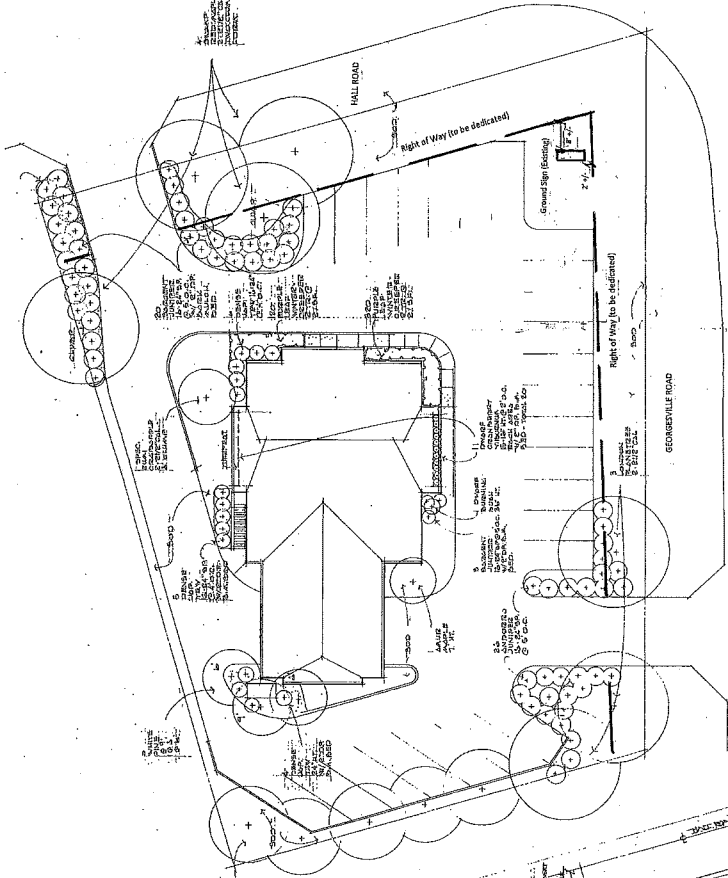


SITE PLAN June 18, 2015 GEORGETOWN HALL

1151 GEORGETOWN ROAD, COLUMBUS, OH 43228

SHEET 1



**SITE DATA**

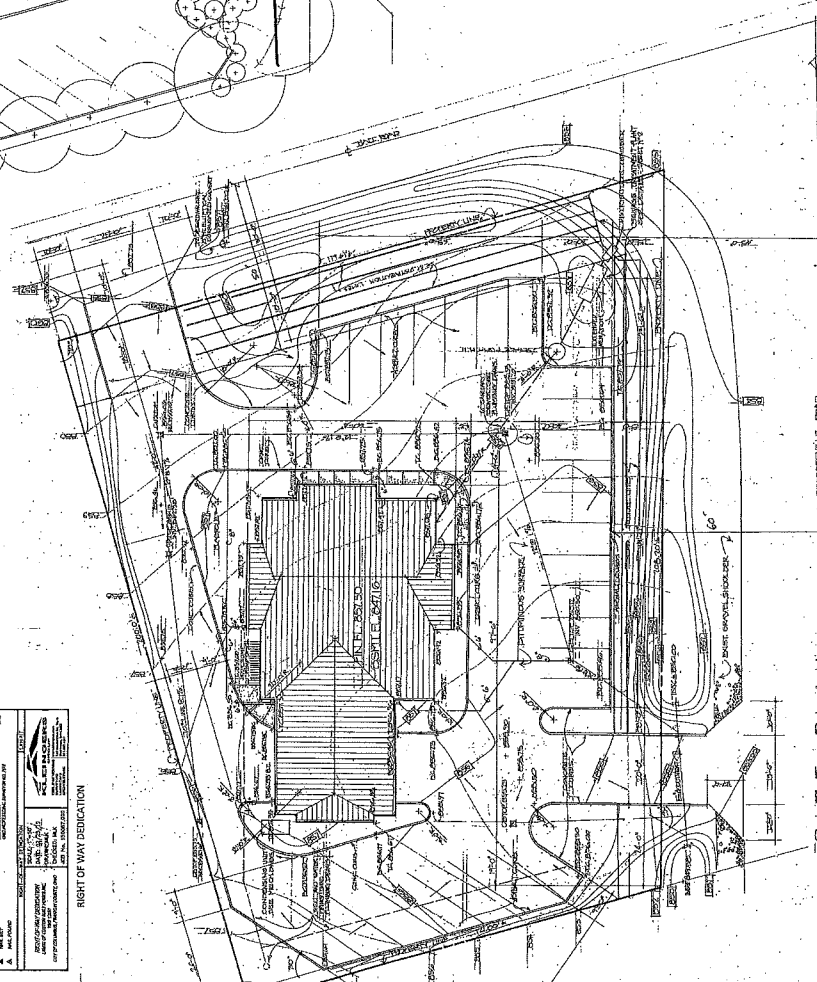
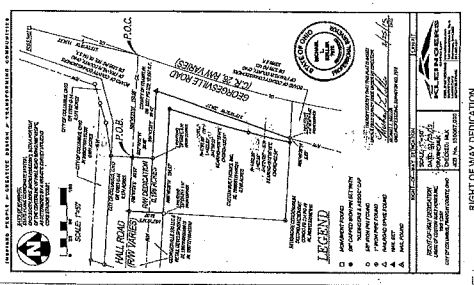
ADDRESS: 1151 Georgetown Road, Columbus, OH 43228  
 PID: 010-23-0536  
 AREA: 0.748 +/- acres  
 ZONING: R, Rural (Amendment, 10/21/1995)  
 Building: CPO Commercial Planned Development  
 Existing: 5,700 +/- SF (first floor and lower level)  
 Total: 6,700 +/- SF  
 PARKING: 25 spaces (existing)

The site development plan depicted herein may be slightly adjusted to reflect field conditions and engineering plans are completed. Any slight adjustment to this plan shall be made by the engineer and shall be subject to the approval of the Department of Public Safety. The information in this report is based on the information provided by the applicant and is not a warranty of accuracy. The engineer is not responsible for the accuracy of the information provided by the applicant. The engineer is not responsible for the accuracy of the information provided by the applicant. The engineer is not responsible for the accuracy of the information provided by the applicant.

Signature: David B. Perry 6-16-15  
 David B. Perry, AIA, Inc.  
 Signature: Donald R. Beck 6/17/15  
 Donald R. Beck, Inc.

Final Site Plan Rec'd 6/17/15

Z14-061, Sheet 1 of 1



SITE PLAN

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
APRIL 9, 2015**

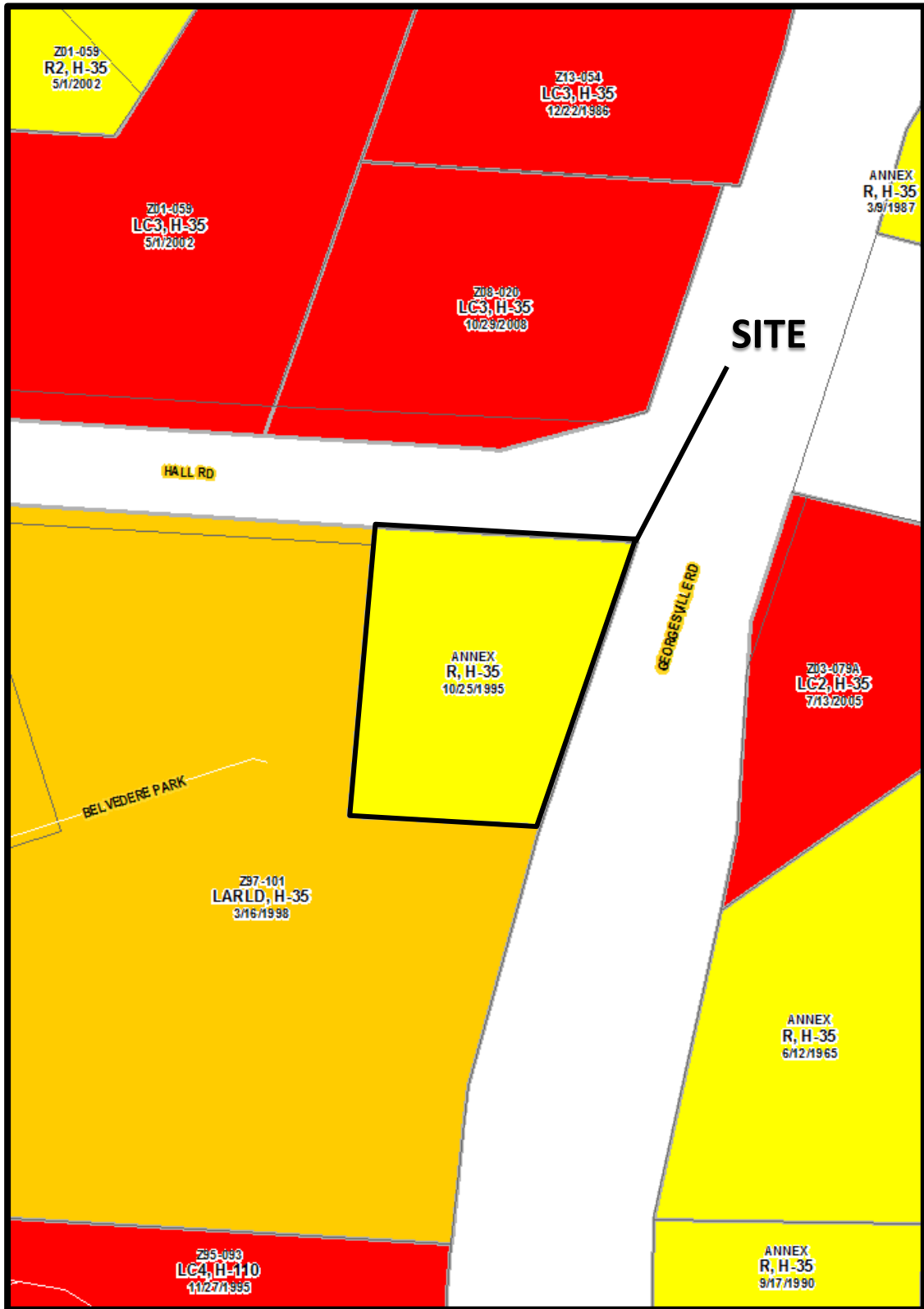
- 3. APPLICATION: Z14-061 (14335-00000-00933)**  
**Location:** 1151 GEORGESVILLE ROAD (43228), being 0.75± acres located at the southwest corner of Georgesville and Hall Roads (010-234536; Greater Hilltop Area Commission).  
**Existing Zoning:** R, Rural District.  
**Request:** CPD, Commercial Planned Development District.  
**Proposed Use:** Office commercial development.  
**Applicant(s):** Custom Built Homes; c/o Dave Perry, Agent; David Perry Company, Inc.; 145 East Rich Street, 3<sup>rd</sup> Floor; Columbus, OH 43215; and Donald Plank, Atty.; Plank Law Firm; 145 East Rich Street, 3<sup>rd</sup> Floor; Columbus, OH 43215.  
**Property Owner(s):** The Applicant.  
**Planner:** Eliza Thrush, 645-1341, [ecthrush@columbus.gov](mailto:ecthrush@columbus.gov)

**BACKGROUND:**

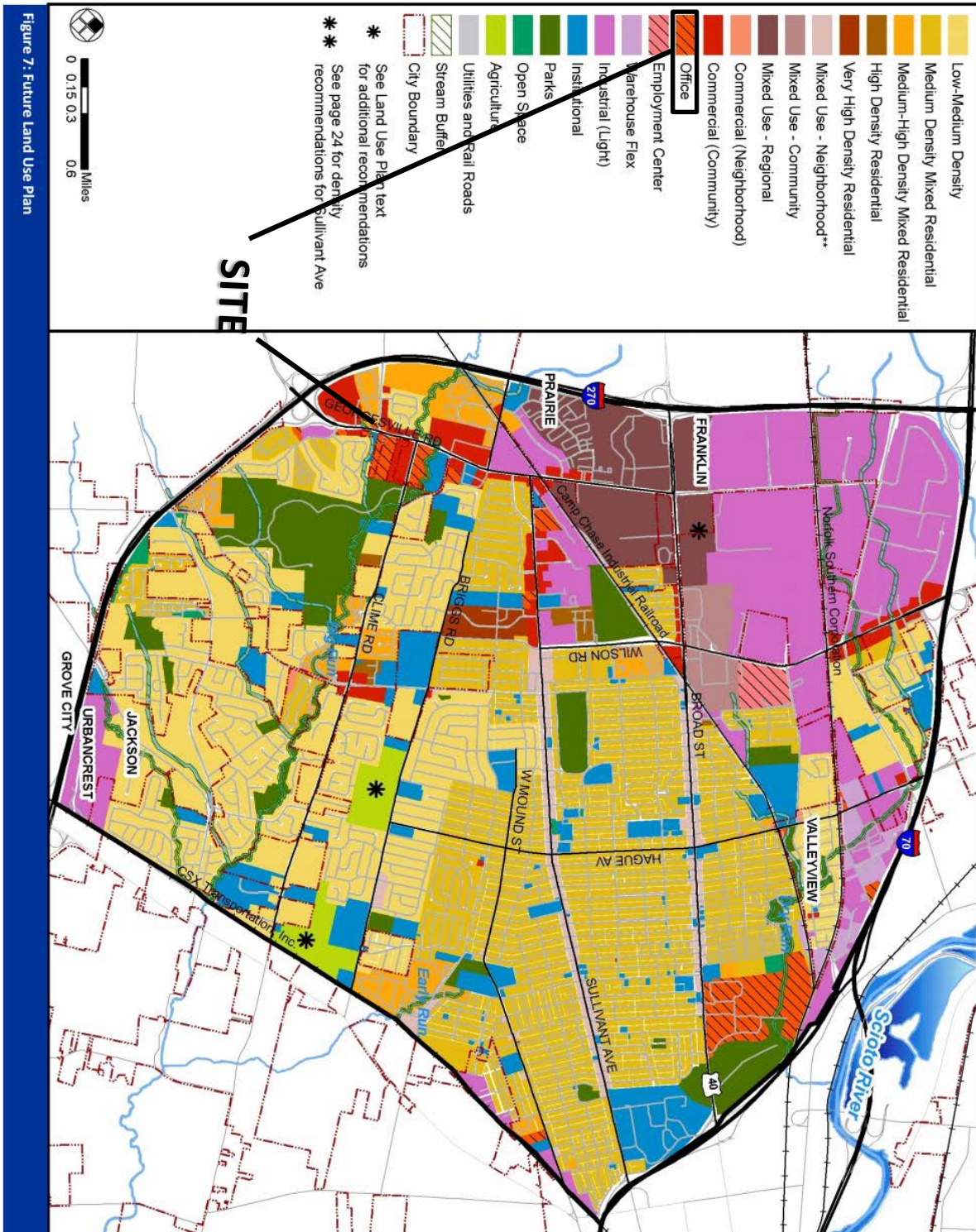
- The site is developed with an office in the R, Rural District, which was rendered nonconforming as a result of a 1995 annexation from Franklin Township. The applicant requests the CPD, Commercial Planned Development District in order to conform the existing development and to allow C-2, Office Commercial District uses.
- To the north is an office zoned in the L-C-3, Limited Commercial District and to the northeast is commercial development in Franklin Township. To the east and southeast is commercial development in the L-C-2, Limited Commercial, and R, Rural Districts. To the south and southwest is multi-unit residential development in the L-ARLD, Limited Apartment Residential District.
- The site is located within the boundaries of the *Greater Hilltop Plan Amendment (2010)*, which recommends office uses.
- The site is located within the boundaries of the Greater Hilltop Area Commission, whose recommendation was not available at the time this report was written.
- The limitation text permits all C-2 uses, and includes a commitment to a site plan for the existing development. Variances to conform the current conditions of the property including setbacks, aisle, drive-up stacking area, landscaping, parking setback line, and setback regulations for permanent on-premise ground signs are included in the request. Redevelopment of the site shall conform to applicable site development standards for the C-2, Commercial District.
- The *Columbus Thoroughfare Plan* identifies Georgesville Road as a 4-2D arterial requiring a minimum of 60 feet of right-of-way from centerline, and Hall Road as a 4-2 arterial requiring a minimum of 50 feet of right of way from centerline. The Department of Public Service has asked that these dedications occur prior to approval of the zoning ordinance by City Council.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval.

The requested CPD, Commercial Planned Development District, is consistent with the land use recommendations of *Greater Hilltop Plan Amendment* and would conform the existing physical conditions and use of the site, while future redevelopment of the site would be required to be in accordance with development standards of the C-2, Commercial District. Staff supports the intended use of the property, as the request is consistent with the area plan recommendation and with the zoning and development patterns of the area.



Z14-061  
1157 Georgesville Road  
Approximately 0.748 acres  
Rezoning from R to CPD



Z14-061  
1157 Georgesville Road  
Approximately 0.748 acres  
Rezoning from R to CPD



Z14-061  
1157 Georgesville Road  
Approximately 0.748 acres  
Rezoning from R to CPD



# STANDARDIZED RECOMMENDATION FORM

City of Columbus, Ohio • Department of Building & Zoning Services  
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • [www.columbus.gov](http://www.columbus.gov)

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW

Case Number 214-061

Address 1151 GEORGETOWN RD

Group Name GREATER HILLTOP AREA COMMISSION

Meeting Date 4/7/2015

Specify Case Type

- BZA Variance / Special Permit
- Council Variance
- Rezoning
- Graphics Variance / Plan / Special Permit

Recommendation (Check only one)

- Approval
- Disapproval

**NOTES:**

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Vote FOR = 7 AGAINST = 2 ABSTAIN = 2

Signature of Authorized Representative *My Jane*  
SIGNATURE

CO-CHAIR, ZONING COMMITTEE  
RECOMMENDING GROUP TITLE

614-653-7653  
DAYTIME PHONE NUMBER

Please FAX this form to Zoning at (614) 645-2463 within 48 hours of your meeting day; OR MAIL to: Zoning, City of Columbus, Department of Building & Zoning Services, 757 Carolyn Avenue, Columbus, Ohio 43224.



# REZONING APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services  
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • [www.columbus.gov](http://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 # Z14-061

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Donald Plank  
of (COMPLETE ADDRESS) Plank Law Firm, 145 E. Rich Street, FL 3, 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. Custom Built Homes, Inc.<br>1151 Georgesville Road<br>Columbus, OH 43228<br># Columbus Employees: 7<br>Contact: Aubrey Hinely, (614) 274-1151 | 2. |
| 3.   | 4. |

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Donald Plank

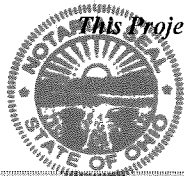
Subscribed to me in my presence and before me this 16th day of JUNE, in the year 2015

SIGNATURE OF NOTARY PUBLIC

Barbara A. Panter

My Commission Expires:

AUGUST 3, 2015



BARBARA A. PANTER  
Notary Public, State of Ohio  
My Commission Expires AUGUST 3, 2015

**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