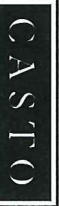


*216-039 Final Received 10/6/16
Sheet D of 4*

*R1
Hamilton Quarter LLC
Charles Francis, ATTS Agent
10/6/16*



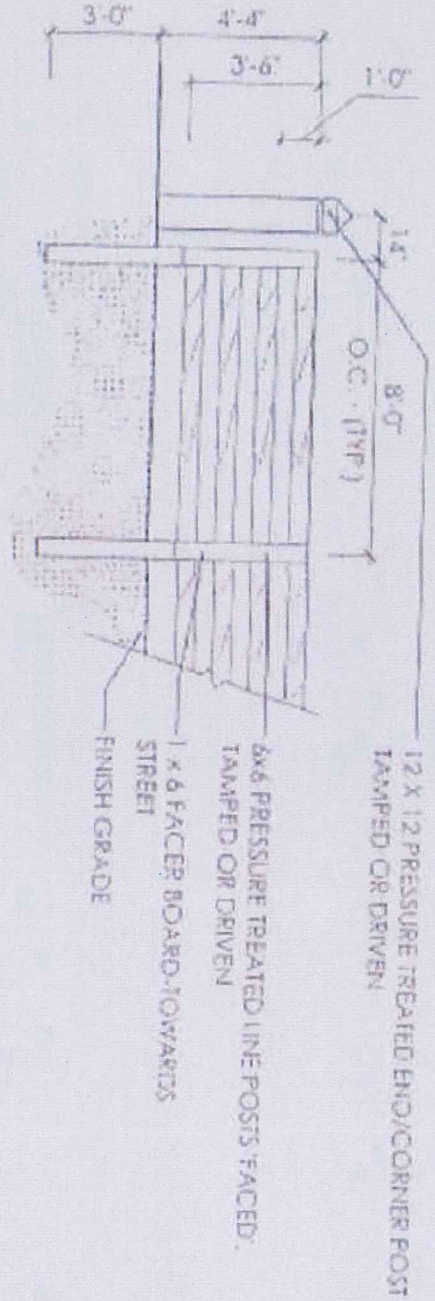
230 Civic Center Drive
Columbus, Ohio 43215
614.228.5331
casto@info.com

EXHIBIT A



REVISIONS	
NO.	DATE
01	9-25-16

HAMILTON QUARTER - SUBAREAS G2 & H



NOTES:
 POSTS SHALL BE SOUND, STRAIGHT AND FREE FROM KNOTS, SPLITS, AND SHAKES, AND PEELLED THEIR ENTIRE LENGTH. BOTH ENDS SHALL BE DOUBLE TRIMMED AND SAWED SQUARE

FENCE BOARDS
 BOARDS SHALL BE 1" X 6" X 16' POPLAR, PRESSURE TREATED. THE BOARDS SHALL BE SOUND, STRAIGHT AND FREE OF KNOTS AND SHAKES

PAINT
 PAINT SHALL BE A SEMI GLOSS WHITE

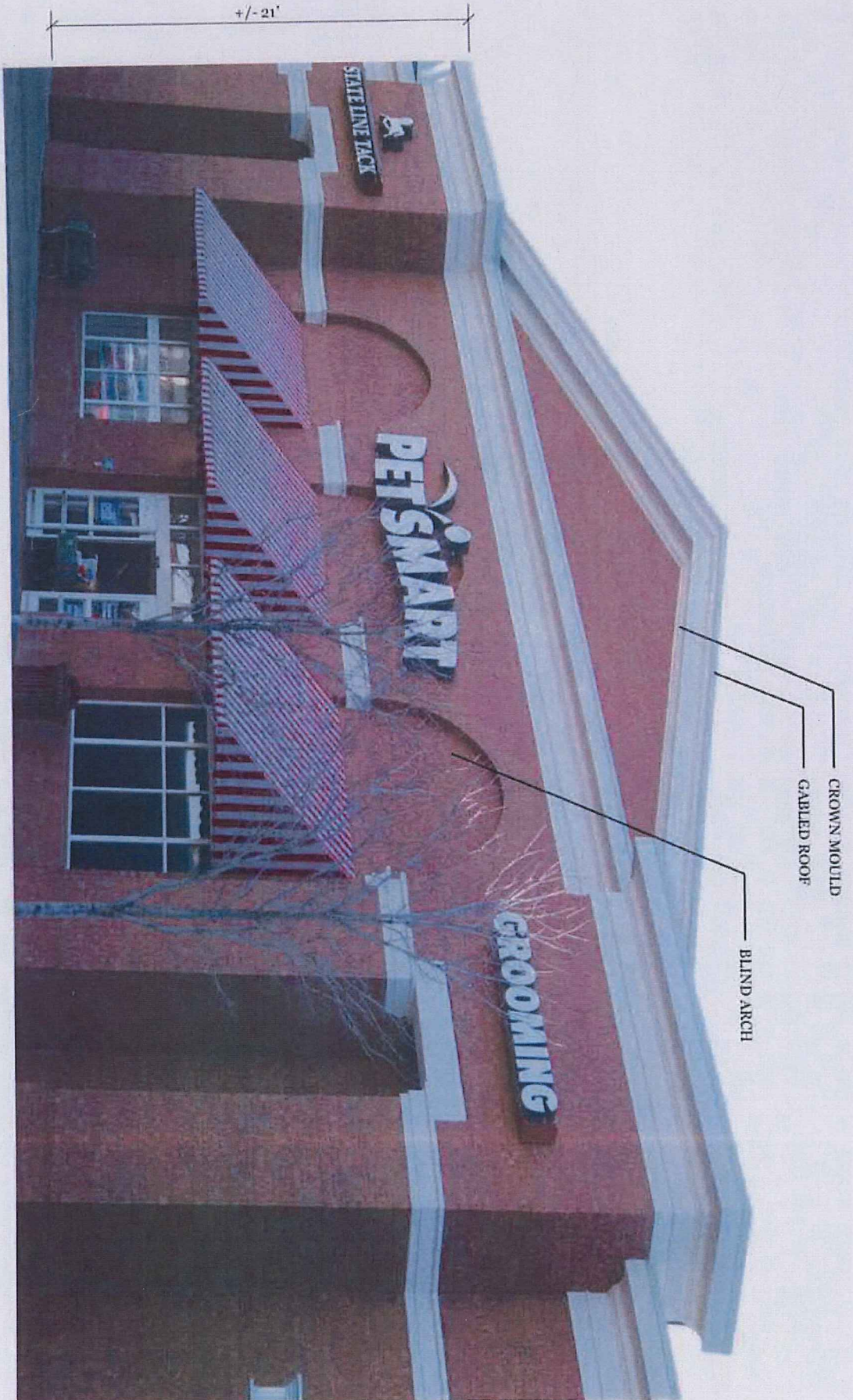
FASTENERS
 NAILS-10D PLAIN SHANK BOX GALVANIZED

5 4 RAIL FENCE
 N.T.S.

216-039
 Final Received 10/6/16
 Sheet 2 of 4

EXHIBIT C

By: *Ami Khan Crossy LLC*
Charles Crossy, Asst/11/15
 10/6/16



Z16-039
 Final Received 10/6/16
 Sheet ③ of ④

EXHIBIT D - Page 1 of 2

Bj

Heather Burgess LLC

Charles Evans, A/E/C

10/6/16



CROWN MOULDING

JACK ARCH

216-039

Final received 10/16/16

Sheet (G) of (F)

EXHIBIT D - Page 2 of 2

Hans, the Crossy LLC

By:

[Signature]

Charles Francis, April 1995

10/16/16

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
SEPTEMBER 8, 2016**

- 8. APPLICATION: Z16-039**
- Location:** **5970 NORTH HAMILTON ROAD (43081)**, being 45.38± acres located at the northeast and southeast corners of North Hamilton Road and East Dublin-Granville Road (010-295521 and 545-295523; Northland Community Council).
- Existing Zoning:** CPD, Commercial Planned Development District.
- Request:** CPD, Commercial Planned Development District.
- Proposed Use:** Commercial development.
- Applicant(s):** Hamilton Crossing LLC; c/o Charlie Fraas, Agent; 250 Civic Center Drive, Suite 500; Columbus, OH 43215; and Aaron L. Underhill, Atty.; 8000 Walton Parkway, Suite 260; Columbus, OH 43215.
- Property Owner(s):** The Applicant.
- Planner:** Shannon Pine; 614-645-2208; spine@columbus.gov

BACKGROUND:

- The 45.38± acre site is currently undeveloped and zoned in the CPD, Commercial Planned Development District (Subarea 5 and southern portion of Subarea 6 of Z05-054). The applicant proposes the CPD, Commercial Planned Development District in two subareas. The proposal updates development standards to coincide with the recently approved CPD standards of Z14-044 and Z16-028 (pending approval by City Council) located west of the subject site.
- The site is surrounded by undeveloped land to the north, east, west, and south in the CPD, Commercial Planned Development and L-AR-O, Limited Apartment Office districts. To the west across North Hamilton Road is undeveloped land pending zoning to the CPD, Commercial Planned Development District (Z16-028), and a university office building in the L-C-4, Limited Commercial District. Further south are a single-unit residential development in the PUD-8, Planned Unit Development District, and a senior-housing development under construction in the L-AR-O, Limited Apartment Office District.
- The site is located within the boundaries of the *Northland Plan: Volume II* (2002), which recommends mixed-use development for this location.
- The site is located within the boundaries of the Northland Community Council who recommends conditional approval of the requested CPD district. The condition for modified building height language in Subarea H to mirror the language in Subarea G2 is unmet, but the applicant is working with NCC to resolve this issue.*
- The development text allows uses permitted in the C-4, Commercial District with several restrictions. The text includes provisions for height limits, setback requirements and development standards that provide compatibility with adjacent properties. The CPD

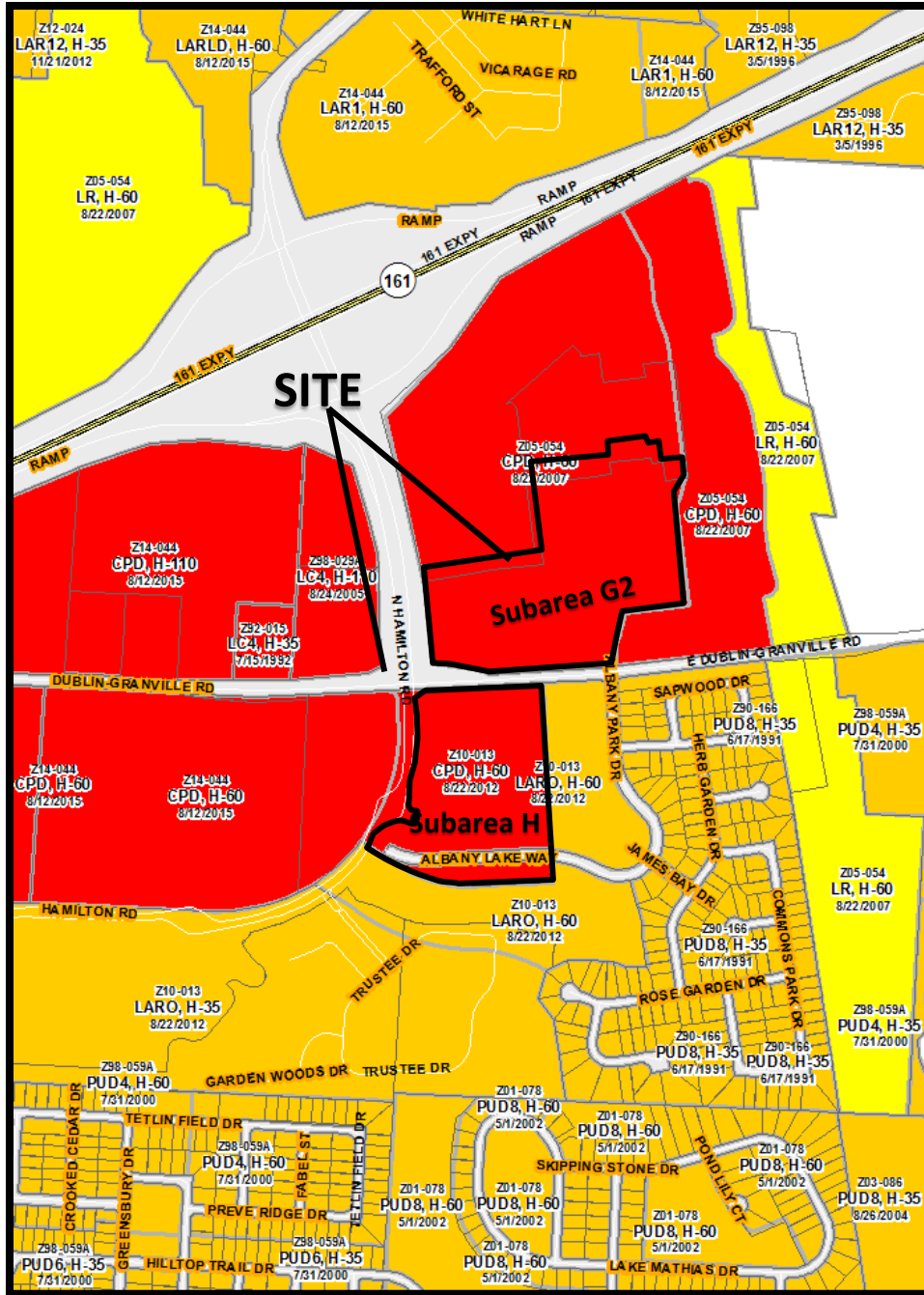
Plan depicts setbacks, and fence details and building rendering exhibits are also included. Variances for reduced setbacks, to allow parking lots to be divided by parcel lines, and for increased light pole height have been incorporated into the request. A comparison chart that itemizes the changes between the current and proposed CPD districts is attached.

- The *Columbus Thoroughfare Plan* identifies East Dublin-Granville Road as a C, collector, and Hamilton Road and as a 4-2D arterial, requiring a minimum of 30 feet and 60 feet of right-of-way from centerline, respectively.

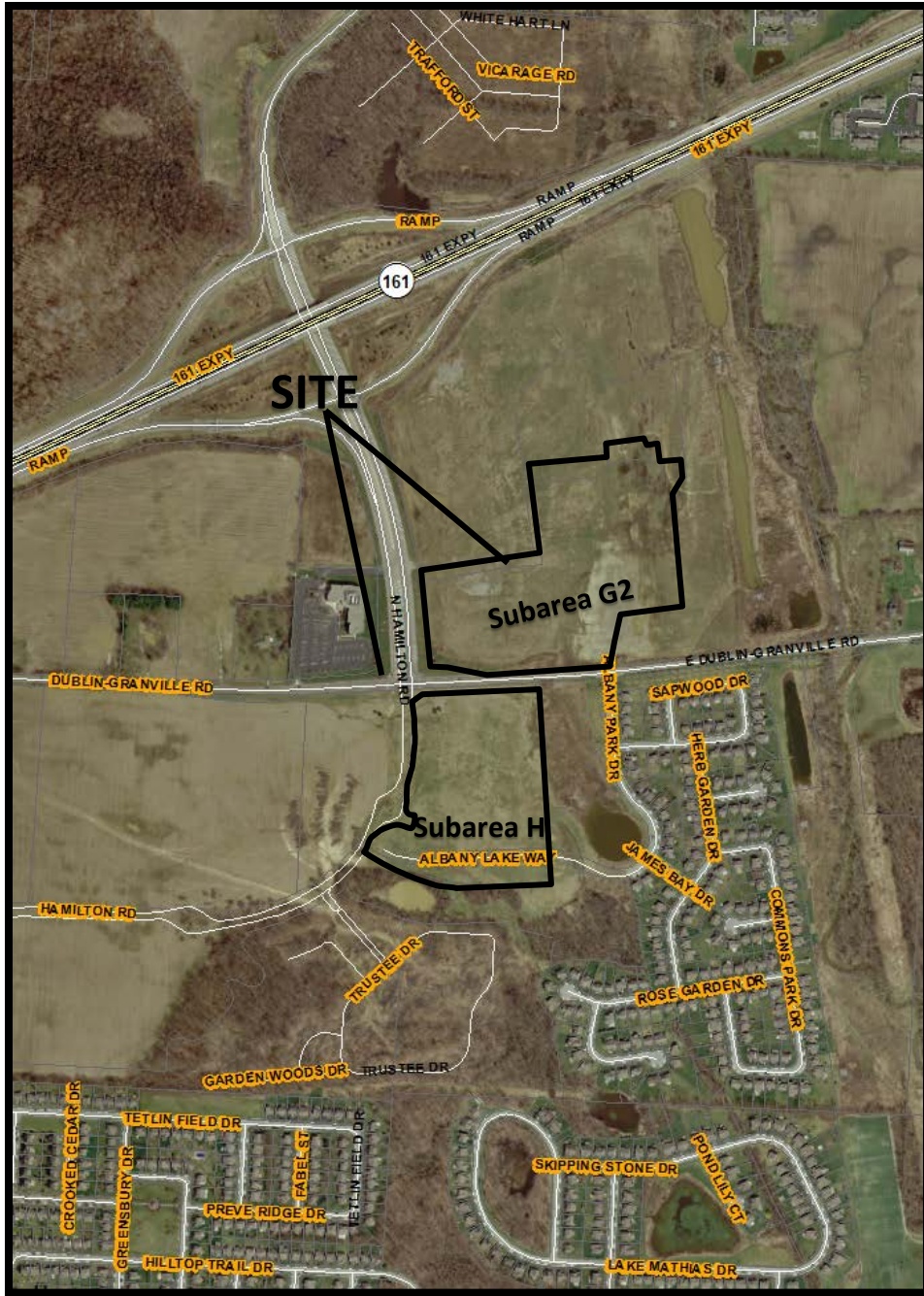
CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested CPD zoning classification creates two subareas with updated development standards in order to provide a uniform development that is consistent with nearby properties that were recently or are being rezoned. The proposed CPD text allows most C-4 district uses, and includes provisions for height limits, setback requirements and development standards consistent with adjacent zoning districts. The *Northland Plan: Volume II (2002)* recommends mixed-use development for this location. The permitted uses of this CPD are consistent with this recommendation, and the provisions of the CPD text will ensure that future development is compatible with adjacent properties.

*The CPD Text was revised to meet the condition of the Northland Community Council.



Z16-039
5970 North Hamilton Road
Approximately 42.06 acres
CPD to CPD



Z16-039
5970 North Hamilton Road
Approximately 42.06 acres
CPD to CPD

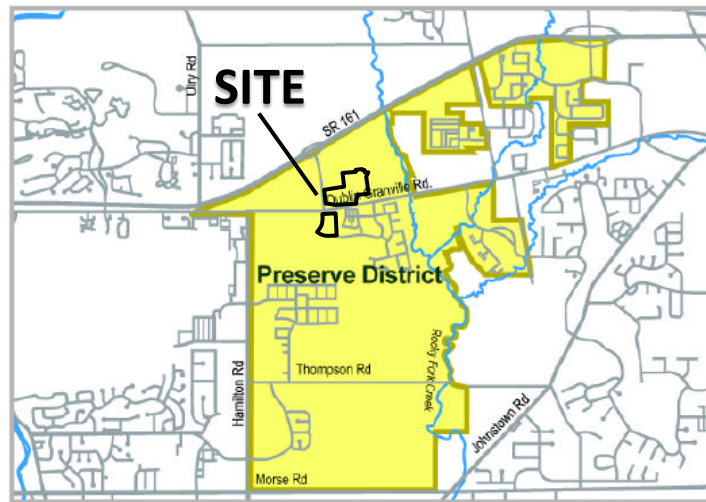
Proposed Land-Use/Preserve District

Preserve District

This district is located east of Hamilton Road, north of Morse Road and follows the Columbus city limits east to the village of New Albany. A significant portion of this district is undeveloped, however, almost the entire district has previously been annexed and zoned in the city of Columbus.

The largest single zoning in the district is the Preserve Master Plan, a nearly 1,000-acre development east of Hamilton Road. This plan will incorporate single and multi-family residences, provisions for open space, portions of a golf course, and some commercial uses. Hamilton Road will eventually be extended in the northwest corner of this district. There is commercial and multi-family zoning in place where this road will be located.

Zoning on several parcels near SR-161, north of Dublin-Granville Road, ranges from LM2, limited manufacturing, to LC4, limited commercial. Preliminary private sector plans for these parcels call for a mixed-use development with retail, single and multi-family residential, and office uses.



Preserve District

Z16-039
5970 North Hamilton Road
Approximately 4.5* acres
CPD to CPD

It is the recommendation of Northland Plan – Volume II that:

- *The current residential pattern of development east of Hamilton Road, south of Old Dublin-Granville Road be continued, with single-family residential encouraged.*
- *Future redevelopment or rezoning of larger parcels between SR-161 and Dublin Granville Road, currently zoned in Columbus, adhere to the Northland Development Standards. State Route 161 bisects a property of approximately 140 acres zoned LM2 in Columbus. The southernmost LM2 parcel falls within the Northland Plan-Volume II area. Mixed-use development, consisting of retail and multi-family uses on this parcel, with an office-use component either on this parcel or the parcel immediately to the north, is recommended as the future land-use for this area. Any future redevelopment of these parcels should take into consideration views from the highway and surrounding land-uses.*
- *To ensure that appropriate standards pertaining to freeway exposure and surrounding land-uses are met, major commercial development of five or more acres be zoned in planned or limited districts.*
- *Land-use recommendations and standards of the Rocky Fork-Blacklick Accord (RFBA), adopted by Columbus City Council in 1997 as a planning guide for development in northeast Franklin County, be considered when reviewing re-zoning applications contiguous to the RFBA, to ensure compatibility of planning efforts.*





Northland Community Council
Development Committee

Report

August 31, 2016 6:30 PM
Franklin County Job and Family Services
(Use south entrance)
1721 Northland Park Avenue (43229)

Meeting Called to Order: **6:30 pm** by chair **Dave Paul**

Members represented:

Voting: (17): Albany Park (APC), Asherton Grove (AGCA), Blendon Chase (BCCA), Blendon Woods (BWCA), Clinton Estates (CECA), Cooper Woods (CWCA), Forest Park (FPCA), Friendship Village (FVRA), Karmel-Woodward Park (KWPCA), Maize-Morse Tri-Area (MMTACA), Northland Alliance (NA), Northland Area Business Association (NABA), Preston Commons (PCHA), Rolling Ridge (RRSHA), Salem Civic Association (SCA), Sharon Woods (SWCA), Woodstream East (WECA). *Non-voting:* NCC president Emmanuel Remy.

Case #1: Application #CV16-031 (Variance from §3356.03 to permit conditional ground floor residential use in a C-4 district)
Matt Bierlein/Scott North *representing*
Heritage Day Health Centers
1700 E Dublin Granville Road, 43229 (PID 010-000383)

- *The Committee approved (16-0 w/ 1 abstention) a motion (by FPCA, second by KWPCA) to **RECOMMEND APPROVAL** of the application.*

Case #2: Application #Z16-036 (Rezone 0.43 AC± from CPD to LC-4 to expand permitted uses for the site, currently permitting only drive-through sales of beer/wine and pizza)
Borhan and Yasin Musa *representing*
ZAAC Investments, LLC
2601 E Dublin Granville Road, 43229 (PID 600-157970)

- *The Committee approved (15-0 w/ 2 abstentions) a motion (by FPCA, second by CWCA) to **RECOMMEND APPROVAL WITH ONE (1) CONDITION:***
 1. *That paragraph 2 of the limitation text be revised to include additional prohibited uses: "Automotive Sales, Leasing and Rental" and "Billboards."*

Case #3: Application #BZA16-099 (Variance from 3321.07(A), 3312.21(B), and 3312.27 to accommodate an existing driveway expansion and reduction in useable side yard area)

Lawrence and Eugenia Clairdy
Residence
2178 Minerva Avenue, 43229 (PID 600-247992)

- *The Committee agreed with the applicant to **TABLE** the case indefinitely pending amendment of the application.¹*

Continued next page

Case #4: Application #Z16-031 (Rezone 0.33 AC± from ARLD/Apartment Residential-Low Density to C-2 for insurance or other professional office – *Tabled from July 2016*)
 Ryan and Kindra Esau
 4080 Cleveland Avenue, 43224 (PID 010-057932)

- *The Committee approved (16-0 w/ 1 abstention) a motion (by KWPCA, second by PCHA) to **RECOMMEND APPROVAL** of the application.*

Case #5: Application #Z16-038 (Rezone 26.2 AC± from CPD to CPD to modify development text, standardizing requirements to match those of other phases of the Hamilton Quarter project)
 Aaron Underhill/Charlie Fraas *representing*
 Hamilton Crossing, LLC
 5978 (5980) N Hamilton Road, 43230 (PID 010-295522)

- *The Committee approved (16-0 w/1 abstention) a motion (by APCA, second by FPCA) to **RECOMMEND APPROVAL** of the application.*²

Case #6: Application #Z16-039 (Rezone 45.38 AC± from CPD to CPD to modify development text, standardizing requirements to match those of other phases of the Hamilton Quarter project)
 Aaron Underhill/Charlie Fraas *representing*
 Hamilton Crossing, LLC
 5978 (5970) N Hamilton Road, 43230 (PID 010-295521/545-295523)

- *The Committee approved (16-0 w/ 1 abstention) a motion (by APCA, second by KWPCA) to **RECOMMEND APPROVAL WITH ONE (1) CONDITION**:*
 1. *That paragraph 2(D)(5) of the text³, pertaining to the height district of Subarea H, be amended to mirror paragraph 1(D)(6) pertaining to the height district of Subarea G2, effectively removing the provision of a 60' height district for "hotels, offices and parking garages or structures" and limiting the height of all structures in Subarea H within 500 feet of East Dublin-Granville Road to 35'.*

Executive Session

9:25 pm

Meeting Adjourned

10:30 pm

¹ It was noted that the application does not seek variance from §3312.29 ("Parking space"), and it was the Committee's understanding that consequently the action sought would not grant the applicant the right to park vehicles on the expanded driveway surface that is the subject of the application. The applicant agreed to a tabling of the case while this was discussed with City staff, and pending amendment of the application to include a request for variance from §3312.29.

² Text dated August 22, 2016.

³ Text dated August 22, 2016.

REZONING APPLICATION

Department of Building & Zoning Services

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224-3218

Phone: 614-645-7433 www.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 # 216-039

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Charlie Fraas
of (COMPLETE ADDRESS) 250 Civic Center Drive, Suite 500, 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. Hamilton Crossing LLC 1533 Lake Shore Dr. Columbus, OH 43204 614-488-4424	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT Hamilton Crossing LLC
By [Signature]

Subscribed to me in my presence and before me this 30th day of June, in the year 2016

SIGNATURE OF NOTARY PUBLIC Helena Brus

My Commission Expires: 09-14-2016

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



Helena Brus
Notary Public, State of Ohio
My Commission Expires 09-14-2016

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