

John R. Brown
4/21/07

EMHART
 ENGINEERING & ARCHITECTURE
 5000 BRITTON PARKWAY
 CPO SITE PLAN
 Revised: April 02, 2007
 SHEET 17 OF 20
 DRAWN BY: JRB
 CHECKED BY: JRB

LEGEND FOR PROPOSED IMPROVEMENTS
 PROPOSED WAL-MART EXPANSION AREA
 PROPOSED PARKING SPACES
 PROPOSED DRIVE THRU WINDOW

VEGETATION
 PROPOSED DRIVE THRU WINDOW
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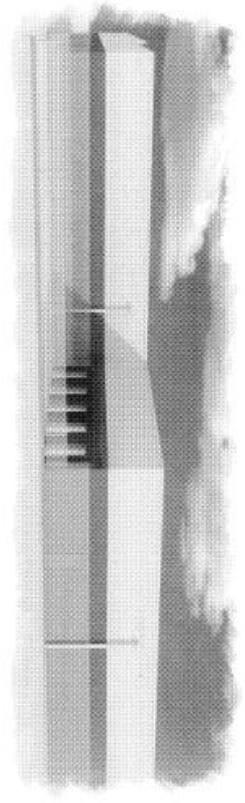
Columbus, Ohio

Store # 2471

WALMART STORE # 2471
 10000 W. STATE ST. # 2471
 COLUMBUS, OH 43240
 614-291-1234

WAL*MART

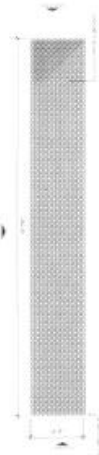
Project Number: 0174-2007
 Date: 1/16/07



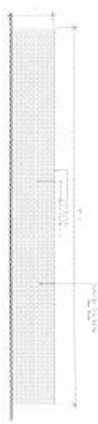
PERSPECTIVE (N.T.S.)



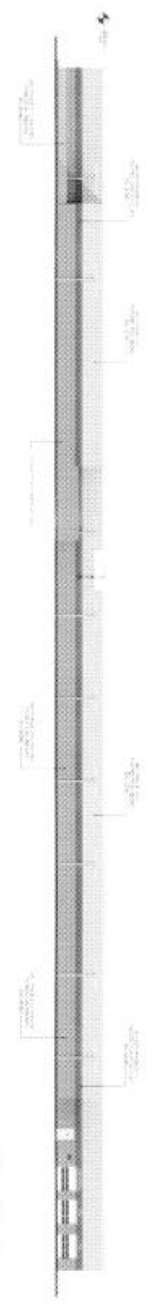
Elevator B



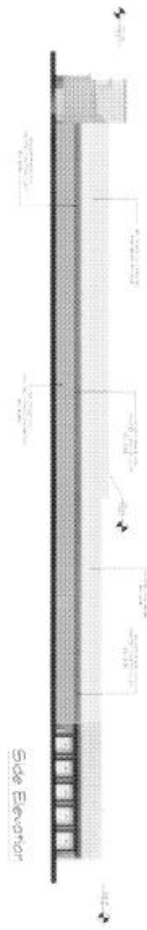
Base and Pallet Storage



Elevation A



Rear Elevation



Side Elevation

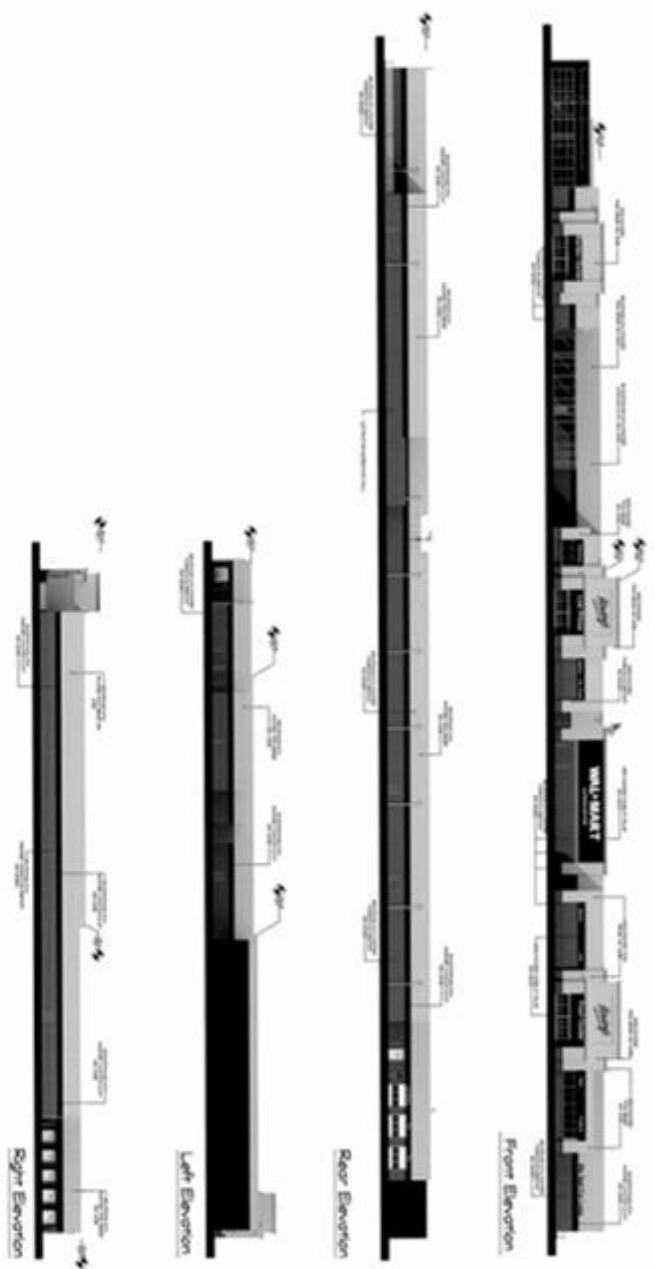
Design from 1/16/07

Columbus, Ohio
 Store # 2471
 10000 W. STATE ST. COLUMBUS, OH 43240
 614.291.1407

WAL*MART

Shirley
 1/1/07

2



FRONT PERSPECTIVE (N.T.S.)



3. **APPLICATION:** **Z06-073**
 Location: **5900 BRITTON PARKWAY (43016)**, being 13.4± acres located on the east side of Britton Parkway, 209± feet south of Tuttle Crossing Boulevard (010-225914).

 Existing Zoning: L-C-4, Limited Commercial District.
 Request: CPD, Commercial Planned Development District.
 Proposed Use: Expansion of existing retail store.
 Applicant(s): Island Bend LLC; c/o David L. Hodge, Atty.; Smith and Hale; 37 West Broad Street, Suite 725; Columbus, OH 43215.

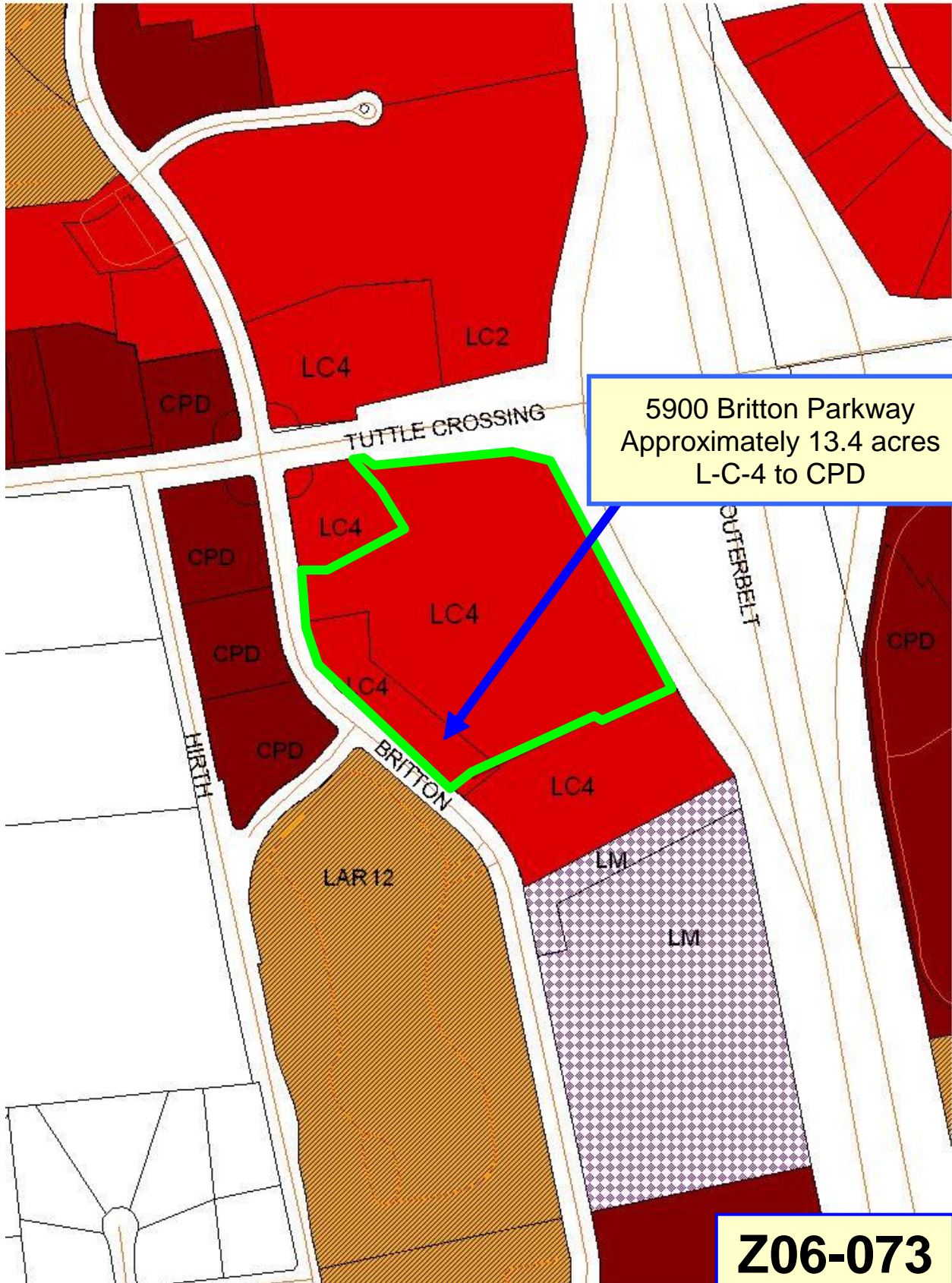
 Property Owner(s): Island Bend LLC; 500 North Broadway; Jericho, NY 11753.
 Planner: Dana Hitt, AICP, 645-2395, dahitt@columbus.gov

BACKGROUND:

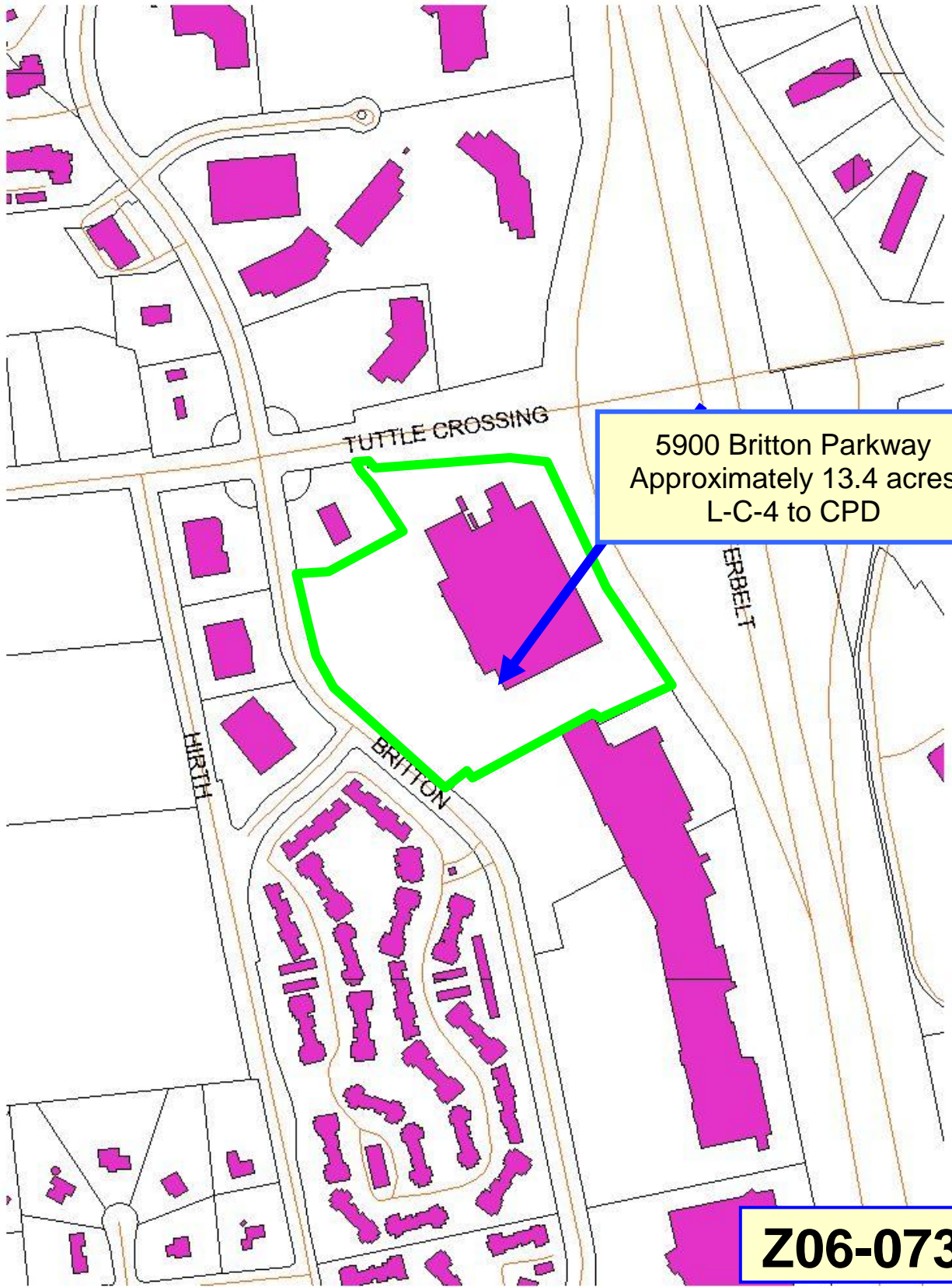
- The applicant is requesting a rezoning from the L-C-4 Limited Commercial District to the CPD Commercial Planned Development District in order to expand the existing store. In order to accomplish this expansion the applicants wish to adjust the setback along I-270 from 75 feet to 50 feet for the building and 25 feet for the pallet enclosure, eliminate 85 required parking spaces and allow maneuvering and a driveway to be located off of the site.
- To the north is a restaurant zoned in the L-C-4, Limited Commercial District and across Tuttle Crossing are offices zoned in the L-C-2 and L-C-4, Limited Commercial Districts. To the south is retail development zoned in the L-C-4, Limited Commercial District. To the east across Interstate 270 is a regional mall zoned in the CPD, Commercial Planned Development District. To the west across Britton Parkway is retail development zoned in the CPD, Commercial Planned Development District.
- The site is within the boundaries of the *Hayden Run Corridor Plan (Interim)* (2004) and is consistent with the land use recommendation in the *Plan*.
- The CPD text and plan commits to elevations and lighting commitments while maintaining the rest of the existing commitments except for the variances contained within this application.
- The *Columbus Thoroughfare Plan* identifies Tuttle Crossing 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 the allow expansion of an existing retail use and is consistent with the development patterns of the area. Staff supports the parking variance because there is excess parking immediately to the south of the site. It has been determined that the proposed setback reductions and maneuvering reduction will not have a negative impact on the expansion of Interstate 270 or on the adjacent sites.



Z06-073



5900 Britton Parkway
Approximately 13.4 acres
L-C-4 to CPD

Z06-073

City of Columbus | Department of Development | Building Services Division | 757 Carolyn Avenue, Columbus, Ohio 43224



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
COUNTY OF FRANKLIN

APPLICATION # Z06-073

Being first duly cautioned and sworn (NAME) David L. Hodge
of (COMPLETE ADDRESS) 37 West Broad St., Suite 725, 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

If applicable, check here if listing additional parties on a separate page (REQUIRED)

1. Island Bend, LLC 500 N. Broadway Jericho, NY 11753 zero employees	2. Wal-Mart Stores, Inc. 2001 S.E. 10th St. Bentonville, AR 72716 2263 employees
3.	4.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 8th day of September in the year 2000

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

David L. Hodge
Natalie C. Patrick
9/4/2010

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



NATALIE C. PATRICK
Notary Public, State of Ohio
My Commission Expires 09-04-10