

SITE DATA:
 ADDRESS: 5420 Hamilton Road, Columbus, OH 43230
 PID: 220-00003, 220-00173 (pending annexation)
 AREA: 1.0 +/- AC
 SUB-DISTRICT: H-45
 PROPOSED ZONING: R, Retail (pending annexation)
 HEIGHT DISTRICT: CPD, Commercial planned development
 PROPOSED USE: H-45
 SUB-DISTRICT: CPD, Commercial planned development
 NOTES: 1) Retail (incl. OR 2) Retail, restaurant, office (C-4 uses)
 2) Retail (restaurant, office (C-4 uses))

BUILDING AND SITE PARKING DATA:
 TOTAL BUILDING AREA, SUB SECTION 'B': 22,250 SF
 COMMERCIAL USES: RETAIL, RESTAURANT & OFFICE
 TOTAL SPACES PROVIDED: 114 (SPACES @ HANDICAPPED)

Final site Plan Rec'd
 7/2/15

Copyright © 2014 Harper Architectural Studio

<p>SP-1</p> <p>DATE: 7/2/2015</p> <p>BY: [Signature]</p>	<p>Harper Architectural Studio</p> <p>Harper Architects, LLC</p> <p>105A Commerce Park Westerville, Ohio 43081 Tel: (614) 895-2050 Fax: (614) 895-2054</p>	<p>CPD PLAN</p> <p>5420 North Hamilton Road</p>	<table border="1"> <thead> <tr> <th>DATE</th> <th>INT.</th> <th>REVISIONS</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	DATE	INT.	REVISIONS												
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**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JUNE 11, 2015**

- 3. APPLICATION: Z15-017**
- Location:** **5420 HAMILTON ROAD (43230)**, being 3.55± acres located on the east side of North Hamilton Road, 760± feet north of Thompson Road (220-000605 and 220-000173; Northland Community Council).
- Existing Zoning:** R, Rural District (annexation pending).
- Request:** CPD, Commercial Planned Development District.
- Proposed Use:** Commercial development.
- Applicant(s):** The Stonhenge Company; c/o Dave Perry, Agent; David Perry Company, Inc.; 145 East Rich Street, 3rd Floor; Columbus, OH 43215; and Donald Plank, Atty.; Plank Law Firm; 145 East Rich Street, 3rd Floor; Columbus, OH 43215.
- Property Owner(s):** Norma F. Connett; c/o Bob Monahan; NAI Ohio Equities; 5420 North Hamilton Road; Columbus, OH 43230.
- Planner:** Eliza Thrush, 645-1341, ecthrush@columbus.gov

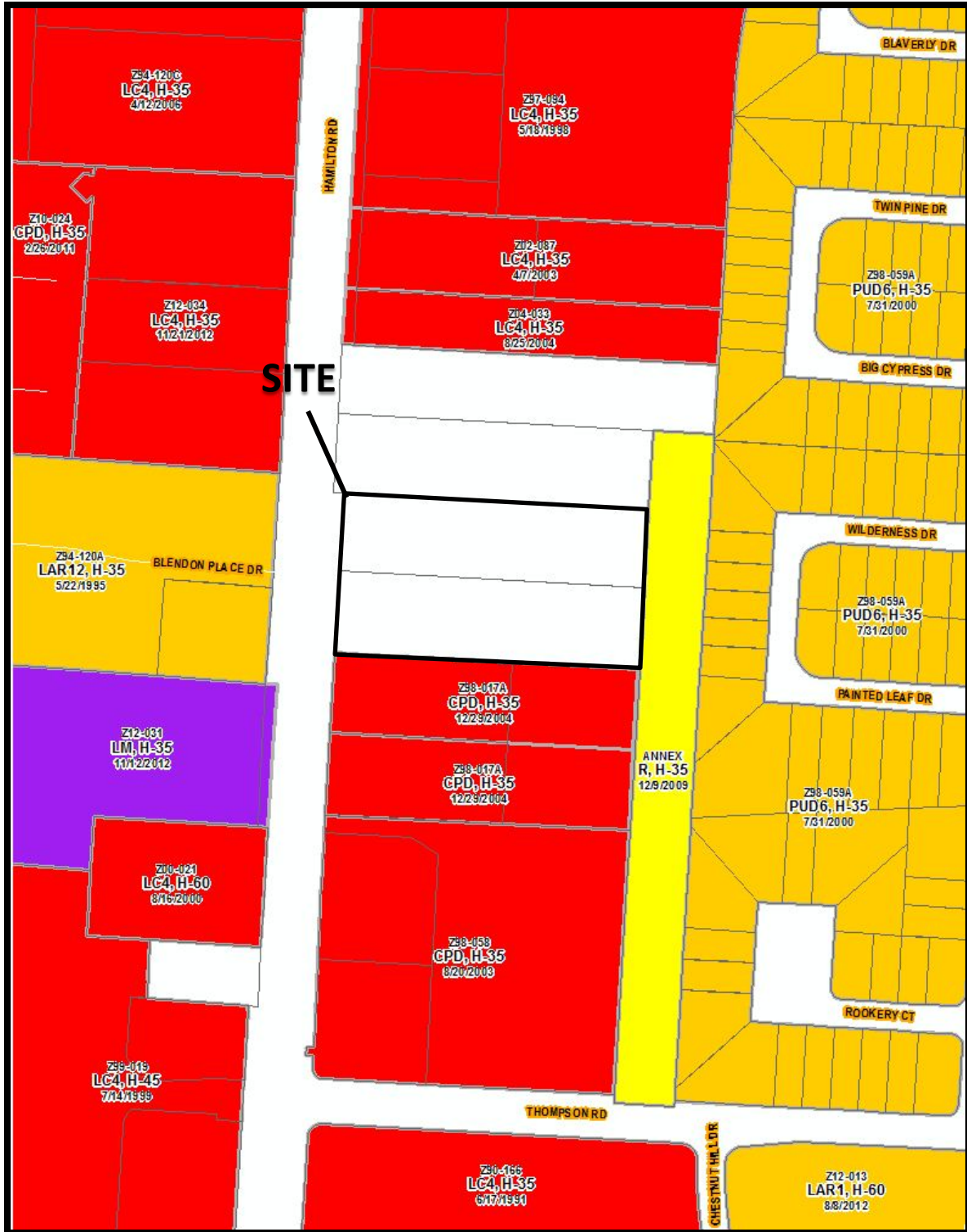
BACKGROUND:

- The site is developed with a single unit dwelling, and pending annexation, will be zoned R, Rural District. The applicant proposes the CPD, Commercial Planned Development District in order to develop two commercial strip centers and a retail fuel sales facility.
- To the north and east are single-unit dwellings in the township and in the R, Rural District, respectively. To the south is commercial development in the CPD, Commercial Planned Development District. To the west is industrial development in the L-M, Limited Manufacturing District and multi-unit residential development in the L-AR-12, Limited Apartment Residential District.
- The site falls within the boundaries of the *Northland Plan – Volume II (2002)*, which does not contain a specific land use recommendation for the site, but does recommend that existing land use and zoning patterns be taken into consideration when decisions are made regarding zoning changes.
- The site is located within the boundaries of the Northland Community Council, whose recommendation is for approval.
- The CPD text proposes limited C-4 uses and a retail fuel station for two subareas; Subarea A for retail fuel sales (1.0± acres) and Subarea B for retail, office, and restaurant uses (2.55± acres). The CPD text also includes use restrictions, setback and access commitments, street tree and landscaping details, limits on outdoor retail display, fuel canopy height, and building materials. Requested variances anticipated in regards to the planned lot split include drive aisle width, driveway, maneuvering, and minimum number of required parking spaces. The applicant also requests to vary the requirement for a loading space.

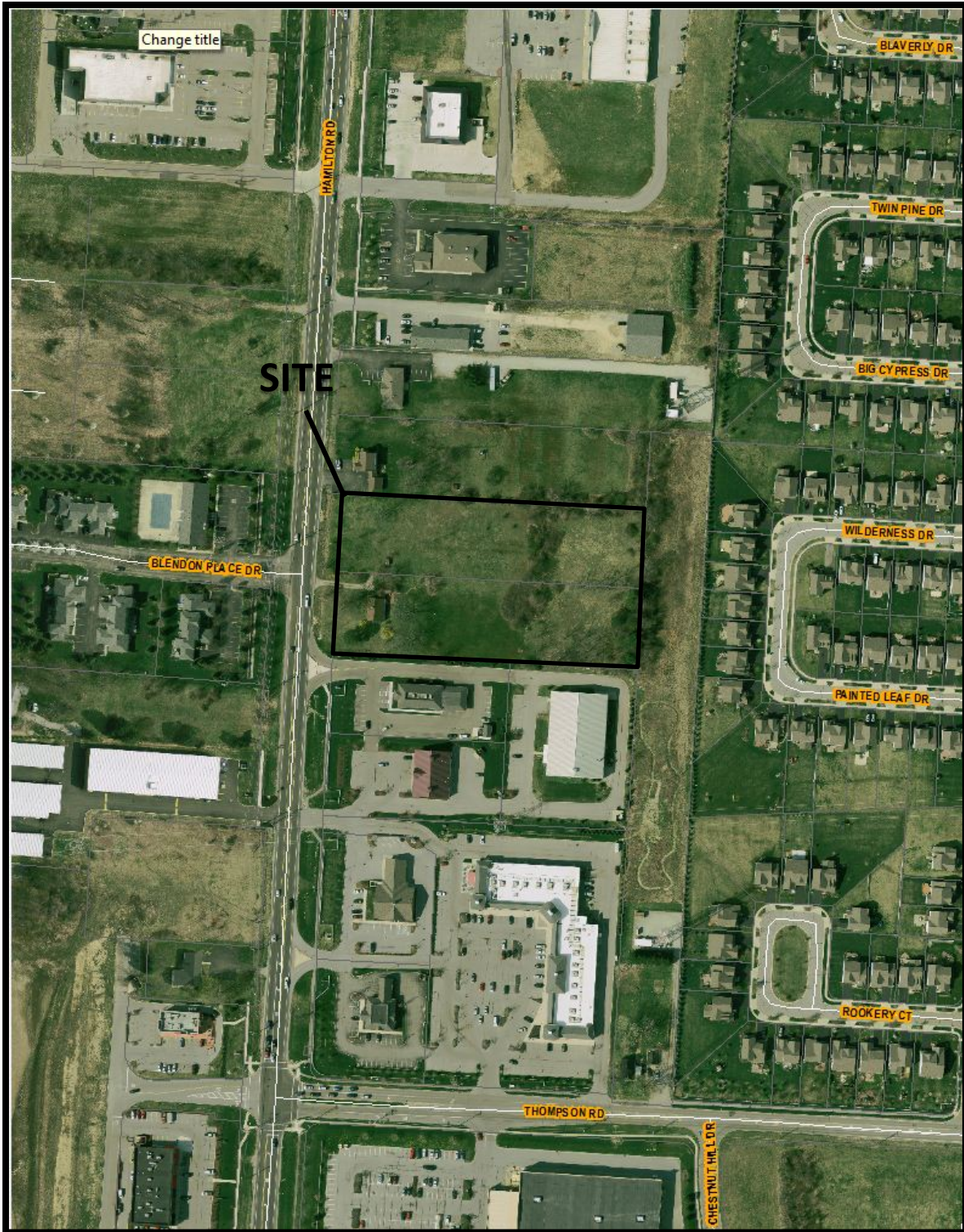
- The *Columbus Thoroughfare Plan* identifies North Hamilton Road as a 4-2 arterial requiring a minimum of 100 feet of right-of-way from centerline.

CITY DEPARTMENTS' RECOMMENDATION: Approval

The requested CPD, Commercial Planned Development District would allow for commercial development of retail fuel sales in conjunction with two commercial strip centers. Staff supports the proposal as the east retail center will buffer the fuel sales facility from the residential uses to the east, and because appropriate use restrictions and development limitations are set forth in the CPD text. The CPD text also commits to a site plan. The proposed development is consistent with existing land use and zoning patterns, considering the site's location along a major commercial corridor.



Z15-017
5420 Hamilton Road
Approximately 3.55 acres
R (pending) to CPD



Z15-017
5420 Hamilton Road
Approximately 3.55 acres
R (pending) to CPD



Northland Community Council
Development Committee

Report

April 29, 2015 6:30 PM
Franklin County Job and Family Services
(Use south entrance)
1721 Northland Park Avenue (43229)

Meeting Called to Order: 6:35 pm by chair Dave Paul

Members represented:

Voting: (14): Albany Park (APHA), Blendon Chase (BCCA), Clinton Estates (CECA), Cooperwoods (CWCA), Forest Park (FPCA), Friendship Village (FVRA), Karmel-Woodward Park (KWPCA), Maize-Morse Tri-Area (MMTACA), Northland Alliance (NA), Northland Area Business Association (NABA), Preston Commons (PCHA), Rolling Ridge (RRSHA), Salem (SCA), Sharon Woods (SWCA).

-
- Case #1:** Application Z15-015 (Rezoning of 3.294 AC± from R-Rural post-annexation/I-Institutional to CPD for expansion of existing library facility)
Sarah Richardson/MKSK *representing*
Board of Trustees of the Columbus Metropolitan Library
(Northern Lights branch) 4093 Cleveland Ave, 43224 (PID 010-218850/130-008953/130-001592/130-003907)
- *The Committee approved 14-0 a motion (by CECA, second by FPCA) to*
RECOMMEND APPROVAL WITH ONE (1) CONDITION:
 - That paragraph 2, "PERMITTED USES," of the zoning text be revised to allow only those uses permitted in I (Institutional) and/or C-2 (Office Commercial) districts in the event the building is no longer used as a library.
-

- Case #2:** Application Z04-089A (Amend existing CPD text to permit enclosure of an open service area as an addition at the SW corner of existing structure)
Kyle Stroh/Metz Bailey *representing*
Iron Pony Motorsports Group, Inc.
5436 Westerville Rd, 43081 (PID 600-180069)
- *The Committee approved 14-0 a motion (by SCA, second by APHA) to*
RECOMMEND APPROVAL WITH ONE (1) CONDITION:
 - That the final sentence of section IV, "CPD REQUIREMENTS," paragraph H, "Emissions," calling for the property to be maintained in accordance with the site plan supplied as Exhibit A, be promoted to a new paragraph designated "I."
-

Continued next page

Case #3: Application Z15-007 (Rezoning 4.52 AC± from C3 and CPD (Z74-008) to L-C-4 to permit additional uses in existing strip center)
Jack Reynolds/Smith & Hale *representing*
Plaza Properties
(Beechcroft Center) 1989 E Dublin Granville Rd, 43229 (PID 010-143770/010-117399)

- *The Committee suggested, and the applicant agreed, that this case be presented as a **LOOK SEE** and that the Committee not develop a formal recommendation at this time. We appreciated the opportunity to learn about and offer suggestions concerning the application, and will welcome a future presentation for formal consideration by the Committee.*

Case #4: Application GC15-09 (Graphics Plan for new Value Place hotel)
Jeff Brown/Smith & Hale *representing*
Buckeye Hospitality Easton LLC
4202 Transit Dr, 43230 (PID 600-150027)

- *The Committee approved 14-0 a motion (by KWPCA, second by NABA) to **RECOMMEND APPROVAL** of the application.*

Case #5: Application Z15-017 (Rezoning 3.55 AC± R-Rural post-annexation to CPD for retail fuel and commercial uses)
Dave Perry/David Perry Company *representing*
Stonehenge Companies
(Vacant lot) 5420 Hamilton Rd, 43230 (PID 220-000605/220-000173)

- *The Committee approved 13-1 a motion (by KWPCA, second by CWCA) to **RECOMMEND APPROVAL WITH TWO (2) CONDITIONS:***
 - That section 2, "PERMITTED USES," of the zoning text be amended to prohibit the following uses otherwise permitted in a C-4 district: Amusement Arcade; Animal Shelter; Cabarets and Nightclubs; Check Cashing and Loans; Halfway House; Missions/Temporary Shelters; Pawn Brokers.
 - That section 3, "DEVELOPMENT STANDARDS," paragraph I, "Miscellaneous commitments," of the zoning text be amended to strike the phrase "Development of Sub-Area A, if developed with a retail gasoline station" and replace it with "Development of the site, including of Sub-Area A if developed with a retail gasoline station" *or words having similar effect* which commit the applicant to develop the entire CPD district, rather than Sub-Area A (only), in accordance with the provided site plan.

Executive Session

9:05 pm

Meeting Adjourned

10:10 pm



DEPARTMENT OF BUILDING AND ZONING SERVICES

REZONING APPLICATION

Department of Building & Zoning Services

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224-3218

Phone: 614-645-7433 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 # 215-017

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Donald Plank
of (COMPLETE ADDRESS) Plank Law Firm, 145 E. Rich Street, FL 3, 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

Table with 2 columns and 2 rows containing party information: 1. Norma F. Connett, 2. The Stonehenge Company, 3. Agent, 4. (empty)

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT: Donald Plank

Subscribed to me in my presence and before me this 30th day of March, in the year 2015

SIGNATURE OF NOTARY PUBLIC: Barbara A. Painter

My Commission Expires: AUGUST 3, 2015



This Project Disclosure Statement expires six months after date of notarization.
BARBARA A. PAINTER
Notary Public, State of Ohio
My Commission Expires AUGUST 3, 2015

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