

SAMMILL REAL ESTATE PROPERTIES LLC.
 3525 WEST DUBLIN GRANVILLE ROAD
 COLUMBUS, OHIO 43235
 PARCEL ID: 590-158939
 LAND USE: MEDICAL CLINICS & OFFICES

DAVE FOX REMODELING
 3505 WEST DUBLIN GRANVILLE ROAD
 COLUMBUS, OHIO 43235
 PARCEL ID: 590-158018-00
 LAND USE: CONTRACTOR'S OFFICE/SHOWROOM

OHIO STATE UNIVERSITY
 WEST DUBLIN GRANVILLE ROAD
 COLUMBUS, OHIO 43235
 PARCEL ID: 590-158018-00
 LAND USE: EXHIBIT PROPERTY OWNED BY STATE OF OHIO

SITE PLAN

1" = 20'

BUILDING INFORMATION

ZONED	CPD
PAVEMENT	14,447 EXIST + 1,134 NEW = 15,581 SF
CONCRETE WALKS	2,500 SF
BUILDING SIZE	9,700 SF FIRST FLOOR 5,400 SF SECOND FLOOR
TOTAL LAND	8563 ACRES (37,300 SF)
REQUIRED PARKING:	34 SPACES
PROVIDED PARKING:	35 SPACES 2 HANDICAP (EXIST)

WESBURY PARK III LLC
 3483 WEST DUBLIN GRANVILLE ROAD
 COLUMBUS, OHIO 43235
 PARCEL ID: 590-158018-00
 LAND USE: APARTMENTS-5-FAMILY

Z20-027 Final Received 8/19/2020

CURRENT PARKING EXPANSION - Z20-021 - 7/8/2020
 DAVE FOX REMODELING
 3505 WEST DUBLIN-GRANVILLE ROAD
 COLUMBUS, OHIO 43235

Aug Rice 8/19/20

DAVE FOX
 DESIGN • BUILD REMODELERS
 3505 W. Dublin-Granville Rd; Columbus, OH 43235 www.davefox.com 614-459-7211

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
AUGUST 13, 2020**

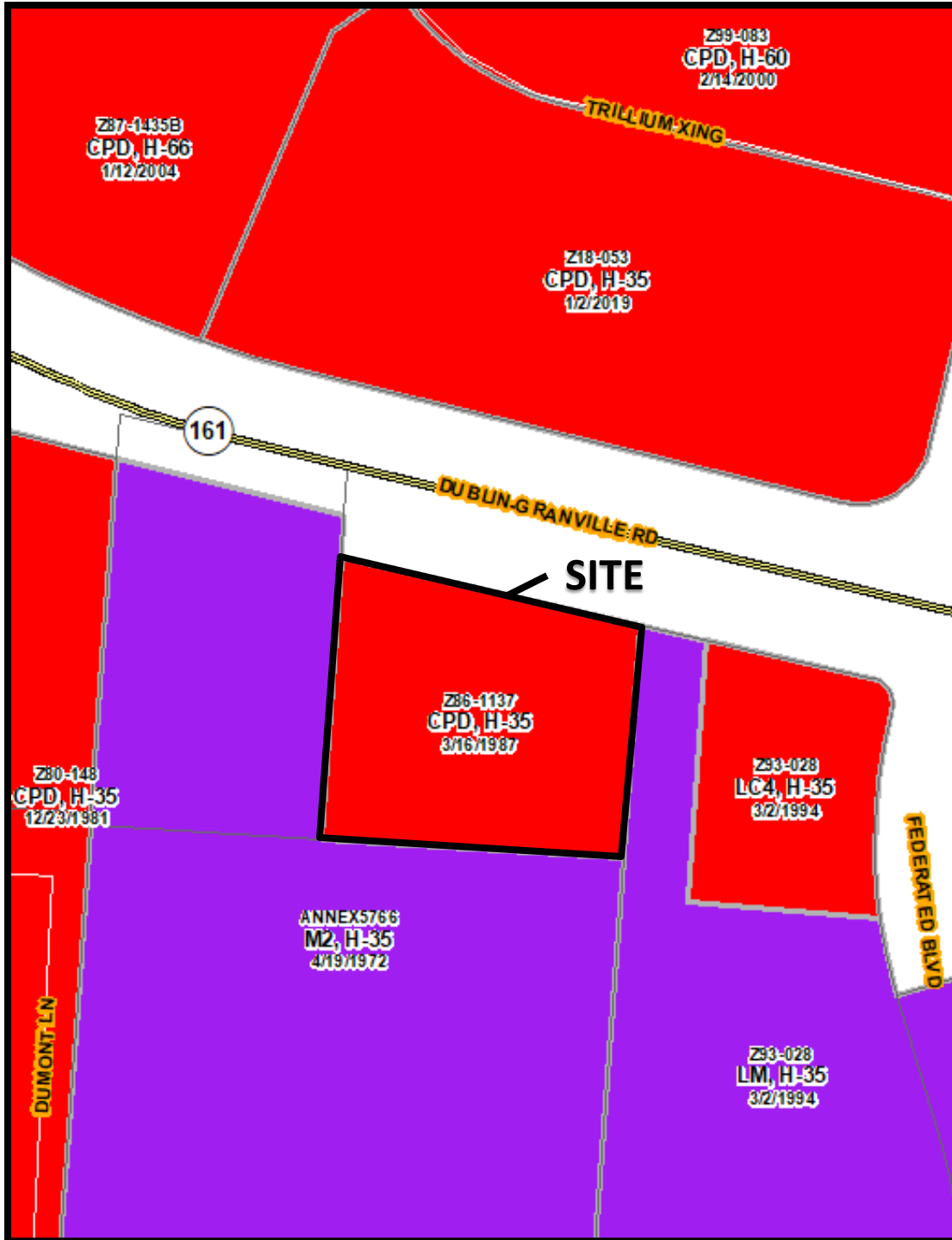
- 4. APPLICATION: Z20-027**
Location: **3505 W. DUBLIN-GRANVILLE RD. (43235)**, being 0.9± acres located on the south side of West Dublin-Granville Road, 180± feet west of Federated Boulevard (590-159018; Northwest Civic Association).
Existing Zoning: CPD, Commercial Planned Development District.
Request: CPD, Commercial Planned Development District (H-35).
Proposed Use: Expand parking lot for contractor's office development.
Applicant(s): Dave Fox Remodeling; c/o Greg Reis; 3505 W. Dublin-Granville Road; Columbus, OH 43235.
Property Owner(s): The Applicant.
Planner: Shannon Pine; 614-645-2208; spine@columbus.gov

BACKGROUND:

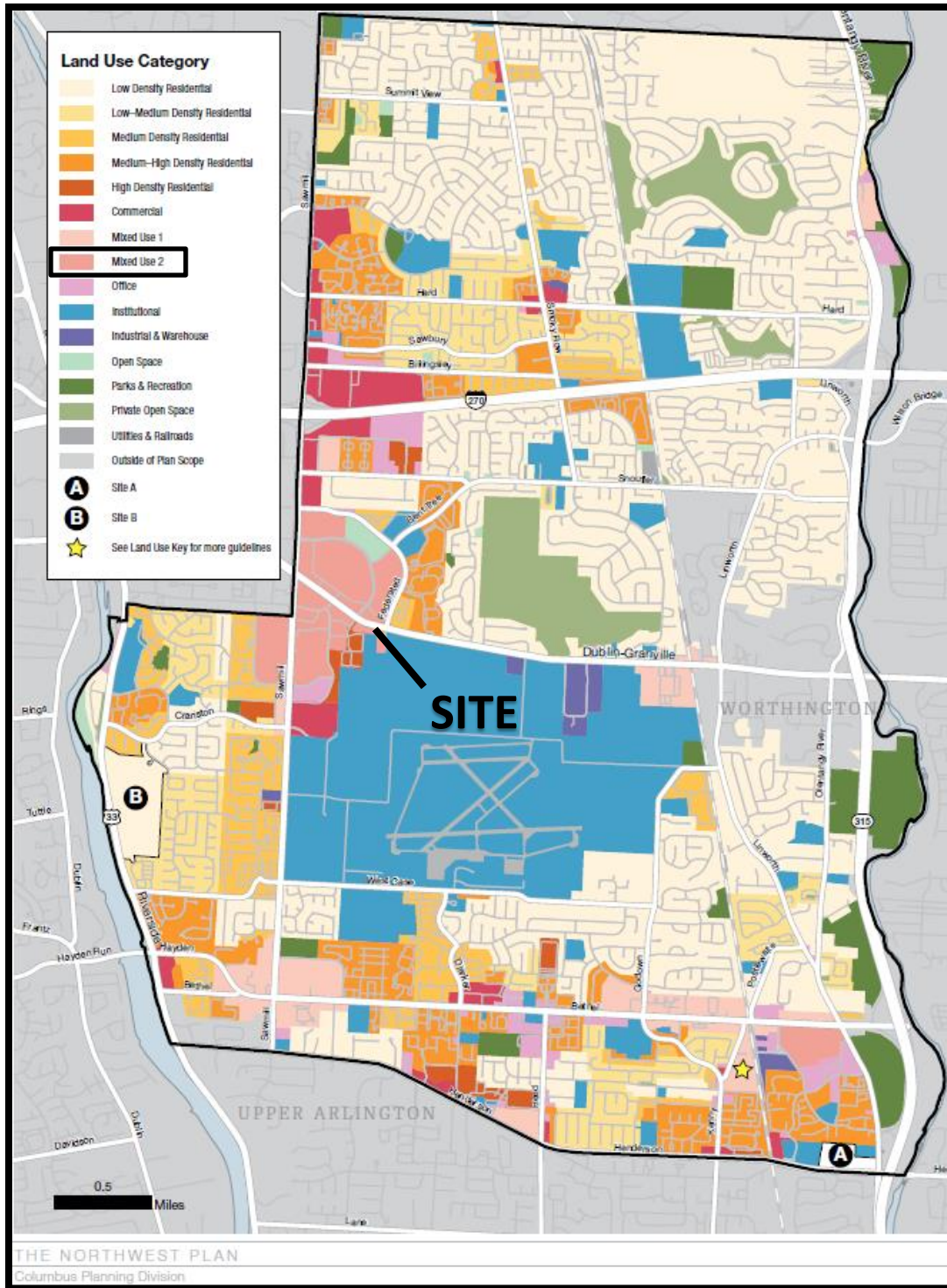
- The 0.9± acre site consists of one parcel developed with a contractor's office in the CPD, Commercial Planned Development District (Z86-1137) that is located within the Regional Commercial Overlay (RCO). The requested CPD, Commercial Planned Development District will revise the current setbacks (90 feet from centerline of W. Dublin-Granville Road) and maximum number of parking spaces permitted (34) to allow a parking lot expansion.
- North of the site across W. Dublin-Granville Road is a shopping center in the CPD, Commercial Planned Development District. To the east is an extended stay hotel development in the L-M, Limited Manufacturing and L-C-4, Limited Commercial districts. To the south is undeveloped land, and to the west is a medical office, both in the M-2, Manufacturing District.
- The site is within the planning area of *The Northwest Plan* (2016), which recommends "Mixed Use 2" at this location, a commercial classification with residential uses supported.
- The site is located within the boundaries of the Northwest Civic Association, whose recommendation for approval.
- The CPD Text proposes C-4 Commercial District uses and includes development standards addressing setbacks and parking lot landscaping and screening. The text also includes a commitment to a site plan that reflects a new sidewalk and landscaping along the right-of-way.
- The *Columbus Multimodal Thoroughfare Plan* identifies W. Dublin-Granville Road as a Suburban Community Corridor requiring 120 feet of right-of-way.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested CPD, Commercial Planned Development District will allow minor site plan improvements for an existing contractor's office building. The CPD text permits C-4, Commercial District uses and includes a commitment to a site plan which proposes an expanded parking lot with the addition of a sidewalk and landscaping. The request remains consistent with the Mixed-Use 2 recommendation of *The Northwest Plan*.



Z20-027
3505 W. Dublin-Granville Rd.
Approximately 0.9 acres
CPD to CPD



Z20-027
3505 W. Dublin-Granville Rd.
Approximately 0.9 acres
CPD to CPD



Z20-027
3505 W. Dublin-Granville Rd.
Approximately 0.9 acres
CPD to CPD

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW
(PLEASE PRINT)

Case Number: _____

Address: _____

Group Name: _____

Meeting Date: _____

Specify Case Type:

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

Recommendation:

(Check only one and list basis for recommendation below)

- Approval**
- Disapproval**

NOTES:

Vote: _____

Signature of Authorized Representative: _____
SIGNATURE

RECOMMENDING GROUP TITLE

DAYTIME PHONE NUMBER

Please e-mail this form to the assigned planner within 48 hours of your meeting day; qt O CKN"q<Cuuki pgf "Rrppgt."Ek{ "qh
MAIL to: Columbus, Department of Building & Zoning Services, 111 N. Front St, Columbus, OH 43215.



DEPARTMENT OF BUILDING AND ZONING SERVICES

Rezoning Application

111 North Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • www.columbus.gov • zoninginfo@columbus.gov

PROJECT DISCLOSURE STATEMENT

All parties having a 5% or more interest in the project that is the subject of this application should be listed. THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

APPLICATION #: Z20-027

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Dave Fox Remodeling
of (COMPLETE ADDRESS) 3505 W. Dublin Granville Rd.
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 (include contact name and number)
Business or individual's address; City, State Zip Code
Number of Columbus based employees
(Limited to 3 lines per box)

Table with 2 columns and 2 rows for listing parties with interest in the project.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Handwritten signature of Greg Reis

Subscribed to me in my presence and before me this 30 day of March, in the year 2020

SIGNATURE OF NOTARY PUBLIC

Handwritten signature of Brenda Ruff and commission expiration date 3/25/2024

My Commission Expires:

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