

**TOPICS OF DISCUSSION 6/21/04**

- 102 STANDARD PARKING SPACES
  - 5 HANDICAPP SPACES
  - 107 TOTAL PARKING SPACES
1. PARCEL PER DEVELOPER DRAWING.
  2. BUILDING SETBACK ALONG CHESTNUT HILL TO BE MODIFIED 40 FT.
  3. ZONING RESEARCH NOT COMPLETE.
  4. CHANGED TO BRICK/STUCCO PHOTO BUILDING. 8/4/2004.

AGENT OF PUBLIC UTILITY  
 SIGNATURE: [Signature] ATIP  
 DATE: 2/24/2004  
 CITY OF COLUMBUS  
 SIGNATURE: \_\_\_\_\_  
 DATE: \_\_\_\_\_

204-038 Final Received by: [Signature] Planning Line 01/10/04



PRELIMINARY SITE PLAN  
**14B3**

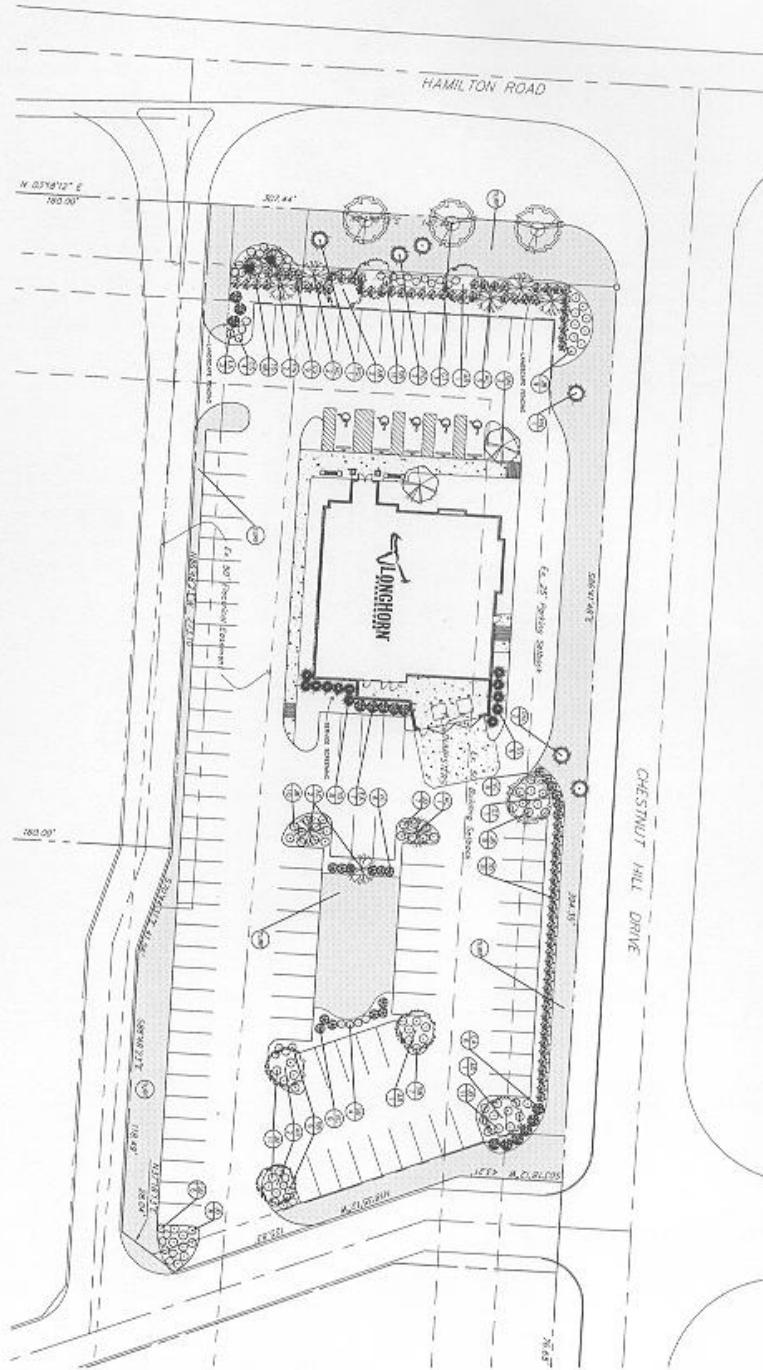
**THIS SHEET IS FOR INFORMATION ONLY**

PROTOTYPE  
 LONGHORN  
 GALLANNA, OH



Consultants  
 1414 Republic  
 Columbus, OH 43219  
 614.221.1100





**PLANTING SCHEDULE**

SYMBOL	PLANT NAME	SIZE	QUANTITY	LOCATION	SYMBOL	PLANT NAME	SIZE	QUANTITY	LOCATION
1	12" SPREADER	12"	10	LANDSCAPE FRONT	11	12" SPREADER	12"	10	LANDSCAPE FRONT
2	12" SPREADER	12"	10	LANDSCAPE FRONT	12	12" SPREADER	12"	10	LANDSCAPE FRONT
3	12" SPREADER	12"	10	LANDSCAPE FRONT	13	12" SPREADER	12"	10	LANDSCAPE FRONT
4	12" SPREADER	12"	10	LANDSCAPE FRONT	14	12" SPREADER	12"	10	LANDSCAPE FRONT
5	12" SPREADER	12"	10	LANDSCAPE FRONT	15	12" SPREADER	12"	10	LANDSCAPE FRONT
6	12" SPREADER	12"	10	LANDSCAPE FRONT	16	12" SPREADER	12"	10	LANDSCAPE FRONT
7	12" SPREADER	12"	10	LANDSCAPE FRONT	17	12" SPREADER	12"	10	LANDSCAPE FRONT
8	12" SPREADER	12"	10	LANDSCAPE FRONT	18	12" SPREADER	12"	10	LANDSCAPE FRONT
9	12" SPREADER	12"	10	LANDSCAPE FRONT	19	12" SPREADER	12"	10	LANDSCAPE FRONT
10	12" SPREADER	12"	10	LANDSCAPE FRONT	20	12" SPREADER	12"	10	LANDSCAPE FRONT

**ANNUAL CARE REQUIREMENT SUMMARY**

INSTALLATION: 100% of plants to be installed within 30 days of start date. All plants to be installed in accordance with the specifications and approved drawings. All plants to be installed in accordance with the specifications and approved drawings. All plants to be installed in accordance with the specifications and approved drawings.



**LONGHORN**

PROJECTS  
LANDSCAPE  
DARIANNA, OH

THIS SHEET  
FOR  
INFORMATION  
ONLY

L1

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
JUNE 10, 2004**

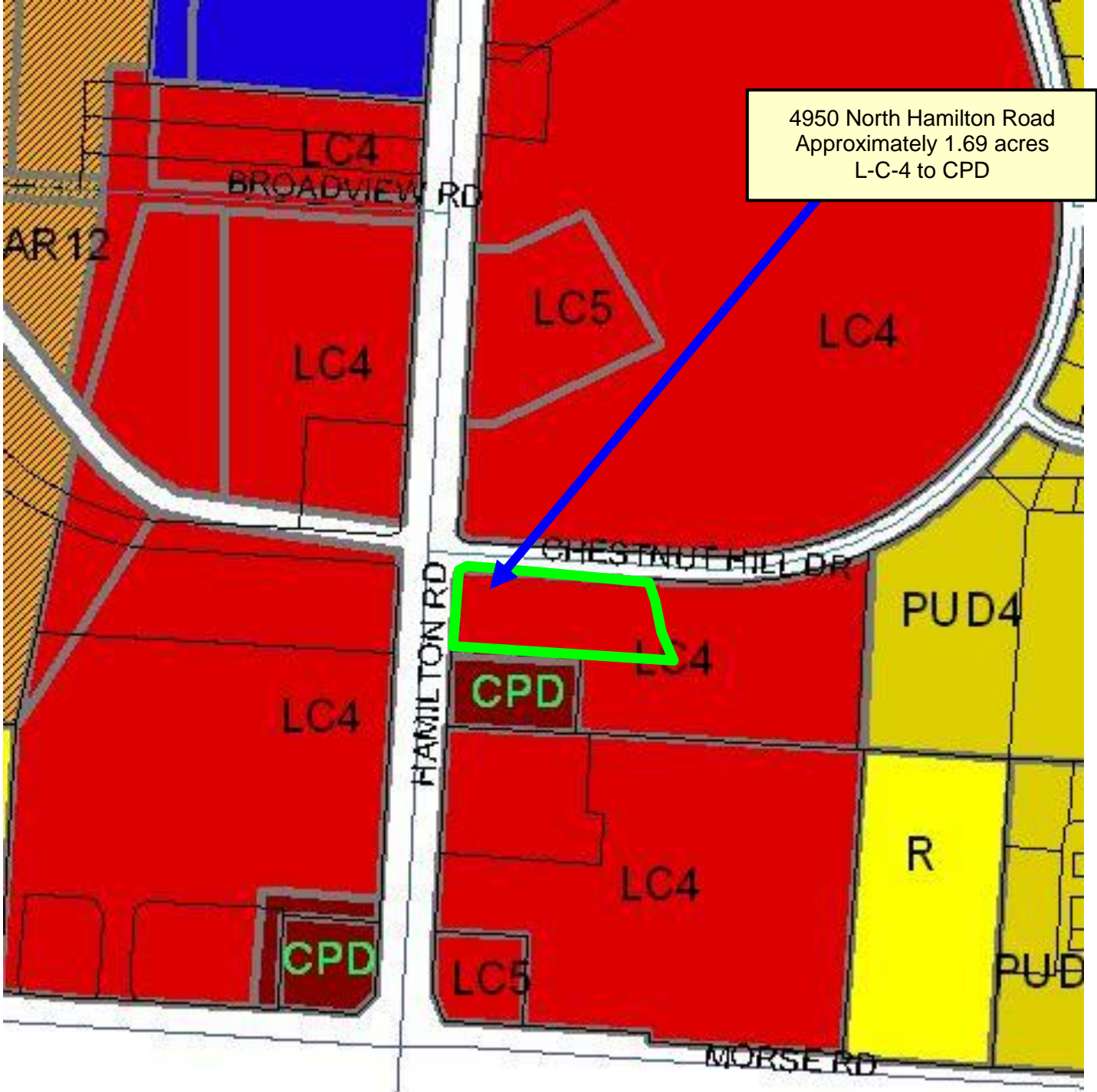
- 9. APPLICATION: Z04-038**  
**Location:** **4950 NORTH HAMILTON ROAD (43230)**, being 1.69± acres located at the southeast corner of North Hamilton Road and Chestnut Hill Drive (545-257082).  
**Existing Zoning:** L-C-4, Limited Commercial District.  
**Request:** CPD, Commercial Planned Development District.  
**Proposed Use:** Restaurant development.  
**Applicant(s):** Rare Hospitality, Inc.; c/o Brian Lorenz; 1201 Dublin Road; Columbus, Ohio 43215.  
**Property Owner(s):** Lurie Family Ltd.; NCB Galleria; 20 South 3<sup>rd</sup> Street; Columbus, Ohio 43215-4206.  
**Planner:** Shannon Pine, 645-2208; [spine@columbus.gov](mailto:spine@columbus.gov)

**BACKGROUND:**

- The 1.69± acre site is undeveloped and zoned in the L-C-4, Limited Commercial District. The applicant is requesting the CPD, Commercial Planned Development District to develop the site with a restaurant.
- The site is surrounded by a retail development to the north across Chestnut Hill Drive and undeveloped land to the east within the L-C-4, Limited Commercial District, a car wash to the south in the CPD, Commercial Planned Development District, and a bank to the west across North Hamilton Road in the L-C-4, Limited Commercial District.
- The site is located within the boundaries of *The Northland Plan Volume II* (2002), Preserve District, which recommends that rezoning of parcels adhere to the Northland Development Standards.
- The submitted CPD plans illustrate the location of the proposed building and landscaping areas, and commit to a parking setback of 15' and a building setback of 40' from Chestnut Hill Drive, and a parking setback of 40' and a building setback of 75' from North Hamilton Road. The CPD text includes use restrictions, maximum lot coverage, street trees, headlight screening, and lighting controls.
- The *Columbus Thoroughfare Plan* identifies North Hamilton Road as a 4-2D arterial requiring a minimum of 60 feet of right-of-way from centerline.

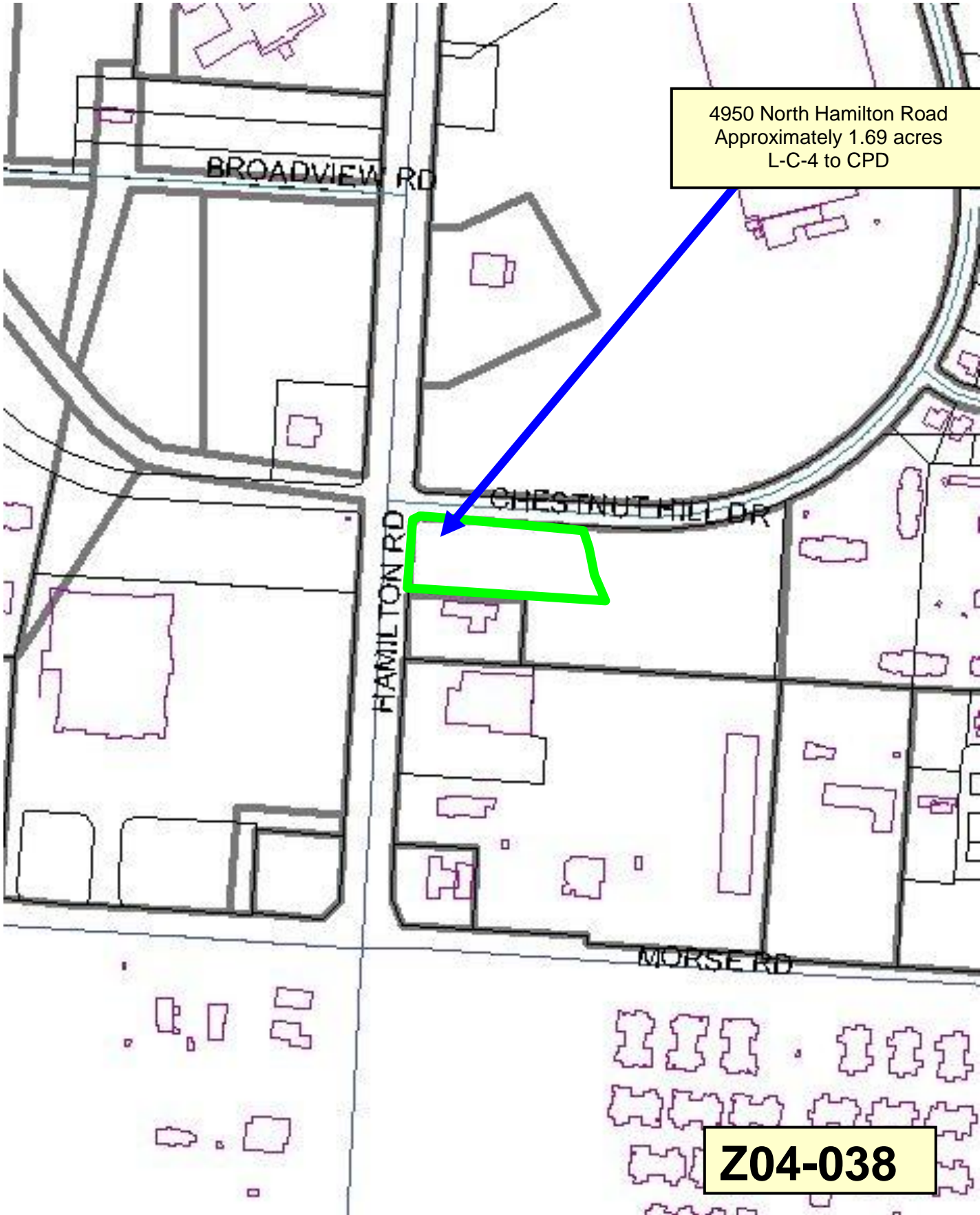
**CITY DEPARTMENTS' RECOMMENDATION:** Approval.

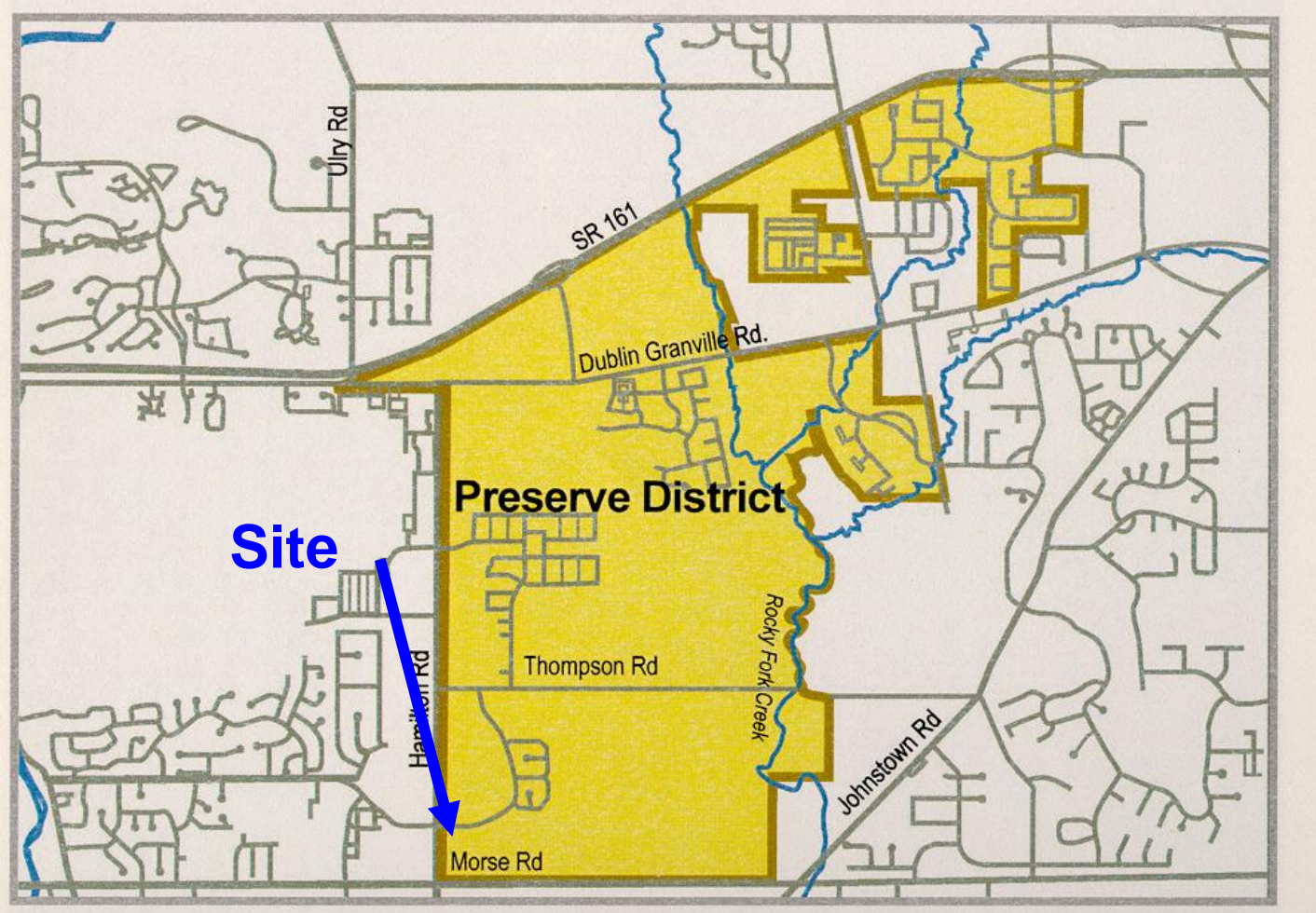
The applicant requests the CPD, Commercial Planned Development District to permit a restaurant development. The CPD plan and text include similar development standards as surrounding developments, and is consistent with the zoning and development patterns of the area.



**Z04-038**







The Northland Plan: Volume II (2002)

Mr. Jeff Murray – Chairman FAX 614-818-4399

**NORTHLAND  
COMMUNITY  
COUNCIL  
DEVELOPMENT COMMITTEE**

**Fax**

<b>To:</b> Brian Lorenz	<b>From:</b> Jeff Murray
<b>Fax:</b> 614-221-2484	<b>Pages:</b> 1
<b>Phone:</b> 614-221-0840	<b>Date:</b> 04/29/04
<b>Re:</b> Z04-038 4950 Hamilton Rd.	<b>CC:</b> Chris Presutti 645-2463 Kate McSweeney 645-6164 Council Activities 645-2463

Dear Mr. Lorenz,

Our committee voted for conditional approval of your application.

- We will support a 15' setback along Chestnut Hill.
- Maximum 80% lot coverage.
- All Northland Development Standards to apply.

If there are any questions, you can contact me at 614-882-8558.

Sincerely,

Jeff Murray  
Chairman, Development Committee  
Northland Community Council



### 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 APPLICATION # 704-038  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) WD PARTNERS, INC. c/o BRIM WOLBENZ, AICP  
of (COMPLETE ADDRESS) 1201 DUBLIN ROAD COLUMBUS, OHIO 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 and their mailing addresses:

NAME	COMPLETE MAILING ADDRESS
<u>RARE HOSPITALITY, INC. c/ JERRY JOHNSON</u>	<u>8215 ROSWELL RD. BUILDING 600</u> <u>ATLANTA, GA. 30350</u>
<u>LUCE FAMILY LIMITED PARTNERSHIP</u>	<u>NCB GALLERIA 20 SOUTH 3RD ST.</u> <u>COLUMBUS, OHIO 43215-4206</u>

SIGNATURE OF AFFILIANT *Bidje*  
Subscribed to me in my presence and before me this 25<sup>th</sup> day of March, in the year 2004  
SIGNATURE OF NOTARY PUBLIC *Sharon A. Bise*  
My Commission Expires: 5-14-07

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



SHARON A. BISE  
Notary Public, State of Ohio  
My Commission Expires 05-14-07

Notary Seal Here