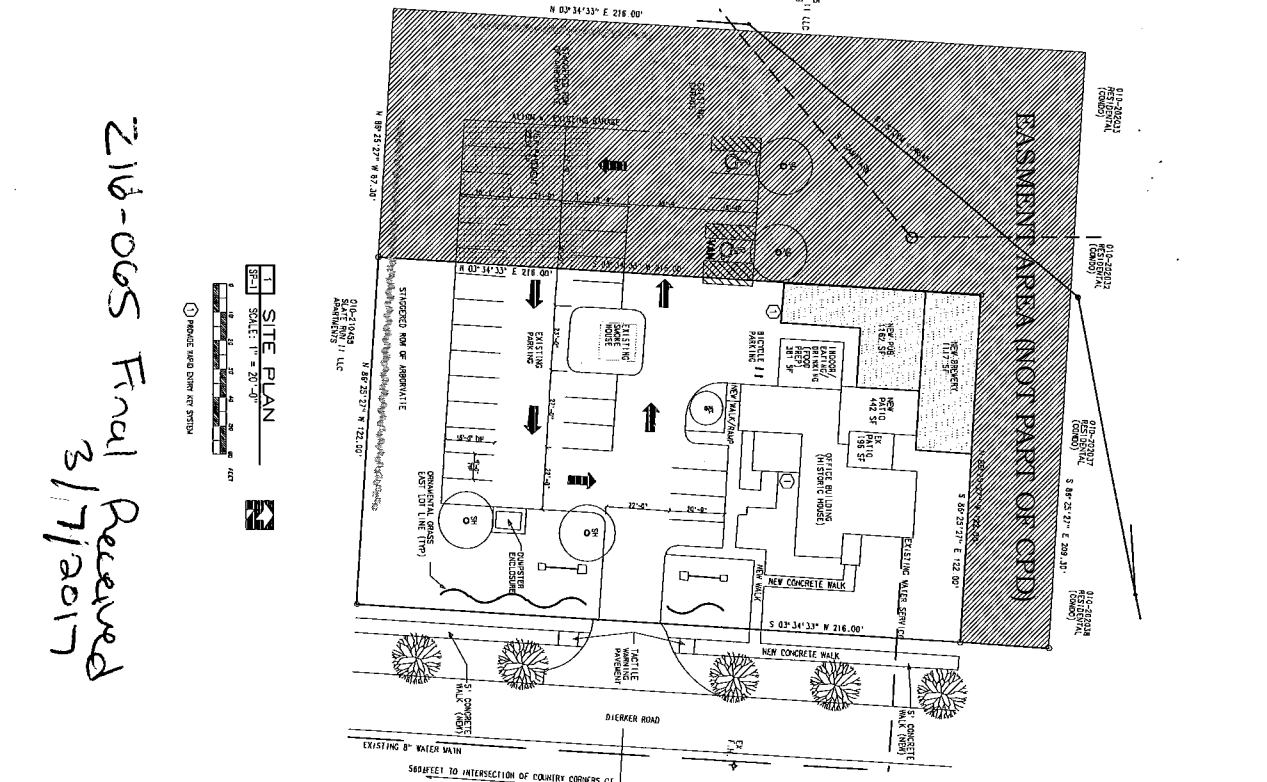


APPLICATION: Z16-065
 LOCATION: 5055 DIERKER ROAD (43016)
 EXISTING PARKING SPACES:
 15 SPACES IN PREVIOUS PARKING LOT
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216-065 Final Received 3/7/2017

HENDERSON FARM MICRO PUB & BREWERY
 5055 DIERKER ROAD COLUMBUS, OHIO 43220

MARK R. DENNY ARCHITECT
 1000 Kestelmeath Place Columbus, Ohio 43209-3023
 Ph: (614)-941-8000 Fax: (614) 251-5913
 E-Mail: mrd@architects401.com

DATE: 3/7/2017
 DRAWN BY: M.R.D.
 CHECKED BY: M.R.D.
 PROJECT: SP-1
 SHEET: 1 OF 1

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
DECEMBER 8, 2016**

- 13. APPLICATION: Z16-065**
Location: **5055 DIERKER ROAD (43220)**, being 0.61± acres located on the west side of Dierker Road, 560± feet north of County Corners Drive (010-2201454; Northwest Civic Association).
Existing Zoning: CPD, Commercial Planned Development District.
Request: CPD, Commercial Planned Development District.
Proposed Use: Microbrewery and office uses.
Applicant(s): John Chess; 4263 Gavin Lane; Columbus, OH 43220.
Property Owner(s): The Applicant.
Planner: Shannon Pine; 614-645-2208; spine@columbus.gov

BACKGROUND:

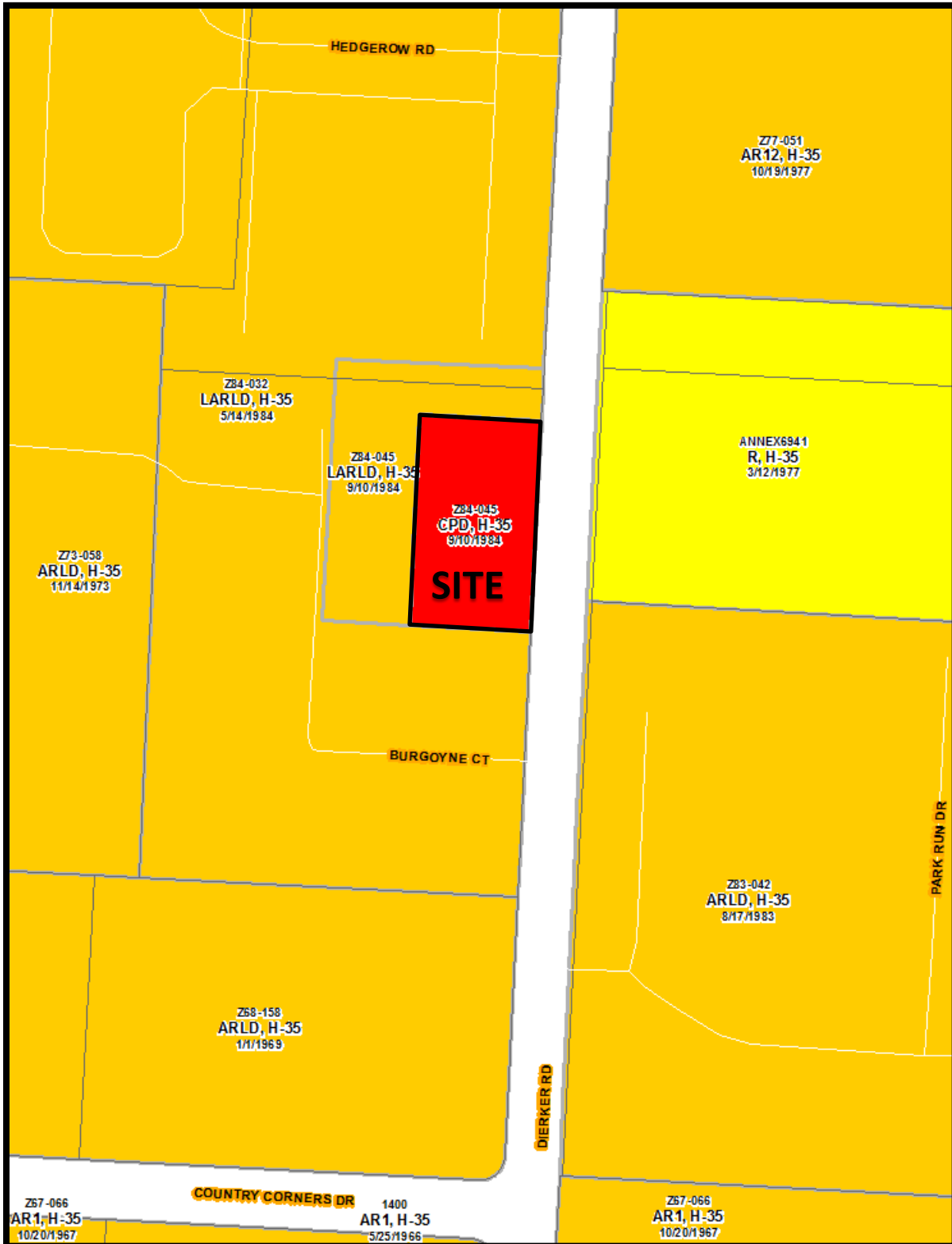
- o The site is listed on the Columbus Register of Historic Properties, and is developed with an office building zoned CPD, Commercial Planned Development District. The current CPD (Z84-045) only permits general office uses. The requested CPD will permit an eating and drinking establishment (microbrewery) and general office uses. A 1,900 square foot building addition and a 600 square foot patio are proposed for the microbrewery.
- o The site is surrounded by multi-unit residential development in the L-ARLD, Limited Apartment Residential, and ARLD, Apartment Residential districts. To the north and west is a permanent easement area also within the L-ARLD, Limited Apartment Residential District that is controlled by the current owner, and is limited to the existing development of a parking lot and accessory garage. Also to the east across Dierker Road is a church in the R, Rural District.
- o The CPD text commits to a site plan, and includes use restrictions and provisions for setbacks, access, landscaping, graphics, and a parking space reduction variance for 23 required spaces.
- o The site is within the planning area of the *Northwest Plan* (2007), which does not recommend a specific land use for this location; however, the draft *Northwest Land Use Plan & Design Guidelines* recommends office uses for this site. The land use recommendation also provides criteria to evaluate a proposal that is inconsistent with the recommendation for office uses, such as development trends in the vicinity of the site and the proposed use relative to the best use of the site. Based on the historic status of the site and isolation of the site as an office use, Planning is supportive of the proposed use with the condition the existing parking setback on the south property line is maintained and mature trees are preserved in order to maintain the historic character of the site. Planning supports the parking reduction due to existing conditions of the site, and recommends a shared parking arrangement for special events or additional parking needs. Additionally, landscaping/screening is recommended for the east and south sides

of the existing parking lot in order to provide headlight screening. The Planning Division defers to the Historic Resources Commission (HRC) with regards to design and materials for the proposed building addition. The HRC has recommended approval of the requested CPD district and associated variances.

- o The site is within the boundaries of the Northwest Civic Association who recommends approval of the requested CPD district with conditions being met.
- o Concurrent Council variance CV16-065 is included to permit off-site distribution and reduced distance separation for the proposed microbrewery. That request will be heard by City Council and will not be considered at this Development Commission meeting.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The proposed CPD, Commercial Planned Development District, will permit a microbrewery and eating and drinking establishment with outdoor seating in addition to the existing office uses. The CPD text includes provisions for setbacks, pedestrian connections, landscaping and screening, and incorporates a variance for a 23-space parking reduction. The CPD plan reflects the landscaping and screening commitments requested by the Planning Division. With the proposed development standards, the requested CPD, Commercial Planned Development District is compatible with adjacent residential uses.



Z16-065
5055 Dierker Road
Approximately .61 acres
CPD to CPD



Z16-065
5055 Dierker Road
Approximately .61 acres
CPD to CPD



DEPARTMENT OF BUILDING AND ZONING SERVICES

STANDARDIZED RECOMMENDATION FORM

Department of Building & Zoning Services

Scott Messer, Director
757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.columbus.gov

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

Case Number 216-065 CV16-065

Address 5055 Dierker Rd. (43016)

Group Name NORTHWEST CIVIC ASSOCIATION

Meeting Date

- Specify Case Type: BZA Variance / Special Permit, Council Variance, Rezoning, Graphics Variance / Plan / Special Permit

- Recommendation: Approval, Disapproval

NOTES: Approval vote is conditional
Conditions: Good Neighbor Agreement (stating hours of operations no outdoor music) Copy of Good Neighbor Agreement included
Parking Lease agreement

Vote 10 yes - 0 no APPROVAL
Signature of Authorized Representative [Signature]
Recommending Group Title Zoning Chair Northwest Civic Association
Daytime Phone Number 614- 985-1150

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. Please make checks payable to the Columbus City Treasurer



"Invest in Real Estate, Customers for Life"

**Good Neighbor Agreement
5055 Dierker Rd**

The following constitutes an agreement between Realty Invest Co and the Northwest Civic Association for the property located at 5055 Dierker Rd. Columbus, Ohio.

1. Hours of operation, (no outdoor seating after 10pm any day of the week)

Monday – Thursday 12:00 – 10:00 p.m.
Friday & Saturday 12:00 – 11:00 p.m.
Sunday 12:00 – 10:00 p.m.

2. No outdoor music

3. After the hours of 10pm no emission of noise (that includes outdoor patio and any noise emitting from the establishment

4. Parking lease agreement with church across from the establishment located on Dierker Rd. which will become effective the day the establishment is open.

The above conditions shall constitute the agreement between the parties and said contract may not be altered except in writing signed by the two parties and shall be binding on the two parties during their occupation and use of the premises by Realty Invest Co.

This agreement signed on 11th day of November 2016

By _____ 11/11/2016
John Chess - President

*Josephine Lisko 11/11/2016
Zoning Chair
Northwest Civic Assoc.*

Steven R. Schoeny
Director

THE CITY OF
COLUMBUS
ANDREW J. GINTHER, MAYOR

DEPARTMENT OF
DEVELOPMENT

HISTORIC DISTRICT COMMISSION RECOMMENDATION

HISTORIC RESOURCES COMMISSION

This is a recommendation to the appropriate regulatory body as identified per City Code. It is not a zoning clearance or a building permit. This document does not relieve the applicant from the responsibility of filing for and obtaining any required zoning clearance and/or building permit from the City of Columbus Department of Building & Zoning Services (645-6090 / 757 Carolyn Avenue) and following all other applicable codes and ordinances of the City of Columbus.

PROPERTY ADDRESS: 5055 Dierker Road
APPLICANT'S NAME: John Chess (Applicant)

Columbus Register Individual Listing #20
Stevenson Family Ventures (Owner)

APPLICATION NO.: 16-11-23

COMMISSION HEARING DATE: November 17, 2016

The Historic Resources Commission hereby certifies that the application for the above referenced property and a copy of this Recommendation are on file with the city's Historic Preservation Office. The Commission has reviewed the application and taken the following action(s) in accordance with Columbus City Code 3116 & 3117 and the architectural guidelines:

Variance or Zoning Change Request

- Rezoning
- Parking Variance
- Change of Use
- Lot Split

- Special permit
- Setbacks
- Location Requirements

TYPE(S) OF ACTION(S) REQUESTED:

Recommend approval Application #16-11-23 for the requested variances for the Columbus Register listed (CR #20) property located at 5055 Dierker Road, as indicated.

Variance Recommendation Requests

- CC3361.02: Permitted Uses – To allow a brewery with off-site distribution in the CPD District.
- CC3363.19: Location Requirements – To allow a business manufacturing alcoholic beverages to be located within less than 600 feet from the boundaries of a residential or apartment residential district.
- CC3312.03: Off Street Parking—To reduce required parking calculation total from 45 to 16 spaces. Easement provided that allows use of 11 parking spaces on adjacent lot for grand total of 27 available parking spaces.
- 3361.02: Planned Commercial Development—To permit M-1 Manufacturing Use within CPD District.
- 3361.04: PCD Performance Criteria—To reduce side and rear yard setback requirements from 25' to 0'.
- 3363.19: Location Requirements—To allow brewer to be located within 600 feet of a residential district.

Rezoning Recommendation Requests

- Change of zoning from CPD – Commercial Planned Development District to CPD – Commercial Planned Development District.
- The current CPD (Z84-045) only permits general office uses. The proposed CPD will permit an eating and drinking establishment (microbrewery) and general office uses.

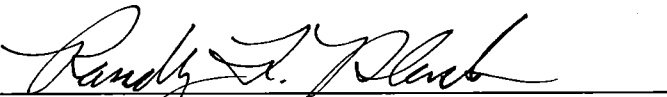
MOTION: Morgan/Henry (6-0-0) RECOMMEND APPROVAL



RECOMMENDATION:

RECOMMEND APPROVAL RECOMMEND DENIAL NO ACTION TAKEN

THIS RECOMMENDATION IS FOR CONSIDERATION BY THE DESIGNATED REGULATORY AUTHORITY FOR THE ACTION(S) REQUESTED AS INDICATED.



Randy F. Black
Historic Preservation Officer



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 # 216-065

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) John Chess
of (COMPLETE ADDRESS) 4263 Gavin Lane Columbus OH 43220

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 4 columns and 2 rows containing names and addresses of interested parties.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 9th day of February, in the year 2017

SIGNATURE OF NOTARY PUBLIC

My Commission Expires: 3/27/2021

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



NUSRAT AKBAR
Notary Public, State of Ohio
My Comm. Expires 03/27/2021
Recorded in Franklin County

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