

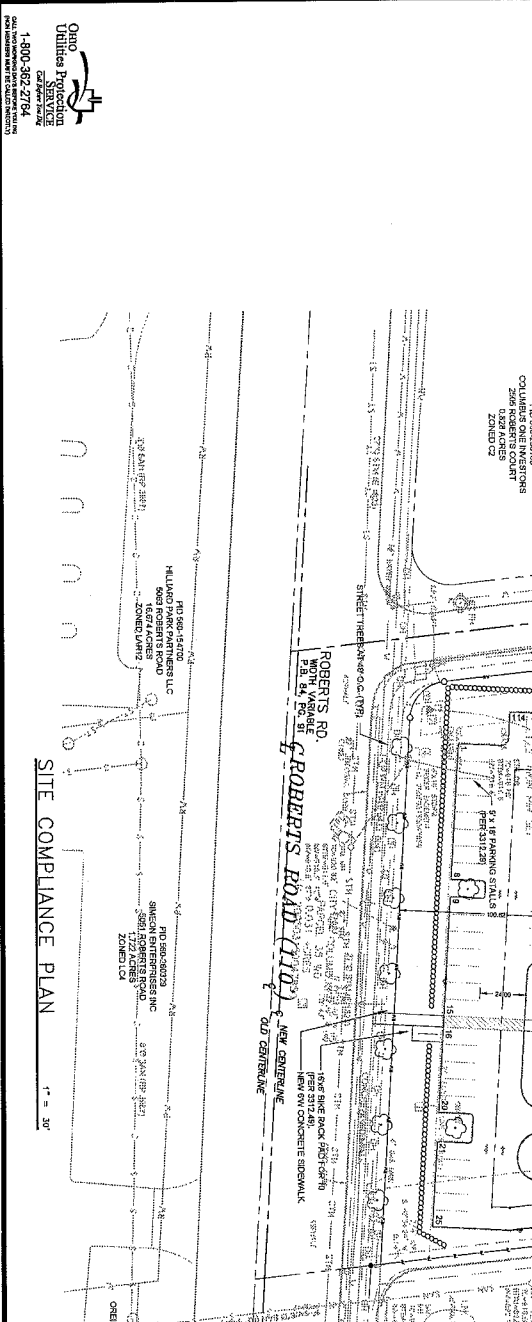
NOTES

- 1. THE RECORDED PROJECT WILL COMPLY WITH COLUMBUS CITY CODE:
 - 3113.18 AND 3113.01 DWAPYERS AREA
 - 3113.31 AND 3113.01 LIGHTING
 - 3113.06 VISION CLEARANCE
 - 3113.08 REQUIRED SURFACE FOR PARKING
 - 3113.09 REQUIRED DRIVEWAY
 - 3113.24 WHEEL STOP DEVICE
- 2. THE SITE COMPLIANCE PLAN IS MADE FOR ONE (1) YEAR FROM DATE OF APPROVAL.
- 3. THIS SITE IS NOT LOCATED WITHIN ANY FLOOD PLAIN.

SITE DATA TABLE

TOTAL PROJECT AREA: 2,646 ACRES (115,048 SQUARE FEET)
PRE-DEVELOPED INTERVENING AREA: 600 ACRES (26,146 SQUARE FEET)
POST-DEVELOPED INTERVENING AREA: 188 ACRES (8,195 SQUARE FEET)

SANITARY SEWER NOTE:
 CONNECTION TO SANITARY SEWER MAIN SHALL BE MADE WITHOUT OBTAINING A PERMIT FROM THE SEWER REPAIR OFFICE, WHO SHALL ROAD AND FLOOR CLEARANCE.



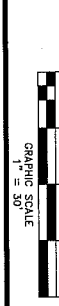
SITE COMPLIANCE PLAN

1" = 30'

Final Site Plan
Rec'd 10/26/15
 "CPD Plan"
 "CPD Plan"
 "CPD Plan"

SITE DATA

OWNER/DEVELOPER:	BEER BARREL COMPANY OF WESTERN OHIO LLC 2550 ROBERTS COURT HILLIARD, OHIO 43021
ENGINEER:	METZGER, KRAMER ENGINEERS 394 OAK STREET HILLIARD, OHIO 43021
CARRIED ADDRESS:	2500 ROBERTS COURT HILLIARD, OHIO
PARCEL AREA:	2,646 ACRES (115,048 SQUARE FEET)
PARCEL ZONING:	OHZ
AREA COMMISSIONER:	NONE
CIVIC ASSOCIATION:	NONE
PLANNING COMMISSION:	NONE
COMMERCIAL OVERLAY:	NONE
EXISTING:	VACANT LOT
PROPOSED BLDG AREA:	6,850 SF
ALLOWED HEIGHT:	30'
REQUIRED HEIGHT:	30'
SETBACKS-PARKING:	25'
SETBACKS-BUILDING:	25'
REAR YARD:	0'
FRONT YARD:	25'
PARKING REQUIRED (BUILDING) + 10 (PATIO) + 3240 (SF):	
HILLIARD:	156 SPACES
OHIO (153):	83 SPACES
OHIO (153):	83 SPACES
OHIO (153):	83 SPACES
RECYCLED (8) / (10):	8 SPACES
PARKING PROVIDED:	324 SPACES
TOTAL:	324 SPACES
ADJACENT PARCELS:	
INTERFERING:	18
PROPOSED:	18
LOADING SPACES:	0
REQUIRED:	0
RECREATION:	0
ROAD RESERVATION:	0
FUTURE COLLECTION:	0



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DATE:	APPROVED:
SCALE:	AS SHOWN
DRAWN BY:	
REVISIONS:	
1	
SITE COMPLIANCE PLAN	
1	

BEER BARREL PIZZA & GRILL
 2500 ROBERTS COURT
 HILLIARD, OHIO



KRAMER ENGINEERS
 MECHANICAL/ELECTRICAL/CIVIL ENGINEERING
 394 OAK STREET
 HILLIARD, OHIO 43215
 WWW.KRAMERENGINEERS.COM
 TEL: 614.233.6911
 FAX: 614.233.6914



**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JUNE 11, 2015**

- 7. APPLICATION: Z15-014**
Location: **2500 ROBERTS COURT (43026)**, being ~~2.65~~**2.66***± acres located at the northeast corner of Roberts Road and Roberts Court (560-236167).
Existing Zoning: C-2, Commercial, and CPD, Commercial Planned Development Districts.
Request: CPD, Commercial Planned Development District.
Proposed Use: Commercial development.
Applicant(s): BB Building Company of Western Ohio; c/o Jeffrey L. Brown, Atty.; Smith & Hale LLC; 37 West Broad Street, Suite 460; Columbus, OH 43215.
Property Owner(s): Columbus One Investors; PO Box 497, Lebanon, KY 40033.
Planner: Eliza Thrush, 645-1341, ecthrush@columbus.gov

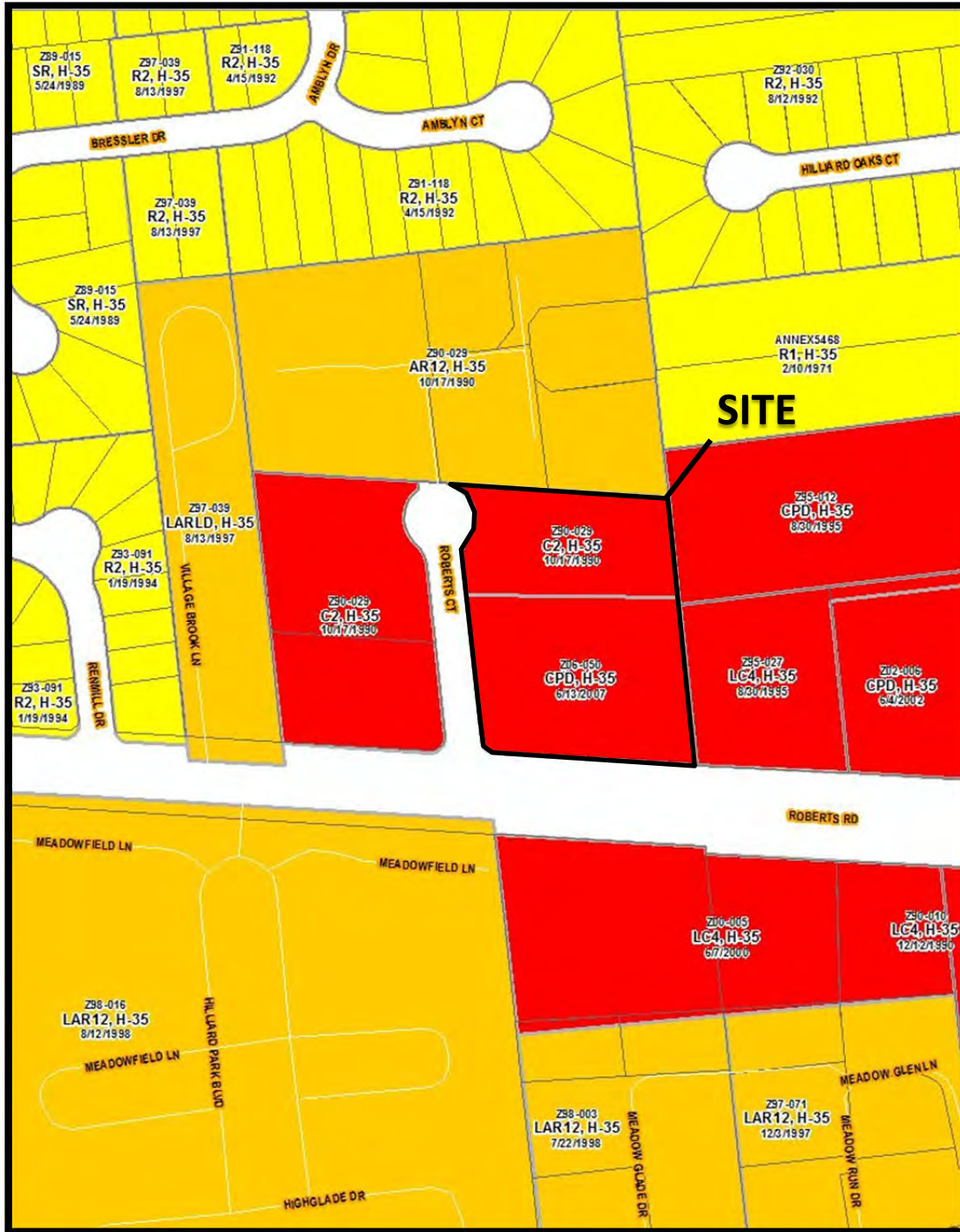
BACKGROUND:

- The site is undeveloped and zoned in the C-2, Commercial, and CPD, Commercial Planned Development Districts. The applicant proposes the CPD, Commercial Planned Development District to permit the construction of a restaurant.
- The site is surrounded by multi-unit residential development to the north in the AR-12, Apartment Residential District, and commercial development to the east in the CPD, Commercial Planned Development and C-2, Commercial Districts. To the south is commercial development in the L-C-4, Limited Commercial District and multi-unit residential development in the L-AR-12, Limited Apartment Residential District. To the west is a child daycare and undeveloped land in the C-2, Commercial District.
- The site falls within the boundaries of the *Trabue/Roberts Area Plan* (2011), which calls for neighborhood commercial uses for the site.
- The CPD text proposes limited C-4 uses with appropriate use restrictions, and contains provisions for street trees, maximum lot coverage, and commitments to a site plan and cost-sharing for the signalization of the intersection of Roberts Road and Roberts Court.
- The *Columbus Thoroughfare Plan* identifies Roberts Road as a 4-2 arterial requiring a minimum of 50 feet of right-of-way from centerline.

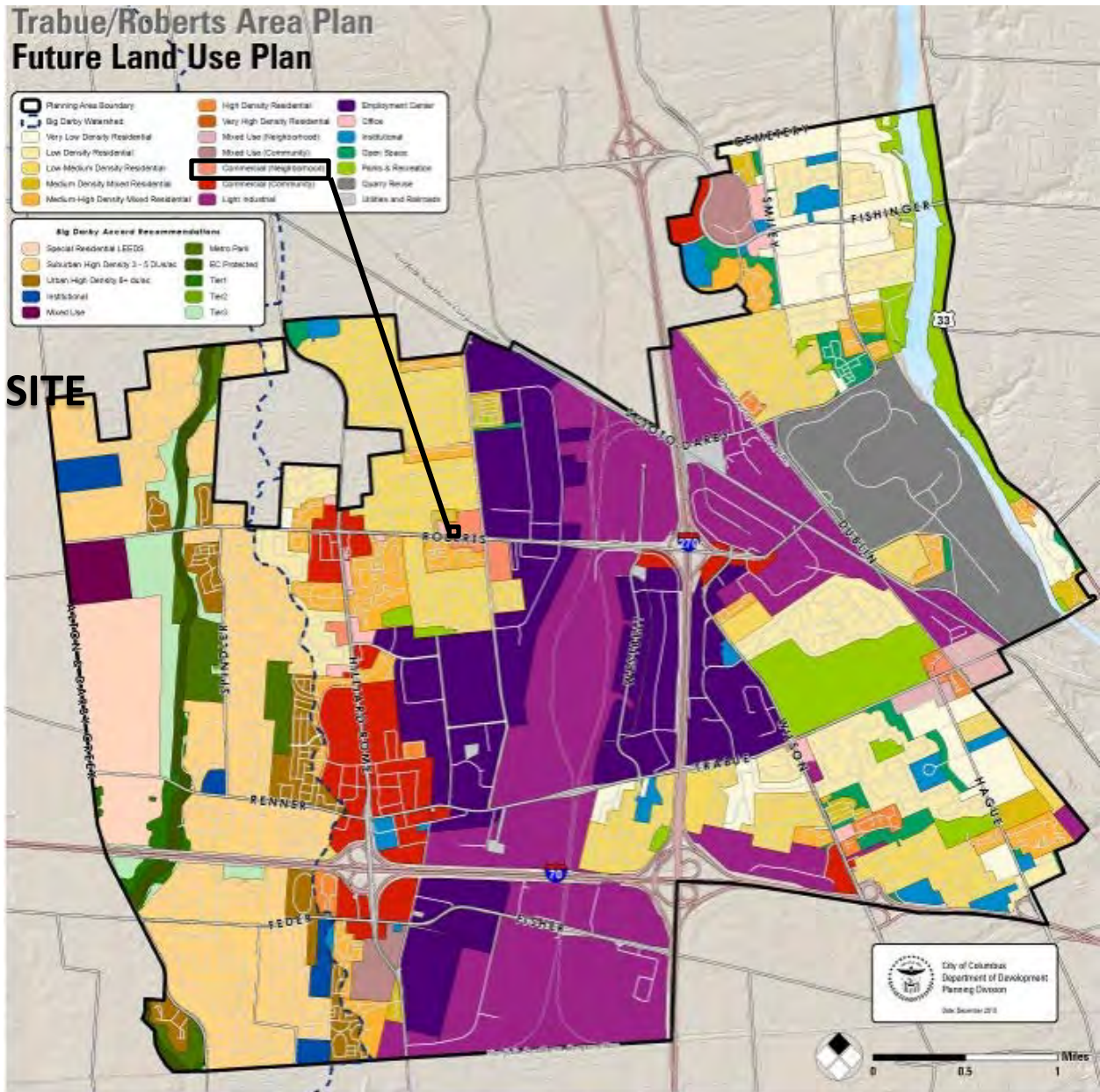
CITY DEPARTMENTS' RECOMMENDATION: Approval

The requested CPD, Commercial Planned Development District would allow for the development of a restaurant on the east side of Roberts Court. This proposal is consistent with the recommendations of the *Trabue/Roberts Area Plan*, and the zoning and development patterns of the area.

*Rounding error corrected July 7, 2015



Z15-014
2500 Roberts Road
Approximately 2.65 acres
CPD to CPD



Z15-014
2500 Roberts Road
Approximately 2.65 acres
CPD to CPD
Trabue/Roberts Area Plan (2011)



Z15-014
2500 Roberts Road
Approximately 2.65 acres
CPD to CPD

Rezoning Application

DEPARTMENT OF BUILDING
AND ZONING SERVICES

757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.columbus.gov

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.

APPLICATION # 215-014

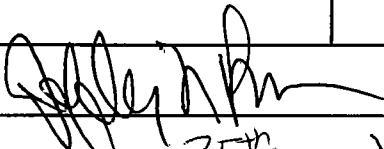
STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jeffrey L. Brown
of (COMPLETE ADDRESS) 37 W. Broad Street, Suite 460, 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

1. BB Building Company of Western Ohio LLC c/o Mark Jarvis 1103 Gardenia, Dr., Suite 3 Wapakoneta, OH 45895	2. Columbus One Investors c/o BR Yalamanchili 9171 Falling Waters Drive E. Burr Ridge, IL 60527 no Columbus based employees
3. 419-738-2511 no Columbus based employees	4.

SIGNATURE OF AFFIANT 

Sworn to before me and signed in my presence this 25th day of June, in the year 2015


SIGNATURE OF NOTARY PUBLIC

9/4/15
My Commission Expires



Notary Seal Here
Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2015

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

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 checks payable to the Columbus City Treasurer