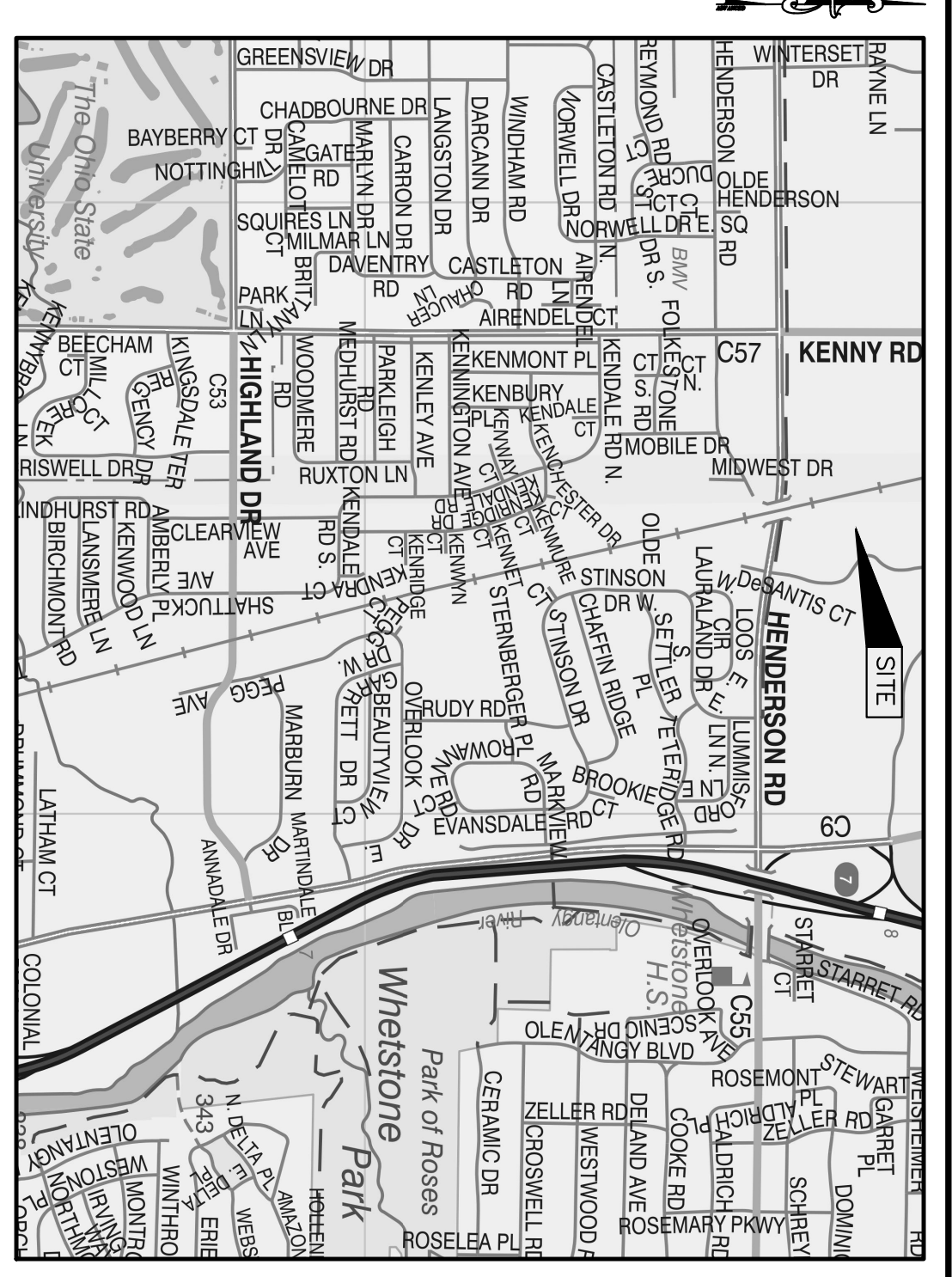
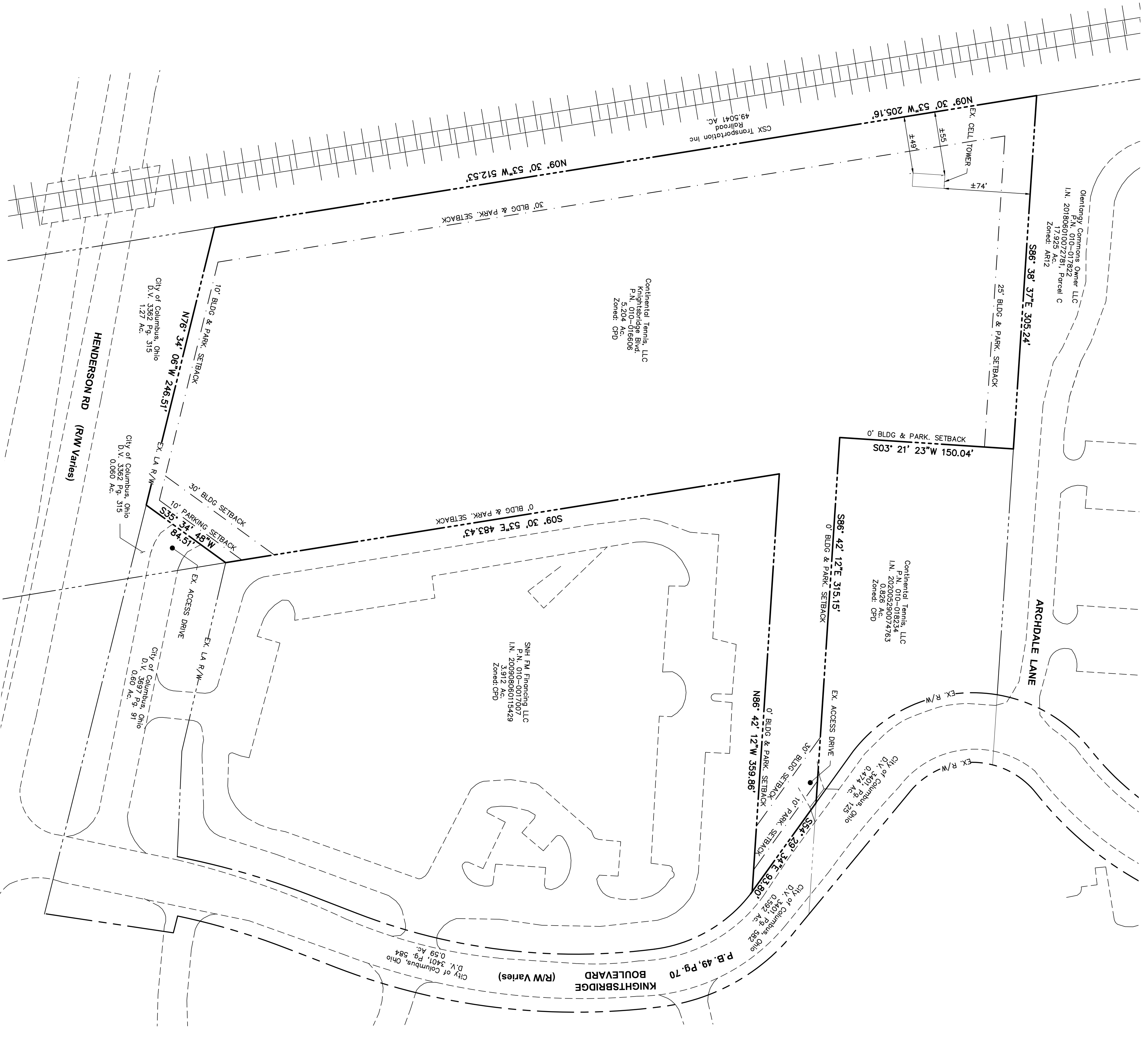


SITE PLAN FOR KNIGHTSBRIDGE BOULEVARD PROPERTY 2022



ENGINEER
ADVANCED CIVIL DESIGN, INC.
781 SCIENCE BOULEVARD, SUITE 100
GAHANNA, OH 43230
PHONE (614) 428-7750
FAX (614) 428-7755
CONTACT: THOMAS M. WARNER, P.E.
EMAIL: TWARNER@ADVANCEDCIVILDESIGN.COM

DEVELOPER - APPLICANT
CONTINENTAL REAL ESTATE
150 EAST BROAD STREET
COLUMBUS, OH 43215
PHONE (614) 221-1800
CONTACT: JASON HOCKSTICK
EMAIL: JHOCKSTICK@CONTINENTAL-REAL ESTATE.COM

SITE STATISTICS:

SITE AREA: 5.204 ACRES

CURRENT ZONING: CPD

HEIGHT DISTRICT: H-60 (50' MAXIMUM HEIGHT)

BICYCLE PARKING: BICYCLE PARKING SHALL BE PROVIDED IN ACCORDANCE WITH 331.2-149

DUMPSTER SCREENING: DUMPSTER SCREENING SHALL BE PROVIDED IN ACCORDANCE WITH 332.1-101

AUTOMOBILE PARKING: MINIMUM OF 91 SPACES PROVIDED

Thomas M. Warner
MANAGING PARTNER - ADVANCED CIVIL DESIGN, INC.
DATE: 09/16/2022



CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO
**SITE PLAN
FOR
KNIGHTSBRIDGE BOULEVARD
PROPERTY**
PLAN PREPARED BY:



ADVANCED CIVIL DESIGN
ENGINEERS SURVEYORS
781 SCIENCE BOULEVARD, SUITE 100
GAHANNA, OHIO 43230
PH: 614.428.7750
FAX: 614.428.7755

SCALE: 1" = 50'
DATE: 09/16/2022
SHEET 1 / 1

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
SEPTEMBER 8, 2022**

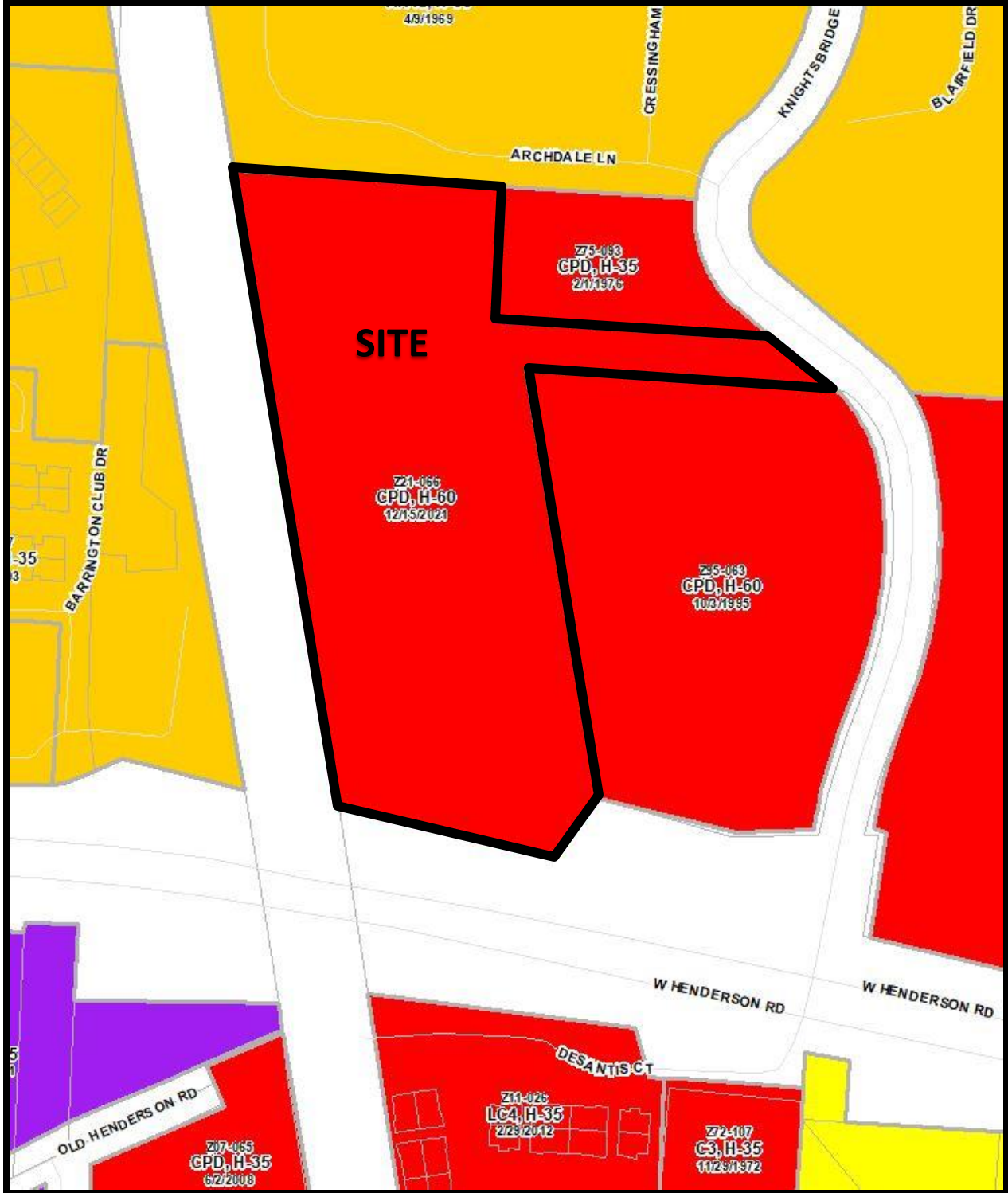
- 8. APPLICATION: Z22-047**
Location: 4559 KNIGHTSBRIDGE BLVD. (43214), being 5.21± acres located on the west side of Knightsbridge Boulevard, 50± feet north of West Henderson Road (010-016606; Northwest Civic Association).
Existing Zoning: CPD, Commercial Planned Development District.
Request: CPD, Commercial Planned Development District (H-60).
Proposed Use: Recreation and sporting facility.
Applicant(s): Continental Tennis LLC; c/o Jeffery L. Brown, Atty.; 37 West Broad Street, Suite 460; Columbus, OH 43215).
Property Owner(s): The Applicant.
Planner: Joe Rose; 614-645-3526; jmrose@columbus.gov

BACKGROUND:

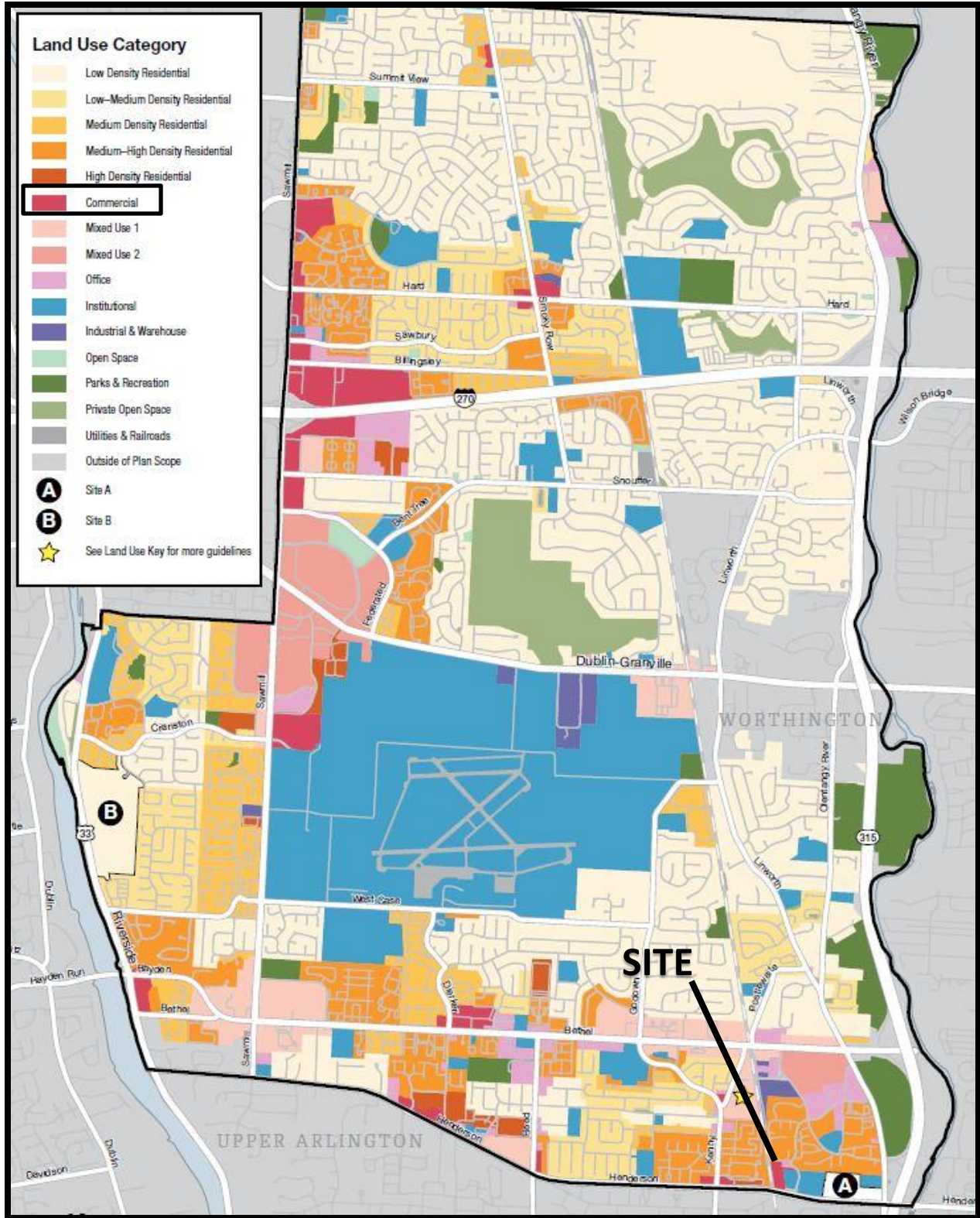
- The 5.21± acre site consists of one parcel developed with an indoor tennis facility and a portion of a commercial building zoned in the CPD, Commercial Planned Development District. The site was rezoned in 2021 (#Z21-066), which permitted limited commercial uses and committed to a site plan. The requested rezoning to the CPD district is intended to create greater flexibility in redeveloping the site by removing the previous site plan and development text.
- To the north is an apartment complex in the AR12, Apartment Residential District. To the south is a condominium development in the L-C-4, Limited Commercial District. To the east is a nursing home in the CPD, Commercial Planned Development District, and an apartment complex in the AR12, Apartment Residential District. To the west is a condominium development in the ARLD, Apartment Residential District.
- The site is within the planning boundaries of *The Northwest Plan* (2016), which recommends “Commercial (Community)” land uses at this location.
- The site is located within the boundaries of the Northwest Civic Association, whose recommendation had not been received at the time this report was finalized.
- The development text commits to a site plan, establishes permitted uses, and includes development standards addressing building and parking setbacks, height, and access. Modifications to Code Standards include interior parking lot landscaping, lighting, minimum aisle width, building setbacks, and to provide zero parking spaces for spectator sports.
- The *Columbus Multimodal Thoroughfare Plan* identifies the portion of West Henderson Road as a Suburban Commuter Corridor requiring 120 feet of right-of-way.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested CPD, Commercial Planned Development District will permit a recreation and sports facility at this location. The proposal is not considered to be an introduction of an incompatible use and is consistent with *The Northwest Plan's* (2016) recommendation of commercial land uses. Planning Division staff are supportive of the proposal and encourage the applicant to consider a sidewalk and street tree along the Knightsbridge Boulevard frontage consistent with Plan design guidelines, but does not condition support on these additions.



Z22-047
4559 Knightsbridge Blvd.
Approximately 5.21 acres
CPD to CPD



Z22-047
4559 Knightsbridge Blvd.
Approximately 5.21 acres
CPD to CPD



Z22-047
4559 Knightsbridge Blvd.
Approximately 5.21 acres
CPD to CPD

Standardized Recommendation Form

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

**FOR USE BY: AREA COMMISSION / NEIGHBORHOOD GROUP
(PLEASE PRINT)**

Case Number	Z22-047
Address	4559 KNIGHTSBRIDGE BLVD
Group Name	NORTHWEST CIVIC ASSOCIATION
Meeting Date	7 September 2022
Specify Case Type	<input type="checkbox"/> BZA Variance / Special Permit <input type="checkbox"/> Council Variance <input checked="" type="checkbox"/> Rezoning <input type="checkbox"/> Graphics Variance / Plan / Special Permit
Recommendation (Check only one)	<input checked="" type="checkbox"/> Approval <input type="checkbox"/> Disapproval

LIST BASIS FOR RECOMMENDATION:

NWCA recommends approval of the proposed CPD text with the following modifications (which were orally agreed to by the applicant): a) the only structure that could exceed the 35' height restriction would be a seasonal dome, and b) 3 deciduous trees would be added around the parking area. (These trees would not be considered parking trees and applicant would not be required to dig up or modify existing parking surface.)

NWCA has concerns about increased noise and light (particularly from headlights and additional lighting to illuminate the signage) resulting from exterior courts (even if covered), especially if the facility is operational 24 hours/day. No reasonable solution was found given the existing buildings and parking layout. NWCA encourages applicant to consider adding sidewalks and additional trees. Overall, NWCA is supportive of this CPD and hopes that it will allow for revitalization of this parcel without negatively affecting neighbors.

Vote	8-0
Signature of Authorized Representative	Monica Tuttle
Recommending Group Title	Zoning Chair
Daytime Phone Number	614-565-2407

Digitally signed by Monica Tuttle
DN: cn=Monica Tuttle, o=Northwest Civic Association, ou, email=NWCAZoning@gmail.com, c=US
Date: 2022.08.08 08:57:04 -0400

Please e-mail this form to the assigned planner within 48 hours of meeting day; OR FAX to Zoning at (614) 645-2463; OR MAIL to: Zoning, City of Columbus, Department of Building & Zoning Services, 111 N Front Street, Columbus, Ohio 43215.



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 #: Z22-047

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) Jeffrey L. Brown
of (COMPLETE ADDRESS) 37 West Broad Street Ste 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 (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)

1. Continental Tennis LLC Jason Hockstok 614-221-4255 150 east Broad Street STE 800 Cols, OH 43215 Non Columbus based employees	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFLIANT

Sworn to before me and signed in my presence this 23rd day of June, in the year 2022

SIGNATURE OF NOTARY PUBLIC

My Commission Expires

9/4/2025

Notary Seal Here



Natalie C. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2025

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