

### ELEVATION KEYED NOTES

chadha + associates

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200 WEST MONROE STREET SUITE 200 CHICAGO ILLINOIS 60606  
7312 322 2002 | [www.rensearchclock.com](http://www.rensearchclock.com) | 7312 322 1

CG BUCHALTER, LLP  
361 SUMMIT BLVD., SUITE 1100  
BIRMINGHAM, AL 35243

#### WELCOME STORY

**NEW ONE STORY  
RETAIL BUILDING**

EXTERIOR ELEVATIONS		
NO.	DESCRIPTION	DATE
1.	EXTERIOR APPROXIMATE, WESTWEST	09/12/2011
2.	EXTERIOR APPROXIMATE, NORTHEAST	09/12/2011
3.	EXTERIOR APPROXIMATE, SOUTHEAST	09/12/2011
4.	EXTERIOR APPROXIMATE, NORTHWEST	09/12/2011
5.	EXTERIOR APPROXIMATE, SOUTHWEST	09/12/2011

Grade 8 Math  
A2

**STAFF REPORT**  
**DEVELOPMENT COMMISSION**  
**ZONING MEETING**  
**CITY OF COLUMBUS, OHIO**  
**MAY 12, 2016**

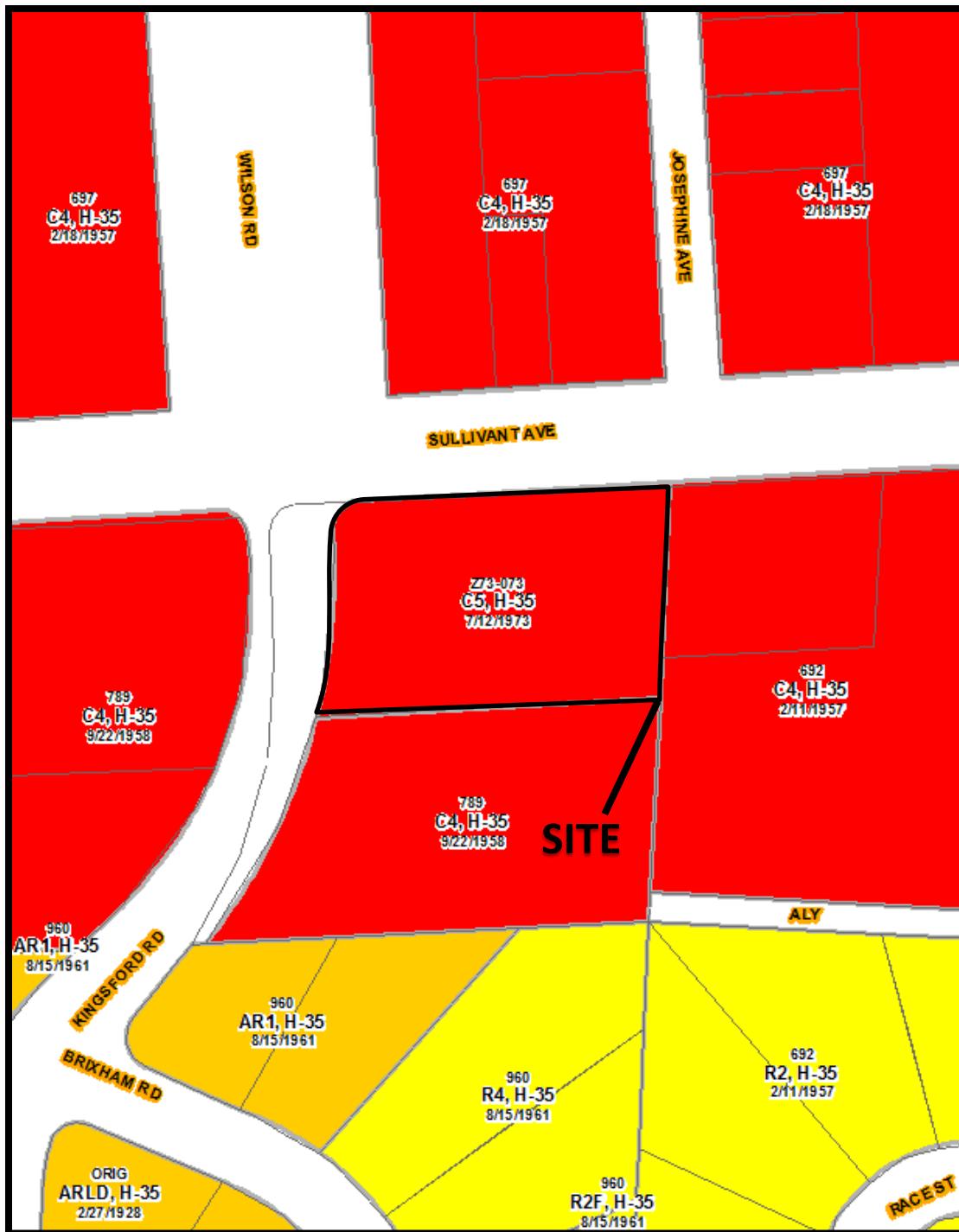
<b>5. APPLICATION:</b>	<b>Z16-012</b>
<b>Location:</b>	<b>3561 SULLIVANT AVENUE (43204)</b> , being 0.79± acres located at the southeast corner of Sullivant Avenue and Kingsford Road (010-013786; Greater Hilltop Area Commission).
<b>Existing Zoning:</b>	C-5, Commercial District.
<b>Request:</b>	CPD, Commercial Planned Development District.
<b>Proposed Use:</b>	General retail.
<b>Applicant(s):</b>	Mark Bush, Capital Growth – Buchalter; c/o Travis Munn, Hurley & Stewart LLC; 2800 South 11 <sup>th</sup> Street; Kalamazoo, MI 49009.
<b>Property Owner(s):</b>	James D. Haenszel; 5727 Granada Avenue; Galloway, OH 43119.
<b>Planner:</b>	James Burdin; 614-645-1341; <a href="mailto:jeburdin@columbus.gov">jeburdin@columbus.gov</a> Shannon Pine; 614-645-2208; <a href="mailto:spine@columbus.gov">spine@columbus.gov</a>

**BACKGROUND:**

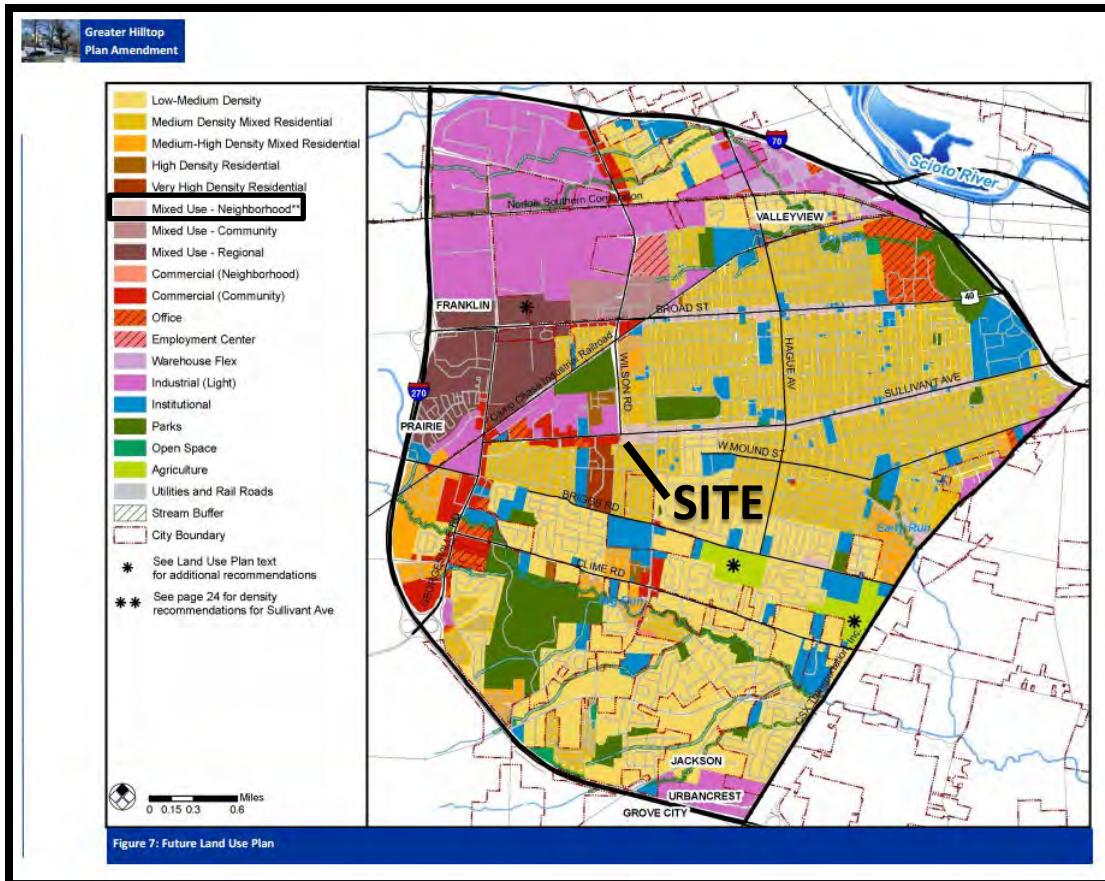
- The 0.79± acre site is developed with a car wash zoned in the C-5, Commercial District. The applicant proposes the CPD, Commercial Planned Development District to allow for general retail development. The site is located within the boundaries of the Sullivant Avenue/Greater Hilltop Community Commercial Overlay.
- The site is bordered to the north, east, and west by various commercial uses in the C-4, Commercial District, and to the south by a vacant parcel in the C-4, Commercial District.
- The site is located within the boundaries of the *Greater Hilltop Area Plan* (2010), which recommends neighborhood-scale mixed uses for this location. This classification is designed to function as a local center of economic activity, and recommends that commercial buildings conform to Urban Commercial Overlay standards. The Plan also recognizes Sullivant Avenue as a primary corridor in the area and encourages high-density uses to foster a walkable environment.
- The development text allows uses permitted in the C-4, Commercial District with several restrictions. The text includes provisions for building design and landscaping, and includes a commitment to a site plan and elevation. The text also requests variances to required interior landscaping and Community Commercial Overlay requirements for building setbacks, design standards, and landscaping and screening.
- The site is located within the boundaries of the Greater Hilltop Area Commission, whose recommendation is for approval.
- The *Columbus Thoroughfare Plan* identifies Sullivant Avenue as a 4-2 arterial requiring a minimum of 50 feet of right-of-way from the centerline.

**CITY DEPARTMENTS' RECOMMENDATION:** Disapproval.

The requested CPD zoning classification would permit most C-4 uses and allow the applicant to develop the site with a general retail building. The *Greater Hilltop Area Plan* recommends mixed uses for this site and recommends that commercial development comply with commercial overlay standards. While a general retail use is supportable at this location, staff does not support the variances to the Community Commercial Overlay, particularly as they relate to building design and the Overlay's window transparency standards.



Z16-012  
3561 Sullivant Avenue  
Approximately 0.79 acres  
C-5 to CPD



Z16-012  
 3561 Sullivant Avenue  
 Approximately 0.79 acres  
 C-5 to CPD



Z16-012  
3561 Sullivant Avenue  
Approximately 0.79 acres  
C-5 to CPD



## Standardized Recommendation Form

DEPARTMENT OF BUILDING  
AND ZONING SERVICES

757 Carolyn Avenue, Columbus, Ohio 43224  
Phone: 614-645-7433 • [www.bzs.columbus.gov](http://www.bzs.columbus.gov)

**FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW**

ZIB-012

**Case Number**

3561 SURVANT AVE

## Greater Hunter Area Commission

4/5/2016

### Specify Case Type

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

**Recommendation**  
(Check only one)

Approval  
 Disapproval

## NOTES:

## Vote

FOR = 10       $A_{\text{eff}} A_{\text{NST}} = 2$       ABSTAIN =  $\phi$

**Signature of Authorized Representative**

big bay

### Recommending Group Title

ZONING CHAIR, COMMISSION VICE-CHAIR

**Daytime Phone Number**

614-653-7653

Please **e-mail** this form to the assigned planner within forty-eight (48) hours of your meeting day; or **FAX** to Zoning at (614) 645-2463; OR **MAIL** to: Zoning, City of Columbus, Department of Building & Zoning Services, 757 Carolyn Avenue, Columbus, Ohio 43224.

**PLEASE NOTE: Incomplete information will result in the rejection of this submittal.**  
Applications must be submitted by appointment. Call 614-645-4522 to schedule.



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](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 #

216-017

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Columbus (Kingsford) DG, LLC  
of (COMPLETE ADDRESS) 361 Summit Boulevard, Ste 110, Birmingham, AL 25243  
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. Capital Growth Properties Operating Partners, LP 361 Summit Blvd, Suite 110 Birmingham, AL 35243 Columbus based employees - 0 Steve Camp (25) 968-9288	2. CGP Management II, LLC 361 Summit Blvd, Suite 110 Birmingham, AL 35243 Columbus based employees - 0 Steve Camp (205) 968-9288
3. Scott Smith 361 Summit Blvd, Suite 110 Birmingham, AL 35243 Columbus based employees - 0 Steve Camp (25) 968-9288	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Steve Cen

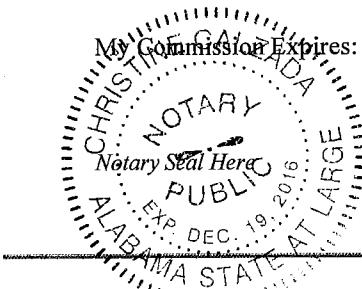
Subscribed to me in my presence and before me this 25 day of February, in the year 2016.

SIGNATURE OF NOTARY PUBLIC

Christ Cen

12/19/16

*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