

EASEMENT REFERENCE		NO.	REVISIONS
CITY NO.	COUNTY RECORDER PAGE		

UNDERGROUND UTILITIES
 7 WORKING DAYS BEFORE YOU DIG
 CALL TOLL FREE 800-362-2764 OR 618 UTILITY PROTECTION SERVICE
 NON-MEMBERS MUST BE CALLED DIRECTLY

CALL BEFORE YOU DIG
 1-800-925-0988
 Gas Producers & Underground Protection Services
 A.S. New York, Syracuse, NY 13203

PROJECT ADDRESS
 CITY OF COLUMBUS, FRANKLIN COUNTY, GEORGIA, 50 ALBANY ROAD, 4TH FLOOR, COLUMBUS, GA 31906
PROJECT OWNER/OCCUPANT
 CHRISTOFF GROUP
 CONTACT PERSON: CHRIS CHRISTOFF
 PHONE: 517-524-1418

PROJECT INFORMATION
 ZONING: 218-COM, CHL, COMMERICAL, HEIGHT DIST 35
 DISTRICT: 55
 BUILDING 1: 20 FEET (2 ADJ)
 BUILDING 2: 35 FEET (2 ADJ) - 14
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 BUILDING 50: 35 FEET (2 ADJ)

THE BUILDING AND DESIGN PLANS WILL BE DESIGNED TO CONFORM WITH THE ZONING REGULATIONS AND ORDINANCES OF THE CITY OF COLUMBUS, GEORGIA. THESE PLANS ARE SUBMITTED FOR ZONING PURPOSES ONLY AND IS NOT INTENDED FOR CONSTRUCTION.

Michael R. ...
 11/9/18

DATE: 11/26/18

Z18-055 FINAL REVIEWED 11/9/18 PAGE 1 of 2

Christoff

ZONING EXHIBIT

SCALE: 1" = 40'

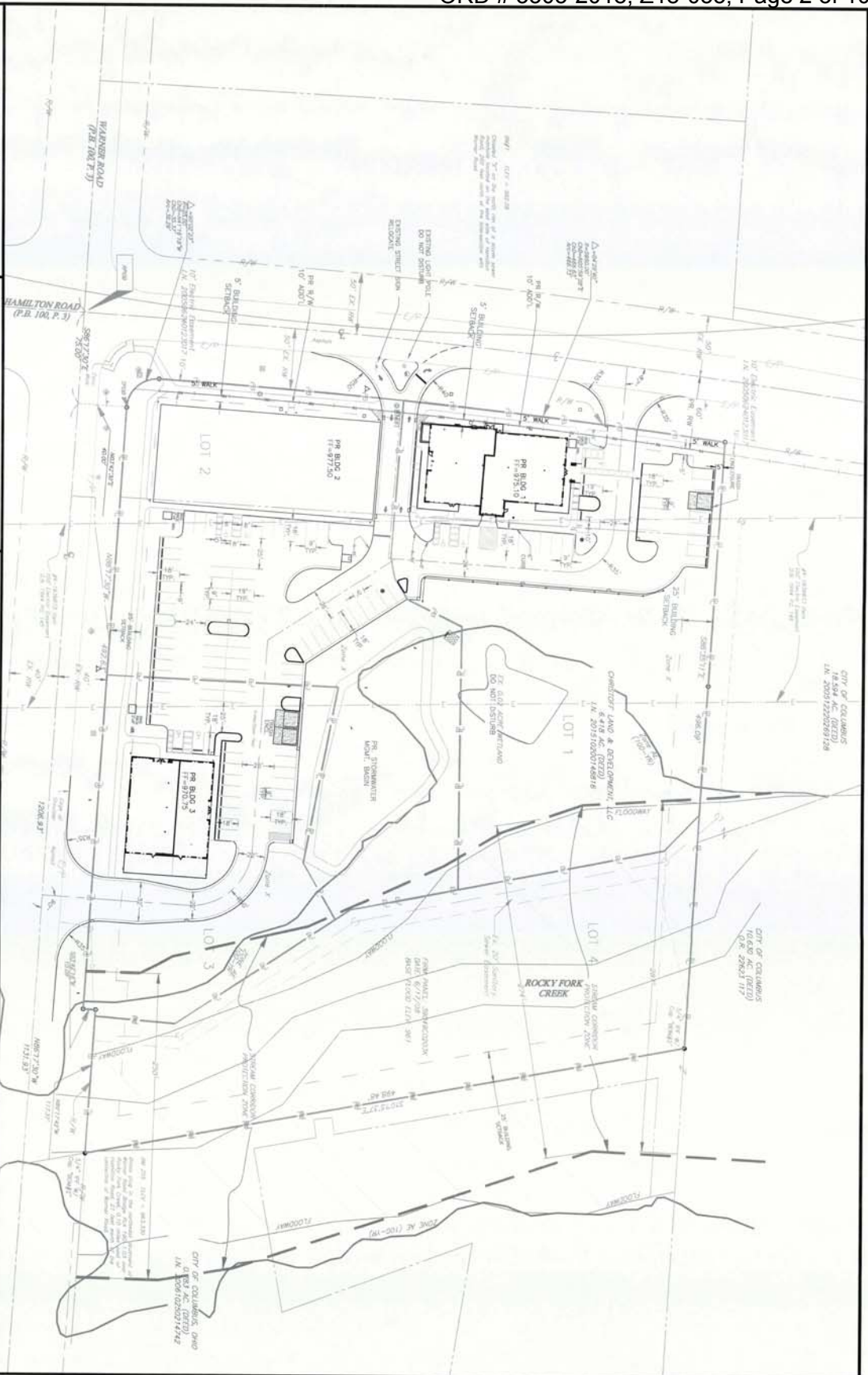
LEGEND

- PROPOSED EASEMENT (OR E.A.)
- PROPOSED SETBACK (OR S.A.)
- PROPOSED SIDE (OR S.A.)
- ROCKY FORK CREEK
- PROPOSED DRIVEWAY

WEST ALBANY CROSSING
 CITY OF COLUMBUS
 FRANKLIN COUNTY, OHIO

CONTRACT INFORMATION

CONTRACT NO.	
DATE	



EASEMENT REFERENCE		REVISIONS	
CITY NO.	COUNTY RECORDER	NO.	DESCRIPTION
VOL.	PAGE	GRANTOR	DATE

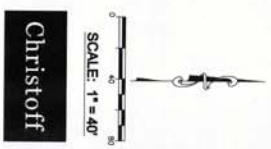
[Handwritten Signature]
11/9/18



DATE: 11/26/18

PROJECT TITLE			
WEST ALBANY CROSSING			
CITY OF COLUMBUS			
FRANKLIN COUNTY, OHIO			
DIVISION USE ONLY		ENGINEER CHRISTOPHER LANG & SON, LLC	
DESIGNER	DATE	COMPLETED	SHEET
APPROVED	NO.	NO.	2 OF 2
CONTRACT DRAWING NO.		RECORD PLAN NO.	

CITY OF COLUMBUS
DEPARTMENT OF PUBLIC UTILITIES
DIVISION OF SEWER & DRAINAGE
DIVISION USE ONLY



Christoff

SITE PLAN

Z18-055 FINAL Received 11/9/18 Page 2 of 2

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
NOVEMBER 8, 2018**

- 7. APPLICATION: Z18-055**
- Location:** **5330 WARNER ROAD (43081)**, being 6.42± acres located at the northeast corner of Warner Road and North Hamilton Road (010-263114, 010-298433, 010-282434, and 010-2282435; Rocky Fork-Blacklick Accord).
- Existing Zoning:** CPD, Commercial Planned Development District.
- Request:** CPD, Commercial Planned Development District.
- Proposed Use:** Commercial development.
- Applicant(s):** Sara Radcliffe, Atty.; 207 North Fourth Street; Columbus, OH 43215.
- Property Owner(s):** Christoff Land & Development LLC; 102 West Main Street, Suite 507; New Albany, OH 43054.
- Planner:** Michael Maret; 614-645-2749; mjmaretcolumbus.gov

BACKGROUND:

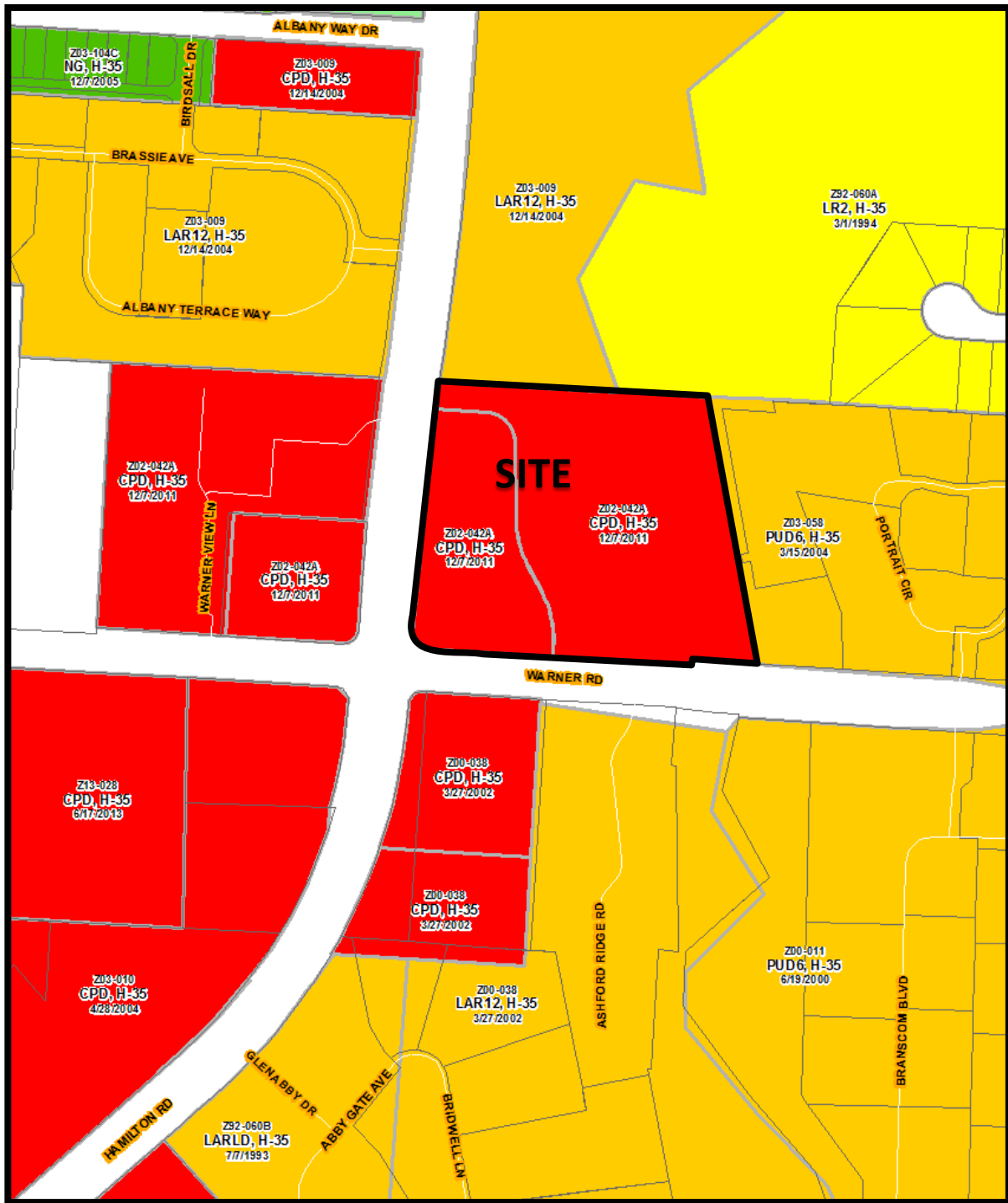
- The 6.42± acre site consists of undeveloped parcels zoned in the CPD, Commercial Planned Development District (Subareas C & D of Z02-042A). The applicant proposes a revised CPD, Commercial Planned Development District to update permitted uses and development standard commitments to accommodate a revised site plan proposal.
- The site is bordered to the north by a vacant parcels zoned in the L-R-2, Limited Residential and L-AR-12, Limited Apartment Residential districts. To the south are undeveloped parcels zoned CPD, Commercial Planned Development District and apartments in the L-AR-12, Limited Apartment Residential District. To the east across Rocky Fork Creek are townhomes in the PUD-6, Planned Unit Development District. To the west is a fuel sales facility and extended stay hotel, both in the CPD, Commercial Planned Development District.
- The site is within the boundaries of the *Rocky Fork-Blacklick Accord Plan (2003)* which recommends commercial land uses at this location.
- The site is located within the boundaries of the Rocky Fork-Blacklick Accord Implementation Panel, whose recommendation was for approval (6-0).
- The CPD plan depicts the intended development, and conservation easement area. The CPD text includes commitments for C-4, Commercial District uses with restrictions, and development standards addressing setbacks, lot coverage, access and circulation, parking, landscaping, conservation along Rocky Fork Creek, building materials, and Community Commercial Overlay (CCO) design standards for buildings and signage. Variances for reduced setbacks, to allow parking and circulation to be divided by parcel lines, to eliminate loading spaces, to permit shared parking, and to reduce required

parking to CCO requirements are included in the request.

- The *Columbus Thoroughfare Plan* identifies Sunbury Road as a 4-2 arterial requiring a minimum of 50 feet of right-of-way from centerline.

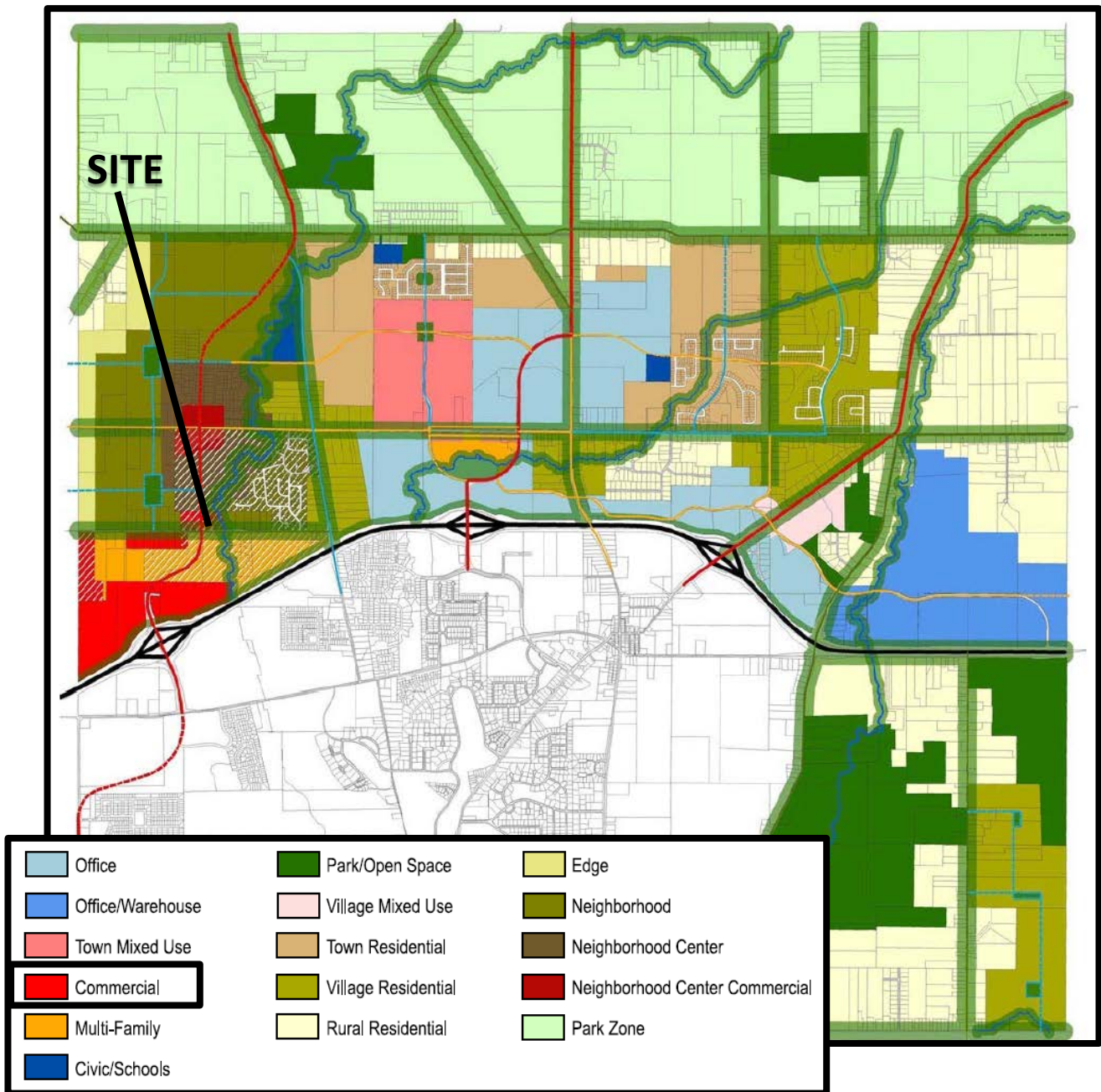
CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested CPD, Commercial Planned Development District will allow commercial development that is compatible with adjacent commercial developments and shows consideration for adjacent residential developments with provided landscaping and buffering of the stream corridor. The CPD plan and text carry over applicable development standards from the existing CPD district, and the proposal remains consistent with the land use recommendations of the *Rocky Fork-Blacklick Accord Plan* for commercial uses.



Z18-055
5330 Warner Road
Approximately 6.42 acres
CPD to CPD

Rocky Fork-Blacklick Accord Plan (2003) – recommends “Commercial” land uses



Z18-055
5330 Warner Road
Approximately 4.46 acres
CPD to CPD



Z18-055
5330 Warner Road
Approximately 6.42 acres
CPD to CPD



Z18-055
5330 Warner Road
Approximately 6.42 acres
CPD to CPD

**THE ROCKY FORK BLACKLICK ACCORD
IMPLEMENTATION PANEL
October 18, 2018
RECORD OF PROCEEDINGS**

5330 Warner Road (Z18-055):

Review of a Columbus application to revise a CPD previously approved by the panel in 2002. It is generally located east of North Hamilton Road, north of Warner Road, south of Wango Park, and west of Rocky Fork Creek.

<i>Acreage:</i>	<i>6.418 ac</i>
<i>Current Zoning:</i>	<i>CPD</i>
<i>RFBA District:</i>	<i>Commercial</i>
<i>Proposed Zoning:</i>	<i>CPD to allow C-4 uses</i>
<i>Applicant(s):</i>	<i>Sara Radcliffe with Kephart Fisher LLC.</i>
<i>Property Owner(s):</i>	<i>Christoff Land & Development LLC.</i>

STAFF COMMENTS:

The RFBA notes that “maintaining a balance of commercial and residential use is an important factor for the economic health of the area. Attracting more commercial investment and generating a diversified tax base is necessary to offset the costs that residential development brings”. The recommended land use for the area is commercial, and as previously noted, the site plan, without additional conditions from staff, was approved in 2002.

The development follows the Accord’s intent related to location of parking lots, landscaping, tree plantings, lighting, trail networks, and conservation of land along Rocky Fork Creek. It exceeds the 30% requirement for open space, and improves pedestrian connectivity by constructing sidewalks along Warner and Hamilton Roads. As a whole, the proposed revisions to the site plan are consistent with the plan’s recommendations. The applicant has agreed to meet the most recent recommendations made by staff, which supports the accord’s intent.

MOTION:

To recommend approval of a rezoning application within the Accord study area with the following additional condition:

- 1) Prohibit the C-4 uses of Bars, Cabarets, and Nightclubs.

RESULT:

This motion was approved unanimously (6-0).

Mr. Brubaker	Yes
Ms. Burton	Yes
Mr. Paul	Yes
Mr. Cooper	Yes
Mr. Chappellear	Yes
Mr. Herskowitz	Yes

The applicant consented to the motion with conditions at the meeting.



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 #: 218-055

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Sara J. Radcliffe
of (COMPLETE ADDRESS) 207 N. Fourth Street, Columbus, Ohio 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

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 Sara J. Radcliffe]

Subscribed to me in my presence and before me this 27th day of August, in the year 2018

SIGNATURE OF NOTARY PUBLIC

[Handwritten signature of Notary Public]

My Commission Expires:

NA



This Project Disclosure Statement expires six months after date of notarization.
NOTARY PUBLIC - STATE OF OHIO
My commission has no expiration date
Sec. 147.03 R.C.

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