

**LEGEND**

- Parking Count
- Pedestrian Access Routes
- Light Poles

**PROJECT INFORMATION**

Address: 5949 Central College Rd.  
 Tax Parcel No.: 010-284651  
 Total Site Area: 6.1 Ac  
 Flood Insurance Rate Map Number (FIRM): 39049C0202K  
 Most Recent Effective Date of FIRM: June 17, 2008

**PARKING SUMMARY**

**PARKING REQUIRED:**

**Subarea A:** 3 Story Mixed Use Building (8,100 SF Footprint)  
 First Floor: Retail 6,100 SF/250 per SF = 25  
 Restaurant: 2,000 SF/75 = 27  
 Second & Third Floor: 12 Residential Units 1.5 per unit = 18  
**Total Subarea A Required: 70**

**Subarea B:** 3 Story Mixed Use Building  
 First Floor: Restaurant 6,000 SF/75 per SF = 80  
 Retail: 6,000 SF/250 per SF = 24  
 Patio: 1,200 SF/150 per SF = 8  
 Second Floor: Office 12,000 Footprint SF/450 per SF = 26  
 Third Floor: 10 Residential Units 1.5 per unit = 15  
**Total Subarea B Required: 153**

**Subarea C:** 48 Residential units: \* 1.5 per unit = 72

**PARKING PROVIDED:**

Subarea A 39 (Variance Required)  
 Subarea B 94 (Variance Required)  
 Subarea C 77 Spaces \*

\*Proposed building footprints, parking areas, and density within Subarea C are conceptual. Subarea C commitments are limited to building design, perimeter landscaping, screening, buffering and retention pond placement.

*Signature* 6-9-21

**PRELIMINARY**  
 NOT TO BE USED FOR CONSTRUCTION  
 PLAN SET DATE  
 March 8, 2021

REVISIONS

MARK	DATE	DESCRIPTION

Granaz Real Estate, LLC

CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO  
 ZONING SITE PLAN FOR  
**5949 CENTRAL COLLEGE ROAD**

**EMHT**  
 State Mechanical, Inc.  
 Engineers • Surveyors • Planners • Scientists  
 5500 New Albany Road, Columbus, OH 43254  
 Phone: 614.775.5500 Fax: 614.775.5500 emht.com

DATE  
 March 8, 2021

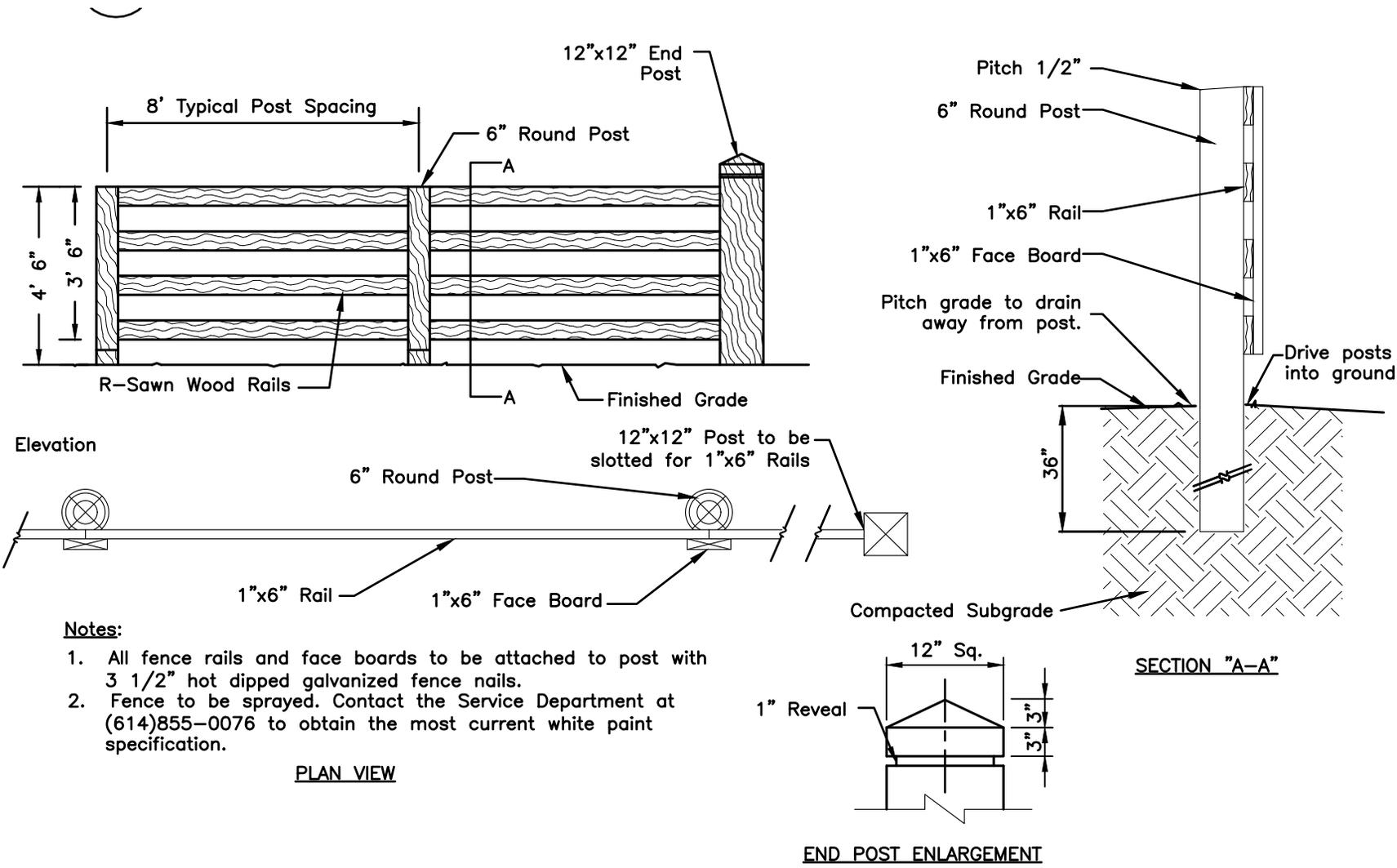
SCALE  
 1" = 40'

JOB NO.  
 2021-0168

SHEET  
 1/1

I:\2021\168\Drawings\Sheets\Exhibits\2021-02-24\_Zoning\_Site\_Plan.dwg, Last Saved: 3/8/2021 2:30 PM, Last Printed: By: Harris, Steven, 3/8/2021 2:51 PM (No Xrefs)





- Notes:**
1. All fence rails and face boards to be attached to post with 3 1/2" hot dipped galvanized fence nails.
  2. Fence to be sprayed. Contact the Service Department at (614)855-0076 to obtain the most current white paint specification.

PLAN VIEW

SECTION "A-A"

END POST ENLARGEMENT

**N** **DETAIL**  
**FOUR RAIL WOOD FENCE**

Not to Scale

*Eric Jantz 6-9-21*

Subarea A



TYPICAL FRONT ELEVATION  
3 STORY RETAIL & RESIDENTIAL

*See Foot 6-9-21*

CONTRACT: THE DRAWINGS AND ANY REFERENCE TO ARCHITECTS, INC. OR ARCHITECTS, INC. IS LEGAL, WITHOUT THE EXPRESS PERMISSION OF DAVID YODanis

ARCHITECTS, INC. THREE SHAWAN AVE. COLLEGE PARK, MD 20740 TEL: 301-441-1100 FAX: 301-441-1101

ARCHITECTS: ARCHITECTS, INC.  
David 301-441-1100  
Fallawen, Ohio 44333  
pr. 301-441-1101

EMMT ENGINEERS SURVEYORS  
DESIGNED BY: EMANUELE  
CONSTRUCTION, LLC

ISSUED

REVISIONS

GARDEN STYLE UNITS WITH RETAIL  
CENTRAL COLLEGE RD  
NEW ALBANY, OHIO

A5

Subarea A



TYPICAL BACK ELEVATION  
3 STORY RETAIL & RESIDENTIAL

*See Foot 6-9-21*

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CONSTRUCTION, LLC

ISSUED

REVISIONS

GARDEN STYLE UNITS WITH RETAIL  
CENTRAL COLLEGE RD  
NEW ALBANY, OHIO

A5.1



Subarea B



PROPOSED BUILDING SOUTH ELEVATION  
RETAIL /OFFICE SPACE/RESIDENTIAL

*Eric Zook 6-9-21*

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ARCHITECT: THE BUBBLY HALL 2  
 1000 WEST ALABAMA STREET, SUITE 1004  
 COLUMBUS, OHIO 43215  
 PHONE: 614.433.3333  
 FAX: 614.433.3334  
 WWW.THEBUBBLYHALL.COM

ENGINEER: JEZERNAC GEERS  
 STRUCTURAL ENGINEERING  
 3075 STATE ROAD, SUITE 4101  
 FAIRBORN, OHIO 43333  
 PHONE: 614.895.9282

DEVELOPED BY:  
 GRANAC CONSTRUCTION, LLC  
 3550 W. 10TH AVE.  
 FAIRBORN, OHIO 43333  
 PHONE: 614.895.9282

A2

Subarea B



PROPOSED BUILDING EAST ELEVATION  
RETAIL /OFFICE SPACE/RESIDENTIAL



PROPOSED BUILDING WEST ELEVATION  
RETAIL /OFFICE SPACE/RESIDENTIAL

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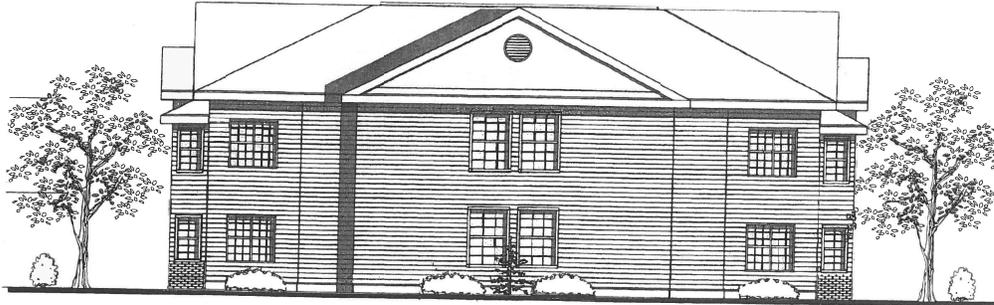
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DEVELOPED BY:  
 GRANAC CONSTRUCTION, LLC  
 3550 W. 10TH AVE.  
 FAIRBORN, OHIO 43333  
 PHONE: 614.895.9282

A2.1

Subarea C



TYPICAL LEFT & RIGHT ELEVATIONS  
 $\frac{1}{8}'' = 1'-0''$  2 STORY GARDEN STYLE

*See sheet 6-921*

THESE PLANS ARE THE PROPERTY OF THE ARCHITECT. NO PART OF THESE PLANS IS TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE EXPRESS PERMISSION OF DAVID VEEDON ARCHITECTS, L.L.C. A PROFESSIONAL CORPORATION. ANY VIOLATION OF THIS AGREEMENT IS SUBJECT TO LEGAL ACTION.

EMIT ENGINEERS SURVEYORS  
 DEVELOPED BY GRANAZ  
 CONSTRUCTION, LLC

DAVID VEEDON ARCHITECTS, L.L.C.  
 3075 South Road, Suite #101  
 Fairlawn, OH 44131  
 PH: 330-715-7887

ISSUED: \_\_\_\_\_

REVISIONS: \_\_\_\_\_

GARDEN STYLE UNITS  
 WITH RETAIL  
 CENTRAL COLLEGE RD  
 NEW ALBANY, OHIO

A4.2

Subarea C



TYPICAL FRONT ELEVATION  
 $\frac{1}{8}'' = 1'-0''$  2 STORY GARDEN STYLE

*See sheet 6-921*

PRELIMINARY  
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 FOR CONSTRUCTION

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 3075 South Road, Suite #101  
 Fairlawn, OH 44131  
 PH: 330-715-7887

ISSUED: \_\_\_\_\_

REVISIONS: \_\_\_\_\_

GARDEN STYLE UNITS  
 CENTRAL COLLEGE RD  
 NEW ALBANY, OHIO

A4

Subarea C



TYPICAL BACK ELEVATION  
 1/8" = 1'-0" 2 STORY GARDEN STYLE

*Eric Zook 6921*

PRELIMINARY  
 NOT TO BE USED  
 FOR CONSTRUCTION

PREPARED BY: ARCHITECTURE  
 PROJECT NO: 2021-0115  
 SHEET NO: 8 OF 16  
 DATE: 06/09/2021

THE SEAL OF A PROFESSIONAL SURVEYOR IS REQUIRED FOR THIS DRAWING. ANY REVISIONS TO THIS DRAWING MUST BE APPROVED BY THE SURVEYOR. ANY REVISIONS TO THIS DRAWING MUST BE APPROVED BY THE SURVEYOR. ANY REVISIONS TO THIS DRAWING MUST BE APPROVED BY THE SURVEYOR.

EMMET ENGINEERS SURVEYORS  
 ENGINEERS BY GEORGE  
 CONSTRUCTION, LLC

ARCHITECT: VICKI HARRIS ARCHITECTS, LLC  
 3075 Smith Road, Suite #101  
 Fairview, Ohio 44133  
 PH: 330.754.9268

ISSUED: \_\_\_\_\_  
 REVISIONS: \_\_\_\_\_

GARDEN STYLE UNITS  
 CENTRAL COLLEGE RD  
 NEW ALBANY, OHIO

**A4.1**

Subarea C



TYPICAL FRONT ELEVATION  
 3 STORY GARDEN STYLE

*Eric Zook 6921*

PRELIMINARY  
 NOT TO BE USED  
 FOR CONSTRUCTION

PREPARED BY: ARCHITECTURE  
 PROJECT NO: 2021-0115  
 SHEET NO: 8 OF 16  
 DATE: 06/09/2021

THE SEAL OF A PROFESSIONAL SURVEYOR IS REQUIRED FOR THIS DRAWING. ANY REVISIONS TO THIS DRAWING MUST BE APPROVED BY THE SURVEYOR. ANY REVISIONS TO THIS DRAWING MUST BE APPROVED BY THE SURVEYOR. ANY REVISIONS TO THIS DRAWING MUST BE APPROVED BY THE SURVEYOR.

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 ENGINEERS BY GEORGE  
 CONSTRUCTION, LLC

ARCHITECT: VICKI HARRIS ARCHITECTS, LLC  
 3075 Smith Road, Suite #101  
 Fairview, Ohio 44133  
 PH: 330.754.9268

ISSUED: \_\_\_\_\_  
 REVISIONS: \_\_\_\_\_

GARDEN STYLE UNITS  
 CENTRAL COLLEGE RD  
 NEW ALBANY, OHIO

**A3**

Subarea C



TYPICAL BACK ELEVATION  
3 STORY GARDEN STYLE

*Eric Zook 6-9-21*

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ARCHITECT: David Verborgh Architects, L.L.C.  
3075 Summit Road, Suite 201  
Fairborn, Ohio 45323  
PH: 330-715-7857

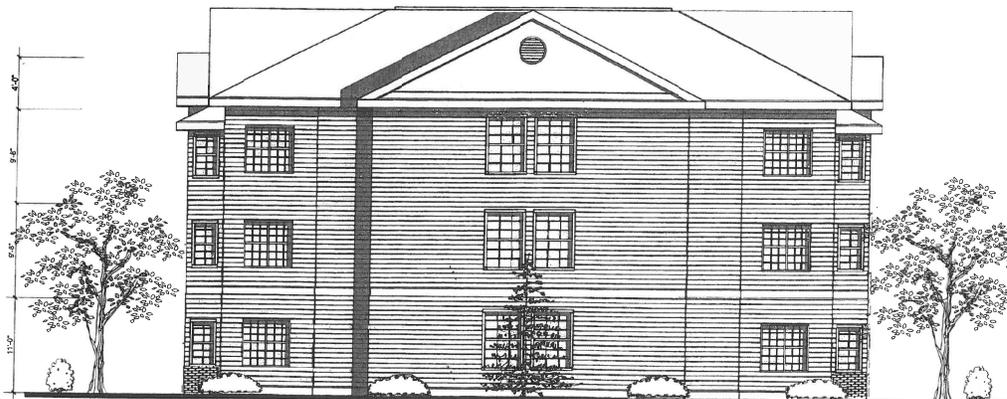
ENGINEERS: EMMT ENGINEERS SURVEYORS  
DEVELOPED BY: GRANAZ CONSTRUCTION, LLC.

ISSUED

REVISIONS

GARDEN STYLE UNITS  
CENTRAL COLLEGE RD  
NEW ALBANY, OHIO

A3.1



TYPICAL LEFT & RIGHT ELEVATION  
3 STORY GARDEN STYLE

Subarea C

*Eric Zook 6-9-21*

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PH: 330-715-7857

ENGINEERS: EMMT ENGINEERS SURVEYORS  
DEVELOPED BY: GRANAZ CONSTRUCTION, LLC.

ISSUED

REVISIONS

GARDEN STYLE UNITS  
WITH RETAIL  
CENTRAL COLLEGE RD  
NEW ALBANY, OHIO

A3.2

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
MAY 13, 2021**

- 10. APPLICATION: Z20-115**
- Location:** **5949 CENTRAL COLLEGE RD. (43054)**, being 6.17± acres located on the south side of Central College Road, 650± feet west of New Albany Road West (010-284651; Rocky Fork-Blacklick Accord Panel).
- Existing Zoning:** CPD, Commercial Planned Development District.
- Request:** L-C-4, Limited Commercial District and ARLD, Apartment Residential District (H-35).
- Proposed Use:** Mixed-use development.
- Applicant(s):** Granaz Real Estate LLC; c/o Aaron Underhill, Atty.; Underhill & Hodge, LLC; 8000 Walton Parkway, Suite 260; New Albany, OH 43054.
- Property Owner(s):** Benchmark New Albany LLC; 4053 Maple Road; Amherst, NY 14226.
- Planner:** Kelsey Priebe; 614-645-1341; [krpriebe@columbus.gov](mailto:krpriebe@columbus.gov)

**BACKGROUND:**

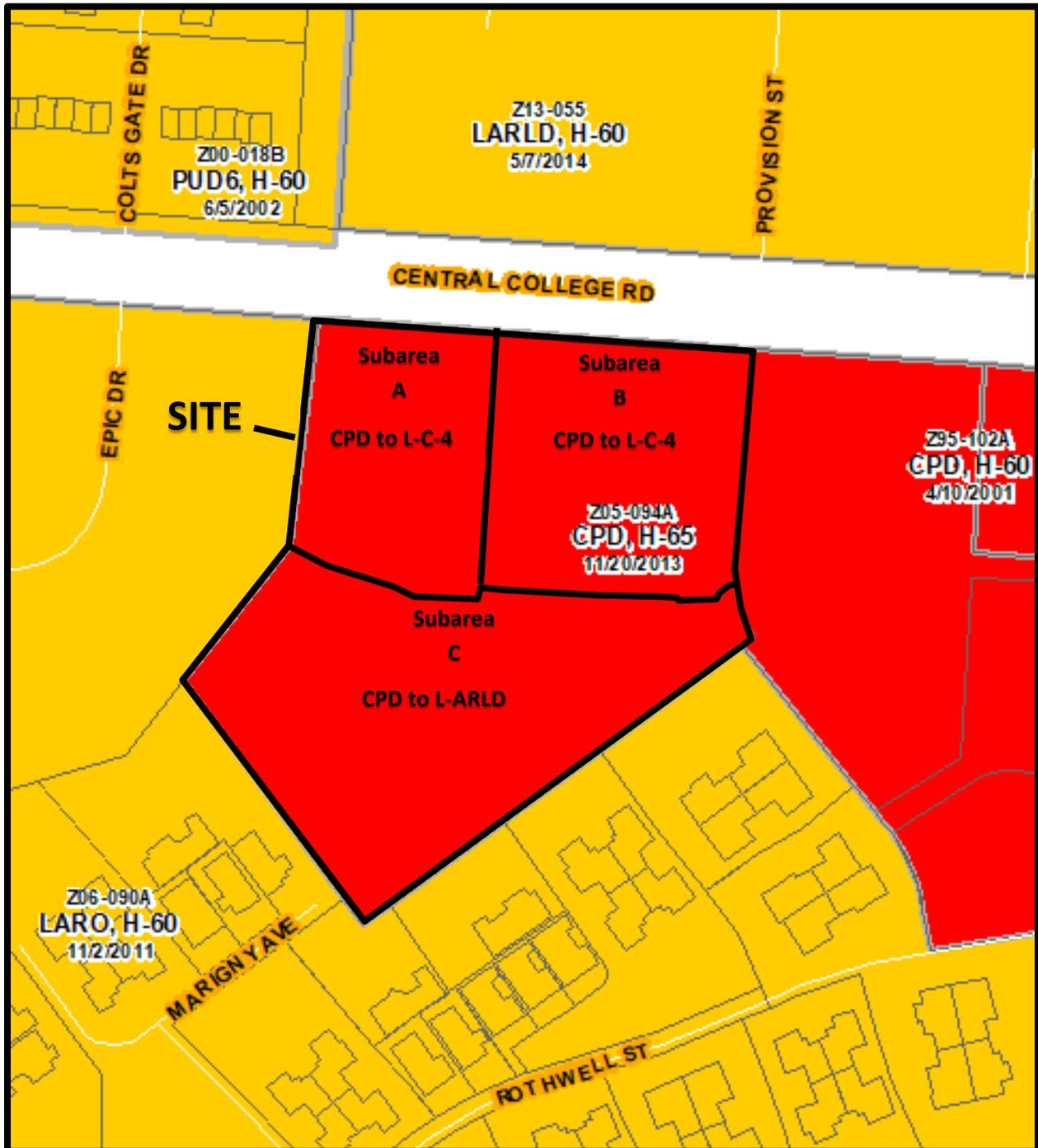
- This application was tabled at the April Development Commission meeting to allow the applicant more time to refine the development plan for this project. The site is undeveloped in the CPD, Commercial Planned Development District. The applicant proposes the L-C-4, Limited Commercial District on Subareas A and B. Subarea A is proposed for approximately 6,100 square feet of retail space, 2,000 square feet of eating and drinking establishment space, and 12 residential units for a mixed-use building. Subarea B is proposed for approximately 6,000 square feet of retail space, 6,000 square feet of eating and drinking establishment space, 1,800 square feet of patio space, 12,000 square feet of office space, and 10 residential units for a mixed-use building. The applicant proposes the ARLD, Apartment Residential District for the remainder of the site, Subarea C, in order to construct a multi-unit residential development.
- To the north of the site, across Central College Road, is a multi-unit residential development in the L-ARLD, Limited Apartment Residential District. To the south and east are multi-unit residential developments in the L-AR-O, Limited Apartment Office District. To the east is undeveloped land in the CPD, Commercial Planned Development District.
- The site is within the boundaries of the *Rocky Fork Blacklick Accord Plan (2003)*, which recommends "Office" uses at this location. The Rocky Fork-Blacklick Accord Panel recommendation is for approval. The Panel suggests the applicant work with the Recreation and Parks Department to further explore the development of a creek trail adjacent to the Stream Corridor Protection Zone with connectivity to the site, and incorporate additional bicycle parking, specifically in subarea B and C; noting these are encouraged but not conditions of approval.

- The limitation text only applies to the L-C-4 portion of the site (Subareas A and B). The text commits to a site plan which depicts open space and connectivity, and includes development standards addressing setbacks, site access, landscaping, building design, and graphics provisions.
- Concurrent CV20-129 has been filed to vary perimeter parking lot landscaping and screening, minimum number of parking spaces required, fronting, aisle width, and maneuvering, and includes a commitment to a site plan and building elevations for the proposed apartment buildings. That request will be heard by City Council and will not be considered at this Development Commission meeting.
- The *Columbus Multimodal Thoroughfare Plan* identifies this portion of Central College Road as a Suburban Commuter Connector requiring 100 feet of right-of-way.

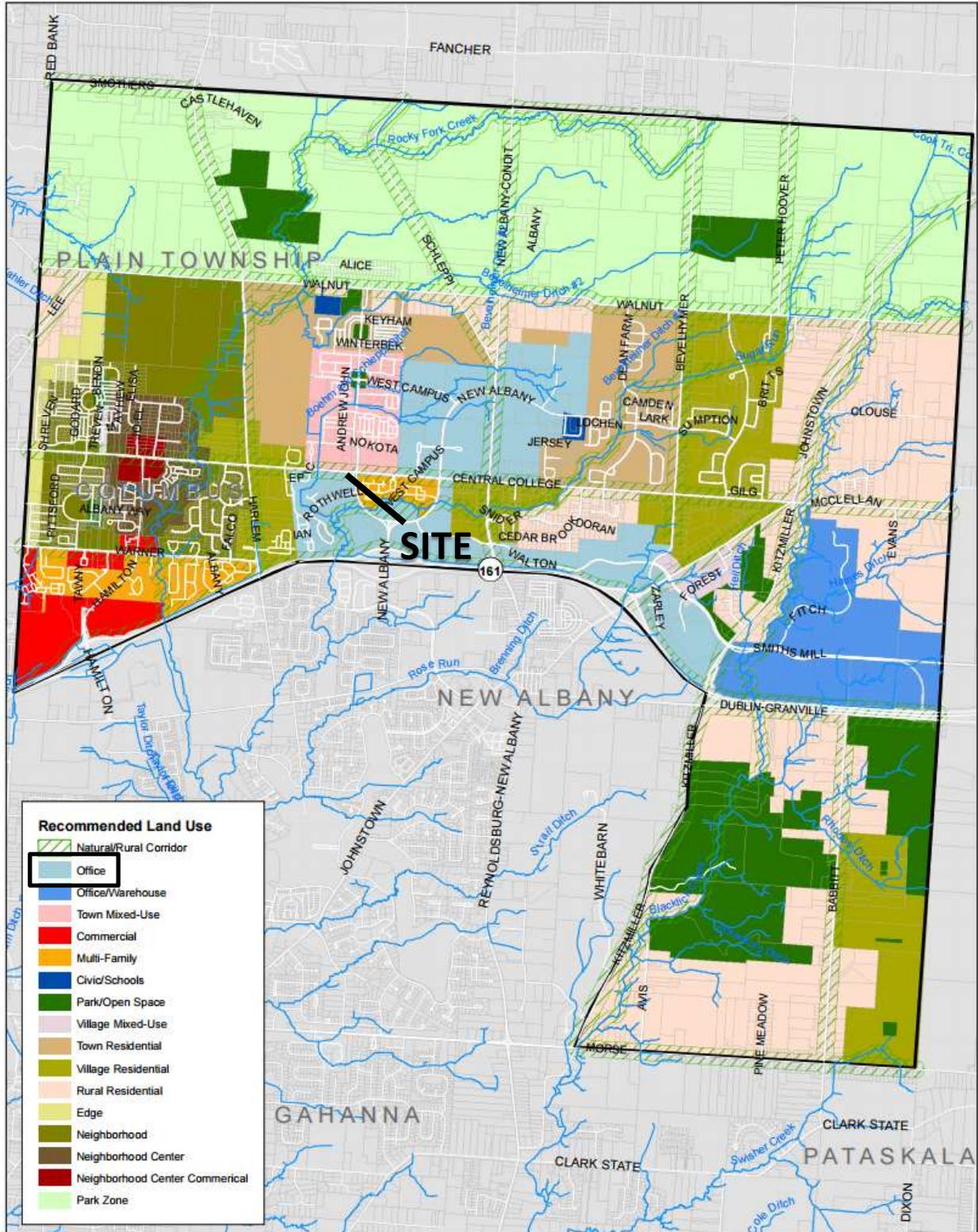
**CITY DEPARTMENTS' RECOMMENDATION:** Approval.

The requested L-C-4, Limited Commercial and ARLD, Apartment Residential districts will allow a mixed-use development. The proposed uses and density are appropriate based on the location and surrounding developments along Central College Road. Additionally, the applicant is proposing office components which is in line with the *Rocky Fork Blacklick Accord* recommended use for the site. The revised site plan and proposed building design are also consistent with recommendations from the Plan, and reflect connectivity between subareas and open space.

Note: The ARLD, Apartment Residential District was converted to the L-ARLD, Limited Apartment Residential District as a condition of the approval recommendation from the Development Commission.



Z20-115  
5949 Central College Rd.  
Approximately 6.17 acres  
CPD to L-C-4 & L-ARLD



Z20-115  
5949 Central College Rd.  
Approximately 6.17 acres  
CPD to L-C-4 & ARLD



Z20-115  
5949 Central College Rd.  
Approximately 6.17 acres  
CPD to L-C-4 & L-ARLD

**THE ROCKY FORK BLACKLICK ACCORD  
IMPLEMENTATION PANEL  
March 18, 2021  
RECORD OF PROCEEDINGS**

**5949 Central College Rd. (Z20-115 & CV20-129):**

Review and action regarding a Columbus application for a new mixed use development with commercial and residential uses at 5949 Central College Road:

<i>Acreage:</i>	<i>6.1 ac +/-</i>
<i>Current Zoning:</i>	<i>CPD- Commercial Planned Development</i>
<i>RFBA District:</i>	<i>Office</i>
<i>Proposed Zoning:</i>	<i>L-C4 (3 acres) and ARLD (3.1 acres)</i>
<i>Applicant(s):</i>	<i>Granaz Real Estate LLC (Applicant)</i>
<i>Property Owner(s):</i>	<i>Benchmark New Albany LLC (Owner)</i>

**STAFF COMMENTS:**

Staff finds the proposed uses/densities to be appropriate based on location and surrounding development patterns along Central College Road. Additionally, the applicant is proposing office components which is in line with the RFBA plan recommendations.

The revised proposal addresses most staff and panel comments from the February 2021 conceptual review and is generally consistent with the standards of the Accord plan. Staff recommends approval but would encourage the applicant to further consider the development of a creek trail with connectivity to the site and incorporate additional bicycle parking, specifically in subarea B and C.

**MOTION:**

To recommend approval of a City of Columbus rezoning and council variance applications within the Accord study area as presented.

**RESULT:**

This motion was approved (7-1)

Ms. Burton	Yes
Mr. Brubaker	Yes
Mr. Chappellear	No
Mr. Gupta	Yes
Mr. Herskowitz	Yes
Mr. Paul	Yes
Mr. Sellers	Yes
Mr. Smithers	Yes

# Rezoning Application

DEPARTMENT OF BUILDING  
AND ZONING SERVICES

111 N Front Street, Columbus, Ohio 43215  
Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

**PROJECT DISCLOSURE STATEMENT**

APPLICATION #: Z20-115

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

Being first duly cautioned and sworn (NAME) Eric Zartman  
of (COMPLETE ADDRESS) 8000 Walton Parkway, Suite 260, New Albany, Ohio 43054  
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 (including contact name and number)  
Business or individual's address; City, State, Zip Code  
Number of Columbus-based employees  
(Limited to 3 lines per box)

<p>1. Granaz Real Estate LLC 670 Meridian Way, Suite 146 Westerville, Ohio, 43082</p>	<p>2. Benchmark New Albany, LLC 4053 Maple Road Amherst, New York 14226</p>
<p>3.</p>	<p>4.</p>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT *Eric Zartman*

Sworn to before me and signed in my presence this 30 day of December, in the year 2020

*Aaron L. Underhill*  
SIGNATURE OF NOTARY PUBLIC

N/A  
My Commission Expires

Notary Seal Here



**AARON L. UNDERHILL**  
ATTORNEY AT LAW  
Notary Public, State of Ohio  
My Commission Has No Expiration  
Section 147.03 R.C.

**This Project Disclosure Statement expires six (6) months after date of notarization.**