

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

**PROJECT ZONING INFORMATION**

PARCEL DATA	1328 HARRISBURG PIKE
STREET ADDRESS:	570-143570 (COLUMBUS, SITE PLAN AREA 'A'),
PARCEL ID:	140-003271 AND 140-003269 (FRANKLIN TOWNSHIP, SITE PLAN AREA 'B'),
LAND AREA:	ANNEXATION ACCEPTED BY CITY OF COLUMBUS: ORD. 2013-2020,
NET:	PASSED 9/21/2020
ZONING:	0.75 A-C 0.17 A-C 0.63 A-C
EXISTING ZONING DISTRICT:	C-4, COMMERCIAL (COLUMBUS) (SITE PLAN AREA 'A')
PROPOSED ZONING DISTRICT:	C-4, COMMERCIAL (FRANKLIN TOWNSHIP) (SITE PLAN AREA 'B'),
ZONING VARIANCE:	CITY OF COLUMBUS, R. RURAL UPON ANNEXATION
PROPOSED USE:	C-4, COMMERCIAL (COLUMBUS) (Z20-055)
EXPOSED BUILDING DATA:	BANK BRANCH
GROSS FLOOR AREA:	3,885 SQ. FT.
LAND DEDICATIONS/SETBACKS:	
HARRISBURG PIKE:	27' RIGHT-OF-WAY DEDICATION
LITTLE AVENUE:	(60' FROM HARRISBURG PIKE CENTERLINE)
SIDE/REAR YARDS:	PROPOSED 10' FRONT BUILDING SETBACK
VEHICLE PARKING:	SETBACKS AS SHOWN
RETAIL ESTABLISHMENT (10,000 SF OR LESS):	16 SPACES (1 SPACE PER 250 GROSS SF)
MAX. PERMISSIBLE PARKING:	19 SPACES
PROPOSED PARKING:	19 SPACES (1 SPACE PER 200 GROSS SF)
REQUIRED ADA PARKING:	1 SPACES (1 VAN)
ATM (2) REQUIRED STAKING:	8 SPACES
ATM PROVIDED STAKING:	8 SPACES
BICYCLE PARKING:	
RETAIL ESTABLISHMENT (10,000 SF OR LESS):	2 SPACES
REQUIRED PARKING:	2 SPACES
PROPOSED PARKING:	2 SPACES

**REFERENCE**

ALL EXISTING BASE MAP INFORMATION PROVIDED BY FIELD BOUNDARY SURVEY BY CESO AND SUPPLEMENTED BY FRANKLIN COUNTY SPA, OBTAINED NOVEMBER 2019.

**NOTES**

1. PARCELS 570-143570 IS PRESENTLY IN THE CITY OF COLUMBUS. PARCELS 140-003271 AND 140-003269 ARE BEING ANNEXED. PARCELS 140-003271 AND 140-003269 WILL BE PLACED IN A DIFFERENT TAX DISTRICT THAN PARCEL 570-143570 UPON ANNEXATION TO CITY OF COLUMBUS. TAX DISTRICT 570 AND 570-143570 TAX DISTRICT OF THE FRANKLIN TOWNSHIP PARCELS CANNOT BE COMBINED.
2. STORMWATER WILL BE MANAGED ON-SITE. RIVAL DESIGN PENDING.
3. NO ON-SITE DUMPSTER TO BE PROVIDED. REFUSE TO BE STORED INSIDE BUILDING. BUILDING CLEANING STAFF TO DISPOSE OF WASTE.
4. THERE MAY BE LITTLE AVENUE RIGHT-OF-WAY CONFORMANCE TO THE CITY OF COLUMBUS. THE CITY OF COLUMBUS WILL BE RESPONSIBLE FOR THE LITTLE AVENUE SETBACKS SHALL BE REDUCED ACCORDINGLY.

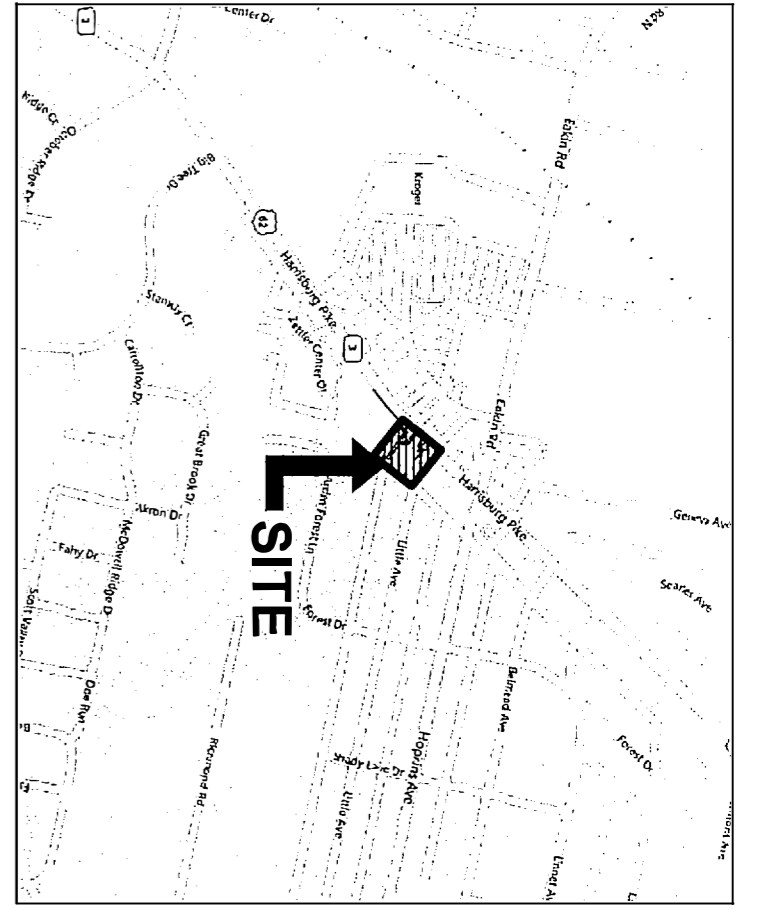
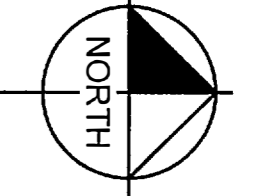
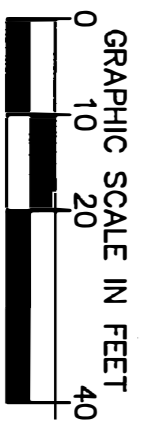
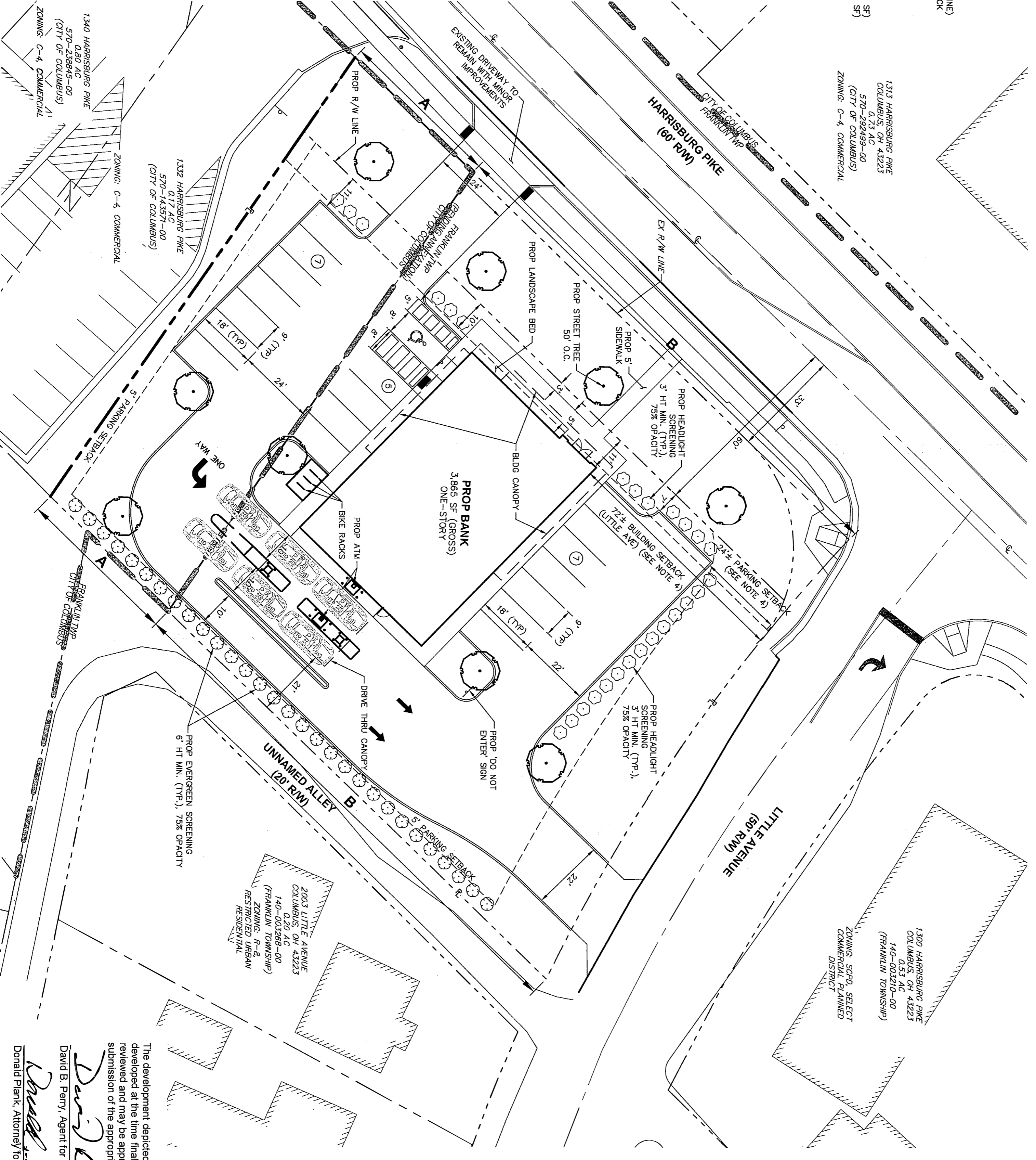
# SITE ZONING PLAN

## PROPOSED BANK BRANCH

### 1328 HARRISBURG PIKE

& CITY OF COLUMBUS, FRANKLIN COUNTY

FRANKLIN TOWNSHIP (ANNEXATION ACCEPTED BY CITY OF COLUMBUS; ORD. 2013-2020, PASSED SEPTEMBER 21, 2020)



**LEGEND**

	EXISTING PROPERTY LINE
	EXISTING RIGHT-OF-WAY
	EXISTING TAX DISTRICT LINE
	PROPOSED RIGHT-OF-WAY LINE
	PROPOSED CURB
	PROPOSED BUILDING
	PROPOSED SIDEWALK/PAVEMENT EDGE
	TRAFFIC PAVEMENT MARKING

The development depicted on this drawing may be slightly adjusted to reflect engineering, topographical or other data developed at the time final development plans are completed. Any slight adjustment to the development shall be reviewed and may be approved by the Director of the Building and Zoning Services Department or his designee upon submission of the appropriate data regarding the proposed adjustment.

David B. Perry, Agent for Applicant  
Date: 9-28-2020

Donald Blank, Attorney for Applicant  
Date: 9/28/2020

**ENGINEER**  
KIMLEY-HORN AND ASSOCIATES, INC.  
2400 CORPORATE EXCHANGE DRIVE, SUITE 120  
COLUMBUS, OH 43231  
TEL: (614) 472-8853  
WWW.KIMLEY-HORN.COM  
CONTACT: BEN SIEMIDA

**DEVELOPER**  
THOMPSON TRUST REAL GROUP  
111 MONUMENT CIRCLE, SUITE 1600  
INDIANAPOLIS, IN 46204  
TEL: (317) 653-5480  
EMAIL: BENWILLIAMS@THOMPSONTRUST.COM  
CONTACT: BRAD WILLIAMS

SCALE: 1"=20'	DESIGNED BY: BAS	<p>© 2019 KIMLEY-HORN AND ASSOCIATES, INC. 2400 CORPORATE EXCHANGE DRIVE, SUITE 120 COLUMBUS, OH 43231 PHONE: 614-454-6697 WWW.KIMLEY-HORN.COM</p>	<table border="1"> <tr> <th>No.</th> <th>REVISIONS</th> <th>DATE</th> <th>BY</th> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table>	No.	REVISIONS	DATE	BY				
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<p style="text-align: center;"><b>1328 HARRISBURG PIKE</b> <b>COLUMBUS, OH 43223</b></p> <p style="text-align: center;"><b>SITE ZONING PLAN</b></p>											
ORIGINAL ISSUE: 9/28/2020	KHA PROJECT NO. 190050003	<p style="text-align: center;">1</p> <p style="text-align: center;">SHEET NUMBER</p> <p style="text-align: center;">OF 1</p>									

**Council Variance Application**

111 North Front Street, Columbus, Ohio 43215

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

**STATEMENT OF HARDSHIP**

Chapter 3307 of the Columbus Zoning Code

**Section 3307.10 Variances by City Council**

A. Permit a variance in the yard, height, or parking requirements of any district only in conjunction with a change in zoning or a use variance and only where there are unusual and practical difficulties or unusual hardships in the carrying out of the zoning district provisions due to an irregular shape of lot, topography, or other conditions, providing such variance will not seriously affect any adjoining property or the general welfare.

B. Permit a use of the property not permitted by the Zoning District established on the property if such use will not adversely affect the surrounding property or surrounding neighborhood and if Council is satisfied that the granting of such variance will alleviate some hardship or difficulty which warrants a variance from the Comprehensive Plan.

Before authorizing any variance from the Zoning Code in a specific case, City Council shall first determine that such variance will not impair an adequate supply of light and air to the adjacent property, unreasonably increase the congestion of public streets, increase the danger of fires, endanger the public safety, unreasonably diminish or impair the public health, safety, comfort, morals, or welfare of the inhabitants of the City of Columbus.

In granting a variance pursuant to this section, Council may impose such requirements and conditions regarding the location, character, duration, and other features of the variance proposal as Council deems necessary to carry out the intent and purpose of this Zoning Code and to otherwise safeguard the public safety and welfare

**List all sections of Code to be varied and explain your reasoning as to why this request should be granted.**

**PLEASE NOTE: It is the applicant's responsibility to identify all variances required for the project. If any necessary variances are discovered after your application is approved, a new application will be required.**

**I have read the foregoing and believe my application for relief from the requirements of the Zoning Code contains the necessary hardship, will not adversely affect surrounding property owners and will comply with the variance(s) requested as detailed below (use separate page if needed or desired):**

See Exhibit B

Signature of Applicant Thompson Trust Development, Inc by Dwight B. Perry, Agent Date 6-22-20

Signature of Attorney Donald Rank Date 6-22-20

## **Exhibit B**

### **Statement of Hardship**

#### **CV20-055, 1328 Harrisburg Pike**

Annexation of PID's: 140-003271 and 140-003269, both from Franklin Township (0.565 +/- acres), was accepted by the City of Columbus on 9/21/2020 (Ord. 2013-2020) Rezoning application Z20-051, 1328 Harrisburg Pike, to the C-4, Commercial District is pending for the two (2) annexed Franklin Township parcels (CS, Community Service, Franklin County Zoning Resolution) as comparable zoning.

This variance application is submitted as a companion application to rezoning application Z20-051 and includes an additional parcel (PID: 570-143570) in the City of Columbus and zoned C-4 for total site area for the variance of 0.749 +/- acres (PID: 140-003271, 140-003269 and 570-143570).

Applicant proposes to raze the township commercial building on PID: 140-003269 (1316 Harrisburg Pike) and redevelop all three (3) parcels with a branch bank. The submitted Site Plan depicts the proposed bank branch. Variances are requested to permit the bank branch, as depicted.

Applicant has a hardship as well as a practical difficulty with compliance with the referenced code sections to develop the site in a reasonable manner, as depicted. The Harrisburg Pike corridor is a major commercial arterial extensively developed with commercial uses in Columbus and Franklin Township. As a designated 120 foot right of way on the Columbus Multi-Modal Thoroughfare Plan, 60 feet of right of way from centerline will be required from these parcels in conjunction with the final Site Compliance Plan process. The right of way conveyance materially reduces the depth of the site and necessitates building line and parking setback variances for Harrisburg Pike. Little Avenue, abutting the site to the south, is a township street for which this site presently has almost completely open vehicular access for 150 feet of Little Avenue frontage and offers no buffering to the township residential uses nor interior landscaping. Applicant's site plan provides appropriate buffering and access controls. The parcel presently in Columbus (PID: 570-143570) cannot be combined with the two annexed parcels when annexation is completed due to assignment of a different taxing district than 570. The parcel line (property line) will remain for all City of Columbus plan approval purposes. The Franklin County Auditor can't combine tax parcels across tax districts , which causes the need for technical variances.

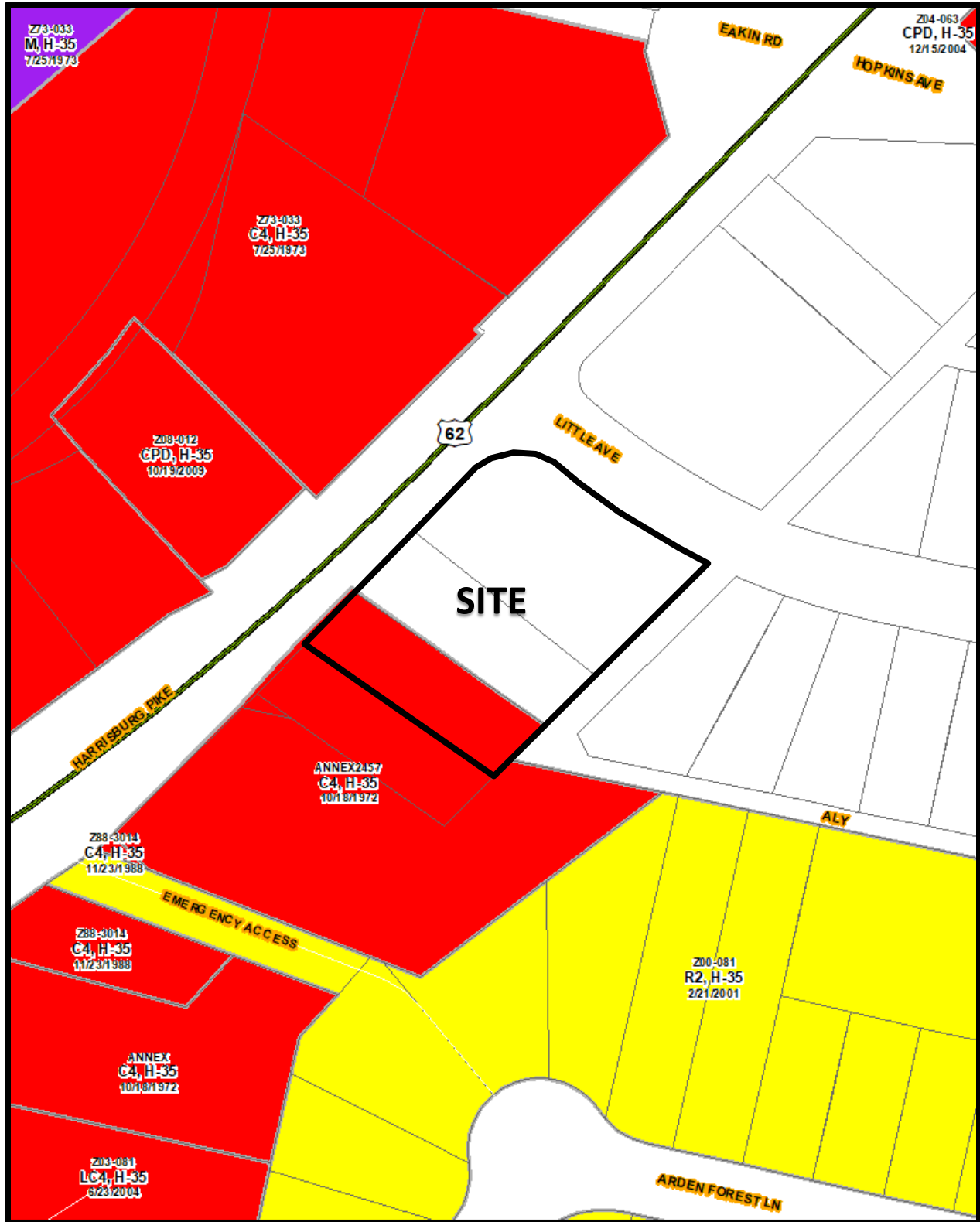
The proposed use and proposed site development are appropriate for the site and corridor. The proposed bank branch use is supported by the Southwest Area Plan (2009), which recommends Community Commercial uses. The requested variances are

not substantial given the commercial environment, will not affect the delivery of government services, the variances are necessary for reasonable use of the property and are consistent with the spirit of the zoning requirement given the urban environment.

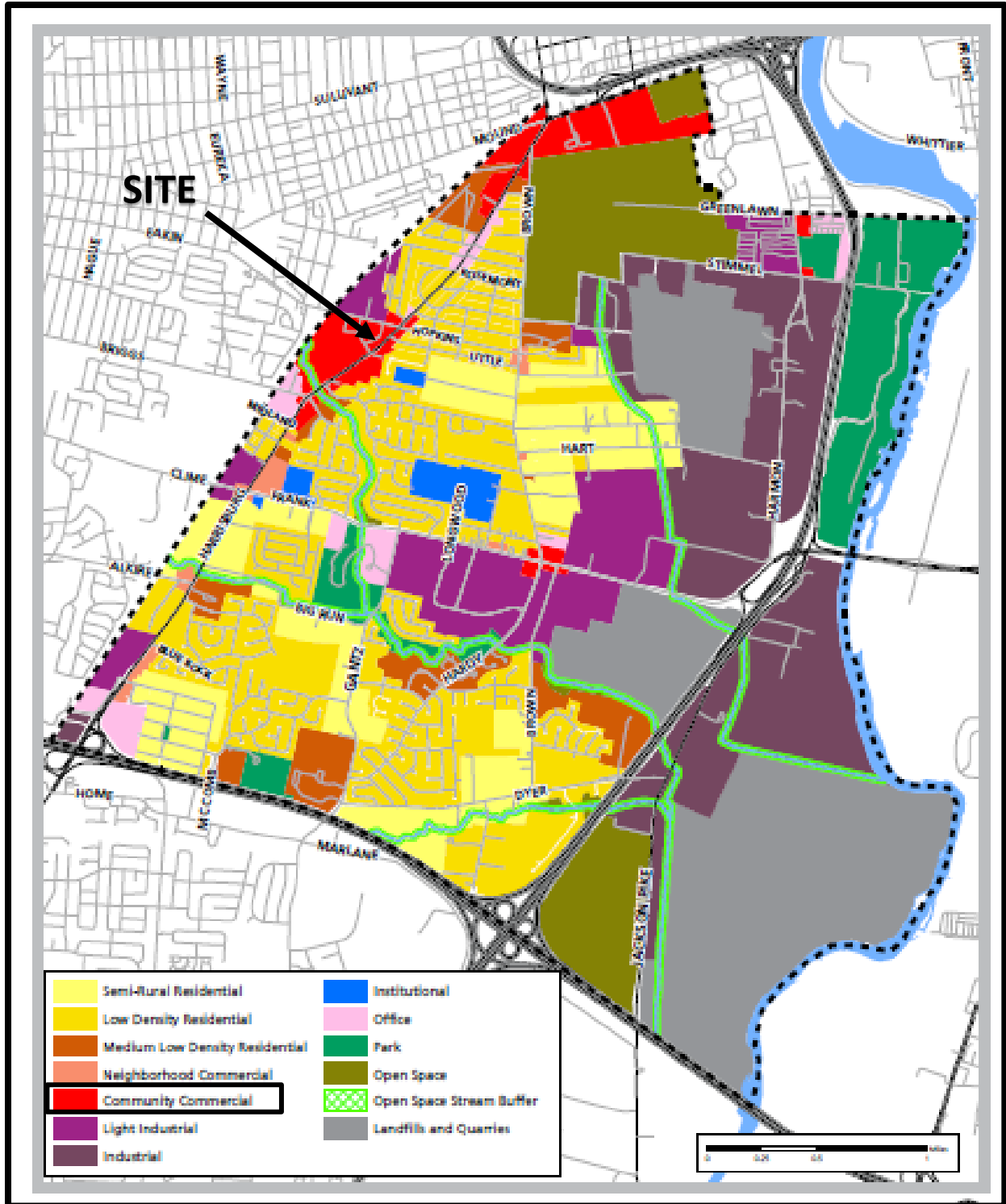
Applicant requests the following variances:

- 1). Section 3312.09, Aisle, which Section requires a 20 foot (min.) maneuvering aisle for 90 degree parking spaces, while the annexed parcels will be placed in a different taxing district than PID: 570-143570 upon completion of annexation, the parcel line of the taxing districts bisects the maneuvering aisle in the south parking lot, the parcels of the different taxing districts cannot be combined and maneuvering area based on the tax district line will be 0 – 10 feet, while a 24 foot maneuvering aisle will be provided with the maneuvering area on both parcels, as depicted on the Site Plan.
- 2). Section 3312.11, Drive-up Stacking Area, which Section requires six (6) stack spaces for two (2) ATM units, while six (6) stack spaces are provided but the third stack space for each of the two (2) ATM units will be divided by the tax district line (property line) related to the annexed parcels being placed in a different tax district than the tax district (570) of the parcel already in the City of Columbus and the tax parcels can't be combined, so stacking is reduced from 6 to 4 spaces subject to two (2) additional stack spaces divided by the tax district line/property line, as depicted on the Site Plan.
- 3). Section 3312.12, Driveway, which Section requires a commercial driveway to be a minimum of 20 feet wide, while the annexed parcels will be placed in a different taxing district than PID: 570-143570 upon completion of annexation, the parcel line of the taxing districts bisects the driveway to the south parking lot, the parcels of the different taxing districts cannot be combined and driveway width will be approximately 18 feet and 6 feet on the north and south sides of the tax district line, while a 24 foot driveway will be provided with the driveway located on both parcels, as depicted on the Site Plan.
- 4). Section 3312.27, Parking Setback Line, to reduce the Harrisburg Pike parking setback line from ten (10) feet to seven (7) feet for the parking area on the north side of the proposed bank building, net of right of way conveyance totaling 60 feet from centerline of Harrisburg Pike, as depicted on the Site Plan.
- 5). Section 3356.11, C-4 District Setback Lines, to reduce the Harrisburg Pike building setback line from 60 feet to ten (10) feet, net of right of way conveyance totaling 60 feet from centerline of Harrisburg Pike, as depicted on the Site Plan.

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CV20-055  
1368 Harrisburg Pike  
Approximately 0.749 acres



CV20-055  
1368 Harrisburg Pike  
Approximately 0.749 acres



CV20-055  
1368 Harrisburg Pike  
Approximately 0.749 acres

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

**Case Number:** CV20-055

**Address:** 1328 Harrisburg Pike

**Group Name:** Southwest Area Commission

**Meeting Date:** July 21, 2020

**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:** 7-0

**Signature of Authorized Representative:**   
SIGNATURE

Chair  
RECOMMENDING GROUP TITLE

614.519.0436  
DAYTIME PHONE NUMBER

Please e-mail this form to the assigned planner within 48 hours of your meeting day; or MAIL to: Assigned Planner, City of Columbus, Department of Building & Zoning Services, 111 N. Front St, Columbus, OH 43215.



DEPARTMENT OF BUILDING  
AND ZONING SERVICES

## 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 #: CV20-055

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Donald Plank  
of (COMPLETE ADDRESS) Plank Law Firm, 411 East Town Street, Floor 2, 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 (include contact name and number)  
Business or individual's address  
City, State, Zip Code  
Number of Columbus based employees  
(Limited to 4 lines per box)

<p>1. Thompson Thrift Dev't, Inc.; 111 Monument Ccl, Ste 1600; Indianapolis, IN 46204; # Cols based emps: 0 Contact: Brad Williams, (317)671-7223</p>	<p>2. Thomas B. Fritz, Tr.; 1855 Harbor Light Ln; St George Island, FL 32328; # Cols based employees: 0 Contact: Thomas B. Fritz, Trustee, (813)833-9028</p>
<p>3. Robert R. Cook; 3293 Grove Park Dr, Grove City, OH 43123; # Cols based emps: Zero (0) Contact: Robert Cook, (614)332-0381</p>	<p>4. -----</p>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Donald Plank

Subscribed to me in my presence and before me this 22<sup>nd</sup> day of June, in the year 2020

SIGNATURE OF NOTARY PUBLIC

MaryAlice Wolf

My Commission Expires:



*This Project Disclosure Statement expires six months after date of notarization.*  
MaryAlice Wolf  
Notary Public, State of Ohio  
My Commission Expires October 24, 2023

**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