEMBER 8, 2012**

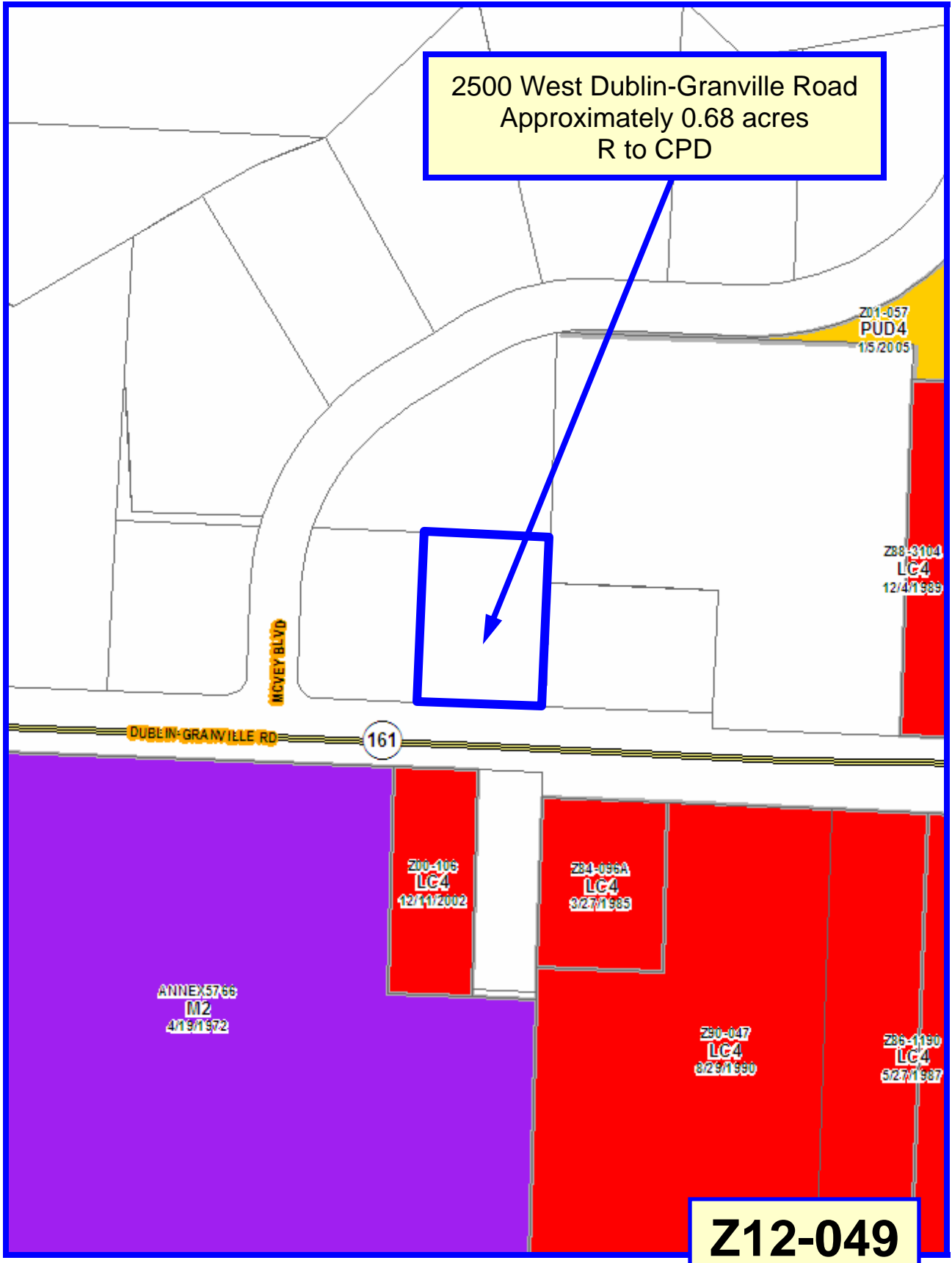
- 3. APPLICATION: Z12-049 (12335-00000-00508)**  
**Location:** 2500 WEST DUBLIN-GRANVILLE ROAD (43235), being 0.68± acres located on the north side of West Dublin-Granville Road, 140± feet east of McVey Boulevard (213-000485).  
**Existing Zoning:** R, Rural District (pending annexation).  
**Request:** CPD, Commercial Planned Development.  
**Proposed Use:** Commercial development.  
**Applicant(s):** William R. Alsnauser and Karen Asmus-Alsnauser, Trustees; c/o Laura MacGregor Comek, Atty.; 500 South Front Street, 12<sup>th</sup> Floor; Columbus, Ohio 43215.  
**Property Owner(s):** The Applicant.  
**Planner:** Shannon Pine, 645-2208, [spine@columbus.gov](mailto:spine@columbus.gov)

**BACKGROUND:**

- The 0.68± acre site is developed with an insurance office and two cell towers, and is pending annexation from Perry Township. The applicant requests the CPD, Commercial Planned Development District for a commercial district that is comparable to the township's Suburban Office designation.
- To the north, east, and west are single-unit dwellings, all in Perry Township. To the south across West Dublin-Granville Road are offices in the L-C-4, Limited Commercial District and in Perry Township.
- The site is located within the boundaries of *The Northwest Plan (2007)*, which identifies agriculture, pedestrian-oriented retail, research park, small-scale town center, small office, transit-oriented, and single-unit dwellings as the desired uses along SR 161 between Sawmill Road and SR 315.
- The CPD text commits to a site plan and includes use restrictions and setbacks. Variances to conform existing reduced setbacks are included in the request, and are not applicable upon redevelopment of the site.
- The *Columbus Thoroughfare Plan* identifies West Dublin-Granville Road as a 4-2D arterial requiring a minimum of 60 feet of right-of-way from centerline.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval.

The requested CPD, Commercial Planned Development District will conform an existing office site that was developed prior to annexation from Perry Township. The requested variances are only applicable to the current development. The request is consistent with the land use recommendations of *The Northwest Plan*, and the established zoning and development patterns of the area.



## LAND USE

The pattern and character of land use along SR 161 impacts the quality of the roadway. SR 161 presents the greatest opportunity for land use change as compared to the rest of the Northwest area.

The current land use pattern along SR 161 from Sawmill Road to SR 315 consists of:

- ◆ Large regional retail uses from Sawmill Road to Federated Boulevard.
- ◆ Multi-family development located on the north side of SR 161 just east of Federated Boulevard, including senior housing.
- ◆ Single family development located on the north side of SR 161 just east of the multi-family development.
- ◆ Private golf course/open space.
- ◆ The Ohio State University Airport and other University and state-owned land along the south side of the road, which is principally undeveloped at this time.
- ◆ Religious uses, mainly on the north side of the road.
- ◆ Scattered office and service-oriented businesses on both sides of the road.
- ◆ Small retail, restaurants and gasoline stations located near the Linworth Road intersection - a remnant of a historic crossroads community.
- ◆ Multi-family and single-family developed within the city of Worthington east of Linworth Road.

The Advisory Committee participated in the visual preference survey. The purpose of the survey was to rank the group's visual preferences of a variety of land use types. The results are as follows:

- ◆ Land uses that received a positive group score:
  - Agriculture
  - Pedestrian-oriented retail
  - Low-density single family
  - Medium-density single family
  - Research park
  - Small scale town center
  - Small office
  - Transit-oriented development
- ◆ Land uses that received the lowest group scores:
  - Industry
  - High-density mixed use
  - Airport hanger
  - Large retail
  - High-density single family

This land use information was also presented at the public open house. Attendees were asked to vote on the land uses that received a positive score from the Advisory Committee. The top three land uses were:

- Research Park
- Small-scale town center/pedestrian-oriented retail
- Low-density single family

Both the Advisory Committee and the public open house attendees also indicated a strong preference for public open space to be created near the SR 161 corridor.



2500 West Dublin-Granville Road  
Approximately 0.68 acres  
R to CPD



**Z12-049**

September 1, 2012

Ms. Laura Comek, Esquire  
Crabbe, Brown, and James  
500 S. Front Street Suite 1200  
Columbus, Ohio 43215

Ms. Comek,

We were pleased to meet with you at our August 29 meeting to discuss your application concerning rezoning of the property at 2500 West Dublin Granville Road in Columbus, Ohio. After discussion, the Far Northwest Coalition voted unanimously to support your rezoning as written. We feel that the associated limitation text suitably addresses any potential concerns and captures the intent to continue to use the property as it currently stands. Please let me know if you have any further questions for FNWC.

Respectfully,

John Murley

President, Far Northwest Coalition





# REZONING APPLICATION

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

## 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 # 212-049

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Laura MacGregor Comek, Esq.  
of (COMPLETE ADDRESS) 500 S. Front Street, Suite 1200, Columbus, OH 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

1. Business: William R. Alsnauer, State Farm Insurance, Land Owners: Karen Asmus-Alsnauer, Trustee William R. Alsnauer, Trustee 2500 W. Dublin Granville Road Columbus, OH 43235 #Employees upon annexation: 6	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 29th day of August, in the year 2012

SIGNATURE OF NOTARY PUBLIC

*[Handwritten Signature]*  
*[Handwritten Signature: Carol A. Stewart]*

My Commission Expires:

**CAROL A. STEWART**  
NOTARY PUBLIC, STATE OF OHIO  
MY COMMISSION EXPIRES 06/28/2014

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



**PLEASE NOTE:** incomplete information will result in the rejection of this submittal.  
Applications must be submitted by appointment. Call 614-645-4522 to schedule.  
**Please make all checks payable to the Columbus City Treasurer**