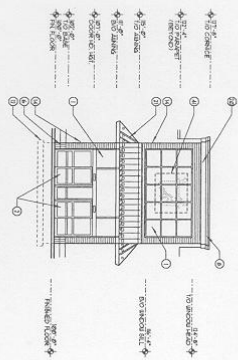


A EAST BUILDING ELEVATION
SCALE: 1/8" = 1'-0"



B SOUTHWEST ENTRANCE ELEVATION
SCALE: 1/8" = 1'-0"

204-063 Final Received by Hammer Fine
9/19/04

John B. Reynolds III
9/19/04

SYMBOL LEGEND

- OPENING (SEE SECTION FOR SCHEDULE)
- ▽ CORNER JOINT AT JOINT OF GLASS
- CORNER JOINT VIA
- HORIZONTAL SYSTEM VIA

MATERIAL FINISH KEY

NAME	DESCRIPTION
ROCK	CONCRETE
BR1	BRICK
BR2	BRICK
BR3	BRICK
BR4	BRICK
BR5	BRICK
BR6	BRICK
BR7	BRICK
BR8	BRICK
BR9	BRICK
BR10	BRICK
BR11	BRICK
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- ELEVATION CODED NOTES**
1. ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE IN FEET AND INCHES.
 2. FINISHES ARE TO BE AS SHOWN ON THE FINISH SCHEDULE.
 3. ALL MATERIALS TO BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION.
 4. ALL MATERIALS TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
 5. ALL MATERIALS TO BE INSTALLED IN ACCORDANCE WITH THE NATIONAL BUILDING CODES.
 6. ALL MATERIALS TO BE INSTALLED IN ACCORDANCE WITH THE INTERNATIONAL CODES.
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FORD & ASSOCIATES
1881 Pendleton Avenue
Columbus, OH 43213
614.845.4400
F&A ARCHITECTS

WALGREENS PHARMACY
NEC of Harrisburg Pike & Hopkins
Columbus, OH

For
Meadowood Development, Inc.
282 Market Square Lake Forest, Illinois 60045

EXTERIOR ELEVATION & DETAILS
WALGREENS
A-2.2
COLUMBUS, OH

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
SEPTEMBER 9, 2004**

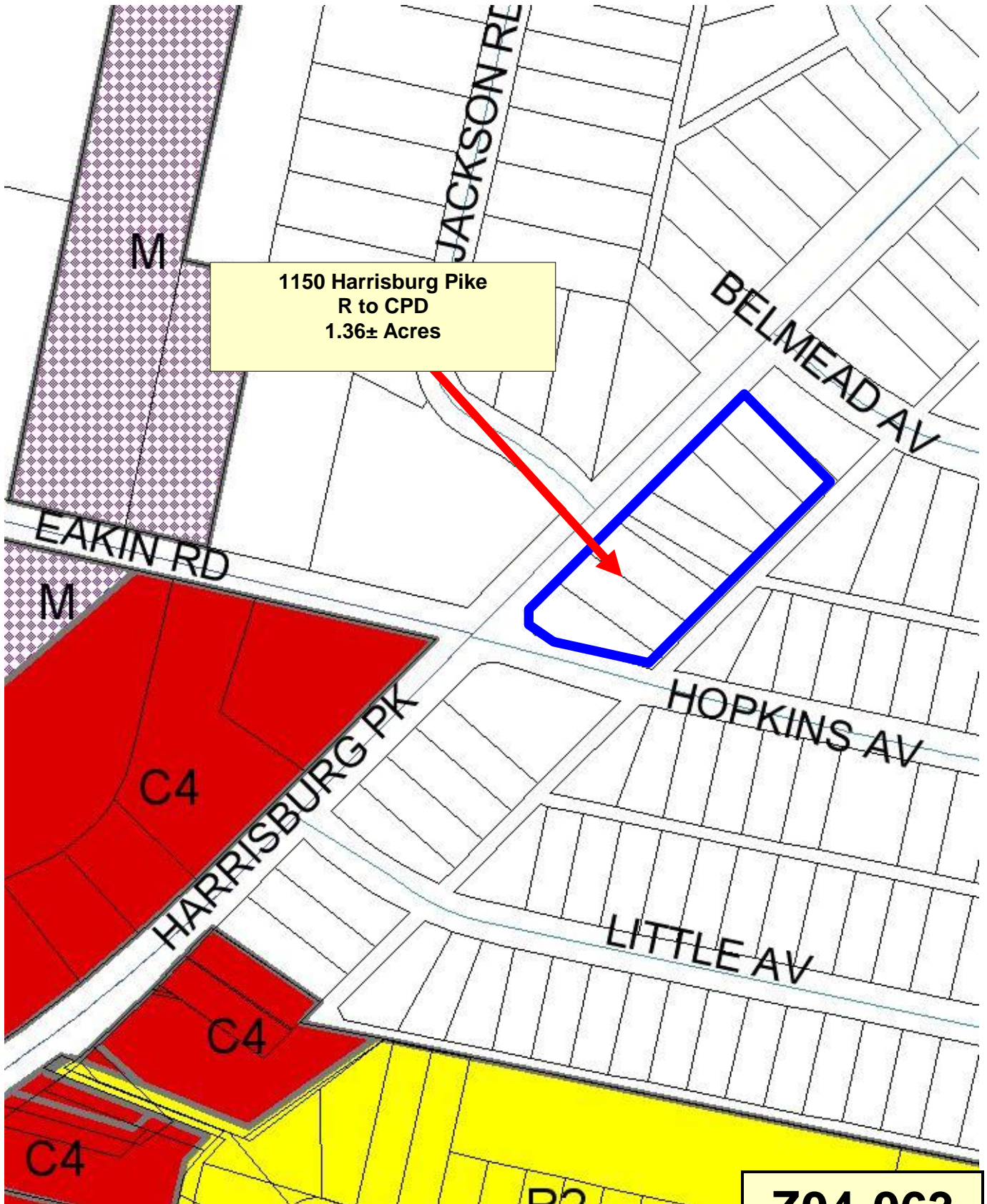
- 6. APPLICATION: Z04-063**
Location: 1150 HARRISBURG PIKE (43223), being 1.36± acres located at the northeast corner of Hopkins Avenue and Harrisburg Pike. (140-000183; Southwest Area Commission).
Existing Zoning: R, Rural District (annexation pending).
Request: CPD, Commercial Planned Development District.
Proposed Use: Pharmacy with drive-thru.
Applicant(s): Meadwood Development Inc.; c/o Jackson B. Reynolds, III, Atty; 37 West Broad Street; Columbus, Ohio 43215.
Property Owner(s): Twin Foods, Inc. et al (2); 8276 Chateau Lane; Westerville, Ohio 43082.
Planner: Shannon Pine, 645-2208, spine@columbus.gov

BACKGROUND:

- o The 1.36-acre site, comprised of 8 separate tax parcels, is developed with two restaurants and a single-family dwelling, and is in the process of being annexed from Franklin Township. The applicant requests the CPD, Commercial Planned Development District for a pharmacy with a drive-thru.
- o The site is surrounded by single-family dwellings to the north, east, and south and by a pharmacy to the west across Harrisburg Pike, all in Franklin Township.
- o The site lies within the boundaries of the Southwest Area Commission whose response is for approval of the proposed development.
- o The submitted CPD plan illustrates the location of the proposed building and landscaping areas, and commits to a parking setback of 2' and a building setback of 5' from Harrisburg Pike, and a parking setback of 10' and a building setback of 30' from Hopkins Avenue. The CPD text includes use restrictions, landscaping commitments, exterior building standards, lighting controls, and screening in consideration of the abutting single-family dwelling to the north.
- o *The Columbus Thoroughfare Plan* identifies Harrisburg Pike as a 4-2D arterial requiring a minimum of 60 feet of right-of-way from centerline.

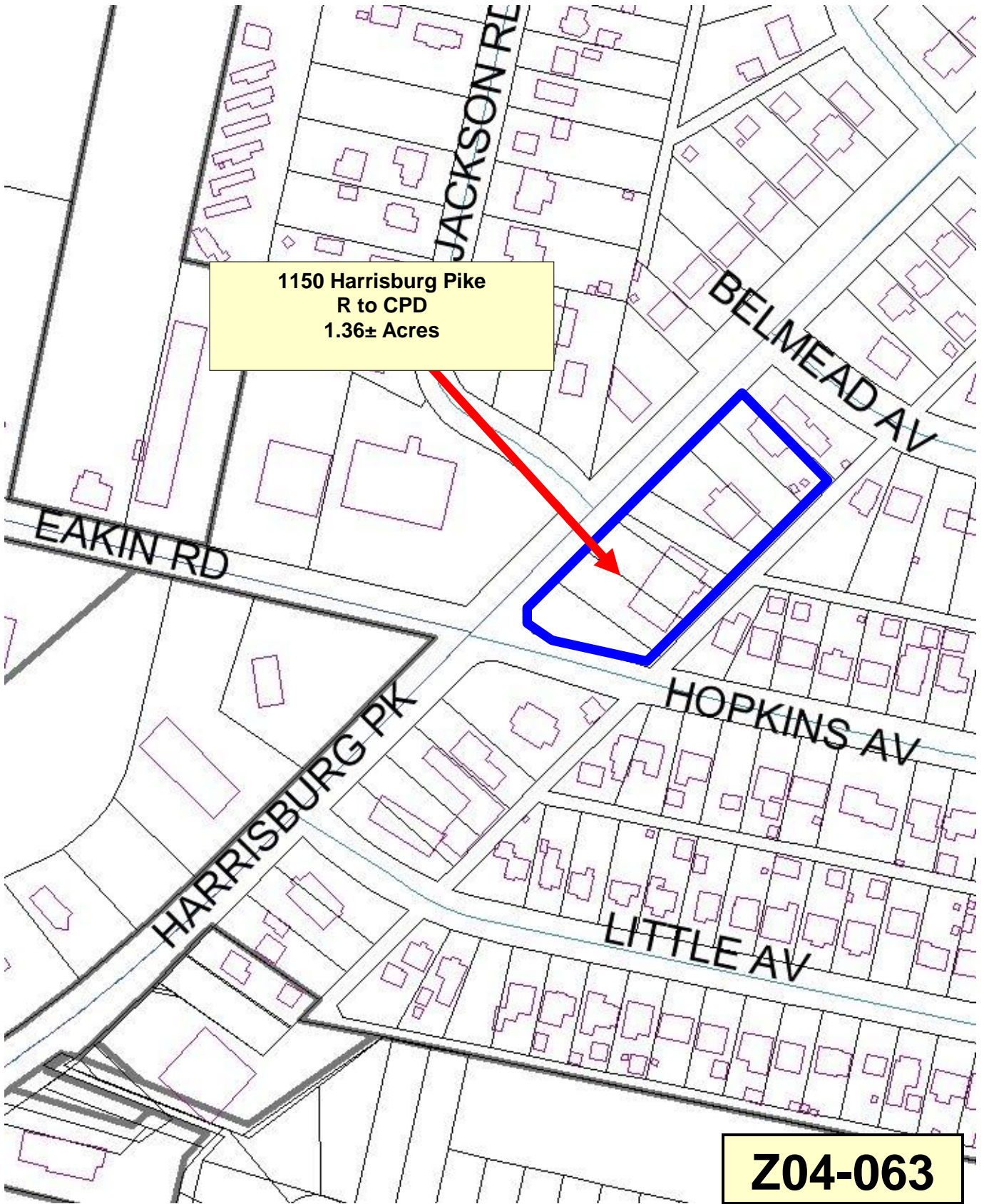
CITY DEPARTMENTS' RECOMMENDATION: Approval.

The applicant is requesting the CPD, Commercial Planned Development District to develop the site with a pharmacy with a drive-thru. The proposed CPD plan and text contain development standards in consideration of the abutting residential use, and is consistent with the zoning and development patterns of the area.



1150 Harrisburg Pike
R to CPD
1.36± Acres

Z04-063



1150 Harrisburg Pike
R to CPD
1.36± Acres

Z04-063



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

Group Name SOUTHWEST AREA COMMISSION

Meeting Date AUGUST 18, 2004

Specify Case Type
 BZA Variance (Begins with "V")
 BZA Special Permit (Begins with "SP")
 Council Variance (Begins with "CV")
 Rezoning (Begins with "Z")
 Graphics (Begins with "VG")
 Graphics Special Permit (Begins with "SPG")

Case Number Z04-063

Recommendation (Check only one)
 Approval
 Disapproval
 Conditional Approval (please list conditions below)
(Area Commissions, see note below*)

*Ordinances sent to council will contain only a recommendation for "approval" or "disapproval". If a recommendation for "conditional approval" is sent, the conditions should be concise and specific. Staff will determine whether conditions are met when the final ordinance is prepared unless a revised response indicating "approval" has been received. If staff determines that conditions have not been met, your group's recommendation will be listed as "disapproval".

Vote 7 for / 0 opposed / 2 absent

Signature of Authorized Representative M. Jurek

SIGNATURE
CHAIR, SWAC

RECOMMENDING GROUP TITLE
614 539 9647

DAYTIME PHONE NUMBER

Please FAX this form to Zoning at (614) 645-2463 within 48 hours of your meeting day;
OR MAIL to: Zoning, City of Columbus, Building and Development Services, 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 APPLICATION # 204-063
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jackson B. Reynolds, III
of (COMPLETE ADDRESS) 37 W. Broad Street, 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 and their mailing addresses:

NAME	COMPLETE MAILING ADDRESS
<u>Meadowood Development Inc.</u>	<u>262 Market Square, Suite D, Lake Forest, IL 60045</u>
<u>Nick Soulas</u>	<u>5180 Etna Road, Columbus, OH 43213</u>
<u>Twinn Foods Inc.</u>	<u>8276 Chateau Lane, Westerville, OH 43082</u>
<u>Donnie & Helen Ross</u>	<u>1146 Harrisburg Pike, Columbus, OH 43223</u>

SIGNATURE OF AFFIANT Jackson B. Reynolds III

Subscribed to me in my presence and before me this 24th day of June, in the year 2004

SIGNATURE OF NOTARY PUBLIC Jennifer T. Huette
My Commission Expires: 04-25-09

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



JENNIFER T. HUETTE
Notary Public, State of Ohio
My Commission Expires 04-25-09