

DATE	BY	REVISION

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SHOPPES AT ROBERTS COURT
 ROBERTS ROAD
 COLUMBUS, OHIO



**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
SEPTEMBER 14, 2006**

- 4. APPLICATION: Z06-050**
Location: **2500 ROBERTS COURT (43026)**, being 1.57± acres located at the northeast corner of Roberts Road and Roberts Court (560-236167).
Existing Zoning: C-2, Commercial District.
Request: CPD, Commercial Planned Development District.
Proposed Use: Commercial development.
Applicant(s): Columbus One Investors; c/o Jeffrey L. Brown, Atty.; Smith & Hale; 37 West Broad Street, Suite 725; Columbus, OH 43215.
Property Owner(s): Columbus One Investors; PO Box 497, Lebanon, KY 40033.
Planner: Walter Green, 645-2485, wagreen@columbus.gov

BACKGROUND:

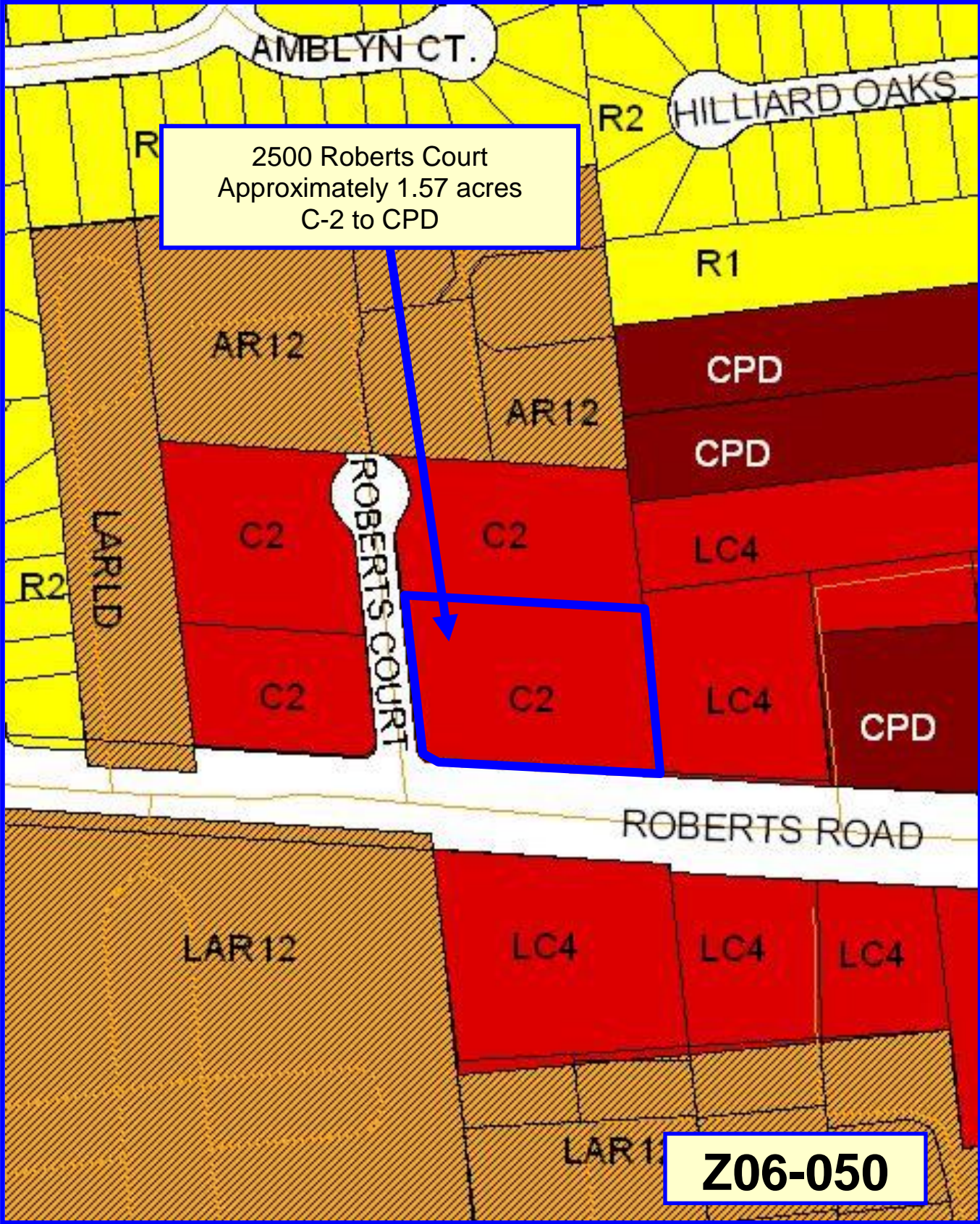
- The 1.57± acre site is undeveloped and zoned in the C-2, Commercial District, which permits office uses. The proposed CPD, Commercial Planned Development District would allow retail and other commercial development, in addition to the currently permitted office uses.
- To the north of the site, is undeveloped property in the C-2, Commercial District. To the east, is a shopping center in the L-C-4, Limited Commercial District. To the south, across Roberts Road, is a shopping center in the L-C-4, Limited Commercial District. To the west is undeveloped property and a child care facility in the C-2, Commercial District.
- The applicant is requesting a variance to the required number of parking spaces. The site plan indicates that the proposed development is a 12,600 square foot building, which would be required to have 51 parking spaces if it was used solely for retail uses. The applicant is requesting a variance to allow the option of a restaurant with a maximum of 4,800 square feet and a patio of 580 square feet, which would require a total of 72 parking spaces. The total number of parking spaces required for the development with retail, restaurant and patio uses would be 104. There are a total of 88 parking spaces on the site, therefore the requested variance is for 16 parking spaces.
- The site is located within the boundaries of the *West Columbus Interim Development Concept* (1991), which recommends office/transitional use for the site. The property to the south, across Roberts Road, also has a land use recommendation of office/transitional, and was rezoned to L-C-4, Limited Commercial District, on May 8, 2000, with a staff recommendation of approval. The property to the north and west is zoned C-2, Commercial District, which

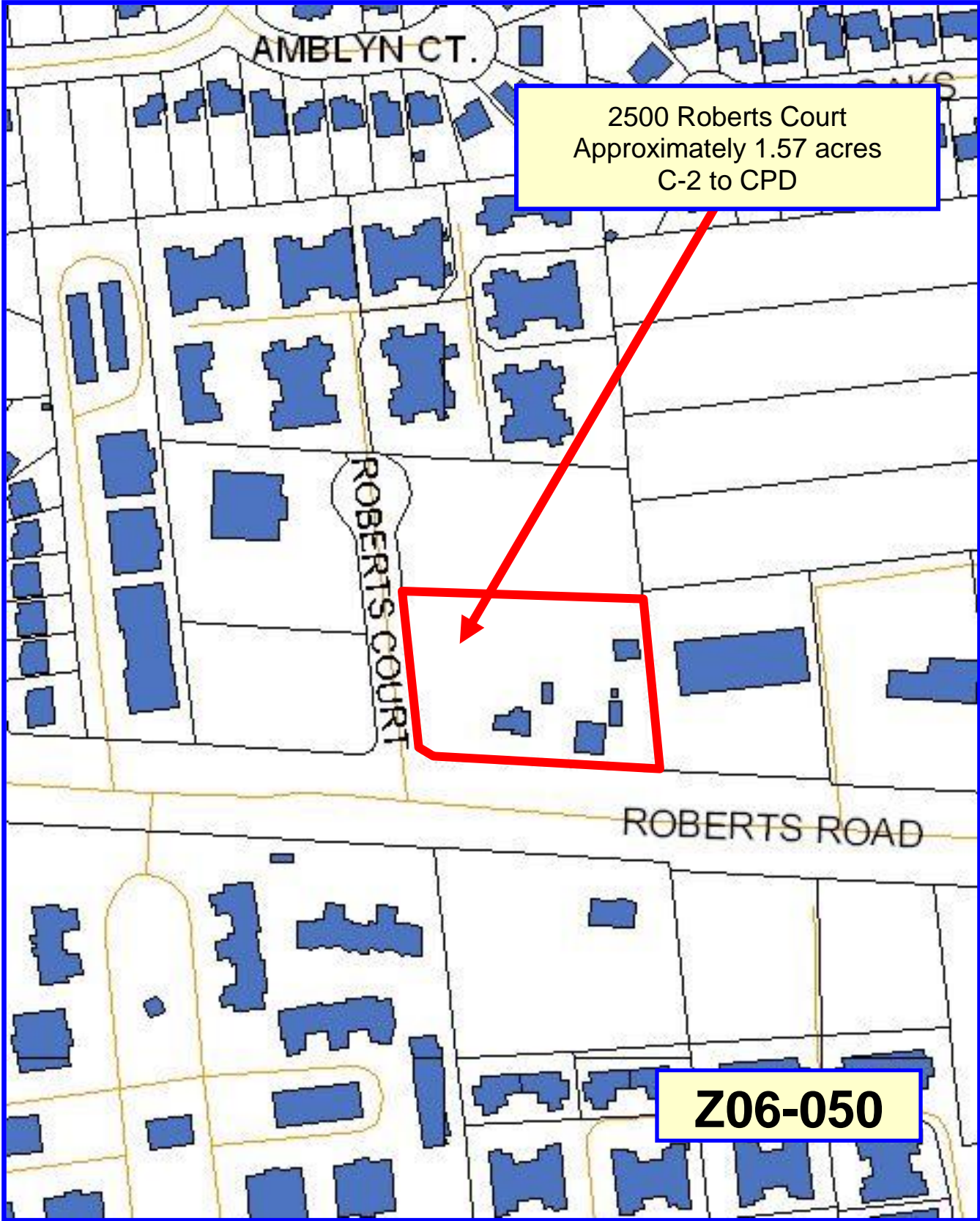
allows office uses, providing a transition to the apartments to the north and west.

- The CPD text includes development standards for lot coverage, street trees, headlight screening, lighting, and underground wiring.
- The *Columbus Thoroughfare Plan* identifies Roberts Road as a 4-2 arterial requiring a minimum of 50 feet of right-of-way from centerline.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

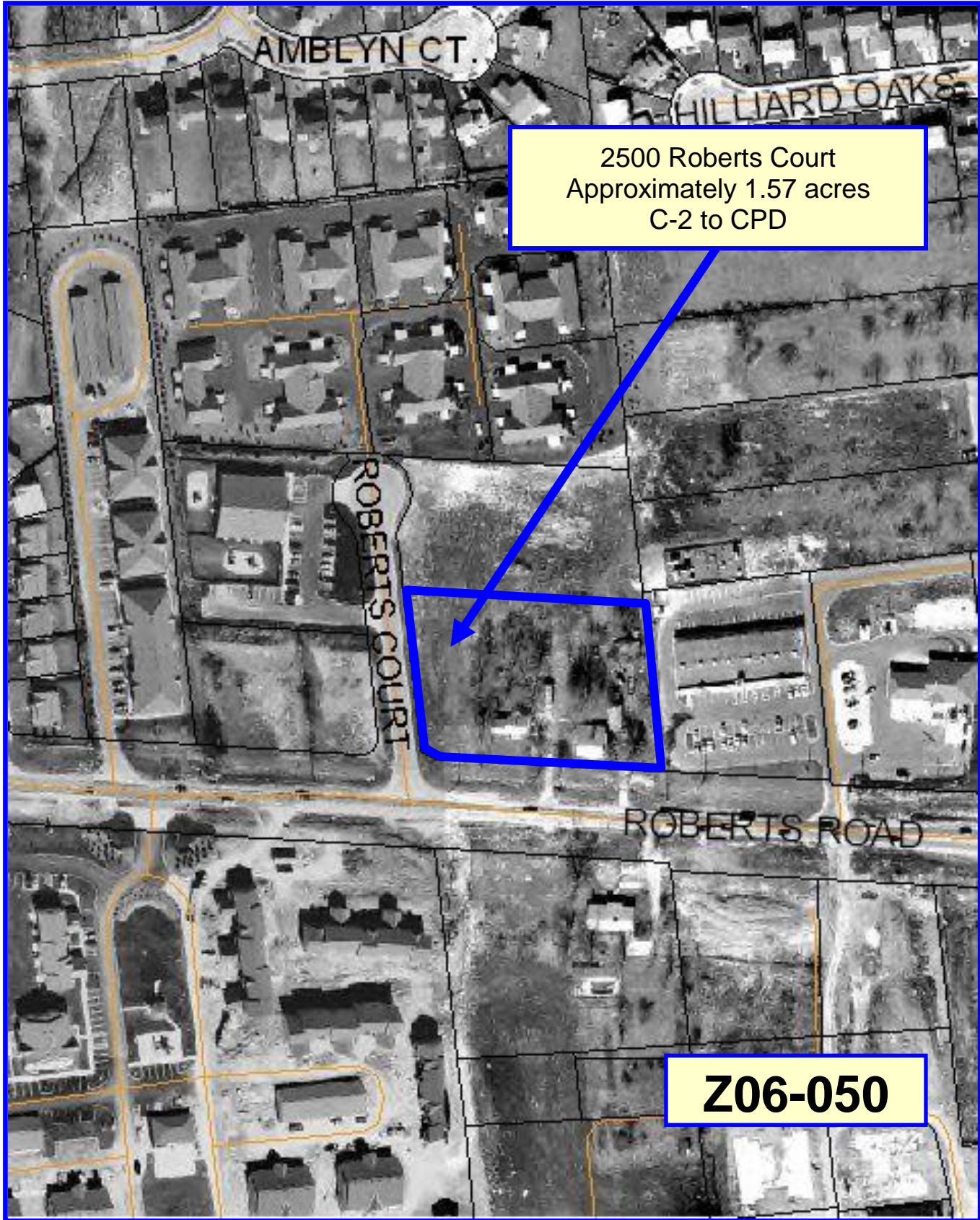
The requested CPD, Commercial Planned Development District would permit commercial development on the site, including most C-4, Commercial District uses. The CPD plan and text commit to customary development standards. The site is located within the boundaries of the *West Columbus Interim Development Concept* (1991), which recommends office/transitional uses for the site. In this case, staff can support a deviation from the plan, since the adjacent properties to the north and west are zoned in the C-2, Commercial District, which provides a transition to the apartments. Staff would not support this request without the transition provided by the adjacent C-2 zoning districts. The proposed development is consistent with the zoning and development patterns of the area.



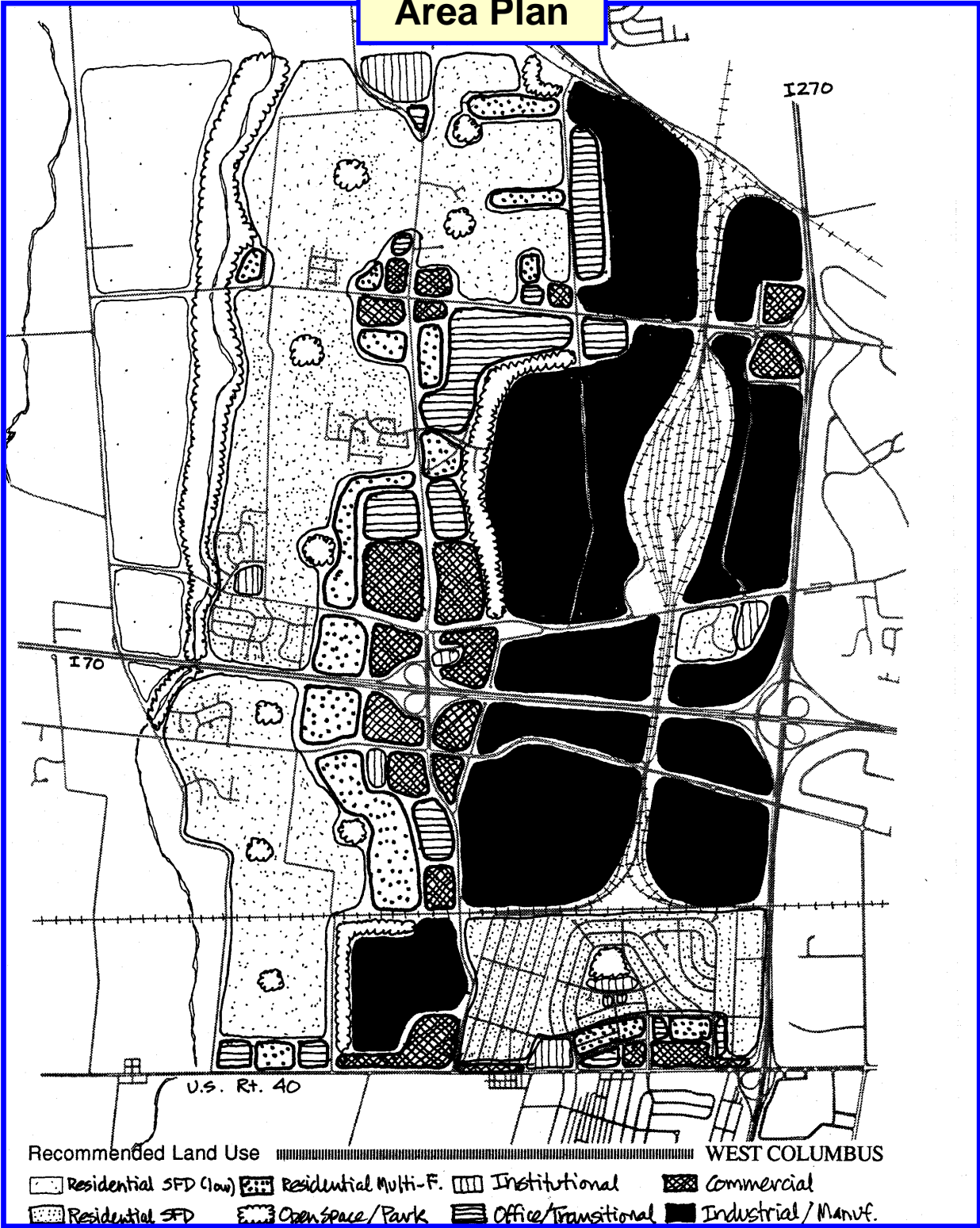


2500 Roberts Court
Approximately 1.57 acres
C-2 to CPD

Z06-050



Area Plan



Area Plan

COLUMBUS DEVELOPMENT COMMISSION
Basis for Recommendation

Date: September 14, 2006

Application #: Z06-050	Requested: CPD	Address: 2500 ROBERTS COURT (43026)					
# Hearings:	Length of Testimony: <u>(15)</u> 6:25 → 6:40	Staff: <input checked="" type="checkbox"/> Approval <input type="checkbox"/> Disapproval Position: <input type="checkbox"/> Conditional Approval					
<u>(1) LETTERS OF SUPPORT</u> # Speakers	Development Commission Vote: <u>(4)</u> Yes <u>(1)</u> No <input type="checkbox"/> Abstain	Area Comm/ <input type="checkbox"/> Approval <input type="checkbox"/> Disapproval Civic Assoc: <input type="checkbox"/> Conditional Approval					
Support: <u>(2)</u> Opposition:							
Position Y=Yes N=No (write out ABSENT or ABSTAIN)	Y Fitzpatrick	Y Ingwersen	NO Barnes	Y Anderson	Y Copley	ABSENT Onwukwe	X Vacant
+ = Positive or Proper - = Negative or Improper							
Land Use	+	+	-	+	+		
Use Controls			-				
Density or Number of Units							
Lot Size							
Scale							
Environmental Considerations							
Emissions							
Landscaping or Site Plans							
Buffering or Setbacks							
Traffic Related Commitments			-				
Other Infrastructure Commitments							
Compliance with City Plans			-				
Timeliness of Text Submission							
Area or Civic Assoc. Recommendation							
Governmental or Public Input							
MEMBER COMMENTS:							
FITZPATRICK: APPROPRIATE TRANSITIONAL USE BOUNDED ON (2) SIDES BY "C-2" AND (2) SIDES BY "C-2"							
INGWERSEN: TRANSITIONAL LAND USE ALONG ROBERTS W/ APPROPRIATE ACCESS TO RESIDENTIAL & C-2 TRAFFIC ALONG ROBERTS CT MAKES THIS DEVELOPMENT APPROPRIATE							
BARNES: INAPPROPRIATE TRANSITIONAL USE. INCREASED TRAFFIC ON ROBERTS CT. - ALREADY USED BY RESIDENTIAL & DANGEROUS USE - NOT A GOOD IDEA. CURRENT C-2 OFFICE USE SHOULD BE MAINTAINED.							
ANDERSON: Hesitantly voted for approval. Concern is that the existing C-2 transition will later be the subject of a request to rezone.							
ONWUKWE:							
COOLEY: APPROPRIATE TRANSITIONAL USE, & CITY REQUIREMENTS REGARDING IMPROVED EROSION IMPROVED PROPOSED. GOOD DEVELOPMENT BY NEIGHBORHOOD DEVELOPMENT AND RESIDENTIAL AREA.							
VACANT:							

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 # _____

Being first duly cautioned and sworn (NAME) David L. Hodge
of (COMPLETE ADDRESS) 37 W. 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)

<p>1. Columbus One Investors P.O. Box 497 Lebanon, KY 40033</p> <p>Zero Columbus based employees</p>	<p>2. JVL Retail Properties, LLC 7434 Wyndle Ct. Dublin, OH 43016</p> <p>Zero Columbus based employees</p>
<p>3.</p>	<p>4.</p>

SIGNATURE OF AFFIANT

David L. Hodge

Subscribed to me in my presence and before me this 9th day of February, in the year 2007

SIGNATURE OF NOTARY PUBLIC

Paula V. Price

My Commission Expires:

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



PAULA V. PRICE
Notary Public, State of Ohio
My Commission Expires 07-13-07

Notary Seal Here